



Pic. 1 Front Elevation & Main Entry

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1. Introduction

1.1 General Introduction

Kendall Kingscott have been appointed by CLIC Sargent to conduct an investigation into the current condition of the roof coverings to Paul's House in order to produce a costed report with recommended works. To this end Kendall Kingscott surveyor Julian Loat attended site on Tuesday 24 April 2018 to undertake the survey.

1.2 Brief

The client brief was discussed and agreed with Gavin Cowling of Kendall Kingscott, by way of correspondence and telephone conversations. The inspection was required to establish the condition of the roofs and to identify appropriate remedial and replacement works.

1.3 Inspections

In order to inspect the roofs, front and rear, a mobile elevated working platform (MEWP) was initially considered. In discussions with London Borough of Camden, highways officer, however, it was apparent that the cost of the necessary road closure, to set up the machine, would be disproportionately high. With this, added to the cost of hiring a MEWP and operator, it was agreed that inspection from surrounding buildings would be preferable.

We therefore arranged access to the following surrounding properties in order to obtain a good view of the roofs:

MACE construction site, opposite Paul's House, in Huntley Street.
UCL, 3rd floor, Roger Williams Building, 69-75 Chenies Mews
UCLH, Roof of 51-67 Chenies Mews

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We also gained access to Paul's House internally, specifically the top floor bedrooms and the loft space above 62 Huntley Street.

The weather on the day of the survey was overcast, cool and dry.

1.4 Property Description

Paul's House is owned and operated by CLIC Sargent to provide temporary accommodation for families visiting loved ones at the nearby University College London and Great Ormond Street hospitals.

The building is late 18th century and Grade II listed under list entry number 1379143 grouped within numbers 46 to 68 Huntley Street, inclusive of attached railings to all.

The current accommodation has been created through the interlinking and remodelling of three neighbouring terraced houses on Huntley Street, numbers 62 to 66. The entrance door at No. 66 is currently used as the main entry to the entire building with the remaining doors externally labelled as 'out of use'.

The third floor accommodation is laid out as follows -

62 Huntley Street - Bedroom 15 & 16, shared bathroom

64 Huntley Street - Bedrooms 13 & 14, shared bathroom

66 Huntley Street - Bedrooms 11 & 12, shared bathroom

Paul's House comprises three former terraced town houses, being four storeys in height with basements. The roofs are double pitched, gambrel configuration with double pitched crowns.

The roof structures accommodate the 3rd floor level and incorporate dormer windows.

The front and rear elevation walls extend up beyond the eaves to form parapets.

The Party Walls between each property extend beyond the roof line, to form upstand walls.

Brick chimney stacks are present, front and rear on each Party Wall.

1.5 Caveat / Limitations

The inspection was limited to the roofs and some roof voids of the property. No other areas of the buildings have been inspected in detail.

Externally roofs were viewed from ground level and from adjacent buildings and flat roofs where safe access was available.

Generally access was not available into the void areas beneath roofs. However, limited access was gained into the roof void of 62 Huntley Street where safe access was available.

A visual inspection was carried out excluding the taking up of floor coverings, movement of furniture, removal of panelling, functional testing of services or any further such intrusive activities.

We have not opened up any concealed parts or removed plaster, timber linings etc. Our recommendations for remedial works have been drawn from visual non-intrusive investigations at the time of the visit.

We have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and are therefore unable to report that any such parts of the property are free from defect beyond the information

provided to us by the client brief. We have not allowed for any remedial works beyond the client brief.

We have not undertaken a detailed assessment to determine if any deleterious materials are present within the property and a full Asbestos Refurbishment and Demolition Survey will need to be undertaken prior to any works commencing on site. Allowance for this has been made within our costings.

2. Observations and Comments

2.1 Roof Coverings

The roofs to the properties are covered with natural slates with the exception of the rear elevation to number 66 which has artificial slates.

The lower, steeper roof slope to the front elevation of 66 Huntley Street, has slates of a different colour indicating that they have been replaced in this location.

Ventilation slates have been incorporated on both front and rear slopes to aid ventilation of the roof voids.

Generally the condition of the coverings is fair to poor with numerous patch repairs and individual slate replacements having been carried out.

Much of the slate coverings are weathered and stained with some slipped slates noted. In particular this was evident to the roofs of numbers 62 and 64, with the front upper slope to number 66 in better condition.

There is slight sag to the ridge slopes that would indicate slight deflection of roof timbers. Such deflection is quite common in buildings of this age however and we did not observe any internal staining to rooms that would be expected if the roof was presently leaking.

2.2 Lead Dressing and Weathering

Lead ridge rolls, stepped flashings, cover flashings etc. are aged stained and weathered, in particular to ridges. Replacement lead components, such as flashings have, however been installed in isolated locations and these are in better condition.

Lead components appear to be all present and intact and performing satisfactorily at present.

2.3 Dormer Windows and Roof Lights

The roofs incorporate dormer windows to front and rear slopes, these being of timber material and vertical sliding sash type. The dormer roofs and cheeks are lead covered.

On the rear slopes to numbers 64 and 66, there are small, fixed roof lights, serving the stairwells. These, again are dressed and weathered with lead. A modern aluminium roof window is provided over the stair well to number 62.

Numbers 62 and 64 have what appears to be old, now lead covered, roof windows serving the lofts.

As with the other lead components, the condition varies with some being aged, stained and weathered whilst other dormers have newer finishes.

2.4 Upstand Walls and Chimneys

The Party Walls between the individual properties, extend up beyond the roof slopes to form upstand walls.

The upstand walls are capped with concrete coping stones, with the exception of, on the rear elevation: the walls between numbers 62 and 64 which has

aged and weathered brick copings, and numbers 66 and 68 which has a new lead capping.

The concrete copings are, generally in reasonable condition, exhibiting minor weathering, moss, lichen and staining. An exception is the coping to the apex of the upstand wall between numbers 64 and 66, which is deteriorated and cracked.

The upstand walls are finished with sand : cement render in all cases. The condition of the render varies from good to poor. On the rear elevation, notably, the render is patchy where new lead flashings have been installed.

Brick chimneys are present front and rear, on all Party Walls. Terracotta pots are present set in sand : cement flaunching. Some pots have been removed where the fireplace has been taken out of service, and replaced with half-round terracotta caps.

The mortar flaunching is in fair condition, however is weathered with some cracking observed.

2.5 Parapet Gutters

Gutters behind the parapet walls are generally lined with asphalt, this being carried up the surrounding upstands and dressed with lead cover flashings. In most cases the asphalt has been over coated with a liquid applied membrane, with fibreglass reinforcing layer, presumably as a cost-effective way to resolve leaks.

The gutters drain, via cast iron pipes into external cast iron hoppers and rain water pipes.

It was noted that the asphalt has slumped and blistered to some gutters, in particular to number 64. A small amount of debris and standing water was noted to some of the gutters.

The parapet walls are capped with concrete coping stones. These are in reasonable condition, exhibiting minor weathering, moss, lichen and staining. Minor damage was observed to some copings on the front elevation.

2.6 Loft Space

Access was gained to the loft space above number 62 Huntley Street. The area, within the upper part of the roof, is used for storage. The storage area was boarded, which limited our view of the underside of the roof and structure. Some primary roof timbers could be partially seen, such as purlins, trusses and the underside of some rafters at lower levels, front and rear. It was observed that the roof slopes have been lath and plaster finished, in between the rafters and that the plaster was missing in some locations.

The roof timbers seen were in reasonable condition with minor timber deterioration, although generally heavily water stained which would indicate previous leaks.

2.7 Bay Window Roof

There is a projecting bay window to the rear of 62 Huntley Street. This has a flat, lead covered roof. The lead and associated flashings are in good condition. It was noted however that some of the sand : cement mortar to the cover flashing, where it is set into the wall, has come loose.

3. Recommendations

It is recommended that all the slate roof coverings are replaced with new natural slate coverings, including timber battens and all associated lead weathering and lead coverings to dormer windows.

It may be that some lead components, for example stepped flashings, could be salvaged and re-used. This would be determined at detail specification stage, but for budget costing purposes, assume complete replacement.

The Party Wall upstands should be re-rendered following the replacement or reinstatement of the stepped flashings.

The mortar flaunching to chimney pots should be replaced where cracked or loose.

Repairs should be undertaken to the waterproofing within the parapet gutters, were found to be defective, together with clearing any debris to ensure free flowing.

It would be worthwhile carrying out other works whilst the access scaffolding is in place, such as cleaning the coping stones and replacing any found to be damaged and replacing the old brick coping stones.

Provisional allowance should be made to replace roof timbers should defects be discovered upon stripping the roofs.

Whilst undertaking the works due allowance should be made to upgrade the thermal insulation to roofs, in accordance with building regulations, Part L requirements.

4. Management & Costs

4.1 Budget Costing Outline

Item	Element	Cost
0.0	Access scaffolding front and rear elevations including crane access to rear.	£15,000.00
0.1	Temporary roof over properties	£5,000.00
1.0	Strip all slate roof coverings including battens boarding etc., all lead weathering and components, lead to dormers and roof windows.	£5,000.00
2.0	Provide new natural slate coverings to 3Nr. Gambrel roofs on new battens, roofing felt, including all lead soakers, flashings, weathering and lead roll ridges.	£50,000.00
3.0	Provide new lead flat roof coverings and lead cheeks to 7Nr dormer windows.	£15,000.00
4.0	Provide new lead weathering to 2Nr small roof lights.	£1,000.00
5.0	Hack off existing render and apply new sand:cement render to upstand walls - 12Nr. faces.	£5,000.00
6.0	Replace concrete copings to upstand walls and parapet walls where damaged. Replace brick copings with new concrete copings.	£1,500.00
6.1	Clean all concrete coping stones.	£750.00
7.0	Replace mortar flaunching to base of chimney pots where damaged.	£500.00

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8.0	Undertake localised repairs to asphalt within parapet gutters.	£750.00
9.0	Provisional allowance to replace roof structural timbers	£2,000.00
10.0	Provisional allowance to upgrade the thermal insulation to the roof.	£2,000.00
11.0	Sub-Total	£103,500.00
	Main Contractor's Preliminaries @ 15%	£15,525.00
	Main Contractor's Overheads & Profit @ 5%	£5,175.00
	Total Building Works	£124,200.00
	Professional & Statutory Fees (at 15%)	£18,630.00
	Sub-Total	£142,830.00
	Contingency (at 10%)	£14,283.00
	Cost Total	£157,113.00
	VAT @ 20%	£31,422.60
	TOTAL	£188,535.60

4.2 Professional & Statutory Fees

An additional fee of £18,630.00 is proposed to cover professional services and statutory applications. This figure represents 15% of the total building works costs and brings the overall project value to £157,113.00 inclusive of 10% contingency allowance but excluding VAT.

Professional fees include the following services -

Design Development
Drawing Production
Tender Administration
Tender Reporting
Principal Designer
Contract Administration

Statutory fees include the following -

Building Control Approved Inspector
Planning / Listed Building Consent Application
Camden Council Pavement Licence (scaffolding)

4.3 Statutory Compliance

Listed Building Status

The building is late 18th century and Grade II listed under list entry number 1379143 grouped within numbers 46 to 68 Huntley Street, inclusive of attached railings to all. This status was granted in 1969. As such any major remodelling or external repairs and redecoration works may be subject to Listed Building Consent from the local authority, Camden Council.

'..Terrace of 12 houses. Late C18. Multi-coloured stock brick with plain stucco 1st floor sill band. Slated mansard roofs with dormers. 3 storeys, attics and basements. 2 windows each. Round-arched doorways most with patterned impost bands and keystone blocks, pilaster-jambs, radial patterned fanlights and panelled doors. Gauged brick flat arches to recessed sash windows. Parapets. Some original lead rainwater heads and pipes. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas...' Historic England List Entry

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Fig 1. Historic England List Entry Map

It is advised that an informal consultation be sought with Camden Council prior to any works taking place in an attempt to establish whether a full listed building consent application would be required. Where no response or an infirm response is received a full application should be made.

Planning Permission

It is likely that local authority planning permission application will need to be made in association with these works, in addition to the listed building consent.

Building Control

Building control notification and certification via a full plans application will be required. This can be achieved directly via an application to the local authority or by way of the appointment of an Approved Inspector.

4.4 Contractor's Access and Welfare

The contractor will generally access the works via the scaffolding. Access will be required through Paul's House to reach the rear scaffolding. The contractor may also need to access the loft voids of the property to undertake certain works.

The appointed contractor will need to provide welfare facilities for his workers, such as toilets, kitchen facilities, washing facilities, as well as an office for the site manager. Often, the contractor will bring temporary cabins to site to satisfy this requirement.

Available space at Paul's House and Huntley Street, is very limited and any welfare cabins would need to be located on the street. This would attract

associated fees for council licences, which could be quite high. It would be preferable, therefore, if the contractor and his workers could have use of welfare facilities and a room for an office within Paul's House.

The contractor will, however, need to provide a skip on the street at the front of the building.

4.5 Programme & Procurement

We anticipate that the roofing works will take 6 weeks overall including erecting and dismantling the scaffolding.

It is recommended that competitive tenders are sought for the work, on the basis of a detailed specification, to ensure tenders are produced on a like-for-like basis.

The tenderers will need to visit Paul's House, during the tender period, to assess the works and take into account all associated costs.

5.00 Overview

5.1 Summary

The works presented within this report, have been costed and we anticipate the project value to be approximately **£188,535.60** inclusive of professional fees and statutory applications. This figure also allows for a 10% contingency sum and VAT.

5.2 Next Steps....

Should CLIC Sargent wish to proceed with these works a full, detailed design and specification will need to be developed and tendered out to contractors for pricing.

Kendall Kingscott will be happy to provide a fee quote in support of this to include the following services -

1. Measured survey & production of existing plans
2. Production of full detailed design & specification
3. Coordination of the tendering process
4. Analysis and report upon return of tender
5. Contract administration services during works
6. Principal Designer Services

APPENDIX A
Photo Schedule



Pic 2 General view of front elevation roofs



Pic 3 View of front elevation to 66 Huntley Street



Pic 4 View of front elevation to 64 Huntley Street



Pic 5 View of front elevation to 62 Huntley Street



Pic 6 General view of rear elevation roofs



Pic 7 View of rear elevation to 66 Huntley Street



Pic 8 View of rear elevation to 64 Huntley Street



Pic 9 View of rear elevation to 62 Huntley Street



Pic 10 View of parapet gutter indicating slumping asphalt



Pic 11 Parapet gutter and upsand wall with patchy render



Pic 12 Standing water noted on one parapet gutter



Pic 13 View of loft space over 62 Huntley Street
indicating stained roof timbers