

Design and Access Statement  
for  
Listed Building Application

Part Stabilisation and Repair of Garden Wall (Within  
Existing Grounds)

Property Address:

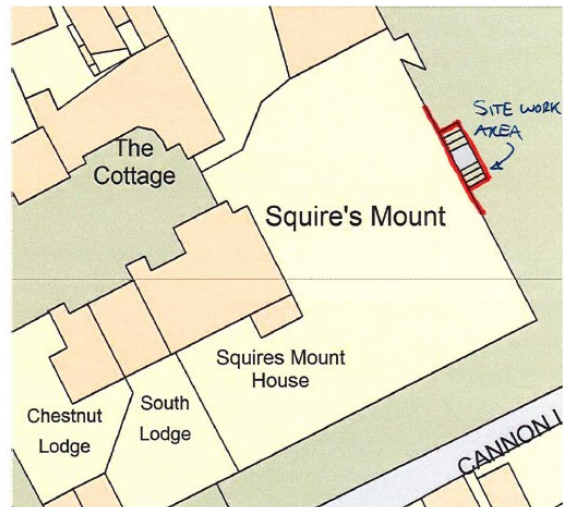
***'Squires Mount'***  
***Squires Mount***  
***Hampstead***  
***London***  
***NW3 1EG***

# Squires Mount – Part Stabilisation and Repair of Garden Wall (Within Existing Grounds)

## 1 Design & Access Statement

### 1.1 Introduction & Description of the Garden Walling

This design & access statement is submitted as part of a Listed Building Consent application for Part Stabilisation and Repair of Garden Wall, within the grounds of the property known as Squires Mount, located at Squires Mount, Hampstead London.



Squires Mount is located in Hampstead within the Borough of Camden and falls within a conservation area.

The proposed works comprise the part disassembly and reconstruction of sections of the existing brick wall and stone steps dividing the upper and lower gardens at Squires Mount:



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### 1.2 The Site & Boundaries

The property is set within a garden wall forming the boundary running parallel with Squires Mount (to the East), Cannon Lane (to the South) and East Heath Lane (to the North). These proposals refer to an inner garden wall located behind the main external boundary wall.



### 1.3 Building Usage

The property is made up of several dwellings and is used solely for private residential.

The main property, Squires Mount has undergone significant repair in recent years. The garden walling (within the external boundary) formed a later phase under the Planned Preventative Maintenance schedules and had not had the benefit of any repair works for a number of years.

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### 1.4 Applicable Listings & Conservation Area

The main building is a Grade II\* Listed with the garden walls and gateways carrying a Grade II listing:

CAMDEN

TQ2686SE SQUIRES MOUNT 798-1/17/1496 Garden walls and gates to Squires 14/05/74 Mount

GV II

Garden walls and gateways. c1714. Brown brick garden walls with brick on edge coping swept up at entrance gates. 2 former entrance gateways in south garden wall with brick piers having stone dressings and stone caps. Some sections of garden wall replaced by later C19 pierced parapet.

Listing NGR: TQ2666186207

### 1.5 Proposed Developments/Works

The focus of the work is to:

- (i) Stabilise existing sections of the wall
- (ii) Reduce the effects of further deterioration
- (iii) Make safe the wall in order to provide safe access around the area for both staff and resident(s)

It is considered that these works are intended to be a like for like 'repair. However, the in order to put the necessary and proper repairs into place, sections of the balustrade, pierced walling and main supporting walls will need to be dismantled (and as such fall under the definition of demolition for which formal listed building consent is required).

### 1.6 Design components

Sections of the wall are to be re-built using the appropriately cleaned and salvaged bricks set aside following removal. It is, however anticipated that due to the considerable deterioration of some existing masonry units that sympathetic replacements will be necessary (samples will be matched and provided for agreement).

These replacements will be limited to those units that are considered:

- (i) unsuitable for strength and stability reasons

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- (ii) and those with damaged faces which cannot be ‘turned’ in order to maintain an appropriate visual appearance.

### **1.7 Historic and special architectural importance**

The key planning policy framework considerations for understanding significance are addressed as follows:

#### **1.7.1 Hampstead Conservation Area Design Guide**

The proposals comply with both key principles set out within the Hampstead Conservation Area Design guide which are:

- (i) Keep your historic property in good repair
- (ii) Retain and repair historic features rather than replace them

#### **1.7.2 Historic and aesthetic value**

Brown brick garden walls and gateways (c1714) with some sections of garden walling replaced by later C19 additions (introduction of pierced parapet to some sections).

#### **1.7.3 Summary Impact**

The proposal does not affect the style or proportions of the wall. It is intended that the wall is carefully dismantled and existing masonry units carefully cleaned off and re-used. It is anticipated that reclaimed bricks or a similar type and style may need to be used to replace any existing bricks that are not deemed sufficient to maintain wall integrity. We consider that the impact of the proposed works is low.

### **1.8 Access components**

The current access arrangement to the property will not be affected. Access around the house and grounds will be improved following the works as the area is currently ‘out of bounds’ until the works are completed.

### **1.9 Summary**

In summary, the proposed work is intended to be a like for like repair. The careful cleaning, numbering and re-use existing materials mitigates the potential risk of altering the historic appearance. We trust the approach taken presents minimal change and makes a positive contribution to the future use and care of these elements.

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**Appendix I – Squires Mount Property List Entries (source: Historic England)**