

Cooper Associates

Consulting Structural Engineers



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Jacob Brahms
5 Cumberland Terrace
London NW1 4HS

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London EC1A 7HH
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Dear Mr Brahms,

5 Cumberland Terrace, London NW1 4HS.

We write following your instructions for us to advise on the removal of the internal walls at the above property.

Although originally constructed in the early 1800's the building has had significant alterations undertaken and has suffered from war damage. It is reported that the terrace of properties was rebuilt in the 1950s with only the front facade being retained. A new reinforced concrete frame on a piled foundation was adopted for the new structure.

You propose to demolish most of the internal walls and to refurbish the flat on a broadly similar layout. You have asked us to advise on which of the internal walls are loadbearing.

You had arranged for most of the skirting boards to be removed around the internal walls of the flat. We could inspect two service areas. The walls are all constructed from hollow clay block that have been plastered. This is a typical 1950's solution for partitions. We found reinforced concrete columns, mainly by the party wall to the left of the entrance door - but with one in the centre of the flat. These are shown on the attached Architects floor plan.

We confirm that all the clay block walls can be taken down as not being structural. We believe that we found all of the columns but if any more are found you would have to update your layout without removing any reinforced concrete columns.

Cooper Associates Structural Engineers Limited

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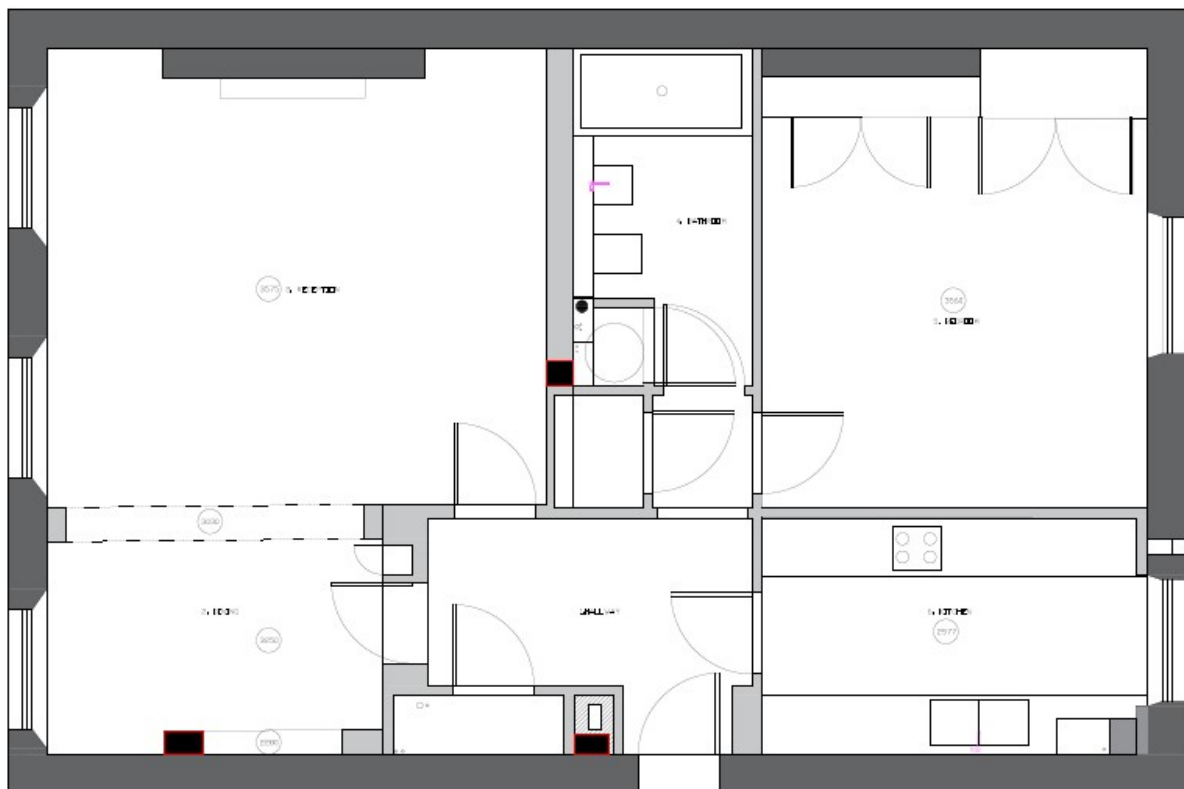
The concrete floors, and columns, together with the clay hollow block partition walls all support the records that state that the property was rebuilt except for the front façade. We have attached the proposed architect's layout that shows the new scheme. We confirm that the proposal will not be detrimental to the existing structure based on the new partitions being constructed with timber or metal studwork.

We trust that this provides sufficient detail for you and for the freeholder's agents. Please let us know if there are any queries.

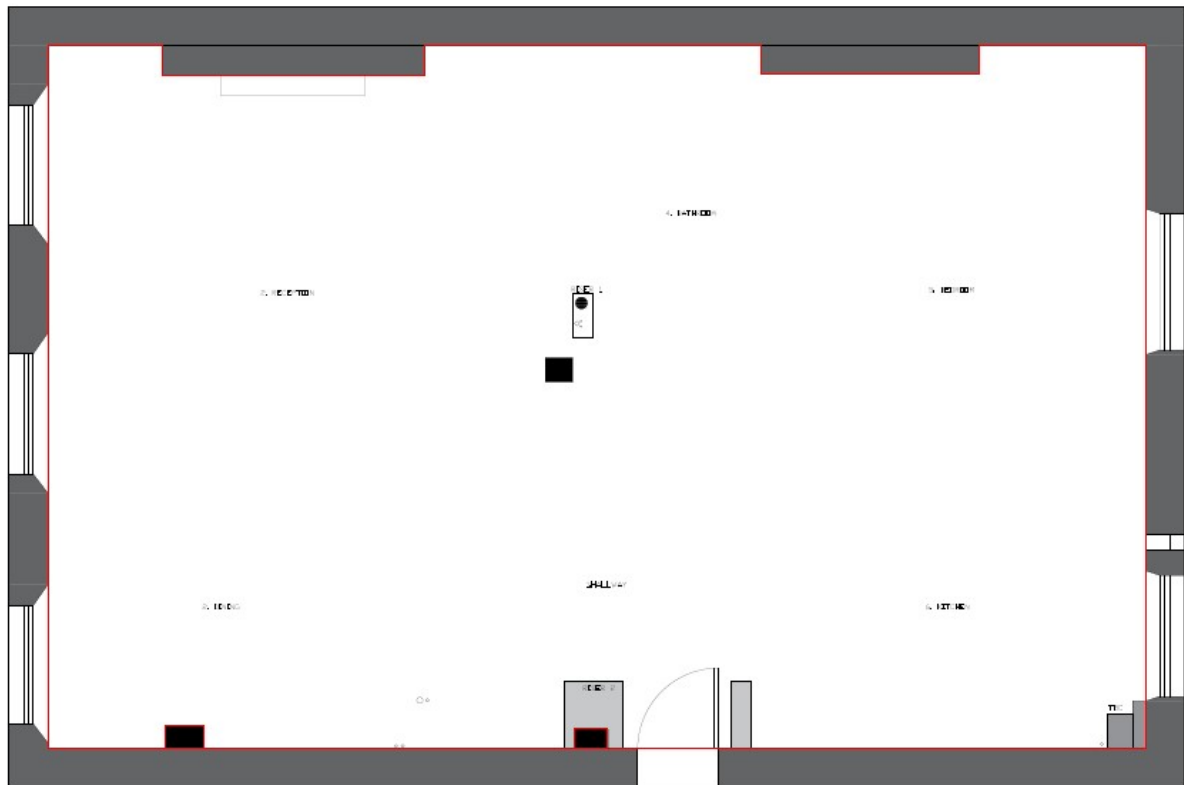
Yours sincerely,



Martin Cooper,
Cooper Associates.

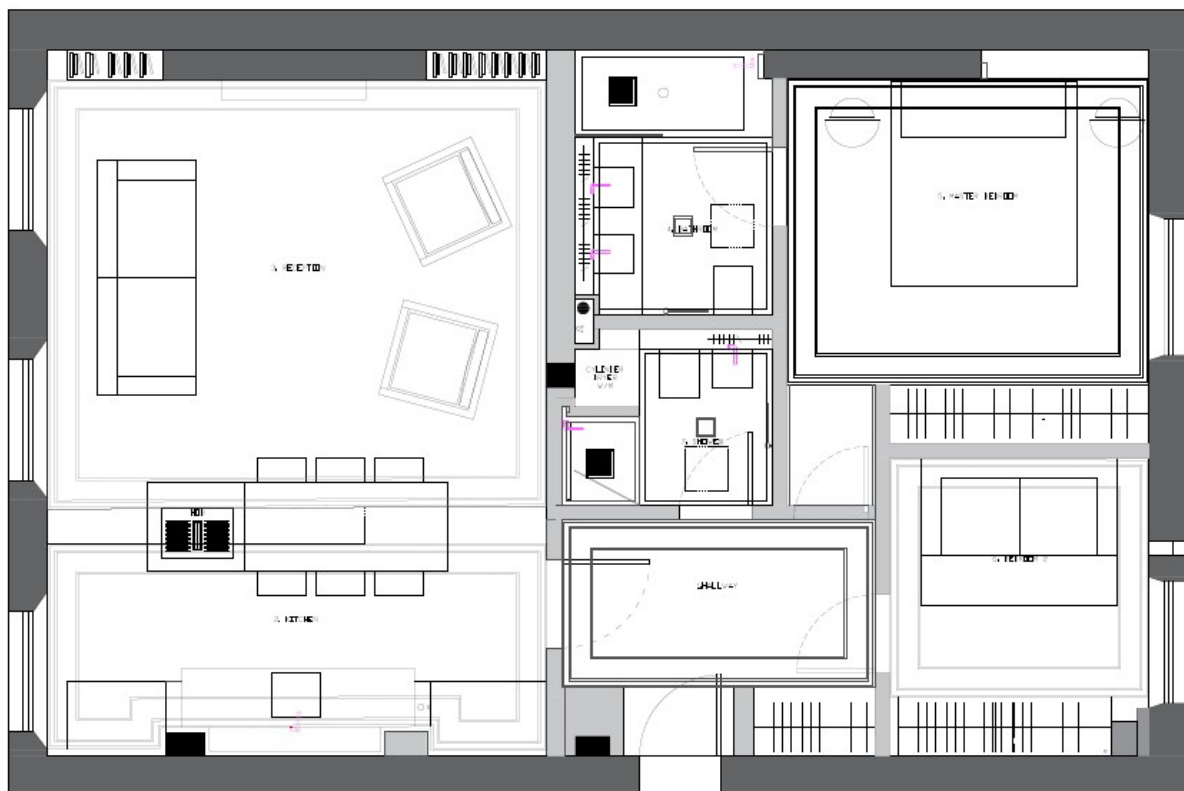


Above, the existing flat layout.



Above, the column locations

Below, the proposed layout





1

Photos showing examples of the removed skirtings and the exposed clay blocks

2

