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649605/4a/CK/VMV

14 October 2022

Dear Emily Whitridge

Old School Court, Tottenham, London N17 6LY
Application for Clearance of Conditions – Cover Letter

HGY/2021/2178 – Approval of details pursuant to condition 4 (Condition Survey and Schedule of Works) attached to listed building consent HGY/2021.0789

AND

HGY/2021/2179 -Approval of details pursuant to condition 4c (detailed construction drawings and method statement for repairs) attached to listed building consent HGY/2021/0789

I refer to your email of 1 October 2021 addressed to Damien Apparicio of FFT which sets out your requirements for the clearance of conditions in relation to the floors in Flats 24 and 25. This application incorporates information about the construction of the building which goes beyond Flats 24 and 25, which are the sole subject of this application for clearance of conditions. However, the investigation of the particular defects has led to an assessment of the construction history of the building. There were some very interesting discoveries which are set out in the two Investigation reports.

This application entirely supersedes the previous submission for approval of details, and takes a different approach, informed by the original construction and detailed investigations.

The submission includes:

- 1 Report Into Investigation of Defects dated March 2022. This report is based on visual appraisals of the defects at flats 1, 2, 24 and 25 and desk studies.
- 2 Second Report into Investigation of Defects dated Revised October 2022. This report is based on exploratory non-invasive external investigations (digs) below ground level excavations.
- 3 Nine A3 drawings 001 to 008 and 012
- 4 Method Statement for Floor Repairs.

continued

Your recommendations have resulted in the discovery of the original building construction that was devised to protect against harmful levels of dampness.

From the on-site investigations it is clear that ground levels have been raised around much of the perimeter of the building. In the 1996/7 works several large areas were created that solved the issue in those local areas but not elsewhere. It is likely that originally the immediately adjacent ground was sloped back to ensure that the level against the building was below the slate dpc and this may be possible to achieve at the front of the building.

It is at the back of the building, Flats 24 to 26 where the levels have risen most leading to severe damp ingress.

The approach to the repair is to reinstate the original ground relationship conditions, conservatively repair wood by only removing decayed fabric, reopening basement window positions, ensuring good cross ventilation through the basement. This approach should allow the damp brickwork to dry out to both sides without any intrusive interventions into the fabric.

It should be noted that the deterioration of wood at Flat 25 is minor and with good ventilation reinstated as described there should be no need for any significant repair at all. Keeping the wood clear of walls through the drying period is of course vital.

There are no alterations to the elevations above existing ground level. The creation of the narrow external area to allow drying out is of course key to the solution and part of the application for discharge of the conditions.

I hope that the information is clear. Should you have any questions please do not hesitate to contact me by telephone.

Best regards

A handwritten signature in black ink, reading "Colin Kerr". The signature is written in a cursive, flowing style. The first name "Colin" is written with a large, sweeping capital 'C' that loops around the first few letters. The surname "Kerr" is written in a more straightforward cursive, with a prominent 'K' and a trailing flourish.

COLIN KERR