Design & Access Statement

Miss Hazel Batten
65 Whalley Road
M16 8AF

The property numbered 65 Whalley Road currently has an inadequate perimeter comprising a 0.91 metre wall to the front and side and a 1.5 metre wall to the rear. A large section of the front sidewall and including the gatepost was in a deteriorating state and the overall appearance was shabby and provided little barrier to unnecessary exposure.

Access

The main pedestrian entrance will remain the same while the gates are replaced in their current positions. The proposed plans do not restrict vehicular vision for access to Whalley Avenue as the height of the fence is not above that of the adjoining neighbours hedge and is set well enough back from the road.

Design

1.67 x 0.9m of boundary wall and left gatepost removed. Tree stump removed with grinder and foundation replaced with fresh concrete. The section of wall is then carefully rebuilt using original Accrington bricks while the gateposts are recapped with 6cm unobtrusive flat coping stone. Waneylap fencing fixed to walls using Metpost anchors. Existing copingstones moved to allow fixing of Metposts and then reinstated to maintain the profile of the wall. Fence panels secured to posts using 65mm fixings. Once installed the Metposts are below the surface level of the coping stone and therefore not visible from an exterior or interior view. Fence panels at front of property to rest on top of walls that give a finished height of 0.9m. Fence panels at rear of property to give a finished height of 0.6m.

Impact on conservation and neighbours

Although unaware of the required planning permission it was clear from the outset that the preservation of the existing character was important to me. The proposed new fencing and gates have been chosen as they match closely in design and colour to the redbrick boundary wall. The wall leading to and including the left gatepost had been in a serious state of deterioration caused by a previous tree stump/roots that was in danger of collapse onto public footpath. This has now been rectified by carefully removing 1.67 metres of wall, the gatepost and the tree stump. The removed section of wall was rebuilt using original Accrington bricks. The wall was repointed and; as the original gatepost copingstones were missing, these were recapped to prevent water ingress and damage in the winter months.

The existing boundary wall is of a typical 19th century dwelling, built in local brick. It is by no means unique within the local area but has perhaps a historical quality and integrity which warrants statutory protection. The architectural and historic significance of the Whalley Range conservation area will not be affected by the proposal to build a small screen fence or by completing essential wall repairs. This might have been different had the fence been higher or by using materials that are aesthetically inferior but the 2.6m set back from the road and the proposed addition of climbing plants (already started) such as Virginia Creeper, Clematis and Ivy reduces any perceived impacts.

Before



After



Nb. Pending permission the removed copingstones have been preserved and are ready to be remounted.