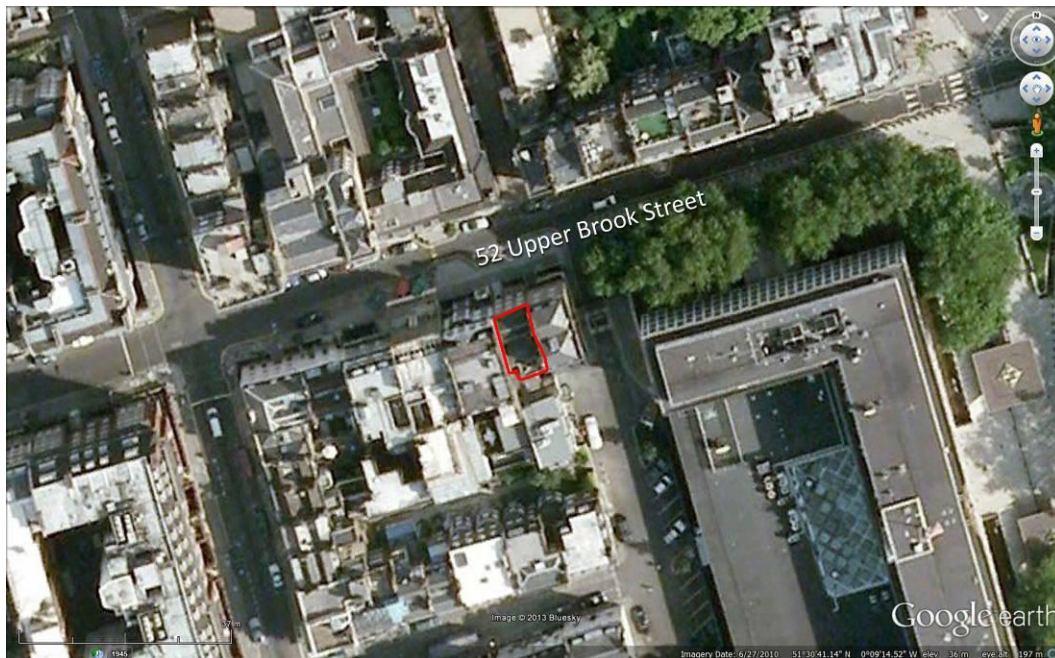


52 Upper Brook Street, Mayfair London. W1Y 1PG.
Description and analysis of the roof structure. Surveyed 01 11 2013.



2010 Google earth. Location of 52 Upper Brook Street, Mayfair.



2010 Google earth. Detail of the site showing the roof plan.

Location.

No 52 is situated on the southern side of Upper Brook Street, Mayfair, London. W1Y 1PG. The house is the second in the remaining terrace. Listing NGR: TQ2819580783.

Listing



© Mr Kieran Morris LRPS

IoE Number: 207325. Location: 52 UPPER BROOK STREET W1. WESTMINSTER, CITY OF WESTMINSTER, GREATER LONDON. Photographer: Mr Kieran Morris LRPS
Date Photographed: 19 March 2001. Date listed: 05 February 1970.
Date of last amendment: 05 February 1970. Grade II.

TQ 2880 NW CITY OF WESTMINSTER UPPER BROOK 68/29 STREET, W1 5.2.70 No. 52 G.V. II Terraced house. 1730 with early C.19 and early C.20 alterations. Multi-coloured stock brick, slate roof. 3 storeys with early C.19 attic storey, basement. 3 windows wide. Entrance to right, semicircular arched with stucco architrave, 6 panel door and radial pattern fanlight. Recessed glazing bar sashes, original glazing bars and exposed boxing to those on 2nd floor, with red brick dressings and flat gauged red brick arches. Red brick plat band to 1st floor. C.18 lead rainwater head between Nos. 52 and 53. Cast iron area railings with pineapple finials. Interior retains original plan but early C.20 decoration. Survey of London; Vol. XL

Listing NGR: TQ2819580783

Scope of this Report

An extensive Conservation Statement has been prepared on the house by Katharine Barber on behalf of Purcell Miller Triton. This is a copyrighted work which contains the documentary history of the buildings as well as an assessment of the rooms and a general phasing of the building.

This report comments on the roof - its design, fabric and form and likely date of construction and alteration. The roof was examined from inside the southern bay and from the rooftop accessed by the fire escape ladders. No risks were taken and the roof was not climbed on. There is a summary on the last page.



Barry Hillman-Crouch
Design & Recording Services



52 Upper Brook Street. The roof is not visible from the ground.



Barry Hillman-Crouch
Design & Recording Services



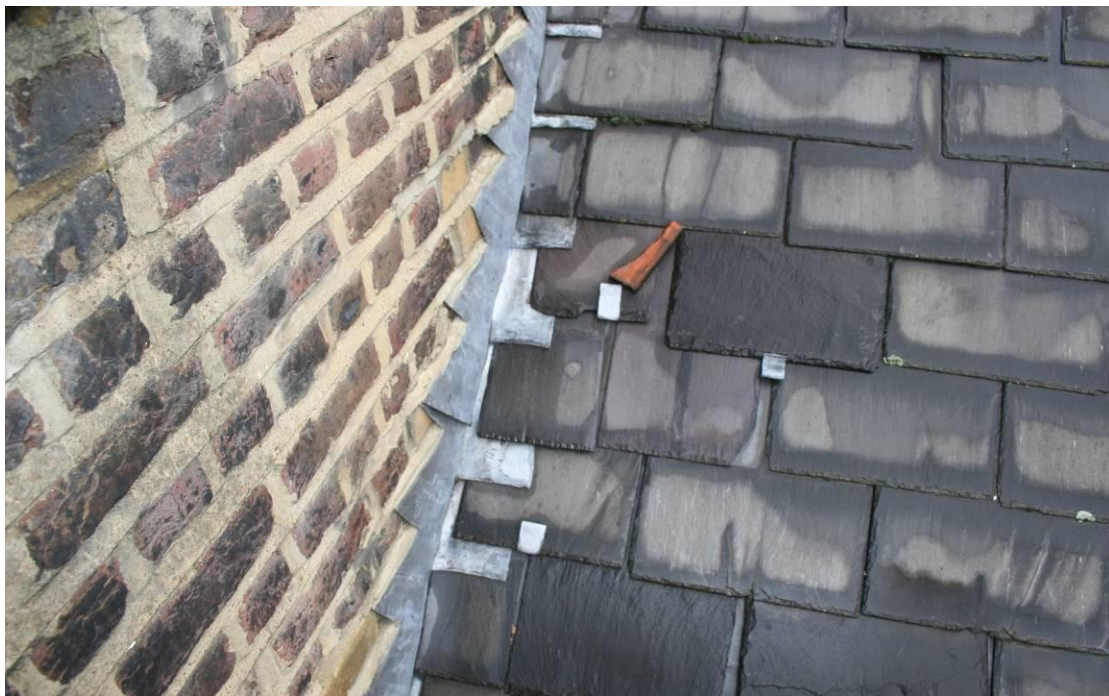
The rear of 52 Upper Brook Street looking N.



Detail of the rear of the roof. Looking N.



Detail of the roof looking NE. Note the flat roofed cubicle.



Detail of the western wall and roof junction.

Description – External

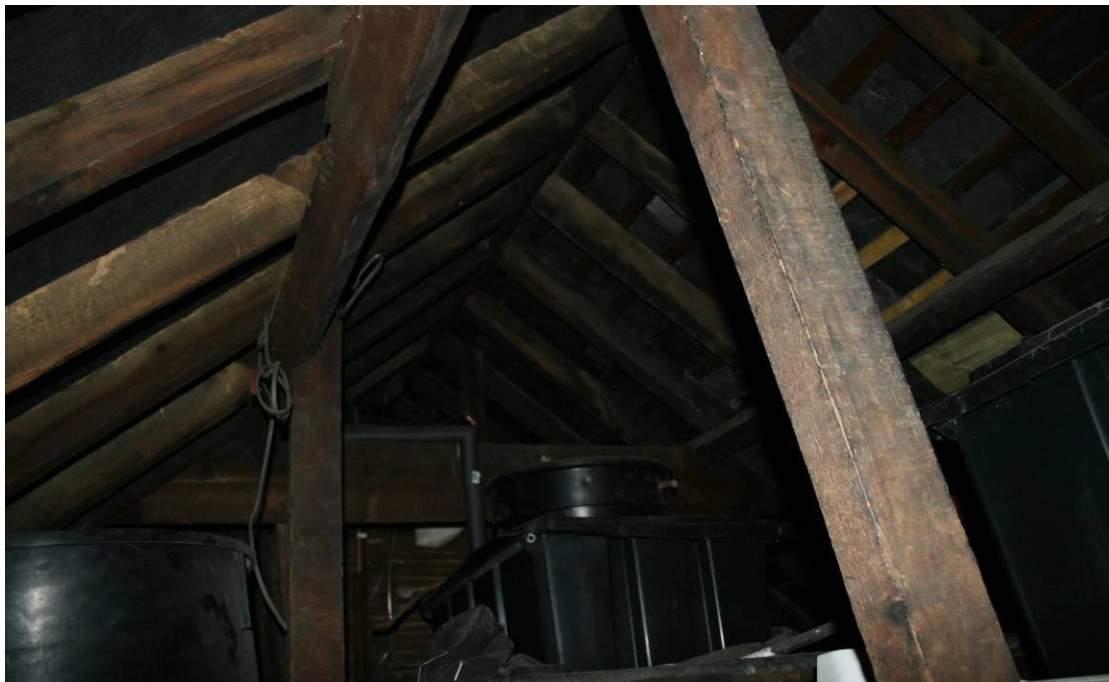
The roof and visible brickwork was inspected from the flat roof access. The additional photographs by Katharine Barber were also consulted.

It is evident that the roof has been extensively repaired in the last 13 years or so. (The Listing photograph shows the house before the facade was cleaned and repointed). All the brickwork in the side walls has been repointed with beige cement pointing which passes over the fresh lead flashings. There are scars in the brickwork to indicate that a previous mansard style roof was replaced by the current structure. A number of the grey slate tiles have fresh lead hangers put in as part of the repair scheme.

The roof is built with two large double pents over the main house separated by a wide rain gully and is elsewhere termed a butterfly roof. There is a smaller double pent roof over the rear extension. The large pent to the front of the house and the smaller roof have fresh rolled lead ridgepieces while the southern large pent has a mixture of clay and cement ridge tiles.

The slates appear to be largely C19th with LC20th replacements. The slates while superficially termed 'grey' are various shades of blue, green and grey according to how wet they are. The newer slates are uniformly blue and have been laid in landscape under the ridges. Notably they are all very clean as a result of being relaid.

It was also noted that there is a flat roofed cubicle attached to the neighbouring property (seen in the photographs below the white access door). This is a EC20th addition and part of its structure can be seen from within the roof void.



Looking W inside the southern roof void. Note the lath and plaster partition to the rear.

Description - Internal

It is only possible to access the void in the southern large pent roof. The other roof void can be seen to be identical in form and construction. The small roof cannot be seen from inside.



Looking NE from the access hatch.

The clasped side purlin roof is constructed of machine cut softwood with some reused timbers which are probably elm (denoted by their lighter colour and pitsawn finish). The structure has been stained with a dark brown compound such that most of the timbers look the same and only the grain of the timber can be used to judge its type. Most of the timbers are smooth but some bear the marks of a roller from being passed through a planing machine. The planks for the central water gully are machine sawn and supported on collars offcut from the same boards. The roof construction is entirely nailed with wrought iron nails – there are no visible pegs. The rafters are nailed in pairs onto a machined ridgepiece.



Detail of the main axial joist.

The main axial joist is smoothly finished and is marked XVI with a race knife. There are no corresponding numbers in the roof so this must either be a component number or a merchant's mark. Race knives were in common use right into the C20th.



Carpenter's assembly mark in the collar above the access hatch.

By comparison, there is a true carpenter's mark on the main collar above the access hatch. Marked II with a chisel point, the collar is one of a pair and is side lapped and nailed to the principal rafter. The joints have been scored to mark them out. The purlin shown in the photograph above is a LC20th bandsawn softwood insertion which is not a pair for the more withered timber on the other side of the roof.

Looking up into the roof it can be seen that the roof has been rebattened on the southern side with machined and treated battens and that a number of the rafters have been turned over during the rebuild so that the old nail holes are visible on the underside. Photos follow.

The northern side of the roof has also been relaid but with the addition of a LC20th breathable membrane. It is not certain why both sides didn't get the membrane but it is likely there was an effort to make economies and repair the roof in a piecemeal way in the LC20th or EC21st.

There is a lead lined drainage rill that passes across the roof from the central gully to vent to the rear. A section of roof has been very recently rebuilt above the rill and the fresh, tanalised or untreated timbers stand out with batch numbers pressed into them. The repair is fastened with Poxidriv screws. See following photo.



Looking upwards to the south. Note the turned over rafters and C20th machine cut battens.



The lead lined drainage rill. Filled with moss and rubbish it needs to be cleared out soon.

It is evident a small structure was recently removed from above the rill as there are two neat rebates in the rafters on either side of it. Below the rill can be seen a recent rubber membrane inserted beneath the leadwork for the flat roof. See following photo for detail.



The repaired roof above the rill. Looking SW. Note also the brand named rubber membrane.

Phasing and Discussion

Phase 1 – Circa 1873.

The roof is a simple clasped side purlin roof with rafters nailed to a ridgepiece. All the timbers are machine cut and appear to be softwood or reused elm. The construction is entirely nailed with wrought iron nails. There is a pair of machine cut collars, numbered with a chisel point, that clasp the purlins, one of which is a recent replacement.

The timbers have been passed through a planing machine and some retain the ragged impression made by the drive rollers. The phasing of the building offered by Katharine Barber suggests the roof was raised before 1873. The characteristics of the timbers suggest that a completely new roof was built very close to that time. (P. d' A. Jones and E. N. Simons. 1960).

The main axial joist is a much larger timber and has been marked with a race knife. However, there are no signs of reuse and it is finished in the same way as the other timbers so it is judged to be original to the new roof. There are some rafters that retain the hue of elm and have some pitsawn scarred surfaces. However these have been remachined. It was very common to reuse timber to save money and there is no evidence to suggest where the timber may have been sourced from.

The central gully is drained by a lead lined box rill which passes through the roof to the south. The nailed construction and simple form of the leadwork is concurrent with the roof structure and a common form for the period.

There are scars in the brickwork to indicate that a previous mansard style roof was replaced by the current structure.

Phase 2 – EC20th

The roof has been repaired in the EC20th and there is a flat-roofed cubicle that is accessed from the adjacent building to the east. The lath and plaster partition wall can be seen within the roof and this is of EC20th characteristics. The roof has been rebattened on the south side and some of the rafters turned over and this would have been done before it became commonplace to insert an asphalt membrane (i.e before the 1960's).

Phase 3 – LC20th/EC21st

The roof has been almost completely repaired in the LC20th/EC21st. The tiles have been relaid with new leadwork gulleys and surfaces and the walls repointed in beige cement. A breathable membrane has been inserted under parts of the roof. Some economies were made; retaining older clay and cement ridge tiles instead of renewing all the ridges in rolled lead. One of the purlins was replaced with a new bandsawn timber. A rubber membrane was placed beneath the leadwork.

Phase 4 – EC21st

A small section of the roof above the drainage rill was repaired very recently using fresh battens and floorboards.

Acknowledgements

I am indebted to Mr Devinder Bedi, the current owner for engaging me to record the roof. I also acknowledge the work of Katharine Barber which I have cited in the text.

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SUMMARY SHEET

Site name/Address: 52 Upper Brook Street, Mayfair London. W1Y 1PG.	
Parish: Westminster	District: Westminster
NGR: TQ2819580783.	Site Code: N/A
Type of Work: Historic Building Recording	Site Director/Team: Barry Hillman-Crouch
Date of Work: 01 11 2013	Size of Area Investigated: 10x10m
Location of Finds/Curating Museum: N/A	Funding source: Owner
Further Seasons Anticipated?: No	Related EHER Nos:
Final Report: 52 Upper Brook Street, Mayfair London. W1Y 1PG. Description and analysis of the roof structure. Surveyed 01 11 2013. Barry J Hillman-Crouch MStPA DipFA BSc HND.	
Periods Represented: LC19th - C21st	
<p>SUMMARY OF FIELDWORK RESULTS:</p> <p>A machined softwood timber roof of nailed clasped side purlin designed with rafters nailed to a ridgepiece. Designed with three two pent roofs with lead rain gulleys. Built in 1873 or just before. All timbers passed through a planing mill. There is a lead lined drainage rill to vent the central gully.</p> <p>Repaired in the EC20th with new battens and some rafters turned over.</p> <p>Repaired in the LC20th/EC21st with the addition of breathable membranes, rubber membranes and new leadwork.</p> <p>Minor roof repair in the C21st over the lead lined drainage rill.</p>	
Previous Summaries/Reports: Barber, Katherine. 52 Upper Brook Street, City of Westminster, Conservation Statement. March 2013.	
Author of Summary: Barry J Hillman-Crouch MStPA DipFA BSc HND.	Date of Summary: 04 11 2013