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Design & Access Statement

Hartley House, Bottle Lane, Hartley, Wespall, Hook RG27

OAJ

Reinstatement works

Reference: BRW.040582

Date: June 2022

Location: Hartley House, Bottle Lane, Hartley, Wespall, Hook RG27 6 A,

Heritage Reference: <https://historicengland.org.uk/listing/the-list/list-entry/1178782?section=official-list-entry>

Application reference: TBC

Proposal and Background Justification

The existing boundary wall that forms part of the listed Hartley House (Listing entry 1178782) partially collapsed due to storm damage and requires reinstating to match existing profile.



Pre-Storm Damage

Scope of Works

- Rebuild the wall, like-for-like (directly off the remaining portions of the walls with no additional foundation strengthening required).
- Lime based mortar to be used.
- Existing top surface of the remaining walls require sufficient cleaning prior to rebuilding of the wall.
- A perforated drainage pipe and granular material should be placed on the retaining side of the wall.
- Additional buttresses to be installed at 5m centres to the rebuilt section of wall.
- Capping detail to be replaced on top of the wall, like-for-like.
- Use reclaimed bricks to rebuild as much of the wall as possible (estimate approximately 30% new like for like brick required)
- Toothbond new brickwork into existing on either end.



Response to Context:

The proposed work is to reinstate the wall to match existing height of boundary wall in order to ensure that the property remains aesthetically pleasing, the proposed work intends to make the wall in close matching design as possible.

The works incorporate additional buttressing at 5000mm centres to prevent recurrence in the future. Works also integrate new weep holes to the level of existing ground to assist with the wall breathing and accommodating ground

conditions.

Use: The use will remain as residential.

Amount:

The number of units will remain the same - as a single unit.

Layout:

The layout will remain the same.

Scale:

The scale of the proposal was decided due to the wanting to implement symmetry into the design and follow the profile of the existing wall.

Appearance:

The appearance of the wall will be architecturally sound due to the incorporation of symmetry in the design. This will also help to ensure that the wall is proportional on its site and fits in with the houses in the surrounding area. The materials proposed were selected to match what is existing.

Landscaping:

The landscaping is not to change and any existing features will be carefully retained throughout the works to ensure that the existing appearance of the property is not changed.

Access to the development:

The access to the property is to remain unchanged.

General Notes

All dimensions to be checked on site. All details and dimensions relating the sub-contractors or suppliers work must be checked and agreed between the subcontractors or supplier and the general contractor.

Works to comply with current Codes of Practice, British Standards and Building Regulations.

Contractor to establish with the local authority their requirements for inspecting the works, and adhere to these, from the outset.

Existing Structure - Existing walling and foundations to be exposed and confirmed as adequate prior to works taking place. Assumed spans of existing joists, rafters etc. to be confirmed as correct. Structural Engineer to be consulted if any differences are found prior to works taking place

Temporary Stability - Contractor to provide all necessary temporary propping to safely undertake the works.

Masonry Strength - Contractor to confirm strength of existing brick/blockwork and mortar class is in accordance with assumptions prior to commencing or ordering materials. Refer to Structural Engineer if found to be different for revised pier/padstone calculations.

All works to Building Inspector approval.


Designer Risk Assessment

The assumptions made within the calculations and drawings should be confirmed on site, prior to commencement of works. Any differences should be discussed with Structural Engineer, in order to check calculations.

Contractor to take all measures to control noise and dust.

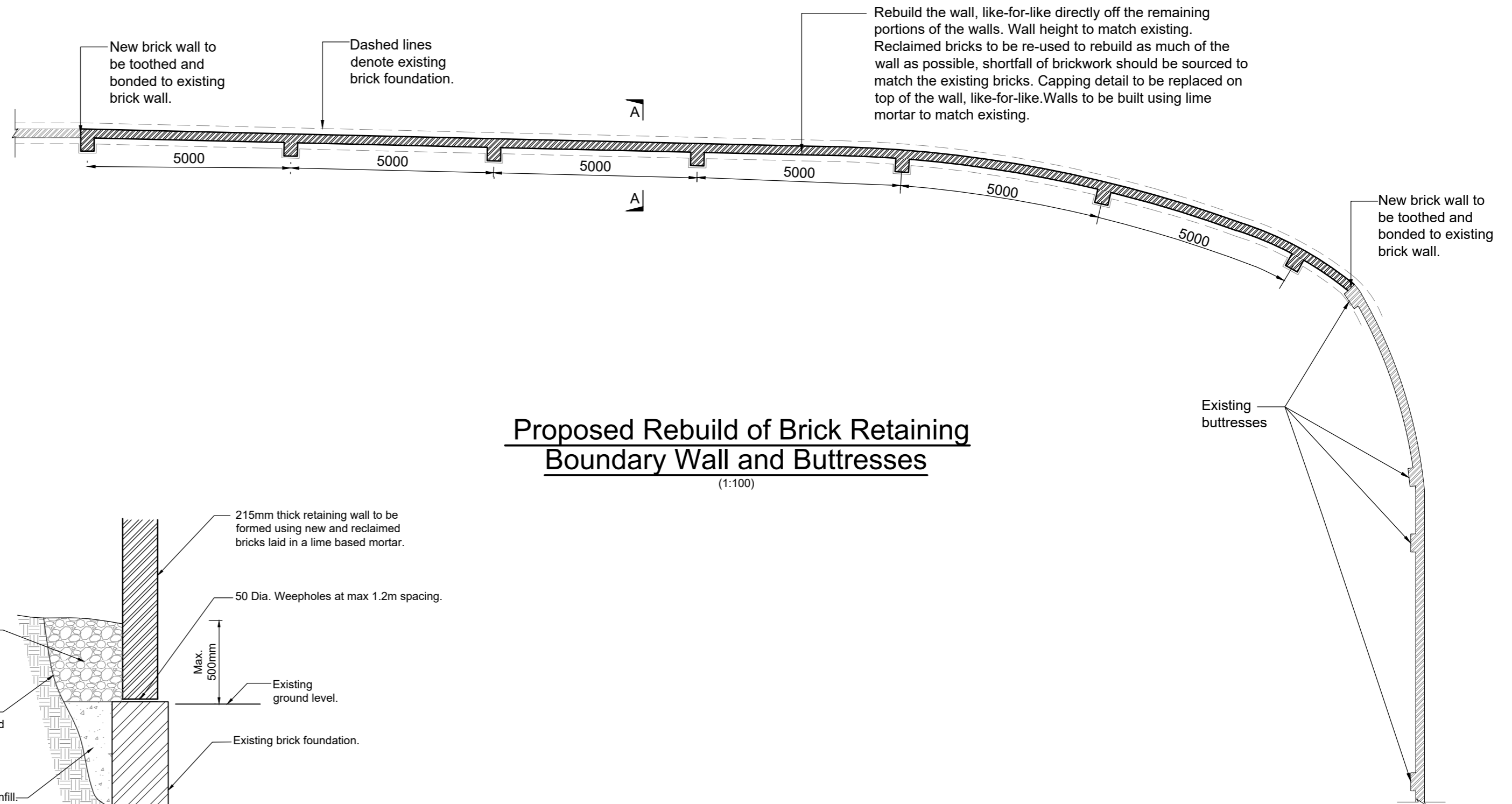
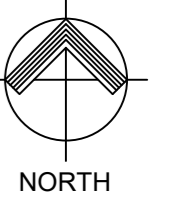
The BCO and contractor are to investigate the adequacy of the existing foundations prior to ordering materials.

Contractor to supply a method statement as to how the government regulations and guidance will be implemented on the project with regard to social distancing.

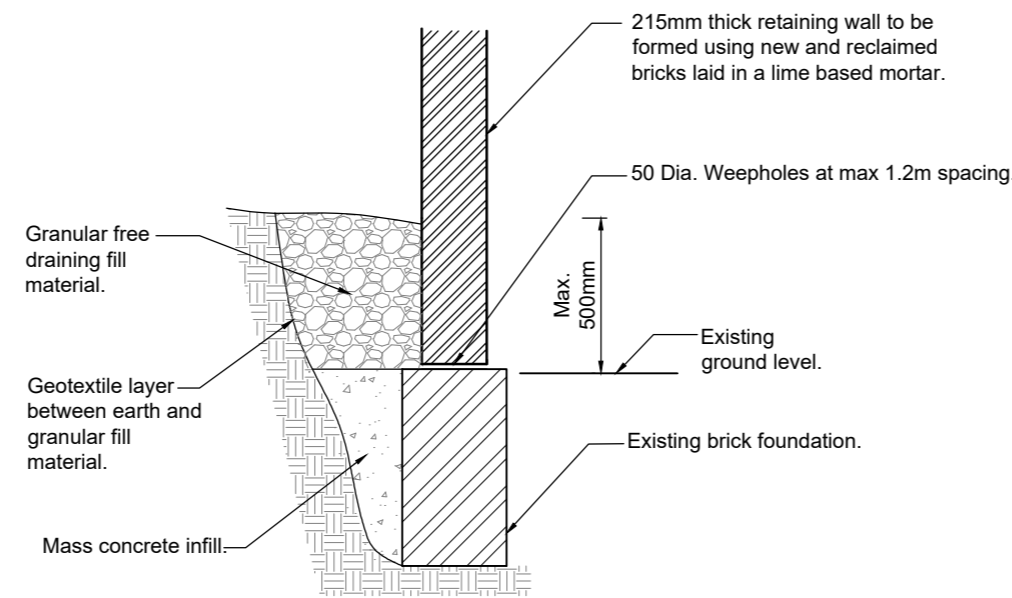
 Denotes new buttress @ 5.0m centres. Min. pier requirements: 330mm x 330mm wide to be toothed and bonded into the wall.

Existing top surface of the remaining walls require sufficient cleaning prior to rebuilding of the wall.

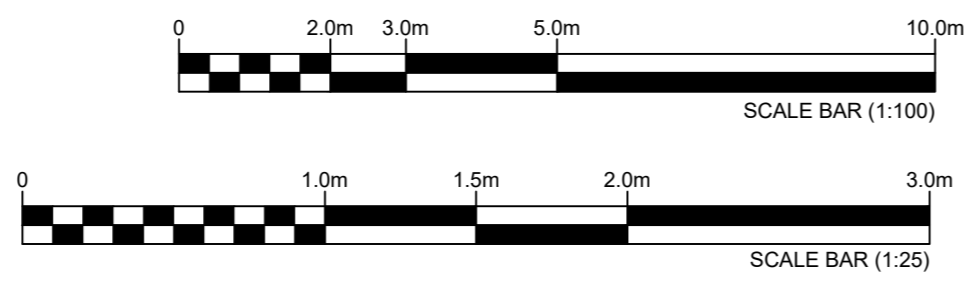
No additional foundation strengthening required.



Proposed Rebuild of Brick Retaining Boundary Wall and Buttresses
(1:100)



Typical Section through Rebuilt Retaining Wall (Section A-A).
(1:25)



Revision:	Date:	Description:
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Scale(s): 1:50, 1:25@A2
 Date: MAY'22
 Engineer: GG
 Checked: DG

Azur c/o McLarens Private Clients
 Hartley House, Hartley, Wespall
 PROPOSED REMEDIAL WORKS

Project No: 22136
 Drawing No: 001
 Revision: -