

Boundary Wall Repair

Repair to listed wall on boundary of 7 Pilgrim's Lane NW3 1SJ (Grade II listed) and 9 Pilgrim's Lane NW3 1SJ (Grade II listed)

Proposed repair of boundary wall

Application for Listed Building Consent

1. Design and Access Statement

This project is a like-for-like repair of a listed boundary wall, using existing bricks, in order to conserve the wall and make it safe.

We propose to conserve and repair the boundary wall between the properties 7 & 9 Pilgrim's Lane NW3. There are three sections we will repair with the existing brickwork. The whole of the wall is in the Hampstead Conservation area and the properties are both Grade II listed. The wall is original to the property at 7 Pilgrim's Lane, a late Georgian house. Please see the accompanying Heritage Statement for more details on 9 Pilgrim's Lane.

The damage to the wall was primarily caused by tree growth which seeded in the low wall to the rear of the garden and a planted tree which has since been removed, then grew within the wall (See Structural Engineer Report (email)). Owners of no 9 Pilgrim's Lane, are aware of and support the proposed works.

We propose to carefully take down the section of wall indicated in our structural engineer's drawings (Drawings 003 + 004) and salvage all suitable stock bricks where for re-use in the repair and conservation of the boundary wall (Please see attached structural engineer's statement and drawings: Sequences of Works.pdf). The wall is to be conserved and rebuilt using existing bricks with lime mortar joints. Should we need a small number of extra bricks these will be sourced from a reclaimed brick supplier and carefully selected to match those which will remain in the existing wall in keeping with the historical context of the surrounding properties. Furthermore we will prioritise existing bricks for the outside of the wall with extra bricks for the interior.

Access to the site is through the Applicant's property at 7 Pilgrim's Lane and/or the Owner's property at 9 Pilgrim's Lane (all access has been agreed by Applicant and Owners). The Applicant has a driveway of sufficient size for the parking of contractors' vehicles and the siting of skips.

Justification for works (by Structural Engineer)

As noted as the wall is 225mm wide brick wall along its length. The wall is circa 2.8m in height towards the front and drops down as the level of the garden rises.

The ground level on the side of 7 Pilgrims side of the wall is higher than that of the garden beyond. These levels appear to be original, so the wall was intended to act as a retaining wall.

The leaning portion of wall appears to have suffered tree damage that has since been removed. This wall will need to be immediately propped back and or hand demolished. The necessary health and safety measures and temporary works will be the responsibility of the sub-contractor in situ.

To the rear of the garden a tree has self-seeded and become established over a very long period of time. This has caused significant movement in the retaining wall. The roots have pushed the wall into No 9 and in one instance has split the retaining wall, rendering the wall unstable.

The zone of the wall where it has split and leaned excessively needs to be taken down, to below where the roots have damaged/cracked the bonded brickwork, and be re-built in bonded, salvaged bricks, laid in lime mortar, with the bond to match the remainder of the wall. If there are insufficient whole bricks to establish a good bond, then additional replacement London Stock bricks of Imperial size should be incorporated such that they are within the core of the wall and not visible on the faces.