

DESIGN AND ACCESS STATEMENT
Smugglers Steps, The Street, Walberton



The subject is a wall on the boundary of Smugglers Steps, The Street, Walberton, Arundel, West Sussex, BN18 0PQ.

The boundary is the line between the property Smugglers Steps and the adjoining property known as Little Croft, The Street, Walberton.

The boundary wall is constructed in brick and mainly flintwork and is a total length of approximately 26m and of varying heights. The wall is to the side of the drive to Smugglers Steps which is a strip from the road (The Street) to the garage.

The wall is partly retaining the drive of Smugglers Steps and is leaning towards the adjoining property (Little Croft) in a length of approximately 12m from the garage end.

The movement of the wall is by rotation of the base and hence leaning out of plumb, restricting access through the pathway to the side of Little Croft. There is no opportunity or space to buttress the wall and there is a danger of collapse. The photograph above shows the wall leaning dangerously towards Little Croft.

It is recommended that for the purpose of safety that the 12m section of the wall be carefully taken down and rebuilt on new concrete foundations. The wall should be rebuilt as existing, using salvaged materials and bonded in lime mortar.