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**Project** 42 Belsize Square - Proposed Works to Chimney Stack  
**Client** The Householders of 42 Belsize Square  
**Date** 23/07/2014  
**Project no.** 1414  
**Document** 1415-RP-DS-01: Design Statement

**Prepared by** DAF

# Design Statement: 42 Belsize Square

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## 1. LIST OF ASSOCIATED DOCUMENTS AND DRAWINGS

### SITE DRAWINGS

Site Location Plan OS Plan

### GENERAL ARRANGEMENT DRAWINGS

Existing Roof Plan 1415-GA-PL-01

Existing Street Elevation 1415-GA-EL-01

Existing Side Elevation 1415-GA-EL-02

Existing Rear Elevation 1415-GA-EL-03

Existing Sections 1415-GA-SE-01

Proposed Roof Plan 1415-GA-PL-11

Proposed Street Elevation 1415-GA-EL-11

Proposed Side Elevation 1415-GA-EL-12

Proposed Rear Elevation 1415-GA-EL-13

Proposed Sections 1415-GA-SE-11

### DETAIL DRAWINGS

Existing Chimney Pots 1415-DE-RF-01

### SITE PHOTOGRAPHS

Existing Chimney Stack 1415-PH-EX-01

Existing Chimney Stack 1415-PH-EX-02

### OTHER CONSULTANT'S INFORMATION

Condition report provided by Jampel Davison & Bell - Structural Engineers

## 2. OVERVIEW OF PROPOSED WORK

The property is a four storey semi-detached Victorian house split into separate flats. The property currently includes an occupied dwelling in the roof space.

The work has been made necessary when it was discovered during ongoing re-roofing work that the existing chimney stack was in a poor state of repair [Refer to Structural Engineer's report issued herewith]

The proposed work involves the careful demolition of the existing chimney stack down to roof level and rebuilding of a new chimney stack to match the original.

Existing chimney pots are to be carefully removed and retained if undamaged. Damaged pots will be replaced with new pots to match the original.

Minor adjustments will be made to the reinstated pot Nos. 5, 7, and 9 to overcome potential water ingress issues [Refer to drawing No. 1415-DE-RF-01].

## 3. SITE PHOTOGRAPHS

An extensive collection of site photographs has been taken for record purposes. The photographs included in this section illustrate the overall condition of the chimney stack as at 21<sup>st</sup> July 2014.



(1) Existing parapet wall to the rear of the property looking towards the eaves



(2) Existing parapet wall to the rear of the property looking towards the chimney



(3) Existing chimney stack looking from the front left-hand corner of the property towards the No.41 Belsize Square





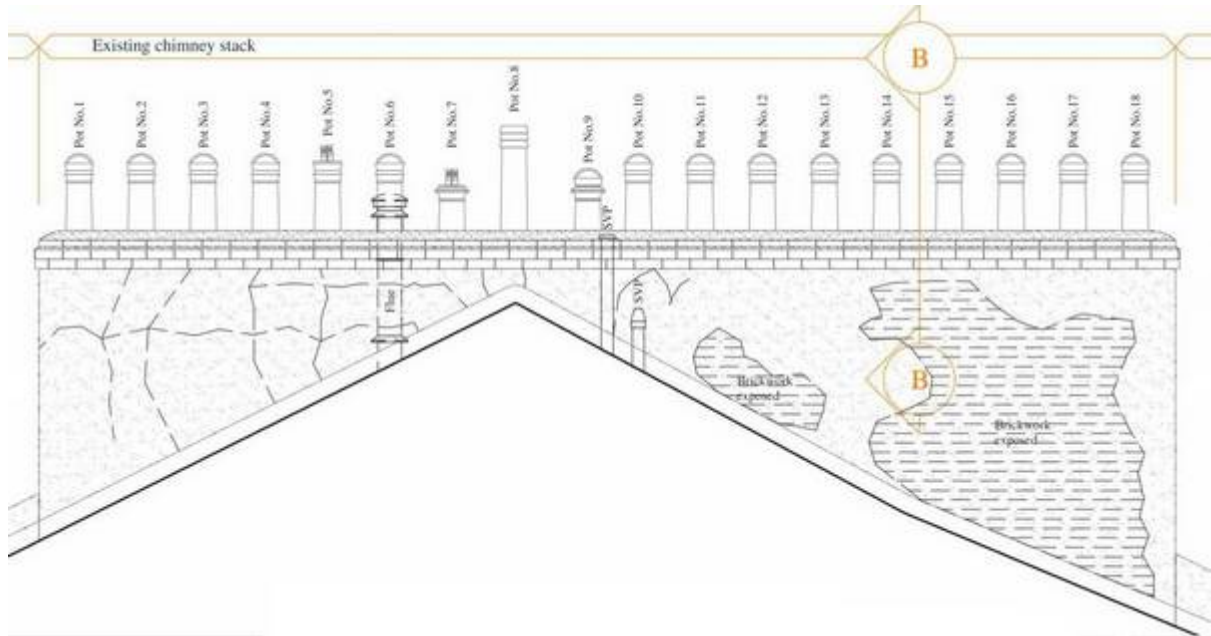
(4) Damaged render and exposed brickwork to the chimney stack on the street side of the property



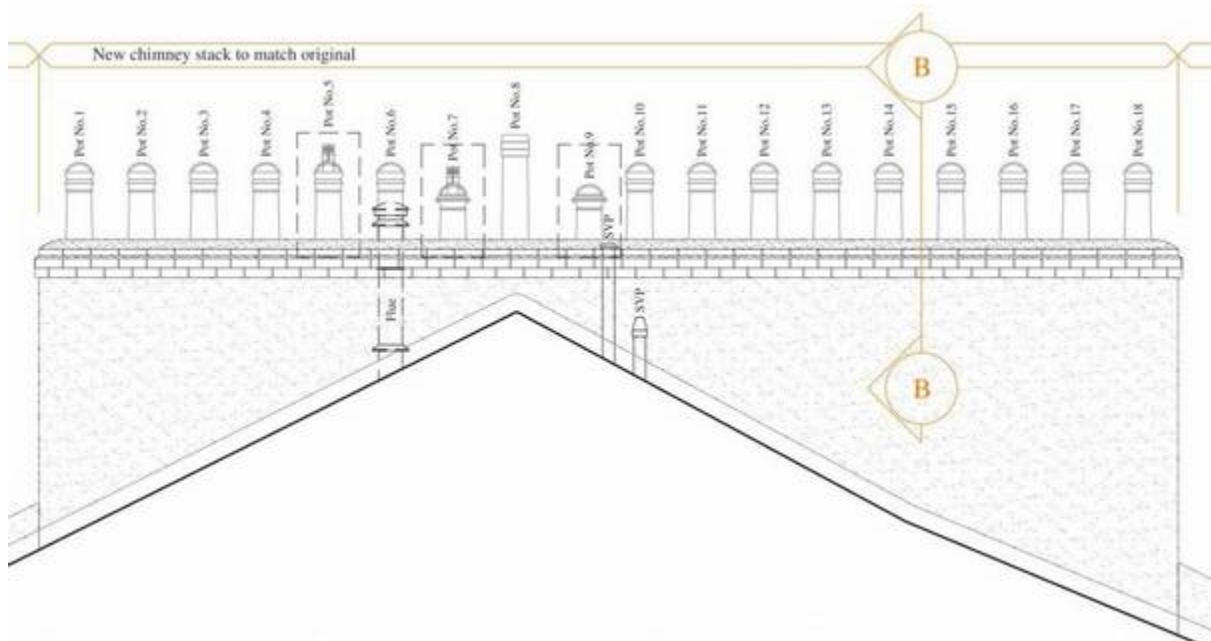
(5) Severely cracked render to the chimney stack on to the rear of the property







#### 4. EXTRACTS FROM DRAWINGS

Every effort will be made to maintain the appearance of the existing chimney stack

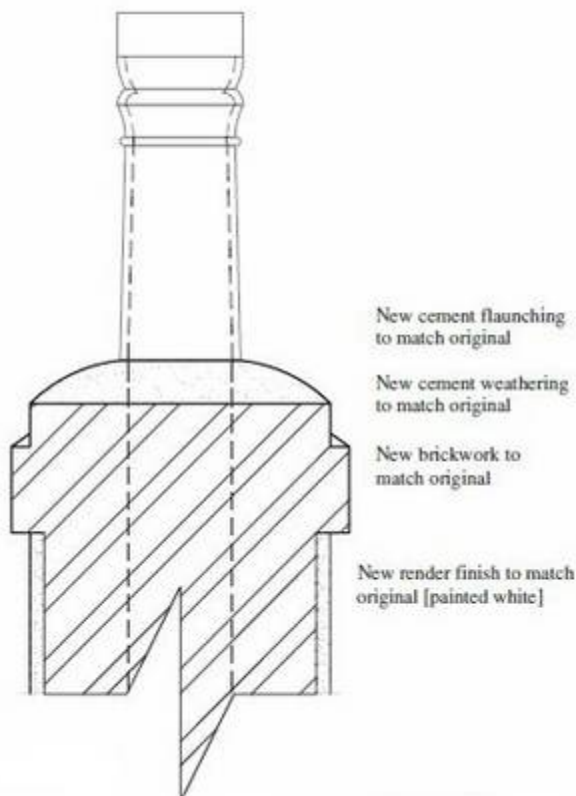


Existing above / Proposed below



	Pot No.5	Pot No.7	Pot No.9
Existing			
Proposed	 <p>New terracotta pot to match others with hole cut through half-round capping for flue cowel; Lead flashing dressed over hole made for flue</p>	 <p>New square clay pot to match existing with hole cut through half-round terracotta capping for flue cowel; Lead flashing dressed over hole made for flue</p>	 <p>New square clay pot to match existing with half-round terracotta capping</p>
NOTES	<p><b>REASON FOR ALTERATION:</b> The existing detail is susceptible to water ingress and has not been well installed. The proposed detail would deal with these issues</p>	<p><b>REASON FOR ALTERATION:</b> The existing detail is susceptible to water ingress and has not been well installed. The proposed detail would deal with these issues</p>	<p><b>REASON FOR ALTERATION:</b> The existing detail is inconguous with its neighbours. The proposed detail is simpler and more subtle</p>

Minor amendments will be made to some of the chimney pots to improve their integrity and to address problems associated with water ingress.



All visible materials will be to match the existing chimney. Concealed materials, such as bricks that are to be rendered, will be selected in order to ensure the longevity of the new chimney [as referred to in the Structural Engineer's report].

## 5.



## 5. STRUCTURAL ENGINEER'S REPORT

Jampel Davison & Bell [Structural Engineers] were commissioned to carry out a Condition Report. The report is issued herewith.

Its main findings are bulleted below:

- The bricks are very fragile due to old age and deterioration from flue gases over the years.
- The lime mortar is crumbly to the touch.
- There is vertical cracking in the brickwork probably reflecting flues and withies behind.
- Over the rear half of the stack the render is still in place. It contains extensive random cracking and sounds hollow when tapped. Such render is potentially unstable and needs to be removed.
- Given the very poor condition of the brickwork and the risk of damage to the brickwork by the removal of the render, the most reliable remedy would be to rebuild the chimney stack.