



**The Hoo
17 Lyndhurst Gardens
Hampstead**

**Design & Access Statement
for Planning & Listed Building Consent
for the Southern Boundary Wall**

Revised March 2023

BOWKER SADLER ARCHITECTURE

1.0 Introduction

Investigations have shown that the boundary wall to the South of The Hoo is in a state of near collapse.

The wall, which is in the ownership of The Hoo, is a brick retaining wall holding up approximately 2 metres in level change rising to the North. The wall has been undermined by the profuse tree growth on both sides of the boundary. The wall is now effectively being held upright by the trees growing on the north side boundary of No.15 to the South. We have carried out careful trial excavations to determine the root zones and root locations of these trees in No.15's ownership.

The upper part of the wall is a 13.5" wall in Flemish Garden Wall bond, but from the south side the bottom 10-12 courses are in English Garden Wall bond.

On the north-side, trial pits have revealed evidence of a concrete foundation or support below ground level, apparently sitting upon a widened brick base/foundation. This may be localised and not necessarily along the full length of the wall.

This complicated makeup 'suggests' that the upper part of the wall may be an historical partial rebuild of the original wall.

The proposals is to carefully remove the existing brick wall and replacing it with a new wall which will visually match the existing wall

Because the trees are not within the ownership of The Hoo, it will not be possible to carry out strip foundation excavations in the normal way. We propose to carefully insert 200mm diameter mini piles between the roots of the trees, linked by a concrete pile cap which will lie above the tree root depth zone. A reinforced concrete retaining wall built off this cap will be clad to the south in a single leaf skin of facing brickwork to match existing, up to The Hoo garden level, and above this, topped with the boundary wall in 13.5" brickwork. The visible south elevation of the wall will be rebuilt in a mixture of Flemish and English Garden Wall bond to match the existing wall. This upper part of the wall forms a guarding to The Hoo Annexe path way and will therefore be internally reinforced for structural integrity. A matching brick saddle coping will finish the wall.

All existing brick and saddle copings which are suitable for re-use will be cleaned, turned and re-used and mixed in the new build to the architects direction, with new bricks to match existing used to supplement brick supply as necessary. The wall will be built using hydraulic lime mortar to reduce the number of movement joints. Because of its length (38m) there has to be one movement joint in order to meet modern structural requirements and this joint has been positioned where trees saddle both sides of the new wall. In plan, layout and elevation, the wall will be an exact visual replica of the existing.

2.0 Reason for new Application

The applicant wishes to replace the garden wall without changing its appearance or function to both sides. This can take place at the same time as other works to The Hoo by agreement with the neighbours.

The existing wall is in a potential state of collapse and forms a danger to the adjacent residents

3.0 Drawings

The Application is accompanied by Bowker Sadler Architecture Drawings No.s 19-013/1128 (Location Plan), 19-013/1129 Rev.A (Existing GA) and 19-013/1130 Rev C (Proposed GA)

4.0 History and Heritage

The Application is accompanied by a Heritage Impact Assessment report prepared by Lichfields

5.0 Scale and Size

The new wall is an exact visual replica in scale and size to the existing boundary wall although the method of construction differs to comply with modern gaurding requirements.

6.0 Access

There is currently no requirement or change to accesses as a result of the wall rebuild. In the Planning Permission Ref 2019/6151/P, Dated 29th September 2021 Granted for works to The Hoo, an access path to the Annexe (No.17c) runs parallel to the replacement wall on the North side.



1. Image of existing dilapidated garden wall
2+3. Existing trees effectively supporting existing wall
4. Existing wall leaning towards neighbours garden