

# salus

Building Compliance without Complexity

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Refurbishing the existing 16 apartments, internal communal areas, replacement windows and roof with associated structural and drainage works

At

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10 Canfield Gardens,

London

NW6 3JS

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[www.salusai.co.uk](http://www.salusai.co.uk)

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Salus (Building Control & Fire Safety Consultants) Ltd

Primea House  
Marina Court  
Maple Drive  
Hinckley  
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### Salus Project Surveyor

Gary Pendered

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### Salus Site Inspector

Joy Tsui

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### Site Contact

Neil Petters

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**Ref No:** 502198

**Project Description:** Refurbishing the existing 16 apartments, internal communal areas, replacement windows and roof with associated structural and drainage works

**Site Address:** 10 Canfield Gardens,  
London

**Client:** Akelius Residential Limited

**Distribution List:**

**Neil Petters** neil.petters@akelius.co.uk - Project Contact

**Jay Westwood** Jay.Westwood@akelius.co.uk - Person Carrying Out Work

**Neil Petters** neil.petters@akelius.co.uk - Primary Site Contact

**Quoted Inspection Types:**

Laid Drains Before Backfill

Oversite Preparation

Steel Beams, Columns etc.

Completion

Pre plaster/ Insulation

Commencement

Interim/ Progress

*This inspection report is restricted to requirements covered by Building Regulations current at that time. It does not constitute evidence that the Building Regulations have been satisfied until a Completion/Final Certificate has been issued for the project. It remains the responsibility of the person carrying out the work to ensure that the work complies with the Building Regulations.*

Date of Visit	Site Inspector	Site Notes; Items that required action last time, observations and recommendations	Actions Required:
23-05-2023	Joy Tsui  Inspection:1	<p>Met Joseph O'Donovan from Akelius as arranged for a commencement inspection as arranged.</p> <p>Discussed proposals which include refurbishment works, small rear extension to a lower ground flat, window replacement and small section of roof replacement. The 16 flats will be self-contained.</p> <p>Strip out of the existing building throughout has been undertaken with various areas of structure exposed. From areas exposed lathe and plaster walls and ceilings evident.</p> <p>Existing separating wall between a flat and the communal stair has been stripped back to the studs. This fire separating wall is to be insulated and re-lined to 60 minutes to mark as a meaningful start of works. Alternative meaningful start could include a section of foundation or laid below ground drainage.</p> <p>Discussed with Salus PS following inspection and it was agreed photos could be provided of reinstated fire separation at ground floor.</p> <p>It was advised works are due to fully commence in July. Salus are to be notified once a re-start date has been confirmed.</p>	<p><b>Photos of fire separating wall at ground floor to be provided</b></p>



**Front elevation**



**Evidence of lath and plaster walls/ceilings**



**UGF flat to the right stripped with large and plaster construction exposed in areas**



**Separating wall between flat and communal area stripped back to the studs**



**Example of removed plaster in small areas to expose brickwork**



**UGF flat separating wall to communal area stripped back**

<b>All Incomplete Outstanding Actions</b>
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<b>Photos of fire separating wall at ground floor to be provided</b>
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