

7 Chester Terrace London NW1

Structural Engineer's Inspection Report

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Job Number:

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Revision
1

Notes/Amendments/Issue Purpose
Issued for information

Note:

This report has been prepared for Anne Seymour and Anthony d'Offay and their advisors, for the purposes noted in Section 1, using the information available to us at the time. It should not be relied upon by anyone else or used for any other purpose. This report is confidential to our Client; it should only be shown to others with their permission. We retain copyright of this report which should only be reproduced with our permission.

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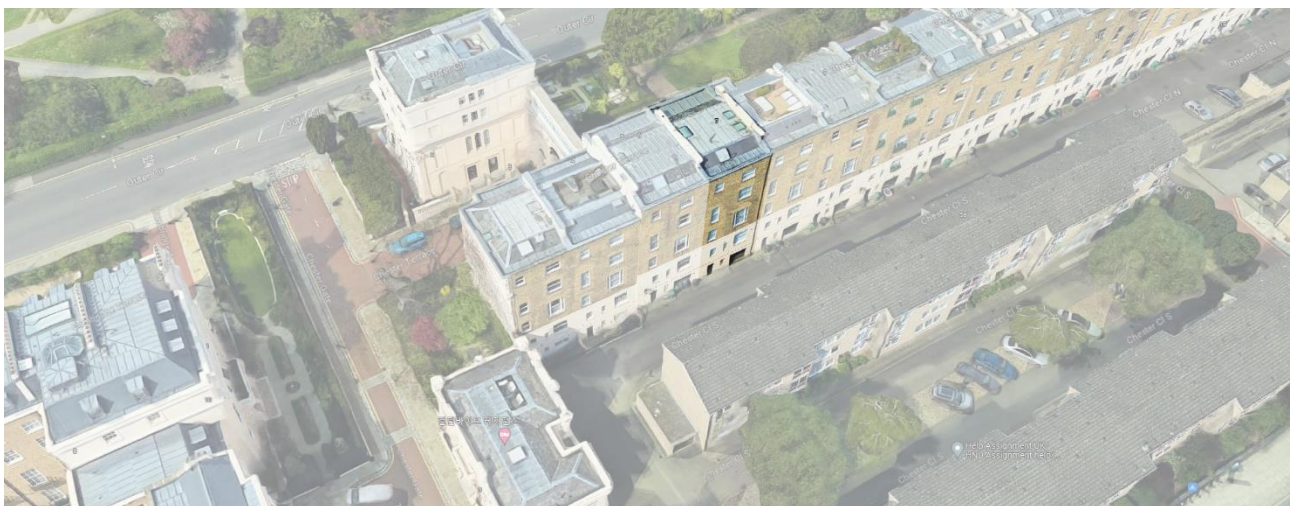
1 Introduction

Price & Myers visited 7 Chester Terrace on behalf of Anne Seymour and Anthony d'Offay, on 26th June 2023. The purpose of the inspection was to review the layout of the areas of the basement and examine the nature of several masonry partitions, to establish if these partitions formed part of the original fabric of the building. The building is Grade 1 listed. The inspection was limited to what could be seen without the removal of any finishes.

7 Chester Terrace is house that forms part of the wider Chester Terrace range of buildings on the East side of Regent's Park. The house backs on to Chester Close South.



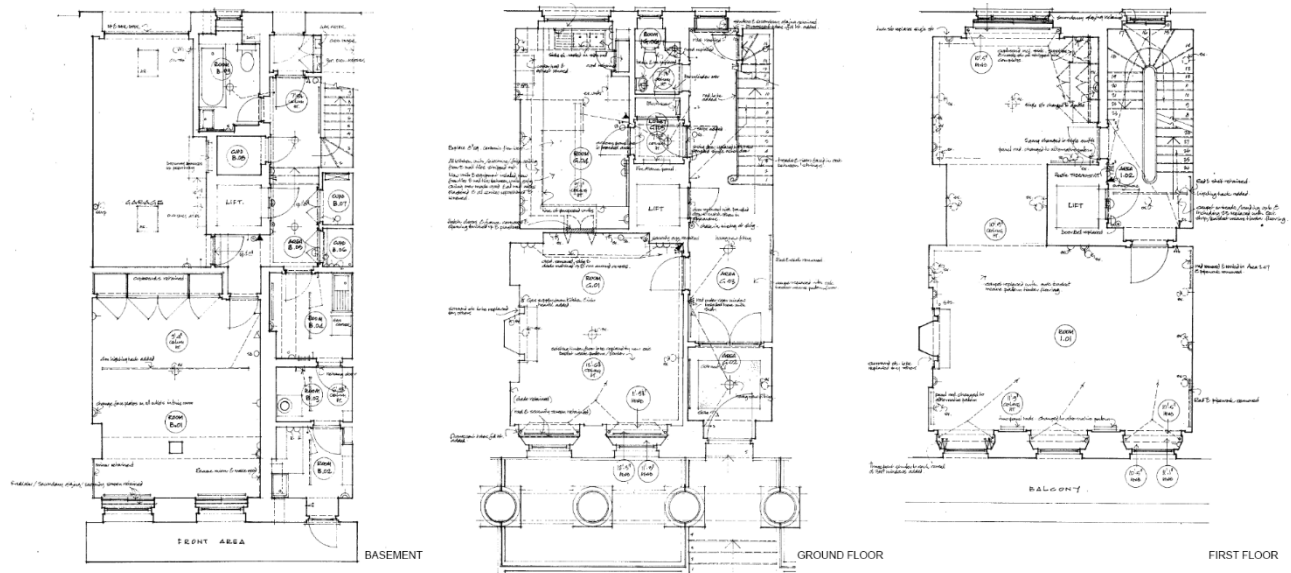
Aerial view of 7 Chester Terrace from front



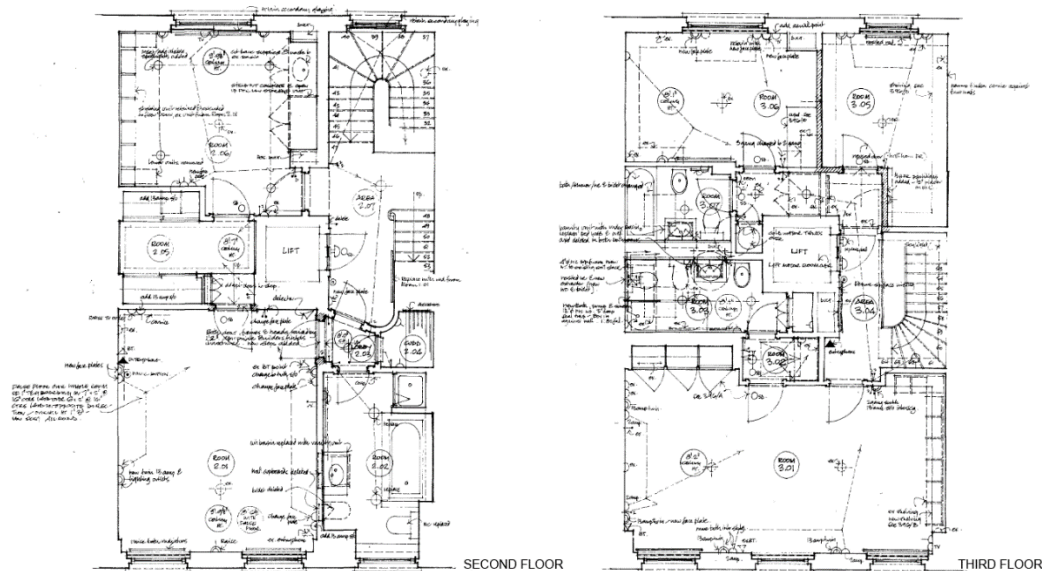
Aerial view of 7 Chester Terrace from rear

2 Description of Existing Structure

The existing building is a five storey house including a lower ground floor that is at street level at the rear of the property and one storey down at the front of the building. The construction of the terrace generally appears to be loadbearing masonry with brick party walls between each house in the terrace. The front façade has a stucco on brickwork and a length of colonnade which extends across the neighbouring houses 6 and 8 Chester Terrace.



Basement, ground floor and first floor general arrangement record drawings.



Second floor and third floor general arrangement record drawings.

The house underwent an extensive refurbishment around 1990 and has several features in the structure which are not original building fabric including a reinforced concrete transfer structure under the front wall in the basement level, a lift shaft and masonry partitions.

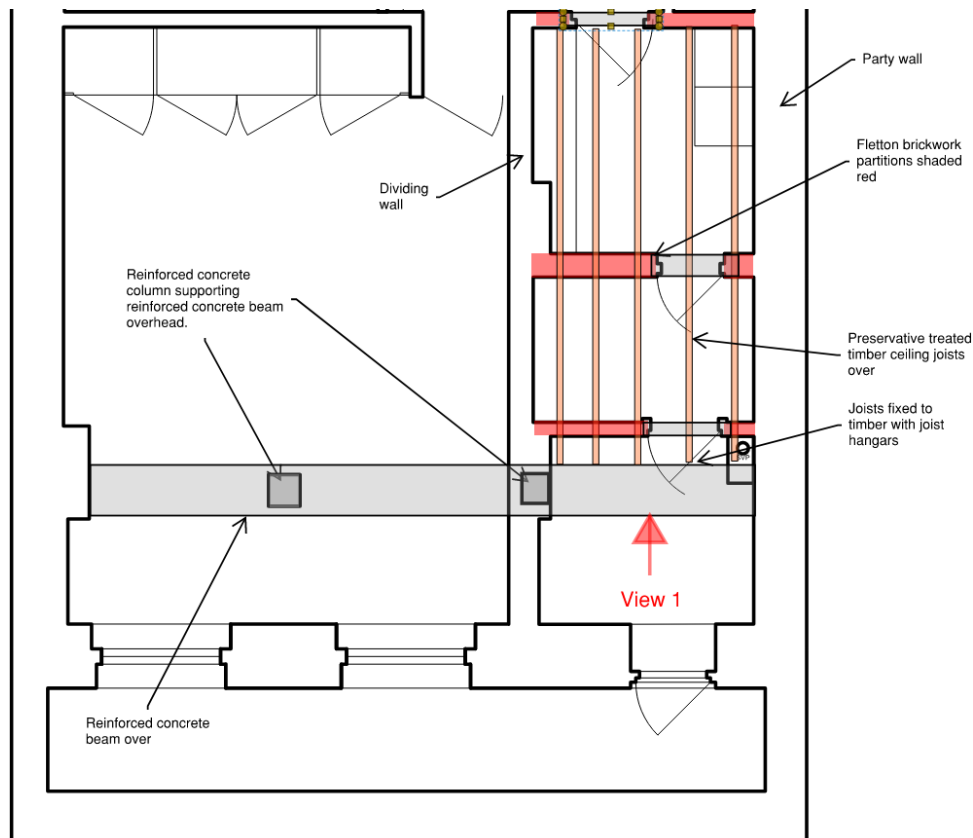
3 Observations

Layout of basement partitions and structure

The existing kitchen and laundry area of the basement is located at the front of the house below the ground floor entrance and hallway. It is situated between the party wall with number six and a dividing wall between the bedroom and kitchen area. This dividing wall aligns with the wall above separating the entrance hall with the front room and is thought to be original along with the party wall.

There are three partition walls that divide the kitchen and laundry area. These constructed in single skin Fletton brickwork laid in cement mortar. There are precast concrete lintels over existing doors in the partitions. These partitions do not appear to be tied into the party wall or dividing wall.

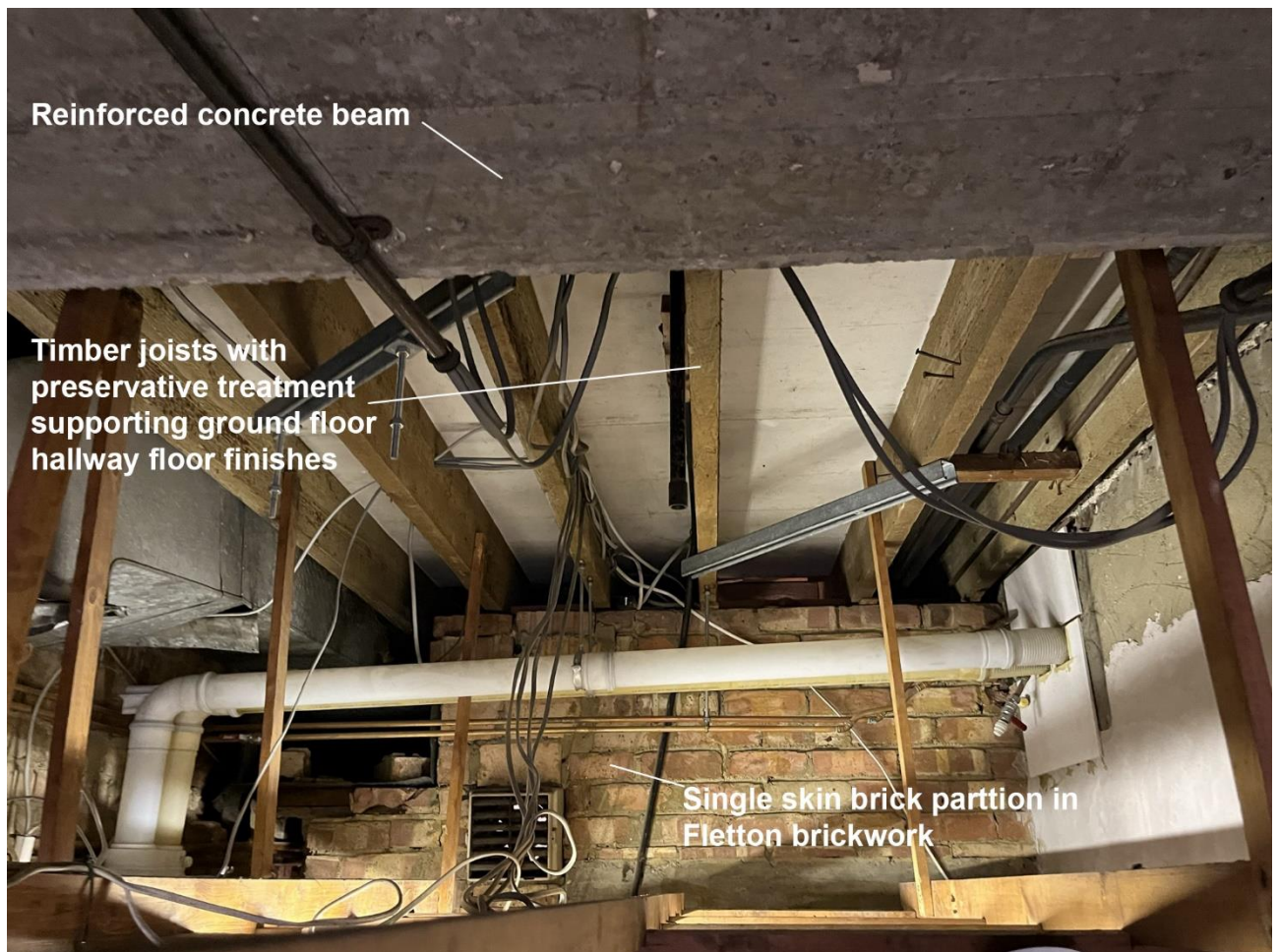
There are timber ceiling joists which are supported on the existing brick partitions that divide the kitchen and laundry space.



Part plan of front of basement area showing layout of walls, ceiling joists, concrete beam, columns and fletton brickwork partitions.

View 1 Photograph

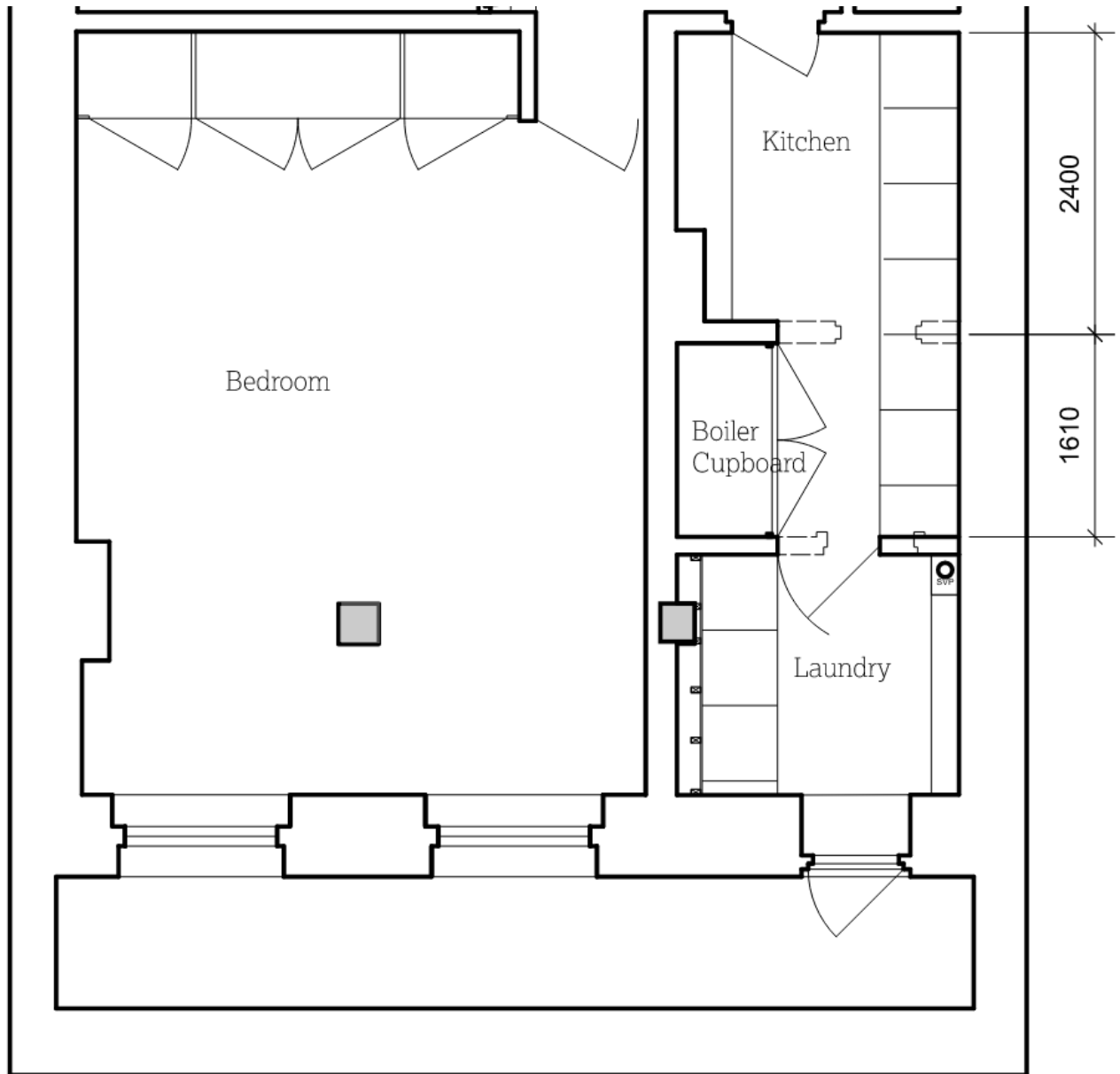
The photograph below shows the Fletton brick partition and ceiling joists. It is taken from the location shown on the plan above.



View 1

Structural implications of the proposed layout

The proposed layout of this area of basement involves removing the two Fletton brickwork partitions within the kitchen / laundry space. The framing & support conditions for the ceiling joists will be modified to account for the removal of the existing brickwork partitions.



Part plan of basement showing revised Fletton brickwork partitions.

4 Discussion

Fletton brickwork

Fletton bricks are modern bricks which first came into use in the early 20th Century. The bricks insiu at Chester Terrace appear machine made. These partitions are likely to have been constructed as part of the 1990 refurbishment and are not original fabric of the building.

5 Conclusions

The proposed alterations to the partitions in the basement kitchen and laundry area of 7 Chester Terrace involve demolition and modification of relatively new Fletton brick partitions that are not connected to the surrounding masonry. As such they do not impact the original fabric of the building. The ceiling joists in this area will be reframed and stiffened accommodate the removal of the supporting fletton brick partitions.