

8 HIGHGATE WEST HILL LONDON N6 6JR

HERITAGE STATEMENT - IN CONNECTION WITH APPLICATION FOR LISTED BUILDING CONSENT

Proposed works: To fix proprietary Riblath stainless steel mesh over retained rendered finish and then apply new render leaving with stone-cut pattern to match existing.

Property listing details:

LONDON BOROUGH OF CAMDEN

TQ2886SW HIGHGATE WEST HILL
798-1/20/865 (West side)
14/05/74 No.8

GV II

Detached villa. Early C19 with later additions. Stucco with slated hipped roof having projecting eaves. Double-fronted with 3 windows. Round-arched doorway with stucco voussoir blocks; fluted quarter columns, patterned fanlight and panelled door. Ground floor canted bay windows with colonnettes and penthouse roofs. 1st floor recessed sashes with shutters. INTERIOR: not inspected.

Listing NGR: TQ2819086443

Impact of proposed works on building:

1. It is anticipated that the proposed works will not have any adverse impact on the structure, fabric or appearance of the listed building. The existing painted render finish is extensively cracked and is generally in a poor state, requiring remedial attention.
2. Internally, the more serious cracks affecting the structure of the building have been repaired. Externally, the render is substantially damaged – in places it has become de-bonded and elsewhere it is strongly bonded to the underlying brickwork masonry.
3. Any attempt to remove the render in its entirety would risk severely damaging the underlying brickwork. Removing only the de-bonded render would leave a 'patchwork' with the expectation that the cracks would soon return. In my opinion the best solution is to leave the existing render undisturbed and fix RibLath over the exterior of the render through to the underlying brickwork to ensure a good fix.

Continued...2

4. The affected elevation would then be re-rendered – the sand and cement mix would pass through the mesh which would provide a ‘key’. The mesh and render would add approximately 15mm thickness. This would at worst reduce the window reveals, currently 150mm deep by a barely visible 15mm. It is considered this is the best solution for the repair of this listed building. The existing stone-cut pattern will be reproduced in the re-rendered surface, to match existing.

Bell Buttrum/DW
7023/April 2022