



Photograph 12: Rear face of retained facade to No.44 showing RSJ's propped and timber bay window flat roof.



Photograph 13: Rear face of retained facade to No.44 showing loss of bearing for relieving arch and loose un-bonded masonry.



Photograph 14: Rear face of retained facade showing very poorly bonded masonry with embedded timbers and unstable pier remnant.



Photograph 15: Rear face of retained bay projection, showing poor quality masonry and minimal bonding.



Photograph 16: End view of facade. Embedded roots and vegetation with very poor masonry



Photograph 17: Close up of embedded roots and vegetation with very fragile masonry.



Photograph 18: A typical wing wall to the bay windows to be retained.



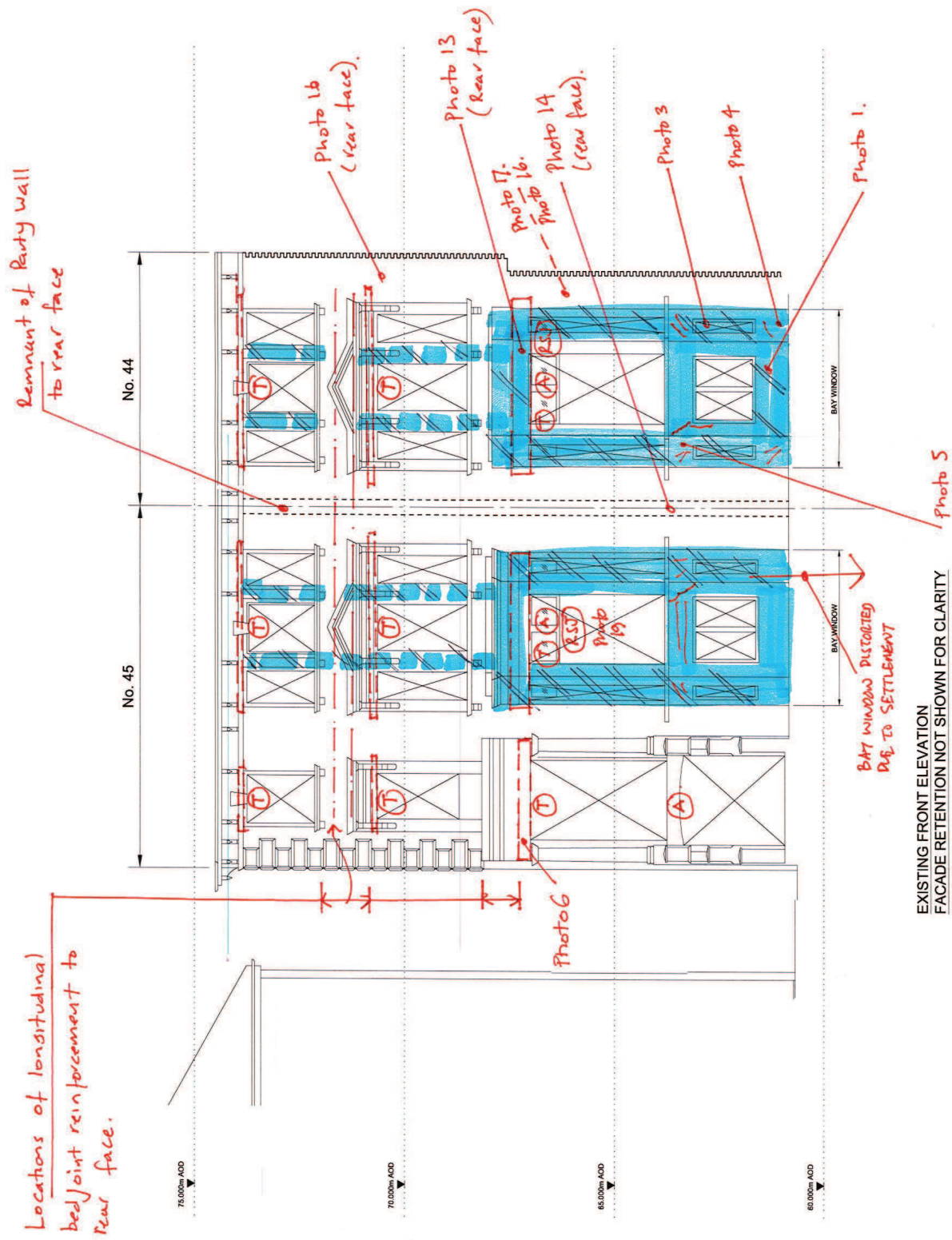
Photograph 19 Showing typical condition of No.45 bay windows, suffering distortion

7.0 Retained Facade Elevation Reference Drawing with Site Notes

Notes
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 DIMENSIONS.
 THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE BEFORE
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 SPECIFICATIONS.

LEGEND

- (T) = EX TIMBERS TO BE REPLACED.
- (A) = EX. RELIEVING ARCH TO BE REPLACED
- (RSJ) = EX RSJ JOINTS TO BE REPLACED.
- [Blue hatched box] = BAY WINDOW STRUCTURE TO BE REMOVED & RECONSTRUCTED TO APPROVED DETAILS
- [Blue vertical lines] = DEMOLISH BRICK PIERS TO REAR ON LINE OF MAIN FRAME & REBUILD INTERMEDIATE PIERS.



EXISTING FRONT ELEVATION
 FACADE RETENTION NOT SHOWN FOR CLARITY
 1:50 @ A1

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Form							
Job No: 44-45 BELSIZE PARK LONDON NW3							
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8.0 Embedded Timber Lintel Report. May 2013

Our Ref: 121728 Belsize Park

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Dear Jim

44-45 Belsize Park, existing facade: Structural engineers site inspection to view embedded timber lintels

Further to my recent site visit to view the retained facade arrangement I write in connection with the embedded timber lintel sections that are above the majority of the window openings.

It can clearly be seen that the facade is in a poor condition having suffered from settlement, water ingress and root damage suffered after many subsequent years of neglect. A report will be prepared on the overall condition of the facade and the sole purpose of this inspection was to achieve an understanding of the condition of the embedded timbers and to give a recommendation on the structural integrity of these timber lintel sections and the viability of keeping them as part of the re-development proposals.

The facade to 44-45 Belsize Park is constructed from typical London stock brickwork and is typical of the era (1860's) and is a 13 ½ inch wall section with a decorative lime stucco render to the front. At the time of the inspection the facade was being temporarily restrained using a retention framework that was recently installed. The construction of the reinforced concrete framework to the inside face of the facade was also progressing rapidly on site independent of the facade.

The front elevation to properties of 44 & 45 consist of a symmetrical bay window arrangement with a traditional stair and portico arrangement still in-situ for No.45 but the portico for No.44 had been previously demolished for safety reasons. There are six main openings above the level of the bay windows and these are decorated externally with traditional stucco features fashioned from the lime stucco render.

When the facade is viewed from the rear face it can be seen that all of the main openings have embedded timber lintels above, some which are combined with relieving brick arches or steel RSJ sections. All of the timber lintels above the various openings are in very poor condition, suffering from water ingress causing wet and dry rot, fungal attack and loss of integrity which is clearly visible by the sag of the members. In many cases the relieving arches have also failed due to loss of support at the springing points caused by settlement and water and root ingress.

On this basis it is recommended that all embedded timber lintel sections and relieving arches are carefully removed in an agreed sequence and replaced as part of the new development with more durable concrete lintels onto repaired/re-bedded masonry at the bearings that will give the required load-bearing requirement.

The replacement of the lintel sections will mean that many of the decorative stucco fronted details will be lost in the process of the repairs. The stucco details will need to be reinstated to match the

original details as much as practicable and it is suggested that a photographic record of the existing stucco detail will need to be made prior to the lintel works commencing on site and details also agreed with the conservation officer beforehand.

I trust the foregoing explains the situation, but please do call the office should you require anything further or have any queries.

Yours sincerely



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