

Heritage Statement

Listed Building Consent Application

Flat 1B, Hampstead Hill Gardens, London, NW3



Heritage Statement

Listed Building Consent Application

Flat 1B, Hampstead Hill Gardens, London, NW3

1. Introduction & Background

This flat was purchased in December 2017 by two retired NHS doctors. At the time of purchase, the flat appeared to be in good condition, and no major damp issues were reported in the pre-purchase assessments. The flat was sold in a newly decorated state, and there were no visible signs of structural damage.



However, soon after purchase, severe damp problems became apparent. Despite the use of dehumidifiers, persistent dampness led to damage to personal belongings, mould growth on walls and ceilings, and a deterioration of air quality inside the flat. Attempts were made to clean and temporarily repair the affected areas, but the issues persisted and worsened over time. It became clear that a comprehensive damp-proofing intervention was required to prevent further structural degradation.

The remedial works commenced one week ago 6th march in good faith but were immediately halted upon learning of the flat's listed status. The owners were unaware of the listing, and this application seeks retrospective Listed Building Consent (LBC) to authorize and complete these essential remedial works.

This Heritage Statement accompanies the application and aims to:

- Explain the heritage context of the property.

Heritage Statement

Listed Building Consent Application

Flat 1B, Hampstead Hill Gardens, London, NW3

- Detail the works undertaken and their necessity.
- Assess the impact on the listed building.
- Demonstrate that the works preserve the character and significance of the building in line with Camden Council's conservation policies.

The works do not involve any structural alterations or loss of historic fabric. The intervention was strictly remedial and was necessary to protect the property from further decay.

2. Site & Heritage Context

2.1 Listed Status & Building History

Flat 1B, Hampstead Hill Gardens, is part of a Grade II listed property, as detailed in List Entry No. 1378697. The building, designed by Batterbury & Huxley in 1875-6, is a large, detached house that was later subdivided into multiple flats.



Flat 1B has its own separate ground-floor entrance from Hampstead Hill Gardens, while the main entrance for the rest of the flats is on Rosslyn Hill. The flat is situated approximately 600mm below external ground level, which has significantly contributed to the damp issues.

Heritage Statement

Listed Building Consent Application

Flat 1B, Hampstead Hill Gardens, London, NW3



2.2 Previous Non-Conservation Friendly Alterations

Prior to the current ownership, previous works had been carried out that did not align with conservation best practices. These included:

- Applying a sand-cement render to external walls, which is unsuitable for historic masonry.
- Failing to use a Delta Membrane System or any other reversible damp-proofing method suitable for listed buildings.

As part of the current works, the non-compliant sand-cement render has been removed, and a conservation-friendly Delta Membrane System is being installed instead. This ensures that moisture is managed without damaging or altering the historic masonry.

2.3 Modern Internal Construction

The internal walls, flooring, and ceilings are entirely modern, suggesting that alterations were carried out before the current owners purchased the property, likely in the 1990s.

- The original external red stock brick walls remain intact.
- All internal partitions are lightweight concrete block, covered in modern sand and cement render, plaster skim, and paint.
- Ceilings are modern plasterboard.
- Floors consist of modern polystyrene foam insulation, sand and cement screed, and engineered wood flooring, tiles, and carpet.

2.4 Heritage Considerations:

Heritage Statement

Listed Building Consent Application

Flat 1B, Hampstead Hill Gardens, London, NW3

- The original red stock brick external walls form part of the listed structure.
- The interior of the flat retains no original features. The windows are in poor condition, and being single glazed, they contribute to condensation and increased humidity inside the property.

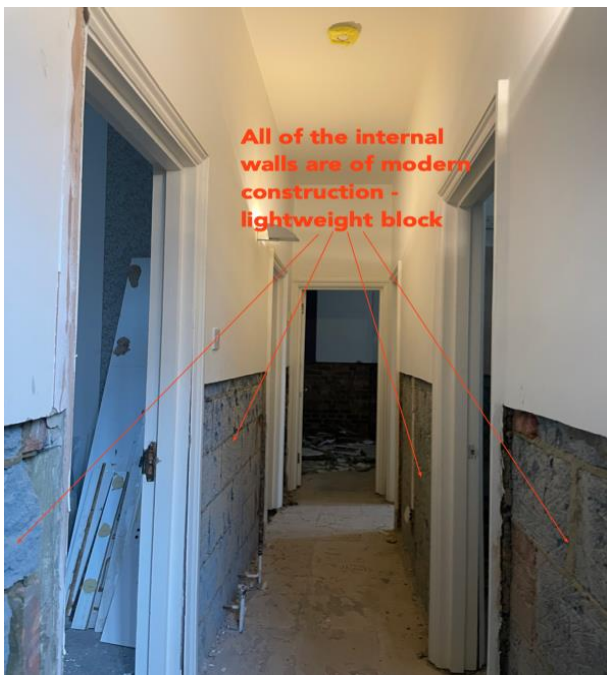


Heritage Statement

Listed Building Consent Application

Flat 1B, Hampstead Hill Gardens, London, NW3

- The internal partitions, flooring, ceilings, doors, and finishes are entirely modern, suggesting that prior alterations were carried out before the property was purchased by the current owners. We would estimate in the 1990's
- The internal walls are modern lightweight concrete block, covered in modern sand and cement render, plaster skim, and paint. Ceilings are modern plasterboard, and a reproduction cornice exists in the living room. The floors are modern, consisting of polystyrene foam insulation, sand and cement screed, and engineered wood flooring, tiles, and carpet.



Heritage Statement

Listed Building Consent Application

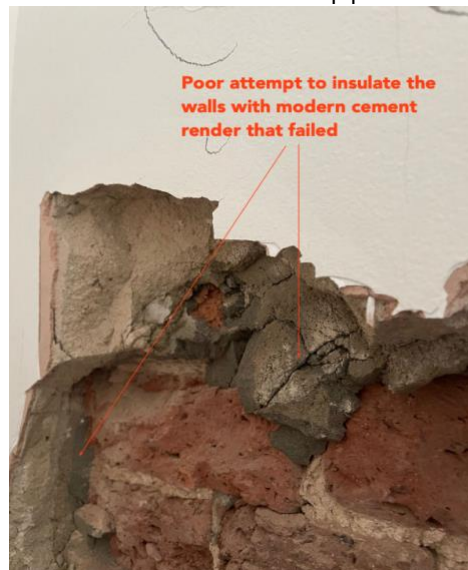
Flat 1B, Hampstead Hill Gardens, London, NW3

3. Works Undertaken & Justification

3.1 Reason for Works

The property had developed severe and persistent rising damp that made it uninhabitable for extended periods of the year.

- Two dehumidifiers were constantly in use, yet mould and dampness persisted due to the large volumes of water present.
- Water ingress was observed through the walls, caused by a failed damp-proofing attempt where an inadequate sand and cement render had been applied.



- Moisture was rising through the screed, due to the lack of a functioning damp-proof membrane (DPM).

Heritage Statement

Listed Building Consent Application

Flat 1B, Hampstead Hill Gardens, London, NW3



A professional assessment confirmed that failure to address the damp issue would lead to further deterioration of the internal living conditions.

Given the external ground level is higher than the internal floor level, the structure is permanently exposed to moisture. While it is not possible to fully prevent moisture ingress, the proposed Delta Cavity Drain Membrane system will control moisture movement and ensure the internal environment remains dry and habitable.

3.2 Conservation-Friendly Damp-Proofing Solution

- The Delta Cavity Drain Membrane system is widely accepted in heritage and Grade I & II listed buildings because it is a reversible solution that does not interfere with historic masonry.
- Unlike lime render, which would continuously absorb and release moisture, Delta Membrane provides a controlled moisture management system that protects the interior without damaging historic materials.
- The system is approved by English Heritage, The Society for Protection of Ancient Buildings (SPAB), and other conservation bodies.
- The "air gap" technology of the Delta system ensures that moisture is managed behind the membrane without affecting internal finishes.
- The system does not require invasive drilling or modification to historic brickwork, making it fully compliant with conservation principles.

3.3 Scope of Works Undertaken

Heritage Statement

Listed Building Consent Application

Flat 1B, Hampstead Hill Gardens, London, NW3

To mitigate these risks, the following non-structural remedial works were carried out:

Wall Damp-Proofing

- The lower 1.2m of sand cement plaster render was removed from all interior walls (both internal partitions and external-facing walls).
- The exposed bricks were left intact ready to take damp-proof treatment.
- In areas where the external ground level was higher than the internal floor level, the render was removed 1.2m from the external ground level for consistent protection.

Floor Damp-Proofing

- The existing concrete screed was partly removed and awaits full removal in order to allow for a proper DPM installation.
- The underlying polystyrene insulation is modern and will be replaced by better quality PIR insulation.
- The existing engineered wood flooring, tiles, and carpets were lifted and similar will be reinstated after damp treatment.

No structural changes were made.

Ceilings, doors, and frames remained untouched.

No historic fabric was removed.

4. Reinstatement Plan & Conservation Measures

The reinstatement works will preserve the original character and any original fabric of the flat while ensuring it remains safely habitable and free from further damp-related deterioration.

- Non original lightweight block walls will be treated with a Koster Crisin liquid membrane damp-proof course (DPC), then re-rendered with Sika waterproof render, ensuring long-term moisture resistance.
- Original Brick (external) Walls will be treated with Delta PT3 membrane covered by render and skim coat to blend in with the existing upper half of the walls restoring them to their original visual appearance.
- Floors will be reinstated, including:

Heritage Statement

Listed Building Consent Application

Flat 1B, Hampstead Hill Gardens, London, NW3

- A Delta ms500 membrane taped to the vertical Delta PT3 membrane.
 - PIR insulation.
 - Screed
 - Reinstallation of wood flooring, tiles, and carpets, as per original placement.
 - Kitchen and bathroom waterproofing will be improved using Mapei elastic waterproofing under tiles.
 - The final appearance and structure will remain exactly as before, with no impact on the external or historical integrity of the building.
-

5. Impact Assessment

5.1 Impact on Historic Fabric

- No original or historic features were removed or altered.
- The walls, floors, ceilings, doors, and fixtures are entirely modern and were installed before the current owners purchased the property.
- The external red stock brick walls remain untouched, ensuring that the historic integrity of the building is preserved.

5.2 Impact on Listed Status & Character

- The works have no negative impact on the architectural significance of the property.
- The remedial works prevent further structural damage, thereby preserving the listed building in the long term.
- The reinstated interior will match the pre-existing modern finishes, maintaining the flat's original layout and appearance.

5.3 Compliance with Conservation Principles

The works fully align with conservation best practices, as they:

- Do not cause harm to the listed structure.
- Do not remove any original historic materials or finishes.
- Respect the existing layout and materials.

Heritage Statement

Listed Building Consent Application

Flat 1B, Hampstead Hill Gardens, London, NW3

- Replace previous, non-compliant damp-proofing with a fully reversible, conservation-friendly solution Delta Membrane System
- Follow appropriate conservation-approved damp-proofing techniques, ensuring long-term protection of the property while maintaining its listed status.

6. Conclusion & Request for Expedited Consideration

This Heritage Statement demonstrates that:

- The emergency intervention works were necessary to prevent further deterioration of the property.
- No historic features were altered or removed during the process.
- The materials and methods used are appropriate and sympathetic to the building's character.
- The flat will be restored to its pre-existing visual and structural condition and protected for years to come.

Given the urgent nature of these essential emergency remedial works, we respectfully request priority consideration of this application. The property has been left in an unfinished state following Camden's instruction to halt works, and any prolonged delay could exacerbate existing damp issues, leading to further structural damage.

To assist with this process, we are:

- Fully committed to working with Camden's Conservation Officer and are happy to arrange an urgent and ongoing site visit as required.
- Providing all necessary documentation upfront to avoid unnecessary delays.
- Willing to comply with any reasonable conditions to ensure the works align with best conservation practices.

Heritage Statement

Listed Building Consent Application

Flat 1B, Hampstead Hill Gardens, London, NW3

We would be grateful if the Conservation Team could review this application as soon as possible, allowing for the timely completion of essential repairs that protect both the property and the wider structure of the Grade II listed building. We look forward to your guidance on the next steps and remain available for any further information required.