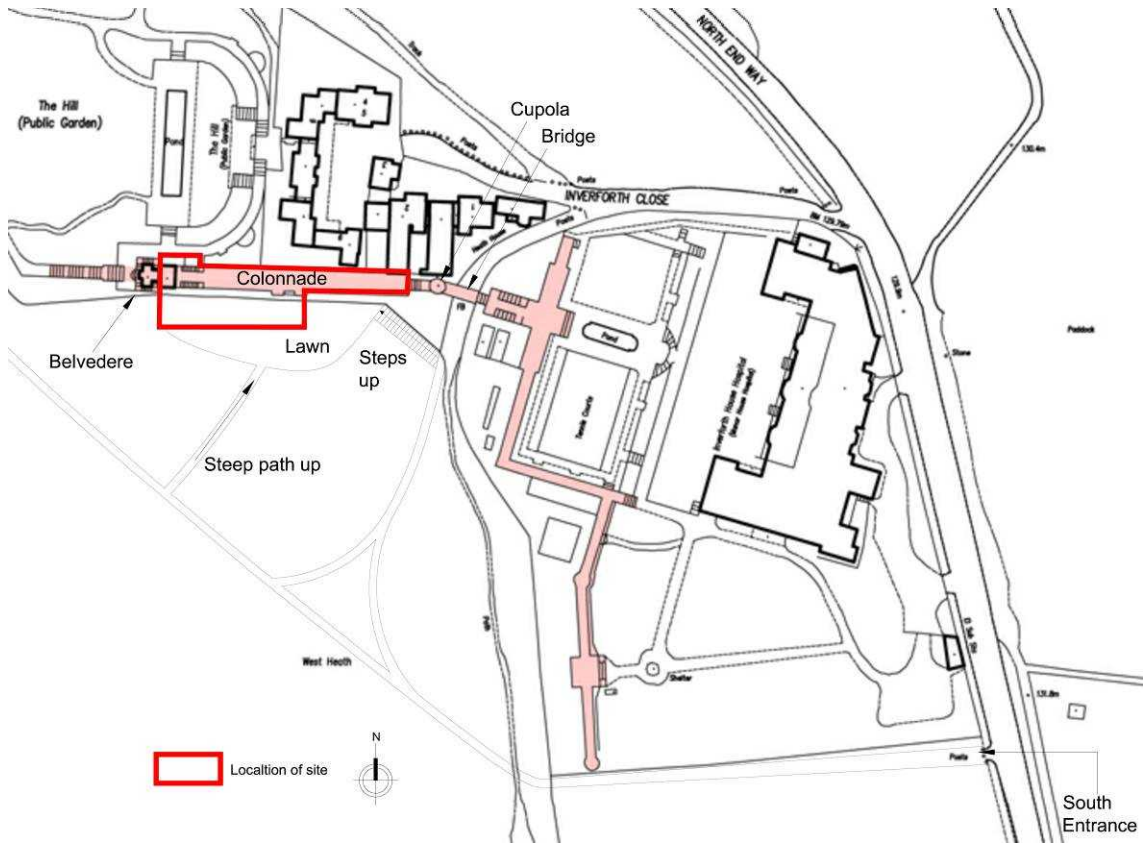


## *HERITAGE, DESIGN AND ACCESS STATEMENT HILL GARDEN PERGOLA*



### 1.00 INTRODUCTION

- 1.01 The following Design and Access Statement has been prepared on behalf of the City of London Surveyors Department to accompany an application for Listed Building Consent.  
The proposed works would be carried out to the West end of the Pergola known as the Colonnade. Works would consist in the complete removal and replacement of the timber structure with associated masonry works to provide a sound support on which to place the timber. Discrete lead flashings are required to protect the timber and also to protect the Portland stone column capitals from damage caused by tannic acid run off leaching from the Oak structure.
- 1.02 This statement has been prepared by Martin Ashley Architects and draws briefly upon local history and Historic England listing.
- 1.03 Where relevant, specific references are made to drawings and photosheets, as listed in Appendix I.



Plan showing location of site



View of a typical bay of the Pergola Colonnade

## 1.04 HILL GARDEN PERGOLA: Relevant background information

English Heritage List Entry Number: 1000244

Listing Status: Grade II\*

The Pergola ornates an early C19 garden, redesigned by Thomas H. Mawson in early C20 who added colonnaded pergolas extending over two further gardens.

The gardens were laid out in three phases, each following the purchase of the three separate properties that make up the present site - Hill House, Heath Lodge and Cedar Lawn. The first and second phases were designed by Thomas H Mawson (1861-1933).

When Lord Leverhulme purchased Hill House in 1904, the garden was on steeply sloping ground and Mawson levelled the site into terraces, providing terrace gardens in front of the house, a level lawn, and a pergola around the west and south sides of the garden in 1906. The terraces were constructed with the spoil from the Hampstead tube excavation.

In 1911 Lord Levehulme purchased Heath Lodge (the neighbouring property to the north-west) and demolished that house. Mawson extended the pergola across a bridge over the public road that separated the two properties to a circular Garden Temple and then after a long stretch of pergola to a Belvedere at the western end, overlooking the Heath.

During the First World War Leverhulme purchased Cedar Lawn (the neighbouring property to the south) and in 1922 that house was also demolished and the pergola and garden were extended to the south.

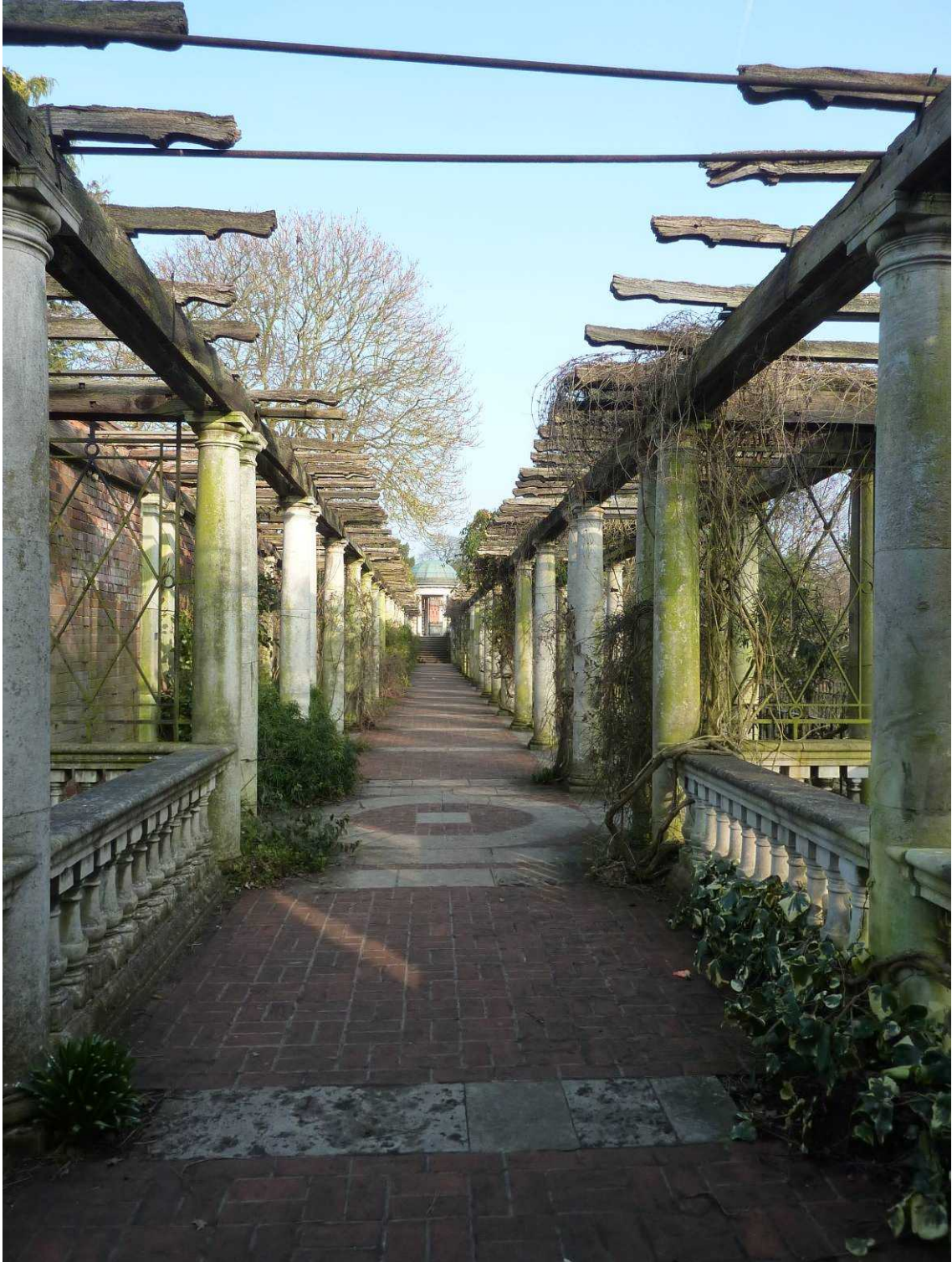
Lord Leverhulme died in 1925 and the property was acquired in 1926 by Andrew Weir, first Baron Inverforth. Lord Inverforth lived at The Hill until his death in 1955, leaving the property to Manor House Hospital, who renamed the house 'Inverforth House' in his memory.

The property was divided in 1960 when the London County Council purchased the western part of the site and the north-western part of the pergola. The pergola and gardens were restored and opened to the public in 1963 as 'The Hill Gardens'. The southern part of the pergola was made available for public access in 1971 but was later closed after its condition became unsafe.

The Corporation restored the pergola and laid out further gardens to the west of it in the late 1990s.

The pergola runs West to a Belvedere summer house; this section from the bridge to the west summerhouse, added c 1911-12, has a wall along the north side (the rest of the pergola is open on both sides). Portland stone columns (double and single) support the wooden pergola, together providing the framework for wisteria, roses and other climbing plants, with herbaceous planting at the foot of the columns.

- 1.05 The purpose of this statement is to explain the design process undertaken to arrive at the submitted proposals and specifically to address the issues of improved appearance and durability of the building while taking into account the special architectural and historic importance of the building and its setting.



*View of Pergola Colonnade looking East*

## 2.00 DESIGN PRINCIPLES

- 2.01 Hill Garden Pergola, Hampstead, is a fine Edwardian ornamental Portland stone colonnaded garden structure with Oak beams and joists. The structure is now in poor condition and requires extensive repair. It is the intention of the owner, the City of London, to repair and improve the appearance and safety of the historic fabric.
- 2.02 All the proposed works are referred to the west section of the Pergola, known as the *Colonnade*, running from the rounded Cupola at East to the Belvedere at West.
- 2.03 A structural inspection carried out in 2012 by Structural Engineers *The Peter Hill Partnership* for the *City of London Surveyors Department* has pointed out the fragility and structural inadequacy of the Pergola oak frame in the Colonnade section. Accordingly to the Engineers' report, at the end of the XX Century the oak frame in the rest of the Pergola has been refurbished and generally tightened by a specialist oak timber framing contractor. The tented frame was reconstructed in 1990 circa, following the 1987 storms when the original East section of the Pergola was destroyed.
- 2.04 According to the Engineers report and confirmed by further recent Architect's and Client's inspections, the Pergola Colonnade is in a state of severe disrepair, timbers have decayed and split due to wet rot; the oak framing is in poor condition throughout the overall structure. Temporary remedial works have been carried out to secure timber frame with cable ties to avoid risk of falling/injury.
- 2.05 The stone column capitals have been eroded by tannic acidic reaction with the oak, due to inadequate lead capping detailing, which is proposed to be removed and replaced; capitals have been also damaged by rusted iron bolts and fixings. Most of the capitals will be mortar repaired; it is proposed to remove and replace capitals only where absolutely necessary; indent and mortar repairs to other capitals where possible.
- 2.06 Iron half-lapped ends of ornamental iron panels are rusted and have caused breakage of 4 no. stone slabs, which are proposed to be removed and replaced.
- 2.07 Rusted hold down iron straps behind stone pilasters will need to be removed and replaced, which have forced the brickwork upwards which in turn has lifted the pilasters causing the bed joints to open up
- 2.08 Overall the structure is in poor condition and requires extensive repair. This will entail complete removal and replacement of the timber structure with associated masonry works to provide a sound support on which to place the timber. Discrete lead flashings are required to protect the timber and also to protect the Portland stone column capitals from damage caused by tannic acid run off leaching from the Oak structure.

In summary, it is proposed to:

remove and replace the decayed timber structure to the Colonnade, all Oak beams and joists with new oak frame to match existing;  
mortar repair Portland stone capitals and replace/indent repair only where not salvageable with new stone capitals to match existing;  
replace all rust jacking iron bolts, fixings, hold down straps, etc with new stainless steel elements;  
replace all decayed/incomplete lead capping and flashing with new lead capping and flashing with improved detailing;  
replace rust jacking half lapped iron ends of ornamental iron panels with new stainless steel ends.

- 2.09 Evidence of trellis battens have been found carefully looking to archival photos included in the fifth edition of the "*The art & craft of garden making*" book by Thomas Mawson, published in 1926. These photos show small trellis fitted on top of the oak joists. Plus nails and other fixings are still visible on top of existing joists, suggesting the presence in the past of such timber ornamental battens.  
New oak battens will be fixed on top of oak joists, dimensions and layout to match former frame, as per 1926 photos.

Trellis battens matching existing have been already reinstalled onto the East section of the Pergola, refurbished at the end of the last century.

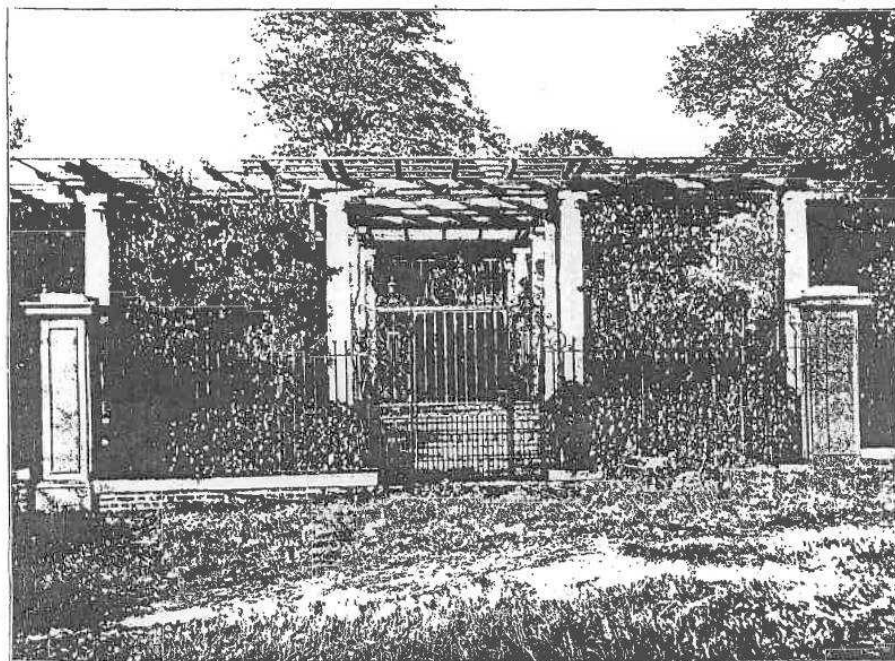


FIG. 56.—BOUNDARY FENCE AND GATE, THE HILL, HAMPSTEAD, ADJOINING THE HEATH.

*Above and next page, photos of Pergola showing the presence of trellis above the timber joists in the Colonnade section, from Thomas Mawson, "The art & craft of garden making", Fifth edition, 1926*

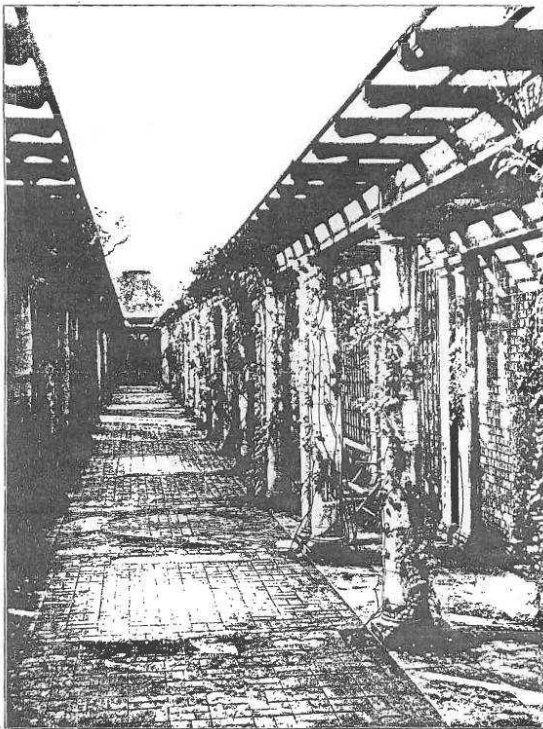


FIG. 463.—THE COLONNADE LEADING TO THE BELVEDERE AT THE HILL.

*Above, Colonnade section of the Pergola with trellis battens above joists, from T. Mawson [cit.]*

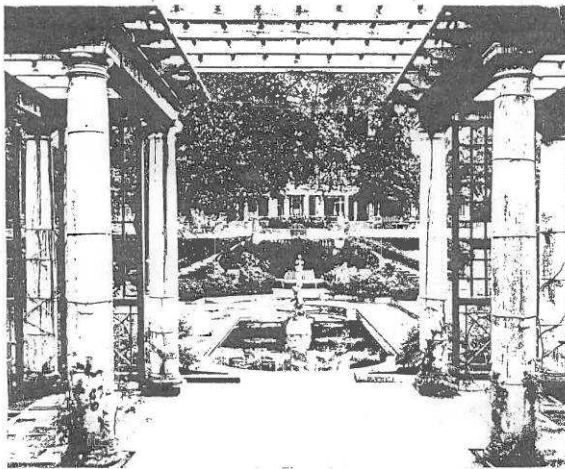


FIG. 459.—LILY POND AND PERGOLA, THE HILL, HAMSTEAD, FOR LORD LEVERHULME.

*Above, West section of the Pergola with trellis battens above joists, from T. Mawson [cit.] and below, Pergola as it appears now, in the section refurbished in the 1990's.*



### 3.00 BUILDING USE

3.01 The Pergola is located in a popular public garden and its ornamental promenade attracts several visitors each day, and it is used for weddings and other outdoor events. The public gardens provide a quiet habitat for wildlife in which local residents are interested and protective of this environment as well as the condition and repair works to the pergola. The site is normally open to visitors but will be closed for the duration of the works. The building is generally open to the public but shuts during bad weather and strong wind because it could become unsafe. Currently the site is checked after each storm before re-opening to the public. The scope of the works is also to improve safety for public fruition and enjoyment of the Pergola.

3.02 The use of the fabric will not change in relation to the proposed works.

### 4.00 LAYOUT AND SCALE

4.01 The site comprises the pergola between the Belvedere at its western end and the steps leading up to the Rotunda at its eastern end. The site borders private gardens along much of its northern boundary.

4.02 Scale and layout of the Pergola will not change in relation to the proposed works.

### 5.00 APPEARANCE AND MATERIALS

The appearance of the Pergola will not change in relation to the proposed works, except for the addition of trellis battens above the oak joists. This item is missing at the moment although it was part of the original early XX century layout of the Pergola. Its reinstatement would return the original appearance of the fabric, as designed by the famous landscape architect Thomas Mawson.

5.01 It is important that the selection of materials and details sit comfortably with the Listed Building particularly where repairs are being undertaken. The design intention is that the repaired fabric will have an improved and long lasting appearance. Repairs will use the materials to match existing.

5.02 Timber :  
All decayed, rotten and split oak beams and joints will be replaced with well-seasoned English Oak with full traceability from a sustainably managed supply, and sap free to reduce tannin run off risk.

5.03 Bricks & tiles:  
Various tiles are missing or broken and will be replaced with new handmade clay tiles to match existing. Missing or broken bricks to North wall will be



replaced with new to match existing smooth red imperial bricks. Samples of bricks and clay tiles will be obtained for approval.

5.04 Portland stone:

Un salvageable stone columns capitals and stone paving slabs will be replaced/indent repaired with Portland stone to match existing. Samples of Portland stone will be obtained for approval.

5.05 Mortar:

Mortar for brick and stone pointing and for stone capital repairs will match existing; samples will be provided for approval to match selected pointing mortar colour and aggregates.

5.06 Lead:

All decayed/incomplete lead capping will be replaced with new code 6 sand cast lead to be laid sand face uppermost/visible.

5.07 Stainless steel:

Rust jacking iron fixings, bolts, hold down straps, etc. will be replaced with stainless steel fixings, coach bolts and screws, washers, plates, screws and straps etc. All stainless steel fittings and fixings to oak frame elements will be painted to match oxidised Oak. All stainless steel new half-lapped ends to iron panels will be painted black to match existing panels.

6.00 LANDSCAPING

6.01 The proposed works to the Pergola do not include any proposals for landscaping changes. Existing trees within the property boundary are unaffected except for the vegetation on Pergola timber frame, which will be cut back by competent Hampstead Heath gardeners under the supervision of the Head Gardener and the Gardening & Grounds Supervisor before commencement of the works, in order to keep the plants alive and minimise disruption to their natural growth.

7.00 ACCESS

7.01 During works

Location for site compound would be on the lawn at South East of the bridge. Vehicle entrance would be through South Entrance from North End Way. Site compound will be contained by secure anti-climb Heras fencing on all sides to prevent unauthorised access.

Using light vehicles Contractor can access "loading and unloading" area going up through a steep path at South of Colonnade and could load and unload material on the lawn outside the colonnade gate. "Loading and unloading" area will be located close to the South side of the Belvedere at the western end of the Pergola contained by secure anti-climb Heras fencing on all sides to prevent unauthorised access. For pedestrian access to site

Contractor can use steps just South of the Bridge.

- 7.02 The park is popular and publically accessible, therefore no articulated vehicles will be allowed and deliveries will be between 10.00 and 14.30 only and not at all on weekends. Only marked vehicles will be permitted on the Heath where the speed limit is 5 mph and hazard lights will be used at all times. Only one or two vehicles will be allowed at a time. All vehicles, whether moving forward or reversing, will be supervised by a walking banksman at all times. Access to the Site will be agreed with the Supervising Officer and will be restricted to areas where the work is to be carried out.
- 7.03 Site has will well fenced to avoid public access. Contractor will provide a screen on the East end of Colonnade, by the steps up to Cupola; West end would have painted plasterboards to block access entrances. All site barriers will be dog and child proof, secure and lockable.
- 7.04 After works
- The works will not alter the park layout and the access currently in use, which will be reinstated as it was before the works.
- 8.00 LISTED BUILDINGS
- 8.01 Generally the proposal as a whole seek to reinforce and maintain the character of the Listed Building itself and within its setting in the Hill Garden Park.
- 8.02 This application proposes the retention of the listed building and its sympathetic repair that will secure the building's future and the public use.
- 8.03 Works of repairs will be carried out using like-for-like craftsmanship and materials and where historic fabric needs replacing, materials will be sourced to match existing.
- 8.04 Portland stone capitals and stone slabs will be replaced only where not salvageable and their replacement would result strictly necessary.
- 8.05 The oak frame has significantly rotted; most of the timbers have spit and are at risk of falling. Engineers inspections pointed out the oak frame have completely lost its stability and have been significantly weakened by this deterioration, with the result that the timber frame in not in condition to be salvageable.
- 8.06 All rust jacking iron bolts, fixings, etc will be replaced with stainless steel, to avoid future oxidation and decay. All stainless steel elements will be painted either to blend in against the surrounding oak frame for the bolts and fixings to the timber structure, or will be painted black in the ornamental iron panels, to match existing.

## 9.00 APPENDICES

### 9.01 Appendix I - Drawing list

#### Existing Drawings

2253-01/00/00	Site plan
2253-01/00/01i	Location Plan
2253-01/00/02	Plan & Elevation as existing
2253-01/00/03	Colonnade Plan showing primary timber frame as existing
2253-01/00/09	Typical bay plans as existing
2253-01/00/10	Typical bay cross section, elevation and timber frame detail, as existing
2253-01/00/11	Cross section above steps – as existing
2253-01/00/12	Plan showing oak beams & joists as existing

#### Proposed Drawings

2253-01/01/02	Colonnade plan as proposed
2253-01/01/03	Colonnade plan showing primary oak frame as proposed
2253-01/01/09	Plan showing oak beams & joists as proposed
2253-01/01/10	Plan showing proposed trellis battens

#### Detail drawings

2253-01/03/01	Oak frame details as existing
2253-01/03/02	Oak frame details as existing
2253-01/03/03	Oak frame details as existing
2253-01/08/01	Lead detail to column capitals as proposed

#### Photosheets

2253-01/05/01	Photos of Colonnade as existing
2253-01/05/02	Photos of West end of Colonnade
2253-01/05/03	Photos of oak frame and stone capitals defects.

## 9.02 Appendix II – List Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1000244>

Grade: II\* Hill Garden and Pergola are registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

List entry Number: 1000244

County: Greater London Authority

District: London Borough of Camden

Grid Reference: TQ 26024 86711

### Details

An early C19 garden, redesigned by Thomas H Mawson in early C20 with colonnaded pergolas extending over two further gardens.

### HISTORIC DEVELOPMENT

Hill House was built in the early C19 and is shown on the 1st edition OS map of 1866 on the same site and orientation as the present mansion. The gardens lay to the west and consisted of scattered trees on a large lawn and boundary shrubberies and walks. On the west side was a double shrubbery with an open area (probably kitchen gardens) between. A walk led from the gardens through this area out onto Hampstead Heath. Hill House was remodelled in 1896.

Sir William Hesketh Lever (later Lord Leverhulme) purchased Hill House in 1904. The house was extensively rebuilt and enlarged for him, after which it became known as The Hill. The architects included E A Ould, William and Segar Owen and James Lomax-Simpson and the work included the addition of north and south wings to the garden front, by Grayson and Ould, c 1905; a terrace along the garden front by Grayson and Ould, to which Thomas H Mawson added an Ionic Verandah, c 1910; a library wing added to the entrance front, by William and Segar Owen, 1913-14; alterations to the terrace by Leslie Mansfield, who added a ballroom underneath it, 1923; and the extension and remodelling of the south wing by Mawson in conjunction with T H Mawson & Sons, 1924-5.

The gardens were laid out in three phases, each following the purchase of the three separate properties that make up the present site ( Hill House, Heath Lodge and Cedar Lawn. The first and second phases were designed by Thomas H Mawson (1861-1933), who had already worked for Lever on his properties in Lancashire ( Thornton Manor (qv), Lever Park (qv) and Rivington Gardens (qv).

When Lever purchased Hill House, the garden was on steeply sloping ground and Mawson levelled the site into terraces, providing terrace gardens in front of the house, a level lawn, and a pergola around the west and south sides of the garden in 1906. The terraces were constructed with the spoil from the Hampstead tube excavation. The kitchen gardens were laid out between the pergola and the south-west boundary of The Hill garden. In 1911 Lord Levehulme purchased Heath Lodge (the neighbouring property to the north-west) and demolished that house. Mawson extended the pergola across a bridge over the public road that separated the two properties to a circular Garden Temple and then after a long stretch of pergola to a Belvedere at the western end, overlooking the Heath and the former Heath Lodge gardens. A conservatory on the west side of the original pergola was demolished in the process and replaced by a Pergola Temple. Service buildings were built on the eastern portion of the newly acquired land and the two-acre gardens were incorporated within the scheme.

During the First World War Leverhulme purchased Cedar Lawn (the neighbouring property to the south) and in 1922 that house was also demolished and the pergola and garden were extended to the south.

Lord Leverhulme died in 1925 and the property was acquired in 1926 by Andrew Weir, first Baron

Inverforth. Lord Inverforth lived at The Hill until his death in 1955, leaving the property to Manor House Hospital, who renamed the house 'Inverforth House' in his memory.

The property was divided in 1960 when the London County Council purchased the western part of the site and the north-western part of the pergola. The pergola and gardens were restored and opened to the public in 1963 as 'The Hill Gardens'. The southern part of the pergola was made available for public access in 1971 but was later closed after its condition became unsafe. In 1991 the Hospital offered their part of the pergola to the Corporation of London, who had owned the north-western part of The Hill Gardens since the abolition of the Greater London Council. The Corporation restored the pergola and laid out further gardens to the west of it (on the site of the kitchen garden) in the late 1990s. Inverforth House and gardens were sold to developers in the 1990s.

**GARDENS AND PLEASURE GROUNDS** The gardens are in two parts: the Inverforth House gardens (private) of c 1ha; and The Hill Gardens of c 2ha, including the pergola (listed grade II), which are open to the public.

The Inverforth House gardens can be seen from the original part of the pergola, which wraps around the west and south side of the gardens. A broad terrace extends for c 150m along the west and south-west fronts of the House. From the terrace a curved double flight of steps (listed grade II), by James Lomax-Simpson, leads down to a formal garden. This garden consists of a paved rectangular pond (listed grade II) with fountain, surrounded by classical urns and pedestals.

To the west of the gardens is the main part of the pergola, which is cruciform in shape and orientated west/east on the steps and pond. From here there is a short arm leading north to Inverforth House, west to The Hill Gardens, and south to the Heath and one of the approaches to the kitchen gardens. To the south the pergola continues for c 40m, before turning east for 35m, and then south for c 80m. In the centre of the southern arm is an octagonal summerhouse and the southern end is terminated with a circular belvedere.

To the west the pergola crosses the public road by a bridge and leads to a central temple summerhouse, from which there are steps down. The pergola then runs west for c 100m to a rectangular belvedere summer house from which there are good views of the public gardens. This west/east section from the bridge to the west summerhouse, added c 1911-12, has a wall along the north side (the rest of the pergola is open on both sides).

The balustraded and colonnaded pergola is largely raised on brick arcading, the elevated position giving good views of the Heath, Inverforth House and gardens, The Hill Gardens, and the new gardens. Portland stone columns (double and single) support the wooden pergola, together providing the framework for wisteria, roses and other climbing plants, with herbaceous planting at the foot of the columns.

From the western end of the pergola, steps lead down to further gardens. On the eastern side of these gardens there is a formal rectangular pool, running north/south, with a pavilion to the east, from which there are good views to the west. The pool is directly aligned on the western extension of the pergola. Shrubberies run around the north and west boundaries and the pergola along the south boundary. A path runs around the gardens, within the boundary shrubberies and enclosing a large lawn, flanked by further shrubberies and with mature trees, including large beech trees. The lawn slopes down to the west with good views over the Heath.