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5/10/2021 210309-C2C-XX-XX-S-DAS / SC





# PLANNING AND DESIGN AND ACCESS STATEMENT

For

Proposed Remedial works and Partial Rebuild of Boundary Retaining walls

At

Leek Moorlands Hospital
Ashbourne Road
Leek
ST13 5BQ

| | |
|---|---|
| Scheme Name: | Leek Moorlands Hospital |
| Applicant: | MIDLANDS PARTNERSHIP NHS FOUNDATION TRUST |
| Agent: | C2C Consulting Engineers Ltd |
| Contact: | Steve Clarkson |
| Date: | 05-10-21 |
| Proposed Use: | Existing Hospital - External Works |
| Size of Site: | N/A |
| Type: | Design and Access Statement for listed building consent |

# Design and access statement

## INTRODUCTION

This Design and Access Statement accompanies the planning application for listed building consent

Leek Moorlands Hospital is a Grade II listed building, Ref 1268665, located on Ashbourne Road.

The following Design and Access Statement has been written to meet the requirements of the Government Guidance on changes to the development control system which became effective from the 10th August 2006. The Statement should be read in conjunction with all other information that forms the Planning Application for the proposed development.

### Application Overview

This application is for the remedial works and partial rebuild of retaining walls to the front boundary on Ashbourne Road and also to the carpark parallel with the boundary to Moorland Road.

## LOCATION

The Hospital is located on the A523 Ashbourne Road and bounded by Kniveden Lane to the Northwest and Moorland Road to the South East.

## PHYSICAL

The existing boundary walls to the main Ashbourne Road and Kniveden Lane are stone construction.

In the majority of locations these act as retaining walls and vary in height. The wall has previously been repaired with some areas having bonded cement mortar joints and others appearing to be the original dry-stone walling.

The full boundary has been surveyed and the areas identified for repair are dry stone construction which have deteriorated such that stability has been compromised. Tree roots have also penetrated through the wall and displaced the unbonded stonework.




*Figure 1 – View from Kniveden Lane along Ashbourne Road.*



*Figure 2 – View from the seating area towards Kniveden Lane.*



*Figure 3 – Seating Area, Overgrown Vegetation and Root Ingress*



*Figure 4 – Bulging Stone Wall to Ashbourne Road.*



*Figure 5 – View towards entrance to Staff Car Park*



*Figure 6 – Bulging Stone Buttress to Carpark retaining wall*



*Figure 7 – Bulging Stone Retaining wall above Carpark retaining wall*



*Figure 8 – Bulging Stone Retaining wall above Carpark retaining wall*

Where the existing construction has been affected by tree roots and there is not significant distortion or bulging the proposed remedial works include taking down the affected section of wall, removing tree roots and vegetation and rebuilding in dry stone wall construction.

For the section of wall retaining the highest ground level, Fig 3 – 4 adjacent to the seating area, which has bulged excessively this will require a more substantial retaining wall to reinstate the dry-stone wall. The thickness of the existing dry-stone wall is not known although clearly it is not adequate for the height retained. A structural assessment was undertaken to consider the thickness required for a dry stone wall. This was in excess of 900mm which was not considered practical given that stones of this length need to be used to tie the front and rear faces together.

The wall will therefore be replaced with a reinforced blockwork wall with reinforced concrete base and a dry stone wall cladding in front to match existing. The dry-stone walling and cladding will be constructed using a dry stone walling specialist. The junction with the retained section of original wall will be a dry stone wall course bonded joint.

The existing steel fence to the rear of the wall is in poor condition and will require taking down inorder to carry out the wall remedial works. The fence will be reinstated with new although in materials to match the existing.

The retaining wall to the carpark boundary has two areas requiring remedial works. A buttress pier requires rebuilding to the end of the retaining wall and a length of high level dry stone walling adjacent to this, shown in Fig 6-8.

The stone buttress pier is not original and appears to have been added when the more recent concrete block wall was constructed upto the stone retaining wall. The pier has settled and significant distortion is evident in the stonework which is mortar bonded at the lower level and dry jointed at the upper level.

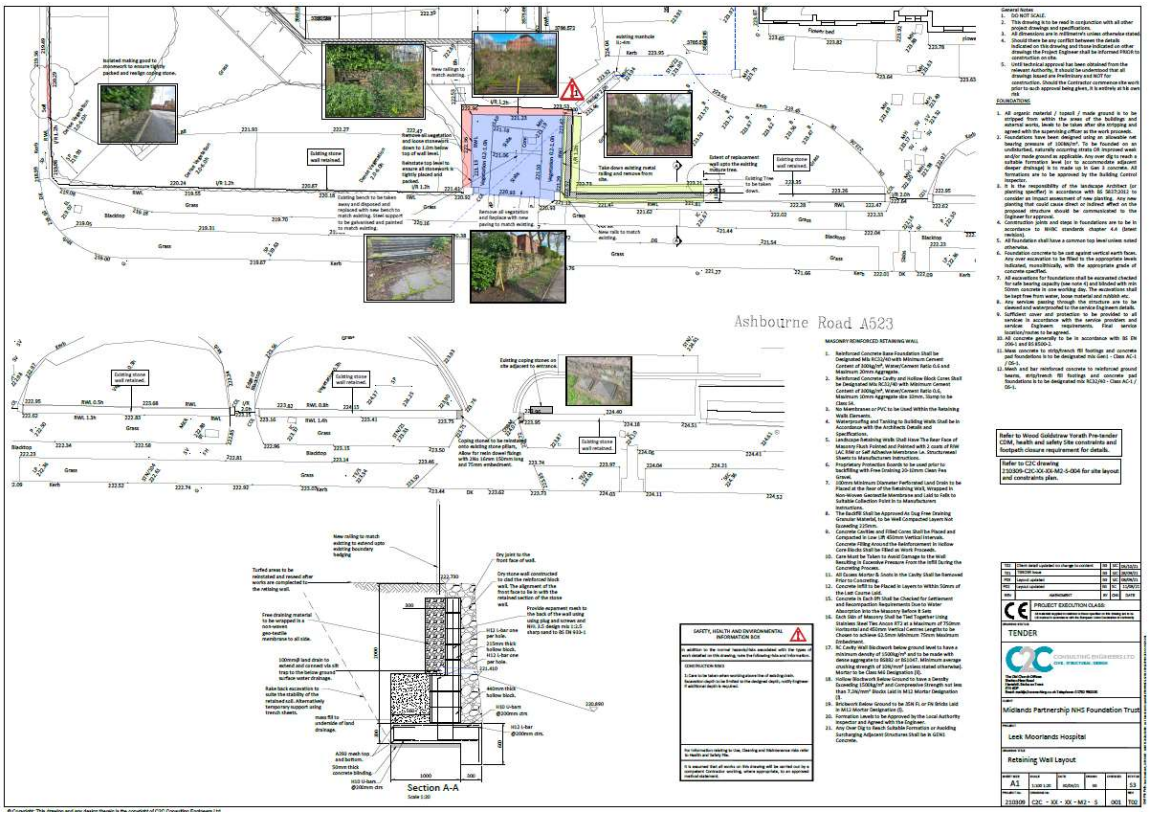



Figure 9 – Proposed partial wall reinstatement to Ashbourne Road

## LANDSCAPING

The existing soft landscaping to the front boundary is a grassed sloping verge. Following the remedial works and wall construction the verge will be made good and reseeded to match existing. To the rear of this retaining wall is a relatively level grassed area which again will be made good following completion of the wall reinstatement.

A mature tree, visible in Fig 4, is likely to require felling due to excavations adjacent to the tree removing roots and causing instability to the tree itself.

## ACCESS

During the works a temporary footpath closure will be required on Ashbourne Road to provide a safe working area for contractors and separation from the public.

The adjacent Bus Stop will also require temporary relocation due to its proximity to the work area.

Yours sincerely



Steve Clarkson

**For and on behalf of C2C Consulting Engineers Ltd**