

Notes

Do not scale from this drawing.
This drawing is to be read in conjunction with
Drawings 110 - 116



OS Plan

Design Access Statement (including Heritage Statement)

Building and Boundary Walls

The building is Grade II listed and is understood to have been constructed circa 1891 by Robert A Briggs. The brickwork boundary walls and piers, being also Grade II listed, are also understood to have been constructed during the same period. The building is located on a significant and busy residential road, on the corner of another significant and busy residential road. The nearby properties are residential with the exception of the adjacent building, which is a school.

The building itself has been converted into flats and the gardens are private for the use of the residents. The freeholder of the building and boundary walls is the London Borough of Camden.

Existing

The boundary wall to the public footpath is approximately 10m long to Arkwright Road and 40m long to Froggnal. Much of the wall to Froggnal is in poor-to-average condition, having suffered in part to differential movement due to subsoil desiccation and tree root activity, with sections of walling missing and fractured. There is evidence of previous repair work to boundary wall, which may have been undertaken, possibly prior to the building and walls being Grade II listed.

Generally the walls comprise 2.5m high 560mm x 560mm brick piers at 3.3m centres with 1.8m high 225mm thick brickwork panels. The brickwork comprises a red "terracotta" facing brick. One brickwork panel to Froggnal, near the junction to Arkwright Road, has significantly belled by approximately 75mm maximum due to direct pressure from a mature tree. The tree is understood to be under a preservation order. Previous repairs have been undertaken to this panel, however fresh cracking has occurred to this wall panel.

Proposal


To ensure the structural stability of the wall panel, which has been subjected to tree damage and is subsequently bowed, displaced and cracked, the wall should be rebuilt but unfortunately this will necessitate the removal of the tree. The alternative is to locally replace the wall panel with metal railings which are sympathetic to the importance and architectural significance of the boundary walls. Our proposal is to therefore to replace the existing tree damaged brick panel with mild steel railings, finished with black paint, to broadly match the existing metal railings to the adjacent University College School. The school and railings are located adjacent to 28 Arkwright Road directly across Froggnal. The proposed metal railings provides a robust but sympathetic solution which enables the preservation of the tree and safeguards against accidental collapse of the tree damaged brickwork panel. The proposed railings are of typical late nineteenth century architectural style and preserve the character and importance of the Grade listed II boundary wall.

To ensure the structural stability of the wall as a whole, which has been subject to subsidence and subsequently significantly leans inwards, it is proposed to install four pairs of piers to four panels. It is proposed to construct the piers within the private garden; the piers are to be formed from 340mm by 340mm brickwork that match the existing. Concealed within the piers, it is proposed to install a steel post to ensure the size of the piers are minimised. The height of the piers are to be approximately 300mm below the top of the wall. The use of piers formed from matching bricks, which are not visible from the public footpath, provides a sympathetic solution whilst safeguarding the wall and not detracting from the importance and architectural significance of the boundary walls and building.

Heritage Statement

The site is located in the Redington Froggnal conservation area being located just south west of Hampstead village. The area forms a well preserved example of a late nineteenth century residential suburb. 28 Arkwright Road itself is typical of architectural style of the locality with the boundary walls forming an important feature and contributing to the character of the locality.

To preserve the architectural importance of the boundary wall as a whole, whilst ensuring the preservation of the mature tree and the safety of pedestrians, it is proposed to install metal railings local to the tree in a style that is commensurate with the age of the boundary wall and building. It is also proposed to install matching piers, within the private garden, to the significantly leaning length of wall; the piers being only visible from within 28 Arkwright Road. The impact on the character of the site and its surroundings is therefore deemed to be minimal.

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