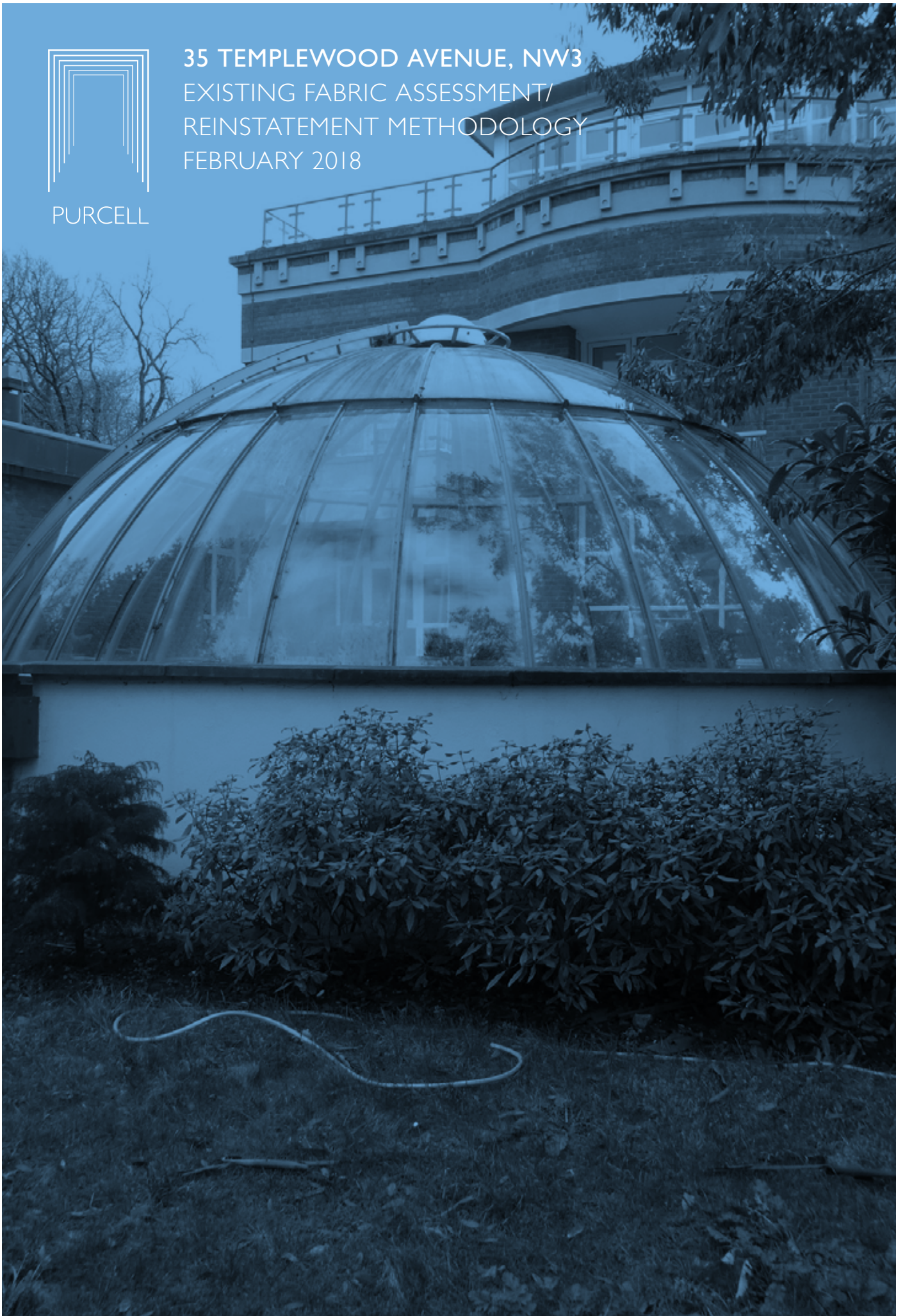


PURCELL

35 TEMPLEWOOD AVENUE, NW3
EXISTING FABRIC ASSESSMENT/
REINSTATEMENT METHODOLOGY
FEBRUARY 2018



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INTRODUCTION

This report has been prepared on behalf of B Coyne and K Mitchell in support of a planning and listed building consent application relating to 35 Templewood Avenue, London, NW3.

The report has been prepared with reference to other supporting documentation submitted as part of the associated planning and listed building consent application as follows:

- Existing and Proposed drawings
- WYG Heritage Assessment

The above-mentioned Heritage Assessment provides an overview of the existing pool building, in terms of its history and significance, which has informed the proposals that the impact assessment included in the WYG report is based on.

This report draws from the WYG report but does not replicate the content, instead focussing specifically on the existing building fabric and the methodologies for careful dismantling and reinstatement where possible.

OVERVIEW



1. Exterior view of the pool building



2. Original entrance to pool building



3. View of skylights over shower and WC



4. Exterior view of the glazed dome



5. Interior view through non-original opening looking into pool building



6. Interior view of the pool



7. Interior view of the pool



8. Interior view of the dome



9. Exterior view of the pool building



10. Detailed view of the marble floor to the pool surround



11. Detailed view of the wall tiling



12. Interior view of the WC



13. Interior view of the shower area



14. Interior view of the marble floor to the shower area

ASSESSMENT/ REINSTATEMENT METHODOLOGY

POOL STRUCTURE

The swimming pool structure was constructed in 1968 following the construction of the adjacent Schreiber House. Following an inspection of the pool structure by Barrett Mahony Consulting Engineers existing issues with the pool have been identified as follows:

- Leaking from the main drain from the pool likely caused by tree root growth from the eucalyptus immediately adjacent to the pool building.
- Extensive leaks into the garden and the existing house lower ground floor level, bubbling up through the floor tiles and overflowing into the plant room resulting in the pool not being able to be filled or used as intended.

To determine the cause of the pool leaks mentioned above Barrett Mahoney arranged chemical testing on the concrete which resulted in the conclusion that the pool leaking is unlikely to be caused by a defective concrete mix. The original steel reinforcement drawings were reviewed by Barrett Mahoney which concluded that the reinforcement design was broadly aligned with current standards and the reinforcement cover of the concrete combined with the tiled lining of the pool shell is also unlikely to be the cause of the extensive leaking.

The conclusion from the Barrett Mahoney investigations suggests that the extensive leaking of the pool is most likely as a result of potential workmanship issues combined with likely structural settlement stemming from the deep excavation / foundations that were required when the existing adjoined house was constructed.

The only way to make a full assessment of the extent of existing defects would be for the entire pool shell to be exposed but given the amount of leaking it is likely that a considerable number of concrete repairs, and associated structural work, would be required which may not result in a warranted long-term solution for the complete remedy of defects. Carefully dismantling the pool building, and in doing so salvaging the most significant elements to enable reconstruction in a new location, would facilitate construction of an entirely new pool shell / structure, to modern standards, that would secure the long term integrity of the pool structure.

EXISTING MARBLE

It is intended that the existing marble will be carefully lifted and reinstated. The process for this will be as follows:

- 01 Undertake a full survey of the existing marble arrangement and prepare a drawing that records the existing layout with each piece of marble being given a unique reference number to ensure that each piece can be re-laid in its original position.
- 02 To each marble slab a templated piece of marine grade ply will be bonded to the surface prior to carefully cutting the joints between each slab with a diamond tile saw. The adhesive underlayment will be broken mechanically, or potentially by sonic vibration, to enable the slabs to be lifted. Each slab will then be put in dry storage, stacked on timber pallets until reinstatement. It can not be guaranteed that the above process will successfully enable all slabs to be lifted without damage and there may therefore be a requirement to replace some slabs with new marble to match. Edilmarmi of Pietrasanta have identified a local quarry where the marble can be sourced.
- 03 Once each slab has been reinstalled the marble will be polished and sealed. Resealing of the marble will be required at periodic intervals to protect it from degradation.

GLAZED DOME

The existing main tubular metal framework, and associated metalwork, forming the primary structure of the dome is a bolted assembly. Prior to disassembling, each metal member will be given a unique reference, so the frame can be reassembled in the same configuration. After disassembly the metal components will be taken off site for specialist shot blasting and galvanising prior to off site redecoration. On completion of this process the metal components will be returned to site and reinstalled in the original configuration.

In terms of the glazing to the dome, the existing glass is not original, this having been replaced with laminated panels which in some instances are delaminating. It is therefore intended that existing glazed panels will be replaced with new clear georgian wired panels to replicate the original installation.

POOL PLANT

The existing pool plant is all modern and will be reused in the newly formed Plant Room.

EXISTING PERIMETER LIGHT TROUGH

The existing GRG light trough to the perimeter of the base of the glazed dome / roof structure is not part of the original fabric as evidenced by the image below.

It is however intended to reinstate the GRG light trough to match the existing arrangement to enable new recessed lights and speakers to be installed.



15. Existing Pool Plant



17. Existing Perimeter light trough



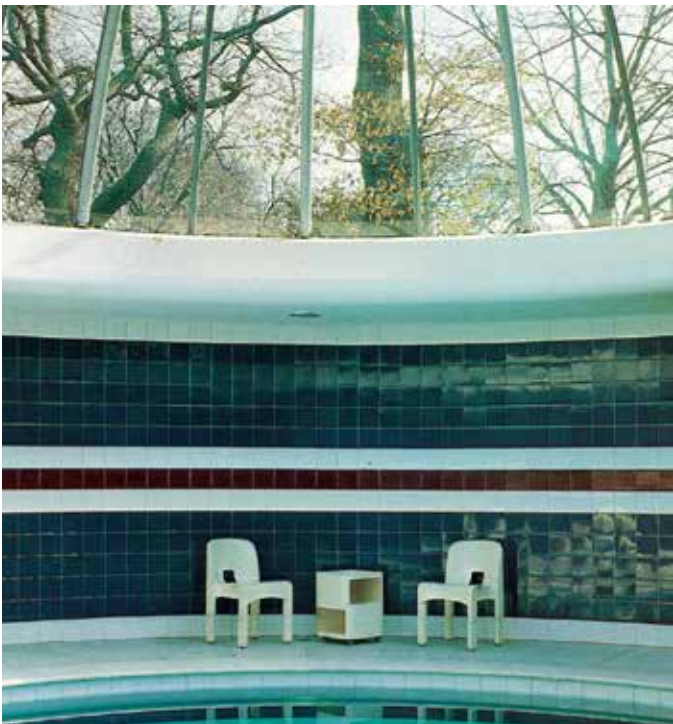
16. Existing Pool Plant

EXISTING WALL TILING

None of the existing blue and white glazed ceramic wall tiling is original as evidenced by comparison of the original tiling shown in the image below and the tiling that exists currently. It is therefore intended to remove all the existing ceramic tiles and replace with new glazed ceramic tiles to match the original colour scheme and arrangement.

FIXTURES AND FITTINGS

None of the existing fixtures and fittings within the pool building are original, or of any significance, evidenced by the image below showing the original fixtures within the shower. It is therefore intended to replace the existing fixtures and fittings with new.



18. Existing Tiling



19. Existing Shower

EXTERNAL FABRIC

The existing coping stones will be carefully lifted and reinstated. Prior to being carefully taken up, each coping stone will be given a unique reference so that each stone can be re-laid in the same arrangement.

The existing blue engineering brickwork to the entrance will be carefully dismantled for reuse. This will be undertaken by carefully cutting out the mortar joints and any mortar bedding that remains on the surfaces of the bricks will be carefully removed to enable full mortar bedding when reinstated. There will be some new bricks required which will be specials fabricated to match the original blue engineering bricks.

The existing stone steps will be recorded and carefully taken up and stored prior to reinstatement.

The existing external door will be carefully removed and reinstated.

The existing skylights over the WC and Shower Area will be carefully removed and reinstated.

The reinforced concrete walls that became exposed when the grass mound was removed, due to their construction, can not be dismantled and reinstated. New reinforced concrete walls will therefore be constructed to the same dimensions as the original and associated membranes installed to the external face of the concrete prior to reinstatement of the grass mound / landscaping, replicating the original design shown in the image below.



20. Exterior view of the pool building

BUILDING RECORDING

Prior to any dismantling works it will be necessary to implement a phase of building recording. This may comprise one or both of the following:

- 01 A Historic Building Record sufficiently detailed to record the existing construction such that it can be dismantled and rebuilt in the new location to match. It is anticipated that this will require recording equivalent to Level 3 Historic Building Record, as defined by Historic England (Understanding Historic Buildings, 2016), subject to discussion / agreement with the Local Authority and associated approval of a written scheme of investigation (WSI). And / or;
- 02 A photographic record of the site recording the original location and context of the building prior to its relocation. This may be supported by a low level descriptive building record (Level 1 or 2) to describe the original context. Again, the scope of work would be agreed with the Local Authority through the approval of a WSI.

