

CAMDEN TOWN HALL
LENDLEASE
ROOFING SLATES LBC APPLICATION
DECEMBER 2019

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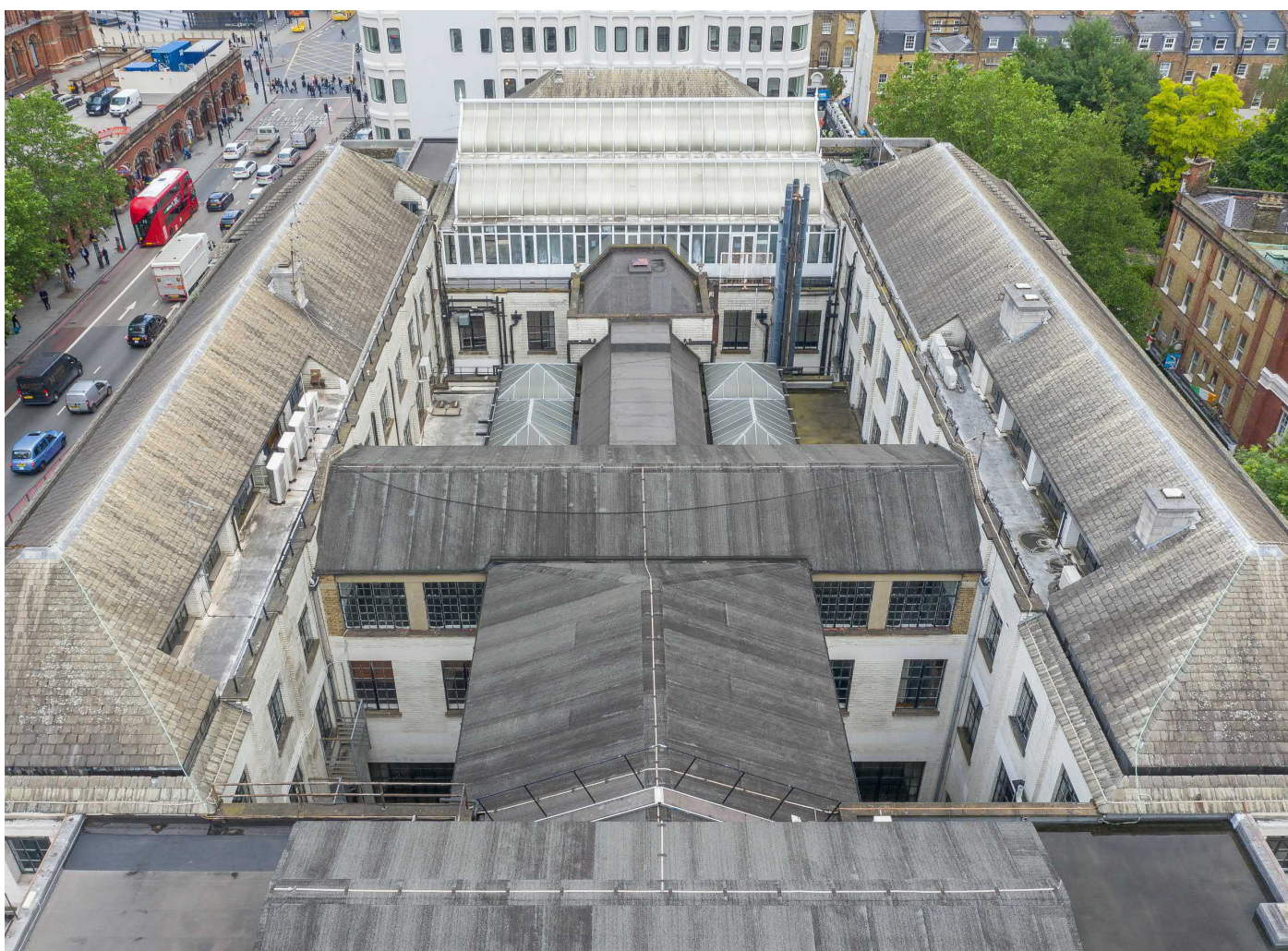
I.0 INTRODUCTION

I.1 INTRODUCTION

This Listed Building Consent (LBC) application has been prepared by Purcell at the request of Lendlease on behalf of London Borough of Camden (LBC). The application describes the design proposals for works to the four principal slate roofs.

The Town Hall's roof-scape is defined by 4 pitched roofs finished in Westmorland Green slate. The roofs are proportional to the elevation with Euston Road and Bidborough Street featuring larger roofs than Judd Street and Tonbridge Walk elevations. The roofs are pitched in four directions and feature integrated gutters, valley returns and various openings for dormer sections and chimney stacks.

This LBC application details the technical approach of the proposal whilst assessing the impact on the Town Hall's heritage in the attached Heritage Impact Assessment (HIA). The proposals were presented to Colette Hatton at a pre-planning presentation on 02nd December 2019



2.0 EXISTING CONDITION

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As with the rest of the Town Hall, the roofs have suffered from extreme exposure to pollution penetrating the surface of the slates and causing great discolouration. Beyond this level of degradation, it is difficult to fully understand the condition of the slates in person due to the busy surrounding areas and varied roof-scape. PAYE were therefore commissioned to complete a detailed drone survey, accessing areas previously unseen.

The survey revealed greater damage than anticipated with the following outlined issues:

- 01 Broken and slipped slates signifying nail fatigue
- 02 High levels of ponding to the gutters
- 03 Mitred valleys retaining moisture
- 04 Degradation of lead ridge

The problems above may all lead to greater issues with the substrate not visible from surface level photography. The slates are nailed to battens fixed back to a concrete roof structure meaning that any damage to the battens will only be visible once slates have been removed.

Further on-site surveys by Richardson Roofing highlighted greater issues:

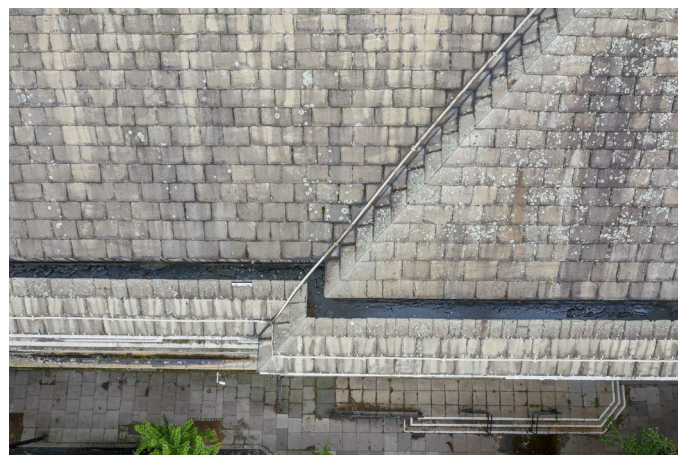
- 05 The slates are of random widths laid in diminishing courses. This method is only suitable for steeper pitches of roof. The varied vertical bonds can compromise the cover they give to the nail holes in the lower slates
- 06 The roof pitches are too shallow for adequate stable width sizes in the tops of the cut slates forming the mitred hips

2.2 MANUFACTURER CONSULTATION

Following receipt of the drone survey, Purcell met with Burlington Stone, the only manufacturers of Westmorland Green slate, to discuss the results with the following feedback:

- Localised removal of slates is possible with a slate stripper but there is a large risk of damage to the slates and provides great difficulty to reinstall.
- Full condition of the slate is unknown and in particular the condition of the nails and nail holes.
- The discolouration as a result of pollution is severe and very little can be done to remove the staining. Patch repairs would be highly visible and draw attention to the poor state of the existing.
- The bottom three courses are likely to have been clipped with copper tingles as a result of historic failure causing risk of slates slipping and falling on the surrounding walkways

What became apparent was that no matter the visible condition, the slates are nearing the end of their 100-120 years expected lifespan. With this, there is a greater risk of hidden damage only noticeable should all slates be removed.



Drone survey photos showing the existing slate roof condition

3.0 PROPOSED WORKS

3.1 PROPOSED ROOFING SLATE REPLACEMENT

Following the aforementioned surveys and consultations, it is apparent that to avoid further damage caused by unseen water ingress issues, all slates should be removed, inspected and the roofing substrate fully treated.

With this essential work comes the opportunity to future-proof and guarantee the water-tightness of the Town Hall for the coming decades by fully replacing all existing slates with new Westmorland Green slate.

Full replacement over patch repairs has the following benefits:

- 01 Guarantees the works to the roofing slates for the next 75 years. The existing slates are showing signs of failure and will continue to fail for the next 20 years to the end of their expected lifespan.
- 02 Vastly improving the visual status of the Town Hall that works together with the newly cleaned stone façades. The existing slates have been permanently discoloured and any localised repairs will stand out as a poor patchwork. The new slates would create a harmonious language with St. Pancras Renaissance Hotel directly opposite Camden Town Hall which has recently completed a full replacement of Westmorland Green slates. The new slates would show how the Town Hall would have looked originally, fitting of such an extensive refurbishment project.

- 03 Reduces the risk of reusing potentially stretched nail holes that could increase slate slipping.
- 04 Offers an opportunity to install the slates in a manner appropriate to the roof pitch and mitigate risk of water ingress/excessive exposure of nail fixings.

The roof plan below highlights the four roofs that would receive full replacement slates installed like for like with the existing.

The image opposite is a sample of the Westmorland Green slate produced by Burlington Stone at their Broughton Moor quarry.

3.2 METHOD STATEMENT

- 01 Strip nails and remove roofing slates.
- 02 Remove timber battens and inspect for quality and state of repair. Discard badly damaged battens.
- 03 Apply new sarking felt lining to concrete roof structure.
- 04 Reinstall existing timber battens. Where badly damaged, install new timber battens to match existing.
- 05 Install new Westmorland Green roofing slates with 2no. nails per slate head spaced no less than 25mm from the edge of the slate.

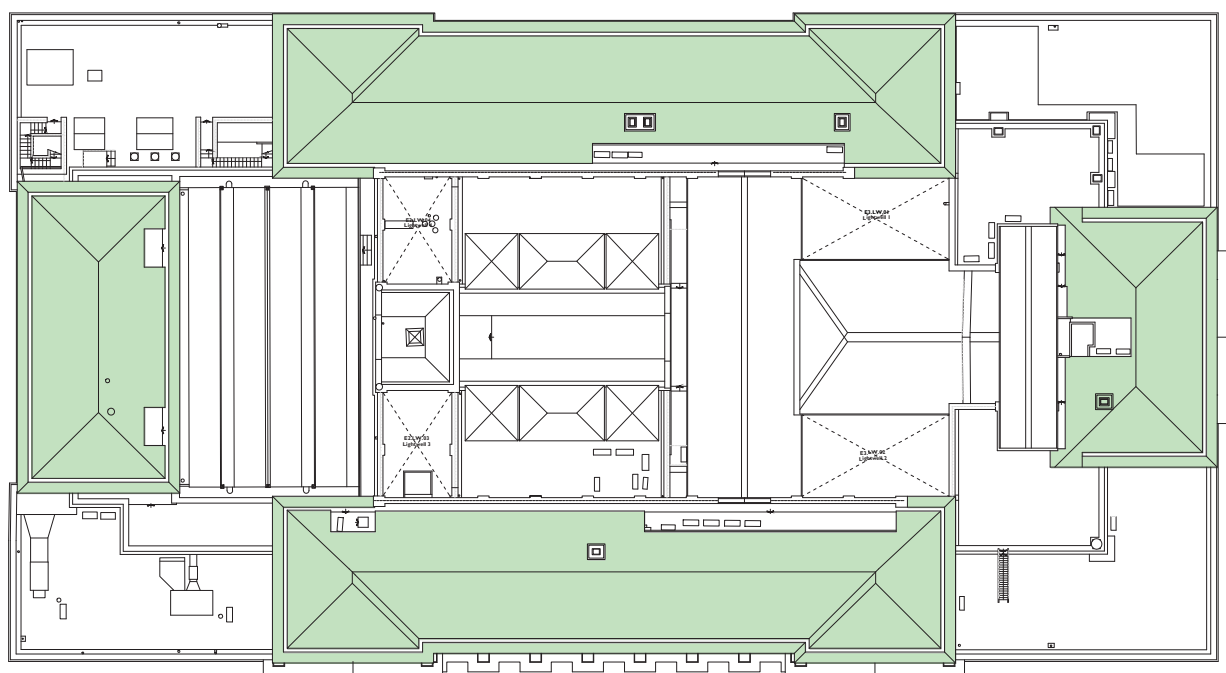




Photo of sample provided by Burlington Stone of Westmorland Green slate

4.0 HERITAGE IMPACT ASSESSMENT

4.1 HERITAGE IMPACT ASSESSMENT

The existing slates have suffered from significant discolouration and show signs of failure that will continue to degrade for the next 20 years until the end of their expected lifespan. The proposed works will return the building to its former appearance with like for like installation of new Westmorland Green slates, enhancing the Conservation area and harmonising with the neighbouring St. Pancras Renaissance Hotel. More than just improving the appearance, the proposed works will protect the Town Hall from potential damage as a result of roof failure and water ingress. The works will be of great benefit to the Town Hall.

