Our Ref.: 10679/RP/170825/JPB

25 August 2017

Rachael Parry

Planning Officer (Conservation)

London Borough of Camden

Development Management

Town Hall Judd Street

London

WC1H 9JE

Dear Rachael,

**2A Pilgrims Lane London NW3 1SL**

Reference the above and correspondence from Historic England in response to the consultations process, I take this opportunity to address the various issues raised.

**1: Extent of Repair Works Required:**

Based on current information available we understand that the extent of repair works required is limited to the splayed element of wall which extends from first floor to roof level. It is not possible to carry out a detailed condition survey, as the remedial works have to be undertaken in stages, addressing small areas of the wall at a time. To remove the render from all of the splayed element at once, would most likely result in the wall collapsing. The main staircase for the property is located immediately inside the wall.

In relation to the source of the water ingress, the existing wall is comprised of timber frame with brick infill, the timber frame sits on a substantial timber wallplate at first floor level. It appears that subsequently a second time frame was added internally but only to the underside of the staircase from first to second floors. A gypsum plasterboard has then been nailed directly to the inner frame, above the second floor the plasterboard has been nailed directly to the original outer frame. We believe that the consequences of nailing the plasterboard directly to the timber frame has caused the cracking to the render, most of the cracking coincides with the supporting timber frame. The cracking has over time allowed water to ingress which has resulted in the supporting timber frame suffering from wet rot.

**2: Specification for Rebuilding the Brick Wall:**

The principle to address and undertake remedial works is to remove the render and expose 1 to 2 sq. m. area of the frame at any one time, the extent of area to be exposed will be dictated by the timber frame and the ability to incorporate temporary works to provide support to the retained wall above. Once exposed any timbers which have deteriorated will be removed and replaced. The infill brickwork will also be replaced, utilising salvaged brick where possible, and supplemented by imported London stock bricks.

When this process has been completed to all of the splayed element, a 9mm sheet of plywood will be fixed to the timber frame, a second 9mm sheet of plywood will then be fixed with joints lapped. EML will then be fixed to the plywood, rendered with sand and cement render. Finally the render will be painted to match the existing.

**3: Impact of the works on the interior of the property.**

It is not anticipated that there will be any impact on the interior as all the works are being undertaken from externally. Inevitably some cracking to the plaster to the gypsum plasterboard will occur, this will be made good on completion of the works.

**4: Additional Works:**

When the base of the frame and wallplate was exposed in one area, it was discovered that the wall plate had also suffered deterioration. This was inspected by the Structural Engineer who instructed that the damaged areas should be removed and replaced, an additional timber member to be bolted across the top local to the replaced timber, finally once all of the wallplate has been exposed and any deterioration addressed, it is proposed to fix a 10mm metal plate to the side of the wallplate.

I trust that the above will address the issues raised by Historic England. Please advise if you require any additional information.

Yours faithfully,



J P Broderick. RIBA

***jpb architects***