

**Heritage Statement,
Damp Proofing,
& Business Rating
for
43 Old Gloucester Street
London WC1**

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August 2014

Rev A

Heritage Statement,
Damp proofing & Business rating

for

43 Old Gloucester Street
London WC1N 3AD

for

Paisley Ventures
Suite 239
10 Great Russell Street
London
WC1B 3BQ

Job No 782

Rev	Date	Notes
-	30.08.14	Listed Building Consent
	02.12.14	Amended to omit waterproofing

Damp Proofing and Heritage Statement.

This document is to be read in conjunction with Structural Condition Report, dated July 2013.

1.0 Waterproofing and Damp Proofing

- 1.1 The existing brickwork, in the basement and ground floor is suffering from water ingress from the ground and damaged rainwater goods. Although the rainwater goods, namely the front elevation downpipe has been temporarily repaired, it will need to be replaced as part of the refurbishment works, using traditional materials matching the original rain water goods.
- 1.2 It is proposed to prevent damp ingress into the building from the basement floor and through the existing front, rear and party walls by replacing the existing gulleys and open drainage to a closed system, which does not allow rainwater to overspill.
- 1.3 Repointing of the existing brickwork using a lime mortar compatible and matching the existing mortar will also prevent damp ingress to the building

2.0 Wood Treatment.

- 2.1 The ground floor structure shows considerable deterioration in places, in particular where the timber joists and timber spine beams are supported by the party wall and the front and rear external walls.
- 2.2 In situations where dry-rot is present it will be necessary to replace the joists or splice new sections of joists. This will be done by lapping new sections to the existing joists and bolting the two sections together.
- 2.3 It is also proposed to use a proprietary wood treatment to prevent further deterioration of the timber. Please refer to Appendix A.

3.0 Heritage Statement.

- 3.1 The building is part of a terrace of few remaining residential buildings along Old Gloucester Street. The remainder of the street has been developed and the original terraced houses replaced with blocks of flats, hotels, and offices constructed since the Second World War.
- 3.2 It is understood that the building has been listed by English Heritage, as an example of a Victorian Terrace was constructed in the late 19th century, and consists of a four storey building with a basement below the main building.
- 3.3 The building was extensively damaged during the Second World War and most internal elements of the building and the roof have been replaced.
- 3.4 Although the front and rear walls remain intact a visual inspection of the front elevation indicates that the upper storey of the front elevation of the building was reconstructed.
- 3.5 The centre spine wall has been replaced with a steel post and spine beam, in the basement and ground floor with the joists spanning from party wall to spine beam to party wall.

- 3.6 There are no plans to alter the existing layouts of the basement or the ground floor, preserving the existing timber joists, spine beams and steel post where possible.
- 3.7 However, due to dry and wet rot, and deterioration due to water ingress it will be necessary to cut back existing joists and timber spine beams, treat the retained timbers and splice new sections onto the joists and spine beam.
- 3.8 It is difficult to accurately determine the extent of the remedials described in item 3.7, but estimate that it would be in the region of 25% of the joists and the front of the ground floor spine beam.

4.0 Business Rating

- 4.1 The existing business rating for the ground floor and basement is B1 (business), but rated as unusable until renovations are complete. Please see enclosed rating in Appendix B.

Mervyn Rodrigues BSc MSc DIC CEng MIStructE
for

RODRIGUES ASSOCIATES

APPENDIX A – Wood Treatment.

Aidol All Purpose Stain

Features:

- Provides excellent long-term protection with high permanent elasticity.
- The stain provides optimal protection against UV-rays.
- It is moisture regulating and has a strong water repelling effect.
- Even under extreme weather conditions, the stain does not peel.
- Because of its special formulation, the stain has been awarded the 'Blue Angel' mark (German environmental test mark).
- Tested according to DIN EN 71–3, safety for toys.
- Its safeness for bees has been proved.
- Application: Soft brush.

Substrate:

- Wood used in outdoor areas that needs protection against blue stain, rot and insects that destroy wood should be pre-treated with Aidol Wood Cream - clear.
- Permissible wood moisture: softwood maximum 15%, hardwood maximum 12%.
- The surface of the wood must be clean and dry.
- Remove old, non-adhering coatings.
- For refurbishment treatments slightly abrade the surface and apply one or two coats.

Application rate:

- Approximately 80 ml/ m² per coat, undiluted.
- If necessary, the stain can be diluted with 5–10% water.

Working temperature:

- Do not use at temperatures below +5°C or in strong sunlight.
- In outdoor areas, protect freshly coated wood from rain for approximately four hours.

Usage:

- Designed for use on all wood surfaces indoors and outdoors, especially for exterior siding, wood houses, roof facing, etc.
- It is also suitable for tropical wood; washing off with a nitrocellulose thinner may be necessary.
- The white and clear stains are only for use indoors or for exterior surfaces not directly exposed to weather such as roof underfaces, etc.

Aidol All Purpose Stain

- Manufacturer: Remmers (UK) Ltd.
 - Web: www.remmers.co.uk.
 - Tel: +44 (0)845 373 0103.
 - Product reference: Aidol All Purpose Stain.
- Initial coat: **Not required.**
One coat wood preservative.
- Finishing coat:
 - Type: Aidol All Purpose Stain.
 - Number of coats: **One.** - Generally.
 - Colour: **Clear**

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Guidance for Aidol All Purpose Stain from Remmers (UK) Ltd

Further Information

Literature:

 Additional information may be available for [Remmers \(UK\) Ltd from ribaproductselector.com](http://Remmers (UK) Ltd from ribaproductselector.com).

Contacts:

www.remmers.co.uk

sales@remmers.co.uk

T: +44 (0)845 373 0103

F: +44 (0)845 373 0104

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NBS Plus

www.thenbs.com/solutions, online library, 03 December 2014


APPENDIX B – Business rating

1997-98 The non-domestic multiplier for the year beginning 1 April 1997 is 45.8 pence.

Camden

Council Tax and Business Rates
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8NH

Enquiries about this account

 Ring the direct line on 0171 412 8400
We are open Monday to Friday 9am
to 5pm, and Saturday 9am to 12noon.



MAKE IT EASY, PAY BY DIRECT DEBIT
COMPLETE THE APPLICATION FORM INSIDE
YOUR INSTALMENT BOOK & SEND IT TO US

F/A Reference
99999991106322

Area account number
Please quote for all enquiries

Total amount due
See details below

063 6452-900-1 946-35

Property reference
0111400431002A

Rated property
43 OLD GLOUCESTER STREET
LONDON
WC1N 3AD

Nettable value
4100

Multiplier
0.45800

AMOUNT DUE
£

OCC PERIOD 08MAY97-31MAR98	1687.45
TRANSITIONAL ADJUSTMENT	707.94CR
SHR 4100 0.00900	33.16CR
TOTAL LIABILITY	946.35
TOTAL AMOUNT DUE	946.35

Description
OFFICES AND PREMISES

PROPERTY TRANSFER

TRANSITIONAL CALCULATION

NOTIONAL CHARGE (NC)

$$4100 \times 0.44900 = 1840.90$$

BASE LIABILITY (BL)	1848.90
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= 1053.10

APPROPRIATE FRACTION (AF) 1997-98

$$100.00/100 \times 1.000 = 1.00000000$$

AMOUNT PAYABLE (BL X AF)

= 1053.10

TRANSITIONAL ADJUSTMENT = 787.80CR

1997/98

Date

64529001 BANK GIRO CREDIT

Cashiers Stamp
& Initials

CO-OPERATIVE BANK Plc
H.O. COLLECTION ACCOUNT

ACCOUNT. 01248212
CAMDEN B.C.

Paid in by:

**AREA
063**

1997-98

ROUTING CODE NUMBER

08-55-58

£ 25 NOTES
 £ 20 NOTES
 £ 10 NOTES
 £ 5 NOTES
 £ 1 COINS
 50p
 20p
 10p
 5p
 2p
 1p

Total Cash
Cheques etc

E

PLEASE DO NOT MARK OR WRITE BELOW THIS LINE OR FOLD THIS CREDIT

<64529001< 085556+< 73 x