

From: [Andrew Gratton](#)
To: [Borden, Allison: WCC](#)
Cc: [Mark Dishman](#)
Subject: RE: 18/05747/COMADL - Abady House, Page Street, London, SW1P 4EW
Attachments: [0482_001.pdf](#)

Hello Allison,

Thank you for the enclosed, please find attached revised drawing for 3(i) this shows all fixings for scaffold into brick joints.

As suggested we will provide addendum with the info for 4(iv) in the next couple of days.

Further to the drawing for 3 (i) are we ok to start erecting the scaffold?

Kindest regards

Andrew

From: Borden, Allison: WCC [mailto:@..]
Sent: 30 August 2018 14:01
To: Andrew Gratton
Cc: Mark Dishman
Subject: RE: 18/05747/COMADL - Abady House, Page Street, London, SW1P 4EW

Hello Andrew

Thank you for this and the other photos attached to the 13:49 e-mail. Can you provide revised drawings for 3(i) and a revised addendum that is consistent with what you've said under 3(ii) and 4(ii) when you provide me with the info for 4(iv), please?

Kind regards,

Allison

From: Andrew Gratton [<mailto:xxxxxx.xxxxxxx@xxxxxx.xx.xx>]
Sent: 30 August 2018 13:41
To: Borden, Allison: WCC <xxxxxx@xxxxxxxxxxx.xxx.xx>
Cc: Mark Dishman <xxxx.xxxxxxx@xxxxxx.xx.xx>
Subject: RE: 18/05747/COMADL - Abady House, Page Street, London, SW1P 4EW

Dear Allison,

Thank you for the enclosed.

Please find below response in Red.

Kindest regards

Andrew

From: Borden, Allison: WCC [<mailto:@..>]
Sent: 30 August 2018 12:28
To: Andrew Gratton
Cc: Mark Dishman
Subject: RE: 18/05747/COMADL - Abady House, Page Street, London, SW1P 4EW

Dear Andrew

Condition 3 (i) - why can't all the fixings go into the brickwork (ideally) the brickwork mortar joints (avoid the sand/cement panels)? We are very concerned about the fixings going through the render panels given the material they are made of and its age (they are probably quite brittle). If you cannot revise the fixing locations, can you let me know if you have had works requiring drilling through these on the Estate previously and what you found in undertaking that work (% damage of panels and/or % loss of panels of the total drilled through?). **The panels are sand and cement render, we have not previously worked on this estate, there are various repairs that need to be carried out to the render, to mitigate any concerns we will only fix the scaffold through the brick work mortar joints.**

Condition 3 (ii) - with regard to The 'Addendum', it only discusses repairs where scaffold fixings have been removed from mortar, not where they go through the face of a render panel. If you cannot avoid drilling through the render panels, we would need you to provide a brief method statement of how you are going to carry out repairs on the panels and/or replacement of them in the case of individual losses. We would also want to see photos of previous repairs to render panels carried out on this site using the proposed methodology or photos of repairs carried out on other listed buildings using this approach. We would also need full details of the coatings you are proposing and justification for their use, as these are irreversible and we have no information in the application file with regard to these. If you have an example of where they have been applied to sand-cement render of a similar mix, we would want information with regard to this, as well. **The render panels have been previously painted (please see attached photos) we will be using a Dulux weather shield masonry paint as manufactures and City west housing performance specification.**

Condition 4(ii) - the Addendum discusses the product and methodology you've chosen, but only includes a brief discussion of one alternative you've considered (matching the original mortar). Did you consider any other alternatives? Why you have discounted a traditional repair (and, if applicable, any other options) in favour of this Sika product? See note above re: protective coatings. **Apologies confusion from my part on this, we will be repairing by matching the original mortar.**

Condition 4 (iii) - please explain which of the pointing mixes on this sheet you will be using to match each of the mortar types on site (listed on pages 3 and 4 of the Sandberg report) in support of discharging condition 4(iii). **The mix is dependent on matching the colour of the existing mortar, but for uninformative we will attempt to achieve this match utilising a 5 to 1 sand to hydraulic lime ratio, making fine adjustment to this to ensure we best match the adjacent in situ colours of the pointing**

Condition 4 (iv) - where is the report confirming that the render panels are sand and cement? If you do not have this, I would recommend that 4(ii) and 4(iv) be withdrawn from this application and submitted along with the info for condition 4(i)*. **We will have this with you in two days.**

Condition 4 (v) - The Sandberg report indicated there are 3 different paint types on site and samples were taken in a numerous locations. Can you please let me know which of the samples were taken from the two locations you have photographed - Abady internal staircase 9411 and Abady communal garden – and provide photos of any other sample areas that will be painted? **The photos relate to Sandberg code page 1, C96194 is Ab4 Abady staircase and entrance gates C96194 Ab4.**

*Please note that Condition 4(i) will need to be submitted under a separate application (COMADL).

Kind regards,

Allison

From: Andrew Gratton [<mailto:xxxxxx.xxxxxxx@xxxxxx.xx.xx>]

Sent: 30 August 2018 09:50

To: Borden, Allison: WCC <xxxxxxx@xxxxxxxxxxx.xxx.xx >

Cc: Mark Dishman <xxxx.xxxxxxx@xxxxxxx.xx.xx >

Subject: RE: 18/05747/COMADL - Abady House, Page Street, London, SW1P 4EW

Morning Allison,

Thank you for the enclosed:

Please find enclosed additional information as requested below each one of the items, and attached elevation drawings of scaffold fixings marked in **Red**, and also pictures of the existing metal railings.

Please do not hesitate to contact me should you require further information.

Kindest regards

Andre

Hello Andrew

I went through your application in detail this morning. The application does not fully address the conditions. Although the conditions are self-explanatory, I have provided comments in red text, below, to assist you in preparing the additional information required.

3 You must apply to us for approval of details of the following parts of the development:

i) Locations of fixings proposed into the listed building whilst the scaffold is in place
The elevations showing the fixing locations need to be revised to be consistent with the other documents you have submitted, which indicate that all the fixing holes will be located in mortar joints. (The drawings currently show a number of fixings into render panels). In addition, the fixing locations should be in a colour (not black) so that they are clearly visible against the black and white background drawing.

i) Please see attached elevation drawing 0478 showing fixings marked in **Red**, behind the render panels are bricks so will fix through render into brick, any fixings made in brick render or pointing will be made good to match existing materials.

ii) repair method statement with regard to plastic repairs to the facade upon removal of the scaffold fixings

This is covered in the document 'Addendum 27/06/2018'.

4 You must apply to us for approval of details of the following parts of the development:

i) marked up drawings showing the locations where concrete render repairs will be carried out;

The documents submitted with this application state that this will be submitted under a separate application.

i) The number of repairs will be identified once we have erected the scaffold, will then send marked drawing of repairs.

ii) a method statement for the render repairs;

Addendum 27/06/2018 states that the replacement render is a proprietary product (Sika render). The justification provided appears to relate to the ease of its application and expected lifetime of repairs carried out using it, not whether it would be compatible with the existing render and / or how it would interact with the existing render (with regard to

its chemical make-up, weathering characteristics, etc) and surrounding materials over time.

ii) We can confirm the repair is a proprieter material specifically designed and tested for repairing cementous substances to included render, it should also be remembered that upon completion of these repairs, cosmetic coatings are being applied which will ensure any concerns related to ageing characteristics are overcome, as the coatings will age uniformly.

iii) the composition of the existing mortar which is to be replaced and the replacement mortar;

Report 62677/C from Sandberg provides an analysis of the existing mortar, no information with regard to the proposed replacement mortar has been provided.

iii) Please see attached performance specification for the pointing mix 0476

iv) the composition of existing render which is to be replaced and the proposed replacement render;

No information regarding the composition of 7 cement the existing render has been provided. Limited information (see comment under 4(ii)) has been provided with regard to the replacement render.

iv) Insitu render panels are traditional sand & cement , repairs will be propriety material containing sand & cement, cosmetic coatings are being applied which will ensure any concerns related to ageing characteristics are overcome, as the coatings will age uniformly

v) the composition of the paint on the cast iron good and the proposed paint.

Report 62677/C from Sandberg provides an analysis of the existing paint. We have product sheets for the proposed undercoat and paint; however, there is limited information as to which metalwork requires painting, which metalwork has a traditional paint finish and which has a modern finish. This normally takes the form of drawings and/or photos with the sample locations labelled so that they can be cross-referenced to the sample locations identified (and labelled) in the Sandberg report). In addition, no information has been provided as to whether the proposed coatings would be compatible with the existing paints in evidence and / or how they would interact with the existing paints. We can confirm that all the metal work has been previously painted by others in 2003 with metal shield paint, and the proposed paint product is compatible with the existing coatings , please see attached photos of railings and locations:

- Abady internal staircase 9411
- Abady communal garden

Please submit the required information to me by reply to this e-mail.

Kind regards,

Allison

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