

DESIGN ACCESS STATEMENT – PART 2 (WALL)

PLANNING DOCUMENT REF: 24/457-304

SITE ADDRESS: 74 Pine Valley, Cwmavon, Port Talbot, SA12 9NG

PROPOSED DEVELOPMENT: Side Extension & Re-Development of the Garden Area

EXISTING HEDGE

This Design & Access Statement – Part 2 has been prepared by SEAGREY Design Ltd in support of an application for the addition of a side extension and the re-development of the rear garden area. The house is located close to the town of Port Talbot, in the semi-rural area of Cwmavon.

The existing Hedge mostly consisted of Leylandii (Leyland Cypress) plants and was approximately 2.5m high above the low wall on the pavement side. The brick wall was only a single skin structure, with a capping of bricks in a soldier formation (upright), to a height of 590mm (variable – staggered).



CONDITION

Around two – three years ago, the owner noticed that the wall was beginning to show signs of deterioration, cracks had appeared and started to spread, the end post (by the drive) had to be repaired as a temporary measure. This was probably caused by the roots of the hedge which have undermined the wall over time. In addition, when trimming the hedge, the owner had noticed that some areas had begun to die back and so tried to spread out the good branches to cover the dying parts – this can be seen on the inner side of the hedge. As is common with this type of plant, the lower levels start to thin out and go brown, the owner was unable to prevent this happening and was concerned that eventually the hedge would die off below, just leaving a green top.

The owner contacted several contractors for a solution to the brick wall – all opinions were that a new wall would still fail due to the hedge, and if another single skin wall could be constructed then this would not last and be a waste of money. Also, the owner decided to remove the hedge as the process of trimming it (with ladders and platforms) and constant maintenance was a concern to him in future years, and he wanted something which would be more easily maintained.



PROPOSAL

The owner decided on a design consisting of solid brick wall with piers and composite panels between, to a height of approximately 1.8m, which was lower than the hedge but more in keeping with the walls in the surrounding area. The brick selected is Forterra Chatsworth Multi, is very hardwearing and was felt to contrast well with the bricks on the house, as these are no longer available. Although the photo looks more red, the brick colour varies and is settling well into it's environment. The Charles & Ivy composite infill panels are in dark brown, and fit well with the brick and the sandstone capping.



SUMMARY



The new wall is well-constructed, has a double-skin structure and looks an appropriate replacement for the original low wall and hedge. The owner had to wait to find skilled contractors to carry out the whole project – hedge and wall removal, wall design and construction in a difficult sloping site which also supports the existing pavement. There was considerable cost involved for this project; however the owner feels that the wall will be easier to look after for his advancing years, and is intending to plant more bee/insect friendly shrubs/small trees once all the work has been completed and the garden has been landscaped.

