

Hutton + Rostron Environmental Investigations Limited

Hornsey Town Hall, Broadway Annex: Parapet Condition Investigation

Site note 12 for November 2022, job no. 405-73

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1 INTRODUCTION

1.1 AUTHORITY AND REFERENCE

Hutton+Rostron Environmental Investigations Limited carried out site visits to Broadway Annex and Hornsey Town Hall during October and November 2022, in accordance with instructions received from John Bassi by email dated 20 September 2022 on behalf of Ardmore Group. For the purpose of orientation in this report, the Annex was taken as facing south onto the plaza

1.2 AIM

The aim of this survey was to investigate parapet walls, specifically coping details, across the roofscape of the Annex. Recommendations for refurbishment are provided

1.3 LIMITATIONS

This survey was confined to the accessible structures. The condition of concealed materials may be deduced from the general condition and moisture content of the adjacent structure. Only demolition or exposure work can enable the condition of timber to be determined with certainty, and this destroys what it is intended to preserve. Specialist investigative techniques are therefore employed as aids to the surveyor. No such technique can be 100 per cent reliable, but their use allows deductions to be made about the most probable condition of materials at the time of examination. Structures were not examined in detail except as described in this report, and no liability can be accepted for defects that may exist in other parts of the building. We have not inspected any parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect or, in the event that such part of the property is not free from defect, that it will not contaminate and/or affect any other part of the property. Any design work carried out in conjunction with this report has taken account of available pre-construction or construction phase information to assist in the management of health and safety risks. The sample remedial details and other recommendations in this report are included to advise and inform the design team appointed by the client. The contents of this report do not imply the adoption of the role of Principal Designer by H+R for the purposes of the Construction (Design and Management) (CDM) Regulations 2015. No formal investigation of moisture distribution was made

2 STAFF ON SITE AND CONTACTS

2.1 H+R STAFF ON SITE

Tim Jordan
Bradley Fisher

2.2 PERSONNEL CONTACTED

John Bassi – Ardmore Group
Joe Pitt – Ardmore Group
Nerius Rimkevicius – Ardmore Group
Site staff

3 EXECUTIVE SUMMARY

3.1 PARAPET/COPING ALONG FRONT ELEVATIONS

As described within attachments, there were various types of parapet and coping arrangement. The predominant type along the south frontage was for relatively tall solid brick walls and large-section limestone copings with well detailed 'drip' overhangs. These were in good condition with evidence of ongoing work to repoint washed-out joints. There was no particular evidence that these have allowed problems of water penetration to the interiors over an elapsed service life of nearly 90 years

Subject to completion of mortar repairs to washed-out coping joints and normal ongoing maintenance, H+R do not consider it necessary to execute the building guarantor's proposals to lap the multi-ply felt roof finish up the parapet interior and under existing copings. The existing arrangement, following refurbishment, was expected to hold a service life to satisfy the 15-year longevity requirement

3.2 PARAPET/COPING ARRANGEMENTS ALONG THE REAR ELEVATIONS

Minor defects were noted, as described in attachments

Remedial works will be required; refer to recommendations within Attachment A

3.3 PARAPET/COPING OF THE LOW-LEVEL FRONT ROOF

This was poorly detailed and coincided with a parapet gutter which has been subject to a history of blockage/overflow in the past, leading to damage of structures below

Remedial works will be required; refer to recommendations within Attachment A

4 H+R WORK ON SITE

- 4.1** H+R inspected materials by visual and tactile means using all available access

5 PROPOSED ACTION BY H+R

- 5.1** H+R will advise on repair and conservation, so as to minimise the risk of decay after refurbishment if instructed
- 5.2** H+R will advise on remedial detailing, so as to minimise the risk of damp and decay problems after refurbishment if instructed
- 5.3** H+R will advise on conservation of original fabric with regard to damp, decay and salt damage, as necessary and if instructed
- 5.4** H+R will review proposed remedial details as these become available if instructed
- 5.5** H+R will return to site to inspect sample remedial details if instructed
- 5.6** H+R will liaise with conservation and historic building authorities, if instructed, so as to ensure the cost-effective conservation of original fabric

6 INFORMATION REQUIRED BY H+R

- 6.1** H+R require up-to-date copies of project programmes, as these become available
- 6.2** H+R require copies of up-to-date lists of project personnel and contact lists as these become available
- 6.3** H+R require copies of proposed remedial details for comment as these become available
- 6.4** H+R should be informed as a matter of urgency if further significant water penetration occurs onto site; so that advice can be given on cost-effective remedial measures, to minimise the risk of cost or programme overruns and so as to minimise the risk of damp or decay problems during the latent defect period

7 ADMINISTRATION REQUIREMENTS

- 7.1** H+R require formal instructions for further investigations and consultancy on this project
- 7.2** H+R require confirmation of distribution of digital and printed copies of reports and site notes

Attachment A

SCHEDULE OF OBSERVATIONS AND RECOMMENDATIONS

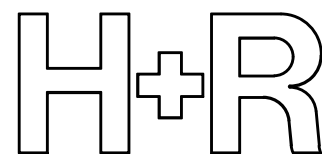
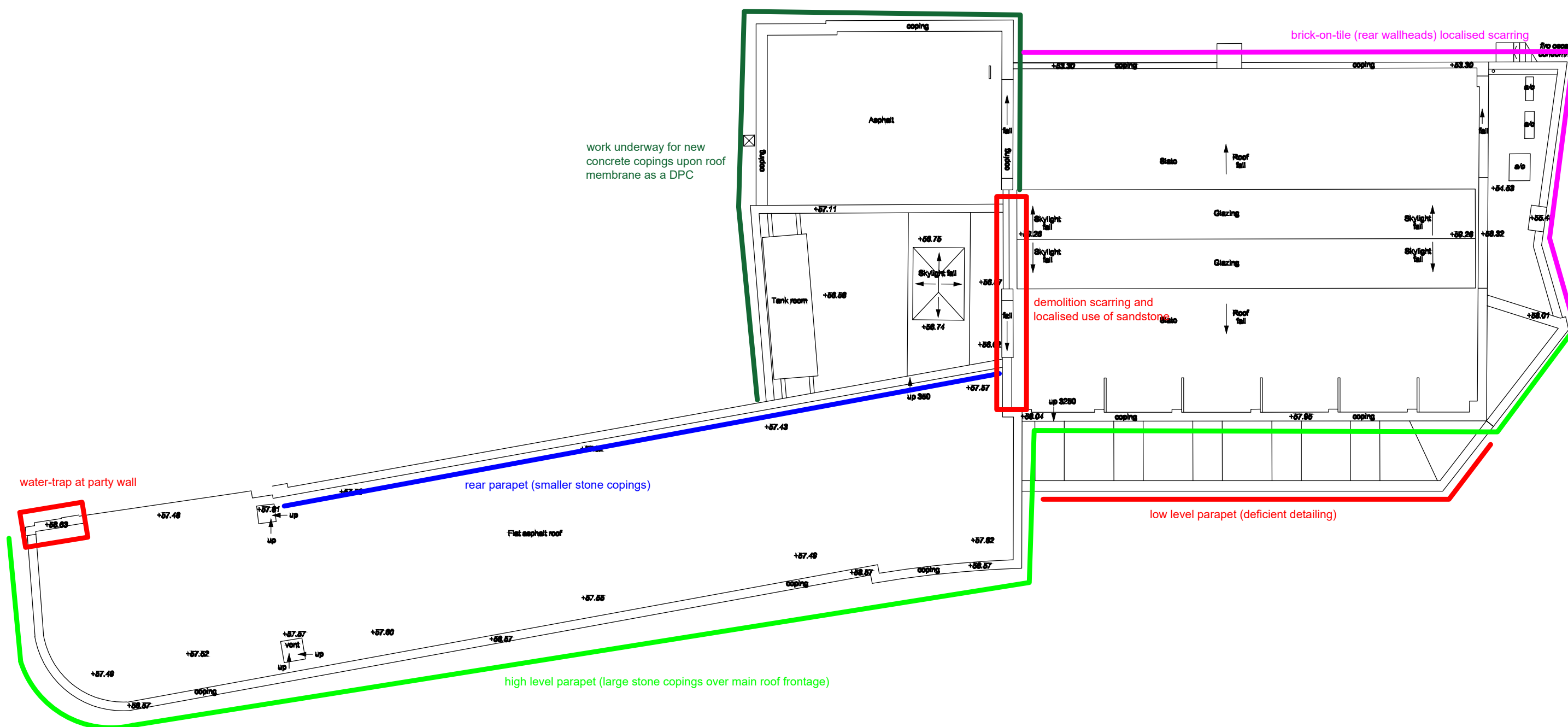
REFERENCE	ITEM	OBSERVATIONS	RECOMMENDATIONS	CLIENT COMMENTS
SN12.1 MAIN FRONTAGE COPINGS				
SN12.1.1	Arrangement	As found along the main (upper) roof parapets of the south and west wallheads. These aspects are most exposed to prevailing weather (i.e. risk of deterioration by driving rain) Copings were of limestone, assumed Portland quarry Copings measured ~1120 x 320mm in plan and 100mm thick (diminishing to 85mm at inner edge to create drainage falls in topsides in order than water would run off the copings onto the roof surface rather than down the façade) Supporting wall of a single brick thickness (~210mm) yielding overhang distance for coping of ~60mm at outside and ~50mm at inside At each overhang, a 'drip' rebate was carved into the underside which measured 15mm deep so as to control capillary run-off from the stone onto the brickwork below The overall parapet height at the roof interior varied depending on falls in the roof surface. Indicative wall height measured as 800mm Joints between copings were 5mm wide and reinforced by metal cramps (suspected bronze) which had been laid and pointed in lime mortar. These appeared to have been cut from 225mm strips of metal with 20mm angle-bends made at each end. These dropped flush into the topside of stones via carved rebates	<i>H+R deem the original construction detail to be high quality and well detailed</i>	
SN12.1.2	Condition	Mortar joints have washed-out or cracked over time due to the effects of weathering and/or thermal movement. Joints to the west ('Broadway apartments') have been re-pointed. Joints to the east ('Broadway lofts') have yet to be refurbished and show pending defects in the mortar joints The stones themselves have proven to be high quality with no evidence of erosion/failure to suggest inherent weakness in the stone type The external face of the brick wallhead showed various mortar repairs where horizontal bed-joints have washed-out or cracked in the past. This may be suggestive of rust-jacking from embedded steel structures. The newly installed pointing mortar appeared successful although H+R have no knowledge of what underlying issues may have led to these defects	<i>These parapet and copings arrangements are deemed suitable to satisfy the guarantor's 15-year longevity requirement. This will be subject to satisfactory completion of work to roof finishes, roof drainage, re-pointing of coping joints and subject to normal inspection and maintenance on future occupancy</i>	

REFERENCE	ITEM	OBSERVATIONS	RECOMMENDATIONS	CLIENT COMMENTS
SN12.2 REAR COPINGS (VARIOUS)				
SN12.2.1	Junction with neighbouring property roof to north-west	As raised by the Building Guarantee surveyor, there was an unsatisfactory water-trap formed by the interface of two walls in this location. The result was a masonry 'trough' which was liable to collect debris, roosting birds and allow water penetration. Internally, this risk was mitigated (as throughout) by independent plasterboard wall linings The remainder of the party wall junction in this area features a brick gable wall of the neighbouring structure which rises above the flat roof line of 'Broadway Apartments'	<i>Party wall agreement may be required</i> <i>Consider infilling the 'trough' to provide a surface which can support a lead flashing or similar. The flashing should allow rainwater to run off onto a nearby roof surface which can be collected by the drainage system</i>	
SN12.2.2	Small-section stone coping along rear elevation	As found along the main (upper) roof parapet of the north wallhead Copings were of limestone, assumed Portland quarry Copings measured ~1000 x 300mm in plan and 70mm thick (diminishing to 50mm at inner edge to create drainage falls in topsides in order than water would run-off the copings onto the roof surface rather than down the façade) Supporting wall of a single brick thickness (~210mm) yielding overhang distance for coping of ~40mm at outside and ~50mm at inside At each overhang, a 'drip' rebate was carved into the underside which measured 15mm deep so as to control capillary run-off from the stone onto the brickwork below The overall parapet height at the roof interior varied depending on falls in the roof surface. Minimum wall height measured as 300mm (including 160mm flashing upstand from the Bauder multi-ply mineral felt roof finish) Joints between copings were 5mm wide and reinforced by metal cramps (suspected bronze) which had been laid and pointed in lime mortar. These appeared to be of the same dimensions as those found at the frontage copings although a lesser quality solution had been used by way of ties designed for cavity walls (i.e twist-shanks with fishtailed ends). This protruded slightly proud of the stone surface once pointed-in with lime mortar Mortar joints between copings were often cracked/washed-out	<i>H+R deem the original construction detail to be of lesser quality and poorer detailing than those to the front elevation</i> <i>There is increased potential for water penetration to the parapet due to its short height whereby there is lesser opportunity for dissipation of moisture before this travels down to the interiors. On the other hand, there may be a benefit of the lesser height due to lesser surface exposure and there remains the general protection of interior finishes by independent wall linings</i> <i>As a minimum, it would be necessary to rake-out and re-point any defective mortar joints between copings</i> <i>These parapet and copings arrangements are deemed suitable to satisfy the guarantor's 15-year longevity requirement. This will be subject to satisfactory completion of work to roof finishes, roof drainage, re-pointing of coping joints and subject to normal inspection and maintenance on future occupancy. Given the lesser quality versus the parapet/coping of the front elevation, there may be increased likelihood of maintenance requirements during the 15-year period</i> <i>Options to improve the durability of this parapet/coping arrangement would include;</i> <i>-relaying onto a continuation of the roof finish lapped up and onto the wallhead as per the Building Guarantee surveyor's recommendations</i> <i>-over-flashing the existing wallhead with metal sheet or extruded metal profile</i>	

REFERENCE	ITEM	OBSERVATIONS	RECOMMENDATIONS	CLIENT COMMENTS
SN12.2.3	Ongoing replacement of rear wing copings with pre-cast concrete	This area was in the process of installing new concrete copings over a wallhead where the 'Bauder' roof finish has been laid up and over the parapet brickwork Copings were pre-cast concrete 600 x 300mm in plan. 70mm in thickness (diminishing to 50mm for surface falls) The wallhead appeared to be a full brick thickness circa 225mm, plus the thickness added by the roof finish upstand. This left less than 30mm overhang at the internal/external edges of the copings which was fairly narrow but just barely left space for the drip rebate to function	<i>H+R understand that the Building Guarantor approves of this manner of parapet/coping arrangement for a 15-year service life</i> <i>H+R would note that a normal level of inspection and maintenance in service will still be required. The modern detail in this location is not necessarily superior to the original examples seen as these benefitted from cramp securement of joints and a masonry-to-masonry bedding mortar bond</i>	
SN12.2.4	Brick-on-tile coping to rear of 'Broadway Lofts'	As shown in attachments, the rear of 'Broadway Lofts' was capped in a brick-on-tile detail. The wallhead being a single brick thick with tiles laid over and finished with a 'rowlock' brick course and mortar fillets This was a lesser-quality detail than the stone copings seen elsewhere. However, as a northerly aspect, this was less exposed to driving rain to some degree and as a solid wall, this form of coping was fairly typical for this type of construction and not necessarily subject to any inherent flaw Current demolition works had resulted in localised scarring to the coping detail. Water ingress from the topside of the wall would only tend to occur where total failure of mortar and disintegration of the wallhead might develop (which was not found to be the case)	<i>Subject to repairs of scarred/damaged areas, the brick-on-tile coping could remain serviceable for future occupancy</i> <i>Mitigation for potential water ingress/weathering could be provided (as already seen in 'Broadway Apartments') by way of independent wall linings. Ensuring all plasterboard internal finishes (including board-edges) are kept clear of external brickwork would greatly reduce risk of dampness internally in relation to copings</i> <i>The designated 15-year service life could be achieved in this manner, subject to normal ongoing inspection and maintenance</i>	
SN12.2.5	Other (localised use of sandstone copings)	A small area (in a run no longer than 5 metres) of the 'Broadway Lofts' was capped in sandstone copings. This was used for pitched/gabled wallheads (alongside the brick-on-tile detail at level wallheads) The stones were in a poor state; sandstones used in this manner can often suffer delamination. Demolition scarring has also been sustained (including cutting new pockets into wallheads for casting steel frame bearings)	<i>Given the condition and limited run of this coping arrangement, H+R would suggest replacement in new materials</i>	

REFERENCE	ITEM	OBSERVATIONS	RECOMMENDATIONS	CLIENT COMMENTS
SN12.3 LOW-LEVEL FRONT ROOF COPINGS				
SN12.3.1	Arrangement	As found along the lower (south-east) lean-to roof parapet. These aspects are not as exposed to prevailing weather as those at high level (i.e. risk of deterioration by driving rain) although the parapet gutter detail was poor and has allowed water escape into wallheads over time Copings were of limestone, assumed Portland quarry Copings measured ~1160 x 235mm in plan. Copings were 205mm thick, diminishing to 195mm at inner edge to create drainage falls in topside in order than water would run-off the copings into the gutter rather than down the façade. A surface fall of 10mm was deemed fairly shallow, possibly deficient Supporting wall a single brick thickness (~220mm) yielding negligible overhang distance which was not good practice (i.e. coping was flush to internal and external wall faces and did not encourage water to shed clear) The overall parapet height at the roof interior was fairly short; indicative wall height measured as 550mm. Much of this height was lined with the gutter lining material and its cover-flashing Joints between copings were ~5mm wide and did not appear to be reinforced by metal cramps (possible unseen dowels at the centre of meeting-faces). Mortar was lime-based	<i>H+R note deficiencies in the original detail</i>	
SN12.3.2	Condition	Mortar joints generally remained intact. As mentioned above, surface run-off was a concern due to lack of overhangs Water ingress by blockage and overflow in the parapet gutter was also potential concern. There were various areas of cracking and displacement in the external face of brickwork wallheads, indicative of embedded steel corrosion (roof structure bearings/plates?). This may well have occurred due to dampness in the masonry where steel has been embedded The stones themselves have proven to be high quality with no evidence of erosion/failure to suggest inherent weakness in the stone type	<i>H+R would suggest the architect revises the existing parapet wall/coping arrangement to provide an overhang drip detail</i> <i>This would probably entail carefully lifting and re-laying the existing stonework (at which point the Guarantor's preference for extending the roof finish membrane up and over the wallhead could be executed). Ideally the stones would be re-set to project beyond the face of the brick wall below by say 50mm</i> <i>The Structural Engineer should review cracking/displacement in the wallhead in relation to potential embedded steel corrosion defects. Correction of such defects could entail partial dismantlement of the wallhead to clean and protect affected steel elements</i>	

Attachment B



Hornsey Town Hall, Broadway Annex - Roof
Parapet Condition Investigation
12 November 2022

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Attachment C



Fig 1:

Rear roof; showing area of roof finish lapped up and over wallhead

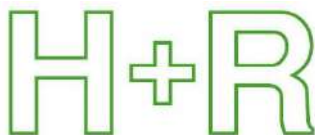
Laying of new concrete copings was underway



Fig 2:

Rear roof; showing area of roof finish lapped up and over wallhead

Laying of new concrete copings was underway



Hornsey Town Hall, Broadway Annex

Photographs
November 2022
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Fig 3:

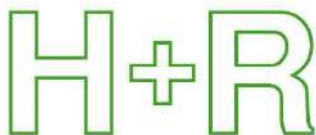
Rear roof; showing area of roof finish lapped up and over wallhead

Laying of new concrete copings was underway



Fig 4:

Central roof area; showing demolition-scarred wallhead



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Fig 5:

Central roof area; showing demolition-scarred wallhead



Fig 6:

Central roof area; showing demolition-scarred wallhead

Note localised use of sandstone coping



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Fig 7:

Frontage wallhead; showing façade retention scheme underway

Note large limestone copings



Fig 8:

Frontage wallhead; showing surface falls in topside of stone copings



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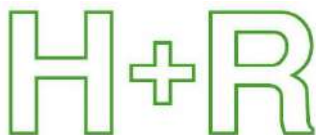
Fig 9:

Frontage wallhead; showing localised area of irregular wall thickness which did not allow an effective overhang/drip



Fig 10:

Frontage wallhead; showing overhang and drip rebate



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Fig 11:

Rear elevation; showing brick-on-tile wallhead subject to localised damage



Fig 12:

Frontage wallhead; showing façade retention scheme underway



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Fig 13:

Frontage wallhead; showing measurement of coping



Fig 14:

Frontage wallhead; showing measurement of crack



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Fig 15:

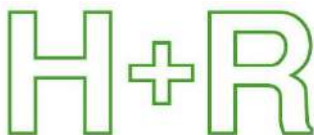
Frontage wallhead; showing measurement of coping

Note previous mortar repairs to joint (lhs image)



Fig 16:

Frontage wallhead; showing overhang and drip



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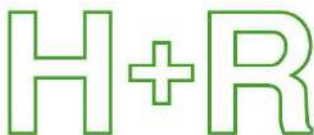
Fig 17:

Frontage wallhead; showing overhang and drip



Fig 18:

Frontage wallhead; showing newly installed roof finish and upstand



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Fig 19:

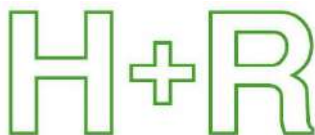
Frontage wallhead; showing measurement of cramp embedment

Note mortar joint and cramp bedding pending renewal



Fig 20:

Frontage wallhead; showing newly repaired coping mortar joint



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Fig 21:

Frontage wallhead; showing newly repaired coping mortar joint

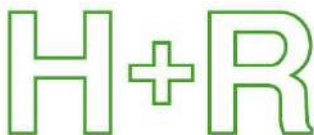
There were various areas where copings had historically been rebated and mortared-over



Fig 22:

Frontage wallhead; showing external face

Note wall line appears to have remained straight/true



Hornsey Town Hall, Broadway Annex

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Fig 23:

Frontage wallhead; showing example of previous mortar repair to coping



Fig 24:

Frontage wallhead; showing curved wall line towards south-west



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Fig 25:

Frontage wallhead; showing curved wall line towards south-west

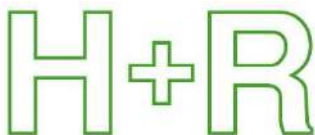
Note overhang and drip

Note original course aggregate brick pointing generally free of weathering damage



Fig 26:

Frontage wallhead; showing external face of west side



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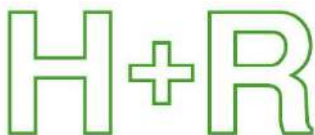
Fig 27:

Party wall junction towards north-west corner; showing brick wallhead without a coping detail



Fig 28:

Party wall junction towards north-west corner; showing water-trap due to lack of weathering detail



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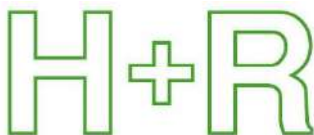
Fig 29:

Rear wallhead; showing smaller section stone copings and lower-rise wallhead (compared to frontage)



Fig 30:

Rear wallhead; showing smaller section stone copings and lower-rise wallhead



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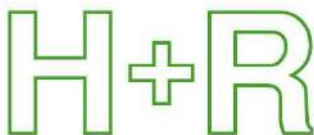
Fig 31:

Rear wallhead; showing twist-shank ties used as cramps (different to plain 'dog' profile at frontage)



Fig 32:

Rear wallhead; showing typical loss of mortar joints



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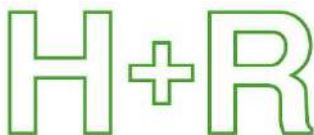
Fig 33:

Rear wallhead; showing typical protrusion of cramp through surface of bed mortar (due to unusual use of twist shank)



Fig 34:

Rear wallhead; showing area of recently removed copings



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Fig 35:

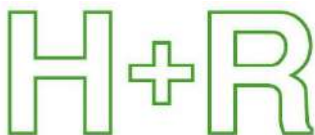
Rear wallhead; showing area of recently removed copings

Dimensions recorded



Fig 36:

Rear roof; showing newly installed concrete coping



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Fig 37:

Rear roof; showing newly installed concrete coping

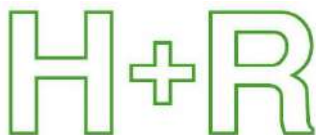
Note relatively little overhang but viable drip rebate present



Fig 38:

Rear roof; showing newly installed concrete coping

Note relatively little overhang but viable drip rebate present



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Fig 39:

Rear wallhead; showing exposed brickwork and RC framing at 'secondary status' rear façade

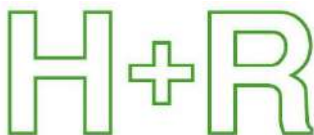
Note solid wall bond at parapet and cavity wall bond within frame infill panels



Fig 40:

Rear wallhead; showing coping overhang and drip

Note run-off staining below washed-out coping joint mortar



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Fig 41:

Interior view of Fig.40; showing independent wall linings

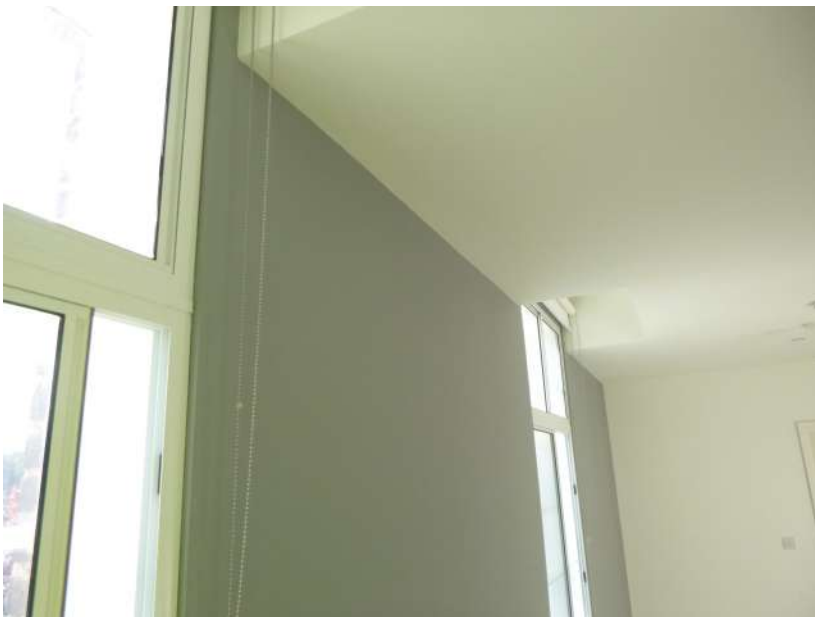
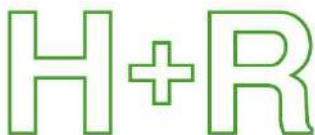


Fig 42:

Interior view of Fig.22; showing independent wall linings



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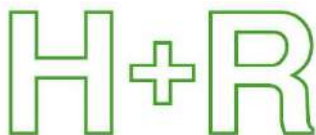
Fig 43:

Low level roof towards south-east



Fig 44:

Low level roof towards south-east;
showing wallhead



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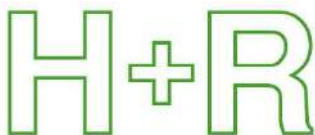
Fig 45:

Low level roof towards south-east;
showing (scant) surface falls in topside



Fig 46:

Low level roof towards south-east;
showing lack of overhang/drip at
junction to brick wallhead below



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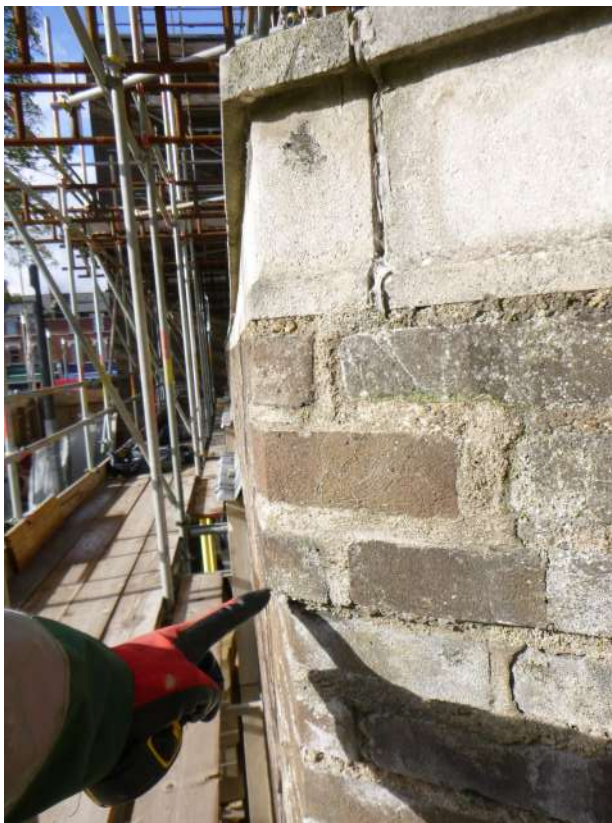
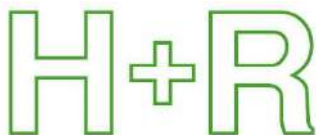


Fig 47:

Low level roof towards south-east;
showing evidence of cracking and
displacement affecting parapet
brickwork

Embedded steel corrosion was
suspected



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