

Observations

Externally the stack is formed in brickwork with two terracotta pots surmounting. The stack is built into the party wall of the outrigger and serves this property only.

The chimney is relatively tall and thin. The chimney is generally deteriorating with cracking seen to the rendered surfaces and a section spalling to the rear side of the chimney exposing the brickwork, there is also a growth of moss to the flaunching.

Internally, the chimney is visible within the loft accessed through Flat 3 where it is formed in brickwork built into the party wall. Historically, the chimney breast has been removed at ceiling level where part of the stack is now supported partially on a section of timber run between the ceiling joists. This is not considered a suitable method of support and would likely explain the leaning of the stack seen externally.

We also noted light visible under the stack indicating the pots are open, this will likely allow wind driven rain down the chimney stack into the flat below.

The roof over Flat 3 is a mono pitched roof covered in slates, this is built against the parapet wall which divides the properties outriggers. The parapet is built in brickwork with a sand and cement render finish.

Conclusion

In conclusion, the inspection revealed several important findings regarding the chimney structure. The removal of the chimney breast has resulted in the presence of the external stack and a section of the chimney in the loft. It was observed that the remaining structure lacks adequate support, which raises concerns about its stability and safety. Furthermore, the open pots on the chimney pose a potential risk of water ingress, which could lead to further damage.

Recommendations

1. As the chimney is no longer in use the external stack could be removed in its entirety. The roof and parapet will require making good once the chimney is removed. Note-planning may be required.
2. Repairs should be undertaken to the roof to avoid deterioration.
3. In its current state the chimney is considered dangerous and the flat below should be decanted for works to be undertaken.

No.	Location	Defect / Issue	Comment / Causation	Work required	Budget Cost (£)
Option					
1.01	Chimney	The rear chimney is unsupported.	Removal of chimney it its entirety	Demolish chimney stack complete including within loftspace, make good brickwork, extend roof covering to match existing, remove waste and debris. Planning may be required.	



1. Unsupported Chimney



2. Unsupported Chimney



3. Unsupported Chimney



4. Unsupported Chimney

Flat 3, 56 Lisburne Road, London, NW3 2NR
Photograph Schedule



5. External View of Chimney



6. External View of Chimney



7. External View of Chimney



8. External View of Chimney