

## HERITAGE AND DESIGN STATEMENT

Proposed Replacement Garden Wall at 18 Holly Mount, London NW3 6SG

First Issued: 06/04/22

## 1. Introduction

- 1.1. This Heritage and Design Statement accompanies a Listed Building Consent application for the like-for-like replacement of an existing garden wall at 18 Holly Mount, London NW3 6SG. The proposal is necessary as the wall is no longer plumb, and is on the verge of collapsing onto the adjacent public footpath, Holly Bush Steps.
- 1.2. 18 Holly Mount is a Grade II listed building near the centre of Hampstead, described under List Entry Number 1379099 as follows:

*'Detached house with main facade and entrance gained from Holly Bush Steps. Early/mid C18. Multi-coloured stock brick with plain brick pilaster treatment at either end of front flanking modified brick cornice and parapet. 2 storeys and semi-basement. 3 windows. Entrance with blind brick arch and wooden architraved surround; overlight and C20 glazed door approached by steps. Gauged red brick flat arches to slightly recessed sashes with exposed boxing. INTERIOR: not inspected. HISTORICAL NOTE: formerly a beer shop in 1830s, the Holly Mount Laundry in 1850s and a lodging house at the turn of the century.'*

- 1.3. This application concerns only the garden wall, as marked on the plans, between 18 Holly Mount and 18A Holly Mount (known as 'The Studio').

## 2. Existing Condition

- 2.1. As notified to the council by email on 04/04/22 by this practice, the wall is in very poor condition and at risk of imminent collapse.



The leaning wall, obscured by hedging,  
looking west along Holly Bush Steps



Close up of the poor condition brickwork



Photo from inside the courtyard of a makeshift attempt to prevent collapse (not sufficiently robust)

### 3. The Proposal

#### 3.1. This application proposes:

Immediately and prior to receiving consent, to protect life and the heritage asset:

- A) Hoard off the affected part of the Holly Bush Steps footpath, temporarily, with a 6-month Building Licence Application submitted to LB Camden.
- B) Install timber raking shores to support the wall

On receipt of Listed Building Consent:

- C) Carefully dismantle the brick garden wall by hand, clean sound bricks (e.g. non-spalled) and set aside for re-use
- D) Implement a hidden and permanent structural base – this solution cannot be designed until the wall is dismantled and ground conditions are exposed (refer to appended structural sequencing drawing)
- E) Rebuild the garden wall to match existing, using salvaged bricks where possible (and matching bricks where not possible, with matching bond and joints, soldier course, and lime mortar. Replace timber gate to match existing.

#### 4. Historical Impact

- 4.1. There will of course be some impact on historic fabric because of the dismantling of the wall. However, this is far preferable to doing nothing at all, and allowing the wall the collapse, which will require more work to reinstate with potentially more loss of historic fabric.
- 4.2. Due to the necessity of the proposal, the impact on the historic fabric (some of which will be reused where salvageable) would be offset by the significant safety and structural improvements to the heritage asset. The structural improvements will safeguard the longevity of the reused original bricks.

#### 5. Conclusion

- 5.1. The works are urgently necessary to preserve the setting of the asset, preserve as much of the garden wall's bricks as possible, and to preserve public safety.
- 5.2. It is concluded the proposals offer a net benefit to the listed asset and should be approved immediately.



**Seb Kouyoumjian** BA(Hons) DipArch MA ARB RIBA CEPHD  
DIRECTOR  
07749845138