



**The Hoo  
17 Lyndhurst Gardens  
Hampstead**

**Design & Access Statement  
for Planning & Listed Building Consent  
for the Southern Boundary Wall**

**April 2022**

## 1.0 Introduction

Investigations have shown that the boundary wall to the South of the Hoo is in a state of near collapse.

The wall, which is in the ownership of the Hoo, is a 9-12 inch brick retaining wall in Flemish Garden Wall bond holding up to approx 2 metres in level change rising to the North. The wall has been undermined by the profuse tree growth on both sides of the boundary, although ironically, it is now effectively being held upright by the trees growing on the north side boundary of No 15 to the South. We have carried out careful trial excavations to determine the root zones and root locations of these trees in No.15's ownership.

The proposal is to carefully remove the existing brick wall and replace it with a new wall which will visually match the existing.

Because of the trees not being in our ownership, it will not be possible to carry out strip foundation excavations in the normal way, so we will carefully insert 200mm diameter mini piles between the roots of the trees, linked by a concrete pile cap which will lie above the tree root depth zone. A reinforced concrete retaining wall built off this cap will be clad to the south in a single leaf skin of facing brickwork to match existing, up to The Hoo Garden level, and above this, topped with the boundary wall in 9 inch brick, all in Flemish Garden wall bond. This upper part of the wall forms a guarding to the Hoo Annexe path way and will therefore be internally reinforced for structural integrity. A matching brick saddler capping will finish the wall.

In plan layout and elevation, the wall will be an exact visual replica of the existing.

## 2.0 Reason for new Application

The client wishes to replace the garden wall without changing its appearance or function to both sides. This can take place at the same time as other works to The Hoo by agreement with the neighbours.

The existing wall is in a potential state of collapse and could form a danger to the adjacent residents.

## 3.0 Drawings

The Application is accompanied by Bowker Sadler Architecture Drawings Nos 19-013/1128, 19-013/1129 and 19-013/1130 Rev B

## 4.0 History and Heritage

The Application is accompanied by a Heritage report prepared by Lichfields.

## 5.0 Scale and Size

The new wall is an exact visual replica in scale and size to the existing boundary wall, although the construction is different to comply with modern guarding requirements.

## 6.0 Access

There is currently no requirement or change to accesses as a result of the wall rebuild. In the Planning Permission Ref 2019/6151/P, Dated 29<sup>th</sup> September 2021 Granted for works to the Hoo, an access path to the Annexe ( No 17c) runs parallel to the replacement wall on the North side.

**Bowker Sadler Architecture : April 2022**

