SINCLAIRJOHNSTON

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

CONSERVATION STRUCTURAL ENGINEER'S REPORT IN SUPPORT OF PLANNING PERMISSION AND LISTED BUILDING CONSENT

FOR WORKS AT:

23/24 (THE LONG STABLE) CAMDEN STABLES MARKET, LONDON, NW1

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I N D E X

APPENDICES

23/24 (THE LONG STABLE) CAMDEN STABLES MARKET

1.0 INTRODUCTION

1.1 We were asked by W Hiles Partnership on behalf of the bar and restaurant occupier, The Cuban, to assist with a structural assessment of the building and submission of an application for planning approval for certain proposed works.

1.2 These works involve formation of a void through the first floor for a new stair at the front of the building and formation of a void for an extraction pipe. The proposals are shown in detail on the Architects drawings and details and are not repeated here. Any details that may impinge on the structure are dealt with later in this report.

1.3 At this time no opening up or physical investigations have been undertaken and this report is based on only visual inspection but in the light of knowledge of other buildings in the site and our professional experience. While the condition of the building is noted from our inspections this report does not constitute any kind of building survey, and no assurance is given that parts which are covered or inaccessible are free from rot, decay, cracks or other defects.

1.4 All directions are given as standing in the Camden Stables Market facing the building.

2.0 DESCRIPTION OF BUILDING STRUCTURE

2.1 No. 23-24 (The Long Stable) Camden Stables Market is a detached two storey building on the south-east side of the Camden Stables Market, constructed in the mid-19th century.

2.2 The building is of traditional construction: 1.5thk solid loadbearing brick walls form the perimeter of the building; cast iron columns adjacent to the perimeter walls support a grid of primary and secondary wrought iron I-beams at centres of approximately 3.7m and 1.7m respectively that provide support to a shallow brick vaulted arch at first floor level; and at roof level timber trusses span onto the cast iron columns.

2.3 Tie rods are present spanning between the flank walls to prevent the spread of the arches which are assumed to be embedded in the perimeter brick walls as there is no visible external evidence of anchor plates along the walls.

2.4 An existing modern lift on the left-hand side of the building provides access to the first floor.

2.5 Two existing dumbwaiters have been installed adjacent to the right hand perimeter wall. It has been assumed that there is no additional structural support provided as this area is inaccessible and there is no visible structure.

2.6 At first floor a timber stair has been installed at the front of the building, built off the timber floor, leading to a timber constructed mezzanine level. This mezzanine level appears to take support off the existing roof trusses and perimeter brick walls.

4.0 PROPOSALS

4.1 It has been proposed to install a new spiral stair at the front left-hand side of the existing building and 2No. new extractor pipes adjacent to the right-hand wall of the building. These cut through the first floor.

4.2 The opening for the new spiral stair will require the removal of two vaulted arch bays and 1No wrought iron secondary I-section beam. The existing tie rods will need to be cut back with the ends welded to the retained secondary I-section beams to prevent spread of the retained arches.

4.3 Formation of the voids for the extractor pipes will require removal of 2No. square sections of the brick arch. Tie rods are to be retained and are not affected. Steel angles will be installed, packed tight to the existing retained arch to ensure the integrity of the arch is retained.

4.4 It is anticipated that removal of the vaulted arch sections will be carried out using hand held tools only, no mechanical breakers.

4.5 Following removal of the vaulted arch to form the void for the proposed stair, an r.c. slab supported on steel beams will form the new first floor infill. The steel beams will span between the existing I-section beams and a new structural central stair post. The post will be built off a new mass concrete pad foundation below ground floor level.

4.6 At first floor the existing timber floor will require removal in the location of the stair void. The secondary timber stair and mezzanine level will be removed. The roof structure will be unaffected by the proposed works.

5.0 CONCLUSIONS

5.1 The existing building, as occupied, appears to be in generally good condition; however this is based purely on a visual inspection and no assurance is given that parts which are covered or inaccessible are free from defects.

5.2 The alterations will have no overall effect on the structural integrity of the building and the proposed openings have been positioned so as to minimise the loss of historic fabric.

5.3 The work is to be carried out in a properly organised manner with the implications carefully considered in advance and using well-rehearsed conservation techniques, hand tools only and no mechanical breakers or the like.

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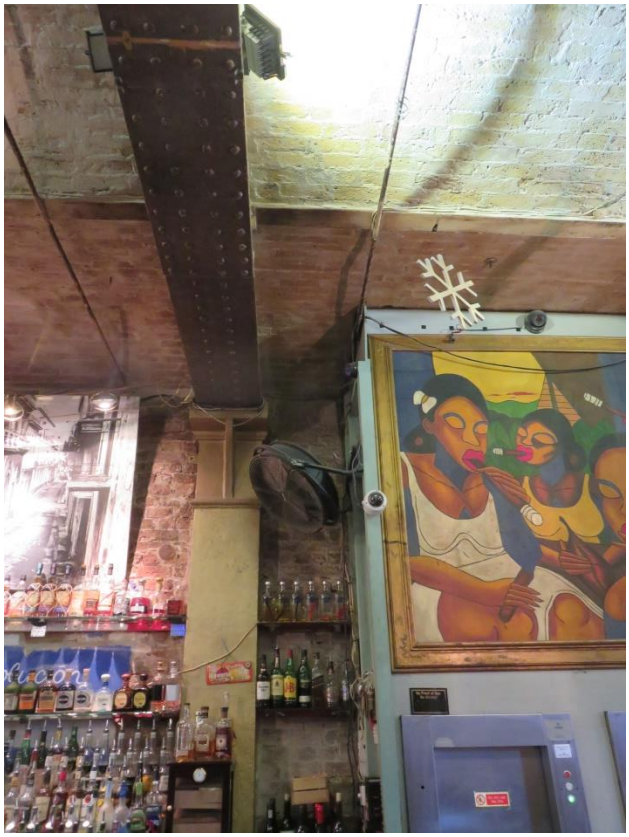
APPENDIX A

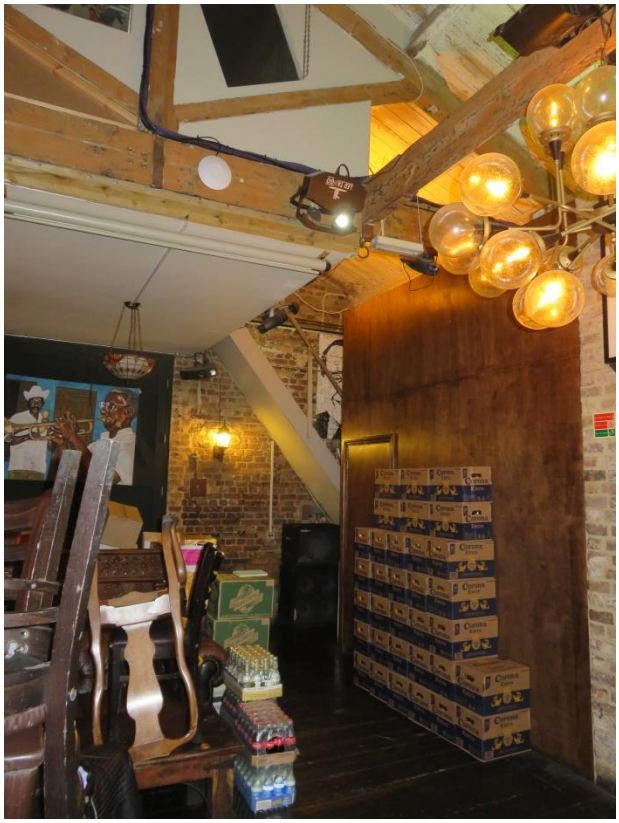
SITE PHOTOGRAPHS

IMG_9669.JPG
Location of proposed stair showing existing brick arch vaulted ceiling

IMG_9672.JPG
Location of proposed stair showing existing brick arch vaulted ceiling



IMG_9673.JPG
Location of existing dumb waiter and proposed location for extractor pipe. The vaulted ceiling spans between grid of primary and secondary beams, tie rods prevent spread of arches.



IMG_9677.JPG
Existing timber mezzanine and timber stair to be removed.

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APPENDIX B

C.V. FOR J.S. JOHNSTON

JAMES SINCLAIR JOHNSTON BSc CEng FICE FIStructE FCONSE

Position Director

Qualifications

1970	BSc (Hons) Civil Engineering, Queens University, Belfast	
1983	Fellow	- Institution of Structural Engineers
1999	Fellow	- Association of Consulting Engineers
1992	Fellow	- Institution of Civil Engineers
1996	Member	- Pyramus & Thisbe Club for Party Wall Surveyors
2004	Engineer	- Accredited in Conservation (ICE/IStructE/CARE) Renewed to 2020
2008	Associate Member	- Ecclesiastical Architects and Surveyors Association

Experience

1983-present	Founding Partner/Director of Sinclair Johnston & Partners Consulting Engineers.
	44 years' experience of Structural design new and existing buildings including historic buildings and ancient monuments and conservation work. Preparation of expert evidence for litigation. Assessment of listed buildings for planning departments.
	Clients have included, City of Westminster, Bedford Estates, Diocese of London, Lord Chancellor's Department, Royal Borough of Kensington & Chelsea, Barts & London NHS Trust, The Crown Estates, The Portman Estates, The Church Commissioners and numerous public and commercial organisations and private owners.
2005	Appointed Engineer, Cathedral Church of St. Nicholas, Newcastle Upon Tyne
2007	Appointed Specialist Consultant, Structures, London Diocesan Advisory Committee
2009	Appointed Specialist Consultant, Structures, Gloucestershire Diocesan Advisory Committee

Professional

1983	Lecture Use of Cast Iron in Building to Ironbridge Gorge Museum Trust.
1983-84	Structural Advisor to Care of Buildings Exhibition at Hampton Court Palace.
1982-86	Initiate the CIRA Project Structural Renovation of Traditional Buildings.
1987-89	Seminars Latent Defects on the assessment of structural defects.
1987-97	Convenor, Clapham Society Planning Committee.
1991	The London Programme Thames Television. Subsidence problems.
1992	Bonding Timbers in Old Brickwork - Structural Survey Magazine.
1994	26 & 27 Bedford Square Construction Repair Magazine, July/August.
1994	Autumn Lecture - Society for the Protection of Ancient Buildings.
1998	Structural Repair Course; Society for the Protection of Ancient Buildings.
2001-10	Committee Member, Society for the Protection of Ancient Buildings
2002	Lecture "Conservation and the Structural Engineer" to Gloucestershire DAC.
2003	Lecture "James Gibbs and the Eighteenth Century Hospital".
2005-16	RICS/SPAB – Training Seminars for student surveyors.
2008	Lecture "Structural Assessment of Historic Churches" - Chichester DAC.
2011-16	Member – Georgian Group Design Review Panel
2013	RICS "Building Defects" CPD seminars
2013	Sky News – Opinion on collapse of plaster ceiling, Apollo Theatre.
2010-15	Lectures to Conservation course, Oxford Brookes University.
2010-16	Lectures to Conservation course, RSUA.
2016	Oxford University – Lecture on 'Condition Surveys of Historic Buildings'.

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