

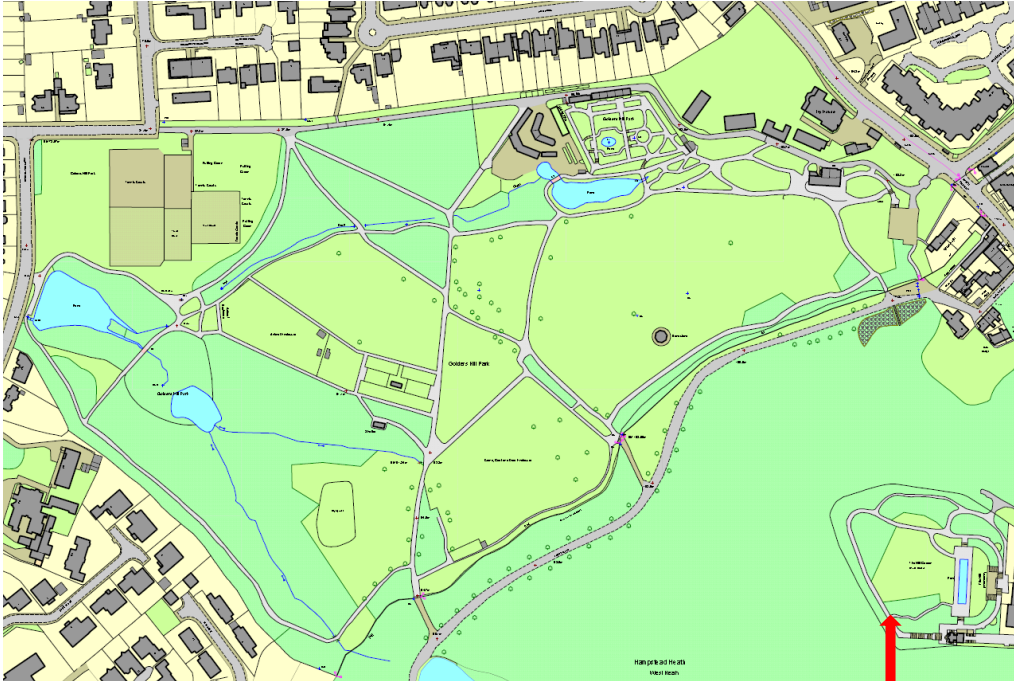
Committee(s):	Date(s):	Item no.
Hampstead Heath, Highgate Wood and Queen's Park Committee	23 rd September 2013	
Subject: Report on maintenance works and future proposals at the Hill Garden & Pergola	Public	
Report of: Superintendent of Hampstead Heath	For Decision	
<u>Summary</u>		
<p>This report informs members of construction work undertaken during the last ten years, and proposal to seek a venue licence to hold marriage and civil partnership ceremonies.</p> <p>Recommendation</p> <p>Management Committee:</p> <ul style="list-style-type: none"> • notes the on-going repair and maintenance works undertaken in the Pergola during the last ten years. • endorses the approach to the use of the Hill Garden Pergola for marriage and civil services, the details of which will form a separate report, subject to the views of Consultative Committee being received. 		

Main Report

Background

1. In 1904 William H Lever, later Lord Leverhulme purchased The Hill, a substantial house facing North End Way. He enlisted Thomas Mawson, the first president of the Institute of Landscape Architects to redesign the garden and build the Pergola. Construction was carried out in three phases between 1905 and 1925.
2. The Pergola is situated on the eastern edge of the West Heath area, see Map 1 below. It is a Grade II* Listed structure consisting of a high level walkway, stretching almost 250 metres in length through a colonnade of stone columns. The walk ways are supported off a substructure at lower level that also has an internal walkway in place. Photograph 1 shows the Pergola today, one of the hidden gems of London.
3. After Lord Leverhulme's death in 1925 there were various owners of the Pergola. The City of London Corporation took over its management in 1989 and commenced a major restoration programme costing £1.4M. Works included foundation stabilisation, brickwork repair, and the replacement of stone pillars and oak timbers to match the originals. In 1995 the restored Pergola was reopened for public access.

Map 1: Golders Hill Park / West Heath / Hill Garden



Hill Garden & Pergola

Photograph 1: Pergola today



4. The Hill Garden is included in the English Heritage Register of Parks and Gardens of special historical interest. In early June each year the Hill Garden and Pergola is included in the Open Garden Squares weekend which is organised by the London Parks & Gardens Trust. This year an estimated 300 visitors attended the event.

5. In March 2013 the chairman wrote a comprehensive article for the Ham & High outlining the history of the Hill Garden Pergola –Appendix 1.
6. The Hill Garden and Pergola are popular locations for filming and photography shoots.

Current Position

7. Over the ten years the City Surveyors Department have overseen the completion of the following works in section 1 (green area) and section 2 (pink area) see Plan 1 below. Total costs of works to date for the Pergola and Hill Garden boundary wall total approximately £333,000.
8. When works are being undertaken notices are displayed in key access locations informing members of the public of impending closures to sections of the Pergola, Appendix 2. Also a letter was written to neighboring properties informing owners of planned works – Appendix 3.

Section 1

9. Key stone and re-pointing repairs were completed on the Pergola Bridge in March 2011 at a cost of £10,000.
10. Oak framework repairs were undertaken in February 2012, costing £46,000.00. Repairs included checking all timbers, tightening existing fixings, inserting new fixings and removing and replacing rotten timbers wherever necessary to the whole section, including 4 domed and 2 large tented structures.

11. False windows were re-rendered and painted in April 2013 at a cost of £9,000 – Photographs 2 & 3. Cast iron pipes replaced at a cost of £1,000.
12. A structural survey of the ground level walkway has been carried out costing approximately £9,000.

Section 2

13. The Oak framework was strengthened; works were completed in March 2012 at a cost of £10,000. Works consisted of inserting additional timbers, putting beams back into position and replacing missing screws.
14. Re-laying of the entire paviour pathway was completed in May 2013 at a cost of £50,000. Previously this pathway was a health and safety concern as the path had sunk along the middle causing water to collect, this froze in winter making the path very slippery – Photographs 4 & 5a and b.
15. Coping stones on the wall along the colonnade were made safe at a cost of 3,000 in April 2013.

Hill Garden Boundary Wall

16. Eighty-three meters of boundary wall has been rebuilt at a total cost of £194,000 – Photographs 6 & 7. The works was carried out in three phases.
17. A fourth and final phase of rebuilding forty meters is due to commence in September 2013, at approximate cost of £125,000.

Future Works and Proposals

18. There are additional works that need to be undertaken in the future, subject:

Section 1

- Tanking to high level walkway over ground floor walkway
- Brickwork repairs and repointing
- Repairs to stone balustrades, columns
- Repainting railings
- Paving repairs/replacement
- Stairways – possibly open up and repairs

Section 2

19. Given the age and condition of the structure, as a precautionary measure when wind speeds exceed 50 miles per hour, this section of the Pergola structure is closed to the public.
 - Replace timber framework in section 2
 - Repair stone colonnades

- Brickworks repairs and repointing
- Repairs to stone balustrades and columns to staircases
- Repainting railings
- Paving repairs and replacement
- Stairways – possibly open up and repairs
- Repairs to store rooms underneath Belvedere Structure
- Repairs to Belvedere Structure.

20. These will form the basis of a future Committee report.

Future Use of the Hill Garden Pergola

21. In the Heath Management Plan – Towards A Plan for the Heath, in the Section that gave "A Glimpse of the Future", reference was made that there might be marriage or civil partnerships at the Hill Garden Pergola.
22. The Business Manager has been pro-actively approached by Camden Council who are very keen to pursue this location as a potential venue for marriage and civil partnerships. Having discussed this at both previous Management and Consultative Committee walks with positive feedback, a tentative application has been made for a venue licence.
23. This again could generate additional income to support the management of the Heath, it is however recognised that such an activity must be managed sensitively and not become intrusive to the overriding purpose of the site. The detail relating to this approach will form the basis of a future report.

Corporate & Strategic Implications

24. The Pergola supports several of the City Together Strategy - The heart of World Class City 2008-2014 themes, including: ... *"a support our communities ... protects, promotes and enhances our environment ... is vibrant and culturally rich"*.
25. The Pergola shares the Open Spaces Department Business Plan 2013-2016 aims and objectives for environment: - *"Ensure that measures to promote sustainability, biodiversity and heritage are embedded in the Department's work"*.
26. The Pergola also supports the essential actions and/or aspirational goals in the Hampstead Heath Management Plan Part 1 – Towards a Plan for the Heath 2007-2017, B1 *"Restore and refurbish the Hill Garden and Pergola, the Hill Garden Shelter and Pitt Arch"* and D1: - *"Conserve and enhance the historic and planned elements of the Heaths designed landscapes, while improving their appearance and public facilities"*.

Implications

27. The costs associated with these construction works has all been met from the City Surveyors Department Annual Works Programme ring-fenced maintenance budget.

28. There are no legal, property implications or human resource implications at this stage.

Conclusion

29. This report demonstrates the value of the Annual Works Programme, with ring-fenced maintenance budgets, enabling the City to invest £324,000 to protect, preserve and maintain the Hill Garden & Pergola Grade II* Listed structure in accordance with its statutory obligations for the next generation to enjoy.

30. Designation for use of the location for marriage and civil ceremonies on a limited basis, provides an additional value for this largely undiscovered architectural landscape feature.

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Photograph 2: Re-rendered false windows before works



Photograph 3: Re-rendered false windows after works



Photograph 4: Paviour pathway before replaying works



Photograph 5a and b: Paviour pathway after replaying works



Photograph 5b



Photograph 6: Boundary wall repairs



Photograph 7: Completed boundary wall repairs

