



Nathaniel Lichfield  
& Partners  
Planning. Design. Economics.

**Design and Access and Heritage Impact  
Statement**

**Boundary Wall, Heath House, Hampstead,  
NW3**

Hush Properties (UK) Ltd

October 2011

12766



1.0

## Introduction

1.1

This Design and Access and Heritage Impact Statement has been prepared by Nathaniel Lichfield & Partners on behalf of Hush Properties (UK) Ltd (Hush). It accompanies Hush's October 2011 applications for full planning permission and listed building consent for temporary works to the Grade II listed boundary wall and gates to Heath House. The temporary works are required for the duration of permitted demolition and construction works at Heath House and Heath Park.

1.2

This Statement responds to the requirements of the Town and Country Planning (Development Management Procedure)(England) Order 2010 (the 'DMPO') for most planning applications and applications for listed building consent to be accompanied by a Design and Access Statement. The structure and content of the statement has also been informed by DCLG Circular 01/2006 "*Guidance on Changes to the Development Control System*" and "*Design and Access Statements: How to Write, Read and Use Them*" (CABE, 2006).

2.0

## Description of Proposal

2.1

The description of the proposal is:

2.2

*Temporary access works for the duration of demolition and construction works at Heath House and Heath Park comprising: removal of two existing brick piers and metal gates forming part of gateways from the North End Way/Spaniards Road roundabout to the forecourt of Heath House and provision of temporary wooden security gates.*

3.0

## Assessment

### Context

3.1

The boundary wall is a Grade II listed structure located within the Hampstead Conservation Area. The list description reads:

*Garden wall & railings. C18. Brown brick garden wall with buttress piers along Spaniard's Road. Extension with cast-iron railings and urn finials.*

3.2

It surrounds Heath House, a Grade II\* listed Georgian mansion; and its former annexe, at the rear of the site, which comprises a single-storey 1970s pool house with lawful use as an independent dwelling. Both Heath House and the annexe (known as Heath Park) are vacant and in a dilapidated condition.

3.3

The application gateways are to the south of Heath House and comprise capped brick piers set on stone, and concrete where repaired, footings

supporting inward-opening automatic metal gates. The piers have been rebuilt on a number of occasions and not always in brick to match existing.

3.4 They are located either side of Hampstead War Memorial, which is neither listed nor identified as making a positive contribution in the Council's Hampstead Conservation Area Statement.

3.5 On the opposite side of North End Way is grade II listed Jack Straw's Castle.

## **Use**

3.6 No change of use is proposed.

## **Layout**

3.7 No changes to the layout of the boundary wall are proposed.

## **Appearance and Heritage Impact**

3.8 For the duration of works to Heath House and Heath Park, the piers and gates will be removed. A Schedule of Works is provided in Section 4, setting out how these will be taken down, the materials stored and retained, and rebuilt on completion of development at Heath House and Heath Park. Timber security gates will be provided which will be painted 'foliage green' to minimise visual impact.

3.9 Temporary timber boarding will be used to protect the retained wall and piers and the side walls to the War Memorial in the event of a vehicle touching them.

3.10 It is understood that both brick piers were rebuilt in the second half of the 20 Century and there will be no loss of original structure. However, the removal of the piers and gates will have a temporary adverse impact on the appearance of the heritage asset for the duration of the development works at Heath House and Heath Park. This is unavoidable if Heath House and Heath Park are to be developed. The permitted schemes for these buildings will have a very positive impact on the special architectural and historic interest of Heath House and improve its setting, and on the character and appearance of the Hampstead Conservation Area. Therefore, the current proposal enables significant heritage benefits.

3.11 In addition, on completion of the schemes at Heath House and Heath Park, the piers will be restored to match the existing original wall and the gates will be reinstated. Therefore their appearance will be improved. This will preserve and enhance the listed building's special architectural and historic interest and also the character and appearance of the Conservation Area.

3.12 The proposal conforms with national, London-wide and Camden Council heritage and planning policies, in particular Core Strategy policy CS14, Development Policy 25 and Planning Guidance CPG1.

## **Scale**

- 3.13 The scale of the temporary timber security gates reflects the size of the existing gates.
- 3.14 The piers will be restored to match their existing scale.

## **Access**

- 3.15 The proposed temporary works are required to enable safe access for construction vehicles during the implementation of the approved developments at Heath House and Heath Park. Further details are provided in the application letter dated 21 October 2011.

## **Landscaping**

- 3.16 No landscaping is proposed as part of the works.

4.0

## **Schedule of Works**

### **Dismantling**

- 4.1 Metal gates to be removed from hinges and securely stored on site for later reinstatement.
- 4.2 Piers to be dismantled by hand.
- 4.3 Pier caps to be removed, retained and carefully stored on site for later reinstatement.
- 4.4 Sound original or matching bricks to be retained and stored on site for later reinstatement.
- 4.5 House name plates to be removed for potential re-use. Listed Building Consent to be sought for new name plates if existing are not re-used.
- 4.6 End of brick wall to be made good.

### **Temporary Timber Gates**

- 4.7 Timber gate posts to be set into concrete base and pinned to wall.
- 4.8 Ply wood gates (2.4m high) to be hung to open inwards and provide 3.7m clear opening.
- 4.9 Gates to be painted foliage green.
- 4.10 Temporary plywood boarding to be provided where necessary to protect retained piers and War Memorial.

### **Reinstatement**

- 4.11 Temporary gateposts, gates and protective boarding to be carefully removed.
- 4.12 Concrete bases to be retained and re-used (if possible) to form foundations for restored piers.
- 4.13 Piers and wall to be rebuilt on concrete foundations to match original, using appropriate retained bricks plus 50/50 West Hoathly Handmade 65mm brick and Ibstock West Hoathly Multi bricks in Hawkstone Lime Mortar with rubbed and brushed joint coursing and bond to match existing.
- 4.14 Pier caps to be reinstated on rebuilt pier.
- 4.15 Name plates to be re-attached.
- 4.16 Metal gates to be re-hung to open inwards.





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**Cardiff**  
029 2043 5880

**London**  
020 7837 4477

**Manchester**  
0161 837 6130

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0191 261 5685

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