# DESIGN & ACCESS STATEMENT

## Flint Wall Repairs
## New Boundary Railings and Pass Gate

2, Emsworth Road,
Havant, Hampshire, PO9 2SR

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1.0 **Generally**

1.1 This Design Report is in support of a Planning Application, and Listed Buildings Application to the Havant Borough Council to repair the existing west boundary flint wall and to erect new boundary railings, including a pass gate.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley Consultants Ltd

1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:-

| | | | |
|---|---|---|---|
| 1126 | - | 201 | Location Plan |
| | | 202 | Block Plan |
| | | 301 | Proposal Plan + Elevation |

2.0 **Physical Context**

2.1 The subject site is a corner plot at the junction of Emsworth Road and Lymbourne Road

2.2 The adjacent house is listed, and as such the subject wall is covered by the listing

2.3 The lime tree immediately adjacent to the wall is subject to a new Tree Preservation Order.

2.4 The subject wall is the 'side' boundary wall to the plot, fronting Lymbourne Road There is a tapering footpath in front of the wall

2.5 The wall was originally coursed flints with brick string courses for the full length, of approximately 32.0 metres. The middle sections of the wall, approximately 12.0 metres in length have been replaced with plain brick wall panels in the 1970's

2.6 The preserved lime tree is very close to the wall, and has contributed to the current wall collapse by root lifting action

2.7 The ground level inside the plot is approximately 600mm higher than the external ground level.

3.0 **Social / Economic Context**

3.1 Emsworth Road is a busy distributer road Lymbourne Road is a quiet residential cul-de-sac.

3.2 The site is within 5 minutes walking distance of Havant town centre.

3.3 No 2. Emsworth Road is a house of Georgian origins with various Victorian additions

4.0 **Involvement of local interests**

4.1 A planning application to fell the lime tree – APP/11/00117 was refused

4.2 Site meeting with Rachael McMurray and Stephen cantwell on 2nd March 2011.

4.3 email from Stephen Cantwell 14th June 2011

5.0 **Amount**

5.1 Approximately 8.0 metres run of the original wall has collapsed.

5.2 It is proposed to rebuild the adjacent wall panels, and to substitute a length of 6.0 metres of railings in the vicinity of the tree

6.0 **Layout**

6.1 The proposed railing follows the boundary line of the original wall.

6.2 The pass gate is 900mm wide, with an inset into the earth bank to allow the gate to open inwards

7.0 **Evaluation**

7.1 The site lies within an established Settlement Policy Area

7.2 The existing residential use is established on the site.

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7.3 The lime tree has been instrumental in the collapse of the wall, having undermined the wall footings and the trunk exerting lateral pressure on the wall. The tree is preserved, therefore, its effect can not be mitigated.

7.4 The tree is, and will continue to grow. Simply rebuilding the wall will lead to a further failure in the near future.

7.5 The proposed railings offer a 'soft' option, with growth tolerances in the vicinity of the tree and its root systems.

7.6 The wall has a retaining function for the elevated ground level (600mm) which is exacerbated by the tree growth. At the railings position, the proposed railway sleepers will act as a semi-permanent and flexible retaining structure, allowing future deformation of the ground from the tree roots to be accommodated.

7.7 The railings are proposed to be supported on steel upright posts. These can be hand augered into the ground, and will cause the minimum disturbance to the existing root systems. Any form of foundation trench will be more invasive and detrimental to the roots.

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8.0 **Design Principles**

8.1 To make good the collapsed wall.

8.2 To provide a wall and railings appropriate to the location.

8.3 To provide a boundary treatment which allows for future growth of the tree.

9.0 **Scale**

9.1 The proposed wall and railings are the same height as the collapsed wall.

10.0 **Landscaping**

10.1 The existing boundary arrangements and hedge planting will remain in place.

11.0 **Appearance**

11.1 It is proposed that the materials for the new construction shall match as closely as possible the existing materials. See 8.0 above.

11.2 Sufficient flints are available from salvage to complete the repairs to the wall.

11.3 Replacement bricks will be cla[redacted]isting

11.4 The railings will be fabricated [redacted]nished with micaceous iron oxide paint.

12.0 **Access**

12.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995.

12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

12.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2006.

12.4 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.

12.5 Pedestrian access to the site is currently from Emsworth Road.

12.6 The new access gate proposed is 900mm wide.

12.7 Emergency access is fully available from the public highway.

12.8 The existing refuse collection arrangements remain unaffected.

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