

22 CHURCH ROW, HAMPSTEAD LONDON NW3 6UP
SIGNIFICANCE OF THE ARCHITECTURAL AND HISTORICAL INTEREST AND
CHARACTER OF THE BUILDING AND SUMMARY OF WORK

Property developer Richard Hughes built 22 Church Row. Spurred on by the success of the local wells, he acquired the land in 1710, and by 1713 he had built a row of eight houses on the South side of Church Row (including Number 22) in what are now considered to be classical Queen Anne style. It was not until 1728 that the street was named Church Row. Around the same time Fenton House (1693) Burgh House (1702) and Kenwood House (rebuilt by Robert Adams in the 1760s) were also built.



22 Church Row is listed in Buildings of England, London: North by Bridget Cherry and Nikolaus Pevsner:

Church Row, leading W from Heath Street to the parish church... terrace houses, used in C18 as summer retreats by Londoners and by spa visitors, demonstrate how urban forms were beginning to invade villages around London. The S side, Nos. 28-17, gradually descends in stages towards the church. The houses built between 1713 and 1730 as a speculative development by Richard Hughes, a gentleman of Hampstead, are handsome examples of a common early C18 type. Each is of three bays, three storeys over basements, of brown brick with red dressings, with slender segment-headed windows and doorways with straight hoods on richly carved brackets. The present nearly uniform impression owes a great deal to sensitive later C19 refacing. The houses are to a standard plan, with front and back rooms, rear staircase and closet, and retain much good panelling and joinery. The backs are now very irregular, with many later bows added to take advantage of the splendid views S.

22 Church Row, and its railings, are listed by English Heritage (Entry Number 1271915) as Grade II*. It was first listed in 11 August 1950. The entry reads:

“Terraced house. c1720, refaced late C19 in Georgian style. Brown brick with red brick dressings and floor bands. Slightly projecting brick pilaster strips at angles. Slated mansard roof with pedimented dormers. 3 storeys, attic and basement. 3 windows. Late C19 door case with fluted pilasters and cornice; doorway with panelled reveals, radial patterned fanlight and panelled door with wrought-iron lamp bracket over. Gauged red brick segmental arches to slightly recessed sashes with exposed boxes and glazing bars to top half of sashes only; 1st floor with cast-iron balconies. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.”

An English Heritage map, showing the property location, is set out below.

Heritage Category:	Listing
List Entry No.:	1271915
Grade:	II*
County:	Greater London Authority
District:	Camden
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

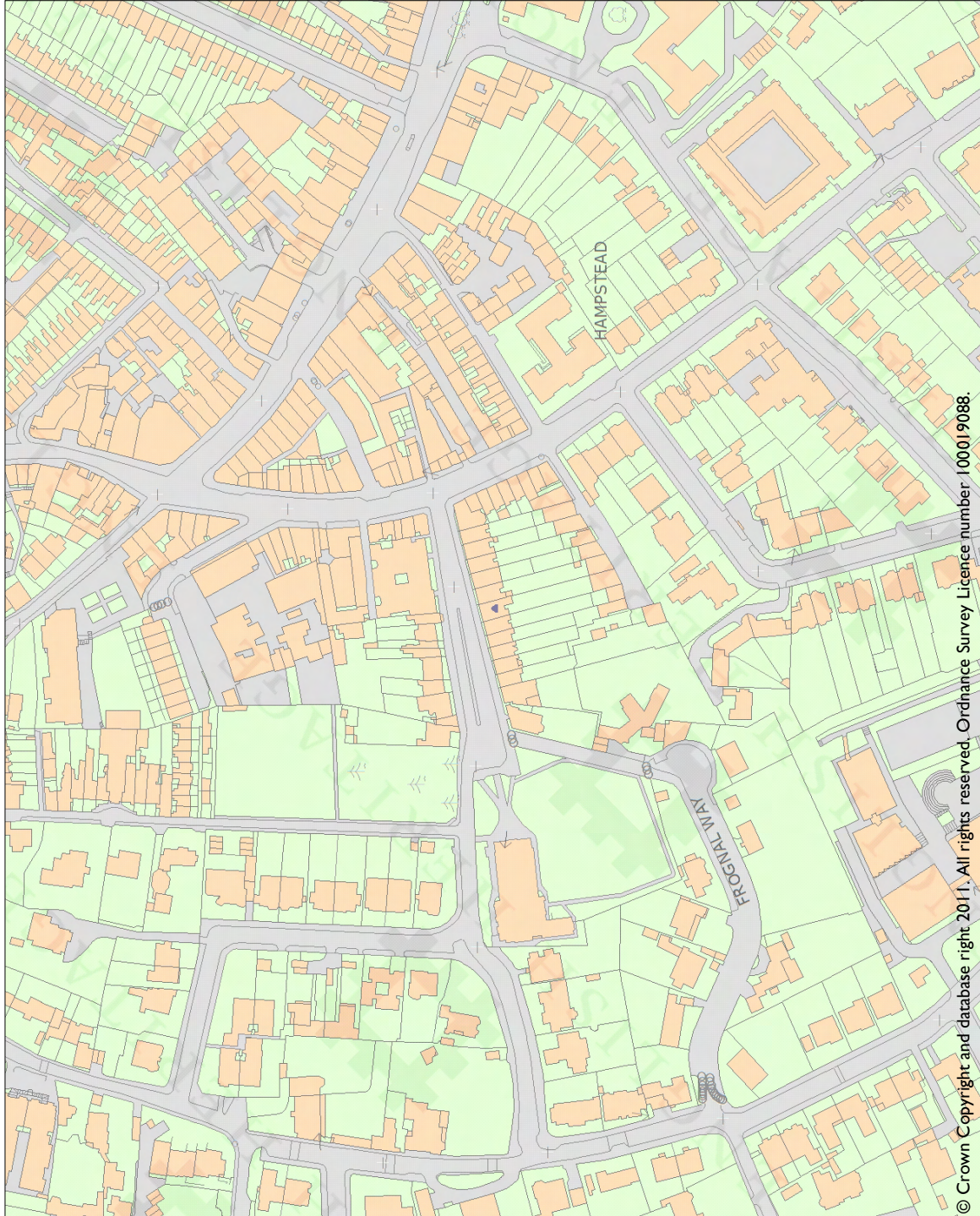
For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ 26317 85626
Map Scale:	1:2500
Print Date:	19 December 2012

 ENGLISH HERITAGE
1 Waterhouse Square, 138-142 Holborn, EC1N 2ST Tel: 020 7973 3000 www.english-heritage.org.uk



Name: NUMBER 22 AND ATTACHED RAILINGS

Summary of Works

Each cellar is roughly 9 meters by 3 meters wide and 2 meters high. The cellars slope downward away from the house with a fall of some 0.3 meters. The easterly cellar has a set of doors that open out into steps up to the garden. When it rains both cellars flood.

The overall objective is to lower the floor level, and tank both cellars with Delta Membrane that drains into a collection point and pump to the main drain. Terracotta tiles would then be laid on a cement base above the Delta Membrane. The walls would be battened from floor to ceiling at regular intervals to take strips of pine as per front cellar, and painted white.

The Delta system is an 'air gap system' chosen because it doesn't need any aggressive preparation. It is reversible and can be removed at any time in the future and still keep the underlying structure intact. Delta Systems have been used in various Grade 1 and 2 listed buildings, and is generally favoured by English Heritage, and the Society For Protection of Ancient Buildings.

Principles of and justification for the proposed works

"Vault 4 (shown below left with door to garden) and "Vault 5" (shown below right) of 22 Church Row are beneath the garden at the rear of the house (see attached plan). The cellars are inside the boundary wall of the garden and are roughly 9 meters by 4 meters wide and 2 meters high. The cellars slope downward away from the house with a fall of some 0.3 meters. When it rains both cellars flood (see water in photos) and are damp all the time. The proposal is to tank both cellars with delta membrane that feeds water into a central collection point and then pumped away.



The photograph below shows a down pipe that starts about a foot from the ceiling and ends just above the floor. At some point in the past there appears to have been a small window into the garden, but the hole is now filled with rubble and the downpipe is an ineffectual attempt to take run off water down the wall. The wall has a crack, caused by the removal of a Goat Willow, which was diseased and removed with consent from Camden Council. The opening will be carefully bricked up and the crack will be stitched back with matching bricks.



There are no foundations to the cellars, and to permit the cellar head height to be increased by 0.5m, the cellars will be underpinned by 1.6 m to 1.3 m (to allow for the current slope in the floor). The underpinning of the central area will effectively underpin both cellars.

Depth of underpinning	Left Meters	Right Meters
Tank the cellar - lost height	0.15	0.15
Tank cellar - lost flooring	0.20	0.20
Level the floor	0.30	-
Additional ceiling height	0.50	0.50
Floor	0.15	0.15
Underpinning extra depth	0.30	0.30
Total	1.60	1.30

A new concrete base will be constructed with a series of cavities that drain into the pump. The surface will be finished with terracotta tiles.

The cellar walls will be fitted with a waterproof Delta membrane. The delta membrane will then be battened and clad with white painted timber “tongued & grooved” boards (see below). The tongued & grooved boards were chosen in preference to plasterboard, as wooden boards are used in other parts of the dwelling’s basement, and plasterboard was not available in C18. See photographs of finished cellar at front of house.



Trees

In the South East corner of the property’s garden there is a mature fruit tree. The proposed works are some thirty feet away and well outside any root protection zone. There are no nearby trees on neighbouring properties.

Impact of the proposal

The impact of the proposal on the special interest of the listed building or structure, its setting, and the setting of adjacent listed buildings is none.