



LIVING IN
A HISTORIC
BUILDING

INTRODUCTION

Campsbourne Well was built in 1887 and was known as the Campsbourne Well Pumping Station which supplied water to the New River by pumping water, via a 213ft deep well, out of the chalk aquifer below. Whilst not a listed building, it is now recognised by the local council as being a building of historic significance.

This unique historic building celebrates its industrial heritage and has been sympathetically restored and adapted to allow for residential use. Part of the special quality and attraction of this original building, now converted for residential use, is this inherent historical nature and character.



OUR COMMITMENT TO RESTORING HISTORIC BUILDINGS

In order to retain the special quality and attraction of the existing building, many of the original features and finishes have been preserved. Some of these elements may mean that the building behaves slightly differently to newly built homes.

Older properties were designed to be more flexible in structure than modern buildings and consequently movement, expansion and contraction should be anticipated. Any major movement within the building has been addressed, but minor cracking and distortion may occur. This is normal and to be expected.

This document is intended to offer guidance on how best to maintain your home, and to provide advice on what to expect from a building of this age. We hope that this will give you confidence in maintaining your property in the best way and ensuring the continued performance of this fantastic building.



WINDOWS & DOORS

Campsbourne Well has the benefit of brand new windows and doors, which are in keeping with the original design of the building. This includes the rosette detailing on the metal-framed windows.

- Due to the unusual locations of some windows in relation to floor levels, care should be taken to clean these from the inside.
- Care should be taken when opening windows due to deep window sills.
- Ventilate rooms as much as you can by opening windows slightly.
- Do not cover or block any vents.

Advice For The Future

- Prepare and redecorate timber and metal surfaces at approximately three year intervals, or before, if necessary.
- Lubricate hinges and handles when necessary.

WALLS

The walls of your property may have undergone repairs and alterations during its lifetime and will be substantially different to newer properties. Some movement or distortion is normal and safe.

- All internal walls are newly built and therefore movement in external walls will not affect these.
- The wall build up is different, making the building colder and room temperatures vary more than in a newly constructed building.
- Historic staining and markings of the external elevations have been retained as part of the buildings character and history.
- Brick and stone elements may be uneven with some mortar chipped away.

Advice For The Future

- Ensure any materials that may retain rainwater are not stacked against the outside of the building.
- Seek permission from the Local Authority prior to undertaking any alterations.
- Exercise care when undertaking work to prevent compromising the warranty, covenants or any building restrictions.

CEILINGING & ROOFS

Campsbourne Well has a new roof. The new gutter and rainwater downpipes have been chosen to complement the existing building in agreement with the local council.

- Ceiling heights may vary within the apartments due to roof levels and existing architectural features.

Advice For The Future

- Ensure that ventilation at eaves level or vent tiles are not removed or blocked.
- Do not alter timber or metal elements without professional advice and checking any legal restrictions.

FLOORS & STAIRS

- As the building dries out, particularly with modern heating systems, you may experience some shrinkage of timber stairs and floors. This is entirely normal.
- Seasonal variation can influence humidity which may also cause shrinkage.
- All floors are built to the required fire and sound resistance.

SOUND & FIRE RESISTANCE

Older buildings were not designed to restrict sound between dwellings, however every effort has been made to improve sound resistance between walls and floors to achieve the appropriate levels required by building regulations.

- All walls and floors have been upgraded for sound and fire resistance. This needs to be taken into consideration when carrying out any work to walls or floors.

Advice For The Future

- Ensure that any works carried out on walls and floors do not affect the over all performance in terms of resistance to sound and fire.
- Do not remove any boards or coatings that have been used to enhance fire and sound resistance.

VENTILATION

Campsbourne Well has original construction details such as solid masonry walls and large windows. To reduce the chance of condensation build-up, a mechanical ventilation system has been installed in each apartment.

Warm air is able to “hold” much more airborne moisture than cold air. If warm air containing water vapour is allowed to come into contact with cold air or cold surfaces it is unable to retain the water held within it. As the warm air cools, it releases this moisture onto the coldest surface, which occurs most often on glazing or a cold wall.

The modern living environment can potentially create high levels of humidity and the building regulations have changed in recent years to increase not only the thermal efficiency of homes, but also to regulate the amount of necessary ventilation to offset the potential for condensation build up.

Advice For The Future

- Turn on extractor fans and ventilate well by opening windows when cooking.
- Do not block or shut off ventilators provided in the building.
- Open windows and doors when possible to induce through-ventilation.
- Ensure that there is ample ventilation when using washer/dryers, dishwashers etc.
- Keep heating levels as constant as possible to minimise differences in the temperature of the structure.



NHBC

Your apartment is built in accordance with NHBC requirements. These are contained in the NHBC Standards which include the technical requirements, performance standards and guidance for the design and construction of new homes that all NHBC registered builders and developers are required to build to for newly-built homes registered with NHBC. For more information, please visit: <http://www.nhbc.co.uk/>

FURTHER INFORMATION

For further information please contact the below;
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