

D3878: No.'s 2 & 1 Upper Terrace, London NW3 6RH

LISTED BUILDING APPLICATION STATEMENTS

14th August 2012



Design and Access Statement

Design

The proposed works is localised re-building of a failed boundary wall between the front gardens of No.'s 2 & 1, and the public footpath.

The wall is currently leaning in towards the gardens to a significant degree and is considered unstable and therefore potentially dangerous.

The proposal is to carefully take down the affected portion of the wall, back to a point where the wall remains plumb and upright, and to re-build the defective section plumb and upright.

Potentially it may be necessary to include a new brick pier approximately centrally on the garden side of the wall, and this can be determined on site once the wall is taken down and further exposed. A logical position for any new pier may be the dividing boundary between No.'s 2 & 1.

Re-building would be carried out using the existing bricks where possible, and making up where necessary using reclaimed bricks to match existing.

Additionally, an area of relatively recent repointing at the eastern external corner of the wall at low level, was noted to comprise modern cement mortar. This would be raked out, together with the heavily weathered pointing to the remainder of the wall, and the wall repointed in lime mortar.

Heritage Statement

The original bricks will be retained and re-used where possible.

New bricks will match as closely as possible.

Lime mortar will be used, including to repoint the entire wall face, in order to reinstate the original specification, and to improve wicking of moisture through pointing and minimise weathering of brick faces.