

Design and Access Statement for Planning Application

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| <p>Name and address of proposed development site –</p> <p>St Audrey's, Church Street, Old Hatfield, Hertfordshire AL9 5AR</p> |
| <p>Proposed Development –</p> <p>The works generally comprise the provision of a new, concrete and brick faced retaining wall located to the East boundary.</p> <p>The work is to include the construction / installation of the wall.</p> <p>To facilitate the installation of the wall and to deal with the current condition of trees to the East boundary, one tree is to be removed and another pruned and cut back.</p> |
| <p>Background Information –</p> <p>The East Boundary has higher ground to the east side located to 5 Church Street and St Etheldreda's Church Hall.</p> <p>To the north section of the boundary, a brick faced and capped retaining wall is constructed and to the South section of the boundary, there is a sloped embankment, with remnants of brickwork, presumably part of a low division wall previously constructed to the head of the embankment.</p> <p>The embankment has become unstable and tree root invasion has caused the soil and material of the embankment to become unstable, with some debris moving down the embankment and onto the garden and patio area to the east side of St Audrey's building. In order to stabilise the embankment and retain the higher ground, the proposed development will construct a concrete block and brick faced retaining wall, matching the appearance of the existing wall to the North section of the East boundary, which will extend to the southern end of the embankment where the ground level equalises within the South East corner of the grounds to St Audrey's.</p> <p>The details of the proposed works are illustrated in drawings 2214-P01 and 6787-01</p> |
| <p>Layout -</p> <p>The proposed arrangement will follow the line of the existing boundary wall, with the proposed wall effectively an extension of the existing wall both in line and design.</p> <p>The proposed wall will be constructed entirely within the grounds of St Audrey's.</p> |

Scale –

The wall will respond to the existing height differentials between the ground within the grounds of St Audrey's and the higher ground to the properties to the East. The top of the wall will remain constant, extending from the existing wall with the coping brickwork at the same height, with the overall wall height diminishing as the ground rises to the south.

Landscaping –

The proposed wall will require the removal of one Ash tree, which is growing on the boundary line and will impact on the ability to construct the retaining wall. A Dogwood tree is to be cut back to allow the works to proceed. Details of the assessment made in relation to the trees along the east boundary are contained within the Tree Report prepared by Arbor Cultural Ltd, Ref: AC.2021.572.

The remaining areas of the embankment and the base adjacent the patio area have a variety of planted shrubs, along with self-setting weeds and brambles. The existing shrubs and weeds will be removed to allow the retaining wall to be constructed and a planting bed reinstated to the base of the wall, generally level to the existing patio. A selection of shrubs to match those as existing will be planted within the border.

Appearance –

The proposed wall is to match the appearance of the existing boundary wall located to the North end of the boundary. It will have clay facing brickwork with mortar pointing, with a capping comprising a clay tile creasing and brick on edge coping.

Weepholes will be integrated into the face of the wall immediately above the lower ground level.

Additional Information -

The proposed works will be limited to the existing embankment and adjacent areas with no works being undertaken to any of the building elements or the hard surfacing. All areas adjacent the works will remain as existing with no alteration or changes being undertaken.

Existing access arrangements to the site and the building will remain as existing.

No changes are proposed to the adjacent ground to 5 Church Street and St Etheldreda's Church Hall.