
From: The Trims <[REDACTED]>
Sent: 10 August 2015 11:46
To: O'Doherty, Michelle
Cc: McClue, Jonathan; Bernard Finniston
Subject: RE: 2015/2795 - 1 Wedderburn Rd NW3 5QR
Attachments: Walkway tiled area.pdf; Proposed locations of lights.pdf; Walls already repaired.pdf; Walls to be repaired.pdf; Supplementary information.pdf

Follow Up Flag: Follow up
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Hello Michelle – after speaking with Jonathan the week before last, I've attached some more information about the proposal. I hope that the attached explanation, pictures and drawings will help make clearer what we are attempting to do.

Essentially, the bulk of the work is repairing the garden walls and driveway retaining wall after these walls were undermined by a broken water main. The intention is that the repaired walls will match the "as is" as closely as possible, so that the overall appearance of the walls is not changed.

According to the engineering advice we have had, the construction of the driveway wall is inadequate for the loads it needs to bear, so this needs to be reinforced as part of the repair process. In order to leave the outward appearance unchanged, the proposed solution to that is to build a concealed reinforced concrete barrier to support the side of the driveway. This would be completely hidden behind the repaired retaining wall (effectively underneath the driveway), so the outward appearance and position of the wall and driveway would remain unchanged. We feel that this would be the best solution to the problem from a conservation point of view, as other solutions would require outward changes to the wall.

Some emergency repairs to the garden walls have already been carried out. Photographs of this work can be seen in the attached document.

The other repair work needed is to the waterproof membrane underneath the walkway tiles at the front of the building. This will necessitate the lifting of the tiles, and probably the dismantling and rebuilding of the adjoining sections of garden wall. As these tiles need to be lifted anyway, our proposal is to replace these 1990's grey tiles with a lighter colour composite sandstone/limestone tile. Hopefully Jonathan passed on the tile sample to you. We feel that the sandstone tones will be more in keeping with the building's original character, and that of the other nearby buildings. Anecdotal evidence from current residents suggest these current tiles were installed in the late 1990's which would be before the Listing of the building.

We would also like to replace the current poor-quality concrete pier caps with cast sandstone ones. This would be exactly in line with the material used at number 5 (another Horace Field design), which has recently had extensive (approved) restoration works carried out.

It is unknown to the current residents when the concrete pier caps were installed, so that infers pre-1995.

We would also like to install some low-level lights in the walls while the repair work is going on. Pictures and locations of these are in the attached documents.

I apologise for the delay in sending you this extra information. We are still waiting on a copy of the Method Statement from the builders, which we are pursuing. I will send this on as soon as it comes into our hands.

Perhaps a phone conversation could be helpful, to quickly answer any more questions you might have? If you'd like to send me a number and a suggested time, I'm happy to ring you. Otherwise, you can contact me at any time on

[REDACTED]

Regards
Rod Trim
Wedderburn House Residents' Association.

