

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

At

10 Canfield Gardens,

London

NW6 3JS

www.salusai.co.uk









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Site Contact

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Ref No: 502198

Project Refurbishing the existing 16 apartments, internal communal areas, replacement windows

Description: and roof with associated structural and drainage works

Site 10 Canfield Gardens,

Address: London

Client: Akelius Residential Limited

Distribution List: Quoted Inspection Types:

Neil Petters neil.petters@akelius.co.uk - Project Contact Laid Drains Before Backfill

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

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

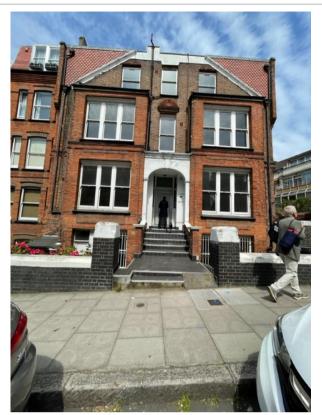
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Date of Visit	Site Inspector	Site Notes; Items that required action last time, observations and recommendations	Actions Required:
23-05-2023	Joy Tsui Inspection:1	Met Joseph O'Donovan from Akelius as arranged for a commencement inspection as arranged. 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. 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. 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. Discussed with Salus PS following inspection and it was agreed photos could be provided of reinstated fire separation at ground floor. It was advised works are due to fully commence in July. Salus are to be notified once a re-start date has been confirmed.	Photos of fire separating wall at ground floor to be provided

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Front elevation



Evidence of lathe and plaster walls/ceilings

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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

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Example of removed plaster in small areas to expose brickwork



UGF flat separating wall to communal area stripped back

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All Incomplete Outstanding Actions Photos of fire separating wall at ground floor to be provided

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