

Building Consultancy

6 JUN 2007

Victoria Fowles
Planning Services
Development Control
London Borough of Camden
Town Hall
Agyle Street
London
WC1H 8ND

John Gajewski
Atisreal UK
90 Chancery Lane
London WC2A 1EU

Tel: +44 (0) 207 338 4000
Fax: +44 (0) 207 430 2628
Direct: +44 (0) 207 338 4023
E-mail: john.gajewski@atisreal.com
DX: 157 LDE

Your Ref:
Our Ref: RPW/JVG/sbl/071436

4 June 2007

Dear Victoria

57-60 LINCOLNS INN FIELDS, LONDON - FACADE REPAIR AND RESTORATION APPLICATION FOR LISTED BUILDING CONSENT

Thank you for meeting with me on site recently to discuss our proposed external repair and restoration works.

I enclose for your attention our Application for Listed Building Consent, plus 6 copies of enclosures. I trust that this is satisfactory, although if you have any queries please do not hesitate to contact me.

As agreed, I can also confirm herein the general approach for those repair and maintenance works which form part of our project but which do not require Listed Building Consent. We have undertaken a good range of preliminary investigative tests and taken samples where required in order to specify correctly and remain faithful to the integrity of the building. The works and our approach can be summarised as follows, and are all as discussed on site:

1 Stone Cleaning and Repair, nos. 57-58:

- Cleaning of Stone surfaces using Nebulous Water Spray, with minor stubborn soiling removed by Jos Wet Abrasive. Cleaning standards will be as per the results of the cleaning trials, viewed by you on site.
- Minor stone repairs, to remove a number of inappropriate and defective past render repairs and reinstate with Portland Stone Basebed to match existing. Small number of pin and resin repairs to reinforce existing cracked stones.
- Repointing using a suitable lime mortar, in minor areas as required.

2 Render Repair and Consolidation, nos. 59-60:

- Repairs to replace defective cracked render and to replace modern cement based patch repairs. Replacement render to match existing lime render with animal hair content. Render samples have been taken on site to determine the correct mix.
- Minor repairs to brickwork and pointing beneath, as necessary. Pointing samples have been taken on site to determine the correct mix.
- Consolidation and reinforcement of hollow render, using syringe-fed lime-based grouting behind the render to re-bond to the brickwork.
- Redecoration of render surfaces, as per the Listed Building Application. Paint samples have been taken on site to correctly determine colour and compatibility.

3 General Redecorations:

- Of all previously decorated surfaces, to match existing. e.g. sash windows, doors, joinery, rainwater goods, railings etc
- To also include very minor areas of joinery repair, using natural timber. e.g. defective sash beads to some windows.

4 Leadwork:

- Restoration of existing leadwork, in-situ.
- Installation of lead flashing over first floor string course to no.57-58, to protect decaying stonework from water damage. To match similar lead flashing to no.59-60.
- Replacement of defective lead roof covering to first floor balcony to no.57-58. To include rectification of defective rainwater pipe, currently leaking into the basement.

5 Asphalt Vault Roofs:

- Replacement where defective, spot repairs where necessary.

6 Pigeon Deterrents:

- Removal of the existing pigeon spikes and netting to no.59-60, to enable the facade works.
- Installation of pigeon deterrent measures to a more sensitive design using tensioned wires and parapet-level netting to nos.57-60.

7 Removal of Past Inappropriate Alterations

- Removal of extract fans within glazing and metal grills within stonework, making good to original finishes.

8 Yard Works:

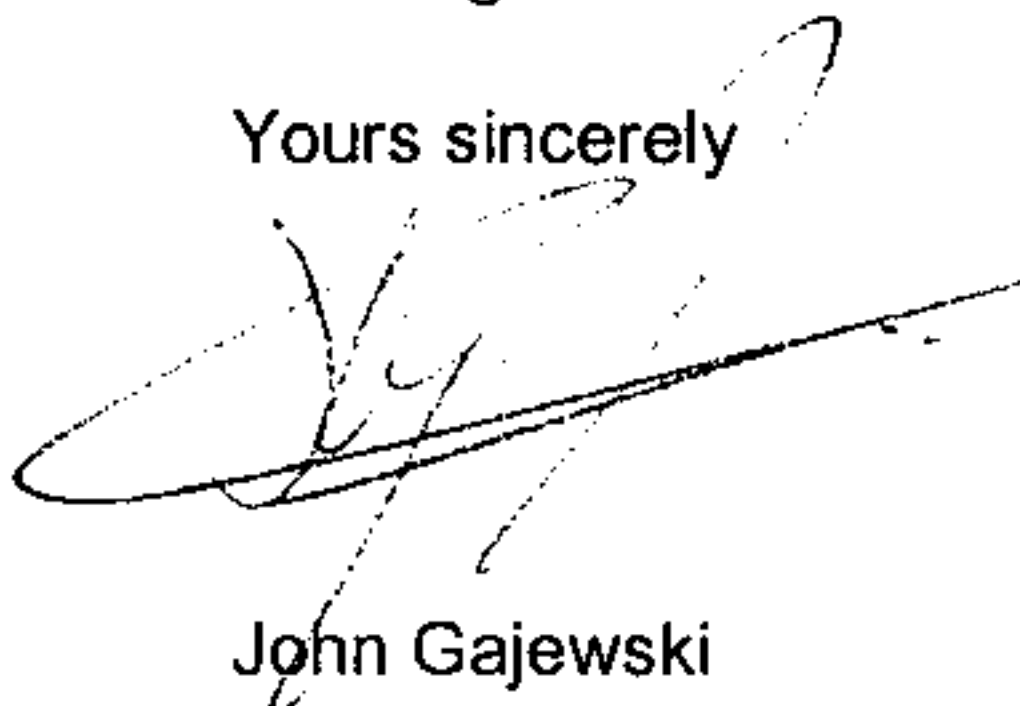
- Removal of inappropriate cement pointing to dividing yard wall. Support measures to address leaning and bowing. Cleaning of front piers and stone finials.
- Redecoration of balustrading and dwarf walls, including minor render repairs.

- Minor repairs to yard surfacing.

If you have any queries regarding any of the above, I would be very happy to discuss. Otherwise, I look forward to receiving the decision to our application shortly and also to meeting up with you on site at the commencement of the works.

Kind regards.

Yours sincerely



John Gajewski

Enc

CC - Steffan Roberts, Garden Court Chambers