
From: Alex Chalkin [REDACTED]
Sent: 28 August 2019 22:41
To: Diver, John
Cc: Hatton, Colette
Subject: 2 Tower Court, Covent Garden

Follow Up Flag: Follow up
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Hi John,

Further to our site visit at 2 Tower Court we have discussed the existing roof with two potential roofing contractors (GWS and Albany Brent). We recently undertook a 4K video drone survey of the buildings and from that very high quality footage the contractors and architects reached the conclusion that the tiles are the result of 1980's work due to most of them being in good condition. There is a small possibility that the tiles are of original construction but 2 Tower Court and 22 Tower Street were not built at the same time yet the tiles have aged the same, leading to us thinking they are 1980's installations – or that the tiles were cleaned and replaced in the 1980's.

What is clear from the footage is that the roof appears to be in a good state of repair so there is a more than probable chance of no replacement work being needed. However reaching that firm conclusion requires quite extensive investigation work with health and safety, time and financial implications.

Can we agree to the following course of action with the use of pre-commencement conditions (**Colette**, we will be proposing the same for 22 Tower Street):

1. That the approved drawings include the demolition and replacement of a like-for-like roof tiles;
2. Prior to undertaking any roof work we undertake a detailed analysis of the existing tiles;
3. If work is needed to be done we will salvage as many tiles as possible and where they can't be re-used we will source high quality Grey Spanish slates which we can present to Camden for approval.

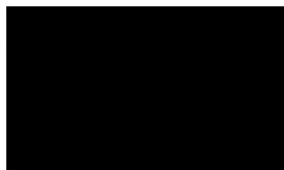
The health and safety and scaffolding required to undertake that investigative work will be erected as part of the proposed construction works regardless of any roof repairs.

Please let me know your thoughts, 2

Alex Chalkin
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Associate



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