

## David Sparrow Architect

30 November 2018

James Gordon  
42 Kingsway Residential Ltd  
c/o Masterworks  
8 Northumberland Avenue  
London  
WC2N 5BY

Dear James,

Subsequent to my report number 16003-1, issued on the dated the 19th of December 2018, the rear of 42 Kingsway has been fully scaffolded and additional opening up works have been carried out. As a result the Scope of Works can be refined.

Now that there is access to the whole of the rear facade a detailed inspection of the elevation to the South of the Chimney stack is possible. Inspection has revealed some additions to the scope of work to the rear elevation. Where the parapet wall meets the chimney stack there is a straight vertical join and the bricks are not bonded into the stack and the brickwork requires toothing in to bond the wall to the stack. In addition the arches over windows W3.10 and W3.11 require repointing. With the opening up of the brick arches over the 5th floor windows W5.10 and W5.11 it is clear that they require remedial work. The brickwork arch removed and the steel cleaned and painted and the arch rebuilt (please refer to Michael Barclay Partnership's drawing 72212/300 C2 detail 'Type 2').

The additional opening up has provided a much clearer understanding of the of the condition of the embedded steelwork behind the window arches in relation to the state of the brickwork. Brickwork over 9 windows has been removed exposing the embedded steel behind and a reasonable correlation between the extent of cracking, deformation and bulging of the brickwork and the state of deterioration of the steel can be made. This confirms that some remedial work is required on the windows W5.12, W4.12, W3.12 and W5.14 as listed on the Schedule of Possible Additional Work. At these window locations no replacement of steel is necessary. The works are the brickwork arch removed, the steel cleaned and painted and the arch rebuilt in sound brickwork.

Using the same correlation windows W2.12, W3.14 and W4.14 can be removed from the Schedule of Possible Additional Work as the condition of the brickwork, although showing some historic deformation and cracking, does not exhibit the lateral and vertical bulging to the brickwork suggestive of substantive corrosion of the embedded steels. This goes along with the ethos of sensitive repairs to Listed buildings, keeping the works proportional in relation to the condition of the building and striving to retain as much existing fabric as possible.

Sincerely yours,



David Sparrow