

**Subject:** Caesarea & Convent Court

Dear Mr.Orbell,

Further to our conversation today I am writing to add my comments with regard to the proposed demolition of the above buildings.

Over the years I have a established a very good relationship with John Allan of Avanti Architects who are based in London and probably have the most outstanding track record of resurrecting and refurbishing many housing estates from the 1930's through to the 1970's in the UK.By definition they are now internationally recognized for their work.

I met John last year during the 2006 London Architecture Bienale as we have both have a serious interest in 1930's architecture – John is the definitive authority on Tecton and I wrote an OU Thesis on Arthur Grayson of Les Lumieres fame in 1978.

We discussed the complex problems that arise when dealing with medium or high rise buildings from the sixties and seventies era and the overwhelming conclusion is that where they are still sound structurally and the tenants are satisfied with the condition of the building,particularly with regard to services EVERY effort should be made to maintain them and only to demolish as a very last resort .

I say this with some authority as I was responsible for recommending the demolition of Clarence Court which was a well-built social housing scheme but was unfortunately built in a quarry.A considerable amount of research was undertaken before the final conclusion was made.

The bottom line surely is that again a substantial amount of research and investigation should be carried out on these two buildings,exploring all the various options and their costs before a final decision is made.

I hope these comments are of use to you.

Derek Mason,Architect

18/06/2007