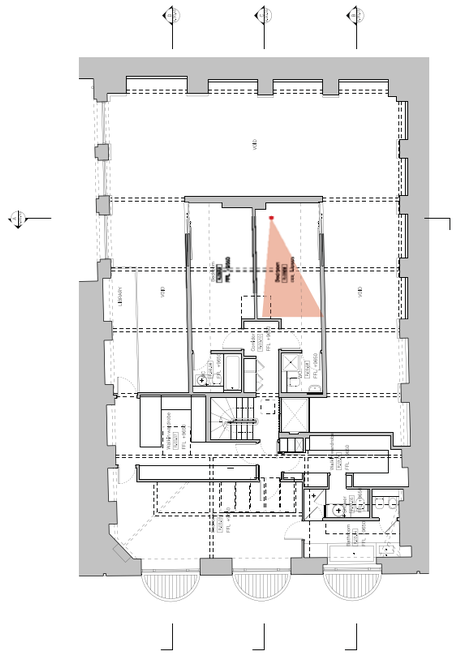
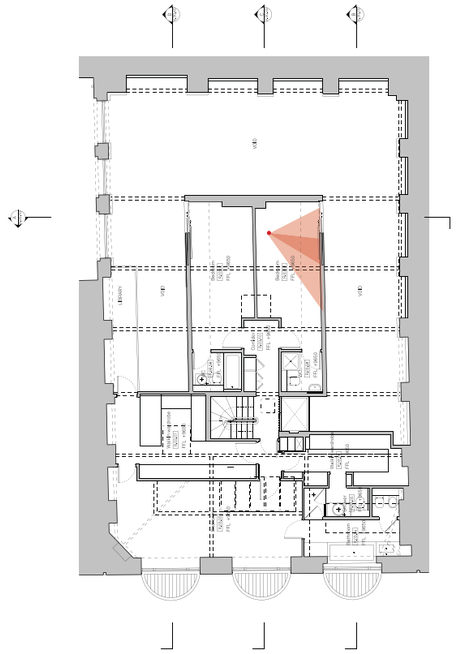
Third Floor Bedroom looking south



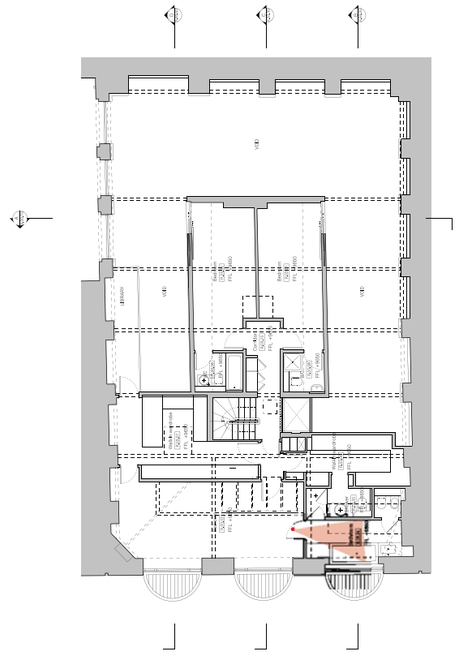
Existing Internal View 2
Third Floor
Int. 01

Third Floor Bedroom looking east to opening in white box



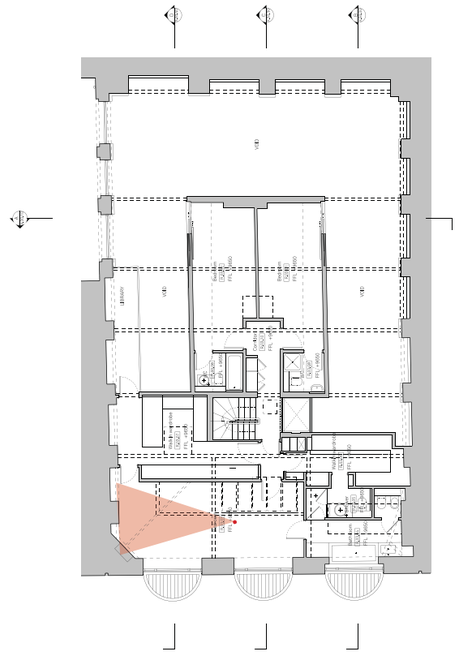
Existing Internal View 2
Third Floor
Int. 01

Third Floor Master ensuite looking east



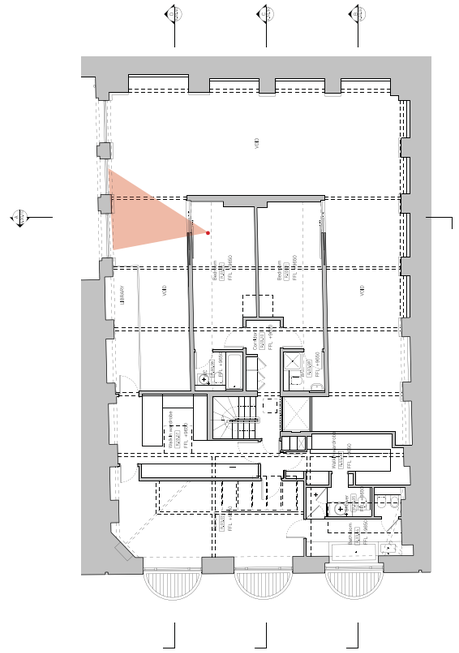
Existing Internal View 2
Third Floor
Int. 01

Third Floor Master bedroom looking west



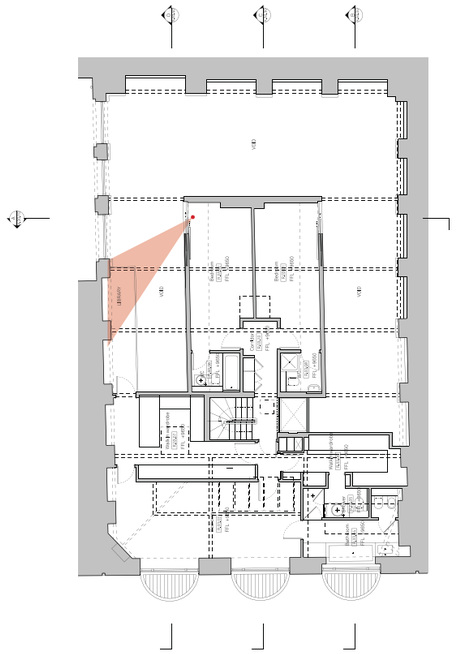
Existing Internal View 2
Third Floor
Int. 01

View from opening in Third Floor bedroom looking west towards windows in Main Hall

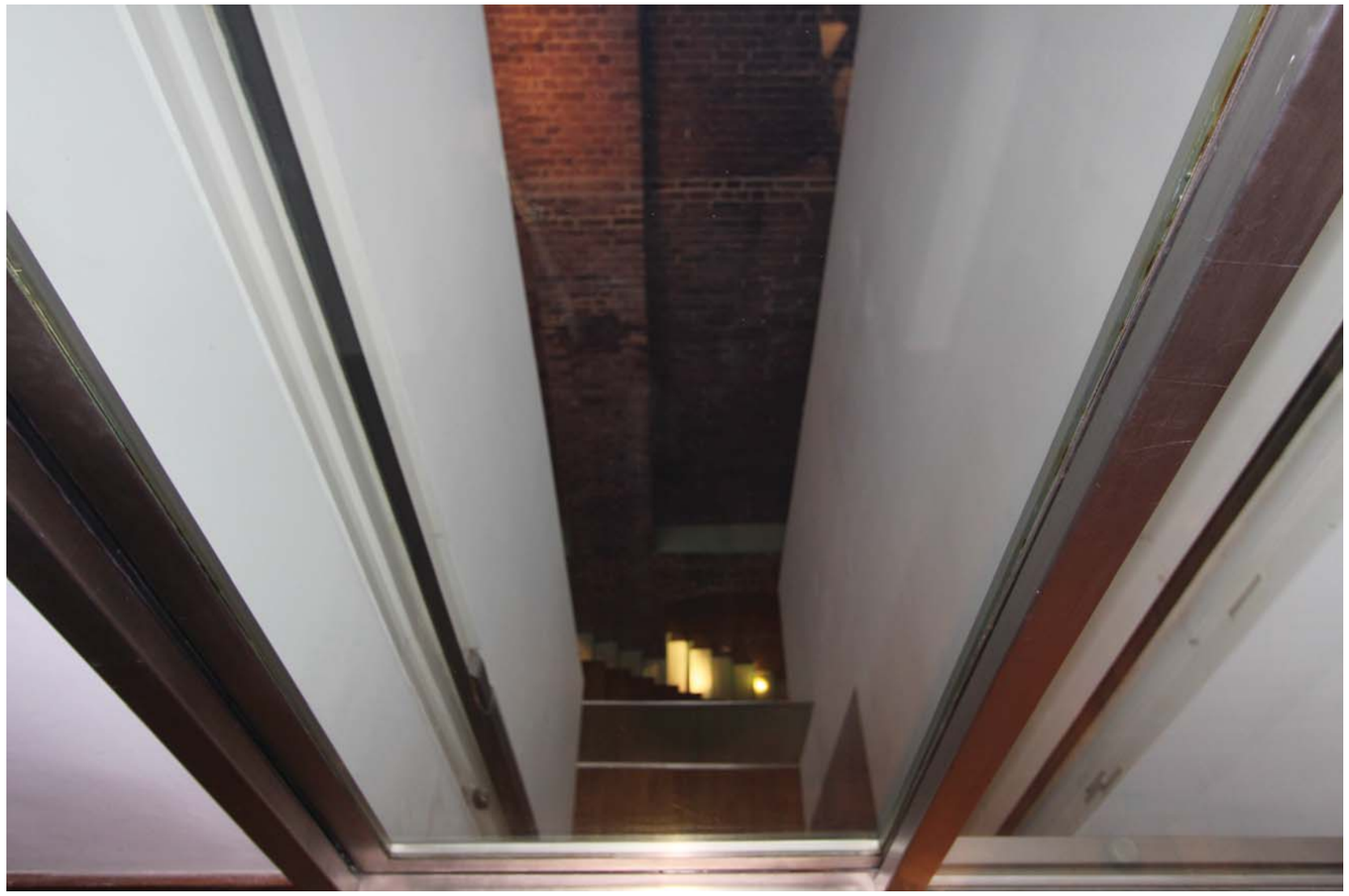


Existing Internal View 2
Third Floor
Int. 01

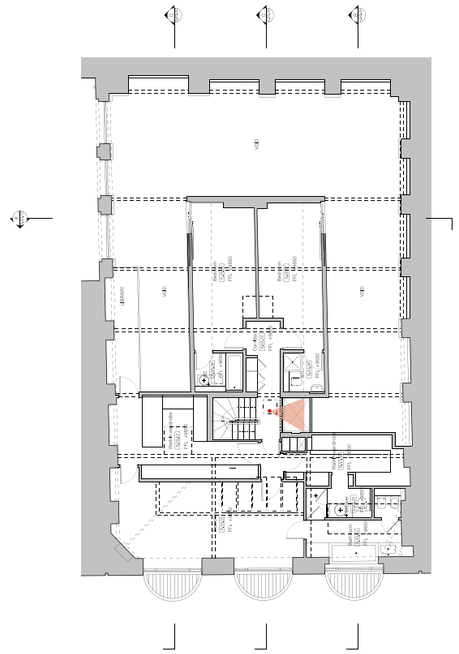
View from opening in Third Floor bedroom looking south-west towards balconies on western historic brick wall



Existing Internal View 2
Third Floor
Int. 01

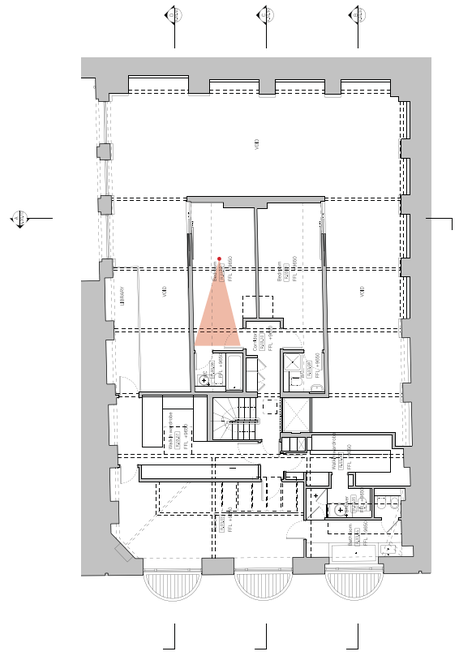


View from from Third Floor down elevator shaft, towards the East



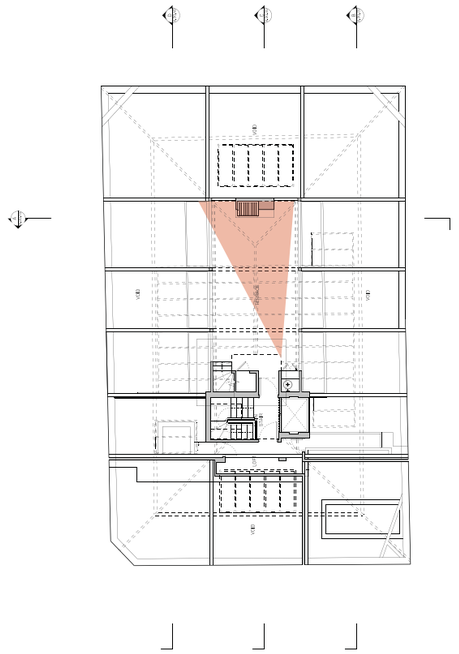
Existing Internal View 2
Third Floor
Int. 01

View to south in Third Floor bedroom



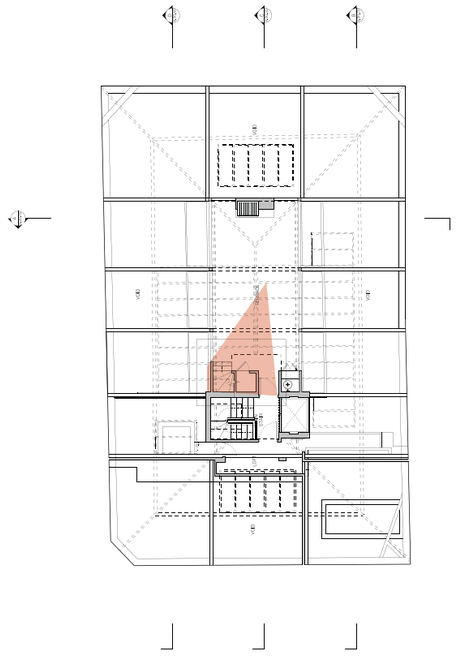
Existing Internal View 2
Third Floor
Int. 01

Fourth Floor Roof Terrace looking North

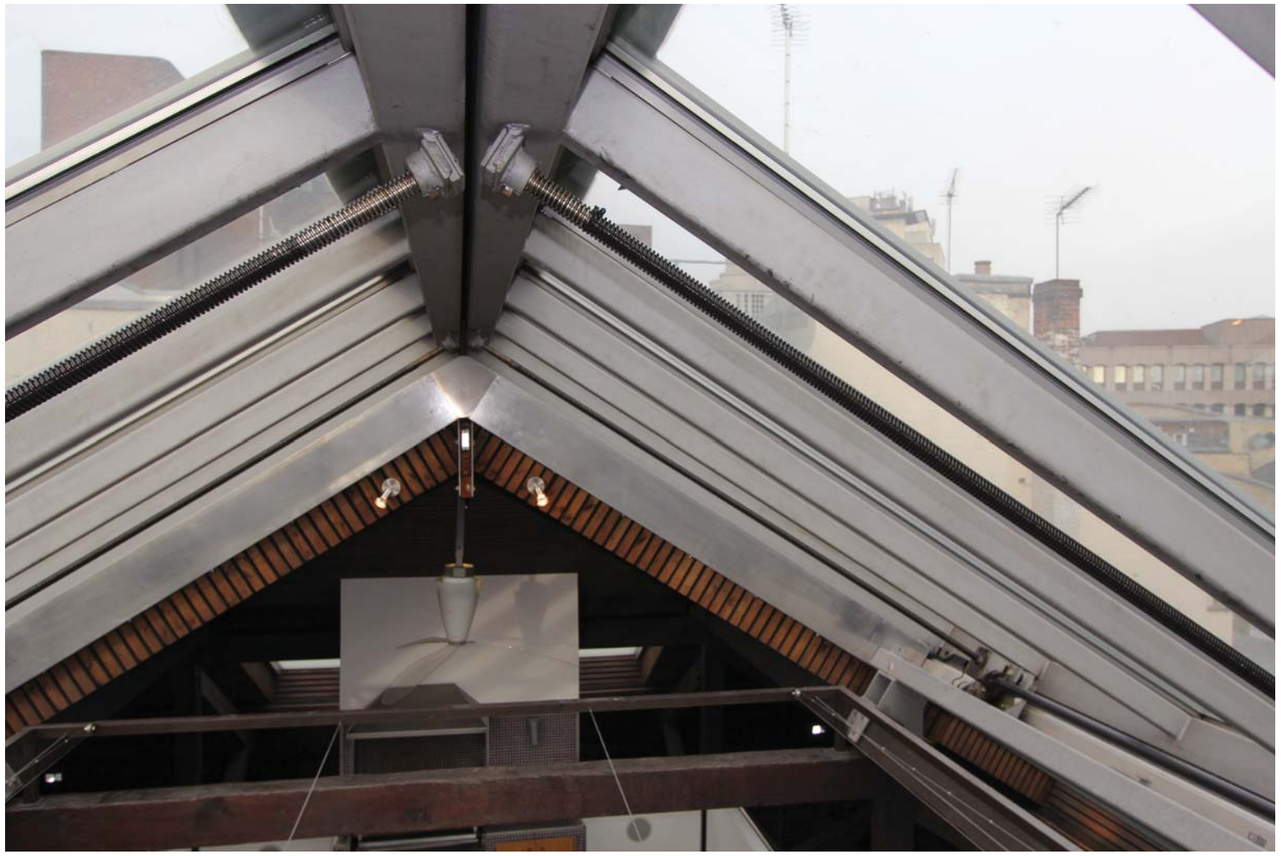


Existing Internal View 2
Fourth Floor
Int. 01

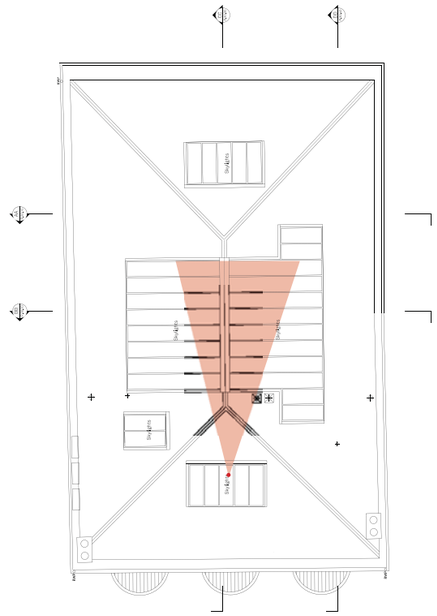
Fourth Floor Roof Terrace looking south



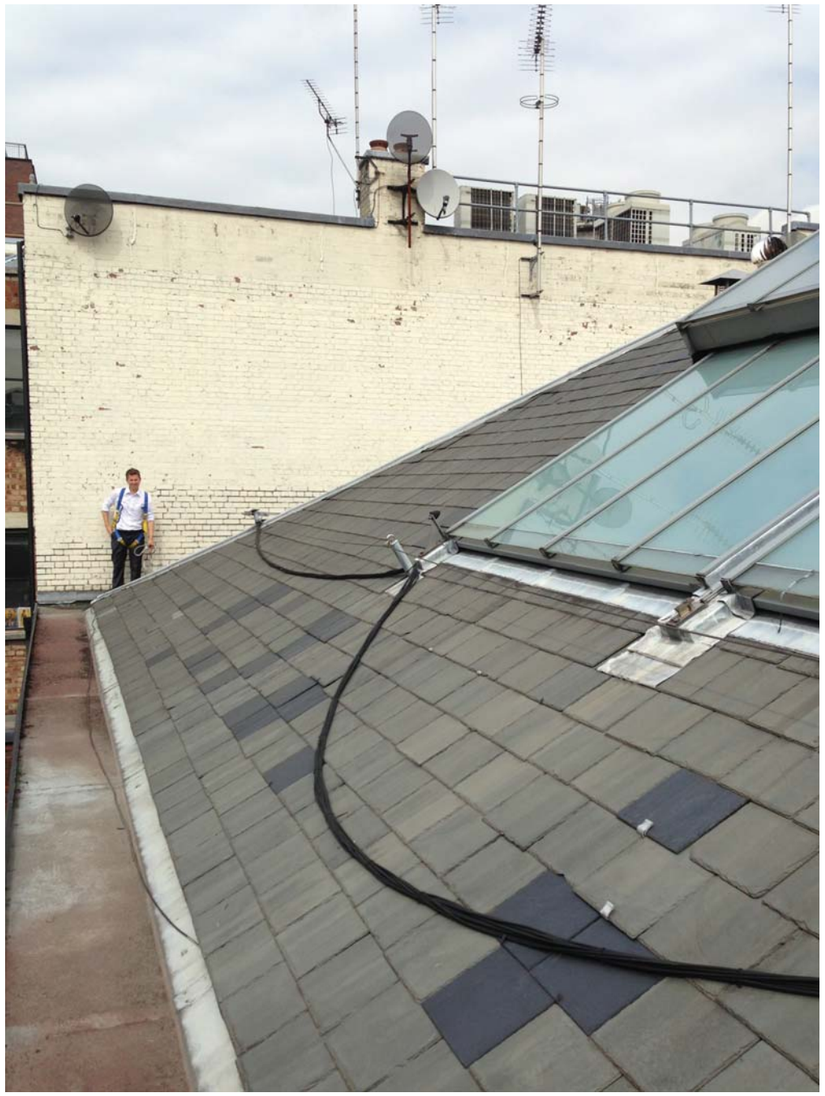
Existing Internal View 2
Fourth Floor
Int. 01



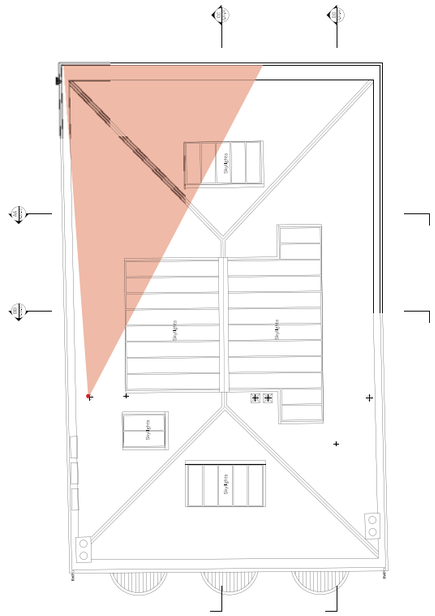
View to the North showing the openable roof light



Existing Internal View 2
Roof
Int. 01

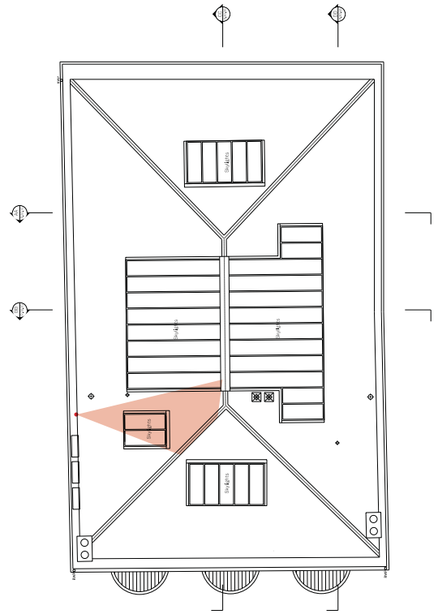


View to the North at roof level showing wall of 22 Stukeley Street and the openable roof light



Existing Internal View 2
Roof
Int. 01

View to the East from the southern end of the roof showing access opening



Existing Internal View 2
Roof
Int. 01

PAXTON LOCHER ARCHITECTS, 8 CLERKENWELL GREEN, LONDON EC1R 0DE TEL: 0171 251 6645 FAX: 0171 251 6646

058/4.1/EJP/LJC
3rd March 1999

Submission of planning and Listed building Consent Details

Reg nos. PS9904233
LS9904234

Ms Rebecca Peterson
Director of Environment
Development Control
Planning Services
London Borough of Camden
Camden Town Hall
Argyle Street
London, WC1H 8NL

LONDON BOROUGH OF CAMDEN
PLANNING DEPT
RECORDS & INFORMATION
RECEIVED - 9 MAR 1999

Dear Ms Peterson

RE: 23 MACKLIN STREET, COVENT GARDEN WC2

Further to our letter dated 28th January 1999, details for the final contract are now being completed. These include the internal fitout,existing building fabric repairs and works to the external elevations.

We enclose details in relation to the outstanding conditions. PS9904233 - Proposal

Planning conditions (P)

(3) P1. Front elevation

Submission of details of the elevations and facing materials pursuant to additional condition 3 of planning permission (Reg. No. P9/70531RL) dated 30/7/98.

Revised elevation enclosed reflecting initial comments.

P4. Overlooking to the courtyard

Revised courtyard elevation enclosed. Glass to windows proposed as obscured. Glass to doors to be clear with internal blinds. Trellis detail to be agreed with adjacent neighbour to avoid any overlooking prior to occupation. Details will then be submitted. LS9904234 - Proposal

Listed Building consent conditions (LBC)

— LBC1. Front elevation

Submission of details of specification of repairs, brickwork repairs and cleaning, new external joinery and render to front elevation pursuant to additional condition 3(a,c,e,f&g) of Listed building Consent (Reg. No. LS9705316RL) dated 30/7/98.

Revised elevation enclosed .

— LBC2. Visible Services

RWPs reused or replaced to match existing and retained in original locations.
Flues to rear enclosed in patinated lead or zinc panelling.

LBC4. a) Specification of repairs - see specialist timber and brickwork reports

(3) (a, c, e, f & g) c) Brickwork repairs - see specialist report enclosed.

REGISTERED OFFICE: TORRINGTON HOUSE, 47 HOLYWELL HILL, ST ALBANS, HERTS AL1 1HD REGISTERED IN ENGLAND NO.2775003

PAXTON LOCHER ARCHITECTS, 8 CLERKENWELL GREEN, LONDON EC1R 0DE TEL: 0171 251 6645 FAX: 0171 251 6646

e) Brickwork cleaning - see specialist report enclosed.

f) New external joinery - see elevation drawings enclosed.

g) Render to front elevation - a sample panel has been exposed. See specialist report for details of proposed removal and restoration work.

We trust that the above items and enclosed information replies satisfactorily to the conditions.

Yours sincerely

Heidi Locher

Heidi Locher

Please distribute to all relevant parties including:

Delcia Keate - English Heritage
Mrs Leonard - Conservation Officer

cc: Alain Perrin
Peter Baillie - Baillie Knowles Partnership
Andy Downey - Elliott Wood Partnership

REGISTERED OFFICE: TORRINGTON HOUSE, 47 HOLYWELL HILL, ST ALBANS, HERTS AL1 1HD REGISTERED IN ENGLAND NO.2775003

05/03 '99 16:46 FAX 0181 544 0066 ELLIOTT WOOD 01

ELLIOTTWOOD
PARTNERSHIP

For the attention of:	Liz Pearson	Date:	5-3-1999
Company:	Paxton Locher	Job No:	98046
Fax No:	01712516646	From:	Andy
Ref:	23 Macklin Street	No of pages:	1

MESSAGE

Structural Implications of the Proposed Remedial Works to the Front Elevation.

The existing front elevation comprises four robust brickwork piers with spandrel panels supported on arches/lintels between them. The brickwork piers are very robust, approximately 780mm thick by 1350mm wide. The remedial works consist of removing the hard cement render from this wall and making good the original brickwork currently hidden from view. Trial panels have shown that the render is very hard and well bonded to the brickwork. It is likely that areas of brickwork will be damaged during render removal and as such brick replacement will be necessary.

In the affected areas it is proposed that the outer half brick (approx. 100mm) be removed and replaced with reclaimed bricks. These new bricks will be laid in a lime mortar to match the existing and tied back to the main section of the wall using stainless steel wavy tail ties. All voids will be filled with lime mortar to ensure that the finished wall acts homogeneously. These works will need careful co-ordination to allow the slow setting lime mortars to go off before undertaking successive lifts.

The works will also involve the rebuilding of the existing spandrel panels and arches/lintels over windows and doors. These elements are currently in very poor condition, and require rebuilding using reclaimed bricks and mortars to match the existing.

These brickwork repairs will be undertaken once the new internal floors are complete. These floor levels will restrain the brickwork at approximately 2.7m centres vertically. Given this, the overall size of the existing piers, and the sequencing necessitated by the lime mortar, removal of the outer skin is eminently feasible.

We must also stress the high level of workmanship that is required for this type of work.

Regards

Andy

Elliott Wood Partnership ♦ Consulting Structural and Civil Engineers ♦ 2nd Floor ♦ Broadway House ♦ 112-134 The Broadway
London SW19 1RL ♦ Telephone: 0181 544 6033 ♦ Facsimile 0181 544 0066 ♦ Email:elliottwood@compuserve.com
Partners: P.F.Wood BEng, CEng, MICE, MIStructE ♦ G.J.Elliott BEng (Hons), CEng, MIStructE ♦ D.N.Morgan MEng, CEng, MIStructE

RIDOUT ASSOCIATES
147a Worcester Road,
Hagley, Stourbridge,
West Midlands DY9 0NW.
Telephone: 01562 885135 Facsimile: 01562 885312.

TIMBER DECAY ANALYSTS
DAMP CONSULTANTS
ENVIRONMENTAL MONITORING
RESEARCH

PAXTON LOCHER ARCHITECTS
29 JUN 1998
COPY
RP ✓
HL ✓
EP ✓

26 June 1998

Andy Downey
Elliott Wood Partnership
Nelson House
271 Kingston Road
LONDON
SW19 3NW

Dear Andy

23 Macklin Street, London WC2: Project number 98046

We visited 23 Macklin Street on 5 June 1998, and have carried out a timber decay survey of the exposed roof timbers. Where appropriate, the integrity of the timbers was investigated with a non destructive decay detecting drill. This instrument pushes a 1mm diameter steel probe into the timber at constant pressure. Resistance to pressure, correlating with timber density, is recorded on a revolving chart.

Twenty paint samples were removed from the walls (18 from the upper floor area and 2 at ground floor level) and these are undergoing analyses which will detect the presence of lead. Three salt samples were also removed, two from the wall surface, and one from a rafter.

We are required by our insurers to state that we have not inspected woodwork which is covered, unexposed or inaccessible and we are therefore unable to report on the condition of any such woodwork. Nevertheless based on our inspection of the uncovered, exposed and accessible areas, the following is our opinion.

Roof timbers (figure 1)

Figure 1 shows a sketch plan of the main roof timbers. Rafters rest on a small section plate (75mm x 125mm) which is notched into the tie beams. The rafter plate spans the tie beams with small brick supporting piers between. The plate is usually separated from the brickwork by slate.

Tie beams rest on a large section wall plate (200mm x 150mm) and most beam ends are not embedded into the brickwork. There is a gap behind the wall plate and the masonry supporting the rafter plate. This gap varies in size, but is filled with debris