

**Part Dismantling and Rebuilding of Front Facade: Further Justification Statement
for Camden Planning Department's Conservation Officers**

125 Clerkenwell Road, London EC1R 5DB

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1. Introduction

Further to the submission for the planning application for the demolition and rebuilding of the inset section of the Clerkenwell Road elevation made in July 2017, and the subsequent Part Dismantling and Rebuilding of Front Facade Justification Document requested by Camden Council (which was submitted on 5th October 2017), the conservation officers have requested further information (email from the Council planning department dated 19th October 2017):

We need more convincing that this section of the façade dates from when the Bourne Estate was erected, the fact that it shares a party wall does not necessarily prove this point. If this can be demonstrated then it should be sufficient to justify demolition as it would mean this section of façade dates from mid 20th and not late 19th century. Listed building consent would be required for the works.

It is therefore hoped that the additional information included in this statement will demonstrate to the Council's conservation officers that the infill section was built in the 20th century when the Bourne Estate was constructed (between 1905 and 1909 as discussed previously in the previous Part Dismantling and Rebuilding of Front Facade Justification Document) and did not form part of the original Griffin public house (which was built earlier in the latter part of the 19th Century) so that permission can be granted by the Council for the temporary dismantling and rebuilding of this section of facade during the building works of the apartment scheme (ref. 2015/6751/P).

2. Additional Investigations

MBH have subsequently carried out further inspections following the Council's request for additional information in their email to us dated 19th October 2017. This has included additional visual inspections at roof level and for the removal of internal finishes of walls to the infill section of 125 Clerkenwell Road to expose the building construction, the locations of which are indicated on the marked up floor plans.

Inspections at roof level at the junction of the infill section and the flank wall to 123 Clerkenwell Road (Bourne Estate) revealed that the parapet walls at both the northern (Clerkenwell Road) end and southern (rear) end are built up to and into the flank wall and that there is NO separate parapet wall running parallel adjacent to the flank wall of the Bourne Estate. The flank wall of the Bourne Estate forms the end wall of our property (this is the party wall shared by both properties).

The site survey plans included in this statement (along with check measurements made on site) reveal that this is true all the way up the three storey infill building: i.e. that the infill building shares the flank wall of 123 Clerkenwell Road with the floor and roof joists built into the flank wall of the property with no end flank wall of the Bourne Estate being constructed at any level on the site of 125 Clerkenwell Road. Clearly the Bourne Estate flank wall had to be built at the same time as the floors and roof of our property because the flank wall is the only means of support for them.

The attached photographs illustrate the infill front parapet wall running into the flank wall of 123 Clerkenwell Road (see Photos 1 and 2) and how the quoining to the corner of the wall has been cut around the parapet wall at this junction. Photos 3 and 4 shows the rear parapet wall of the infill section at the junction with the flank wall of 123 Clerkenwell Road

(permission for the demolition of the infill building except the front facade was previously granted under application ref. 2015/6751/P); note the pier at this location and how the brickwork matches the bricks to the flank wall at this location not just in terms of the yellow stock bricks it is constructed from but also how the courses line through to both properties. The pier itself has also been built into the brickwork of the flank wall.

At first floor level, finishes have been removed to the flank wall at the junction with the front facade wall as indicated in red on the floor plan included in this statement to expose the brickwork of the flank wall internally. This has revealed Fletton brickwork up to roof level to the flank wall where the brickwork and mortar is of poor quality indicating that it was intended not to be seen.

Photographs taken at roof level demonstrate the higher quality of the brickwork and greater care in the pointing where the flank wall is visible above the roof level of the infill section of 123 Clerkenwell Road (refer to Photo 5 and the accompanying notes).

3. Conclusion

The additional investigations described above have revealed in our view, that the infill section to 125 Clerkenwell Road was constructed at the same time as its neighbour 123 Clerkenwell Road, namely between 1905 and 1909, therefore dating from when the Bourne Estate was constructed and not therefore during the late Victorian period when The Griffin public house element occupying the remainder of the site, was built.

The inspections viewed as a consequence of the opening up works requested for this statement show that the builders who constructed the flank wall were accommodating the infill building to No. 125 as illustrated by the use of Fletton bricks internally to the infill section where it meets the flank wall, the corbelling supporting the roof finishes, the fact that the brick courses line through and that the pier at roof level is built into the flank wall. Also, the fact that the flank wall is shared and built on the 123 Clerkenwell Road site and that that the floor and roof joists have been built into the flank wall, all indicate that the infill was built at the same time as the Bourne Estate.

It is therefore hoped that the Council will concur with the conclusion of this statement that the infill section was built later than The Griffin public house occupying the remainder of the site and will accordingly grant permission for the temporary dismantling of this section of facade during the proposed building works for the housing accommodation previously approved by the Council for this site.

4. Photographs



Photo 1

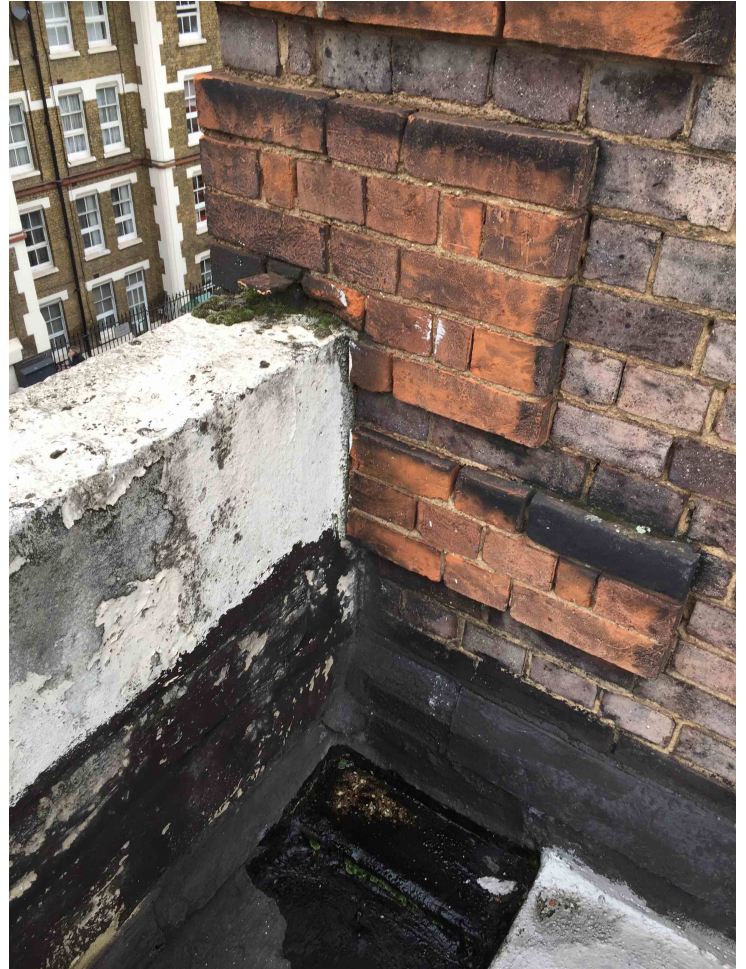


Photo 2

Photographs 1 and 2 show the top of the parapet wall to the infill section of 125 Clerkenwell Road and how it runs into the flank wall of 123 Clerkenwell Road. Note how there is return parapet wall to the property on the No. 125 side against the flank wall. Note also the fixing cleat for railings (no longer present) have been built into the flank wall, and how Quoins to the wall have been cut to allow the front parallel wall to abut tight against the flank wall.



Photo 3

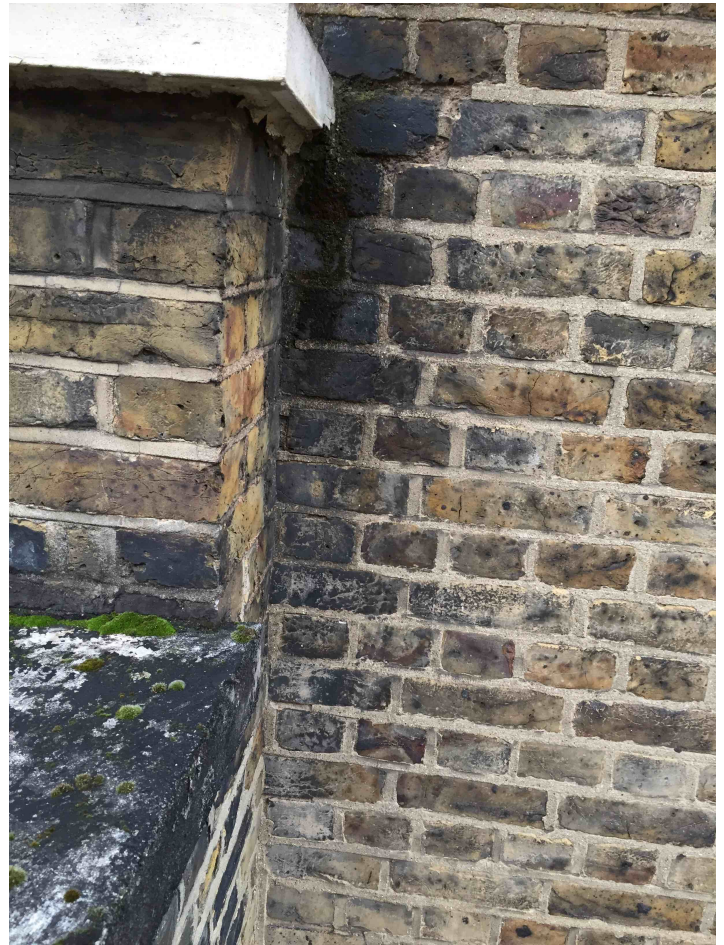


Photo 4

Photos 3 and 4 shows the parapet wall and pier to the rear (south) wall to the infill section (which already has permission to be demolished under application Ref. 2015/6751/P except the front wall to Clerkenwell Road). Note how the pier has been built into the wall, the bricks are the same type (London Yellow Stocks) and how the brick coursing also matches illustrating how both the infill section and No.123 would have been constructed at the same time.



Photo 5

Photo of the flank wall of 123 Clerkenwell Road illustrating the three distinctive zones of brick types used to construct it including Brindle bricks to the street end of the wall (at left), London Red Stocks to the width of the large chimney stack and London Yellow stocks to the southern section of wall (at right) furthest away from the street. Note the graduation of the quality of pointing as the brickwork progresses away from Clerkenwell Road to the rear, with the best quality pointing being to the street side at left.

The bricks shown here above roof level is not visible internally where the brickwork has been exposed indicating that poorer quality Fletton brickwork was used where it was not going to be visible internally to the infill section of No. 125 when it was constructed.



Photo 6



Photo 7

Photographs showing the flank wall of 123 Clerkenwell Road showing how structure from the infill section of No.125 has been built into the wall. Photo 6 shows a close up of the steel beam built into the flank wall (note the built-in pad stone) and Photo 7 shows how the beams to the vaulted ceiling are also built into the wall.



Photo 8

Photograph of investigation opening up to the front wall to the second floor of the infill section of 125 Clerkenwell Road, revealing the common Fletton bricks and poor quality pointing used where the brickwork was plastered internally consistent with the builders constructing the infill section at the same time as No. 123.

Because this section of the flank wall was not intended to be seen it was built with Fletton bricks. It is also worth noting that Fletton bricks were not widely used until the early 20th Century around the time they would have been used here.

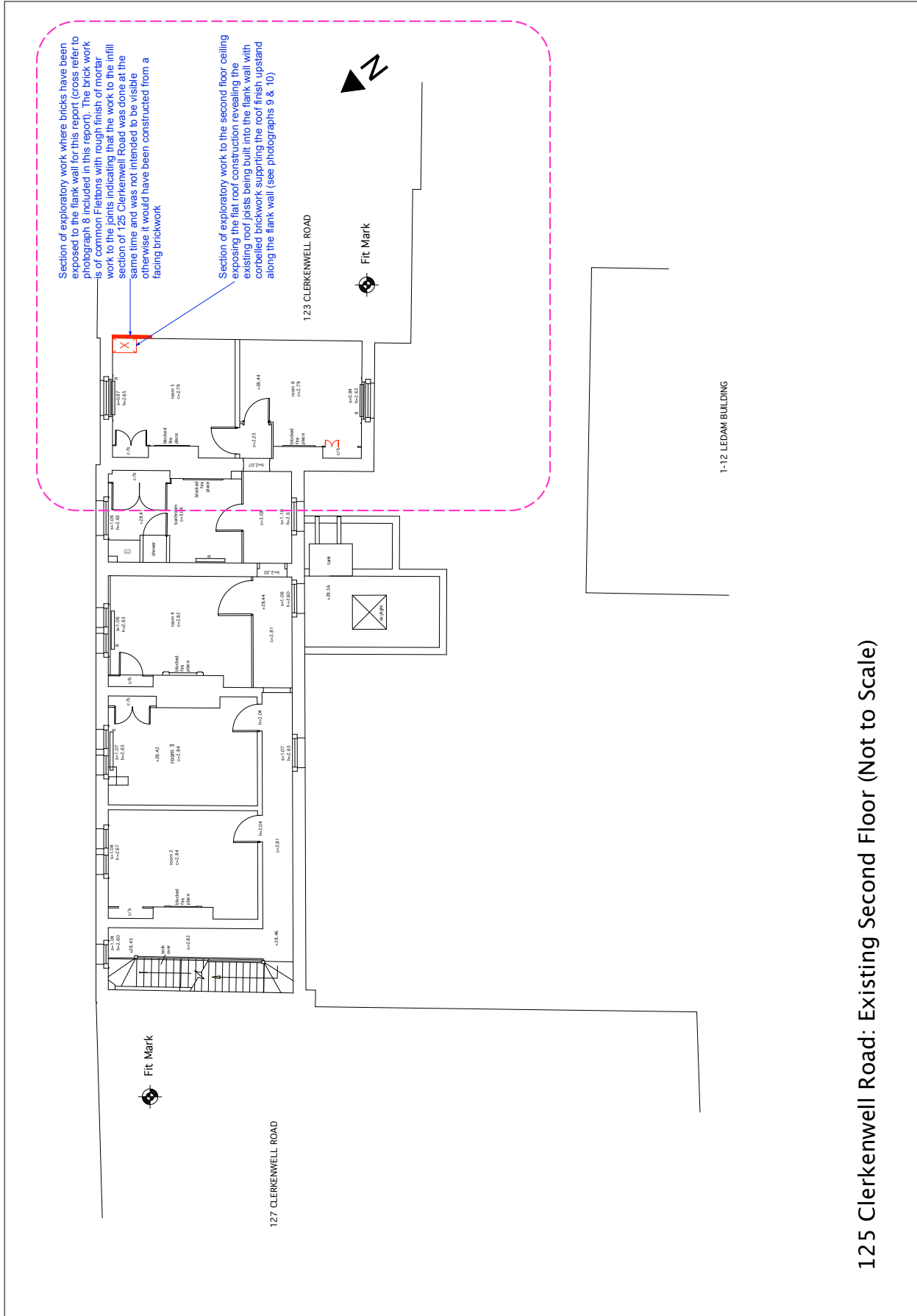


Photo 9

Photo 10

Photographs 9 and 10 show the exploratory works to the ceiling of the second floor front bedroom showing the roof construction of the infill section and how it relates to the flank wall of 123 Clerkenwell Road.

Note how the original timber roof joists are built into the brickwork of the flank wall and how the brickwork to the flank wall has been corbelled to support the roof finishes over where they have been dressed up and into the wall to waterproof it. This in our view gives further evidence that the infill section was built at the same time as 123 Clerkenwell Road.



125 Clerkenwell Road: Existing Second Floor (Not to Scale)

