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Hampstead Hill School
St Stephen's Hall
Pond Street
London NW3 2PP

Proposed Repair of Grade II Listed Boundary Wall

Heritage & Method Statement

November 2014

Historic Environment & Ecclesiastical Specialists

Consult | Design | Survey | Manage

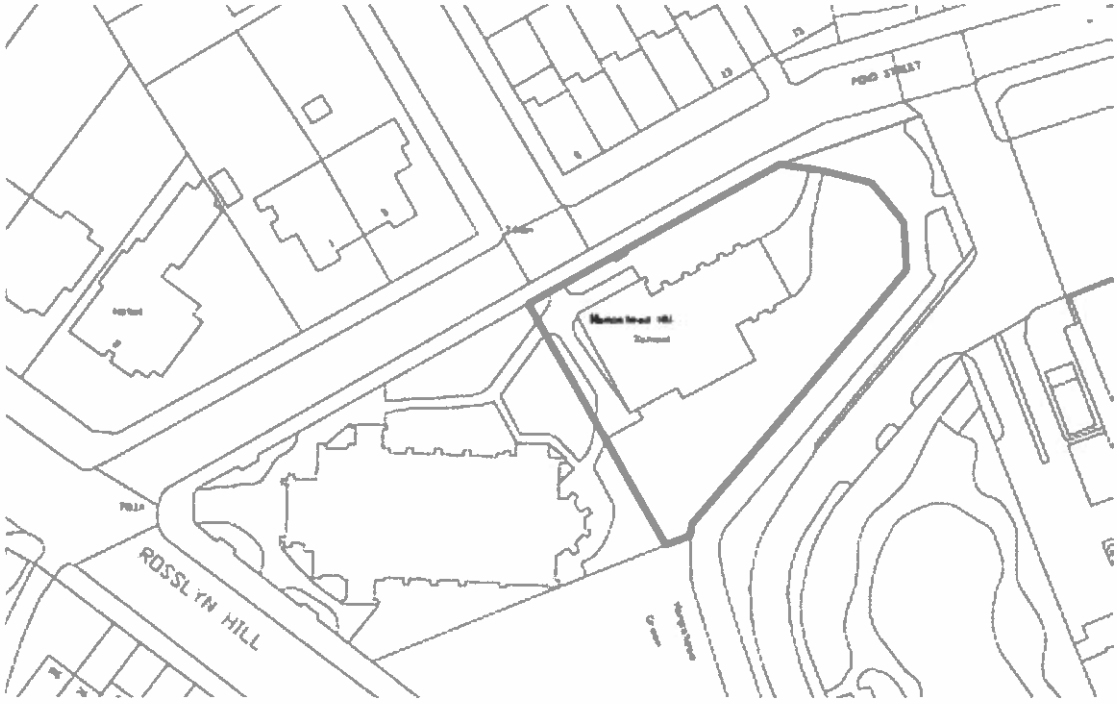
A Understanding the Asset

1 Brief History and Description

The Asset comprises the brick and stone boundary wall to a parish church hall located on Pond Street, in Hampstead. The hall is no longer used as a parish hall facility and is let and occupied by a pre-school, known as Hampstead Hill School.

The hall and boundary wall historically form part of a larger church site complex of St Stephens's church, which is a Grade I listed building and now deconsecrated for church use. The church site was built between 1869-1873, and designed by the Architect Samuel Teulon.

The hall site area is delineated in red on the OS extract below, with the larger historic church site complex evident to the left of the hall.

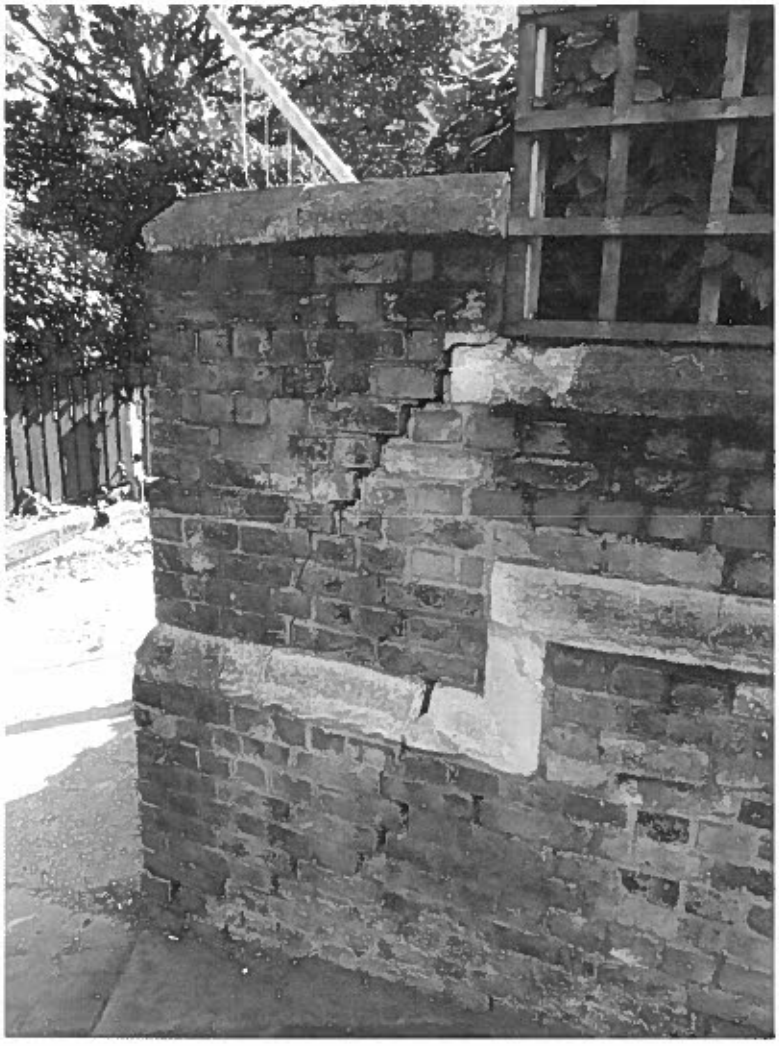


The boundary wall Asset is Grade II listed, list entry Number: 1130395, and list description:

> Gates at junction of Rosslyn Hill and Pond Street and attached wall extending along Pond Street and part of Rosslyn Hill. Gates. c1869. Wrought and cast-iron. Double gates with standards and overthrow all in a scrolled design. Gate piers and wall. c1869. Brick

with stone capitals and dressings. Gate piers with gabled stone capitals. Stepped wall with stone coped plinth and top with brick and stone capped piers. Either side of the gateway, recesses with stone benches forming seats.

2 Description of Character and important Features



The proposed works relate to part of the boundary wall Asset at the location of the vehicular entrance to the hall along Pond Street. The Asset comprises a main pillar, which is two and a half bricks deep by two bricks wide at its upper section and thickening to three bricks deep by two and a half bricks wide at its base, and lower level wall extending from the pillar in a westerly direction along the Pond Street boundary. This wall is approximately a brick and a half wide over its upper section thickening to two and a half bricks at the base. The wall

retains approximately 900mm of earth from the hall site. The wall and pillar are of red stock brickwork with a lime mortar and incorporates a dressed stone string course and capping.

B Assessment of Significance

1 Significance of Components

The wall is a Grade II Listed structure and is of significance due to its contribution to the site setting, relation to the hall and church buildings and also the enhancement it provides to the local streetscape character of Pond Street.

The materials and design are of further significance, where they are a tangible reference of historic fabric and demonstrate historic workmanship practices.

C Justification and how the Proposals will affect the Significance

1 Principles and Justification

The section of wall with which the proposal relates, has notable structural movement and requires repair to maintain it in a safe condition, particularly as it abuts a public footpath and vehicular entrance to the nursery school.

The works proposed have been carefully considered to minimise any impact on the significance of the wall, whilst repairing it in such a way that will provide additional stability to the wall and assist with on-going maintenance and repair.

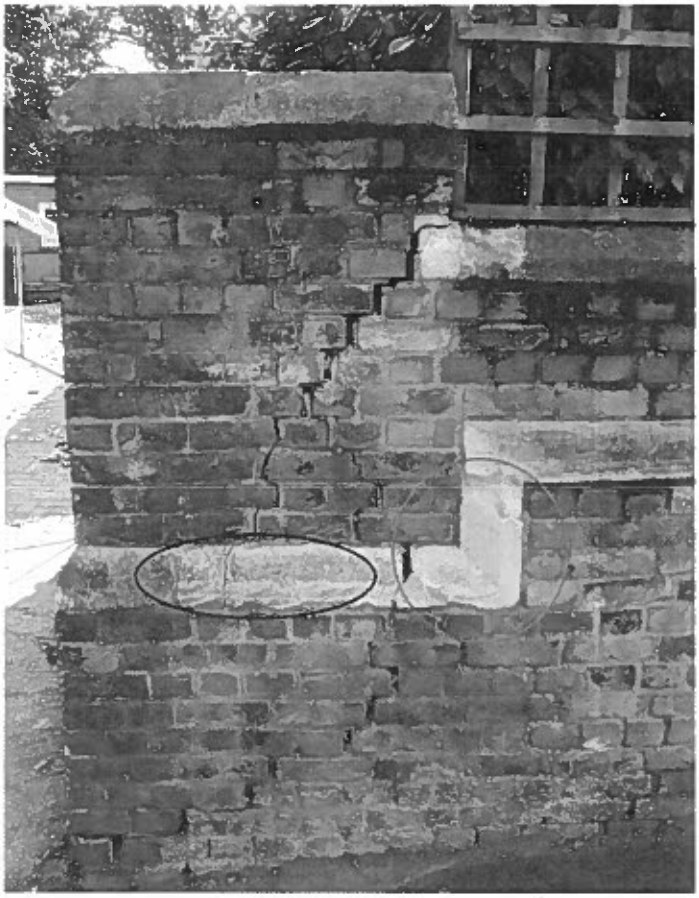
2 Expected Impact

The expected impact on the significance will be minimal as the proposal does not include for a change of design or alteration that would affect the significance components, with the wall being repaired on a 'to match existing' basis.

3 Outline steps taken to Avoid or Minimise any Adverse Impacts on the Significance

The existing wall will be carefully taken down and the existing fabric re-used with only non-reusable material replaced on a like-for-like basis.

One piece of stone to the string course is cracked and is proposed to be repaired and retained by use of a stainless steel dowel, however a further piece of stone has previously been repaired and is not in a condition to be retained, and will therefore be locally replaced using a matching natural stone. This is detailed on the Structural Engineers proposed drawing and depicted on the Photoplate below, with the stone being repair highlighted by the red circle and the stone to be replaced highlight by the green circle:



The wall will be rebuilt using the same brick coursing, bond, mortar mix and pointing profile as existing. Replacement stone will be natural dressed stone, with profile to match existing.

4 Expertise Consulted

Sinclair Johnston and Partners structural engineers were appointed to inspect the wall and advise on the cause of the cracking and structural repair required to safeguard the wall.

The proposed works follow their recommendations, with a copy of their report attached, and which forms part of the application submission.

D Method Statement

1 Sequence of Works

There is no requirement for temporary work or special measures.

The works are to be undertaken in accordance with good conservation practice and in accordance with the structural engineering details and specification given on drawing reference 8374/SK2.

The works will comprise:

- Source and supply replacement stone string course ready for installation.
- Carefully take down the pier to ground level and partial elements of the wall.
- Set aside the bricks and stone in a secure place and clean them for reuse.
- Rebuild the wall on the existing bed joint lines and brick bond, drilling and fixing the stainless steel bars at the detailed heights as the work proceeds.

2 Mortar mix

The existing mortar is of a lime mortar with graded aggregate.

The mortar mix proposed for the works is a ratio of 1 : 2.5 (hydraulic lime : sand/aggregate), to a NHL 3.5 strength class.

A sample of the existing mortar will be analysed and graded to ensure the correct sand aggregate particle size is used, which is anticipated as being approximately one third of the joint width.

It is proposed that a sample panel will be built to assess and determine the precise mortar mix to ensure the correct texture and finish is created.