TFTI

Design & Access Statement including Heritage Statement

60 Carey Street, London WC2A 2JB

Title	# Design & Access Statement including Heritage Statement
Address	60 Carey Street, London WC2A 2JB
Client	The Law Society
Agents For	n/a
Date	8 December 2014
Prepared by	Tuffin Ferraby Taylor Liberty House, 222 Regent Street London W1B 5TR T:+ 44 (0) 20 3479 77 77 www.tftconsultants.com

Report Preface

IDENTIFICATION PHOTOGRAPH: Front Carey Street Elevation

Issue/Revision	**[01]**	**Date of issue**	**08 December 2014**
Report Production	**Bradley Plummer-Darling BSc (Hons) MRICS**		
Checked & Authorised by	**Chris Gibbons BSc (Hons) MRICS**		
Version 01			

Contents

1.0 Introduction

This document incorporates a **'Heritage Statement'** as required by National Planning Policy Framework: Section 12 (Conservation and enhancing the historic environment), Camden's Core Strategy CS14 and Camden Development Policies DP24 and DP25.

This application relates to the external repairs and redecoration of 60 Carey Street, London, which are required to maintain the property in good condition. The works for which Listed Building Consent are required are as follows:

- Re-building of a section of brick parapet wall to the south eastern corner of the property.
- Install stainless steel tie rods to the front elevation parapet brickwork.
- Renew the cast iron pavement lights.
- Provide new roof coverings, reinstating existing paviors.
- Replace spalled and impact damaged brickwork.
- Provide new railings to the lower rear roof.
- Decorate the external joinery and metalwork to south and east elevations.

No works are planned internally, except for making good in relation to renewal of pavement lights.

This report is intended to describe the property, its history, significant aesthetic and historical values, and provide detail and justification for the proposed works. It has been prepared with reference to Historical Buildings Appraisal report by Purcell dated June 2012, in addition to our own research.

This report should be read in conjunction with the drawings number 25713/E01, E02, E03, P01, P02 & P03.

2.0 The Heritage Asset

2.1 Nature, location and setting

60 Carey Street is a Grade II* listed building, which was first designated in 1951. The property is owned and occupied by The Law Society. 60 Carey Street is surrounded by numerous other listed buildings, including:

- 61 Carey Street adjacent to the west;
- The Law Society's main building at 113 Carey Street on the opposite side of the road;
- The former Public Records Office to the south-west.

60 Carey Street is located in London, within the boundaries of the London Borough of Camden but abutting those of the City of Westminster and the City of London. Carey Street runs westwards off Chancery Lane, parallel to Fleet Street. Directly to the east of the building is Star Yard, a short cul-de-sac, which extends southwards to Bell Yard between the Royal Courts of Justice to the west and The Law Society Hall (Nos. 113 and 114 Chancery Lane) to the east. The area is a mix of large scale Victorian buildings and elegant Georgian terraces.

There are four main views of 60 Carey Street from within the surrounding setting: the front of the building viewed along Bell Yard from the south, the rear of the building viewed from Star Yard to the north and at oblique angles from east and west on Carey Street. From Bell Yard the main façade is just off centre of the top of the road, though a clear view of it can still be gained from the eastern pavement. The view from the north on Star Yard (from which the aesthetic appearance of Carey Street will be mainly affected) has the side elevation of the court room in the foreground, which is fairly plain except for the two roundel windows, small shuttered sash window and side entrance door. Above this the top left hand corner of the first and second floors is visible.

2.2 Listing

The full listing is provided below:

60 CAREY STREET
List Entry Number: 1244098
Date Listed: 24 Oct 1951
Grade: II*
House. Early C18, with later internal alterations. Multi-coloured stock brick with red brick dressings. Brick cornice below parapet and moulded bands at 1st and 2nd floor level. 3 storeys and basement. Double-fronted with 6 windows. Wood doorcase with slender Doric columns, triglyph frieze and mutule cornice. Red brick segmental arches and dressings to recessed windows with exposed boxing, late C18 sashes and wood shutters to ground floor. Elaborate lead rainwater head and pipe. INTERIOR: not inspected but noted to contain paintings on panelled soffit of stairs; enriched architraves and doors; turned balusters with fluting and fluted column newels; scroll enrichment on plaster walls and ceiling; carved marble fireplace in ground floor back room and 1st floor front (centre) and back rooms.

3.0 Heritage Asset Description

3.1 Exterior

No.60 Carey Street is a three storey building with a basement below ground level. It is constructed of brown London stock brick, with red brick quoins and window surrounds. The front of the building to the south has a regular Georgian style façade with six bays each containing a sash window with a shallow arched head. The central two bays on the ground floor contain the door, surrounded by a large Doric doorcase. Each of the floors is divided by a brick string course which is provided with a lead capping. There are three chimneys projecting from the upper front flat roof, which is overlaid with paving slabs and surrounded by a brick parapet wall. The lower flat roof is of similar construction. The flat roofs are not original to the property; they are believed to have been installed in 1930 when the property underwent major restoration. It is likely the current asphalt coverings date from the 1960s.

A single storey extension, also constructed in 1930, projects from the rear of the building and contains the courthouse. The rotunda above this room is just visible from Star Yard. The first and second floor of the rear of the main house follow the same pattern as the south façade, though the two westernmost bays are truncated where the rear of buildings on New Square abut the north-west corner.

3.2 Interior

60 Carey Street is currently used for a variety of Law Society related purposes, including the President of the Law Society's London residence and tribunal court room. It is primarily arranged over basement, ground and three upper floors, with a single storey extension to the rear, constructed in 1930. There are two staircases to the front portion: the principal stair runs only from ground to first floor, while the back stair accesses all floors. The front east section of the building generally houses the historical 1731 parts. This section contains official dining room and other smaller function rooms, and the President's suite is located at second floor level. Some of the rooms to the east have been refurbished in recent years to provide store rooms and a library store. To the rear, underneath the court room, are a series of strong rooms. They are accessed via a thick metal door and each of the twelve 'cells' has a further metal doorway off a U-shaped corridor. The spaces are currently used for library storage.

Note: no works are planned to the internal parts of the property.

3.3 Historical development

A brief summary of the pertinent historical development of 60 Carey Street can be found below:

1731 Richard Foley constructs 60 Carey Street as a handsome three storey house with a basement

1783 The house leaves the Foley family when it is sold to Thomas Nedham

1805-1873 Powell and Sons, wine merchants, acquire the property and use the house as business premises until 1873, with other tenants renting out parts of the house, particularly solicitors Philip Martineau and W. Walton

1873-1924 The property is occupied by solicitors Arnold and Co.

1929 The house is purchased by The Law Society

1930	A major restoration, refurbishment and extension took place to provide accommodation for the President and a new court room.
1956	New bathrooms constructed off the west side of the back staircase
C1960s	Second floor refurbished as a flat, with the addition of partition walls and redecoration

To incorporate the Court Room, the building was extended on the ground floor. On the ground floor the main house was separated from the extension by a lightwell. A side entrance door was added onto Star Yard. At the back of the extension was the large court room and between this and the lightwell were a reception area, lobby and WC and a small witness interview room.

3.4 Commentary on significant value of the heritage asset

Age and rarity; 60 Carey Street is nearly 300 years old. No. 60 is one of few buildings constructed as a domestic house to survive in the area. The original parts of the property located to the front are considered to be the highest in value. It is considered that the rear extension, particularly the courtroom, have more historical value than age and rarity value.

Historical value; 60 Carey Street is important in the context of development and expansion of the legal profession from the 14th century onwards in this particular area. From 1930 the property has been associated with The Law Society, which has represented solicitors for nearly 200 years. The building is associated with all the Presidents that have resided there and with the court cases and tribunals that have been held in the Court Room. The property has high historical value.

Aesthetic value (exterior); 60 Carey Street is a fine example of a Georgian town house. It has elegant proportions and maintains the traditional sash windows and features which characterise this type of building, although the principal flat roof is not characteristic of Georgian town houses of this period. The south façade is formal and somewhat grand however, the strict rules and measurements of Palladian architecture have not been completely adhered to on this façade, with the windows unevenly spaced along each floor and sometimes not quite aligned. This gives an added charm and also is testimony to the fact that this building was probably constructed by a Master Builder rather than being designed by an architect.

Aesthetic value (interior); Several of the interiors are of very high quality, particularly to the ground and first floors to the original front section of the property. The 1930 court room adds a different version of Classicism to the décor. It utilises a stylised Grecian theme, which was popular in Inter-War Neo-Classicism, with almost a hint of Art-Deco. However, later 20th century décor and furnishings have largely detracted from the original 1930 décor.

3.5 Summary

60 Carey Street has high historic and aesthetic value. It is an attractive and elegant Georgian town house with fine interiors and high quality craftsmanship evident. It has important historical associations with the growth of Georgian London, the practice of the legal profession in this area and with the Law Society itself.

The most valuable parts of the asset are the original front section which dates from 1731 (both internal and external). The internal courtroom and rotunda is also considered valuable, particularly from an historical viewpoint. It must be noted that the roofs of the property were replaced in 1930, and possibly renewed again in the 1960s; they are, in terms or materials and design, considered to be of negligible value.

4.0 Proposed Works

The Law Society proposes to undertake a package of external repairs, redecoration and improvement works to maintain the property in good condition. The works have been specified by TFT based on a comprehensive condition survey undertaken in 2014.

4.1 Summary of works

The works which are subject to Listed Building Consent include:

- Provision of a new cold liquid applied roof membrane over existing asphalt, to protect against future water ingress. Existing concrete paviors are to be reinstated on completion.
- Installation of tie rods to the front parapet wall brickwork to arrest ongoing movement.
- Re-building of the front elevation parapet brickwork to the south east corner, where this is distorted due to thermal expansion.
- Renewal the cast iron pavement lights to the Carey Street elevation (four in total).
- Installation of new mild steel railings to lower flat roof, in the interest of health and safety where the parapets are of insufficient height.
- Timber repairs and redecoration of timber sash windows.
- Minor isolated brickwork repairs to spalled and impact damaged bricks.
- Poultice repairs to the asphalt lantern light roofs.
- Redecoration of external rainwater goods, guttering etc.

4.2 Impact on the property

4.2.1 Amount and use

The area and use of the property will remain unchanged.

4.2.2 Layout and scale

The layout and scale of the building and site will remain unchanged.

4.2.3 Appearance

All proposed works will be guided by the materials and construction methods of the original construction, with the philosophy of ‘minimum intervention’ in mind.

Repairs to brickwork (**photograph 8**) will be undertaken with like-for-like materials, and specialist sampling of bricks and mortar will be undertaken to obtain an appropriate match. Reclaimed brown London stock bricks will be used if, as expected, these provide the best possible match.

The installation of a new waterproof roof covering will have no visual impact. The existing concrete paviors will be reinstated upon completion of the works. The existing roofs are believed to have last been recovered in the 1960s, and are not considered to be of aesthetic or historical importance (**photographs 1 & 2**).

The installation of Stainless Steel tie rods to the front parapet brickwork has been recommended by a structural engineer, due to the severity of movement identified (**photograph 3**). The installation of ties, which will be drilled through the coping stones, will not impact upon the visual appearance of the facade. The copings themselves are not original to the building, having been installed we believe in the 1960s.

The cast iron pavement lights are corroded, which is resulting in water ingress to the original 1731 pavement vaults (**photographs 4 & 5**). The existing pavement lights date from the 1930 restoration project, and are of age have age and historical value. It is intended to replace to pavement lights in cast iron on a like-for-like basis.

The railings proposed to the lower roof will impact upon the visual appearance of the property from Star Yard, but not significantly given the narrow width of the road and limited view of 60 Carey Street from this location (**photograph 6**). There will be minimal visual impact from Carey Street. The railings will be fabricated in black painted mild steel in a design considered suitable to the building (refer to drawing P03). The rear extension was constructed in 1930 and we believe that provision of railings will not impact upon its heritage value, which as discussed above is primarily historical, rather than age or architectural significance.

The sash windows are in poor condition and repairs and redecoration are required to protect the original timber (**photograph 7**). The works will be undertaken by experienced contractors, with high quality materials to suit the nature of the building. The visual appearance of the building will be improved as a result.

4.2.4 Historic fabric

There will be a slight loss of historic fabric where the parapet requires re-building. It is inevitable that not all bricks can be salvaged for re-use, although this will be maximised as much as possible.

Installing stainless steel restraint rods to the parapet will result some loss of brickwork in the centre of the wall; this work will not impact upon the visual appearance of the facade. This method has been deemed preferable to re-building the parapet, which would result in significant loss of fabric and impact on appearance.

The cast iron pavement lights are completely corroded and beyond repair. As stated above, the pavement lights were installed during the 1930 restoration and are considered to be of importance in terms of age and rarity. They will be replaced on a like-for-like basis.

4.2.5 Access

Access to the building will remain unchanged. The provision of railings to the lower roof is deemed necessary from a health and safety perspective.

4.3 Summary

60 Carey Street is a Grade II* Listed building, deemed to have particularly high aesthetic and historic value. However, external repairs and redecoration is overdue, and works are required to maintain the property in a good condition. The proposals are primarily of a maintenance nature, and are not considered to present significant harm to the structure or fabric. Structural works have been specified to minimise loss of historic fabric and impact on visual appearance. The works have been specified to minimise any impact on the asset's historic value.

5.0 Photographs

The following photographs were taken in early 2014. The locations of the photographs are cross-referenced on drawing 25713/E01, E02 and E03. Some, but not all, photographs are cross-referenced in the main body of the above report.

PHOTOGRAPH 1: General view of front upper roof.

PHOTOGRAPH 2: General lower roof to rear extension.

PHOTOGRAPH 3: Movement of front Carey Street parapet wall.

PHOTOGRAPH 4: Typical pavement light externally.

PHOTOGRAPH 5: Typical pavement light to Carey Street internally.

PHOTOGRAPH 6: Rear extension (courthouse) viewed from Star Yard.

PHOTOGRAPH 7: Poor decorations to sash windows.

PHOTOGRAPH 8: Impact damaged brickwork.

PHOTOGRAPH 9: Lower rear roof adjacent to Star Yard.

PHOTOGRAPH 10: Typical cracking to lantern light roofs – poultice repairs proposed.

PHOTOGRAPH 11: Defective parapet brickwork to south east corner.

PHOTOGRAPH 12: Isolated spalled bricks to south west corner – to be replaced.

APPENDICES

APPENDIX A

ENGINEERING & MANAGEMENT CONSULTANTS

clarkebond

Report No	Date
XL03593/R1	29th July 2014

Project

No. 60 CAREY: STREET VISUAL INSPECTION ON ROOF PARAPET OF FRONT ELEVATION

Client

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Report No:	**Date:**
XL03593/R1	29th July 2014

Project:
No. 60 CAREY: STREET VISUAL INSPECTION ON ROOF PARAPET OF FRONT ELEVATION

Issue Number	Status	Description of Amendments
1	FINAL	

Report prepared by:	
Signed é é é é é é é é é é é é .	Theodore Tai BEng(Hons) CEng MICE MIStructE **Regional Director**
Approved for issue by:	
Signed	W Keane Director

CONTENT

1.0 INTRODUCTION

1.1 Clarkebond (UK) Ltd (CBUK) were instructed by Tuffin Ferraby Taylor LLP on behalf of The Law Society to undertake an visual inspection of the roof parapet wall only that is fronting onto the main elevation of the Presidentôs House at No.60 Carey Street, London.

1.2 The following report is based on an external visual inspection for the masonry roof parapet from the ground and also an access was provided via roof hatch which did not involve intrusive works of any nature. It was not possible to gain access to any internal areas behind the wood panelling within the top floor apartment and as such it has not been possible to comment on the possibility of defects occurring within these areas that are hidden from view or otherwise not accessed.

1.3 In particular, the footings and foundations were not excavated and therefore it is also not possible to confirm that these areas are free from significant defects. Consequently this report should not be considered as an exhaustive record of the defects or damage.

1.4 The condition of windows, roof coverings, finishes, fittings, mechanical, electrical and drainage systems are also not covered in this report. This report does not cover any possible areas of asbestos and subject to existence and scope of the asbestos register, it may be necessary that an asbestos survey be carried out by a specialist.

1.5 However the outcome of this report contains recommendations for a programme of intrusive and further investigation of the building which when complete will allow less qualified opinions to be given regarding the likely extent of the strengthening works.

1.6 Limitations

1.6.1 Clarkebond (UK) Limited will not accept any liability for any consequence arising from the use of this report by any third party. This report is provided for the benefit only of the party to whom it is addressed and we do not accept responsibility to any third party for the whole or any part of the contents and we exercise no duty of care in relation to this report to any third party.

2.0 STRUCTURAL FORM OF THE ROOF PARAPET

2.1 The existing roof parapet is being provided over the entire perimeter of this building. The roof is generally flat with a central ridge that is running longitudinally towards the gable ends of the building. This is likely to provide some form of positive drainage over the roof area. There is however an approximately 150mm thick step over the portion of the flat roof provided where the access roof hatch is located in the localised area.

2.2 The front elevation of the masonry roof parapet wall is approximately 16 metres in length and approximately 600mm high to the underside of the stone coping stone, consisting of a 330 thick (13òinches) brick wall generally in Flemish Bond pattern. There are lead flashing running along the base of the parapet wall that abuts onto the roof slab.

2.3 There is a concrete coping stone generally several metres in length and approximately 60mm deep by 425mm wide for each section of the unit that is provided over the whole extent of the perimeter masonry parapet wall.

2.4 There is a continuous masonry corbelling featured overhang located approximately 675mm below the level of the coping stone and is directly over the masonry arch lintels head of the top floor windows on the front elevation of the building.

2.5 The front masonry parapet wall appears to be brick bonded with the gable return of the upstand parapet walls on two ends.

3.0 OBSERVATIONS

3.1 From the visual inspection, the masonry roof parapet wall appears to be in a relatively poor condition with some obvious signs of significant structural defects identified.

3.2 The majority of the entire length of the front masonry parapet wall is generally out of plumb in the vertical plane over the height of this upstand which is approximately 8 to 10 degrees distorted and rotated in the clockwise direction towards the centre of the roof. (Plate 3)

3.3 A localised bulging of the parapet wall is also observed over one end of the front perimeter masonry roof parapet wall. (Plates 3 & 12)

3.4 There is localised repointing of the brickwork noted on the majority of the horizontal joint that is directly positioned below the underside of the concrete coping stone. (Plates 2 & 5) The Client representative highlighted that this repair/maintenance work is likely to have been undertaken at least more than ten years ago.

3.5 There is sign of lateral thermal expansion movement over the length of the front masonry parapet wall with some vertical cracking exhibited on the internal face of the wall (Plate 4). At one end, there is also sign of local movement at the gable end of the parapet wall adjacent to the masonry chimney flue where there is a gap on the concrete coping stone noted on the corner return of the parapet wall. (Plate 10)

3.6 Two lines of visible stepped cracking of the parapet wall are also observed on the internal face of this upstand. (Plates 8 & 9)

3.7 There is also a significant localised bulging of the parapet wall over on the South East corner return of the gable wall with upto approximately 20mm slippage of the brickwork that is observed on the external elevation of the building. The level of the bulging on the brickwork is located below the base of the perimeter of the parapet wall i.e. roof level and extended to at least eight courses of brickwork towards the corner of the building. (Plates 11 & 12)

3.8 Some loose mortar repointing over the horizontal joint above the lead flashing have lost its bonding onto the brickwork locally. (Plates 6 & 7)

4.0 STRUCTURAL ASSESSMENT

4.1 It is considered that the most likely cause of the damage to the masonry roof parapet wall is the insufficient capability of accommodating the thermal expansion of the lateral movement over the entire length of the wall without any provision of movement joints.

4.2 The above condition is also likely to be compounded by the differential rate of expansion over the section of the wall with the rotation of the parapet wall that has resulted on the out of plumb of approximately 10 degrees over the vertical section of this wall.

4.3 It is also likely that the base of the parapet upstand may have locally slipped across its plane over the lateral bulging area of the wall.

4.4 There is visual evidence that the majority of the overall lateral thermal expansion of the masonry roof parapet wall is likely to be a historic movement as the repointing of the mortar repair on the joints that has been undertaken some ten years ago which is generally remained intact to the masonry substrates with the exception of the horizontal mortar bedding in the localised area above the level of the lead flashing.

4.5 The bonding on some of the repointing of the bed joint mortar on the horizontal joints just above the lead flashing level have been lost which is likely to be attributed to some minor on-going lateral thermal movement along the wall. This defect is potentially compounded by the quality of the type of mortar being used and the associated workmanship applied. Consequently, this nature of the defect could be effectively affected the watertightness of the parapet wall due to the likelihood of the potential ingress of water over this junction.

4.6 A significant slippage of the gabled wall on the South West corner of the building elevation has been identified and it is considered that the likely cause of the damage is the primary issue of accommodating lateral movement on the wall due to the thermal expansion of the clay bricks. However, further internal inspection will be needed in order to ascertain the nature of this defect and also the full extent of the damage internally should also be established. Furthermore, the watertightness of the wall in this localised area is also likely to be compromised with the potential water ingress into the cracking of the brickwork.

5.0 CONCLUSION AND RECOMMENDATIONS

5.1 Based on our initial visual assessment, some further on-going minor lateral movement is likely to be anticipated. However, the magnitude of this movement should be limited. At present the movement has resulted in a significant cracking of the gable wall as noted on this elevation of the building. Further internal investigation works will be needed in order to ascertain full extent of the structural defect highlighted in this localised area.

5.2 Subject to the findings of the proposed internal investigation as detailed in Clause 5.7 below, it is likely that this localised gable section of this wall will need to be demolished and rebuilt in order to avoid any potential ingress of water over the cracked section of the brickwork in the long term.

5.3 The bulging and the out of plumb defects observed on the roof parapet wall are considered to be caused by the historic movement of the brickwork. However, this will need to be checked via further inspection on the condition of the wall in terms of stability at the roof junction level beneath the lead flashing finishes. It might be necessary to consider some form of strengthening remedial works in order to enhance the overall stability of the roof parapet wall via vertical stainless steel dowels to be drilled and grouted centrally over the width of the section through the height of the parapet wall at regular centres to be agreed.

5.4 We also recommend that the condition of the bearing level of the masonry parapet wall in terms of any potential horizontal slippage on its plane transversely over the section of the wall at the position of the bulging of the brickwork should be inspected via exploratory opening up works as described below.

5.5 The existing masonry corbelling of the featured overhang above the second floor head of windows is likely to be stabilised on its current form by the counter-balanced of the self-weight of the roof parapet wall. As part of the refurbishment upgrade on the building, external visual inspection via scaffolding should be considered as part of the enabling works in order to inspect and identify any significant defects on the external face of the parapet wall including the corbelling section of this elevation.

5.6 These recommendations are based on the assumption that there are no significant structural defects both internally and externally elsewhere in the building.

5.7 In order to confirm the full extent of the proposed remedial works, we recommend that some localised exploratory investigation works should be undertaken to confirm the extent of the defects and these are summarised as follows:-

a) Localised lead flashing finishes at the roof level being applied to the base of the front masonry parapet wall at the location of the bulging on the brickwork adjacent to the position of the soil vent pipe.

b) The timber panelling on the back and the ceiling soffit of the corner cupboard within the Presidentôs bedroom will need to be temporarily removed for further site inspection.

c) The composition of the existing lime mortar will need to be tested.

d) Three to six months cracks monitoring movement of the roof parapet wall will need to be provided via movement gauges such as Avonguard Tell-Tales or equally approved. The final duration of the crack monitoring works will be subjected to the review on the findings of the monthly results recorded. (Refer to Figure 1 below).

e) External inspection of the parapet wall as noted in 5.5 above.

Figure 1: Typical Avonguard Tell-Tales monitoring gauge

Figure 2: Proposed location of opening up works

APPENDIX A

Site Photographs

PLATE 1
Front Elevation showing the perimeter masonry roof parapet.

PLATE 2
Internal elevation of the masonry parapet wall on the front elevation.

PLATE 3
Rotation of the roof parapet/ out of plumb over the vertical section together with the localised bulging of the wall at the far end.

PLATE 4
Vertical cracking on the internal face of the parapet wall that is located approx. 1.2m from the gable return.

PLATE 5
Localised repointing of the perpend joints as well as the horizontal joint located directly below the coping stones.

PLATE 6
Loose mortar along the bed joint above the flashing line on gable wall adjacent to the Chinmey.

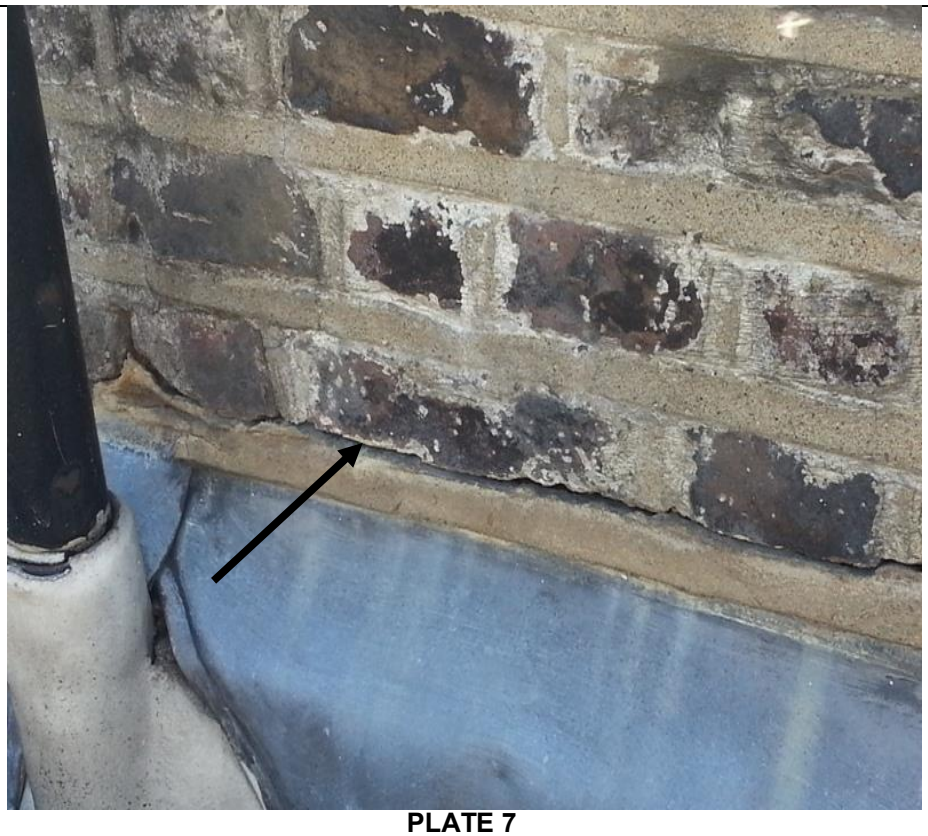

PLATE 7
Loose mortar joint along the horizontal joint above the lead flashing.

PLATE 8
Two lines of stepped cracking on the parapet wall.

PLATE 9
Same cracks as noted on Plate 8 above.

PLATE 10
Slight thermal movement noted on the coping stone at return with a nominal gap.

PLATE 11
Corner bulging and slippage of the gabled wall return.

PLATE 12 (same defect location as Plate 11)
Close up showing diagonal cracking and bulging of the return gable wall at the level just below the parapet wall.

PLATE 13
Localised Bulging of the roof parapet wall.

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XL03593/TT/L001

8th September 2014

Dear Bradley,

Re: *60 Carey Street: Site Visit Inspection on 2nd September 2014*

Further to our site inspection last week on the roof parapet wall of the front elevation of the building, please find below a summary of the findings on the limited intrusive investigation to the two areas as previously recommended for the opening up works which are noted in the original visual inspection report ref: XL03593/R1 dated 29th July 2014.

A) Site Observations

1) Removal of the localised lead flashing finishes at the base of the front masonry parapet Wall

Plate 1: Base of roof parapet wall.

- One short section of the lead flashing finishes has been removed in order to inspect the condition of the masonry parapet wall close to the bearing level.
- One section of the timber wedge shaped timber wall plate is also localised lifted and shifted to reveal the junction details behind.

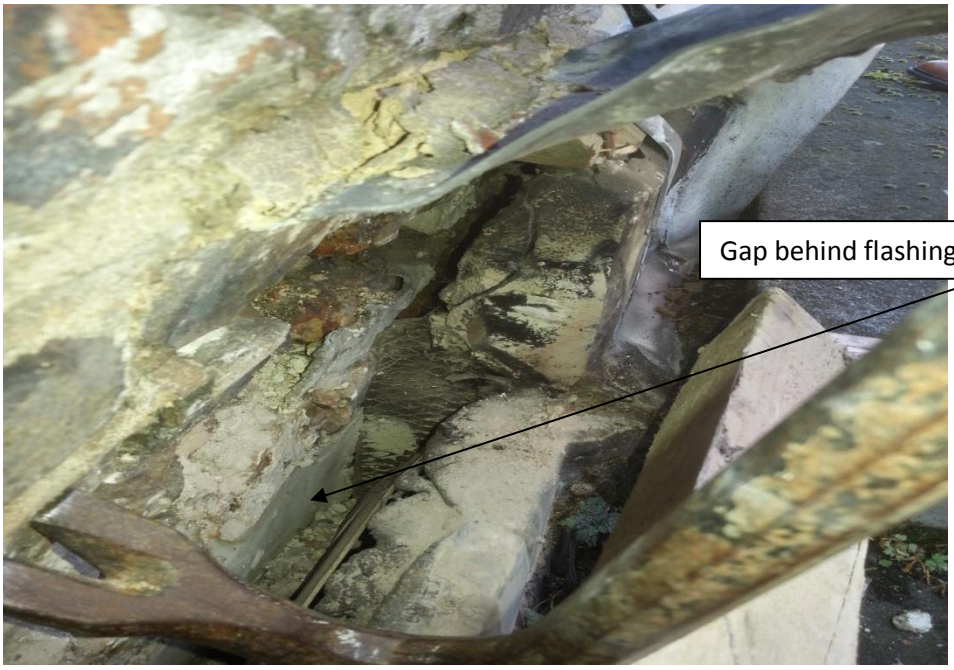

Plate 2: Section showing a horizontal gap at the base of wall behind timber wall plate and flashing upstand.

- A minimum of 20 to 40mm gaps varies along the back of the flashing upstand were identified.
- Some signs of visible localised deterioration of the weathering brickwork were noted.

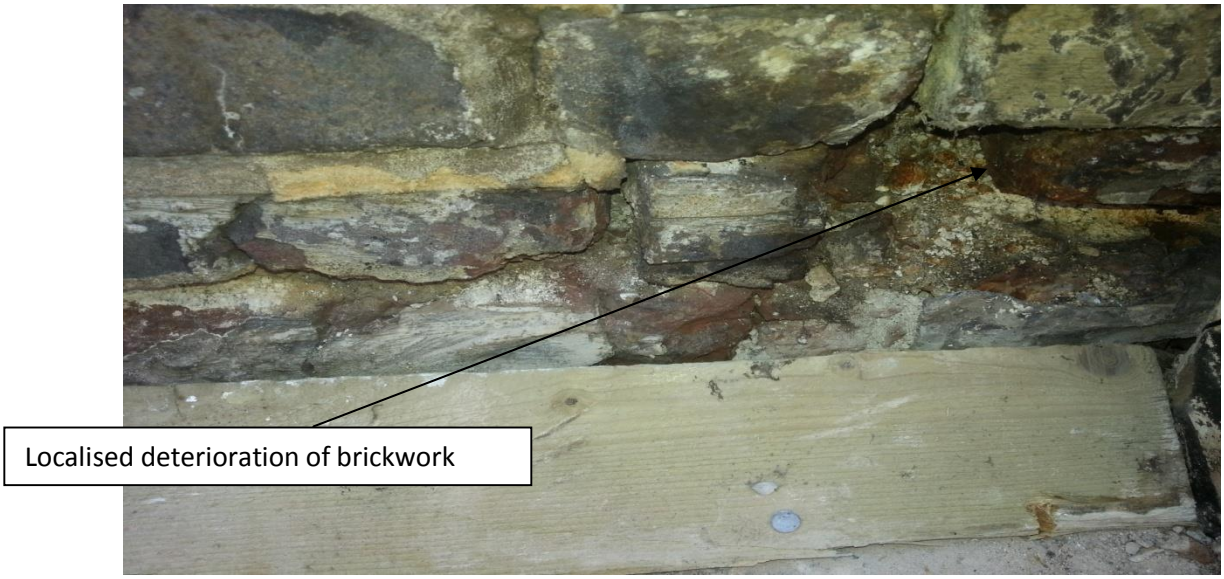

Plate 3: Weathered brickwork was identified below the flashing level.

2) Timber panelling on the back of the corner cupboard within the President's bedroom

Plate 4: Reveal of the brickwork details behind the timber panelling in the approx location of the external cracking of the gable wall.

- No sign of any visible cracking of the brickwork on the internal face of the masonry wall.

B) Structural Assessment of the exploratory works

1) An inspection on the condition of the wall at the roof junction beneath the lead flashing finishes has been carried out. It has revealed that the junction appears to be in a relatively poor condition in terms of the extent of the potential slippage on the horizontal axis of the parapet wall at the base this upstand at the lateral bulging area.

2) On the assumption that the alignment of the flashing kerb details should have been tightly built against the internal face of the masonry wall, it is apparent that the slippage of the base of the wall over time has resulted in the gap of between 20 to 40mm being identified at this junction.

3) Some localised deterioration of the weathered brickwork on the parapet wall upstand has also been identified during the opening works.

4) An internal inspection within the top floor President's bedroom has been undertaken in the corner cupboard behind the timber panelling which is in close proximity of the area exhibited an external cracking of the gable wall. There is no sign of any significant visible cracking of the brickwork internally on the inside face of the masonry parapet wall.

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C) Conclusion and Recommendations

Based on the limited intrusive investigation of the areas noted above together with the findings of the visual inspection previously undertaken, please find below a list of proposed remedial works as well as the extent of the external inspection via scaffolding that will be required during the enabling works of the refurbishment of this building.

a) It will necessary to consider some form of strengthening remedial works in order to enhance the overall stability of the roof parapet wall via vertical stainless steel dowels to be drilled and grouted centrally over the width of the section through the height of the parapet wall at regular centres to be agreed. Some of the weathered existing bricks will also need to be locally removed and replaced.

b) The localised gable section of this wall on the South West corner of the building elevation will need to be demolished and rebuilt in order to avoid any potential ingress of water over the cracked section of the brickwork in the long term.

c) The composition of the existing lime mortar and also the brickwork will need to be tested for the purpose of future repointing works on the mortar and replacement of weathered bricks.

d) Three to six months cracks monitoring movement of the roof parapet wall will need to be provided via movement gauges such as Avonguard Tell-Tales or equally approved. The final duration of the crack monitoring works will be subjected to the review on the findings of the monthly results recorded.

e) As part of the refurbishment upgrade on the building, external visual inspection via scaffolding should be considered as part of the initial activities/enabling works in order to inspect and identify any significant defects on the external face of the parapet wall including the corbelling section of this elevation. An external inspection of the gable section of this parapet wall on the South West corner should also be undertaken as part of this exercise.

Limitations

This letter report is to be read in conjunction with the visual inspection report previously completed for this premises under the report reference No. XL03593/R1 dated 29th July 2014.

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Yours sincerely
For and on behalf of Clarkebond (UK) Limited

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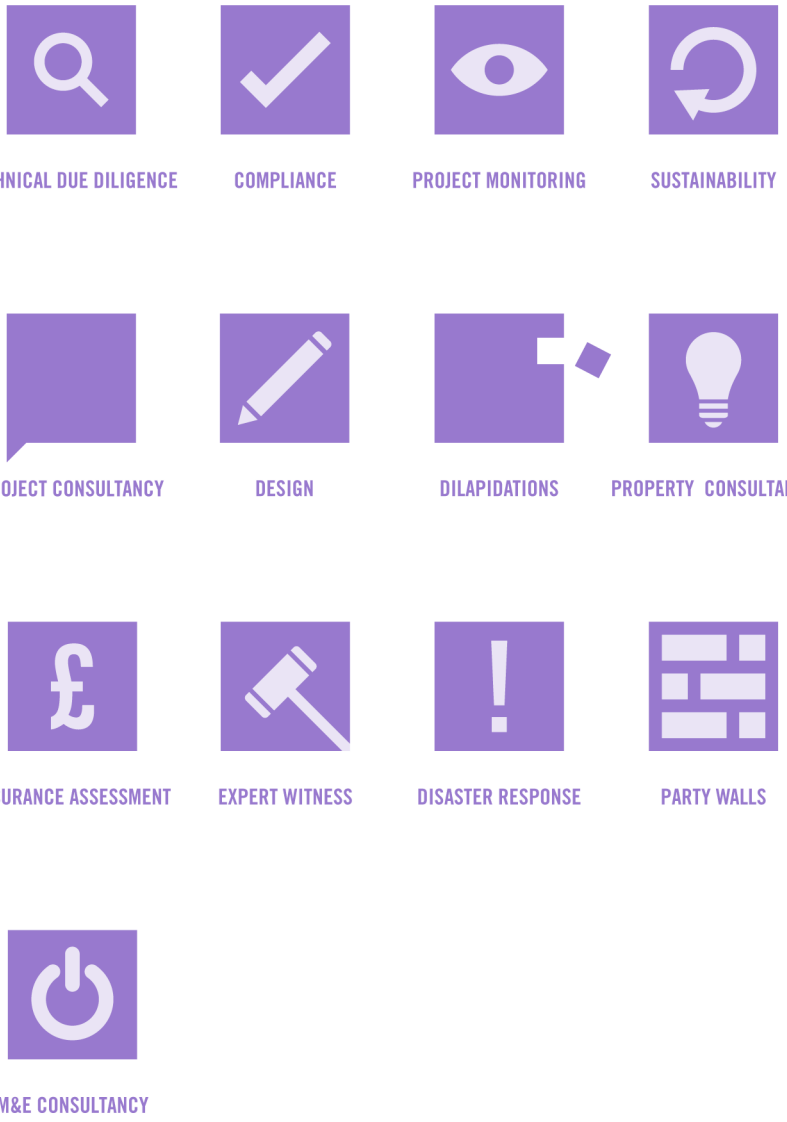

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