

Oxford Dendrochronology Laboratory

Mill Farm, Mapledurham, South Oxfordshire RG4 7TX
Telephone: 0118 972 4074, Workshop: 0118 972 3682, Facsimile: 0118 972 4404
Dr D Miles FSA and Dr M Bridge FSA
E-mail: MarBrdg@aol.com Homepage: www.oxford-dendrolab.com

10 Windmill Meadows
Aythorpe Roding
Dunmow
Essex CM6 1PX

25th January 2017

Dear Sirs,

Roof at 45 Red Lion Street, Holborn (WC1R 4PF)

I looked at the small roof space above No 45 Red Lion Street earlier today. A building is known to have been on this spot since at least 1799 (see Richard Horwood's survey 1792-99, the relevant part of which is shown below).



Extract from Horwood's 1792-99 Survey of London, with 45-46 Red Lion St circled.

It is fairly clear that many of the original roof timbers have been replaced with smaller, squarer scantling softwood members, many of which bear mechanical sawing marks. There are some timbers remaining which probably do represent original softwood Georgian elements of the roof. For example - at least one collar – clearly not trusted to perform its original function, as it has a much more modern slender machine-sawn collar immediately adjacent to it.



Modern machine-sawn collar with remnants of older timber behind

Many of the common rafters have clearly been replaced over time, although a few, possibly original softwood common rafters with waney edge, and one with what are commonly referred to as Baltic timbers marks can be seen:



Variable-sized rafters of different ages – one can clearly see the newest machine-sawn rafter in mid-shot (more orange) – whilst the others in this shot are unlikely to be original, with the possible exception of the one on the extreme right of shot (small part only showing).



'Baltic' mark on common rafter on the north side of the roof, indicating that this probably is an original timber.

The nature of the timbers in this roof is such that they are unlikely to have sufficient numbers of rings for dating by dendrochronology, which is itself often difficult with these imported softwood timbers as it depends on having comparable material from the unknown area of import. Such dating of Georgian roofs has been possible elsewhere (unpublished ODL report on dating a roof in Hertford St, Mayfair, 2015) – but in this case there are relatively few likely original timbers, and they do not appear to have sufficient numbers of rings for dating.

My conclusion is that this roof has been altered several times during its long history, and whilst at least some likely original timbers are left, it lacks the coherence of an historic roof.

Dr Martin Bridge FSA

Oxford Dendrochronology Laboratory
and UCL Institute of Archaeology

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE



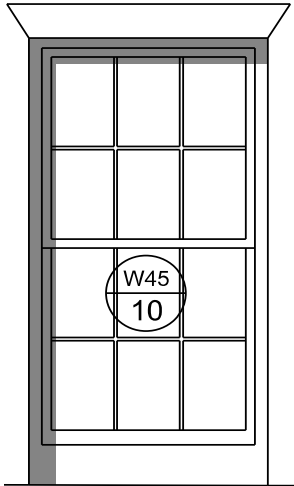
5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE



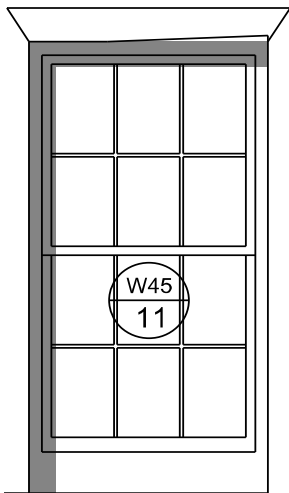
5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE

Window	House	Floor	Existing	Proposed	Finish	Glazing bars	Trickle vents	Ironmongery	Drawing ref
W45/10	45	First	UPVC sash	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_61
W45/11	45	First	UPVC sash	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_61
W45/12	45	First	UPVC sash	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_61
W45/13	45	First	Solid timber door (rotten)	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_61
W45/20	45	Second	UPVC sash	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_62
W45/21	45	Second	UPVC sash	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_62
W45/22	45	Second	UPVC sash	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_62
W45/23	45	Second	Timber sash, original	Repair and repaint only	Signal white				030_P_63
W45/30	45	Third	UPVC casement	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_62
W45/31	45	Third	N/A	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_62
W45/32	45	Third	UPVC casement	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_62
W45/33	45	Third	N/A	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_62
W46/01	46	Ground	Solid-core fire door	Replace with glazed hardwood doors as per drawing	Signal white				
W46/10	46	First	Modern timber sash, poor condition	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_60
W46/11	46	First	Modern timber sash, poor condition	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_60
W46/12	46	First	Modern timber sash, poor condition	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_61
W46/13	46	First	Modern timber sash, poor condition	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_61
W46/14	46	First	Modern timber sash, poor condition	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_61
W46/20	46	Second	Modern timber sash, poor condition	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_60
W46/21	46	Second	Modern timber sash, poor condition	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_60
W46/22	46	Second	Modern timber sash, poor condition	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_61
W46/23	46	Second	Modern timber sash, poor condition	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_61
W46/24	46	Second	Modern timber sash, poor condition	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_61
W46/30	46	Third	UPVC casement	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_60
W46/31	46	Third	UPVC casement	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_60
W46/32	46	Third	Modern timber sash, poor condition	Mumford and Wood Classic range box-sash window with 14mm heritage dgu	Signal white	22mm Lambs tongue, refer to drawings	NO	Brass sash pulley, lifts and hook catch	030_P_61
W46/33	46	Third	Modern timber sash, poor condition	Remove					
W46/34	46	Third	N/A	Steel casement window					
W46/35	46	Third	N/A	Steel casement window					

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE

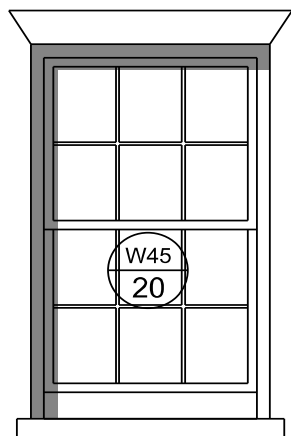


Recessed double-glazed uPVC sash windows with stuck-on glazing bars.
Condition: Good, though clearly not appropriate



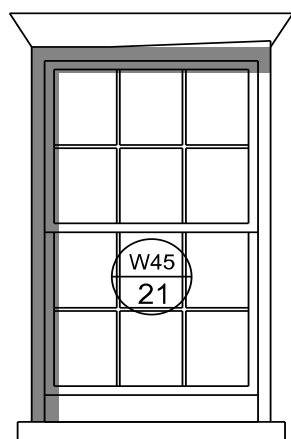
Recessed double-glazed uPVC sash windows with stuck-on glazing bars
Condition: Good, though clearly not appropriate

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE



Recessed double-glazed uPVC sash windows with stuck-on glazing bars

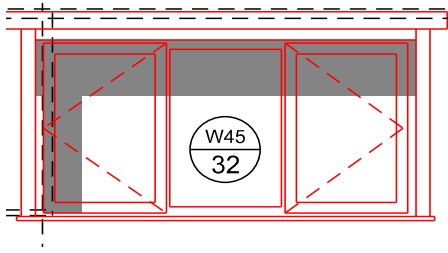
Condition: Good, though clearly not appropriate



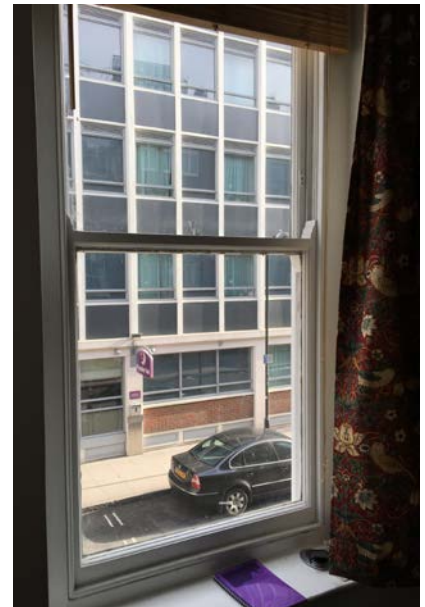
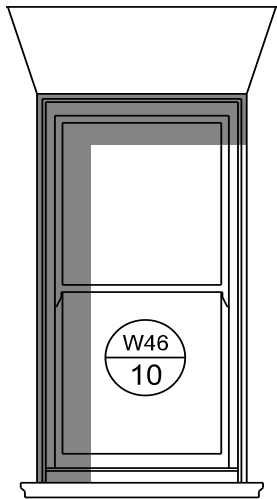
Recessed double-glazed uPVC sash windows with stuck-on glazing bars

Condition: Good, though clearly not appropriate

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE

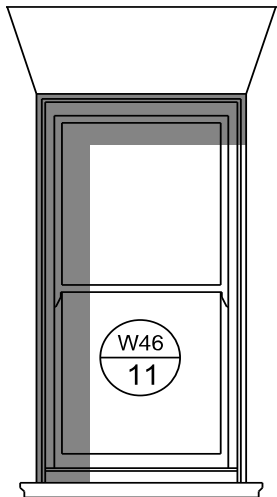


Triple uPVC casement within lead-cheeked dormer with bitumen felt roof
Condition: Poor and in need of replacement

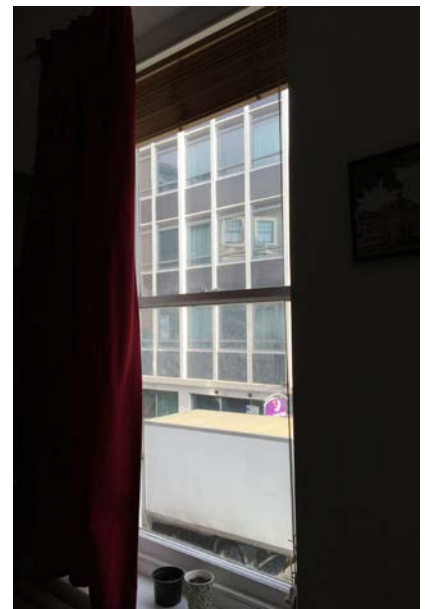
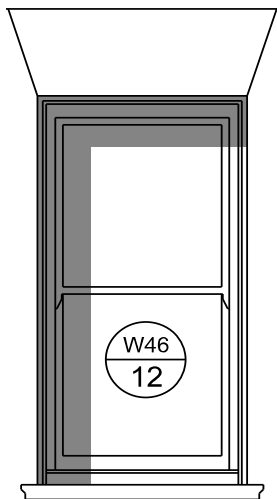


Modern single-glazed timber-framed sash (no glazing bars)
Condition: Moderate. In need of redecoration and some repairs.

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE

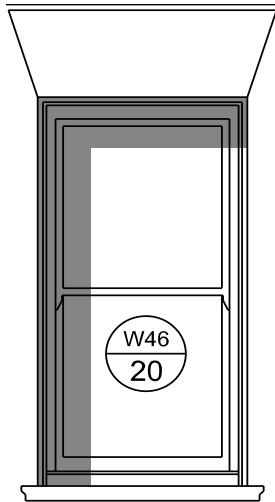


Modern single-glazed timber-framed sash (no glazing bars)
Condition: Moderate. In need of redecoration and some repairs.

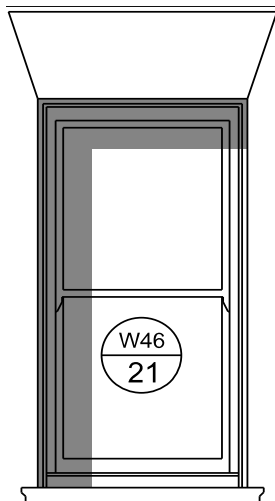


Modern single-glazed timber-framed sash (no glazing bars)
Condition: Moderate. In need of redecoration and some repairs.

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE

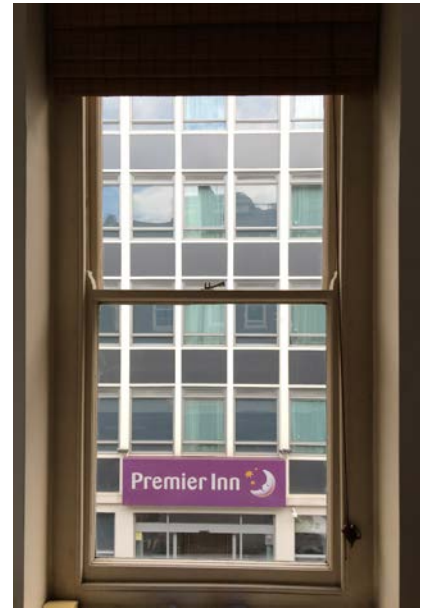
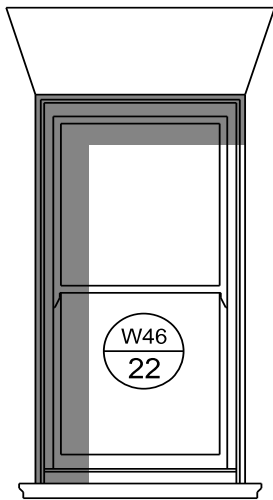


Modern single-glazed timber-framed sash (no glazing bars)
Condition: Moderate. In need of redecoration and some repairs.



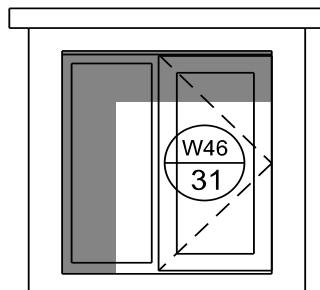
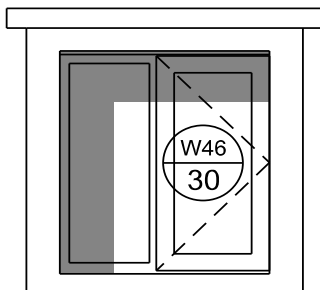
Modern single-glazed timber-framed sash (no glazing bars)
Condition: Moderate. In need of redecoration and some repairs.

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE



Modern single-glazed timber-framed sash (no glazing bars)

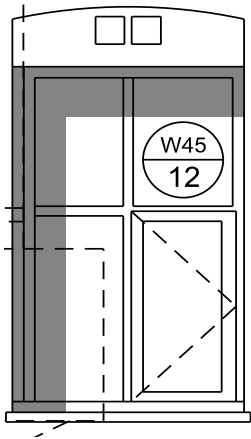
Condition: Moderate. In need of redecoration and some repairs.



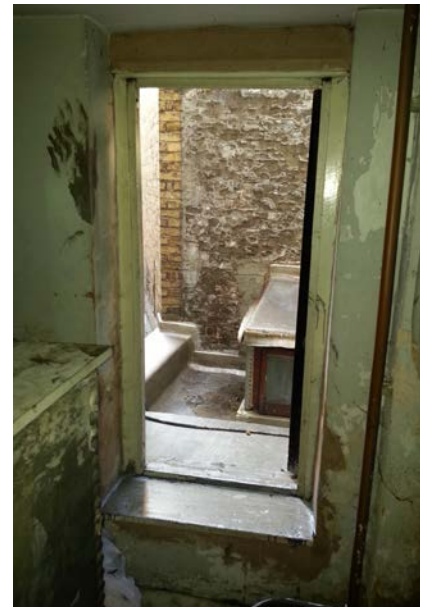
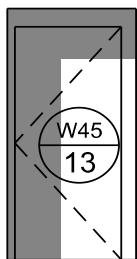
2no. uPVC casement windows - individual dormers with tiled cheeks and bitumen felt roofs.

Condition: Poor and in need of replacement

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE

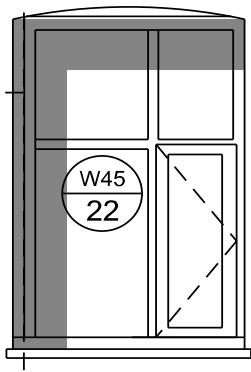


uPVC casement window with timber panel and extract grills above
Condition: Poor and in need of replacement



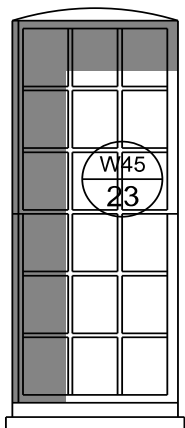
Solid timber door for roof access only
Condition: Poor. Much of the wood is rotten and in need of repair

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE



uPVC casement window

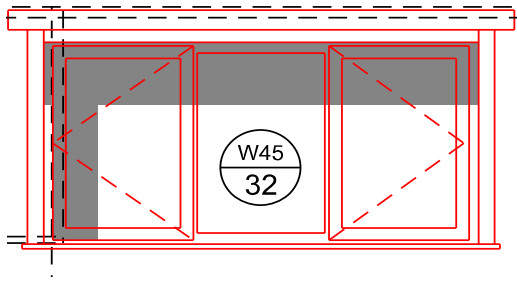
Condition: Poor and in need of replacement



Original large timber sash

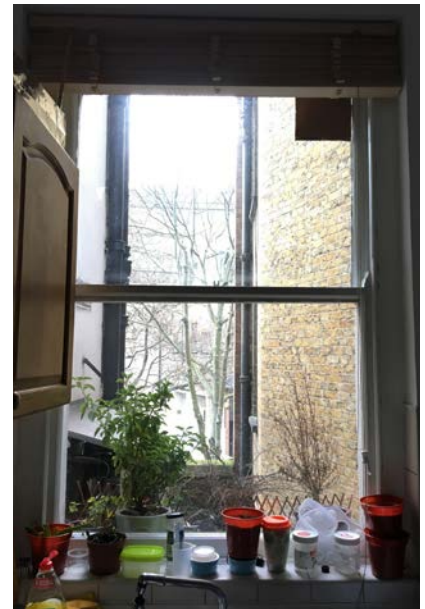
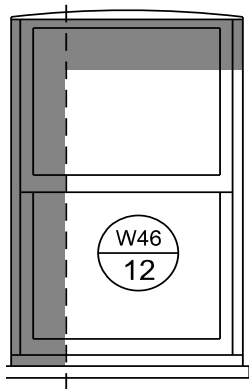
Condition: Poor. In need of careful repair and re-decoration.

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE



Triple uPVC casement within lead-cheeked dormer with bitumen felt roof

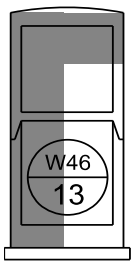
Condition: Poor and in need of replacement



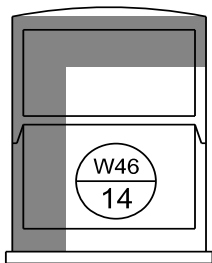
Modern single-glazed timber-framed sash (no glazing bars)

Condition: Poor. In need of redecoration and extensive repairs.

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE

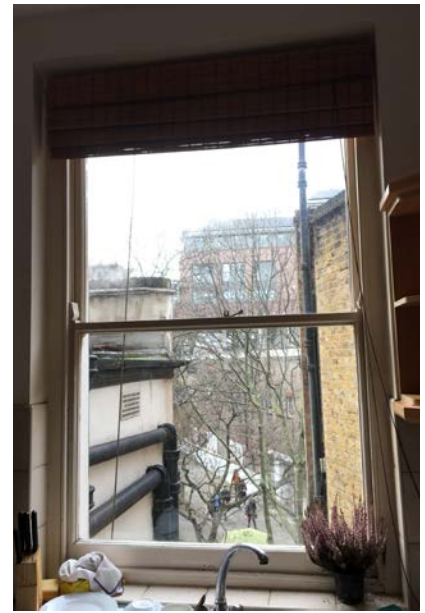
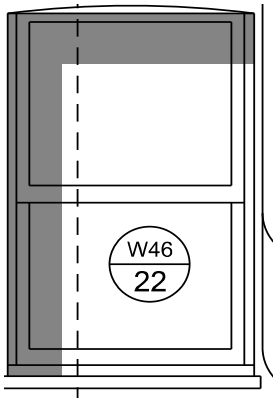


Modern single-glazed (obscure glass) timber-framed sash (no glazing bars).
Condition: Poor. In need of redecoration and extensive repairs.

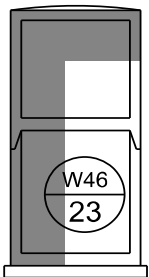


Modern single-glazed (obscure glass) timber-framed sash (no glazing bars)
Condition: Poor. In need of redecoration and extensive repairs.

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE

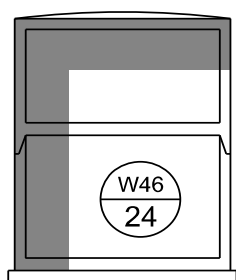


Modern single-glazed timber-framed sash (no glazing bars)
Condition: Poor. In need of redecoration and extensive repairs.

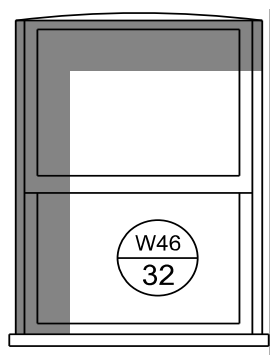


Modern single-glazed timber-framed sash (no glazing bars)
Condition: Poor. In need of redecoration and extensive repairs.

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE

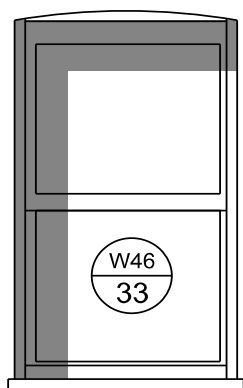


Modern single-glazed timber-framed sash (no glazing bars)
Condition: Poor. In need of redecoration and extensive repairs.



Modern single-glazed timber-framed sash (no glazing bars)
Condition: Poor. In need of redecoration and extensive repairs.

5.4 APPENDIX 4: EXISTING WINDOW SCHEDULE



Modern single-glazed timber-framed sash (no glazing bars)

Condition: Poor. In need of redecoration and extensive repairs.