



Historic England

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Ms Sarah Freeman
London Borough of Camden
Development Management
Town Hall
Judd Street
London
WC1H 9JE

Direct Dial: 0207 973 3749

Our ref: L00639730

25 August 2017

Dear Ms Freeman

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
10 HOLLY VILLAGE, SWAIN'S LANE, LONDON, N6 6QJ
Application No 2017/4474/L**

Thank you for your letter of 10 August 2017 notifying us of the application for listed building consent relating to the above site. We do not wish to comment in detail, but offer the following general observations.

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Number 10 is one of 12 properties that make up the Grade II* Holly Village. Designed by the architect Henry Darbishire (1825-1899) and built by Thomas Cubitt in 1865, the houses are a wonderful exercise in the Gothic cottage 'borne' style, set round a communal 'village green'.

The proposals are to undertake repairs and remedial works to resolve water ingress issues in the property which has led to a dry rot outbreak. The focus of the repairs is on the staircase, first floor windows and ground floor WC door frame. This will involve the removal of joinery and wall plaster, as well as cleaning and treating the brickwork with a fungicidal solution. Decorative elements of the staircase will be retained and reinstated after the works have been completed, whilst other joinery will be replaced on a like for like basis.

At present we do not believe the application provides enough information on the cause of the water ingress or extent of the dry rot issue, and a more detailed and investigative approach is required through the provision of a condition survey. The reasons for this are twofold;

Firstly to identify the source of moisture ingress that has instigated the dry rot. The report does suggest a defective rainwater downpipe and flashing as the potential cause of the water ingress. In the first instance if this is the source of the problem, this should be repaired and the building should be left to dry out, removing non



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significance wall plaster and floor coverings which impede this and improving heating and ventilation to speed up the drying process.

The second reason is so the extent of the dry rot can be determined, which will inform the repairs required. Where possible and without causing unnecessary harm to historic fabric, woodwork in the vicinity of any outbreaks should be inspected, to assess whether decay is present and to measure the moisture content of the timber. The conditions of the timber can then be monitored to determine whether the cause of the water ingress has been successfully removed and the building is drying out.

It would also be helpful to have detailed specifications for the repairs proposed, once the full extent of the damage is understood. In principle the removal of decayed wood is necessary, but often this does not require wholesale replacement, and usually the dry rot can be cut back to sound wood behind and new wood can then be spliced in.

The application also refers to the need to drill and irrigate all exposed brickwork with fungicidal wall solution. This procedure has not been adequately justified in the submitted documentation and we are not convinced such a major intervention is necessary if the source of the water ingress is successfully identified and repaired. Drilling a fungicidal solution into the masonry has the potential to cause further problems, because such a treatment introduces large quantities of water into the brickwork which then need to be removed. This increases the risk of salt efflorescence and damage to the masonry, whilst also prolonging the time it takes for the building to dry out. We would therefore suggest new joinery is isolated from the wall using a damp proof membrane, or through a two brush coat application of a fungicide to the wood surface that will be in contact with brickwork or masonry. These will both provide the necessary protection required whilst the building dries out.

To summarise, without more information on the cause and extent of the dry rot damage, along with detailed specifications of the repair works, we are unable to assess the effect of the proposal in relation to the significance of the application site. We will therefore be unable to advise further on this application or provide the authorisation at this time.

Please let me have the necessary additional information in time for us to comment again before the application is determined. It would therefore be helpful if you could let me know the deadline for receiving our advice once the additional information has been provided.

Please note that this response relates to listed building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).



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Yours sincerely



180
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