

PRICE & MYERS

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28412

4th June 2021

Dear Rose,

12 Keats Grove - 2021/1460/L

I thought it might be helpful to write following your email to Catherine du Toit of 3rd June 2021.

There are two issues you mention; use of traditional repair techniques on the damaged timber members and also reuse of the existing timbers in the new roof construction.

Use of traditional repair techniques

When we first became aware of the issues with the roof structure, we initially looked to selectively replace and repair timbers in situ.

However, as we studied each element in more detail, it became clear that the long-term deflection of the roof members has led to most parts being very distorted. In many cases, modern furring pieces inserted at the turn of the millennium were as big as or larger than the rafter they were attached to.

We considered using repair techniques such as steel flitches and splicing in new timbers. The problem we found, with such widespread distortion, was that it is difficult to splice newer straight elements onto highly distorted parts that are both bent and twisted. Had it been one or two members it might have been difficult but feasible. Given the widespread nature of the problems outlined in our report, the result would risk the structure looking quite incongruous and reduce the space available for insulation.

Re-use of timbers

Many of the timbers are heavily distorted over their full length, but when cut into smaller lengths the curved rafters may well be useable in the restored structure. There are certain elements like the proposed trussing in the plane of the rafters,

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which require shorter members and could be a place to reuse some of the timber as well as other areas like strutting and noggins in the roof. The timber has been well ventilated in its live and as such it is in quite good condition.

We think a pragmatic approach would be to build this approach into the detailed design of the revised roof. We would rely to some extent on the carpenter working on it to make appropriate judgments on which timbers are reusable.

We would be happy to incorporate the reuse of some of the existing timber into the detailed design of the reconfigured roof structure.

Yours sincerely,
for Price & Myers



Tim Lucas
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