

## **99 Camden Mews**

### **Demolition of Front Façade Description: 15.09.2014**

#### **The Existing Front Façade:**

The Front façade in Camden Mews comprises London Stock Brick generally in Flemish Bond. The colour of the bricks is a mixture of reds and yellows, which have been pointed in weather struck cement and sand. The ground floor level brickwork has been much altered and replaced as a result of works to the building in the late 1970's.

The works during the 1970's to the front façade include:

- The introduction of a modern painted timber double window and double doors to the middle section of the facade with new stock brickwork.
- Alterations to the ground floor level of the gable, by the introduction of two painted windows and consequential new brickwork to form the openings and surrounds.
- New painted timber window to the first floor gable window opening.
- New coping brickwork and concrete capping to the brickwork cornice.

The existing brickwork is generally single brick (230mm) in thickness.

#### **The Design Intent:**

As outlined in The Design and Access Statement under paragraph 4.4:

*The design intent is to maintain the paired gable facades of the former workshops as part of the streetscape of Camden Mews and continue the memory the Mew's previous architecture and use.*

*The new building would most likely require new foundations as the existing are probably inadequate for the additional loadings and also the site has a history of subsidence in the recent past.*

*It would consequently be safer and more viable both economically and practically if the existing building was demolished and the main external walls rebuilt. This will produce a more robust and better constructed building with a longer lifespan, and allow the gable to be rebuilt using the existing bricks with reinstated original details such as the coping and flat arch over the window at first floor level.*

#### **The Rebuild:**

The intent is to:

- Rebuild the gable to the same height and overall dimensions as the existing, replicating the existing pitched gable with its projecting brick cornice and brick header dentils.
- The brickwork to be in reclaimed bricks from the existing building rebuilt in Flemish Bond as existing, with one stretcher between headers with headers centered over stretchers below.

**Mick Brundle RIBA**

MIBRA Limited  
Company No. 7606523  
16 Freegrove Road  
London N7 9JN  
t +44(0) 7770 684750  
e mick.brundle@gmail.com

- The flat arch in yellow gauged brickwork over the first floor window to be carefully taken apart and set aside for reconstruction. This may require the services of a specialist trade contractor. The flat arch will have the same datum level and width as existing.
- The replacement of the timber projecting lifting beam over the first floor window with similar in hardwood with a concealed steelwork sleeve.
- Replacement of fractured sandstone cill to the window with new weathering sandstone cill.
- Replication of the four brick high projecting cornice but with the removal of the modern concrete top coping and the insertion of a continuous damp proof course below within a mortar course linked to flashings to prevent water penetration.
- The design intent is to reclaim bricks from the existing building, by hand picking and cleaning excess mortar and cement off the bricks after demolition. Any shortfall will be procured from a reclaimed brick merchant to match the existing.

#### **The Slate Roof to the Gable**

- To be reconstructed following the original roofline pitch and height using the existing slates.

**Mick Brundle RIBA**

MIBRA Limited  
 Company No. 7606523  
 16 Freegrove Road  
 London N7 9JN  
 t +44(0) 7770 684750  
 e [mick.brundle@gmail.com](mailto:mick.brundle@gmail.com)

**Mick Brundle RIBA**

MIBRA Limited  
Company No. 7606523  
16 Freegrove Road  
London N7 9JN  
t +44(0) 7770 684750  
e [mick.brundle@gmail.com](mailto:mick.brundle@gmail.com)