



Dear Sofie Fieldsend,

You will have seen my part objection and suggestions regarding Condition 4 for this application. In my hurry to get it off, I didn't realise that the bond of the wall is not all in Flemish bond. I am enclosing a brief description of the wall as it was.

After looking at the original wall, the consented Planning Application and the Condition, I have had some discussions with the neighbours living in 33 Hampstead Hill Gardens and wondered if I could speak to you about this wall.

While the neighbours had thought the party wall would be rebuilt, it seems it will only be about a third of the height it was before. If the wall is to be shorter, some historic feel of the wall will be lost, particularly if it is rebuilt with the submitted pointing. I wondered if a compromise to return some of the original features of the wall could be negotiated by Camden? - as well of course to more appropriate and wall-preserving pointing.

Looking at Condition 4, it states:

Before the brickwork is commenced, a sample panel of the facing brickwork for the west elevation boundary wall demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority.

This indicates to me that the face-bond has been conditioned, and it is a shame to lose the Sussex bond and some of the vertical brick bonds in this wall when Condition 4 seems to be saying that these should be retained. I wondered if a better collection of bonds - say the Sussex bond from the base up to course 14/15,

a return of 2 of the vertical brick course bandings and even a pattern, though lower down - could be possible? This could be a great way to show how modern design can knit in and live comfortably with Victorian.

Regarding patterning lower down, the householders of 33 HHG would prefer the more rectangular pattern of the left hand extension wall rather than the diamond pattern found high up between the roof slopes. They think that pattern would look better here, as there are no longer any roof slopes here to reflect the diamond pattern.

Could we in any case ask for a dimensioned plan of the wall? There is an artist in 33 HHG who would be willing to assist with this for the design.

I am at home most of the time and can be reached on my landline or failing that my mobile. I would be most grateful if we could speak on this matter.

With all good wishes

Vicki

On Thu, 5 Aug 2021 at 11:30, Vicki Harding <[vickirutharding@gmail.com](mailto:vickirutharding@gmail.com)> wrote:

Dear Sofie Fieldsend,

I am writing to object to the approval of Condition 4 of planning permission 2017/6907/P dated 17/12/2018 (as amended by 2019/5904/P dated 19/2/20) for 'Erection of 3-storey dwelling, plus basement including alterations to retained extension (to east of existing cottage) and refurbishment of existing roof terrace, with associated landscape, following demolition of existing 2-storey cottage'.

While the bricks and Flemish bond are appropriate, the very thick, grey cementitious and impermeable mortar and the pointing are absolutely not. The result is very ugly.

Bricks are permeable and allow moisture to be evaporated from their surface. Both the mortar and the pointing should not be water impermeable or they encourage moisture traps so that the superficial surfaces of the bricks eventually suffer frost damage and spalling. A significant proportion of lime and sand should be used to both colour the bricks, fit in with other local buildings and provide a permeable layer that does not become a moisture trap. While the angled pointing favoured by modern bricklayers is supposed to throw off rain from the bricks, this is unnecessary, requires a greater cement proportion to maintain the edge at the bottom, looks machine made, and is very very ugly.

I don't have an ideal example to hand, but enclose a photograph I've just taken of a local re-built garden wall using old bricks with good pointing. This shows how it can be finished by rubbing a flat wooden board along it when it is semi dry - no angle, no sharp edge. A wooden dowel can be used for a slightly concave finish, encouraging moisture evaporation. A hard brush finish does the same thing and cleans mortar off the bricks too.

Old bricks are frequently damaged where cement has been used in the recent past, so in patches the mortar looks thicker, but the overall effect is much much better, the bricks are preserved, and the wall will last considerably longer. In my photographs a sharp coarse sand has been used, but normal washed sharp sand does a good job too and will help produce the required colour.

A photograph of the 13A Pond Street cottage rear wall (taken to show the griselinia tree from the garden behind) shows what it is to match - particularly the older pointing to the right of the tree. As well as the Flemish bond, some timeless detailing can be seen, though this wall elsewhere also has some interesting Victorian detailing - see P1780676.

Please could a sample with appropriate mortar and pointing be resubmitted, and as before kept until the work has been completed and approved.

With all good wishes

Vicki Harding

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***Dr Vicki Harding***  
***Society Tree Officer***  
***Heath & Hampstead Society***



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