

18 March 2010

Dear Rebecca and Anthony

**Planning application 2010/0293
Lennox House (listed building consent)**

Comments:

Lennox House was built 1936-7 to designs by John Eric Miers Macgregor (1891-1984). The block's concept of the stepped section was unique in pre-Second World War social housing and anticipated the much larger and monumental Brunswick Centre, Camden, built thirty-years later in 1967-72. JEM Macgregor was a Society for the Protection of Ancient Buildings stalwart, but in his own buildings regularly combined traditional claddings with innovative concrete frame constructions. His designs were fired by a desire to build low-cost housing prototypes, and Lennox House is thought to be his most successful building.

The Hackney Society feels that the injection of foam insulation into the cavity walls through the outside face is unacceptable and would like to see Calfordseaden investigate other options for this listed building. We are very concerned about the applicant drilling holes through existing mortar joints as well as the quality of the subsequent making good. We feel this method will have too bigger visual impact on the building and that the matching of mortar will be impossible. We would prefer to see another solution explored.

We would recommend that both listed building application (2010/0077) for window replacement and (2010/0293) be considered together. We have concerns that if there are serious levels of condensation in the building wall insulation could exacerbate the problem further.

JEM Macgregor is largely remembered today for his role in repairing and preserving many historic buildings. It would be a fitting tribute to his vision and expertise for the restoration of Lennox House to be undertaken with sensitivity to the building's historic character and architectural interest.

Please confirm receipt of these comments.

Yours sincerely

Lisa Rigg
On behalf of the Planning Sub-group
The Hackney Society