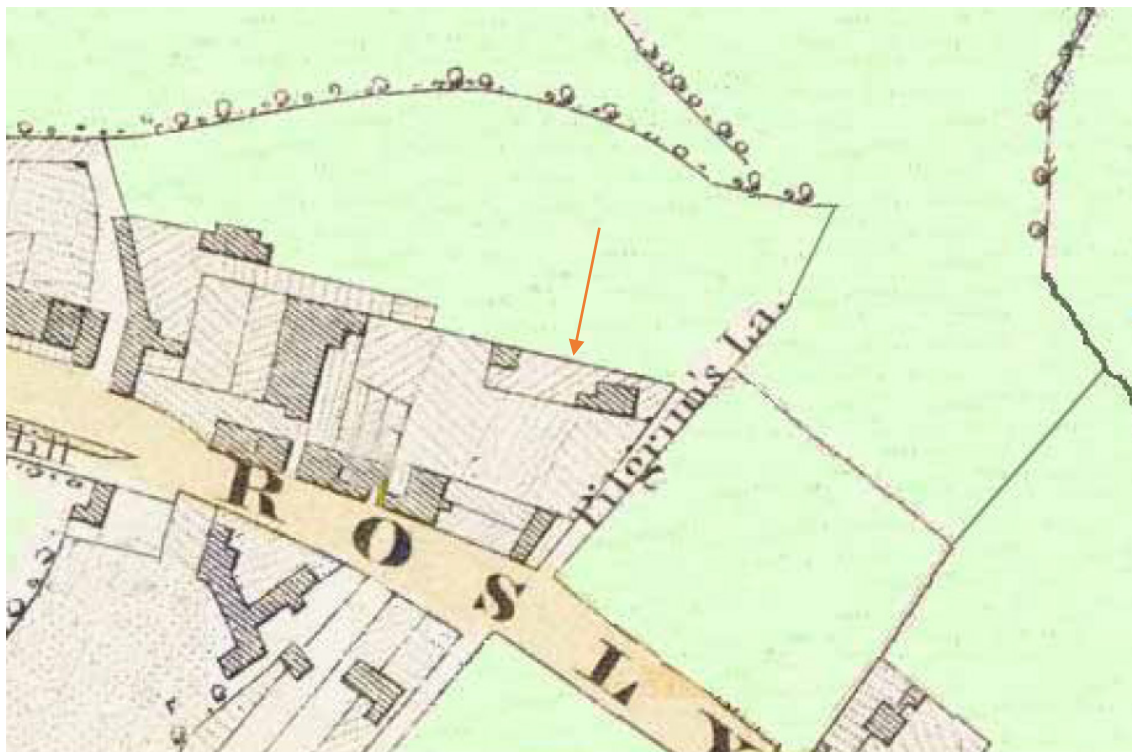


7 Pilgrim Lane, Hampstead, NW3 1SJ

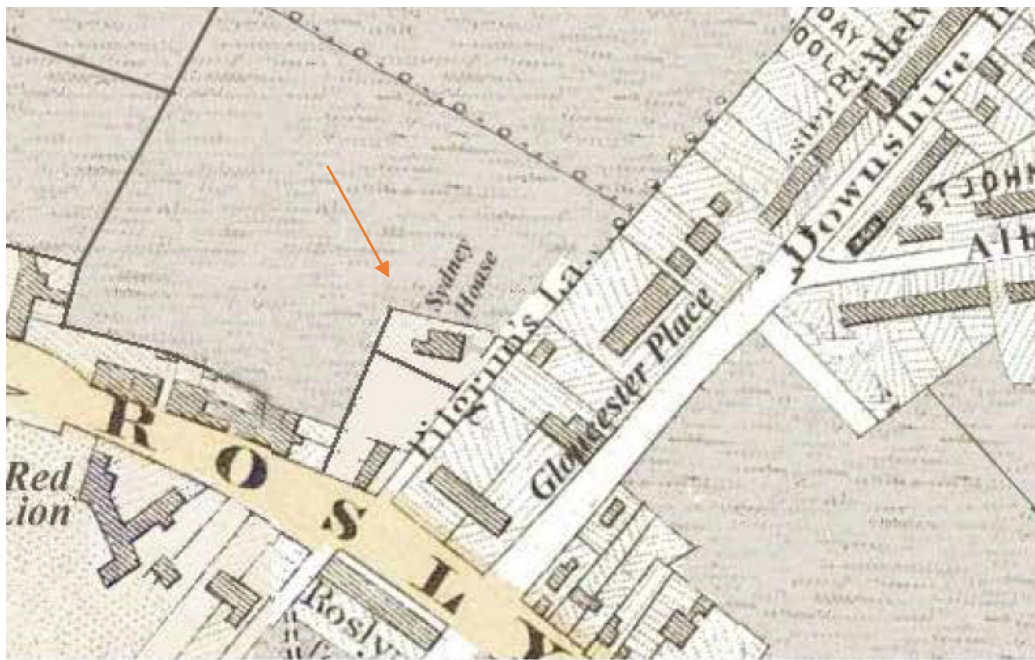
Heritage and Planning Statement accompanying planning and listed building consent application for demolition and rebuilding of existing boundary wall

1. This Statement accompanies an application for demolition and rebuilding of an existing original boundary wall between 7 Pilgrim Lane and 9 Pilgrim Lane. The property is listed Grade II and lies in the Hampstead Conservation Area. The scale of the works is not major and is necessary due to severe structural problems with the wall that necessitate removal. Hence, in accordance with guidance in the NPPF para 200, the level of detail in this Statement is proportionate to understand the potential impact on the significance of the heritage assets.
2. The application comprises drawings 14630 06 Rev 01 (existing), 14630 07 Rev 01 (proposed), 21377/004 Rev 1 (structural drawing), Design & Access Statement, Structural Report & Sequence of Works.
3. 7 Pilgrims Lane dates from the 18th Century and was originally a small country house on the very edge of what at that time was Hampstead village, and was known as Sidney House. Mapping shows the house with a regular, rectangular plot with walls around. The wall on the northern boundary was set away from the house:

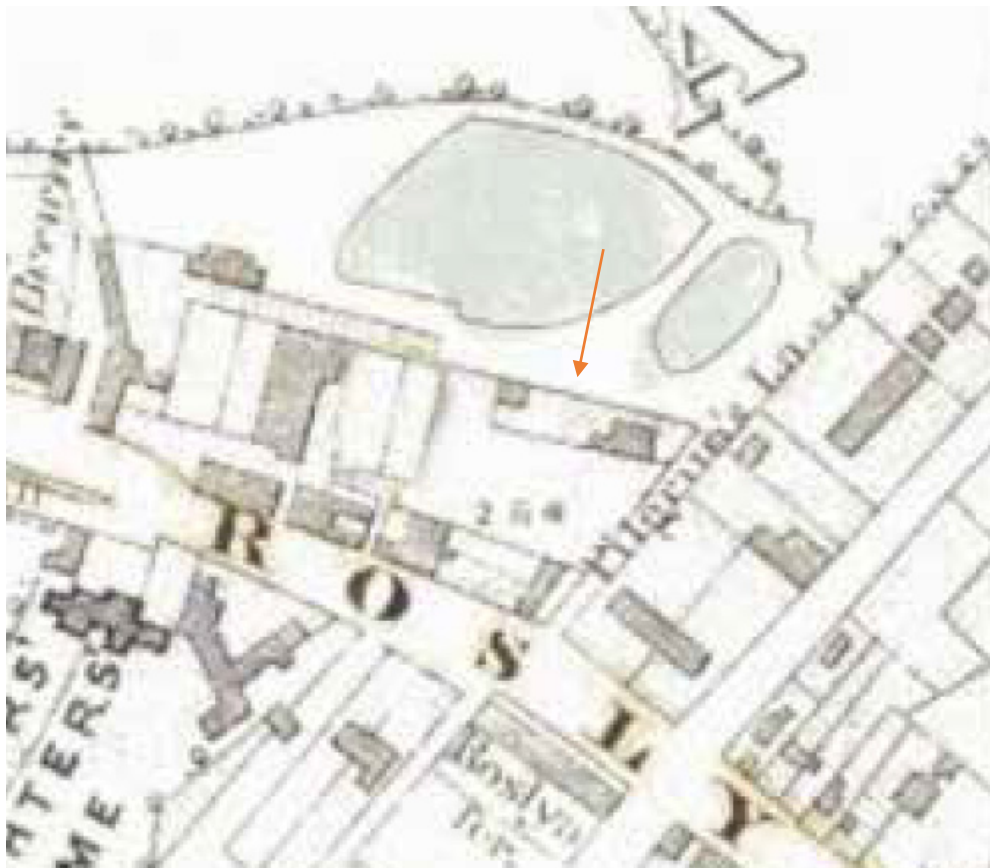


1800 mapping

4. Development occurred in the area to the east of Pilgrims Lane, though the subject property remained in an edge of village setting. Mapping shows the house remained in its original plot as a detached house with boundary wall set away from it:



1830 mapping



1860 mapping

5. Further development occurred in the mid/late 19th Century, and this included the addition of an attached separate house to the northern side, whilst a large detached house was built to the south. At this time it appears from the mapping that the plot size and shape to No. 7 was altered, with a longer rear garden created as land to the west was built-up for the Unitarian Chapel and, at that time, the garden became a tapered shape. The boundary wall between No. 7 and the new house of No. 9 was moved to adjoin the house and follow this shape:



1870



1934

6. It is therefore presumed that the wall between Nos. 7 and 9 dates from this mid/late 19th Century period when the garden area was lengthened and realigned into the tapered shape, which is the situation now on site.
7. The wall is low for most of its length, with it rising to any height only next to the two houses. The low wall parts used to have a trellis on top, which was covered by ivy, and this is shown on the submitted drawing. It is not known when that trellis was installed, or what was in existence before then.
8. Unfortunately, a lack of maintenance of the garden over the years means the new owners of the house have recently found the wall is now in a perilous condition. The ivy-lad trellis has collapsed, and this has revealed that the wall itself has been undermined by self-seeded trees that grow into the wall. This has made parts of the low wall collapse, and there is a dangerous lean in the higher part of the wall towards No. 9. The enclosed Structural Statement and the Design & Access Statement explain this situation, and photos are attached.
9. The proposed works are to demolish the damaged areas of wall, retain bricks, and then rebuild in the same form using those bricks in the correct pattern and bond. In the absence of sufficient retained and reused bricks, then suitable bricks to match of correct size and appearance will be used. A replacement fence will be put on top of the wall. This will have planting on the fence as before but, unlike in the past, there will be proper maintenance to avoid damage to fence and wall.
10. The works will therefore, on completion, represent a like for like replacement of the existing wall. The appearance of the wall will be the same, but in a structurally sound condition, with planting on top. It is considered there would not be any harm to the significance of the heritage asset of the listed building or the conservation area, with the end appearance the same in a few years. Indeed, by removing a structurally deficient wall and providing a new wall that will be safe and last for many years, there would be an enhancement to the assets, and a public benefit with the removal of a dangerous structure.

Photos of wall



Photos taken before problems with wall were evident – as can be seen, the wall was entirely hidden by ivy on the wall and trellis, which had hidden the structural problems.



Wall when seen after removal of trellis and ivy, showing collapse and dangerous lean towards No. 9



Photos showing trellis that was attached to the wall, during removal