

# 1.0 Introduction

Following improved access to the rear of 26 Denmark Street and the East Gable of 22 Denmark Place, we have identified a number of discovery item issues that are addressed in the corresponding application drawings as well as summarised within this document.

The discovery items are summarised below.

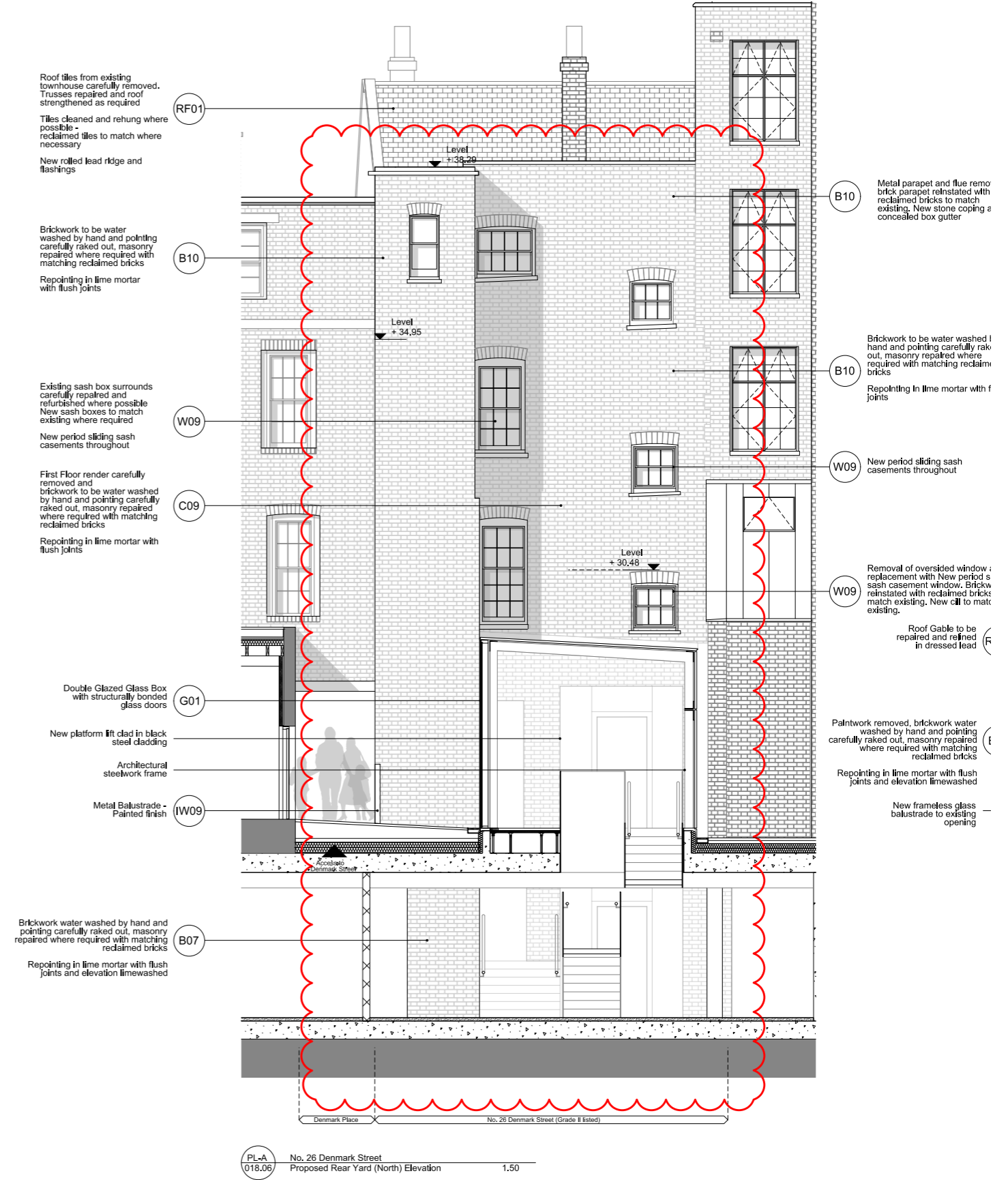
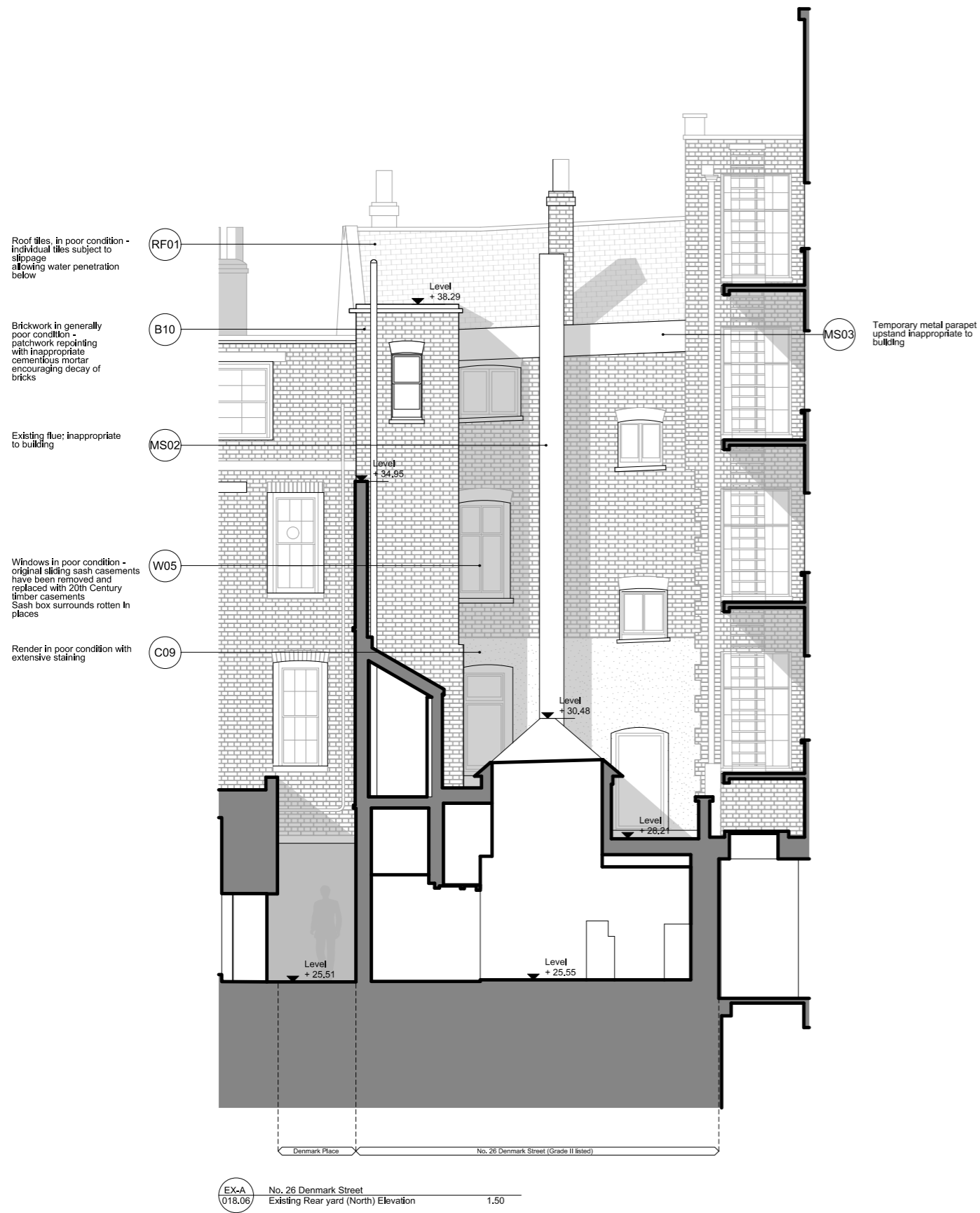
- 1 Following removal of the existing cementitious render, it has revealed the brickwork has been historically scabbled to provide a key for the render.
- 2 Existing roof line prevents the installation of a box gutter with facing brickwork to replace the existing metal flashing
- 3 The existing window appears to be not have been originally for the building - this is evident from the window frame being cut at corners to fit the existing roof profile

The removal of the felt tiles has revealed that there is no facing masonry above the existing, as previously expected. Present is tongue and groove timber boarding

- 4 The removal of the existing felt tiles has revealed a embedded timber, spanning across the elevation

# 2.0 Existing and Consented Rear Elevation

## 26 Denmark Street





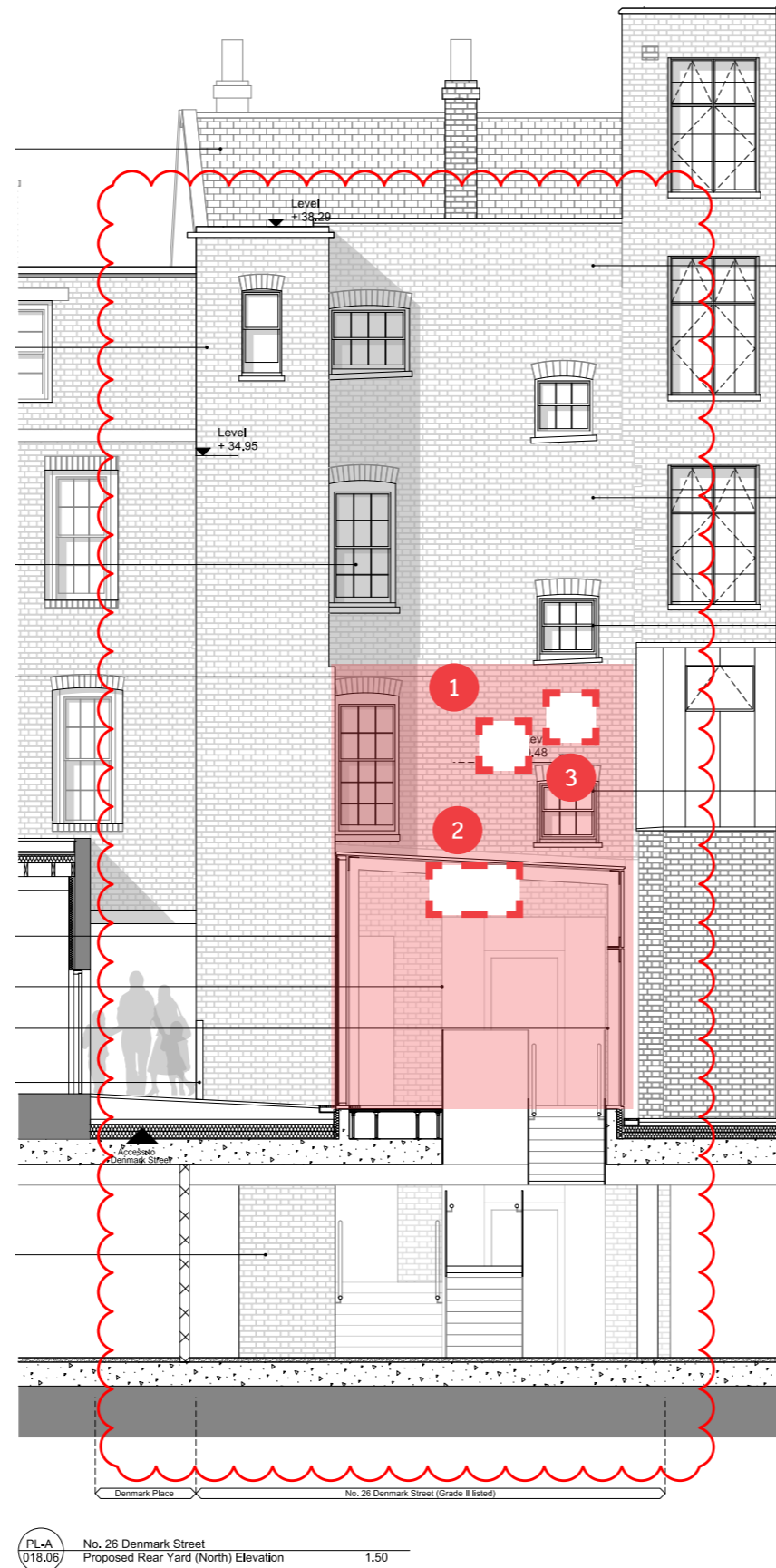
# 3.0 Existing Render Removal

Orms consented scheme involves the removal of the existing cementitious render to reveal facing brickwork below.

Samples areas of existing render have been removed in three locations.

This has revealed masonry of varying quality. It is assumed that historically the facing brickwork has been scabbled to provide a key for the render.

As a result the brickwork below the existing render is not of quality to expose, without substantial cutting out and replacement of existing brickwork, which would significantly affect the existing building fabric.



1



2



3





# 4.0 Proposed Solution

As can be seen overleaf, the existing masonry is in poor condition and not suitable for facing brickwork.

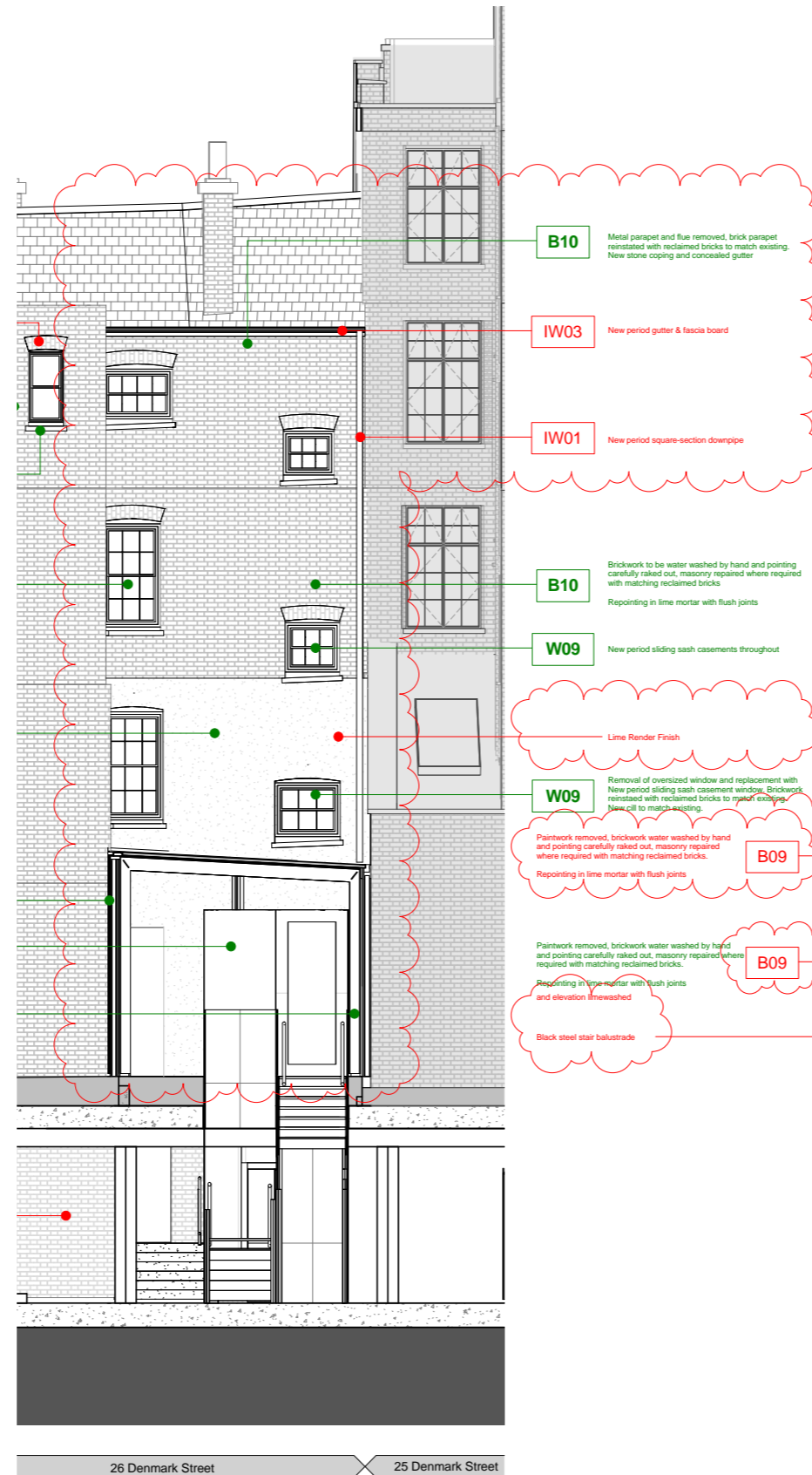
We plan to remove the existing cementitious render and address any structural issues with the concealed masonry.

Leaving the existing render in place may lead to water becoming trapped behind the render which could cause degradation to the existing brickwork.

The existing render will be removed carefully to guard against any further damage to the brickwork.

We propose to finish the existing scabbled brickwork with a lime render finish to replace the existing cementitious render.

We propose a lime render in order to protect the existing friable scabbled brickwork from weather damage, whilst also providing a more period appropriate finish than the existing cementitious render.



Street Front of Rear Yard (North Elevation)





## 5.0 Existing Roof Gutter

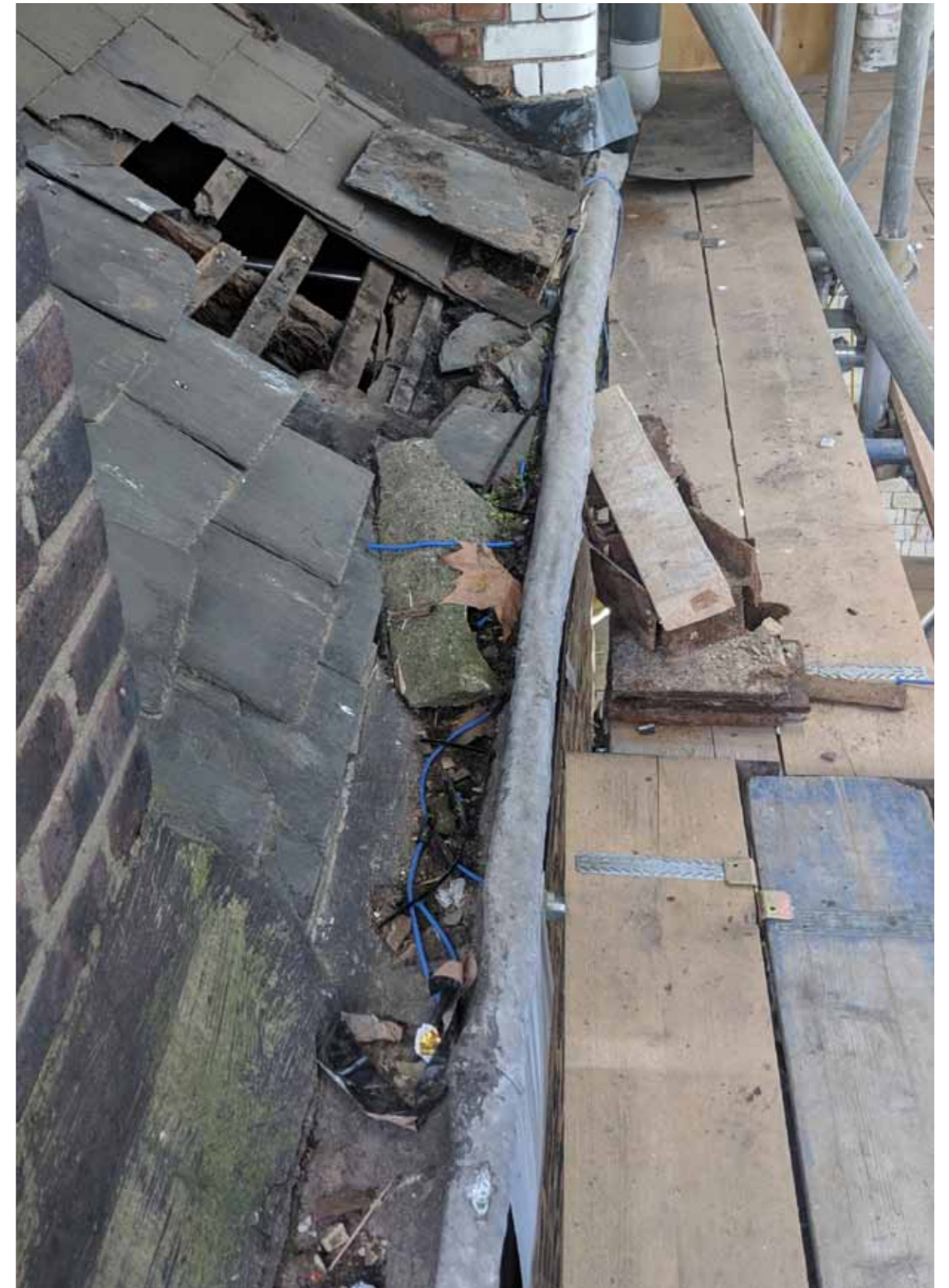
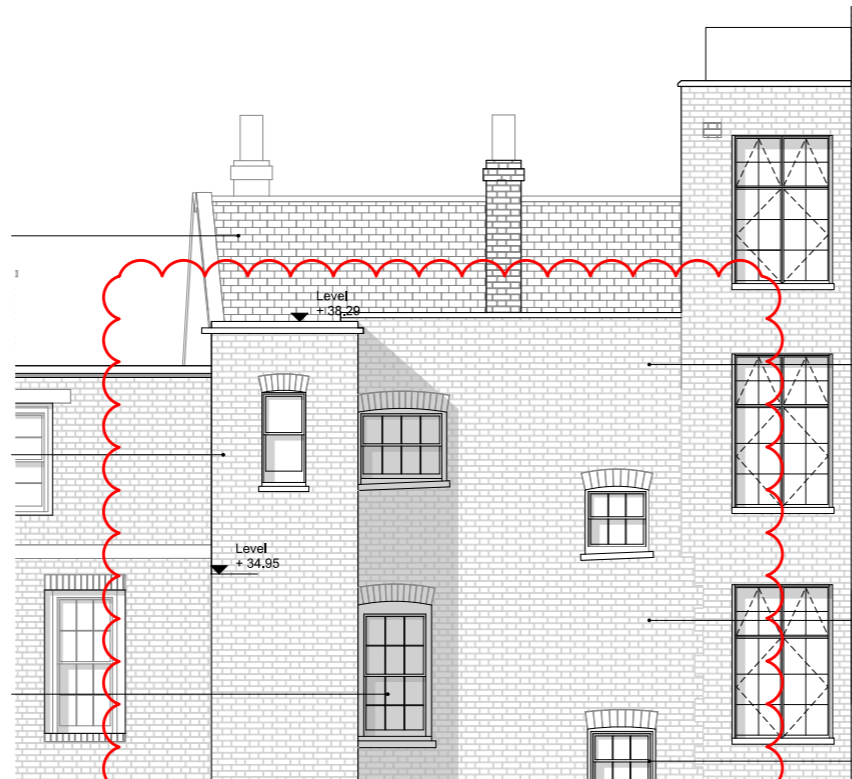
The approved scheme involves the removal of the existing metal parapet with a brick parapet installed in its place.

The brick parapet would conceal a box gutter behind.

Following the erection of the scaffold we have been able to assess the area.

The existing roof arrangement prevents a brick parapet with box gutter being installed due to the current arrangement.

To achieve the detail as originally consented we would need to reset the roof structure to accommodate the box gutter behind the new brick parapet.



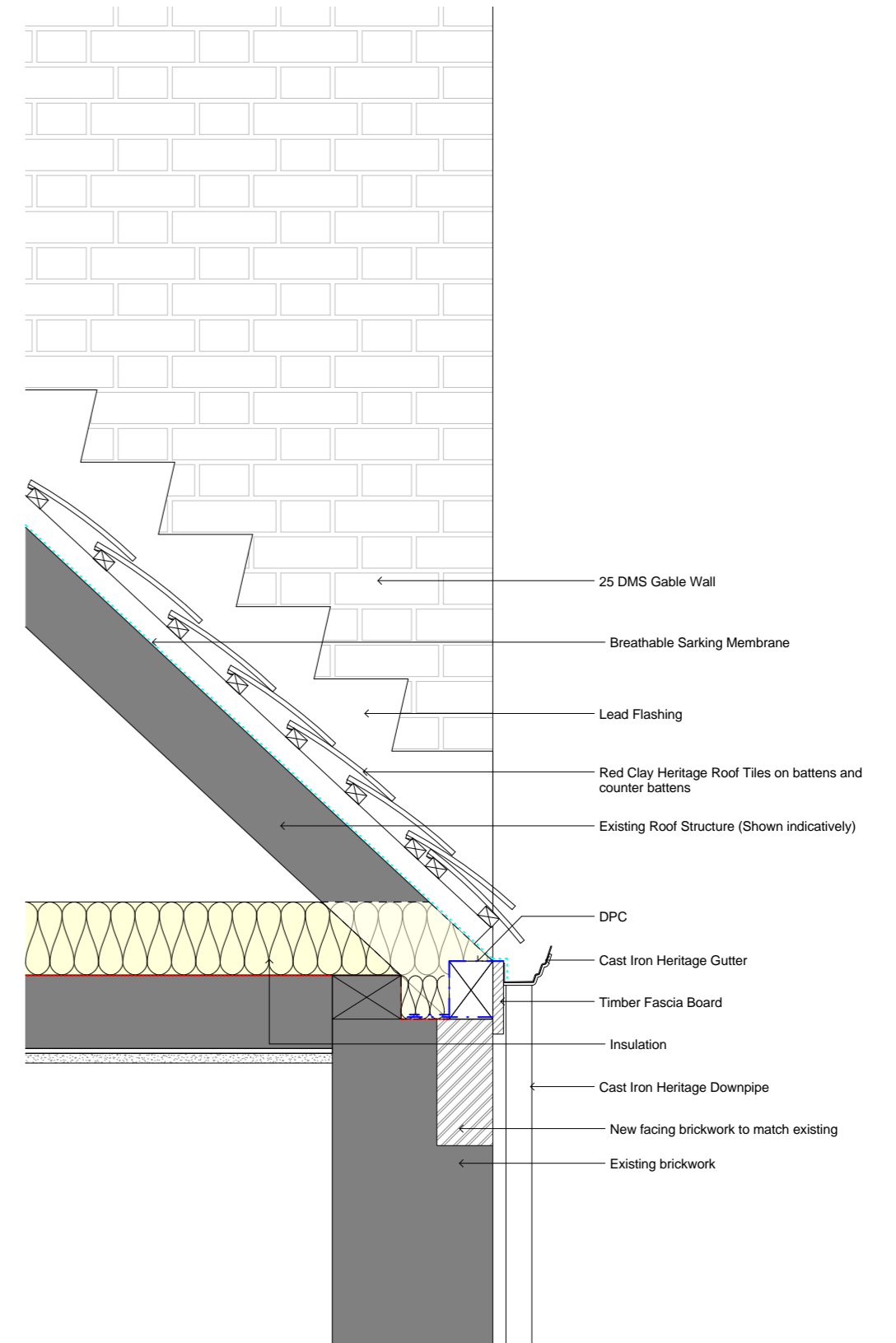
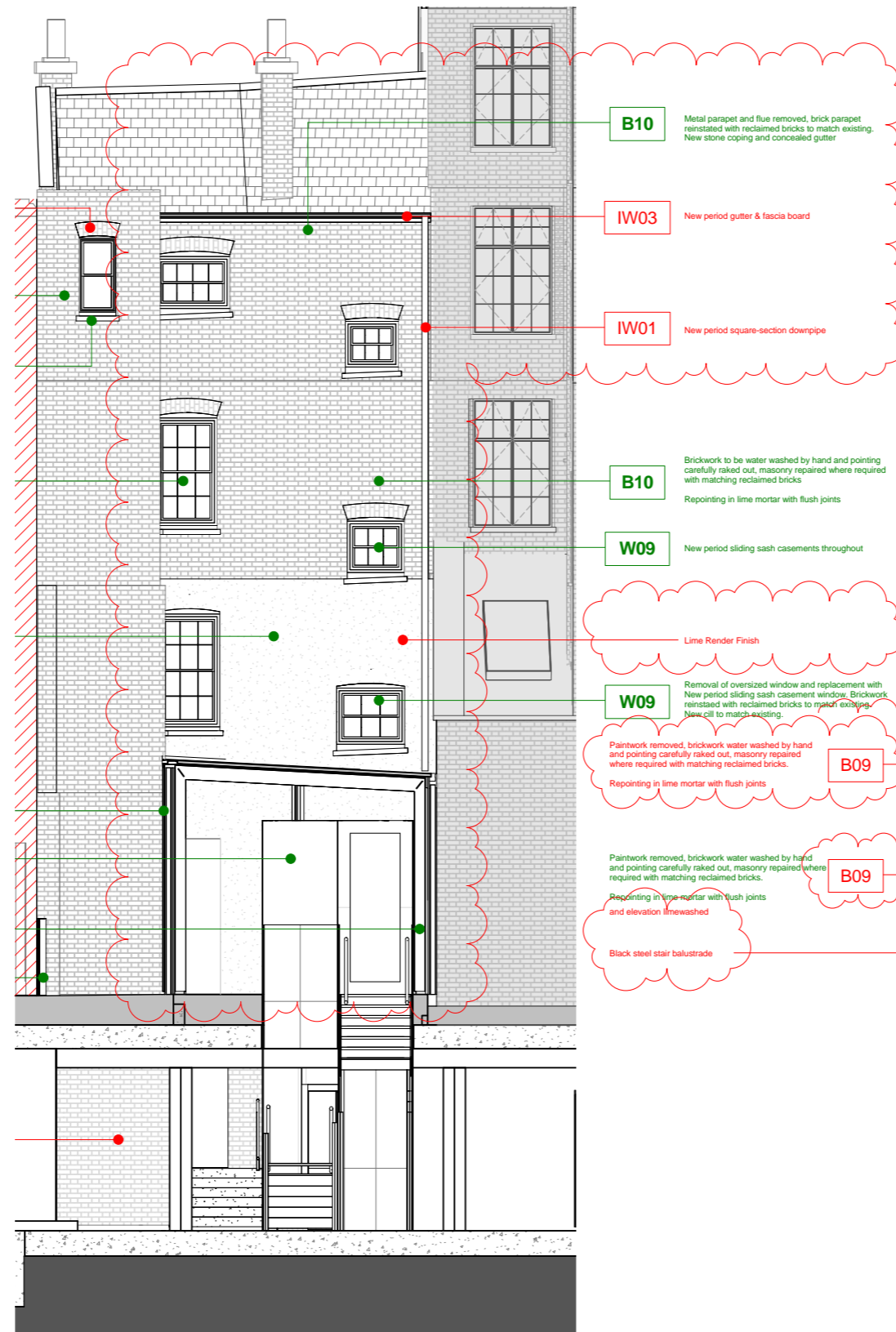
# 6.0 Proposed Solution

We propose removing the existing metal parapet and rebuilding with brick to the existing joist level.

We propose installing a heritage profile gutter affixed to a fascia board. A lead scupper will flash into the gutter at the junction between the closet wing and rear of 26 DMS.

This heritage profile gutter will feed into a downpipe to drain the rear section of the roof.

We propose the above solution as to not interfere with the existing fabric of the roof



NOTE: Final detailing subject to site assessment



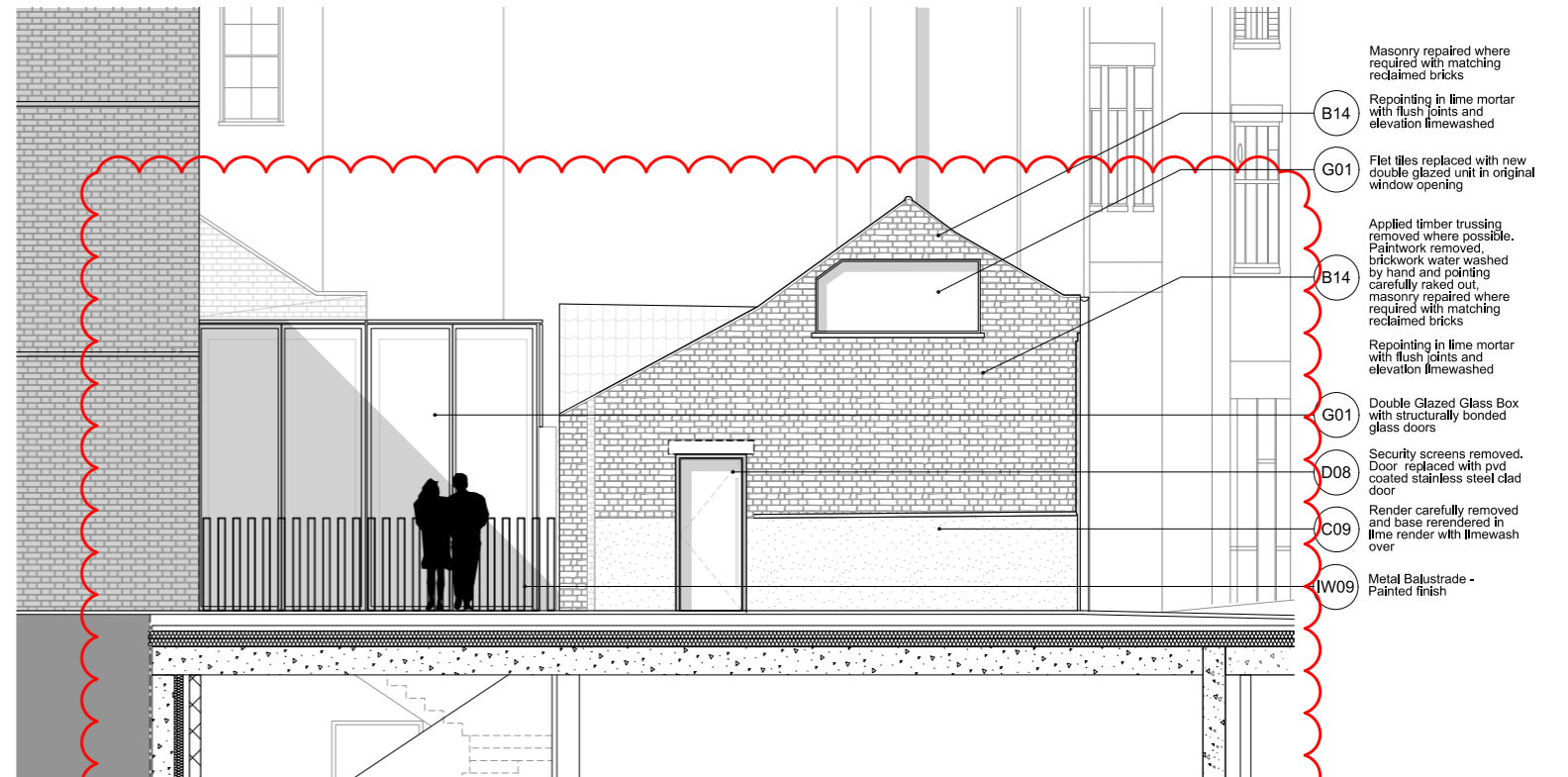
# 7.0 22 Denmark Place Existing

Following the removal of the existing felt tiles consented under 2015/6937/L, and the erection of scaffolding, we have been provided better access to properly assess the existing gable wall and window.

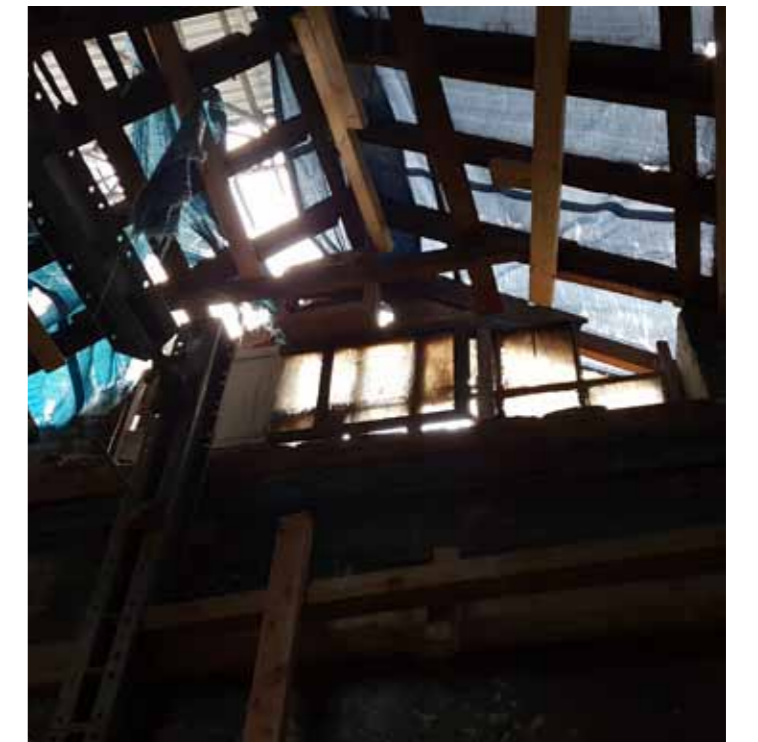
3 The existing window appears to be not have been originally for the building - this is evident from the window frame being cut at corners to fit the existing roof profile

The removal of the felt tiles has revealed that there is no facing masonry above the existing, as previously expected. Present is tongue and groove timber boarding

4 The removal of the existing felt tiles has revealed a embedded timber, spanning across the elevation



Extract of Consented Elevation



Photographic record following removal of existing felt tiles

# 8.0 22 Denmark Place Proposed

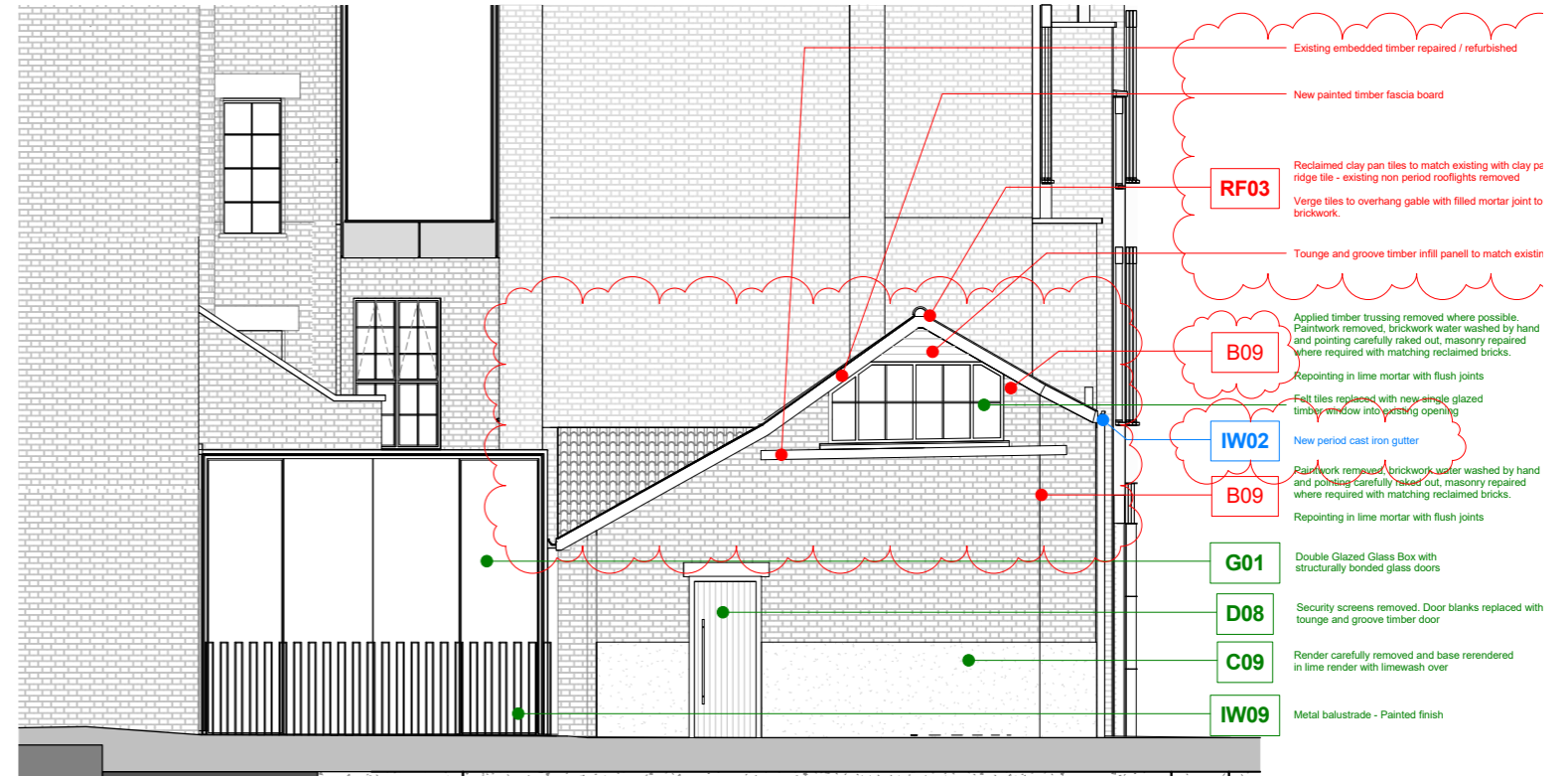
Following assessment of the existing building we propose the below alterations to better reflect the existing buildings fabric

- 3 New timber framed window with infill tongue and groove timber boarding above to reflect the existing arrangement

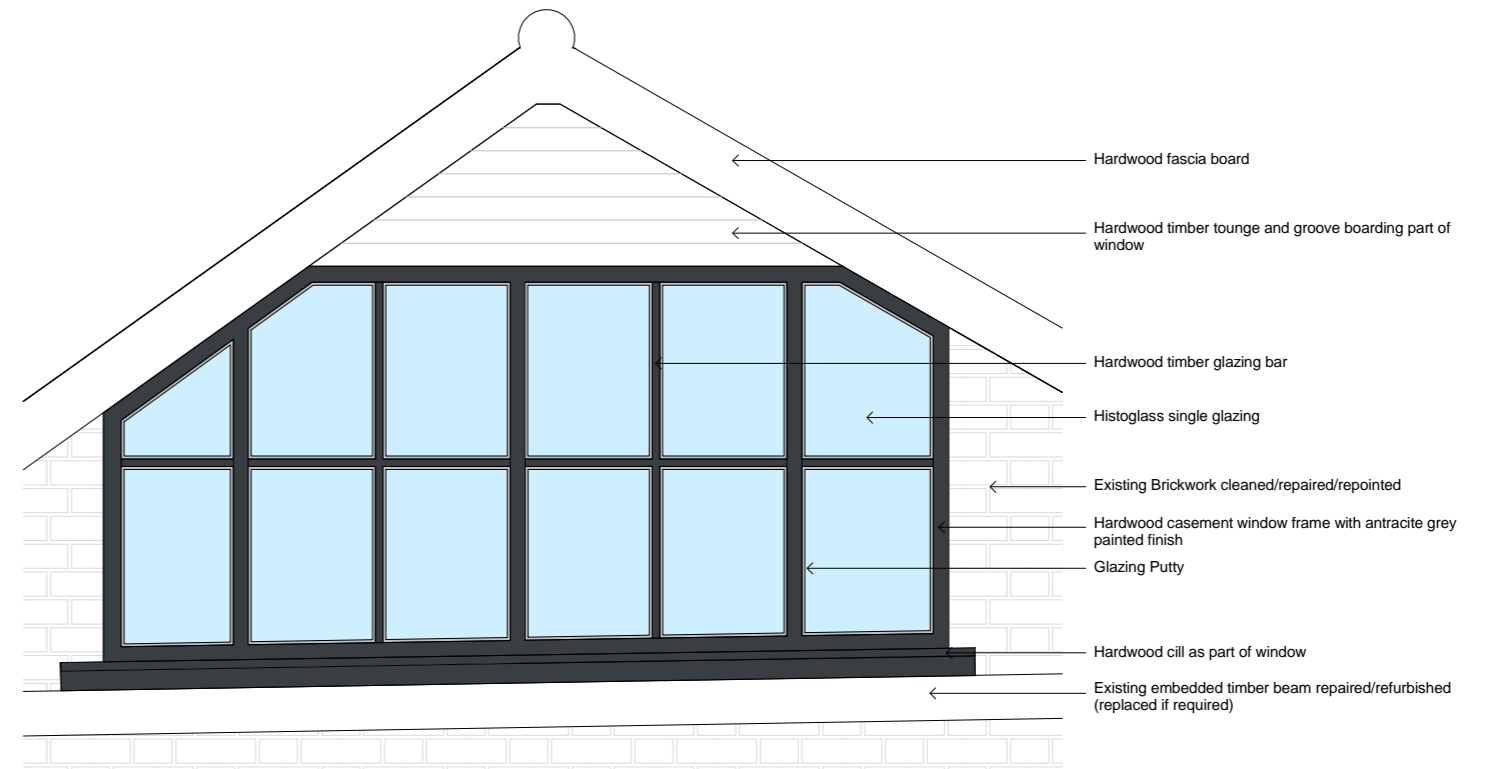
Fascia board has been added to the elevation to conceal the roof structure which would otherwise be visible

- 4 The existing embedded timber will be retained in place and repaired/refurbished.

This retention of the embedded timber is subject to specialist contractor assessment to whether this can be retained. In the event that the beam is irreparable the beam will be replaced to match the existing.



Extract of Proposed Elevation



Gable Window Elevation



# 9.0 26 Denmark Street Roof Tiles

Following assessment of the existing slates and consultation with ABA and discussion with Camden, it was agreed that a red heritage clay tiles would be more appropriate intervention for a building of this age.

This was outlined in the adjacent letter for discharge of condition 17 of 2015/6937/L submitted in November 2018. The revised Listed Building Consent addresses and reflects the condition discharge application.

Orms

1 Orms Yard  
55-71 City Road  
London  
EC1Y 3HQ  
020 7425 4573  
ormsdesigns.co.uk  
orms.co.uk

1793/R.Vasili

Colette Hatton  
Camden London Borough Council  
5 Pancras Square  
London  
N1C 4AG

08/11/18

Application Reference: 2015/6937/L

Dear Colette,

We write to you regarding Condition 17 of the consented application **2015/6937/L**.

*Notwithstanding the approved drawings and support documents, all existing roof tiles on 26 Denmark Street shall be retained unless it can be proven that they are beyond the useful life. Replacement tiles shall be submitted to and approved in writing by the Council as local planning authority before the relevant part of the work is begun. The work shall be carried out in accordance with such approved proposals.*

Following review of the existing slate roof tiles, many of which are damaged and/or coated with bituminous paint with a large quantity requiring replacement.



Reference image: 26 Denmark Street Roof

As can be seen from the image the existing roof tiles are generally in poor condition and the removal and re-hanging will cause further damage to the slates.

Directors  
Oliver Richards, John McEwan,  
Richard Keating & Colin McCall  
Associate Directors  
John Strong, Service Carr,  
Marianne Martin & Iwan Equihua  
Associates  
Helen Ramussen, Simon Whitaker,  
Christian Nuttall, Benjamin Ward,  
Karlus Barlow & Andrew McEwan  
Orms Designers + Architects Ltd  
Registered in England No. 2119164

Orms

We have discussed with Alan Baxter Ltd. appropriate roofing finishes for the period of 26 Denmark Street and reached conclusion that a slate tiled roof would not be appropriate for a property of this period.

The house was built in the 1680s and would have had a clay-tiled roof. Slates did not become typical in London until circa 1800.

The condition and extent of replacement slate tiles gives us the opportunity to provide period appropriate tiles, such as the red clay tiles that have been installed on 6,7,9 & 10 Denmark Street. Please refer to reference images below.



Reference image: LHS – 9 & 10 Denmark Street Roof Tile. RHS – Proposed Clay Roof Tile

We propose to re-tile the existing roof with red clay tiles to match 6, 7, 9 & 10 Denmark Street. The change from slates to more authentic tiles will better reveal the significance of the listed building. This change will also benefit and enhance the street scape by providing more consistency and unity of roofing finishes along Denmark Street.

The specification of the tile is proposed to match the installed tiles on Denmark Street South. The tiles that have been used are Clay Hall Medium Blend by Heritage Clay Tiles Ltd.

Please find enclosed data sheet from the proposed manufacturer with a sample available on site for review.

We hope you find the above and enclosed helpful in informing your decision.

Yours sincerely,

Rob Vasili  
For Orms

Orms Designers + Architects Ltd  
Registered in England No. 2119164

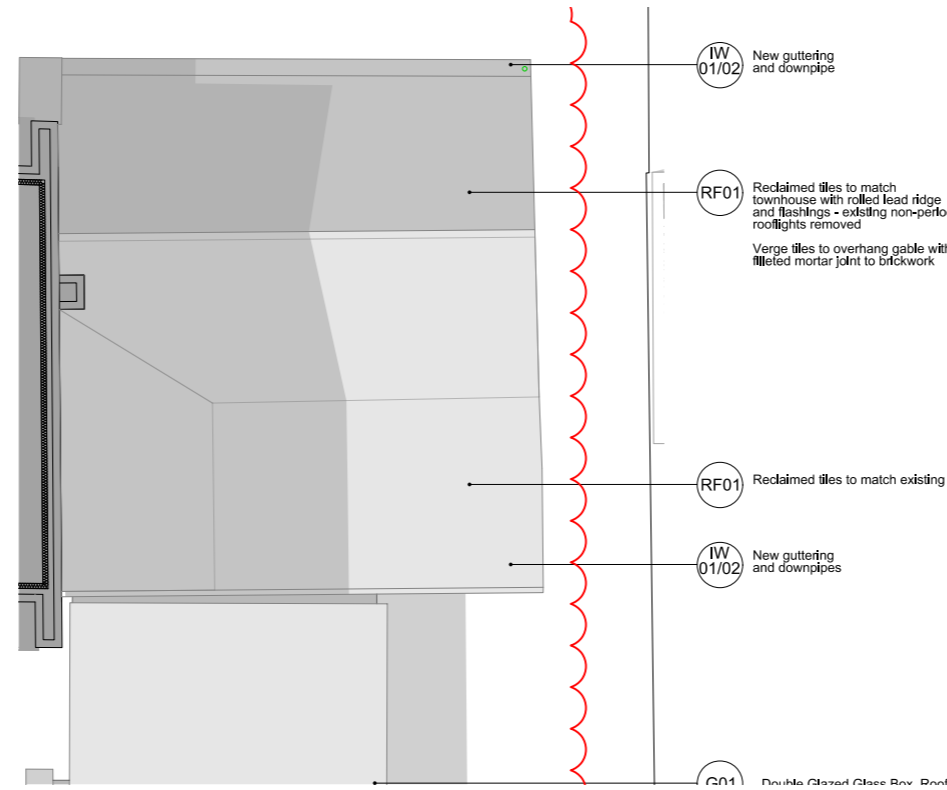
# 10.0 22 Denmark place Roof tiles

Following the consented removal of the existing roof finishes, it was revealed that the existing roof tiles were not slate but a red clay pan tile.

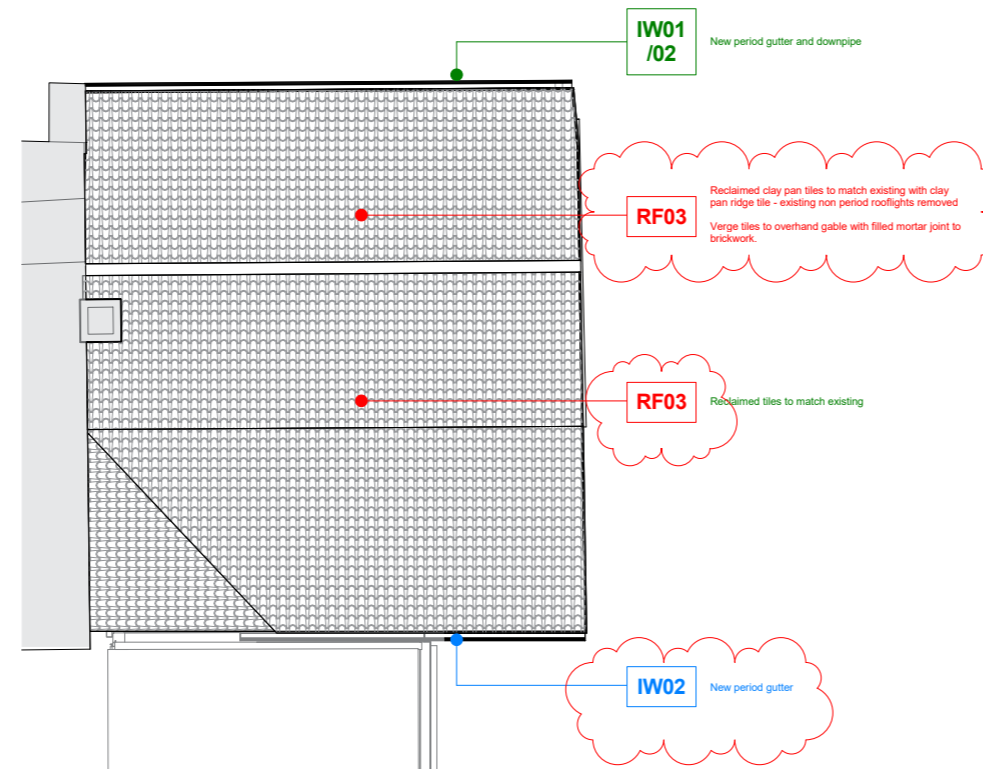
In response to this and the proposed works to 26 Denmark Street we propose to match the existing red clay pan tiles for like for like replacements.

This has been discussed with ABA, and deemed a sensitive response to the existing building, as slates would not have been originally installed on a building of this age.

The tiles will be tonally similar to the proposed tiles to 26 Denmark Street



Consented Roof Plan Extract



Proposed Roof Plan Extract



Photo of remaining existing tiles



Photo of Existing Tiles (Following removal of roof coating)