

**Subject:** CEPC, Chester Terrace - Balustrade Options  
**From:** Richard Loftus [REDACTED]  
**Date:** 18/03/2021, 15:44  
**To:** Nicholas Packard [REDACTED]  
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Dear Nick

Many thanks for the indicative sketch from Michael.

1. I am still not clear regarding Michael's concerns re. lateral stability.
  - (a) Are we obliged to conform to current loading requirements if we rebuild only the balustrades?
  - (b) If we are not legally obliged to do so, then would we be taking an unacceptable or uninsurable risk?
2. I simply cannot accept a financial analysis which adds 5% to the cost every year. If this is the reality, then this option is nonsense.

I believe the relevant questions are as follows:

- (a) What is the maximum downside from this strategy? The worst case scenario is that Option 4 foundation works would need to be done for the entire balustrade if it becomes apparent in 5 or 10 years that the new balustrade is being damaged by foundation movement.

The downside is therefore the additional cost of dismantling and re-assembling the new balustrade. QS to confirm this figure.

- (b) The potential benefit from this option is that we may find in 5-10 years time that only part of the foundations need rebuilding and that the remainder of the balustrade is stable and can be retained in the long term with only minor maintenance works.

Clearly if it is 10-20% of the foundations that is a very significant benefit. If it is 80% of the foundations, then no benefit.

It is a simple mathematical calculation, depending on the odds. We need to get the views of 2 or 3 structural surveyors with practical experience of these types of issues with old listed structures. Alan Baxter's views would be helpful. Without upsetting Michael, I believe this is essential if we want to further consider option 1(d).

Warm regards

Richard

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Richard Loftus

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