

Heritage Statement Rev A

5 Holly Mount, London, NW3 6SG

1. The Property & List Information

No. 5 Holly Mount is a Grade II listed building with List Entry Number 1379089. The property was first listed in August 1950. The property comprises a terraced house situated between similar aged and styled properties on Holly Mount, a narrow cul-de-sac serving a number of private residential properties and the Holly Bush, an 18th century public house. The property stands in a prominent position facing down the Holly Bush Steps leading to Heath Street (A502). The property comprises 4 main storeys plus a basement/ lower ground storey where the existing kitchen is located.



Photo 1 – 5 Holly Mount, front elevation.

2. Principles & Justification of Proposed Works

The subject property has suffered from significant water ingress as a result of a damaged Thames Water pipe running below Holly Mount. As a result, the existing kitchen has been removed to allow for the area to dry out prior to repair works being undertaken.

A cavity drain system to the lower ground/ basement level has been proposed in order to prevent future water ingress and further damage to the property.

A specialist firm have been approached who have vast experience working within listed buildings. The proposal for the system involves the installation of a cavity drainage membrane over the existing walls and floor to completely enclose the space. A drain will then be installed to take any water subsequently captured within the cavity drain out to the existing drainage system within the lightwell.

A suitable plastered or rendered system will be applied over the top of the cavity drainage system once the installation has been installed and tested.

3. Impact of the Proposed Works

The proposed works will have a positive overall impact on the property as they will provide protection and allow the asset to continue to be used.

The type of system proposed will allow the existing wall finishes to be retained behind the cavity where these have not already failed as a result of the water ingress.

In addition, the system does not induce additional stresses on the building fabric. The system is also fully reversible in the future.

Further to a visit to site, the following features were noted to have historical importance. The processes proposed to protect these features are also noted: -

1. **Timber newel post to stairs** – the staircase will be carefully removed to allow for the system to be installed. Once completed, the newel post will be reinstated and the stair treads and risers adapted to suit the altered opening. Photo 7 on the associated Photo Sheets shows the newel post.
2. **Timber ceiling joists** – The exposed timber joists at ceiling level are considered original. The proposal is to stop the cavity membrane and plaster short to prevent contact with the timber. A minimum of 5mm gap will be maintained.
3. **Stone flooring** – The flooring will need to be removed. The slabs will be numbered and photographed before removal, carefully stored and then reinstated in the same order on completion. Where these are damaged, suitable matching replacements will be sourced.

Although the timber mantle piece is not considered to be original, it will be carefully removed and reinstated on completion. This also applies to the loose timber upright installed below the end of the main floor beam.

4. Other Points of Note

- The works will not impact the external appearance of the property.
- The works do not involve extending the property in any way or altering the windows, doors or external features.
- The works do not involve any demolition.