

1031/11
6 January 2012

London Borough of Camden
Planning Services
Town Hall
Argyle Street
London
WC1H 8ND

Sir/Madam,

Re: Minerva House, 1-4 North Crescent, Chenies Street, London, WC1E 7ER.
Application for Approval of Details reserved by Condition No.2 of Listed Building
Application with Ref: 2010/4325/L.

Please accept this series of documents, submitted electronically via the Planning Portal, as an Application for the Approval of Details reserved by Condition No.2 of Listed Building Application with Ref: 2010/4325/L.

A scaffold has recently been erected at Minerva House in preparation for the consented window replacement and general refurbishment works. This has allowed the project team to inspect the condition of the masonry to the facades of the building and two areas have been identified which are greatly in need of repair.

These two proposed repairs are as follows:

Repair A: Large horizontal crack to stonework to front elevation

A wide horizontal crack has been identified running through the 3rd floor level stone cornice to the front elevation of the building. The crack extends predominantly across the three central bays where it appears to increase in width to about 5mm in the central bay and reduces towards the ends. See the submitted marked-up front elevation drawing MH-P010 for the location of the crack and the Photographic Survey document for images of its present state.

The crack appears to have been repaired previously using a resin system and faced with a stone coloured mortar, however it is apparent that whatever caused the cracking before has not been stopped and further remedial works are required in order to prevent the crack worsening.

We propose to drill into the underside of the stonework cornice and install several stainless steel dowels (at 300mm centres) resin grouted in to try to reconnect the sections of stone that have split apart. The crack and the underside of the cornice will be made good and pointed using a Portland stone mortar mix to match the pointing to the joints elsewhere on the façade. Full details of the proposed repair are contained within the submitted masonry repair specialist's method statement.

Repair B: Spalled concrete lintel to rear elevation

Above the 3rd floor windows to the rear elevation there is a continuous reinforced concrete lintel spanning across the width of the façade. In two locations the concrete boot drip has spalled off leaving two corroding

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reinforcing bars exposed. This is almost certainly due to poor quality concrete and the lack of cover to the reinforcement allowing water to penetrate and the reinforcing steel to corrode and expand causing the concrete to spall away. See the submitted marked-up rear elevation drawing MH-P010 for the location of these areas and the Photographic Survey document for images of their present state.

We propose to cut the loose concrete back to a sound base, to treat the exposed steel reinforcements and to form a new concrete profile using a high bond concrete repair mortar. The new mortar will be selected to match the appearance of the remainder of the existing lintel. Full details of the proposed repair are contained within the submitted masonry repair specialist's method statement.

In summary, the following documents are submitted electronically:

- the completed Application Form
- Imperial Stone UK Ltd's Method Statement (dated 03.01.12)
- 1031/MH-P010 Proposed Front Elevation at a scale of 1:200 @ A3
- 1031/MH-P011 Proposed Rear Elevation at a scale of 1:200 @ A3
- Photographic Survey

A cheque for the planning fee of £85.00 will follow separately in the post.

We trust that the above and attached documents fully describe the proposals and look forward to receiving confirmation of the registration of the application, the projected determination date and the details of the specific case officer who will deal with the application.

Should you have any queries or should you wish to visit site to view the parts of the building concerned by these repairs, please contact the writer.

Yours sincerely,

James Kilkenny
Architect
For Osel Architecture Ltd