



DESIGN AND ACCESS STATEMENT

for premises known as

**20 Market Street
Chipping Norton
Oxfordshire
OX7 5NA**



Contents

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1.0 Introduction

This design and access statement has been prepared by CS2 Ltd on behalf of Lewis Silver of CHP Management Limited. The statement is submitted in support of the planning application for the remedial repair works to a retaining garden wall to the rear of 20 Market Street, Chipping Norton, Oxfordshire. OX7 5NA.

This Design and Access Statement explains the design principles and concepts that have been applied to the development. It also explains how any specific issues which might affect access to the proposed development have been addressed.

2.0 Site and Surroundings

The application site is in a commercial shopping area in the heart of Chipping Norton and is located opposite Market Place, which is on the opposite side of the A44 London Road that runs through the centre of Chipping Norton. The A44 west takes you to Moreton-in-Marsh train station, but the closest station is Kingham, both stations being on the Cotswolds Line and serviced by the Great Western Railway.



Retail properties surround the front of the site on Market Street, with residential properties to the rear boundary with addresses off Finsbury Place. The premises fronting Market Place are listed but the land to the rear that is the basis of this application is unused and inaccessible as it is covered by grass, weeds, brambles, and a few semi-mature hedge shrubs.



View of the failing retaining wall from the front of the residential flats. Note required security fencing in place and the obvious fracture lines in the retaining wall.

3.0 The Proposed Development

The proposal is for essential repairs to a 4m high retaining wall that is failing due to the root structure of self-seeding saplings. The retaining wall is coursed rubble stone bedded in lime mortar, which is to be removed where currently fracturing and causing a risk to life. The immature tree/shrubs in the rear garden area to 20 Market Street are to be removed and the ground locally behind the wall within the curtilage of 20 Market Street is to be raked out to a 20-degree slope, before the wall and capping stone are reconstructed using saved stone and hydrated lime mortar.

4.0 Landscaping and planting

The rear garden has largely been ignored, but the resultant wild foliage will be home to existing birds, insects, and small mammals. The self-seeded saplings closest to the damaged area of wall will be removed. The ground covering bramble and field grass will be cut back for access for the remedial wall works, but due to the reduced level of access into this area, the suggestion of varied planting has been ignored because the area cannot be maintained. The bramble and field grass will be allowed to reseed and regrow.

5.0 Access

Access to the front of 20 Market Street will be unaltered, as will internal access to the rear uncultivated garden area. When the wall is rebuilt the 3+m difference between the enclosed garden area and the grassed area in front of the residential flats will mean there is no possible access, as is the existing condition.

6.0 Summary and Conclusions

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The wall cannot remain in its unstable condition, and following completion of the remedial repair works, will be reinstated to a complete safe retaining wall. None of the works will detract from the existing street scene.