



ST LUKE'S WEST HOLLOWAY
LONDON N7 9JE

SOUTH AISLE
SUMMARY CONDITION REPORT

18th February 2021

SOUTH AISLE STONEMWORK - SUMMARY CONDITION REPORT

- 1.1** St Luke's is constructed of Kentish Ragstone of varying quality, with Bath Stone dressings. Stonework to the south aisle is in noticeably worse condition than that of the other elevations.
- 1.2** The south aisle appears to have been cleaned relatively recently, which has exacerbated problems with defective mortar and has left some areas of deep voids between stones.
- 1.3** The entire facade has been repointed with sand & cement, which has caused moisture to migrate through the stones themselves, and has caused accelerated decay.
- 1.4** A number of stones have decayed to such an extent that up to 100mm of the surface has been lost. requiring complete replacement of particular stones. This is particularly prevalent at low level.
- 1.5** Much of the sand & cement pointing has been rejected by the stonework and is now loose and can be removed easily by hand. Extensive repointing is required throughout in lime mortar.
- 1.6** A light defrass is required in a number of locations where the surface of the Kentish Ragstone has become loose or friable.
- 1.7** There is some evidence of movement within the south aisle stonework as a whole, but this is not thought to be ongoing. This is particularly evident above the arched window heads. Repointing is required to deep cracks in these locations. Once pointing is complete, longer term monitoring should be carried out in order to confirm this is not an ongoing issue. These cracks extent through the parapet stones, which should also be repointed.
- 1.8** The south transept is covered in ivy, which is damaging the pointing and should be removed.
- 1.9** Conservation cleaning of the south transept should be carried out prior to any stonework repairs.
- 1.10** Dressings have been subjected to the same sand & cement pointing and there is some loss of detail at the arrises as a result, but generally Bath Stone is in reasonable condition. Again, extensive repointing in lime mortar is required.
- 1.11** Window tracery is also in Bath Stone and has suffered some decay at hood mouldings which require a number of small stone indents.
- 1.12** Some fracturing of window tracery has occurred at the mullions, requiring indents to the profiled sections.
- 1.13** Dowel repairs are required to fractured stonework at the turret door.
- 1.14** The turret roof is formed of stone slabs which have delaminated at the surface and which have open joints between stone units. This will require a total defrass, removal of sand & cement pointing and repointing. The apex stone will require replacement.

SOUTH AISLE STONEMWORK - REFERENCE PHOTOGRAPHS



a.
Erosion of stonework at low level - south porch.



b.
Fractured stonework at quatrefoil window - east elevation of south porch.



c.
Typical deterioration of stonework at plinth.



d.
Turret door head.



e.
Erosion of hood moulding and fractures to stonework at turret door head.



f.
Overview of south transept elevation.

SOUTH AISLE STONEWORK - REFERENCE PHOTOGRAPHS



g.
South transept elevation - low level.



h.
Fractures through south aisle tracery.



j.
Open joints and eroded hood moulding - south aisle window surround.



k.
Typical cracking through parapet stonework above south aisle window heads.



l.
Typical erosion of Kentish Ragstone at buttresses.



m.
Erosion of stonework at low level adjacent to turret door.

SOUTH AISLE STONEWORK - REFERENCE PHOTOGRAPHS



n.
Spalled stonework to window mullion - south aisle.



p.
Previous mortar repairs to tracery - south aisle.



q.
Cracking across stonework to window surround - south aisle.



r.
Turret roof.



s.
Erosion of turret roof apex stone.



t.
Open joints to turret roof corbel.

SOUTH AISLE ROOF - SUMMARY CONDITION REPORT

- 2.1** The south aisle roof is a single monopitch roof with parapet abutments at either end and an asphalt gutter set behind a stone parapet at the bottom edge.
- 2.2** The gutter discharges into external rainwater hoppers and rainwater pipes via chutes through the stonework.
- 2.3** Rainwater from the nave roof above discharges across the south aisle roof in rainwater pipes mounted just above the slates, following the pitch of the roof. Brackets for these pipes are mounted on timber packers.
- 2.4** There is a single dormer installed in the centre of the roof in the 1980s, thought to be serving no purpose, but installed to match a corresponding dormer on the north side containing extract vents from spaces below. The proposal is to remove this dormer as part of the re-roofing works in order to facilitate the installation of photovoltaic panels.
- 2.5** The roof is covered in artificial fibre-cement slates, areas of which have been patched at various times.
- 2.6** There are a number of broken or slipped slates and the oldest examples are warping and starting to lift.
- 2.7** Patches are evident to the areas below the rainwater pipes from the nave roof, which would suggest a previous problem where one roof discharges water onto the other and indicates that the rainwater pipes following the pitch of the roof are a relatively recent addition.
- 2.8** The proposal involves completely re-slating the south aisle roof in natural slate, to include the introduction of a TLX Gold insulation/breather membrane in order to improve thermal performance. This will also involve introducing counter-battens to introduce a void above and below the insulation.
- 2.9** Dampness in the wall below the gutter, particularly at the west end, is not thought to be an ongoing issue but would suggest a previous problem with the gutter in this location. The proposal is to renew the gutter in lead as part of the roofing works.
- 2.10** Leadwork generally is in reasonable condition, although the pointing above is defective in a number of locations. As introducing counter-battens into the roof build-up will increase the thickness and raise the roof pitch slightly, the flashings will all need to be relocated to a higher position which will involve introducing new chases into the stonework, and complete renewal of the lead flashings.
- 2.11** To maintain the height of the existing flashings at the abutment, a leadwork secret gutter will be introduced in this location.
- 2.12** The rainwater pipes crossing the aisle roof will be removed and lead spreaders will be introduced below the rainwater pipe locations in order to disburse the rainwater across the roof.

SOUTH AISLE ROOF - REFERENCE PHOTOGRAPHS



U.
West end showing RWP from nave roof crossing aisle roof and slipped/damaged slates.



V.
View looking west showing defective flashings at parapet and redundant dormer.



W.
Patches of defective slates with more recent patch repairs in fibre cement.



X.
View looking east showing existing asphalt gutter and replacement fibre cement slates at low level.

AERIAL VIEW



Location of proposed stonework repairs shown in red
Location of proposed roofing work shown in blue