



Application
to
Remove Existing Unstable Retaining Wall
at
58 Nunsfield Road
and
Construct a New Engineered Wall to the Side and Rear



DECEMBER 2025



Introduction

58 Nunsfield Road is 2 storey detached house situated in a residential area approximately 1 mile North of the town centre.

The ground at the rear slopes away to a river. Pedestrian access along the Southern and Western elevations of the property to the entrance door at the rear (West) is retained by a wall.

The retaining walls design life has now been met. The movement observed in the wall now means that the walls verticality is beyond acceptable limits, and the movement observed behind the retaining wall may worsen over time if not addressed-see engineers report enclosed herewith.

The Proposal

Remove existing dilapidated retaining wall and construct a new engineered wall with balustrading - see engineers structural design enclosed herewith.

Materials

The retaining wall will be faced in reconstituted stone to the side (South)

Timber panelling at the rear (West)

The balustrading will be of painted metal

Impact

There will be a reduction in mass and scale as the proposed rear wall will be brought back from its existing position to run in line with the rear elevation of the house.

Finished floor level will remain the same.

The property is not in a Conservation Area

Neighbouring properties (Nunsfield Court) are faced in artificial stone.

Conclusion

The existing wall is no longer fit for purpose and is at risk of failure and causing injury.

The proposed wall will be reduced in scale and the balustrading will improve accessibility.