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CAMDEN STABLES MARKET TACK ROOM BUILDING STRUCTURAL APPRAISAL

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REPORT TITLE: TACK ROOM BUILDING, STRUCTURAL APPRAISAL

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1.0 Introduction

This report outlines the findings of a visual appraisal of the Tack Room building and summarises a response to the application letter received from Camden on the 16th December 2013. Ref: 2013/7891/INVALID, noted the original application incomplete.

2.0 Brief

We have been instructed by Stanley Siding Ltd, to carry out a visual appraisal of the above building with a view to proposing a method of reinstating the structure as close as possible to its original configuration, and brief description and condition of the existing structure.

The report concentrates on the southern end of the building adjacent to the viaduct

3.0 Background History

Please refer to Stephan Levrant Heritage Architecture Ltd report dated December 2013, for historic information on the areas and building.

4.0 The Building

4.1 Overview

The existing structure consists of two storeys, rectangular in shape, and currently being utilised at retail space on both Ground and 1st floor.

Roof: The roof is believed to be of traditional King Post Truss construction, supporting timber rafters that in turn support a slate roof. **(Fig 3)**

1st Floor: Is believed to be of timber joists that in turn span onto timber beams, and are supported by steel beams. The steel beams are supported by steel column columns that appear to be of cast iron construction.

Ground floor: Combination of cobble and concrete slabs, substrate is

Walls: The perimeter walls of load bearing masonry construction.

5.0 Alterations

There have been a number of alterations and upgrades to the existing structure which has been outlined in detail in the Stephen Levrant Heritage Architecture Ltd report.

The most recent and visible involved the creation of two large arched openings in the Southern and Western Elevations. **Fig 1** The arches are believed to be structural and supporting the existing section of the wall above, and are approximately 1 brick wider on the outer face.

In addition the 1st floor adjacent to these two elevations has been removed to create a double height space.

This has been achieved by constructing a new load bearing wall at a slight angle to support the existing 1st floor slab, and resulted in the removal of one of the existing cast iron columns further to the west. **Fig 2**

A lightweight timber and Perspex roof section was noted connecting the building to the viaduct structure.

6.0 Existing Condition

The building is in generally fair condition, apart from South-western corner of the building. **Fig 2** demonstrates the existing condition of the various masonry walls.

In addition a section in the corner has suffered from vegetation damage that has displaced the bricks enough to allow water to penetrate the joints and loosen the bond. The area was covered by a board from the outside, we assume to protect any loose brickwork from falling.

Access was not available to inspect the roof structure.

The new masonry arch openings are of good quality construction and the stability of the building.

The lightweight Perspex roof is of poor quality and should be removed.

7.0 Proposed Works

The proposed works consist of replacing the ground floor south and west elevations which are currently brick arches, and repairing the upper levels of both elevations. The design consists of providing new openings as outlined by Stephen Lavarant Heritage Architecture Ltd drawings, and Walsh drawings 3788-01-P4.

7.1 Proposed Sequence of Works

7.1.1 Remediation

Spot repair to the facade should be carried out to the external wall where required.

7.1.2 The South West Corner

This area of the building which has seen weather damage should be repaired by temporarily popping the roof locally and removing the bricks one by one where they can be lifted freely by hand. We estimate this will be roughly an area of 1.5mx1m on elevation. Once bricks have been removed the area is to be inspected and if no further determination is noted, the bricks to be replaced using mortar of original composition and bed joint reinforcement to further strengthen the corner.

7.1.3 West Elevation

Section of blockwork to be removed as be replaced with brick as closely matched to the original as possible, bonded into existing courses.

7.1.4 Re-pointing

The upper west and southern elevation to be checked for loose and deteriorated joints and reinstated as required.

7.1.5 Reinstatement of walls (to replace arches)

1. Temporary diagonal propping to upper section of wall to be provided on the inner face to secure the upper walls during constructor in the current double height area.
2. Install temp foundations for needle props and permanent foundations for new wall for middle section under arched where possible, being careful not to undermine existing footings.
3. Make temp opening in wall at approximately 900mm spacing to allow needle beams to pass through at upper section.

4. Install props and needle beams at above spacing and dry pack into place **Fig 4.**
5. Following the sequence on drawings 3788-01, remove one section of wall (max 1/3rd of area on elevation) at a time and construct new wall. **Fig 5.**
6. Continue same item as above on adjacent elevation replicating an underpinning sequence to maintain the stability of structure as much as possible during construction.
7. Once all wall section is on place and dry packed, remove needles and props and make good openings for needles
8. Remove skewed internal wall down to ground floor carefully from above using hand held tools only. Any section of new timber supported by this wall is also to be removed. Any section of existing timber floor is to be propped and retained
9. Reinstate section of 1st floor originally removed to create double height space with original floor construction back to steel beams, and strap to new wall.
10. Once all above is on place and inspected remove temp internal propping and complete

Fig 1



Fig 2

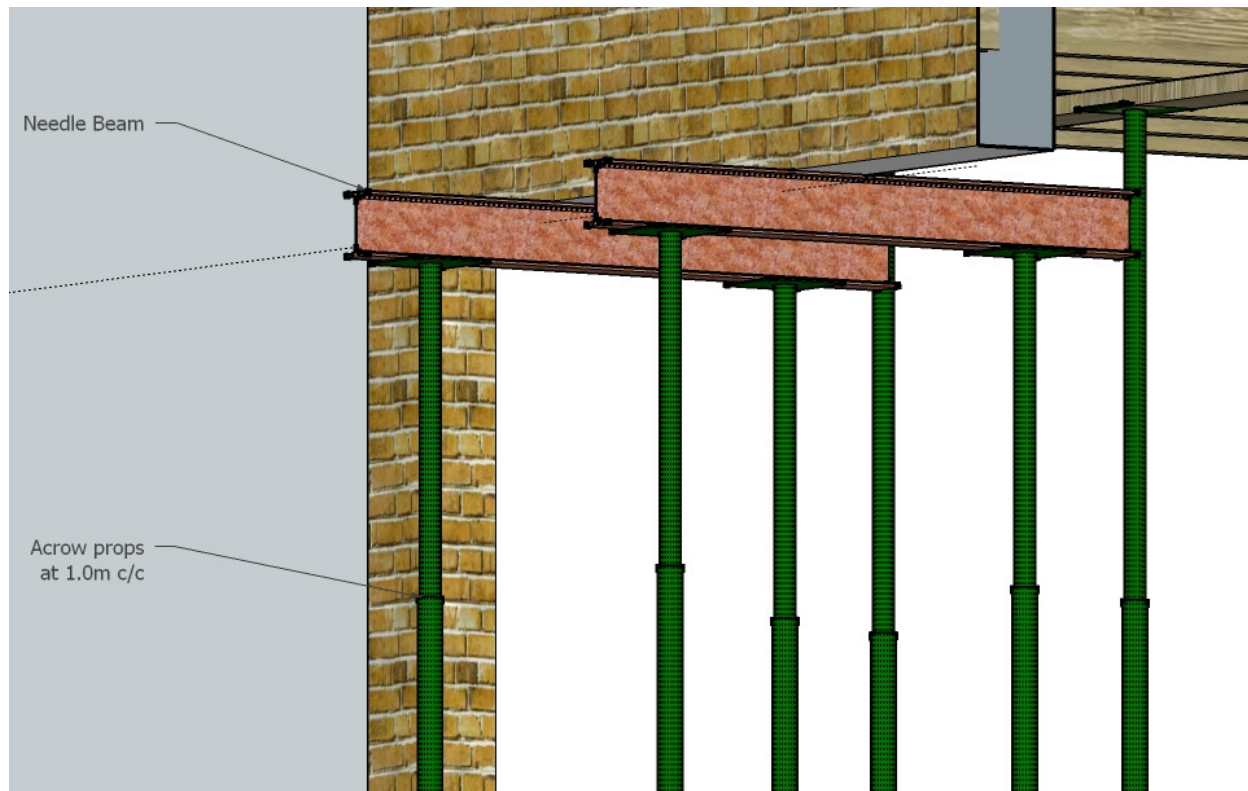


Fig 3



King Post Truss

Fig 4



Proposed Wall Needles

Fig 5

