
From: Adam Shapland [REDACTED]
Sent: 07 January 2019 11:32
To: Constantinescu, Nora-Andreea
Cc: Tristan Wigfall; Cassie Bali; Nori Bali
Subject: Re: 35 Pilgrims Lane 2018/6304/P

Dear Nora,

As per the appointed engineers supporting statement, the proposed demolition and reconstruction of the existing rear facade is recommended as the simplest and safest method of construction. In comparison with retaining and temporarily supporting the rear facade, the preferred method will directly reduce the risk of damage to the property at No.37 Pilgrims Lane and limit the potential risk of cracking caused by vibration and movement.

In accordance with the rear elevation method statement issued 02/01/19, a full height scaffold will be installed to ensure the deconstruction of the rear facade can be carried out carefully, one brick at a time. This will also allow the existing condition of the property at No.37 Pilgrims Lane to be closely monitored and assessed by a certified structural engineer at regular intervals throughout the duration of the works, highlighting any potential movement, cracking or damage and addressing this as soon as possible.

As you mention, the agreed Party Wall Award with No.37 Pilgrims Lane outlines the following obligations in the form of preventative and corrective measures;

4 (b). Take all reasonable precautions and provide all necessary support to retain the land and buildings comprised within the adjoining owner's property.

4 (c). Provide temporary weathering in the form of heavy duty felt secured by timber battens at one metre centres both horizontally and vertically to those parts of the adjoining owner's property and party wall exposed as a result of the works. The temporary protection must be maintained until the permanent weathering has been provided unless otherwise agreed in writing by the agreed surveyor.

4 (d). Make good all structural and decorative damage to the adjoining owner's property occasioned by the works in materials to match the existing fabric and finishes, to the reasonable satisfaction of the agreed surveyor, such making good to be executed upon completion of the works, or at any earlier time deemed appropriate by the agreed surveyor. If so required by the adjoining owner, make payment in lieu of carrying out the work to make the damage good, such sum to be agreed between the owners or determined by the agreed surveyor.

4 (k). Provide the agreed surveyor with such method statements as he may reasonably require in relation to the works that are the subject of this award prior to carrying out the works, and in addition provide such method statements as he may reasonably require in relation to the works as the sub-structure is exposed.

I hope this answers your query. Please let us know if you require any further explanation.

Many Thanks,

Adam

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On Fri, 4 Jan 2019 at 10:35, Constantinescu, Nora-Andreea <Nora-Andreea.Constantinescu@camden.gov.uk> wrote:

Dear Adam,

In addition to the letter you submitted from the project engineer which details how works would take place on site, would you please let me know how this would ensure no damage to the neighbouring property at no. 37?

I guess these details would be part of the party wall agreement, but it would be really useful if you can let me know at this stage so I can inform the neighbour and include this in the proposal assessment.

Best Regards,

Nora

Nora-Andreea Constantinescu
Planning Officer

Telephone: 02079745758

