

THE EXTERNAL AREAS
at the Former Synagogue & Primrose Hill

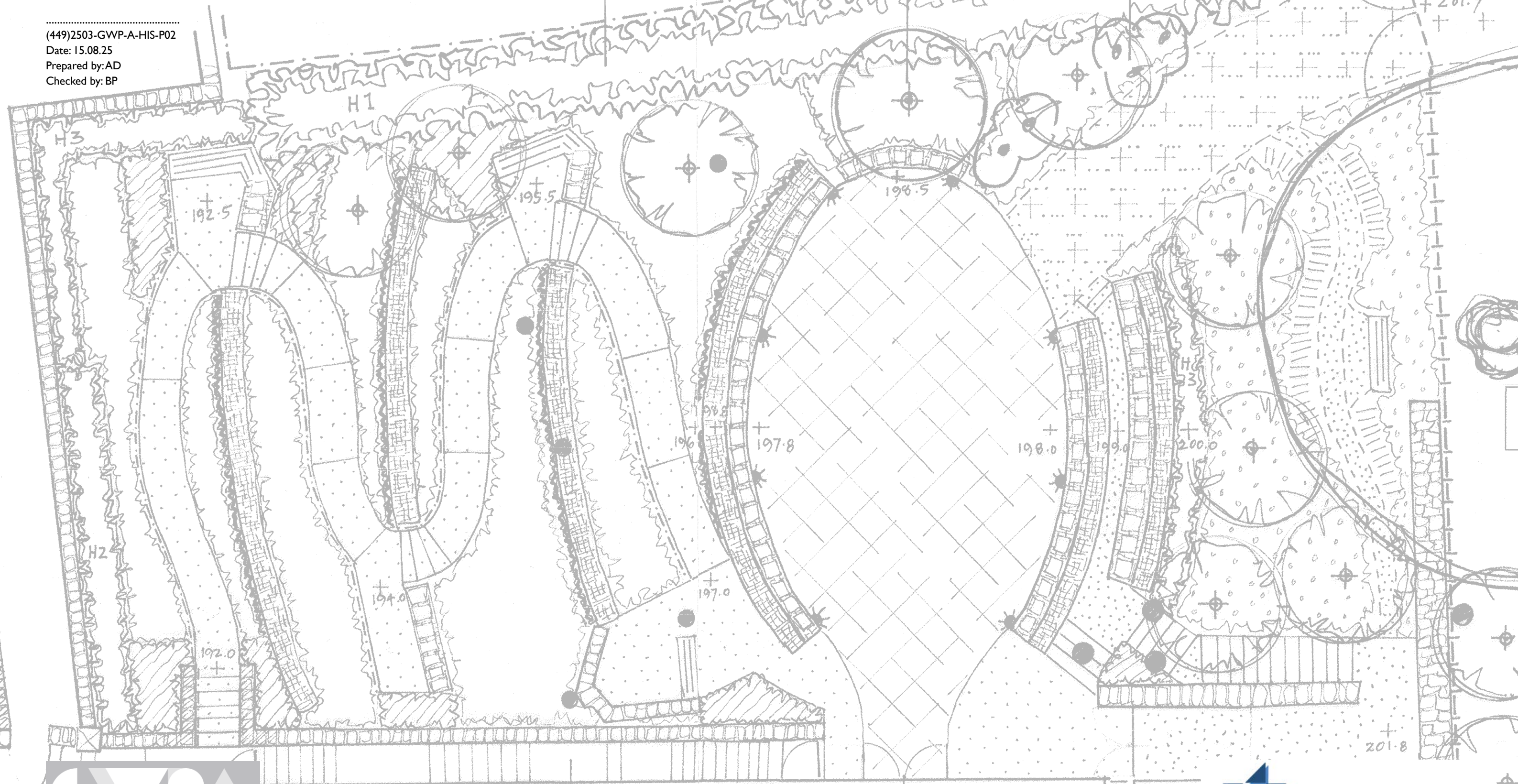
THE PROPOSALS

(449)2503-GWP-A-HIS-P02
Date: 15.08.25
Prepared by: AD
Checked by: BP

North boundary large hedge/tree belt -
approximately 30% existing coppiced,
30% transplanted from elsewhere on
site 30% new shrub planting.
Existing ground undisturbed.

'Anne Frank tree' - feature
tree, grown from original
Horse Chestnut.

Group of willow, hawthorn &
sycamore retained & coppiced



Existing steps repaired for safety.
Secure gate at either end.

Access from
Synagogue first floor

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8.5 Derelict Land to North of Synagogue / New Garden

8.6 The Public Highway in front of both buildings



8.0 SECTION FOUR - EXPLANATION OF THE PROPOSALS - EXTERNAL AREAS

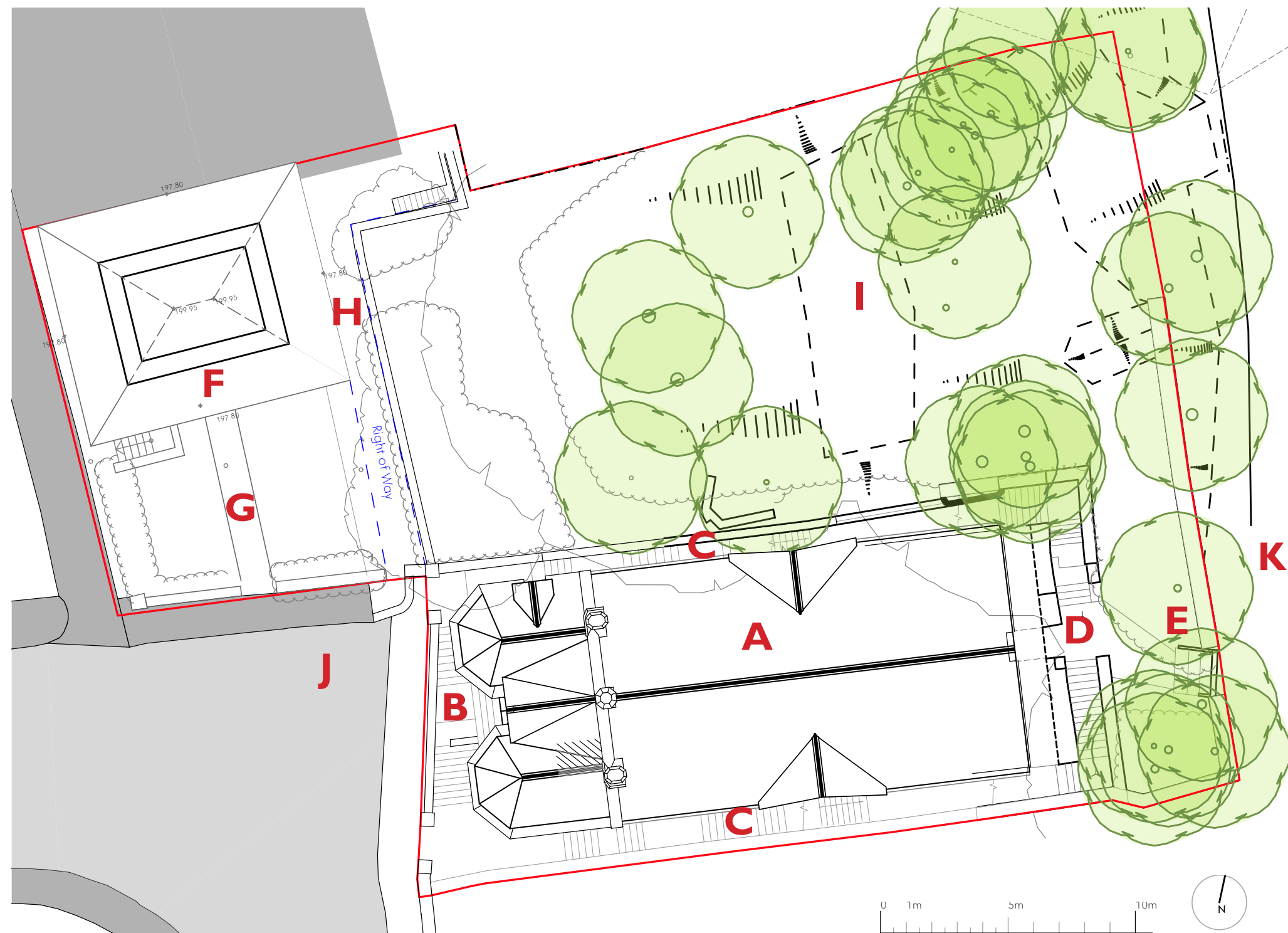
The Welsh Jewish Heritage Centre comprises the following aspects, for which the letters below relate to the existing site plan to the right:

- A The Former Synagogue
- B Entrance Steps at the Front of the Former Synagogue
- C Two runs of Steps & Retaining Walls to the Sides of the Synagogue
- D Steps and a Retaining Wall at the Rear of the Former Synagogue
- E A narrow strip of derelict land beyond the rear steps
- F Primrose Hill House
- G The Front Garden to Primrose Hill House
- H A 'Right of Way' Path to the east of Primrose Hill House
- I A large area of Derelict Woodland to the North of the Synagogue

Not part of the site, but impacting upon the site are:

- J The Public Highway outside both buildings
- K A Private Drive at the rear of the Former Synagogue

Within this document, we present the proposals for those External Areas referred to above; with the Former Synagogue and Primrose Hill House explained within their own separate documents.

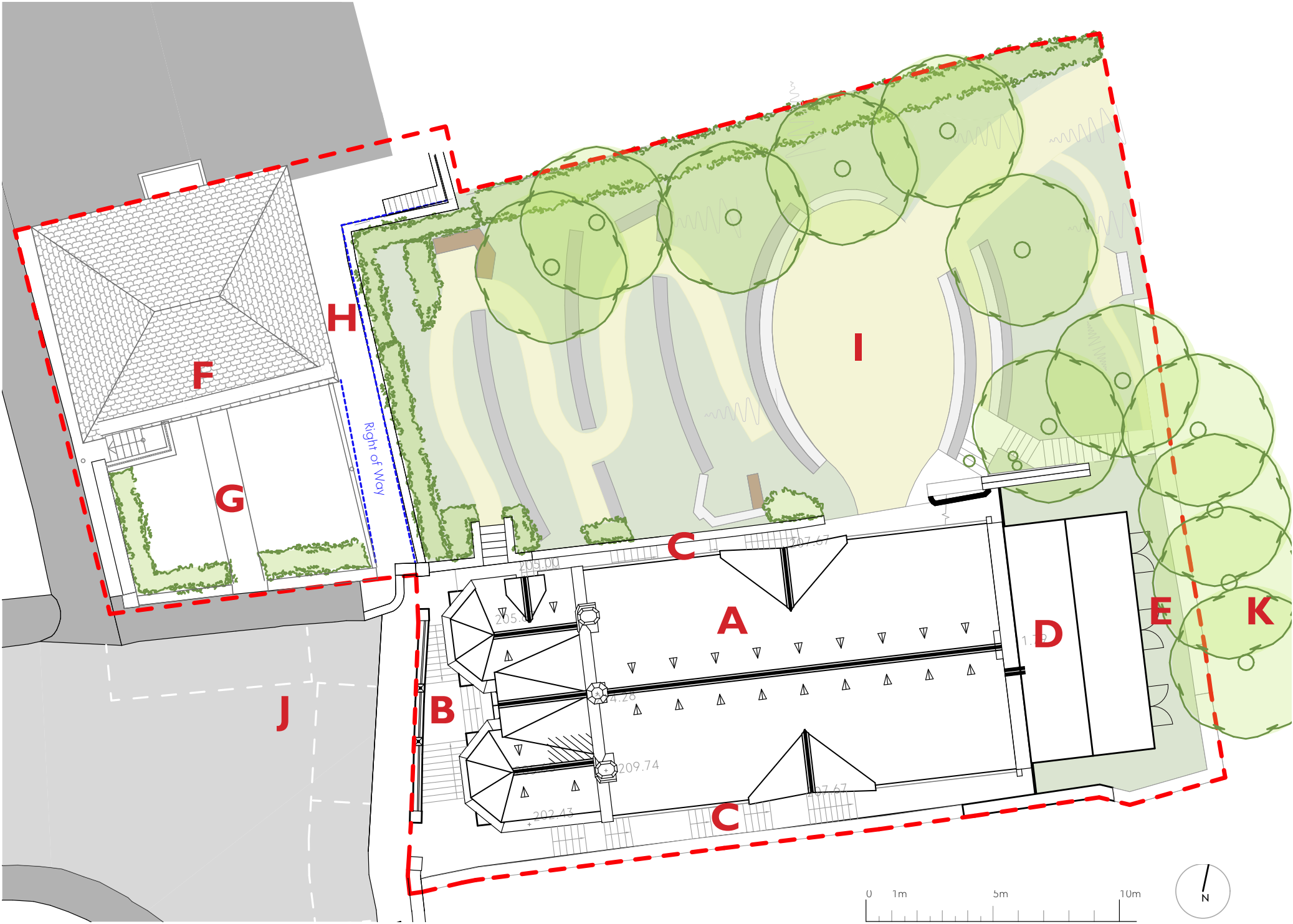


EXISTING SITE PLAN

8.0 SECTION FOUR - EXPLANATION OF THE PROPOSALS - EXTERNAL AREAS

Within this document, we present the proposals for those External Areas referred to above; which includes:

- B** Entrance Steps at the Front of the Former Synagogue
- C** Two runs of Steps & Retaining Walls to the Sides of the Synagogue
- D** Steps and a Retaining Wall at the Rear of the Former Synagogue
- E** A narrow strip of derelict land beyond the rear steps
- G** The Front Garden to Primrose Hill House
- H** A 'Right of Way' Path to the east of Primrose Hill House
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- J** The Public Highway in front of both buildings



EXISTING SITE PLAN

8.1 Existing Steps at the Front

The stone steps, retaining wall and pillars to the front are in an extremely poor condition; having been pulled apart by buddleia roots and other damage. Steps are partially missing or fractured, the landing has lost much of its surface and the wall and pillars are misaligned. The proposals involve the wall being taken down to level steps; and re-built once all the roots are removed. The stone pillars are to be taken down and re-built straight, once all the roots are removed.

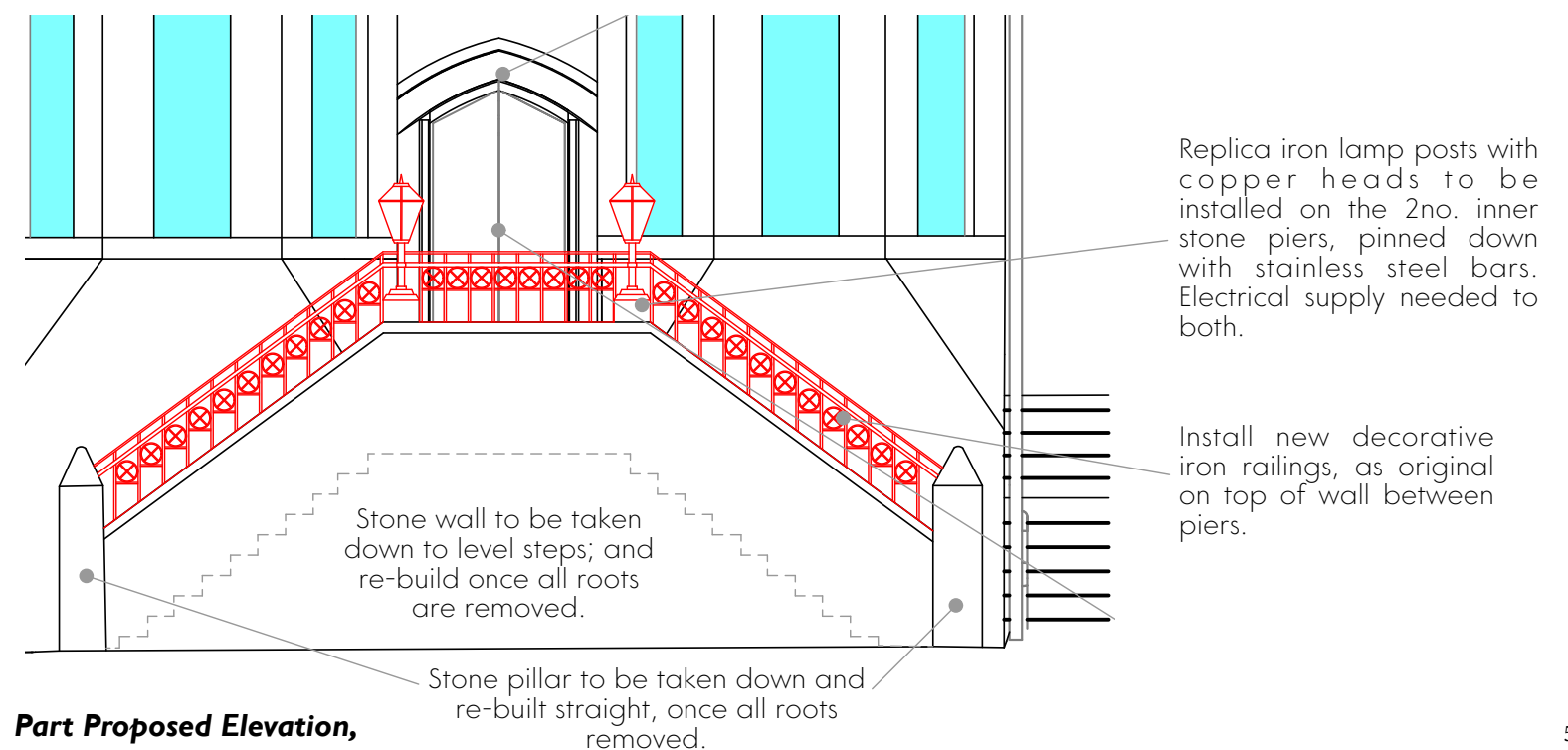
As the bottom image shows, there used to be decorative iron railings on top of the wall and iron lamp posts with copper heads on the two inner pillars. The proposals reinstate / replicate both the decorative iron railings and the two iron lamp posts with copper heads, which would be pinned down with stainless steel bars, with an electrical supply provided underneath the steps; all as shown in the bottom right hand elevation.



Retaining wall and pillars currently



Historical view of Synagogue frontage showing railings and lamps (source: 'alangeorge.co.uk' website)

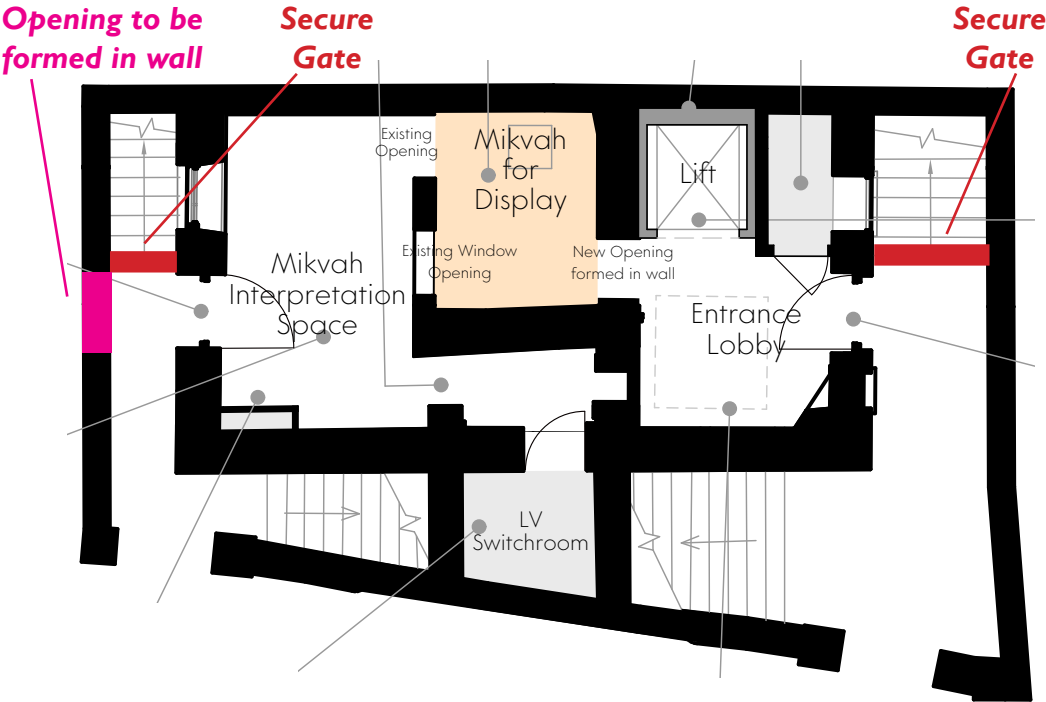


8.2 Existing Steps at the Sides

To both sides of the Synagogue, there is a long, steep set of stone steps leading to the rear, with some brick inner body. Both are flanked by a stone boundary wall. Apart from one location on the north wall, the Structural Engineer believe that these walls are either built up from the step level or have a single course below the steps. Also, the steps appear to be embedded into the external wall of the building. Therefore, it is not possible to remove and replace the steps without taken down the walls completely; which is not desired. As a result, it is proposed that these steps are repaired, like-for-like, as best they can in situ. This would likely comprise a step by step repair undertaken from the bottom of the flight to the top. The southern steps are generally in a reasonable condition however there are localised areas in poor condition with degraded treads and landing slabs, and some minor vegetation growth. The northern steps are in poorer condition, with most of the treads failing or locally missing leaving ground material under exposed and vulnerable. The proposals also involve localised repairs to the south wall. A new opening is proposed within the north wall to provide access into the garden, opposite the door into the building.

The rainwater drainage pipework appears to run within these steps, for their full length. These 225mm diameter pipes are encased in concrete on 3no. sides and sit approximately 200mm off the face of the building. they terminate at the bottom of the site. The north pipe appears to be in reasonable condition and in relatively clear; whilst the south pipe is blocked along its lower half. The proposals involve the clearance and in situ repair of these pipes, as far as can be done; and the in situ repair of the steps around the pipes. If possible, a sleeve may be inserted along the length of the pipes to improve their operation and to address any areas of damage which cannot be suitably repaired.

The stone flags to the base of both steps would also be re-laid and repaired, to ensure level and safe access.



Proposed Lower Ground Floor with Red Lines where gates are proposed



North side steps up the side of the Synagogue



South side steps up the side of the Synagogue