

Design and Access Statement

Proposed Wall Changes

Gunner Rock, 7 Jackson's Hill, St Mary's, TR21 0JZ

22/09/2025

Overview

Gunner Rock comprises a detached house dating from the 1970s / 1980s. The front entrance of the main property and its driveway faces Jackson's Hill. The property occupies a plot which is below the highway and pavement with a retaining wall in place at the boundary of the plot and highway.

The boundary at front of the property and at either side of the driveway currently has a wooden fence which has been in place for over 20 years and is now damaged in portions and has reached end of life.

The steps down from the highway towards the main property entrance has a balustrade on one side only and has been the situation predating property purchase by the current owner.

Proposal

- To remove existing wooden fence at front of property and at sides of driveway
- To build a rendered wall at location of existing wooden fence at front of property
- To build a rendered wall at location of existing wooden fence at sides of driveway
- To raise height of existing rendered walls at steps down to main property entrance
- To build wooden gates at left and right hand sides of property

Design

The boundary of the property where it meets the highway will have a rendered wall of dimensions of 1200mm high and 300mm wide and constructed of bricks or blocks. It will be painted white to match the main property and existing walls which are also rendered and painted white. The base on which the existing wooden fence is affixed is 300mm wide which means it will not exceed any further than the existing section.

This will allow this boundary wall section to meet the Building Regulations set out in Approved Document K for both Section 3.2 which states a minimum of 1100mm for external guarding for single family dwelling where fall exceeds 600mm and Section 4.2 which states a minimum height of 610mm with load resistance meeting BS EN 1991-1-1. The load resistance in particular will be met by the density and thickness of the wall providing sufficient resistance for potential impact force by a vehicle.

Motion activated solar lights will be added to the face of the boundary wall to provide lighting to pedestrians at night to provide additional safety whilst minimising light pollution.

The sides of the driveway will have a rendered wall of dimensions of 1200mm high and 100mm wide and constructed of bricks or blocks. It will be painted white to match the main property and existing walls which are also rendered and painted white.

This specification will allow this wall section to meet the Building Regulations set out in Approved Document K for both Section 3.2 which states a minimum of 1100mm for external guarding for single family dwelling where fall exceeds 600mm. Given this is a private residential driveway it does not require the load resistance specified in Section 4.2 and is not next to the highway.

The walls on either side of the steps going down to the main entrance of the property will be extended to 900mm high and 100mm wide and constructed of bricks. It will be painted white to match the existing wall section that it extends. The current width of the existing walls on this section are 100mm wide which means it will be consistent with the existing structure. This will allow these wall sections to meet the Building Regulations set out in Approved Document K for both Section 3.2 which states a minimum of 900mm for stairs.

A wooden gate will be added at the right hand side of the property where there is an existing side passage which follows onto the private garden. This will be 1200mm high and 900mm wide and constructed from pressure treated wood. The style of fence proposed is round top picket fence. This will provide secure access on the right hand side of the property which leads to a private garden only with no public right of way.

At the left hand side of the property it is proposed to add two wooden gates where there is an existing side passage which provides access to the flat and private garden. This will be 1200mm high and 900mm wide and constructed from pressure treated wood. The style of fence proposed is round top picket fence. This will provide secure access on the left hand side of the property on sections which lead to the main property only.

The fence type proposed has been used in other properties along the street and is consistent with existing styles used. The height of the fence will bring it in line with the proposed boundary wall and driveway sides and provide an overall consistent design.

Other

No impact to existing Parking arrangement as the boundary wall faces onto a pedestrian pavement and not the highway itself.

The only element of the plan which hangs over the pavement portion will be the proposed motion activated solar lights which will still allow sufficient access for pedestrians whilst providing more safety at night as there is no night time lighting on Jackson's Hill.