



Lightwell - All plants have been removed



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ACO drain channel to be provided - as discussed with Hutton and Rostron - to protect the wall.



Lightwell - All plants have been removed. Manhole cover to be replaced
ACO drain channel to be provided - as discussed with Hutton and Rostron - to protect the wall.



Lightwell - All plants have been removed
ACO drain channel to be provided - as discussed with Hutton and Rostron - to protect the wall.



Internal FFL will be approximately aligned with external lightwell level



Lightwell level is higher than internal FFL, but internal build up is still missing



Lightwell has been cleaned
ACO drain channel to be provided - as discussed with Hutton and Rostron - to protect the wall.



Lightwell level shouldn't be changed as it affects the public manhole

External walls: The external walls were not inspected in detail. The external walls were of Flemish bonded red brick solid masonry construction. There was a rendered plinth extending up to around window level (880mm). Some areas of localised spalled brickwork were observed to the east and west of the main entrance stairs. A mortar fillet had been applied to a small lip in the wall at first floor level

The spalling brickwork is unlikely to cause penetrating dampness on its own, however it would effectively reduce the effectiveness of the wall, increasing the risk of penetrating dampness if any other defects were to occur. The rendered plinth could be removed (up to DPC level) at low level to increase evaporation from the wall and to stop dampness tracking up and potentially bridging the DPC

Based on discussion with H&R the render plinth can stay as a cavity drain membrane will be installed and an ACO drain will be provided along the wall.

External ground levels and DPC: To the front elevation, the external ground levels were predominantly non earth retaining. Lightwells were located to the majority of the elevation. In front of the lightwells there were sloped ground with retaining walls at the toe. To the east lightwell external ground levels were 140-240mm above internal floor levels which could lead to bridging of the DPC and dampness internally. The property likely benefits from a slate DPC given the age of construction and would have required one under local bylaws at the time, although this was not visible at the time of inspection. The lightwell to the west was not accessible, however it was expected to be similar. Lightwells in areas were filled with large plant pots which could be hindering their effectiveness in terms of both drainage and evaporation from the wall. One small section of earth retaining wall was observed to the west, almost to the west elevation. External ground levels were raised for a path leading into the 9A and B Wedderburn Road.

External ground levels should be lowered within the lightwells to at least 150mm below internal floor levels or DPC level whichever is lower. Lightwells should be cleared of any plant pots and sufficient drainage provided so that they do not retain water. Walls which are earth retaining would typically require some form of underground protection in line with BS8102:2022. No injected DPCs are required

Based on our discussion with H&R the lightwell level will stay as it is dictated by the public manhole / drainage set out. ACO channels to be used, that will be a sufficient improvement.

Rectification to falling retaining wall will be conducted in accordance structural engineer's recommendation.



This drawing is not to be scaled for construction purposes. All dimensions are to be checked on site before any work is put in hand.
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131_9 Wedderburn Road

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9 Wedderburn Road
London
NW3 5QS

client
Private Client

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Lightwells

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scale
0 1 2.5m
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