

**NIGEL KAY DEVELOPMENTS LTD.**

**LAND ON ARLECDON ROAD,  
ARLECDON**

**STATEMENT SUPPORTING REMOVAL AND RE-BUILD OF FRONTAGE BOUNDARY WALL  
FACING ARLECDON ROAD.**

**DOC. REF: 22/02/1017 – 1.**

The site was granted reserved matters approval on 15/05/2023 under planning ref: 4/23/2041/0R1. The reserved matters approval was pursuant to the outline approval ref: 4/20/2086/0O1.

The approved scheme proposed that the sandstone wall fronting Arlecdon Road was to be retained but with a new vehicle access and three pedestrian access points to be formed. In addition to this, the wall height was to be lowered a given distance each side of the new vehicle access to achieve the required visibility splays.

An inspection of the frontage boundary wall facing Arlecdon Road has been carried out and concluded that it is in poor condition generally and could represent a safety risk to members of the public using the footpath on Arlecdon Road. The defects comprise:

- Wall does not have a proper concrete foundation.
- Wall appears to be built at/ around existing ground level of the public highway.
- Wall leaning.
- Wall core loose and crumbling.
- Large areas of pointing missing near to ground level.
- Areas of exposed concrete blockwork infill where historic collapse/s have occurred.
- Stone not aesthetically pleasing.

A series of photographs taken on 16/06/2024 which demonstrate the above are appended to this statement.

Taking all the above into consideration, the applicant considers that to try and repair/ renovate the existing sandstone wall would detract from the appearance of the development as a whole. A new replacement wall could be constructed in random coursed St. Bees red sandstone to match that approved on the dwellings and on the new sandstone wall along the NW boundary.

The proposed wall would be constructed off a concrete strip foundation with a concrete blockwork central spine wall. It would then be faced with random coursed St. Bees red sandstone facing Arlecdon Road and facing brickwork to match the dwellings facing internally into the site. The wall would be finished with cut. St. Bees red sandstone coping stones. The overall wall thickness would be 420mm which would be commensurate with the existing wall.

In terms of height, the wall inside the approved visibility splays would remain as approved i.e. built to a maximum height of 1.05m above carriageway level. Out with the visibility splays the wall will vary in height from 1.05m to 1.35m, stepped to suit the existing ground levels.

21/06/2024



**PHOTOGRAPH AT SITE ENTRANCE LOOKING SOUTHEAST.**



**PHOTOGRAPH AT SITE ENTRANCE LOOKING NORTHWEST.**



**PHOTOGRAPH OF CONCRETE BLOCKWORK ON NORTHERN CORNER.**



**PHOTOGRAPH AT NORTHERN CORNER LOOKING SOUTHEAST.**



**PHOTOGRAPH OF MISSING POINTING AT BASE OF WALL FACING ARLECDON ROAD.**