

# **Romney's House, 4 & 5 Holly Bush Hill, Hampstead, NW3 6SH**

DESIGN AND ACCESS STATEMENT

PLANNING AND LISTED BUILDING CONSENT APPLICATION

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## 1.0 Introduction

This Design Statement forms part of an Application for Planning Permission and Listed Building Consent for the refurbishment of the Grade 1 Listed Romney House and No 4 Holly Bush Hill in Hampstead, North West London.

This Application should be viewed alongside four recent Planning Permissions:

2009/2022/P  
2010/0929/P  
2010/3785/P  
2010/5555/P

and Listed Building Consent:

2009/2026/L  
2010/0943/L  
2010/3809/L  
2010/5556/L

For more general information about Romneys House please refer to the Design and Access Statements included as part of these applications.

These modifications have been discussed with Victoria Pound, Conservation Officer at Camden Council and with Richard Parish of English Heritage on site 21st February 2011 and by telephone Monday 5th September 2011.

This Application, for householder planning and listed building consent, is for the modification to the west garden wall to the property and to the road markings for the adjacent street parking, as follows:

1. Restoration of areas of fissure and poor repair, inappropriate brick stock and pointing, adding structural reinforcement where necessary.

2. Raising the overall height of the wall, removing subsequently added courses of brick planters, bringing the wall to the height of the previously planted hedge.

3. Repainting of timber elements and the lower part of the brick wall in black (currently rendered and painted white)

4. New timber and lead bin store

5. New pair of timber driveway gates with new structurally reinforced piers either side.

In order to carry out these works a hoarding on the pavement on Holly Bush Hill will need to be erected for 4-6 weeks. This hoarding will need to be 2.4m high, 1m from the existing western garden wall, along the entire length of the wall. Please refer to 260\_SK129



## 2.0 Proposal

### 2.1 Restoration of west wall

The wall is currently in quite bad condition with a number of fissures and poor, patchy repairs. We propose to restore or rebuild these areas of poor repair and unsuitable brick stock and pointing, adding structural reinforcement where necessary.

Copings and brickwork will be re-used and repaired where appropriate. Additional brickwork will be reclaimed mixed red stock to match existing, with flush lime mortar to match existing unweathered mortar.

Refer to drawing 260\_2840

### 2.2 Raising the overall height of the wall

In its current state the wall presents a danger to the public: recently some of the top courses of brick have fallen onto the pavement.

These top courses form part of a poorly constructed brick planter on top of the old wall, which used to contain a line of hedges that added an extra 165mm to the top of the brick wall.

We propose to remove these top courses and the currently embedded soldier course below and rebuild with five new courses and a new soldier course, bringing the wall to the height of the previously planted hedge (160mm above the current height).

Refer to drawings 260\_2800, 260\_2840



Inappropriate pointing



Previously existing hedge on top of brick planter



Poor quality repair with inappropriate brick stock



Current poor state of brick planter

### 2.3 Colour of painted surfaces

The lower part of the brick wall is currently rendered and painted white. We propose that this lower section of wall along with the new timber elements of the bin store and driveway gates be painted black (Little Greene 'Jack Black'). This will improve the visual coherence of the wall and bring the colour scheme in line with much of the surrounding area, black painted masonry and joinery being a common external feature in Hampstead.

### 2.4 New timber bin store

We propose a new full height timber bin store with lead roof to replace the existing bin store and screen. Walls either side of the bin store will be repaired and reinforced where necessary, improving the structural stability of the wall.

The bin store will be painted black to match other external works.

Refer to drawings 260\_2800, 260\_2801

### 2.5 New pair of timber driveway gates

One of the piers to the current driveway gates was accidentally demolished earlier this year. The existing brickwork and stone coping was carefully kept aside for future rebuilding. We propose the demolition of the second pier and a new pair of structurally reinforced brick piers and foundations, with a new pair of timber gates. The new piers will be in reclaimed brick to match existing, with existing stone copings.

The gates will be hardwood, painted black to match other external works.

Refer to drawing 260\_2820

### 3.0 Justification

We believe that the proposed modifications to the west garden wall will be more sympathetic to the existing Romney's House. They will restore the visual coherence and historical appropriateness of the wall, and compliment the streetscape. The modifications will improve the structural stability and safety of the wall (which currently presents a risk to members of the public), and will contribute to and enhance the special character of the surrounding area.

#### 3.1 Design Team

6a Architects has completed several projects within important historic environments including the conversion of Grade 1 Listed Raven Row, 56 Artillery Lane. 6a's work is characterised by sensitive intervention and attention to material and construction details.

These proposals have been developed in conjunction with landscape designers Dan Pearson Studio and structural engineers Price & Myers, both of whom have have considerable experience working with listed buildings in London and beyond.

#### 3.2 Consultation

The proposals have been prepared in consultation with Victoria Pound, Conservation officer from Camden Council and Richard Parish from English Heritage, with whom we continue to have regular consultation regarding all aspects of the historic fabric.

#### 3.2 Detail & Further Consultation

We intend to continue to consult with experts throughout the construction phase of the project to ensure that the detail resolution protects and enhances this wonderful building. The applicant and design team are always open to site visits and questions from officers in Camden Council and English Heritage.