



7 Modbury Gardens

London

NW5 3QE

## Method Statement

**Flat 1B, Hampstead Hill Gardens, London, NW3**  
**For Listed Building Consent Application**

### 1. Purpose & Justification of Works

#### *1.1 Damp-Related Issues*

The purpose of the works was to address severe damp ingress issues that had affected the property for several years. These issues were causing:

- Persistent mould growth, posing a health risk to occupants.
- Deterioration of walls, floor structures, and internal finishes due to moisture retention.
- Increased risk to the listed building, as ongoing damp penetration could lead to long-term structural damage to brickwork and adjacent areas.

#### *1.2 Conservation-Driven Approach*

The method used was designed to:

- Remove non-conservation-friendly damp-proofing materials previously applied (sand-cement render).
- Ensure no original or historic features were altered or removed.
- Apply a fully reversible, conservation-compliant damp-proofing solution.
- Reinstall interior finishes in a like-for-like manner, with no visual or material alterations to the character of the property.

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## 2. Materials & Work Methods

### 2.1 Wall Damp-Proofing

- Manual removal of modern sand-cement render, which was not a conservation-friendly method.
- Application of Delta PT3 cavity drain membrane to all original brick walls (external facing) to allow for moisture control without affecting historic masonry. Render application over the membrane with skim coat and paint to match existing finishes that were left in-situ
- Damp-proof course injection (Koster Crisin Gel) applied to non-original block walls, ensuring moisture control in those areas.
- Installation of a Sika waterproof render 1.2m above internal floor level.

- Final skim coat and repainting.

## **2.2 Floor Damp-Proofing**

- Careful lifting of existing floor coverings (wood, tiles, and carpets) for reinstallation after works are completed.
- Installation of Delta MS500 membrane on the floor, sealed and taped to PT3 membrane on the walls, ensuring a continuous damp-proof layer.
- Reinstallation of PIR insulation, maintaining energy efficiency.
- Use of liquid screed to provide a level, stable base before flooring reinstatement.

## **2.3 Kitchen & Bathroom Waterproofing**

- Use of Mapei elastic waterproofing beneath tiles in high-humidity areas to prevent localized damp build-up.

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## **3. Protective Measures for Listed Structure**

To ensure that no historic fabric was damaged or removed, the following precautions were taken:

- Removal of non-conservation-friendly damp-proofing materials (cementitious render) and replacement with a fully reversible system (Delta Membrane).
- No external alterations—all work was confined to internal spaces.
- No structural changes to walls, floors, or ceilings.
- No impact on original joinery, decorative mouldings, or heritage features (as none were present).
- Minimal intervention approach—work was limited to only affected areas.

All work was performed by professionals with expertise in conservation-friendly materials and damp-proofing techniques, ensuring full adherence to best practices in listed building maintenance.