V M Architects

DESIGN AND ACCESS HERITAGE STATEMENT in support of applications for Listed Building Consent

81B ALBERT STREET, LONDON NW1 7LX

September 2013



INTRODUCTION

This Heritage Statement considering the architectural and historical significance of the Grade 2 listed building at 81 Albert Street and its environs has been prepared in support of applications for Listed Building Consent and Planning Consent to extend and carry out internal repairs and refurbishment of the property.

The document has been prepared to consider the heritage asset in relation to the requirements of National Planning Policy Framework, paragraph 128, and local planning policies that consider the historic built environment. The document follows a detailed viewing of the site and the local setting.

This statement is intended to be read in conjunction with all documents comprising the applications for Planning and Listed Building Consent.

SUMMARY

Situated in the middle of the west side of Albert Street, the building is one of a terrace of earlymid nineteenth century properties. The building consists of three storeys and a basement split in two separate flats each occupying two floors.

This Heritage statement relates to, and accompanies, a Listed Building Application related to proposed remedial works to the Ground Floor and Basement Levels of the building.

The building is within the Camden Town Conservation Area and is listed Grade II.



Albert Street West Side - street view

HISTORY

One of London's most vibrant areas, the land comprising Camden Town once belonged to the Charles Pratt (Earl of Camden). Mainly rural in character with open land and fields, the land was leased for house building by the end of the 18th century. The arrival of Regents Canal in 1820 intensified development of the area and by 1850 the opening of Camden Road railway station finally integrated Camden into a metropolitan area.

Albert Street is part of the development plan, done by George Bassett Jnr. in 1845. Constructed in Georgian style both sides of the street are irregular terraces of more than 20 residential properties with yellow stock brick and rusticated stucco ground floors. Each house is two windows wide with 1st floor cast iron balconies over square headed doorways and a tripartite sash window.

The whole of Albert Street has essentially retained its original character and it is a valuable contribution to the townscape. There have been extensions to the rear of the buildings, at Basement and Ground Floor levels, and the mansard roof extensions, which replaced the original butterfly slate roofs. Most of the originally built family houses were converted into multiple occupancies containing two or more flats.



Camden Town - Historic map 1856



Camden Town today - aerial photograph

SITE ASSESMENT

81 Albert Street is a three storey terraced property with butterfly roof and basement.

The principal facade comprises two bays divided by plain brick in yellow stocks. The window surrounds are in ornamental stucco painted white, as are the frieze, parapet and coping. The main entrance doorway is square headed with a panelled door and fan lights above. A tripartite sash window is on the ground floor next to the entrance door. A narrow balcony oversails the entrance in front of two windows on the first floor and is protected by decorative cast iron balustrading. Windows at the rear elevation are round arch headed sashes with glazing bars.

The building has been remarkably preserved with lots of original features internally, although it was subdivided in two units in 1959. Each of the flats occupying the two floors is served by a common entrance door and entrance hallway. A timber stair, enclosed by timber stud walling provides access from the ground floor to the first and second floor levels. The stair continues to the Basement, but it belongs to the separate flat.

The only alteration to the building fabric occurred probably at the time of its conversion from family house into two flats, when a bathroom and kitchen were introduced to the rear rooms of the newly created top flat no. 81B, which is the subject of this application. For some reason, the construction of the bathroom prompted the removal of the original sash window. The window brick opening was reduced in height by insertion of the concrete lintel below the head arch which is still in place, the window cill was raised by two brick courses and a single brick post was inserted in the middle of the opening. Two Crittall type universal section metal frame windows with obscure Georgian wire glass were positioned on each side of the post. The introduction of the kitchen at the rear bedroom on the first floor had damaged the window architraves as they were cut short to allow insertion of the kitchen units. (Figure 1)



Figure 1 – Metal windows in 2^{nd} floor bathroom



The first floor rooms are connected by a double door opening. The door openings from the stairwell to the two rooms remain. All rooms on the first and second floor spaces retain brick chimney breasts, but with the fireplaces blocked. All doors at the first floor level appear to be original panel doors of 32mm thickness, but entirely overboarded on both sides with 6mm hard boards in order to increase the fire rating. All doors on the second floor were changed to solid flash 42mm thick fire doors. (Figure 2)



Figure 2 – 1st floor double door opening between kitchen and living room

It is evident that significant work was undergone into the reparation of the butterfly roof which was probably carried out within the last 20 years. Many original timber roof elements have been changed due to dilapidation of the structure caused by prolonged water penetration. Works on the roof and water damage have probably entailed the removal of the original lime and lath plaster finishes from the top floor ceiling and stud partitions and their replacement with modern plasterboards. The original cornices have also been removed in the process. (Figure 3)

The buildings forming the terrace, numbers 45-97, were listed in May 1974.



Figure 3 – Recent butterfly roof structure

The Existing Interior

Flat 81B which occupies the first and second levels has undergone significant building works. The recent, part started refurbishment of the interior was carried out without the required Listed Building consent. The works appear to have been carried out in part to rectify the building defects, and otherwise in an ill advised attempt to improve and consolidate existing finishes in association with a proposal to improve the flat layout and to bring it up to today's standard of modern living.

<u>First Floor</u>

Works carried out at the first floor level, and discussed in this application are as follows:

- Removal of the kitchen units and wall tiling.
- All doors and architraves removed but set aside for future reuse. (Figure 6)
- Most of the skirtings removed but set aside for future reuse. (Figure 4)
- Removal of lime and lath finishes to the existing stud walls including staircase stud. (Figure 5)
- Removal of lime and lath ceiling finishes but retention of the original cornices in both front and back rooms and stair landing. (Figure 7)

The following is a record of condition:

- The floor boarding is unchanged. Softwood floorboards, 175mm x 22mm locally damaged. (Figure 8)
- The chimney places are blocked at this level; the date of this alteration is not apparent but was not executed under the recent works. (Figure 9)
- Perimeter walls with original lame plaster finish in sound condition with some hair line cracks.
- Original window sashes and architraves in fair condition requiring local repairs. (F 10)
- Window architraves at the rear elevation where the kitchen use to be are cut through.



Figure 4 – Skirtings and architraves



Figure 5 – Stud wall structure



Figure 6 – Doors



Figure 7 – 1^{st} floor cornices retained



Figure 8 – 1st floor flooring



Figure 9 – 1^{st} floor living room fire place



Figure 10 – Front window architraves



Figure 11 – Rear window architraves

Second Floor

Works carried out at the second floor level, and discussed in this application are as follows:

- The floor where the bathroom was is currently in plywood sheets, but most of the original floorboards have been removed, though remnant softwood floorboards, 175mm x 22mm, are found adjacent to the stairwell. (Figure 12)
- Removal of plasterboard ceiling finishes. Evidence suggests that this ceiling was in lime and lath at the time of the roof repairs some time ago as there is no scarring from fixings other than those for timber laths. (Figure 13)
- Removal of most of stud walls with plasterboard finishes. Evidence on remaining original timber studs suggests that the partition wall finish was in lime and lath at the time of the roof repairs some time ago as there is scarring from fixings for timber laths.
- The metal windows to the rear are removed, but the opening remains as altered before.
- All doors and architraves removed but set aside for future reuse.
- Most of skirtings removed but set aside for future reuse. (Figure 14)
- Removal of the bathroom and associated sanitaryware, tiling and boxing



Figure 12 - Remnant plywood flooring in 2nd floor bathroom



Figure 13 – 2^{nd} floor ceiling removed with plasterboard remnants and previous marks of lime and lath structure

The following is a record of condition:

- The chimney places are blocked at this level; the date of this alteration is not apparent but was not executed under the recent works. (Figure 14)
- Perimeter walls with original lime plaster finish in sound condition with some hair line cracks. (Figure 14)
- Original window sashes and architraves in fair condition requiring local repairs. (Figure 15)



Figure 14 – Current state of rooms on 2nd floor



Figure 15 – window sash and architrave on 2^{nd} floor

<u>Stairwell</u>

Works previously carried out within the stairwell, and subject of this application are as follows:

• Part replacement of lime and lath finishes to the existing stud wall dividing the stairwell from the rear room at the ground to first floor flight with modern plasterboard. (Figure 16)



Figure 16 – Lime and lath plasterworks replaced with new plasterboard

The following is a record of condition:

- Existing floorboarding remains at both first and second level landings. The boards would once have been continuous across the rooms at each level, but have been cut through at the dividing wall. The boards are damaged locally.
- Joists forming the first and second floor structures remain and are in fair condition.
- The staircase remains. The nosings damaged locally. (Figure 16)
- The balustrading remains. (Figure 16)
- Original window sashes and architraves in fair condition requiring local repairs
- Perimeter walls with original lame plaster finish in sound condition with some hair line cracks. (Figure 17)





Figure 17 – Original lime plaster on perimeter wall, skirting and cornice

THE PROPOSALS

Remedial Works

The proposed remedial works make reference to the section below, "Existing Interiors" and consider remedial works to be executed for each of the bullet points listed for the three spaces comprising the first and second floor and stairwell.

The proposals were the subject of an informal discussion between Mr John Sheehy, the Planning Officer and Mrs. Hannah Walker, the Conservation Officer for Camden Council, dealing with the submission and Vladan Micanovic of V M Architects.

First Floor

• Installation of new kitchen units

The kitchen has no historic significance and will be replaced with the new kitchen units following the same layout. New splash back will be tiled with ceramic tiles fixed to reinstated wall surfaces.

• Plasterworks

It is proposed that the both the ceilings and stud wall partitioning are finished in traditional lime plaster on split timber lath. The proposal is made on the basis that the first floor level is of greater significance than the upper floor, and a traditional finish is most appropriate to replace that removed during the recent works.

Reinstatement of lime and lath finishes to the existing stud walls and ceilings will be carried out in accordance with the attached specifications and drawings submitted with this LBC application

The attached document "Plaster repairs and renewals" describes both the ornamental plasterwork and new lime and lath ceilings and wall finishes. The document is to be read with drawings nos. 300/001, 002, 101 &102

• Flooring.

The original boards found on the first floor are largely intact and are to be retained and locally repaired where required with soft board to match existing. See drawings nos. 300/001 & 101

Joinery

Doors:

All original doors to be stripped out of hard board panels from either side, repaired, decorated and reinstated in their original position.

Architraves:

All original architraves to be refurbished and reinstated where possible in their original position. Where required, new architraves to match existing.

Skirtings:

All original skirtings to be refurbished and reinstated where possible. Where required, new skirtings to match existing. See drawings nos. 300/104 &105

Second Floor

• Brick repairs

Drawings of the rear elevation illustrate schedules of local repairs to be executed to the brickwork facings and stone dressings. Alien elements and individual damaged bricks are to be carefully cut out and replaced using salvaged mixed stock brickwork bedded in hydraulic lime mortar. See drawing no. 300/003 & 103 and attached document "Brick samples and specification".



Figure 18 - Rear elevation



Figure 19 - Rear elevation bathroom window

• Stud partitioning

All new partitioning will be lightweight timber construction in order to be easily removable. It will be constructed from treated timber and according to the proposed layout. See drawings nos. 300/001 &101

• Plasterworks:

The stud wall partitioning finishes will be in Gyproc wallboard and plaster skim finish The new linings will be executed in a competent and tidy manner and redecorated at the end.

The proposal is made on the basis that the second floor area is of lower significance than the first floor, and a sheet finish will be acceptable at this level. The proposal was subject to informal discussion with the Camden Council Conservation officer prior to submission.

There was no evidence found for a cornice within the premises at this floor level, but the proposal is to install a plain period cornice as described in the attached document "Plaster repairs and renewals" and shown on drawings nos. 300/001 &101

• Joinery

External joinery: New sliding sash window

After reinstating a historic window opening in brickwork as described above, it is proposed to place a new sash window with joinery detailed to match the existing on the adjacent properties in every respect. The new window will be single glazed as detailed. See drawing no 300/103

Internal Joinery: New doors to upper floor bedrooms, bathrooms

The existing doors to the second floor bedrooms and bathroom comprise modern flush FD30 fire doors. It is proposed to replace these doors with new FD30 fire doors with flat panels and panel beads appropriately detailed. Also appropriate period architraves are indicated on drawing no 300/104 &105

• Flooring.

The new floor finish is proposed to be in butt jointed, salvaged floorboards, min width 175mmand 22mm thick, in either pitch pine or Scandinavian redwood fixed with cut metal nails. The material size range is taken from remnants adjacent the stairwell at second floor level. The wood is to receive a wax finish on the upper surface and to be treated on the underside to prevent cupping or warping.

The existing joists at the second floor and ceiling level will be retained. See drawings nos. 300/001 &101

• Bathroom

The proposal is to create a new bathroom according to the proposed layout. The newly created partition walls and floor will be tiled with porcelain tiles on appropriate adhesive and with relevant waterproofing in order to avoid possible water leaks to the floor below. See drawings nos. 300/101

• Fireplaces

The fireplace within the rear room has been infilled with brickwork and plastered over. The flue is ventilated; it is proposed to leave the detail unchanged.

The Stairwell

• Repair lime plaster finishes to the perimeter walls

Cracks and missing small patches of perimeter wall plaster are to be replaced using Limelite renovating plaster and finished flush with surrounding finishes.

Stud wall partitioning is to be finished in traditional lime plaster on split timber lath. The proposal is made on the basis that a traditional finish was removed during the recent works.

Reinstatement of lime and lath finishes to the existing stud wall will be carried out in accordance with the attached specifications and drawings submitted with this LBC application. (figure 20 & 21)





Figure 20 – Cracks and in wall plaster

Figure 21 – Remnants of lime and lath plaster

<u>Materials</u>

The materials as proposed are generally specified to be in keeping with the traditional approach to building and to match the adjacent works as closely as reasonably possible.

Limelite renovating plaster is recognised as a suitable repair medium for lime plaster finishes and is particularly suitable in areas where there is potential for residual damp problems.

Three coat lime plaster on split timber lath is entirely in keeping with the original build specification for the ground floor ceiling.

Reclaimed pine floorboards are in keeping with the original build specification, evidenced by remnant material on site. At basement level, sawn treated softwood joists provide the principal structure.

It is proposed to retain plasterboard wall linings where they have been fixed competently and previously attached plaster coatings are no longer in place.

HISTORIC BUILDING IMPACT ASSESSMENT

The impact of the proposed remedial works has been assessed in accordance with the following documents:

- Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72(I)
- PPS5 (Planning and the Historic Environment) , Policies HE 1.1, HE6, HE 7.2, HE 9.1 and HE 9.4
- Camden Council UDP, Policy des 10: Listed Buildings,
- Supplementary Planning Guidance Repairs and alterations to listed buildings

The most recent building works were carried out in summer 2013. The works did not have Listed Building Consent and resulted in considerable removal and replacement of historic building fabric, the nature and the scale of the works has had a significant impact on the building and the heritage asset

The proposed works are intended to make good the interior spaces by adopting an approach that compliments the Listed Building and takes into account the fabric in place prior to the unauthorised works.

Where historic fabric remains, the proposals either attempts to retain and repair those elements or uses the evidence provided to inform the choice of replacement materials. The works also take reference from the adjacent premises within the listed terrace as a whole.

It is proposed to reinstate the wall linings which were placed at Second Floor level. The work will not adversely affect the presentation of the interior. The lining of the remaining internal walls follows the principal adopted in each of the properties forming the listed terrace.

The works are to be carried out with the least possible further disturbance to the historic structure of the building.

CONCLUSION

In conclusion, the proposal aims to make good past poorly specified works to the building by utilising traditional materials and techniques to reconstruct the most significant parts of the interior. The works as a whole will be installed in a manner that reflects similar detailing on the adjacent properties forming the Listed Terrace.

APPENDICES:

- 1. WALL PLASTER AND DECORATIVE PLASTERWORK REPAIRS
- 2. SPECIFICATION FOR NEW LIME AND LATH CEILING AND WALL FINISHES
- 3. BRICK SAMPLES and SPECIFICATION REPAIRS TO REAR ELEVATION
- 4. LIST ENTRY SUMMARY

1. WALL PLASTER AND DECORATIVE PLASTERWORK REPAIRS

Historic Ornamental Plaster Repairs And Reinstatement.

Only two types of ornamented plaster cornices are found in the property. The elaborate ornamental work limited to the first floor both, front and back rooms. The less ornamented almost plain run patterns are found at first floor level in the small staircase landing area. In each case the plasterwork has incurred damage, either though penetrating service runs or during removal of the lime and lath plasterwork. Generally, the ornaments are hardly visible due to numerous coats of paint applied over the life time of cornices.

Plaster centre-pieces are missing throughout and are proposed to be reinstated using appropriately detailed Georgian replica elements.

Proposals for plaster repair and reinstatement are typical in historic building repair, and are as follows:

Ornamental Plaster Cornice – First Floor Rooms and Staircase Landing

The damaged sections of ornamental work will be recorded and mouldings taken, using a 12mm clay squeeze, from adjacent work that replicates the missing sections. The existing enrichment is to be cleaned and lightly oiled before the mould is taken to ensure the detail is sharp. The damaged area is then to be carefully worked to provide a clean square edged mortice into which the new section is to be placed. Removal is to be carefully controlled to ensure minimal loss of the original fabric.

The repair casts are to be cut and profiled to fit into the mortice in the existing work and to pick up the pattern of the surrounding ornament. The repairs are to be applied into the original runs using casting plaster as an adhesive. When the plaster has started to set the contractor is to carefully work plaster filler into the repair joints and profile so as the new work blends with the existing. (Figure 22)





Figure 22 – Retained original plasterwork

Fractured decorative plasterwork

Cracks in the existing cornices are to be carefully raked out to remove loose or friable material and then brushed vigorously with a soft bristle brush to clear away remaining attached particles. Once clean the crack is washed out with clean water to reduce suction.

Plaster of Paris is to be used to make good the repairs. Place into the prepared crack and when workable rule off with a flat blade or appropriately shaped blade, the material should not be trowelled flat immediately after placing. (Figure 23)

Holed Plaster Cornice

Preparation to place repairs remains consistent for small and larger repairs, the section to be repaired is to be trimmed back to form clean sound mortice and vacuumed clean. The void is then rinsed out to remove detritus and reduce excessive suction.

Smaller patches are to be repaired by the application of a strongly gauged mix of lime putty and plaster, ruling off the repair using a joint rule spanning to the original cornice on either side of the damaged section.

Deeper repairs are to be built up using 2-3 coats of plaster to bring forward the profile prior to application of the finishing coat. The first gauging is strongest and the following applications are made marginally weaker and softer. Finish and shape the surface with fine grade sandpaper.





Figure 23 – Damage to original plasterwork

Severely damaged plaster cornice

Lengths considered beyond repair should be agreed with the architect and carefully taken down to expose the underlying structure beneath to which the moulding was secured. To replace the missing lengths firstly obtain a cross-section through the existing remaining cornice from finished ceiling and wall lines. This is to be accomplished by adopting the following method:

Take a section through the cornice by sawing through the moulding, inserting a sheet metal blank in the slot and tracing the profile directly on the template. This is more accurate than using a profile gauge. Where possible the cut should be made on one of the deteriorated pieces removed, provided it is removed as an intact unit. With the section determined, make a template blade in zinc sheet and nail to stock and slipper, ready for running the replacement footage. Lengths of new cornice are to be run on a bench using gypsum and lime; the reproduction piece should be somewhat longer than the required length, to allow for trimming into place.

The new footage is cut and fit in place to match the existing cornice, then securely countersunkscrewed to studs, joists and/or blocking. The resulting joints are to be pointed with flat mitre rods, flush with adjacent members.

The contractor may run longer lengths of cornice in place, much as they were historically. Care should be taken that the position of the running mould engages with the existing work at either end of the run.

New Plain Run Plaster Cornices – Second Floor Bedrooms.

The new cornices to the second floor bedrooms are to match the profile of the plain run plaster cornice of the late Georgian and early Victorian period.

The new plaster cornice is to be made using casting plaster with scrim reinforcement. The proposal is to use CR232 Medium, by London Plastercraft Ltd. (figure x). The new elements were from a range of patterns taken from a range of properties from early Victorian period in London and were selected for their reference to existing details in the building and the appropriateness of the scale within the volume of the room.

The new cornices are to be run for the property in the same way as sections for repair and will be placed using proprietary cornice adhesive. The adhesive is to be applied to the top and bottom edges of the cornice with a 10mm bleed of adhesive along the full length. Press the top to the ceiling so as to maintain pressure along the edge and ease back to the face of the wall. When the adhesive starts to grip, proceed to scrape off any excess with a broad knife and brush.

The cornice profile is indicated on the illustration below. (Figure 24)



Figure 24 – New plain run plaster cornice

New Ceiling Centrepiece – First Floor Front Room

The new ceiling centrepiece is also from a catalogue of historic profiles by London Plastercraft Ltd. Model CP9. (figure x) The new elements were selected for their reference to existing details in the building and the appropriateness of the scale within the volume of the room.

The new centrepiece is standard production of Georgian details. The pieces will be placed using proprietary cornice adhesive. The adhesive is to be applied to the ceiling with a 10mm bleed around the circumference. The centre is to be pressed up to the ceiling until the adhesive starts to grip, at which time any excess is to be scraped off with a broad knife and brush or sponge off to a clean finish. Where considered necessary for security of the installation fix screws around the perimeter of the centre for added strength. The screw is to be countersunk into the centre and filled in with adhesive. (Figure 25)



Figure 25 - Proposed ceiling centrepiece

2. SPECIFICATION FOR NEW LIME AND LATH CEILING AND WALL FINISHES

Safety

Limes are caustic. Always wear eye protection, protective gloves and clothing and follow the COSSH safety instructions provided by the suppliers.

Lath:

Lath will be sawn larch, nominally 30mm wide x 6mm thick and fixed with stainless steel annular nails 30mm long. Laths should be spaced about 10mm apart to allow the plaster key to be pressed through.

Before plastering starts it is essential that all laths are sound and securely fixed.

Coatings Generally:

Do not allow the supplied lime mortar to dry out, maintain wrappings until the material is to be used, and use only quantities required for the work in hand.

Do not apply lime plasters unless a minimum ambient temperature of 45°F and a maximum of 85°F has been and continues to be maintained for a minimum of 48 hours prior to application and until plaster sets.

Do not add water so as to over-wet the material.

Scratch Coat:

The coating shall be pre-mixed and matured lime mortar in the ratio 1 part Buxton Lime to BS-EN459-2:2001 to $2\frac{1}{2}$ parts well graded washed sharp sand, with blended horse/cow hair added.

The mixture should be used before the hair content is compromised, check mixture for presence of hair before application.

Spray the lath to dampen and remove suction approximately 30 minutes before application Firmly and evenly apply lime mortar maximum 12mm thick over the surface of the ceiling to be covered, pressing the plaster through the lath to leave nominally a 10mm key on top of the entire lath to provide support for the following coats. Do not over-trowel the coat so as to be too smooth nor press too much of the coating through the laths. Leave the coating with an open textured surface to provide additional key for the following coat.

Lightly scratch this coat with a lath scratcher and leave to set and to enable shrinkage in the coating to take place. The coating should be allowed to cure until green hard, when the pad of a digit can no longer indent the material. Do not allow to completely dry.

Monitor the coating and assume the period required for the initial set will be approximately 7 days.

Straightening Coat:

Lightly dampen the scratch coat as required. Brush down to remove any loose grains and then lightly dampened with clean water, using a hand-held spray.

Firmly apply one float coat of haired or unhaired lime mortar, maximum 10mm thick, in the ratio 1 part Buxton Lime to BS-EN459-2:2001 to 3 parts well graded washed sharp sand, to straighten and level the surface as required. This coat to be nominally 10mm thick.

Once it has begun to stiffen up, the floating coat needs to be consolidated by 'rubbing up' the surface using a wooden float to counteract shrinkage. Float finish with a wooden devil float to provide a suitable surface to receive the finishing coat and leave to set and cure until green hard.

Monitor the coating and assume the period required for the initial set will be approximately 5-7 days.

Finishing Coat:

Using a cross grain float apply a top coat of lime-rich plaster, nominally 3mm thick, in the ratio 2 parts Buxton Lime to BS-EN459-2:2001 to 3 parts of fine washed sand, the mixture to be unhaired. This can either be in a single coat or two very thin coats for a better finish and should be worked to a tight even finish.

Protection:

Following application of lime mortar ceiling plaster, sufficient time is to be left for the plaster coats to carbonate to gain sufficient strength before trafficking the room above. This is essential if there is any play in the joists that cannot be controlled. Subsequent fitting of floorboards using nails necessitates successful curing of the plaster coating prior to installation.

3. BRICK SAMPLES and SPECIFICATION – REPAIRS TO REAR ELEVATION

A small amount of bricks are sourced from:

London Reclaim Brick Merchants Coombe Works, Coombe Road, Neasden, London NW10 0EB

Specification: Mixed Multi Stock, 50% yellow, 25% red & 25% dark red



MATERIALS

MIXED MULTI STOCK BRICK FOR SINGLE/MULTI BRICK INSERTION TO EXECUTE REPAIRS: Bricks: Contractor to take sample dimensions throughout to ensure replacement bricks match the existing to be replaced.

Second hand imperial sized dark brown bricks to match the existing in colour, porosity and surface texture, free from deleterious matter such as mortar, plaster, paint, bitumen and the like. Bricks to be sound, clean and free from cracks and chipped edges.

Supplier: London Reclaim Brick Merchants, Coombe Road, Neasden, London NW10 OEB Mortar: Mix ratio, 1 part hydraulic lime (NHL 3.5) : 3 parts well graded aggregate. Mortar to match the existing pointing found across the rear elevation of the building.

WORKMANSHIP

ACCURACY:

Keep course level and true to line. Accurately plumb all newly inserted bricks. Ensure that joint dimensions around inserted bricks conform to the dimensions of adjoining, existing work.

JOINTING:

Finish joints neatly to a slightly recessed profile, expressing the arrisses of bricks, as the work proceeds.

ADVERSE WEATHER:

Do not use frozen materials or lay bricks on frozen surfaces.

Do not lay bricks/blocks when the air temperature is at or below 5 deg C unless mortar has a minimum temperature of 6 deg C when laid and walling is protected. Do not lay mortar on frozen surfaces.

Maintain temperature of the work above freezing until mortar has dried out.

Do not allow premature drying of hydraulic lime mortar. Use dampened hessian sheets laid over new work to control drying.

Rake out and replace mortar damaged by frost. Mortar that has failed to set after seven days may be assumed to be damaged by frost. Ensure mortar has set and is not frozen but not set. When instructed, rebuild damaged work removing all damaged work completely.

Protect newly erected walling against rain and snow by covering when precipitation occurs, and at all times when the work is not proceeding.

PROTECTION:

Existing brickwork and stonemasonry in the vicinity of areas of repair are to be protected against soiling, surface staining, mortar contamination and impact damage while work is in progress. Particular care is to be taken when scaffolding is either erected or dismantled.

CLEANLINESS:

Keep facework clean during construction and thereafter until Completion. Turn back scaffold boards at night and during heavy rain. If, despite precautions, mortar marks are deposited on the face of masonry, leave to dry then remove with a stiff brush. Rubbing to remove marks or stains will not be permitted.

REMOVING INFILL BRICKS:

Adopt methods necessary to prevent damage to surrounding original brickwork using manual tools only including small sharp chisels, plugging chisels masons saws and the like. Rake out joints to release brick where jointing material allows, break out bricks using percussive methods only where necessary. The brick to be removed may be broken up with a hammer and chisel but work only towards the centre of that brick from margins to prevent collateral damage to adjoining original work.

Report adjoining work unavoidably dislodged during cutting out operations to the CA. Mark loosened material on hidden face to replace into same cavity.

RE-POINTING:

Where scheduled, carefully rake out existing joints by hand to form a square recess of 15-20 mm depth. Use only a small sharp quirk or plugging chisel with a blade no wider than half the width of the joint. Take every precaution to protect the edges of the existing bricks, always working to the centre of the joint. Do not use a disc cutter or any other mechanical means to remove existing defective mortar.

Subject to written approval from the CA and following supervised demonstrations on site, the contractor may drill pilot holes at 150mm centres into the centre line of the mortar, using a small power tool with a drill diameter no greater than two thirds the joint depth, to break surface tension in the joint and provide initial purchase for a chisel.

Remove dust, thoroughly rinse out joints with clean water to reduce suction and neatly point in mortar as clause 110 and worksection Z21.

Re-point in a continuous operation working from the upper levels downwards. Place mortars in layers not exceeding 10mm thick firmly into joints using a suitably sized pointing iron, ensuring the mortar is thoroughly compacted and all air pockets eliminated. Iron joints to provide a flush surface and clean off as work progresses. Cover area of new pointing with damp bleached hessian for minimum 24 hours to protect the lime mortar from shrinkage by rapid drying.

Unless otherwise directed by the CA joints are to be tooled with a suitably sized pointing key to give a neat, vertical joint face flush with the face of the brick, see clause F10/110.

Do not leave residues of mortar on brick faces after pointing.

DISPOSAL:

Keep scaffold free of rubble and debris by regular removal. Do not allow dust and debris to stain brick surfaces. Remove all debris from site to a regulated tip.

SUPPORT OF EXISTING WORK:

Where walling is to support existing structure, completely fill top joint with semidry mortar, hard packed and well rammed to ensure full load transfer after removal of temporary supports.

LIST ENTRY SUMMARY

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 45-97 AND ATTACHED RAILINGS

List entry Number: 1378630

Location

NUMBERS 45-97 AND ATTACHED RAILINGS, 45-97, ALBERT STREET The building may lie within the boundary of more than one authority.

CountyDistrictDistrict TypeParishGreater London Authority CamdenLondon Borough

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476583

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details. Reasons for Designation

Legacy Record - This information may be included in the List Entry Details. History

Legacy Record - This information may be included in the List Entry Details. Details

CAMDEN

TQ2883NE ALBERT STREET 798-1/76/35 (West side) 14/05/74 Nos.45-97 (Odd) and attached railings GV

Irregular terrace of 27 houses. 1845. Surveyor George Bassett Jnr. Yellow stock brick and rusticated stucco ground floors. Nos 77, 87, 93 & 95, slate mansard roofs with attic dormers to all save No.97. Nos 63, 75 & 83 with penthouses. Nos 93 & 95 projecting. 3 storeys and basements. 2 windows each. Square-headed doorways, some with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. Nos 93, 95 and 97 with stucco doorcases of pilasters supporting an entablature. Recessed sashes; Nos 45-61, 65, 67, 73, 77 & 79 with margin glazing to ground floor. Nos 81-97, tripartite ground floor sashes; Nos 93, 95 and 97 with consoles on mullions. Upper floors with architraved sashes; 1st floors having console-bracketed cornices and cast-iron balconies. Stucco cornice and blocking course except No.53 having a brick parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking entrance steps and geometrical railings to areas. Nos 93, 95 and 97, attached cast-iron railings with foliated finials to areas. The whole of Albert Street forms a cohesive group of the 1840s. No.97 Albert Street was listed on 14/01/94.