
REPAIRS TO BRICK WALL ADJACENT TO PUBLIC CONVENIENCES – BACK LANE ROCHFORD

1 SUMMARY

- 1.1 This report seeks Members' agreement for First Resolution Approval to enable Contracted Services to apply for Conservation Area Consent for these proposals.

2 INTRODUCTION

- 2.1 A five metre section of the brick boundary wall, between the refurbished public conveniences in Back Lane and the Council Car Park, serving the Day Centre / Citizens Advice Bureau is badly cracked and unsound. This cracking has been monitored for some time and funds have been allocated in 2000/01 as a special item to carry out repairs.
- 2.2 The condition of the wall has deteriorated and now needs attention.
- 2.3 This wall is within the Rochford Conservation Area and the considered method of repair requires Conservation Area Approval.
- 2.4 The damage has been caused by the adjacent Acer (Saccharinum) tree lifting a section of the wall and its foundations. The tree is already a considerable size, with significant growth potential. The tree has an acute fork between the main crown uprights radiating from the trunk, which would render it potentially unstable at some time in the future. Due to the close proximity of the tree to the wall and the potential future problems, the Woodlands Officer has recommended that it be removed and replaced with a more suitable species when the repair works to the wall are undertaken.

3 REPLACEMENT PROPOSAL

- 3.1 In order to deal with the problem, it is proposed to replace a five metre section of the unsound brick work with good quality and similar height metal railings. (Appendix A)
- 3.2 This proposal would provide an opportunity to allow more light and open the aspect to the path running towards the Doctors Surgery at the side of the public conveniences. Opening up this section of wall as railings would also create a less intimidating space adjacent to the entrance to the Gents' Toilets, without reducing the sense of enclosure the current wall provides.
- 3.3 It should be noted that the wall on the toilet side is 2.350 metres high and on the Citizens Advice Bureau side it is 1.630 metres high. The

lower section of wall therefore retains the C.A.B. Car Park. This retaining section of wall can remain as it would cause no problem.

- 3.4 It is considered that the section of railing, instead of rebuilding the wall, is the cheaper option but without causing any loss of amenity to this area.

4 CRIME AND DISORDER IMPLICATIONS

- 4.1 Opening up this section of wall with a railing does provide a more open feeling to this area and could help reduce the fear of walking in this rather enclosed location.

5 ENVIRONMENTAL IMPLICATIONS

- 5.1 Any tree replacement considered in the near future would be to provide an appropriate species for the location.

6 RESOURCE IMPLICATIONS

- 6.1 Once Conservation Area approval has been obtained, the approximate cost of repairs at current prices is £1,000 and can be met from existing provisions for repairs and maintenance.

7 LEGAL IMPLICATIONS

- 7.1 No works can be carried out to change the appearance of this area without Conservation Area Approval.

8 RECOMMENDATION

- 8.1 It is proposed that the Committee **RESOLVES**

That First Resolution Approval is given to this proposal to allow Officers to seek Conservation Area Consent. (CDF&ES)

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Background Papers:

None

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