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Woburn Garage WCs

DESIGN & ACCESS,
HERITAGE & PLANNING
STATEMENTS

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1.0 Introduction

This design and access statement incorporating heritage statement has been prepared by Dannatt, Johnson Architects on behalf of the British Museum to support an application for Listed Building Consent and full Planning Permission for 89 Great Russell Street roof reinforcement and repair works.

The British Museum is seeking to undertake these works to improve fabric appearance and performance as part of a site-wide strategy to minimise deterioration and water ingress. The works proposed involve upgrading of the structure of the entire roof of 89 Great Russell Street including 2no. dormers; renewal of coverings, flashings and copings; and, replacement of a rooflight.

The application will be submitted by the Planning Lab, with Dannatt Johnson Architects acting as the British Museum’s agents for architecture and historic building conservation. Proposals have been prepared by CBP structural engineers and Collins Hall Green architects.

89 Great Russell Street does not appear in the 2008 or 2019 Conservation Management Plans, nor is it included within the scope of the Significance Plans.

1.1 BACKGROUND AND LISTING INFORMATION
89 Great Russell Street is one of three terraced houses, listed as a single Grade II entry in March 1969, located within Camden (London District). Historic England outlines the listing as below:
List Entry Number: 1330372
List Entry Name: NUMBERS 89, 90 AND 91 AND ATTACHED RAILINGS

3 terraced houses. No.89, earlier C19; Nos 90 and 91, late C18 altered. Darkened brick; No.89 with rusticated stucco ground floor. Slate mansard roofs with dormers. 3 storeys, attics, and basements. 3 windows each. Gauged brick flat arches to recessed sash windows, No.90 with original glazing bars. Stucco cornices and blocking courses. No.89: round-arched doorway with pilaster jambs carrying cornice head; fanlight and panelled door. “Y” shaped glazing bars to dormer windows. Attached cast-iron railings to areas with urn finials. No.90: later C19 shopfront with pilasters carrying entablature flanked by brackets. Shop window altered. Square-headed doorway with fanlight and panelled door. No.91: later C19 stucco shopfront with Ionic pilasters carrying entablature with dentil cornice. 3 ground floor openings with arched end bays with enriched spandrels. Doorway with pilaster jambs carrying entablature with figured frieze.

INTERIORS not inspected.

SUBSIDIARY FEATURES: attached cast-iron railing to entrance with cone finials and 3 shoe scrapers.

HISTORICAL NOTE: No.91 was the home of George du Maurier 1863-1868 (GLC plaque).

2.0 Design and Access Statement

2.1 EXISTING CONDITION OF BUILDINGS

A visual non-intrusive inspection of the existing roof slopes and within the roof void was carried out 10th February 2021 by CBP structural engineers. At this time the summary of condition of the roof and supporting structure was found to be as follows:
‘The pitched roof slopes (PR1 and PR2) have failed and is allowing water ingress to take place at both the front and rear roof slopes.

The water ingress is entering the roof space and main living area at third floor via several areas, including the party walls, through loose and missing/ badly fitting slates, and failed lead flashings.

Water also appears to also enter the dormer window cheeks where these are flashed into the lead work at the slated Mansard vertical roof abutments.

It is evident that some slates are loose or are not fixed to the timber battens substrate. Some slates have either become dislodged or are in a dangerous condition and sit loosely on the timber battens/ substrate. Where the reinforced underfelt was ripped daylight can be seen to both roof slopes, in particular natural light is currently visible in a number of areas to the front elevation.

Where the underfelt had been removed locally, it was evident that interstitial condensation was occurring to the underside of the slate between the layers.

It appears that in the past there has been work carried out to both slate roof slopes with evidence of many lead tingles tying the slate to the timber battens below, along with Spanish slate repairs identified by differing sizes and colours of the slate.

There was evidence of slates that have been dislodged and were sitting on the main roof areas and will most likely fall if not removed as a matter of urgency.

The parapet wall to the front elevation left-hand side elevation looks unstable and appears to be leaning inwards and should be stabilised as soon as possible.

The vertical parapet to the front elevation right-hand side appeared to show some signs of movement with the render visually debonding and distorted, along with some visual structural cracking to the external and internal faces.

The roof appeared visually to be distorted to the front and rear elevations and would require strengthening works to support the existing structure and anticipated loads to be encountered.’

A copy of the full condition survey, with recommendations and associated methodologies is appended to this application.

2.2 PROPOSED WORK TO THE LISTED FABRIC

2.2.1 SCOPE

The following proposed scope of works is based on essential works required to stabilise the property and prevent water ingress, whilst maintaining its historic character. Key improvements to the listed building fabric include:

- Install temporary scaffolding to enclose the works and allow working space, (scaffolding ties into mortar) – front and back only not gable end
- New slate roof and breathable underlay to the front elevation.
- Install new steel purlins to front and back roof slopes.
- Install new front rafters/hangars if required to strengthen existing.
- Repair the rear elevation slates and replace as required using ‘tingles’.
- Repair/new lead flashings to ridge, and party walls.
- Carefully take down partial front, rear and side parapets and rebuild including structural strengthening, re-render to match existing.
- Include ventilated eaves and ridge.
- Install new insulation in roof void at ceiling level.
- Replacement of existing rooflight with new Velux conservation rooflight of similar size.
- Insulation of roof void

2.2.2 USE

There is no proposed change of use from residential.

2.2.3 AMOUNT

No additional floor area is created by the proposals.

2.2.4 LAYOUT

There is no proposed change of layout, though new reinforcing timber and steel structures will be introduced into the unoccupied roof void.

2.2.5 SCALE

The entirety of the roof is proposed to be removed, reinforced and renewed as per the scope above, this includes all flashings and leadwork generally. Apart from the reinforcement works, which will not be visible externally or from any occupied internal space, it is anticipated that all works will be like-for-like and therefore of a negligible scale.

2.2.6 LANDSCAPING

No changes are proposed to the existing landscape.

2.2.7 APPEARANCE

Works to the external façade and envelope are as listed above. These are to be like-for-like finishes, repairs will be undertaken where found to be necessary to the parapet walls, chimneys and dormer windows, which are the most visible elements from street level. These, plus the reinforcement works to straighten the structure, will have a positive impact on the external appearance, whilst maintaining its historic finishes and detailing.

2.2.7 ACCESS

There is no proposed change to level or means of access.

3.0 Heritage Statement

3.1 HISTORIC STATEMENT AND SIGNIFICANCE

89 Great Russell Street does not appear within the British Museum’s Conservation Management Plan, nor any Significance Plans, as it is a perimeter property.

The work proposed is essential to protecting the historic fabric itself, as well as its contents and occupants. Although the work is proposed to the external envelope of the grade II listed building, the proposed reinforcement work will be concealed, reversible, and will not pose any alteration to the existing form. The works will not impact any significant fabric, nor alter the special architectural interest or historic character of the listed building. Otherwise, proposals are like-for-like renewal, with a beneficial impact on the property’s presentation and preservation.

3.2 CONSERVATION APPROACH

All work commissioned by the Museum is subject to a process of consultation with the Local Authority and Historic England, via discussion at regular dedicated quarterly meetings, followed up by detailed email correspondence. Once the proposals have been discussed in detail, they are then either covered by a detailed exchange of letters, or a formal listed building application is made.

The proposed works in this application are necessary to improve the stability, appearance and durability of 89 Great Russell Street in its continued residential use. Although works of this type are utilitarian by nature, these proposals have been developed with respect to both the Grade II designation of the building.

Alternative works, such as: patch repairs to render; repointing and introduction of wall ties to parapet walls; refixing of slates, and; localised lead renewal would have stabilised the structure and rendered the walls and roof coverings safer in the immediate to short-term. However, the inspection of the fabric identified a number of significant and extensive issues which make the long-term security of the fabric potentially at risk:

- Numerous slates have been dislodged or are loose, nails and slate battens have locally failed with a large number of tingles inserted to fix the slate in situ.
- Historic repairs have been carried out using existing matching slate with new metric Spanish slates inserts.
- A large number of slates are showing signs of coming loose and being displaced.
- There is an interstitial condensation issue to the underside of the slates due the lack of ventilation into the roof void/ lack of breather membrane.
- Lead work has dislodged
- High-level parapet wall has appeared to have structurally moved in toward the roof, opening up gaps in the masonry for water ingress to occur.
- The front elevation vertical parapet wall showed signs of structural movement/ cracking to the external/ internal face.
- The timber roof structure is not fully supported internally and will require some additional structural support incorporating purlins/ collars and binders internally.

Given the large number and extensive coverage of the repairs required, which would necessitate a complete removal of slates, the current condition of the slates, battens, and fixings, it is our opinion that the roof needs to be stripped and replaced with new breathable membrane and new compliant slate battens. Natural slates, including original Welsh slates deemed suitable for re-use, should be refixed using copper nails to the satisfaction of the conservation officer. Structural remedial works are required to the roof void including mechanical strapping and triangulation, binders, purlins and collar ties. The unstable parapet walls should be carefully taken down and rebuilt/structurally repaired/tied back. The timber work checked for worm and wet/ dry rot. The vaulted ceiling has been reviewed to determine structural stability and strengthening works, including introduction of steel purlins to front and back, identified to transfer loads to the structure below. Coping to parapets to be renewed, rebidder and structurally fixed down.

Two new steel UB’s are to be inserted through the gable wall and be located adjacent to the upslope side of the existing purlins. These steels will support the roof rafters via a profiled wall plate, strengthening the existing purlin. The beams will also support new timber floor joists spanning horizontally between the UB’s and these joists can be used to hang the existing ceiling below by galvanised straps, bent and twisted to suit and the roof rafters via timber props.

The additional steel purlins have been specified to allow sufficient support for the existing and reinforced timber structure above. Elsewhere in the reinforcement of the structure, timber has been used wherever possible. However, the loading and span of these purlins would require an extremely large section of timber with obvious logistic issues, coupled with a need to remove more historic brickwork to accommodate it within the gable walls than is necessary with the steels. Its weight would also be considerably greater, introducing further loading into a structure.

Whilst the complete removal of roof coverings and introduction of new steels represents significant intervention within the historic fabric, it represents the most sustainable solution and remediation to the damage and failures of the historic fabrics and later repairs. This allows for the building to be restored to a higher quality of finish and stability, ensuring its endurance into the future. The new steels will not be visible apart from within the largely-unaccessed roof void.

Another consideration for these works is the scaffolding design, including the means of supporting the scaffold. The scaffold will be tied to the historic fabric with anchor fixings into the mortar joints in the brickwork. Fixing into the mortar, rather than the brickwork itself avoids damage to the historic fabric, which would require a mortar or resin repair or potentially replacement; with potential loss or damage to fabric and visual impact. Once the scaffolding has been struck, the fixing points will be repointed to make good, with a lime-based mortar, colour matched to the adjacent. To avoid fixing into the fabric altogether, significant buttressing would be required. Given the access and tight site boundary (particularly to the front elevation), this would not be feasible without significant impact logistically to the surrounding. It will also be a requirement for the Principal Contractor to ensure that the permanent structure is capable of withstanding the imposed loads in discussion with the project Structural Engineer and that proof tests will be carried out to twice the design load to ensure the building substrate is suitable.

3.3 HERITAGE IMPACT ASSESSMENT

3.31 SUMMARY LEVEL OF HERITAGE IMPACT

We have made an evaluation of the impact of the proposals in this application as interventions to the function, form and fabric of the Museum. The grades used to define the level of impact are as follows:

1	Positive Overall neutral/minor impact
2	Moderate impact
3	Major impact
4	Impact to be determined

	Overall Impact	Form	Function	Fabric
Complete and careful removal of existing roof	2	1	1	3
Like-for-like replacement of roof coverings, including new conservation rooflight	1	1	1	1
Repairs and reconstruction of parapet walls, railings and dormer windows	1	1	1	1
Structural reinforcement in roof void	1	1	1	1

3.3.2 IMPACT AND MITIGATION

In conclusion, we believe that the proposed interventions described in this application will have a neutral impact and overall will result in the lowest end of the scale of *'less than substantial harm'*, when measured against NPFF 2023, paragraph 208. These proposed works will improve structural stability and resilience to water ingress in 89 Great Russell Street, improving the level of protection provided to the building fabric, its occupants, and contents.

The proposed works to the roof have been considered on a carefully, and consultants have sought to develop the most effective way to provide the structural improvements required balanced with least impact specific to the fabric of the asset, with no alteration to the visual appearance.

Overall, we believe the works are essential for protection of the building and the less than substantial harm is greatly outweighed by the benefits of making the listed fabric of 89 Great Russell Street structurally sound, watertight and safe beyond the short term.

4.0 Reference Materials (Drawings)

658a-BM-DJA-DR-A-01000-89 Great Russell Street Site Location Plan
658a-BM-DJA-DR-A-10001-89 Great Russell Street Roof Plans
658a-BM-DJA-DR-A-11000-89 Great Russell Street Block Plan
658a-BM-DJA-DR-A-20000-89 Great Russell Street Sections as Proposed
658a-BM-DJA-DR-A-21000-89 Great Russell Street Sections as Existing
658a-BM-DJA-DR-A-30000-89 Great Russell Street Elevations as Proposed
658a-BM-DJA-DR-A-31000-89 Great Russell Street Elevations as Existing
20180-CBP-Z0-04-DR-A-3002-SO-P01 Roof Details sheet 1 of 2
20180-CBP-Z0-04-DR-A-3004-SO-P01 Dormer Window Details sheet 1 of 2
20180-CBP-Z0-04-DR-A-3005-SO-P01 Dormer Window Details sheet 2 of 2
20180-CHG-Z0-04-DR-S-3000-SO-P02 Roof Plan
20180-CHG-Z0-04-DR-S-3003-SO-P02 Roof Details sheet 2 of 2
20180-CHG-Z0-04-DR-S-3006- P02 Section Through Roof Void
J145-CHG-00-RF-DR-S-3001_S3_P01 Proposed Roof Strengthening Works
23-OPT-L-16908-01a

5.0 Site Photographs

Please refer to 20180-CBP-XX-XX-RP-A-0001_P02 89 Great Russell Street, Section 9