

Mount Vernon

Boundary security enhancements Design & Heritage Statement

The apartments at Mount Vernon are within the old Mount Vernon Hospital. The location is in the Hampstead Conservation area. The boundaries are, in the most part, those of the old hospital which have long frontages onto Frognal, Frognal Rise and the largely pedestrianised Mount Vernon.

The block also contains other properties Mount Vernon House. This has a Grade II Listing. The wall around it has a separate listing

MOUNT VERNON HOUSE

List Entry Number: 1113154

Heritage Category: Listing

Grade: II

Location:

MOUNT VERNON HOUSE, MOUNT VERNON, HAMPSTEAD, Camden, Greater London Authority

GARDEN WALL TO MOUNT VERNON HOUSE

List Entry Number: 1113155

Heritage Category: Listing

Grade: II

Location:

GARDEN WALL TO MOUNT VERNON HOUSE, MOUNT VERNON, HAMPSTEAD, Camden, Greater London Authority

citation:

Garden wall. C18. Brown brick wall on plinth with shallow buttresses.

This wall is very high (over 3m) and is not a part of the proposal.

The existing wall flanking this wall that surrounds the flats at Mount Vernon (the old hospital), are much lower but of a similar general appearance (topped with coping stones rather than the soldier course bricks on the walls around Mount Vernon House).

The walls around the house are sufficiently tall to largely obscure it from the street.

Characteristics of the site:

The site is characterised by the gradients around the area making walls step around the site.

The materials used in boundary walls in the Conservation area are typically brown London stock brick and black, steel railings, (more commonly on the top of brick walls).

Other boundaries are close boarded timber, some topped with timber trellis.

Typically, walls are not uniform in height for very far due to the sloping site. Where walls and fences have been extended upwards, there is more transparency, softening the streetscape.

Security, problems and proposals

The walls surrounding the Mount Vernon flats are low in places, low enough to easily scale. The worst security problems are on Frognal where the walls are at their lowest and where there is very little surveillance from neighbours.

The aim of the proposal is to make boundaries sufficiently high to make them difficult to climb and even harder to climb over with burgled goods.

On the side passage, the trees make it easy to scale the fence; here additional radial trellis is proposed to inhibit this.

Materials and details, transparency,

The proposal for the extension of the walls on Frognal is steel railings (at a subordinate height to the wall), the fences to the pedestrianised Mount Vernon have been shown with a raised trellis, keeping the pallet of materials unchanged.

Response to pre-application advice

Comments were made regarding the appearance of the fixing detail of the railings. The proposed detail is now a much more discrete detail using resin anchored stanchions..

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Impact on the Listed wall to Mount Vernon House

The photograph on this page shows the junction of the old Hospital walls with the Listed walls to Mount Vernon house on Frogna Rise.

The junction of the walls is characterised by the height difference and the sub-station wall that is behind the wall to the Mount Vernon flats.

This is not a successful juxtaposition as the sub station wall is of a different brick type and colour.

The proposed scheme shows a railing on top of the Mount Vernon flats wall that are sufficiently high to hide the substation but still lower and so subservient to the much higher Listed walls.



The photograph opposite shows a typical rail topped brick wall seen on Frogna and in the general area.

The rails allow visual permeability whilst improving the security.



Mount Vernon

Boundary context photographs

The area surrounding Mount Vernon has a variety of boundary conditions and treatments. Typically, materials are brick, timber (boarded fencing and trellis) and steel.

The character of the area includes a variety of materials; solid materials are topped with more open materials (steel railings or trellis) and abundant planting.

Heights are irregular as they step with the various ground levels.

The proposed top railings will be supplemented with planting and will be approximately the height of the planting that is currently there so the general appearance of the walls should not be significantly altered due to the transparency of the railings.



View down Froggnal with timber boarded fencing on the right and brick on the left

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Mount Vernon Boundary context photographs



View across up Mount Vernon showing various materials heights and treatment.

Mount Vernon Boundary context photographs



View down Mount Vernon showing trees that have been identified as a climbing risk



Walls at the top of Mount Vernon are much higher than the others and will not need to be improved

Mount Vernon Boundary context photographs



View across the road from the upper corner of the site on Frogal



View across the road from the upper corner of the site on Frogal (pan left)