

**Heritage Statement**  
**28 Belsize Grove, London NW1**

This heritage statement accompanies a listed building consent application for the reconstruction of the front garden wall and gate piers to No.28 Belsize Grove.

**History**

26-38 Belsize Grove is a symmetrical terrace of 7 houses constructed between 1825-6 by George Crane. The houses and their front garden walls and gate piers are both, separately, grade II listed. Each property is three windows wide and consists of two storeys with attic over a semi basement. The terrace is of brick construction with stucco render finish to the front elevation and slate mansard roofs with dormers to all except the central house (No.32) which has an attic storey and pediment.

The front garden walls and gate piers also date from c1825-6 and are of predominantly brick construction with stucco render finish. A series of cast balusters and curved coping rail above infill between the gate piers with pyramidal caps.

(source English Heritage)

**Heritage Asset Assessment**

Rather than any particular merit of its own the heritage asset of the garden wall and gate piers appears to lie in their relationship to the main terrace of houses and private front gardens on one side and the public street on the other. A shared palette of white painted stucco and simple decorative detail enforces this connection to the terrace. This layering of elements creates an authentic portion of period street frontage to Belsize Grove. One which is further enhanced by the original granite sett drainage channel on both sides of the road in front of nos. 26-38.

**Proposed Alterations**

The front garden wall to No.28 Belsize Grove suffered severe cracking and structural damage due to root movement from large mature lime tree, immediately adjacent, within the property boundary. As a consequence of the root movement the garden wall collapsed in February 2014. A tree survey has since been carried out and the resulting report is included as a separate attachment with this application. The tree in question is protected by a Camden TPO and due to its size and age root trimming is not an acceptable solution.

After further investigation by the structural engineers it was recommended that a heli-pile and beam foundation system be used. This will avoid damage to the tree roots and provide a solid platform from which a new brick wall can be constructed to match the original, as presented in the attached drawings and images.

Along with some of the balusters the gate piers remain intact and it is proposed that these be preserved where possible. All replacement elements will be formed in cast stone from moulds created from the existing balusters and coping rail.

It is not considered that these proposals will alter the heritage asset of the wall in any way as the visible portions of the proposed wall will replicate as closely as possible the original while the structural solution will ensure that longevity of both protected tree and reconstructed wall.