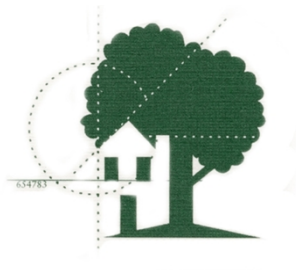


DESIGN AND ACCESS STATEMENT



R T DESIGN
Architectural and Surveying Services

25 Seymour Drive, Bradshaw, Bolton, BL2 3HB

PROPOSED REINSTATEMENT OF THE FRONT BOUNDARY STONE WALL/COPING STONES AND FENCE

1.0 INTRODUCTION:

This statement is being provided in support of a householder planning application for the reinstatement of the front boundary wall, together with a new fence on top of the wall to match the fencing to the adjacent semi-detached property at Westholme.



Current view of the boundary wall

DESIGN

Use - This proposal is to re-use the existing stone that has been removed from the wall that is still on site to reinstate the wall back to its original look, whilst adding a fence to match the connected adjacent property front boundary wall.



Google Earth image of the original wall

Amount – The proposals will include the reinstatement of the original wall with a new black wrought iron fence and gates to mirror the style and size of the adjacent property fence and gates.

Layout – The existing wall will be retained to its current height with the saved stone and coping stones to be rebuilt up to the original height of the wall. The fence is to be built on top of the wall with the proposed gates being set back from the highway as shown.

Scale – The wall will retain its original height whilst the fence will match the height of the adjacent fence.

Landscaping – There are two mature trees within the site adjacent to the boundary wall. The existing wall in its present state forms a retaining wall to the raised height of the ground level behind the wall. As this existing section of the wall is to be retained there will be no need to dig new footings for the wall, so there will be no impact on the root zone of these trees.

Appearance – The rebuilding of the wall will re-use existing stones and coping stones whilst the fence and gates will match the height, style and colour of the neighbouring fence.