

**Hampstead Hill School
St Stephen's Hall
Pond Street
London NW3 2PP**

Proposed Repair of Grade II Listed Boundary Wall

Design & Access and Heritage Statement
October 2023

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A **Understanding the Asset**

1 **Brief History and Description**

The Asset comprises the brick and stone boundary wall to a parish church hall located on Pond Street, in Hampstead. The hall is no longer used as a parish hall facility and is let and occupied by a pre-school, known as Hampstead Hill School.

The hall and boundary wall historically form part of a larger church site complex of St Stephens's church, which is a Grade I listed building and now deconsecrated for church use. The church site was built between 1869-1873, and designed by the Architect Samuel Teulon.

The hall site area is delineated in red on the OS extract below, with the larger historic church site complex evident to the left of the hall.



The boundary wall Asset is Grade II listed, list entry Number: 1130395, and list description:

Gates at junction of Rosslyn Hill and Pond Street and attached wall extending along Pond Street and part of Rosslyn Hill. Gates. c1869. Wrought and cast-iron. Double gates with standards and overthrow all in a scrolled design. Gate piers and wall. c1869. Brick

with stone capitals and dressings. Gate piers with gabled stone capitals. Stepped wall with stone coped plinth and top with brick and stone capped piers. Either side of the gateway, recesses with stone benches forming seats.

2 Description of Character and important Features





The proposed works relate to part of the boundary wall Asset at the location of the pedestrian entrance to the hall along Pond Street. The Asset comprises a pair of ornate cast iron gates with piers either side constructed red stock bricks and dressed stone coursing and caps, set predominantly in lime:sand mortar.

B **Assessment of Significance**

1 **Significance of Components**

The wall is a Grade II Listed structure and is of significance due to its contribution to the site setting, relation to the hall and church buildings and also the enhancement it provides to the local streetscape character of Pond Street.

The materials and design are of further significance, where they are a tangible reference of historic fabric and demonstrate historic workmanship practices.

C Justification and how the Proposals will affect the Significance

1 Principles and Justification

The piers are structurally live due to the impact from the daily opening and closing of the heavy gates, which close with force against each other.

The works proposed have been carefully considered to reduce the operating forces of the gates closing and to minimise any impact on the significance of the wall, whilst repairing it in such a way that will provide additional stability to the piers and assist with on-going maintenance and repair.

2 Design and Expected Impact

The design of the articulated arm gate closers has been carefully considered so as to have a minimal appearance on the gate and piers. The body of the device is proposed to be installed at low level on the internal face of the brick piers and the projecting arm bolt secured to the bottom rail of the gates. The fittings will be finished in black paint. The fixing of the body will be into the mortar joints and not brickwork.



The expected impact on the significance will be minimal and not have a significant impact on the gate design. The proposed structural remedial works

to the piers will not be visible and the repointing of the brickwork would be undertaken using matching lime:sand mortar.

3 Expertise Consulted

Byrne Looby structural engineers were appointed to inspect the wall and gates and advise on the repair required to safeguard the operational use and stability of the gates and piers.

The proposed works have been detailed by one of their Conservation Accredited engineers and their drawings forming part of the application submission.

D Method Statement

1 Sequence of Works

There is no requirement for temporary work or special measures.

The works are to be undertaken in accordance with good conservation practice and in accordance with the structural engineering proposals.

The works will comprise:

- Installation of CemTie stainless steel ties, set in grout.
- Carefully rake out and repoint loose and friable mortar and repoint.
- Install closing device to gates.

2 Mortar mix

The existing mortar is of a lime mortar with graded aggregate.

A sample of the existing mortar will be assessed by way of a disaggregation analysis, where a matching mortar mix will be identified detailing the correct sand aggregate particle size and lime strength class.