HPK/2011/0392

App ii Design and Access Statement for Proposed reinstatement of a Garden Wall at 40 High Street New Mills, Sk22 4BR

Use

The pre-existing brick wall divided the side terrace garden of No 40 High Street (owned by Mr D Hughes) from the courtyard area in front of No38a High Street (owned by Mr A. Coulthurst) some 2.5-3mtrs below it (a sheer drop). The purpose of it was to enclose the side terrace garden, to afford an amount of privacy for the occupants of both gardens and to prevent the potential for falls from height inherent if no such wall existed.

The existing wall was of very long standing and was in a bad state of repair, to the extent that it was deemed to be a potential danger to people using the area by the building control department of High Peak Borough Council, who requested that it be immediately demolished. This was carried out as requested.

The proposed replacement wall will be an exact replica of the original and serve exactly the same purpose.

Amount

The Proposed replacement wall would take up exactly the same amount of space as the pre-existing wall which was of a double leaf brick construction, and we propose that it be only as large as is required to ensure structural stability and efficacy. The overall aim being to minimize the footprint and thereby the visual impact of this wall wherever possible. The height of the wall will be such as to afford the aforementioned privacy and safety but will be lower than the adjoining wall which seperates the gardens/courtyard from High Street and which the proposed wall is perpendicular and attached to. This is to minimise the visual impact from High Street.

Layout

The wall will be situated exactly where the previous wall was situated and as such in suitable relation to the long standing layout of the area.

Scale

Once again, the scale will be taken from the scale of the original wall. As the adjoining area is terraced in nature and in addition slopes to the rear, the height of the wall varies from 2mtr to 3.5mtrs maximum as measured from the terraced garden. In relation to street level on High

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Street itself, the wall will stand at a lower level than the existing stone boundary wall adjoining High Street and as such cannot be seen from the street other than by people who purposefully lean over the wall to peer into the gardens below.

Landscaping

The pre-existing stone built planters will be reinstated at the foot of the wall on the side of No. 40 High Street's terraced garden. These will be planted with suitable plants to soften the appearance of the wall.

Appearance

We propose to mirror the appearance of the old wall which was of a rendered, brick built construction. Where possible, we will be re-using any useable bricks salvaged when demolishing the existing wall. However, there are insufficient of these in sound condition to enable the wall to be made entirely of these so we will need to add new bricks to supplement the existing stock. These will be matched to the original bricks so far as it is practicable.

The render will be finished in a neutral colour, keyed into the colours of the predominantly sandstone material used in the construction of the adjacent houses and walls.