

# ROGER MEARS ARCHITECTS

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London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London WC1H 9JE

8 February 2021

Dear Alan,

**RE: Grade II\*-listed former Anglican Church of Christ Church Albany Street / St George's Cathedral, 1-3 Redhill Street, London NW1**

As you are aware the external render on the high-level cornice and tower of the church represents a significant health and safety risk and indeed risk to life to pedestrians. Kevin Rogers of the Dioceses of London has notified Camden Council and subsequently the pedestrian areas have been temporarily blocked off to mitigate these risks posed from falling render above.

To enable the reopening of the footpaths we are proposing emergency fall arrest netting to the cornice and tower. We anticipate installation of the netting on 22 February 2021 which is the earliest available time our steeplejack can accommodate.

Although our team will be supplying a Listed Building Consent application to cover these works we believe there is insufficient time to allow for the Council to receive and determine our application prior to the February 22 installation date. Given the urgent nature of the required work we are intending to proceed with the installation as scheduled. We are therefore providing early notice by way of this letter to outline our proposed works with the aim of receiving back a letter of comfort from the Council's Planning Department so as to commence this work unhindered and to avoid causing any offence under the Planning (Listed Buildings and Conservation Areas) Act 1990.

## Proposed Works

Our consultant structural engineer Conisbee has attended site and viewed the failing render firsthand. The proposed emergency temporary works and their location are documented in the enclosed drawings. The works are required to prevent and restrain debris falling and are to be carried out under the following specification:

### Materials:

Netting to be Huck 45mm Mesh Fall Arrest Net with Debris Overlay & Border Rope  
(PRODUCT ID: 1903D-045)

[https://www.huck-net.co.uk/safety-Nets/bespoke-fall-arrest-nets\\_15636/45mm-mesh-fall-arrest-net-with-debris-overlay-border-rope\\_1903D-045](https://www.huck-net.co.uk/safety-Nets/bespoke-fall-arrest-nets_15636/45mm-mesh-fall-arrest-net-with-debris-overlay-border-rope_1903D-045)

Netting will be black.

Roger Mears Architects LLP  
Roger Mears MA (Cantab) RIBA SCA AABC

Registered Office: 1 Vincent Square London SW1P 2PN  
Sarah Khan MArch RIBA

Reg. No.: OC366956 England and Wales  
Alan Brown BA(Hons)Arch DipArch RIBA

**Installation:**

Strapped tight and secured to brickwork with Excalibur m8 screwbolts m8 eyb 06 / 050 at max 500mm centres. Dry fix into pre-drilled holes located centrally through bricks to manufacturer recommendations. Wherever possible fixings will be avoided in favour of gathering the netting tightly and crimping the netting onto itself.

**Scope/Extent of Installation:**

1. Cornice: To fully cover the projecting rendered cornice along the north and west (liturgical) elevations.
2. Tower: To fully cover the middle section of the tower directly below the stone spire to include clocks, cornice and rendered piers, walls and sky-facing elements
3. Tower To fully cover the lower section of the tower as base of the existing columns to include cornice and sky-facing elements.

It should be noted that the nature of the proposed work is temporary. The rendered cornice and render to tower require permanent repair and those works are expected to be captured in a future application which will also include the removal of the fall arrest netting.

**Listed Building Consent Application**

We are currently preparing the Listed Building Consent Application to document these proposals. As works are expected to proceed without the Council's consent in-hand we wish to confirm that the nature of the work can be accepted under Section 9 Part 3 of the Act. To that end we provide comment to following matters as defined under Section 9 Part 3 of the Act:

- (a) *that works to the building were urgently necessary in the interests of safety or health or for the preservation of the building;*

Response: The works are urgently required to safeguard the building and enable the reopening of the public footpaths which have been temporarily closed. Pedestrian access should be reinstated as soon as possible.

- (b) *that it was not practicable to secure safety or health or, as the case may be, the preservation of the building by works of repair or works for affording temporary support or shelter;*

Response: Owing the poor condition of the render and its position at very high levels and proximity to public footpaths loose and falling debris cannot be restrained without first providing a temporary fall arrest netting. The proposals include for the fixing of the netting without impinging on the accessibility of the footpath.

- (c) *that the works carried out were limited to the minimum measures immediately necessary;*

Response: The proposals for the fall arrest netting and required fixings are restricted to the areas where the existing render was found in poor condition and with a high risk of falling to the footpath below. Areas of the tower which are in acceptable condition where there is no danger of falling render are not included in these proposals. Similarly, where the high-level cornice to the main building was of acceptable condition these areas are not included in these proposals. Wherever possible fixings will be avoided in favour of gathering the netting tightly and crimping the netting onto itself.

- (d) *that notice in writing justifying in detail the carrying out of the works was given to the local planning authority as soon as reasonably practicable.*

Response: This letter and supporting documentation is provided as justification and early notice for the proposed works

### Supporting Documentation

We include images from site taken recently by both the consultant team and steeplejacks.



#### Location Key for Condition Photos

Tower Location A

Tower Location B

Tower Location C

Cornice: Location D

**Tower: Location A**



Img 01; cracked render



Img 02; cracked render and previous cement repairs



Img 03; cracking through render and repairs



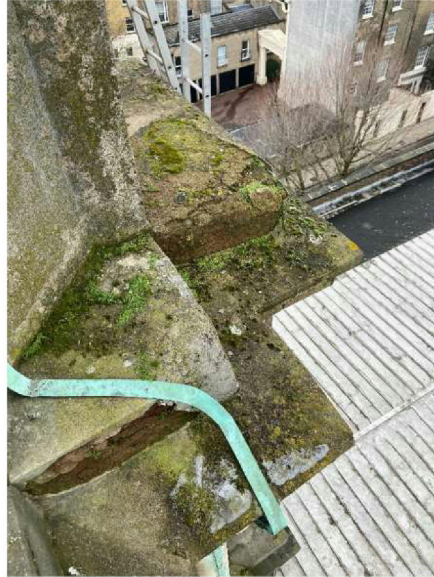
Img 04; horizontal cracking at high level.



**Tower: Location B**



Img 05; failing render on sky-facing elements



Img 06; general poor condition of render



Img 07 and 08; failing render and plant growth. Note: steeplejacks have removed any plant growth on their recent visit)

Location B continued...



Img 09; failing render



Img 10 and 11; failing render and brick dentils



Img 12; close up view of failed brick dentils



**Tower: Location C**



Img 13 and 14; debris and failing render exposing brickwork beneath



Img 15 and 16; cracked render failing when touched.

**Cornice: Location D**



Img 17 and 18; render from debris found on the wall moulding which would have fallen in excess of 10m.



Img 19; rendered cornice on north elevation (liturgical) showing historic failure of rendered 'mutules' (circled)



**Next Steps**

We trust that the enclosing material is sufficient to warrant a letter of comfort from the Council to allow us to proceed with the work as scheduled on 22 February 2021 with a projected completion of 3-5 days later. We will confirm completion of work by letter and accompanying photos. Where progress is delayed we will give notice to you.

In parallel we have begun the production of our Listed Building Application to cover this work and expect to submit this via the Planning Portal this week for the Council to determine in due course.

Let us know if a site visit will be helpful to further understand our proposals. We are happy to arrange this with you and to meet and discuss the proposals in detail.

Yours sincerely,




John Miminis  
For Roger Mears Architects LLP

ENC  
Conisbee Mark-up Drawings: SK-01, SK-02 and SK-03

CC	
K. Rodgers	DoL
Z. Shaw	DoL
T. Craig	HE
S. Khan	RMA

JRM/2014

 DENOTES AREA OF PROPOSED NETTING TO PREVENT AND RESTRAIN DEBRIS FALLING.  
 NETTING TO BE HUCK 45mm Mesh Fall Arrest Net with Debris Overlay & Border Rope (PRODUCT ID: 1903D-045) STRAPPED  
 TIGHT AND SECURED TO BRICKWORK WITH EXCALIBUR M8 SCREWBOLTS M8 EYB 06 / 050 AT MAX 500mm ctrs.  
 Dry fix into pre-drilled holes located centrally through bricks to manufacturer recommendations.



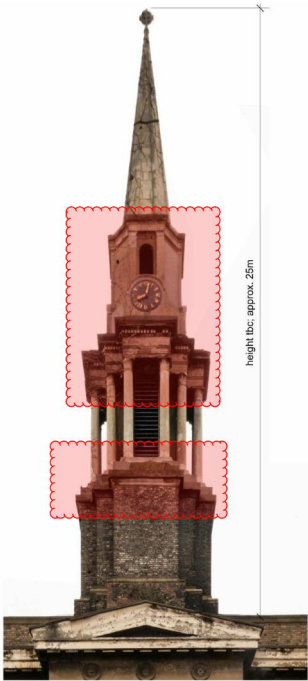
CONISBEE MARK-UP  
 200468-S-SK-01 29/01/2021

Revisions				Notes		DO NOT SCALE - Use Figure Dimensions Only IF IN DOUBT - ASK		St George's Cathedral 1-3 Redhill Street, London NW1 4BG  Elevation North - As Existing		ROGER MEARS ARCHITECTS LLP Office: Chapel, Cornhill Avenue, London EC4A 3DF roger@rogers.co.uk www.rogers.co.uk tel: 020 7399 4222				
										Date	Revised	Rev No.	Drawn	Check No.
										25.01.2021	1:100 (A3)	2014	-	31-





DENOTES AREA OF PROPOSED NETTING TO PREVENT AND RESTRAIN DEBRIS FALLING.  
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Dry fix into pre-drilled holes located centrally through bricks to manufacturer recommendations.



CONISBEE MARK-UP  
200468-S-SK-02 29/01/2021


Revisions		

Notes	
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St George's Cathedral  
1-3 Redhill Street,  
London NW1 4BG

Elevation  
South - As Existing

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100 Abchurch Lane, London EC4N 3DF				
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Date	Scale	Rev No.	Drawn	Check
25.01.2021	1:100 @ A3	2014		32


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Revisions			

Notes
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St George's Cathedral  
 1-3 Redhill Street,  
 London NW1 4BG  
  
 Elevation  
 West - As Existing

CONISBEE MARK-UP  
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Date	Issue	Rev No.	Drawn	Check	Scale
28.01.2021	1:100 (A3)	2014	—	—	36"