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Our Ref: MC/mc/13213/068

4th July 2013

Belsize Park Developments Ltd
Sterling House
Loughton IG10 3TS

For the attention of Mr M Watson

Dear Sirs,

Re: 42 – 45 Belsize Park London NW3 4EE;

We understand that it is the design team's intention to retain the timber lintels currently supporting the openings to the retained facade at numbers 43 & 44.

Please be aware that the timber lintels have severely deteriorated during the life of the building such that the bearing ends are almost completely eroded thus offering no support to the structure over.

Some of the openings have visibly slipped, because the lintel has lost its bearing, and will need rebuilding.

The larger openings forming the bays are supported by timber bressemeres that are also completely rotten at the ends and throughout their length and will have to be replaced with a steel beam.

Please take notice that C J O'Shea will not provide any guarantee or warranty for any part of the retained facade unless all of the lintels are replaced and will require a written indemnity from Belsize park Developments against any future problems, should they decide to retain the lintels.

We recommend that you confirm with NHBC Warranty if they will provide a warranty for the building if the timber lintels and bressemeres are retained, and further suggest that Building Control are consulted on this matter.

Yours faithfully
CJ O'SHEA & CO LTD


Mick Conneely

Construction Director