

Supporting Statement

Rosslyn House 2A Pilgrims Lane NW3 1SL

28 July 2017

This statement has been prepared to support the Listed Building Consent Application and Planning Application in respect of the works described below.

The statement should be read in conjunction to the Structural Engineers report and Timber Specialist reports which are also included with the applications.

There are three elements of proposed works:

- 1: Demolish & Rebuild part of boundary wall fronting Pilgrims Lane & undertake remedial works to wall facing Rosslyn Hill.**
- 2: Repairs / Remedial Works to Flank Elevations of main building.**
- 3: Remedial Works to provide tanking to kitchen area.**

THE PROPERTY

Rosslyn House is a detached three storey property dating from the early 19th century. It is Grade II listed and is the only house left from an early C19 row which stretched to Downshire Hill, refer to historic map below from 1873 and later map below from 1895.



OS MAP 1873



OS MAP 1895

SUMMARY OF PROPOSED WORKS

1: REPAIRS TO BOUNDARY WALLS:

The walls have suffered movement as a result of roots undermining the foundations and potentially inadequate foundations. Refer to engineers report and arboricultural report which have been included with this application.

The boundary walls fronting Pilgrims Lane and Rosslyn Hill will be will the following works.

Pilgrims Lane

Refer to image below, it appears that the tree roots are undermining the foundations for the wall and this has resulted in a section of the wall which has bowed and moved away from the vertical.

The proposal is to remove a section of the wall approx. 4.5m long, the existing foundation (if any) will be inspected and if required a new foundation will be poured. The wall will then be rebuilt using as many of the bricks from the original wall as possible. A brick buttress will also be incorporated on the garden side similar to existing. The public face of the wall will then be rendered and painted to match existing.

Pic 1



Rosslyn Hill

Refer to image below, the render to this wall has cracked in several places, however it appears to be structurally stable. The proposal is to remove the render where the cracks are evident and incorporate reinforcing bars in the mortar joints and re-render / paint to match existing.

Pic 2



2: REPAIRS TO FLANK ELEVATIONS

The relevant elevations are the splayed elevation first floor and above fronting Pilgrims Lane and the gable elevation fronting Downshire Hill.

Pilgrims Lane Elevation:

The original intention was to repair locally and repaint the main building same colour as existing, however once contractors commenced and investigated the cracking to the splayed (north west) elevation, they discovered that the entire building appears to be timber frame with brick infill, from initial examination the cracking appears to have occurred in the line of the timber posts which have been subject to water ingress and this has resulted in the disintegration of the timber. A report by a timber specialist confirmed that the damage to the timber has been caused by wet rot.

Further exposure and examination revealed poor quality infill brick between timber framing. In relation to the areas exposed, it is evident that most of the exposed timbers will have to be replaced, in addition all unstable infill brickwork to be removed and re-built. It was also clear from the additional exposed areas that the structure is a single skin element.

The following strategy is proposed in relation to remedial works:

As this is a loadbearing wall, the works should be carried out in phases approximately 1sq. m panels exposed at a time, the infill brickwork to be removed and re-built initially, where elements of timber have to be removed and replaced, the remaining timber to be temporarily supported locally by a metal frame supported off the brickwork. The replacement timbers to be connected to the retained timber by a metal joining plate.

This will have to be repeated for the splayed section of the elevation above the ground floor flat roof to underside of fascia. It appears that the internal dri-lining is supported off secondary timber battens.

Once the repairs / reinstatement works have been completed, eml can be applied and then rendered and decorated to match existing.

It is not considered that the main elevation front Rosslyn Hill (south west) of the north east elevations suffer from the same deterioration as there is no evidence of cracking on those elevations.

Pic 3



Pic 4



Pic 5



Pic 6



Downshire Hill Elevation:

This gable end of the building is currently pebble-dashed, there is evidence of cracking it is proposed to finish this in a smooth render to match the rest of the property. This rear gable also has as an abutment wall above some garages, this element of wall has moved away from the main wall of the house and is allowing water ingress. It is proposed to reduce the height of this wall and to flash the remaining horizontally and vertically to prevent any further ingress.

With reference to the historic OS Map dated 1873, a row of properties abutted this elevation. Subsequently the elevation had a pebble ash render applied, however the strength of the render was such that when any movement took place it resulted in cracking of the brickwork as the render was of a greater strength than the brick bonding. Refer to Pic 7.

In addition it appears that an opening in the gable wall has been infilled from the interior without disturbing the external render finish. Refer to Pic 8.

It is not considered that the pebble dash finish is an original feature and was probably only applied subsequently as a weathering to the gable end.

There is also an abutment wall which extends approximately half way up the gable wall. This wall has moved away from the flank gable wall of Rosslyn House and is allowing water to ingress. The proposal is to reduce the height of this wall so that it terminates above the garage roof. It will then be lead flashed back to the gable wall to prevent any further ingress of water.

The proposal is to remove the cracked render locally, re-render to achieve a smooth finish, apply emul and smooth render which will be finished to match the other elevations.

Pic 7



Pic 8



3: REMEDIAL WORKS TO PROVIDE TANKING TO KITCHEN

The walls to the kitchen area in the lower ground floor has suffered from water ingress, this is probably caused in part movement of the buttress wall referred to above and also by a 3m high retaining planter area which abuts the kitchen wall. The issue with the buttress wall should be addressed when the works described above are completed.

It is assumed that there is no membrane between the planter and the external wall of the property to prevent water from the retained soil penetrating the external wall and manifesting itself in the Kitchen Area. To remove the planter would have potential structural implication on an adjacent brick boundary wall. The proposal therefore is to introduce 100 mm dia drainage grills to the base of the retaining structure to allow retained water to escape. In addition the internal face of the wall from the internal corner to the reveal of the first window will receive a sika render or similar to prevent the water penetrating.

CONCLUSION:

The works set out above are essential to prolong the structural stability of Rosslyn House. It is considered that the extent of works proposed is appropriate and sympathetic and will make a significant contribution to the long term sustainability of the property.