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## **APPENDIX 4.0**

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## BIRKENHEAD BOUNDARY WALL

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277A Gray's Inn Road, London  
December 2016

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## **277A GRAY'S INN ROAD**

**ADDITIONAL INFO - WALL AND LIGHTWELLS TO  
BIRKENHEAD ESTATE**

**UPDATE - DECEMBER 2016**

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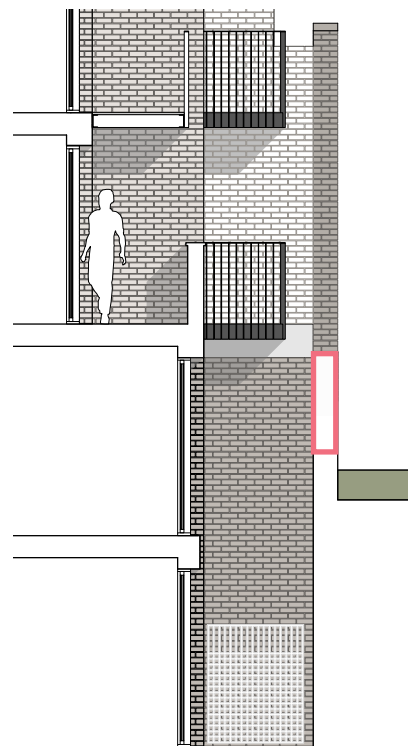
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### **1.1 THE ISSUES**

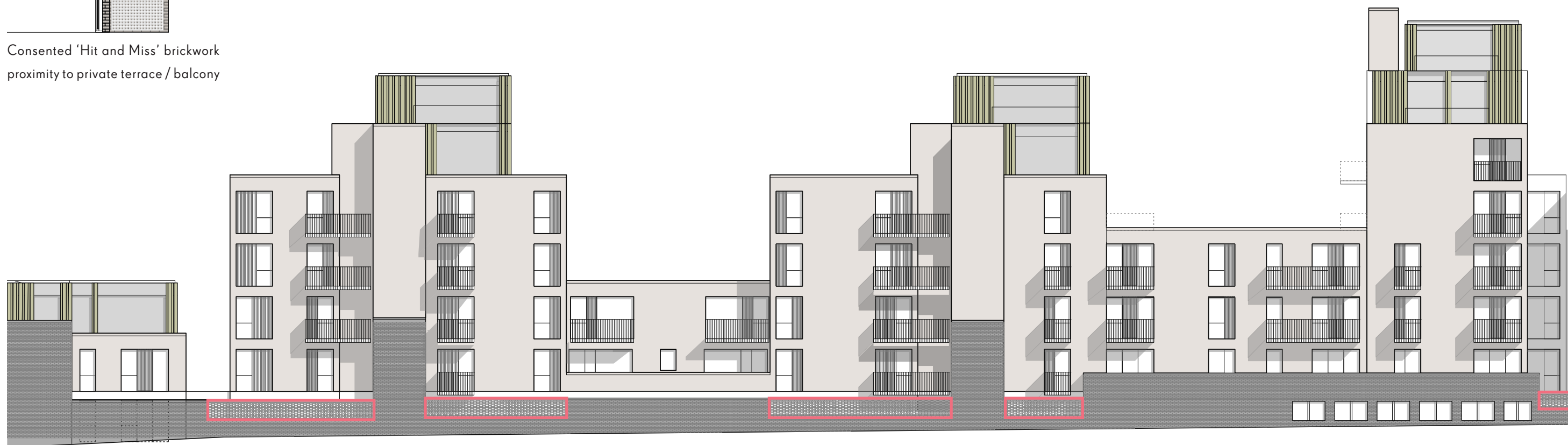
- The bricks reclaimed from the existing warehouse have been impounded as the contractor storing them has been liquidated.
- The 'perforated' single skin brick bond was not feasible to build in a wall 2m high
- A double skin wall does not let any light through
- The 'Hit and Miss' holes in the wall created a clear security issue

Therefore it is proposed to construct the wall as a simple brick wall from the same bricks as the remainder of the development.

Without the 'authenticity' of the original bricks, it is not seen as a valuable exercise to use a different reclaimed or historic brick.



Consented 'Hit and Miss' brickwork  
proximity to private terrace / balcony



Consented areas of 'Hit and Miss' brickwork along the Birkenhead boundary wall.

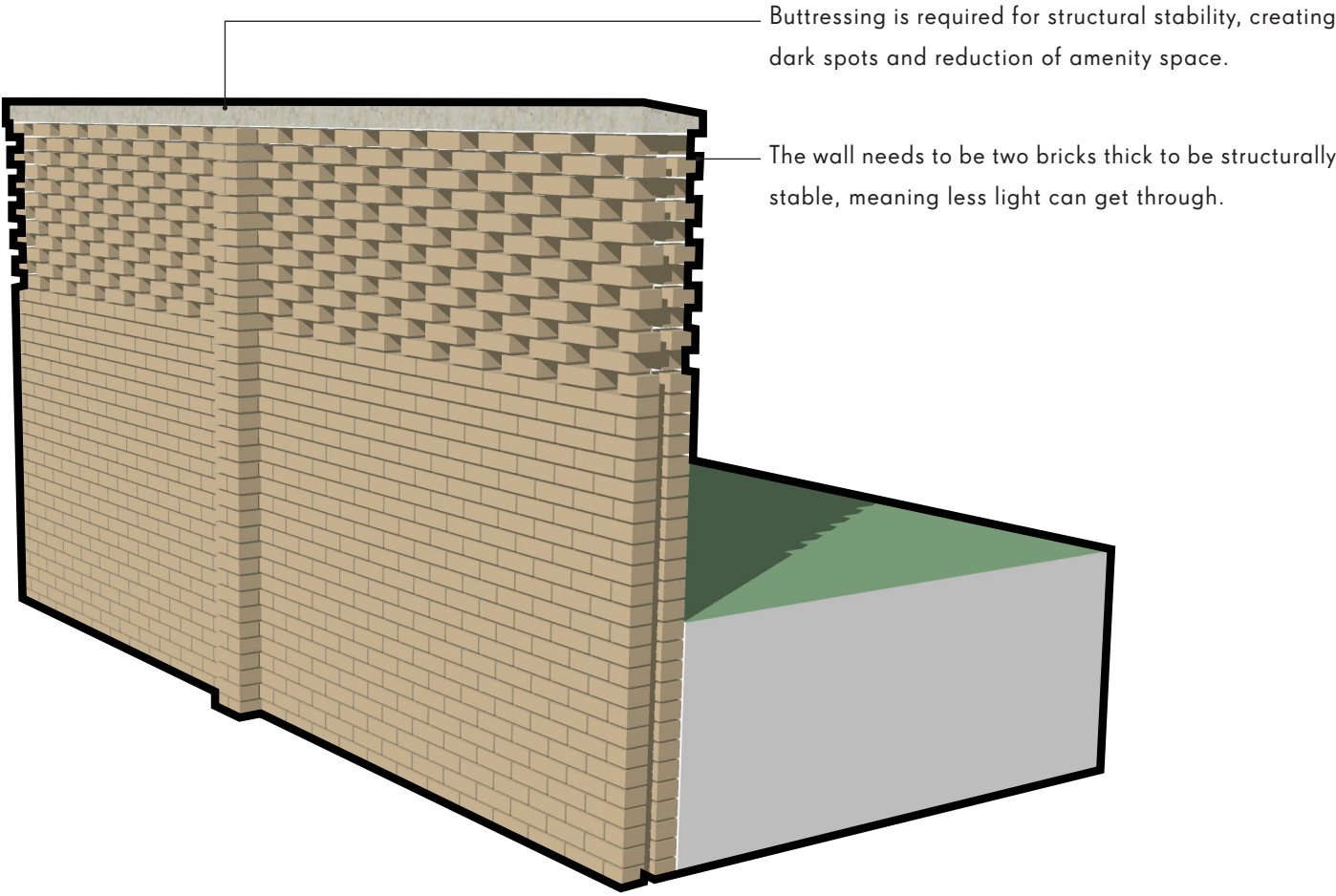
## 1.2 BIRKENHEAD BOUNDARY WALL AT PLANNING

Drawing extract from the original planning document showing the Birkenhead boundary wall, and the extent of the 'hit and miss' brickwork and where it occurs along the boundary.

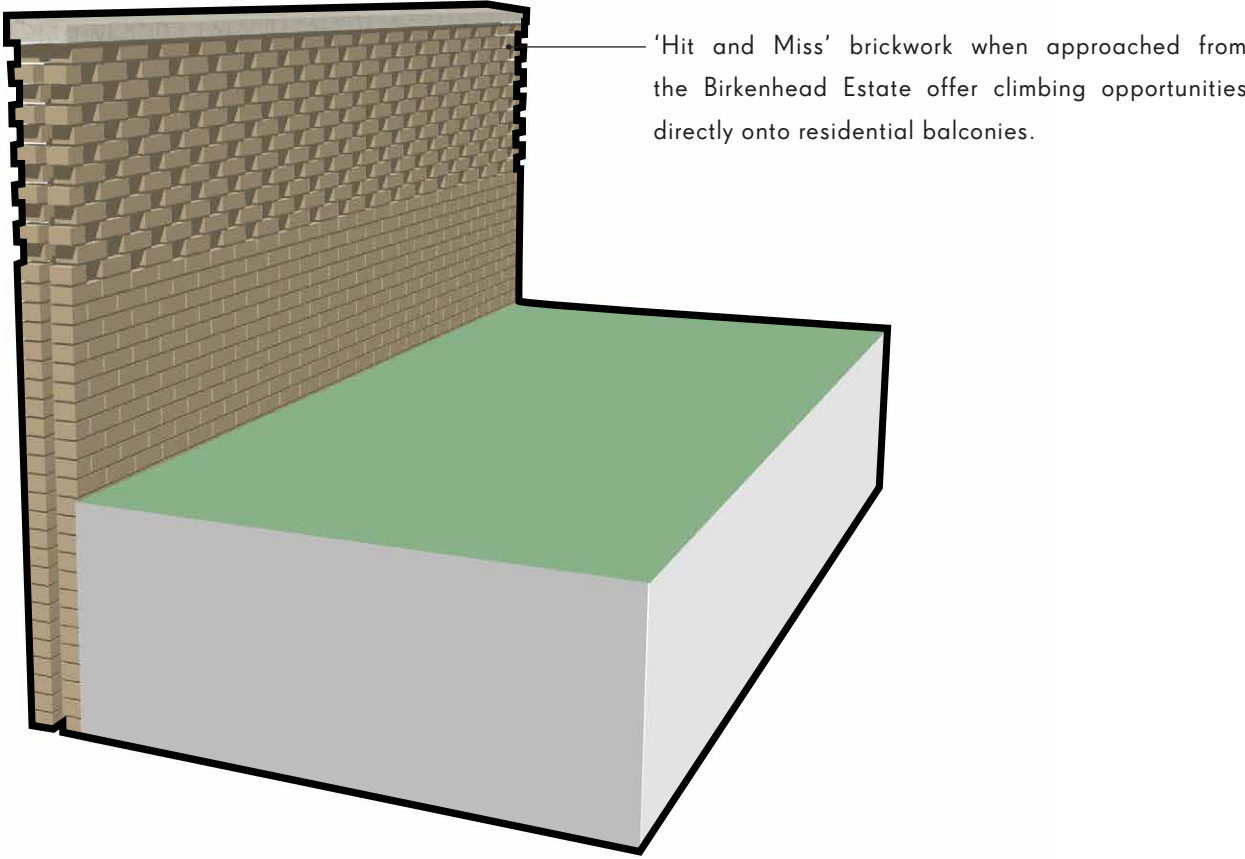
Annotated drawings highlighting the proximity to private residential balconies, which poses an obvious security risk.

 Area of consented 'Hit and Miss' brickwork

1.3 ISSUES WITH THE 'HIT AND MISS' DETAIL



Consented wall as viewed from proposal side.



Consented wall as viewed form Birkenhead Estate.



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#### 1.4 THE BRICKS

The bricks from the existing warehouse were reclaimed at the time of demolition and sent for storage off site at the demolition contractors yard.

The bricks organised ready for collection can be seen in the image to the left.

Unfortunately in the interim the contractor has become bankrupt. This means that all the assets in their yard were seized by the liquidator - including the bricks they were storing on behalf of Regal Homes.

This means that they will not be able to be used within the project.

We believe the best way to move forward in this scenario is to use bricks matching the remainder of the development as it seems 'inauthentic' to use a reclaimed brick from another location that does not embody the history of the site.

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### 1.5 THE PROPOSED WALL

Due to the issues highlighted previously with the consented 'Hit and Miss' brickwork wall, we are proposing a solid brickwork wall to the Birkenhead boundary.

The proposed solid brickwork wall will alleviate any security risks whilst the matching brickwork will complement the scheme beyond.

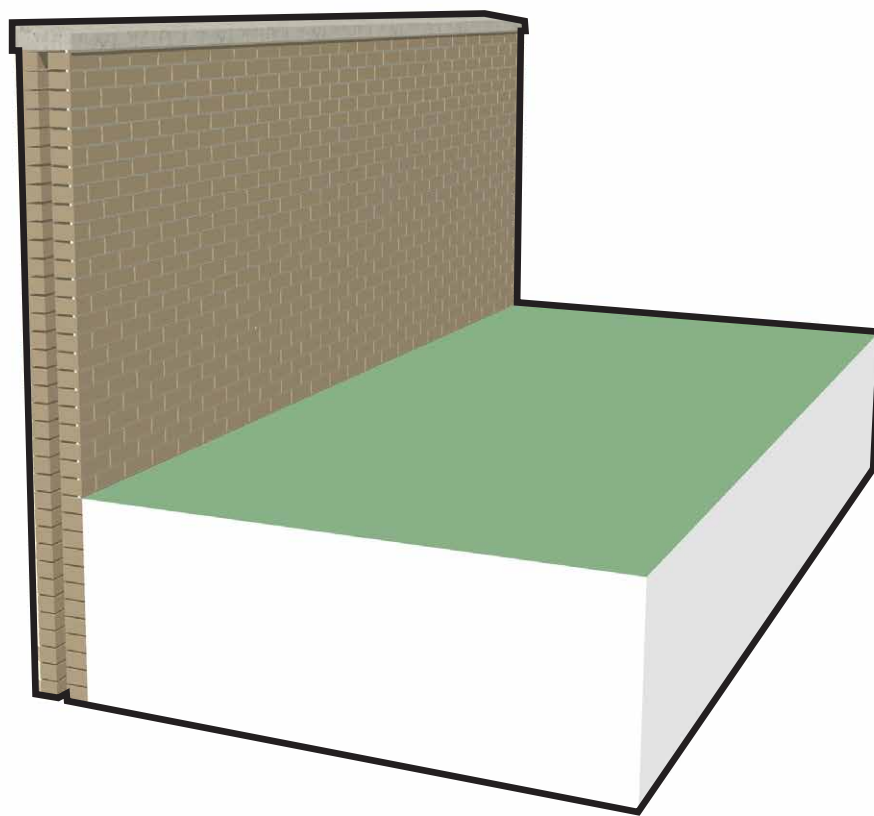


Proposed solid brickwork wall to the Birkenhead boundary wall.

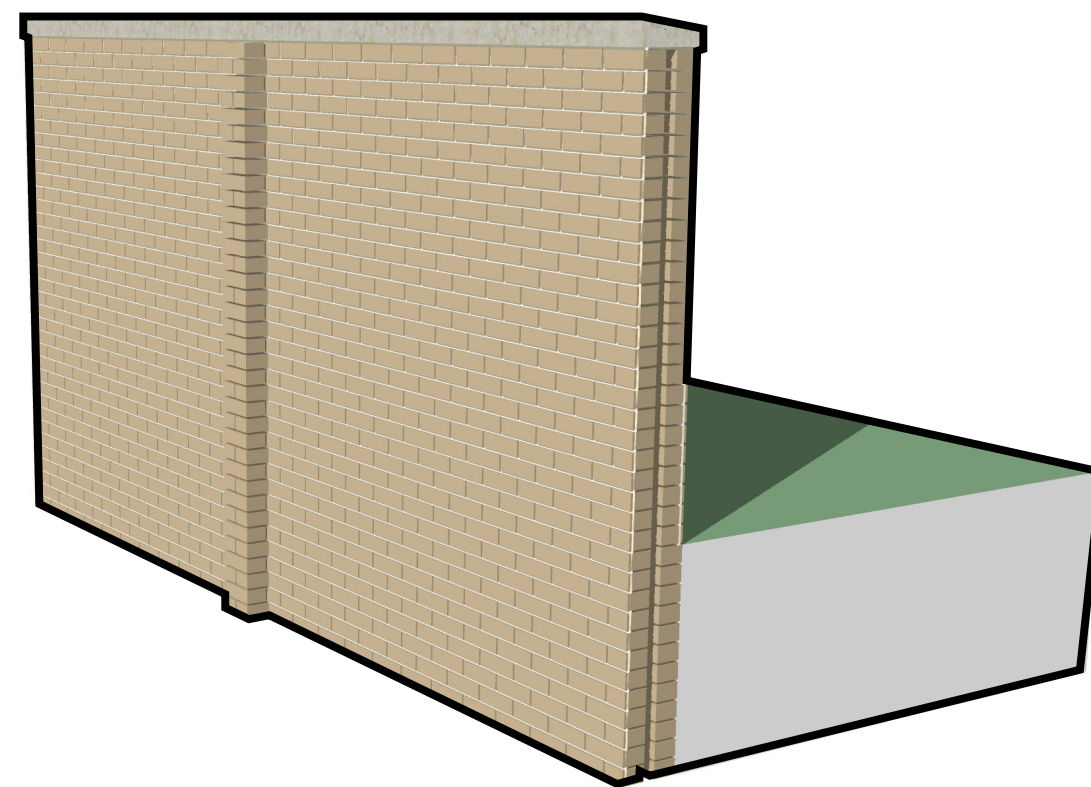


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Detail section of the solid brickwork wall as viewed from the Birkenhead estate, and development side of the scheme.



Solid brickwork to the Birkenhead boundary wall.



Solid brickwork as viewed from development side.

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