

BROD WIGHT Architects

11 Pond Street, London NW3 2PN
Design and Access Statement: Ref: 1039-DAH

26th September 2023
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1.0 Introduction

This document supports and justifies a Listed Building Application submitted to The London Borough of Camden Planning Authority for reversible waterproofing works to the basement walls of this listed property.

2.0 Description of Existing Building

- 2.1 The site is a terraced house (with later shop-frontage) which dates from the mid-late or late C19 although the precise date of construction is unknown. The property is typical of a building of this date and the interior finishes are fairly standard.
- 2.2 It comprises of 4 floors plus a basement. Permission for change of use from retail (A1) to residential was granted 03-03-2015 (2014/6956/P + 2014/6958/L)
- 2.3 The property is Grade 2 listed and in the Hampstead Conservation Area. There were formerly lightwells in front of this whole of this parade of properties which would have provided daylight to the basement accommodation but which were paved over at some unknown time in the past, perhaps when each was converted from residential to shops.



Street View

- 2.4 The part of the property which is the subject of this Application is the basement floor. It has been noted by the owner that the walls to this floor have been constantly damp and that this preceded their ownership in around 2014. As such it has only been storage able to be used for the storage of non-perishable items.
- 2.5 Constant dampness is of course detrimental to a property, causing damage to the structural integrity of the building. It also represents an avoidable health risk, one that can be eliminated if the water ingress is dealt with at point of ingress, in this case the wall faces.

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- 2.6 The existing internal, external and party wall construction is brickwork, painted white.
- 2.7 Photographs of the basement follow, referenced to the floor plan below:

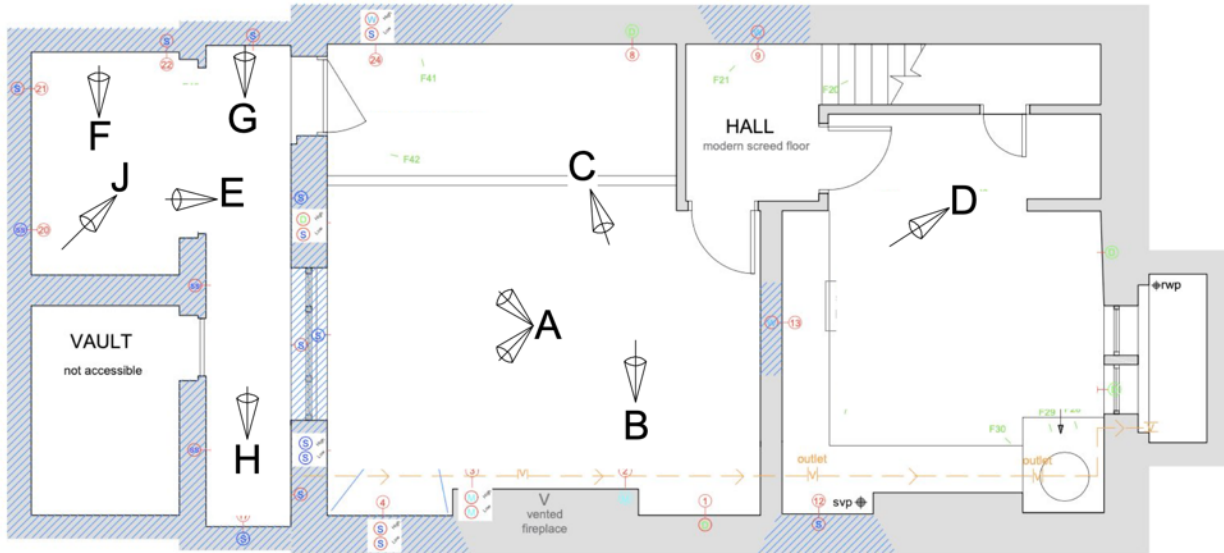


Image A



Image B



Image C



Image D



Image E



Image F



Image G



Image H



Image J

3.0 Relevant Planning History

- 3.1 [2014/6956/P](#) + [2014/6958/L](#): Change of use of basement and ground floor from retail (A1) to residential (C3) and the conversion of the building into a single dwelling house, replacement single storey rear extension and alterations to the shopfront. Granted 03-03-2015.
- 3.2 [2015/5987/P](#): Change of use of basement and ground floor from retail (A1) to residential (C3) and the conversion of the building into a single dwelling house, replacement single storey rear extension, alterations to the shopfront and internal alterations to include the reinstatement of original elements. Granted 09-12-2015.
- 3.3 [2015/6162/L](#): Alterations in connection with the change of use from retail (A1) and conversion of the building into a single dwelling house (C3); including a replacement single storey rear extension, internal alterations, alterations to the shopfront and internal alterations to include the reinstatement of original elements. Granted 09-12-2015.
- 3.4 [2016/1179/L](#): Replacement of timber battened floor structure with heated floor membrane over existing concrete basement sub-floor. Granted 01-08-2016.

4.0 Appearance and Materials

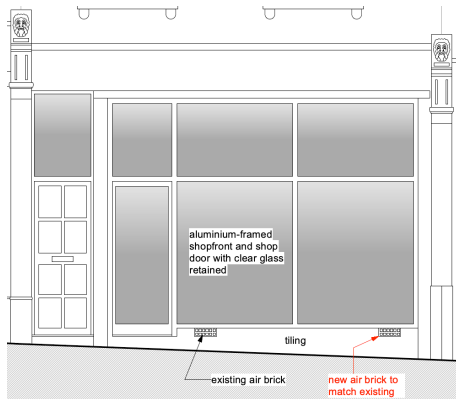
- 4.1 The basement walls are fairfaced, painted brickwork.
- 4.2 The proposals are for a reversible drained cavity membrane system to be applied to only the areas of the basement where the walls have been identified by the specialists Hutton + Rostron (H+R), Historic and Contemporary Building Surveyors who specialise in investigating problems in buildings, building materials and building occupancy. This comprises of a thin plastic 'egg-box' type material that allows controlled movement of any water ingress to a drainage point. There is already an existing drained cavity membrane to the floor so the wall membrane would be linked with this and share its drainage route.
- 4.3 A reversible drained cavity membrane system is mechanically fixed (with plugs/screws) to the brickwork - in the same way as you would fix a set of shelves to a wall. There is therefore minimal interference with any historic fabric.
- 4.4 The reversible membrane system is faced with an independent metal dry-lining system and the opportunity has been taken to add insulation with the dry-lining system.
- 4.5 While it is acknowledged that the appearance of these walls would necessarily change, the current appearance with damp, mouldy paintwork is visually disturbing and does not reflect a satisfactory historic character. As noted, it is also proposed to only address the walls where water ingress has been determined to occur, leaving approximately 38% of the wall surfaces as fairfaced brickwork thus maintaining a sufficient amount of the original character for historic purposes.
- 4.6 Additional ventilation has been added to the paved-over former lightwell by way of opening up an existing vent from this to the front elevation and adding another to match.

5.0 Amenities

- 5.1 No neighbours' amenities are affected by these proposals.

6.0 Impact on the Street Scene

- 6.1 The only proposal contained in this Application that influences the street scene is the addition of one air brick to the front elevation to provide the required additional ventilation to the basement. This is below the aluminium shop front and is set out symmetrically with the existing airbrick.



7.0 Access

- 7.1 Access to, from, and within the property will be unaffected by the proposals.

8.0 Sustainability

- 8.1 The reversible waterproofing of the basement, including the provision of insulation will reduce the amount of energy needed to heat (and dry out) the property and so represents an improvement. Given the amount of time that the basement walls have been damp, the drying out process may take a up to a year. Thereafter, the current need for round-the-clock dehumidifiers will be eliminated, with the associated carbon savings.
- 8.2 The ability to use the space as a dry domestic environment - for example a residential library, a gym or a playroom - represents a much more efficient use of built space.
- 8.3 The additional ventilation added to the paved-over former lightwell will assist in the controlled drying out of the historic fabric will extend the life of the building and the neighbouring properties.

9.0 Refuse & Recycling

- 9.1 The existing arrangement will remain unaltered.

10.0 Conclusion

The application proposals are in full compliance with the aims and objectives of the relevant The London Borough of Camden Planning Guidance. For these reasons we Listed Building Consent should be granted accordingly.