7 Modbury Gardens
London
NW5 3QE

Schedule of Works

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

1. Scope & Purpose of Works

The works undertaken at Flat 1B, Hampstead Hill Gardens were initiated to address severe damp issues that had caused persistent mould growth, deterioration of internal finishes, and increased risk of long-term structural damage to the listed building. These issues had been ongoing since the property was purchased in 2017, and despite temporary remedial attempts, they continued to worsen.

The primary objective of the works was to:

- Remove non-conservation-friendly materials (previous sand and cement render).
- Eliminate the source of damp ingress and apply long-term conservation-compliant damp-proofing solutions.
- Reinstate all affected areas to their original appearance while ensuring full compliance with conservation principles.

The scope of the works is divided into two key areas:

1. Damp-proofing of internal and external-facing walls. External original brick walls will be treated using Delta Membrane while non original block walls will be treated with Koster Crisin Gel as a DPC membrane and Sika render.
2. Damp-proofing of the floor structure to prevent rising moisture using Delta MS500 membrane, sealed and taped to PT3 wall membrane.

All interventions were non-structural and were undertaken with the utmost care to avoid unnecessary disruption to the fabric of the building.

2. Completed Works (Before Work Stoppage)

2.1 Internal Wall Damp-Proofing

- Removal of modern sand and cement render from the lower 1.2m of all internal walls, including external-facing and partition walls.
- Careful removal to avoid disturbing underlying brick and blockwork.
- Inspection of exposed walls confirming:
    - Modern lightweight concrete blockwork used for internal partitions.
    - Original red stock brick in external-facing walls.
- Preparation of walls for damp-proof treatment, including:
    - Surface dust removal to expose clean surfaces.
    - Assessment of moisture content to determine required treatment levels.

2.2 Floor Damp-Proofing

- Removal of existing modern sand and cement screed in areas with high moisture retention.
- Careful assessment of subfloor layers to confirm material composition.
- Identification of polystyrene insulation beneath the screed, confirming it was a modern intervention.
- Preparation for the installation of a new damp-proofing system.

At this stage, all works were paused pending Listed Building Consent approval.

---

3. Proposed Reinstatement Works (Pending LBC Approval)

3.1 Internal Wall Reinstatement

- Injection of Koster Crisin liquid damp-proof membrane (DPC) into non-original block walls at 100mm above ground level, ensuring effective protection against rising damp followed by application of Sika waterproof render to a hight od 1.2m above floor level.
- Installation of Delta PT3 cavity drain membrane over external-facing walls, providing a fully reversible, conservation-friendly moisture control system.
- Application of a render or dry-lining system over the membrane.
- Final plaster skim and repainting in a like-for-like colour and finish, ensuring visual consistency with the pre-existing state.

3.2 Floor Reinstatement

- Installation of Delta MS500 membrane across all affected floor areas, sealed and taped to the PT3 wall membrane to create a continuous, conservation-compliant damp-proofing layer.
- Reinstatement of PIR insulation, providing the same level of thermal efficiency as before.
- Reapplication of liquid screed, ensuring smooth coverage and floor leveling.
- Reinstallation of original flooring materials, including:
    - Engineered wood flooring in the living room.
    - Porcelain tiles in the kitchen and bathroom.
    - Carpet in the bedrooms, replaced in its previous format and position.

3.3 Kitchen & Bathroom Waterproofing

- Application of Mapei elastic waterproofing under the kitchen and bathroom tiles to prevent further moisture retention in high-humidity areas.

3.4 Final Works & Quality Assurance

- Thorough review of all completed works to ensure compliance with conservation principles.
- Final inspections to verify all materials used align with conservation-friendly construction methods.
- Professional cleaning and handover, ensuring that all interventions are visually and structurally indistinguishable from the flat's previous state.

Once completed, the flat will fully match its original visual and structural condition before the works commenced while ensuring long-term protection against damp-related deterioration.