



7 Modbury Gardens

London
NW5 3QE

Design & Access Statement

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

1. Introduction

This Design & Access Statement (DAS) accompanies a Listed Building Consent (LBC) application for remedial damp-proofing and reinstatement works at Flat 1B, Hampstead Hill Gardens, NW3. The application is submitted by Venja Janicijevic on behalf of Dr. Gulshan & Dr. Padma Arora, the owners of the flat. The proposal has been prepared by VSquared Design Ltd and follows guidance from a heritage specialist to ensure full compliance with conservation principles.

The works are strictly remedial, addressing severe damp ingress that has rendered the property uninhabitable. No original features exist within the flat, and all proposed interventions are fully reversible, conservation-compliant, and designed to protect the integrity of the Grade II listed building.

2. Existing Property & Context

Flat 1B is a self-contained ground-floor flat within a Grade II listed building at Hampstead Hill Gardens. The property is located within a conservation area and has its own separate entrance from the street, distinct from the communal entrance used by other flats.

Prior to the works, the property suffered from:

Severe damp issues, with persistent mould growth and moisture ingress from both walls and floors.

Non-original, non-breathable materials (sand-cement render and polystyrene insulation) that had contributed to moisture retention rather than managing it effectively.

An uninhabitable internal environment, posing health risks due to prolonged exposure to mould and dampness.

The flat's internal partitions, ceilings, and finishes are entirely modern. There are no historic features inside the property, apart from possibly the external windows.

3. Proposed Works & Justification

3.1 The proposed works include:

- Removal of non-conservation-friendly sand-cement render (previously applied before purchase).
- Installation of Delta PT3 cavity drain membrane on external-facing walls, ensuring moisture control without affecting historic masonry.

- Koster Crisin injections for non-original block walls to prevent rising damp.
- Installation of Delta MS500 membrane on floors, sealed and taped to the PT3 wall membrane, forming a continuous damp-proofing system.
- PIR insulation reinstatement to replace previous polystyrene insulation, improving thermal efficiency.
- Reinstatement of breathable dry-lining and moisture-resistant paint, ensuring the interior maintains a visually consistent and conservation-compliant finish.

Justification for the Works:

- The works were absolutely necessary due to the severe moisture issues, which were progressively worsening.
- Alternative conservation methods (such as lime plaster) were considered but deemed unsuitable due to the extreme damp conditions and the elevated external ground level relative to the flat.
- The works do not involve any structural changes, do not alter original fabric, and are fully reversible.
- The proposed Delta Membrane System is widely accepted in listed buildings due to its reversible and non-invasive nature, ensuring long-term moisture control without damaging historic masonry.

4. Impact on Access & Safety

- No changes to access – The flat is self-contained with its own separate entrance, which remains unchanged.
- No impact on internal layouts – The works strictly address moisture management and do not alter the existing room layout.
- No impact on fire safety – Since ceilings and partition walls remain untouched, the fire integrity of the flat is intact.
- No impact on emergency exits – The existing entry/exit points remain as before.

5. Compliance with Conservation Policies

This application fully aligns with Camden Council's heritage conservation principles, ensuring that: - The proposed interventions do not harm the listed structure. - All materials used are conservation-friendly, reversible, and widely accepted in listed buildings. - The original external brickwork remains untouched, and no decorative or structural elements are altered. - The use of Delta Membrane ensures moisture control while protecting the building fabric. - No modern, non-breathable materials are being introduced—previous inappropriate interventions (sand-cement render) have been replaced with conservation-approved techniques.

The applicant has consulted a heritage specialist and followed their guidance, ensuring that best conservation practices are upheld. While the heritage consultant was not formally engaged for the application, their advice has been fully implemented in the design and execution of the proposed works.

6. Conclusion

This Design & Access Statement demonstrates that the proposed remedial works:

- Are essential to protect the listed building from long-term damp-related deterioration.

- Do not impact any original or historic features, as all affected elements are modern.
- Follow conservation best practices, using reversible, non-invasive solutions.
- Maintain the visual and material integrity of the flat while ensuring it remains safe, habitable, and protected from further deterioration.

In light of the above, we respectfully request Listed Building Consent for these necessary remedial works.