

39 Marchmont Street, London

Structural Condition Survey

Project Details:
39 Marchmont Street
London
WC1N 1AP

Project Code:
20076

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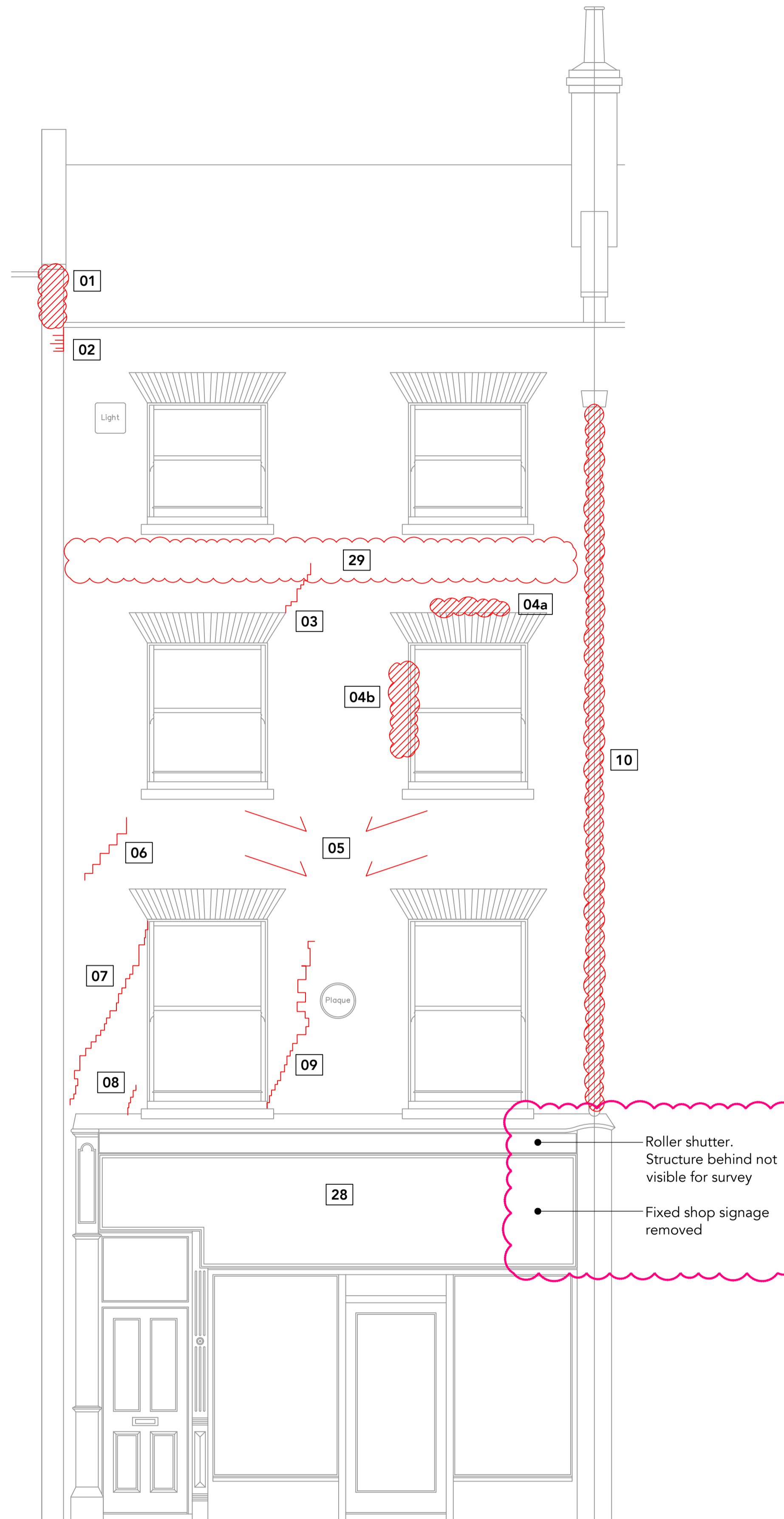
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Survey Limitations:

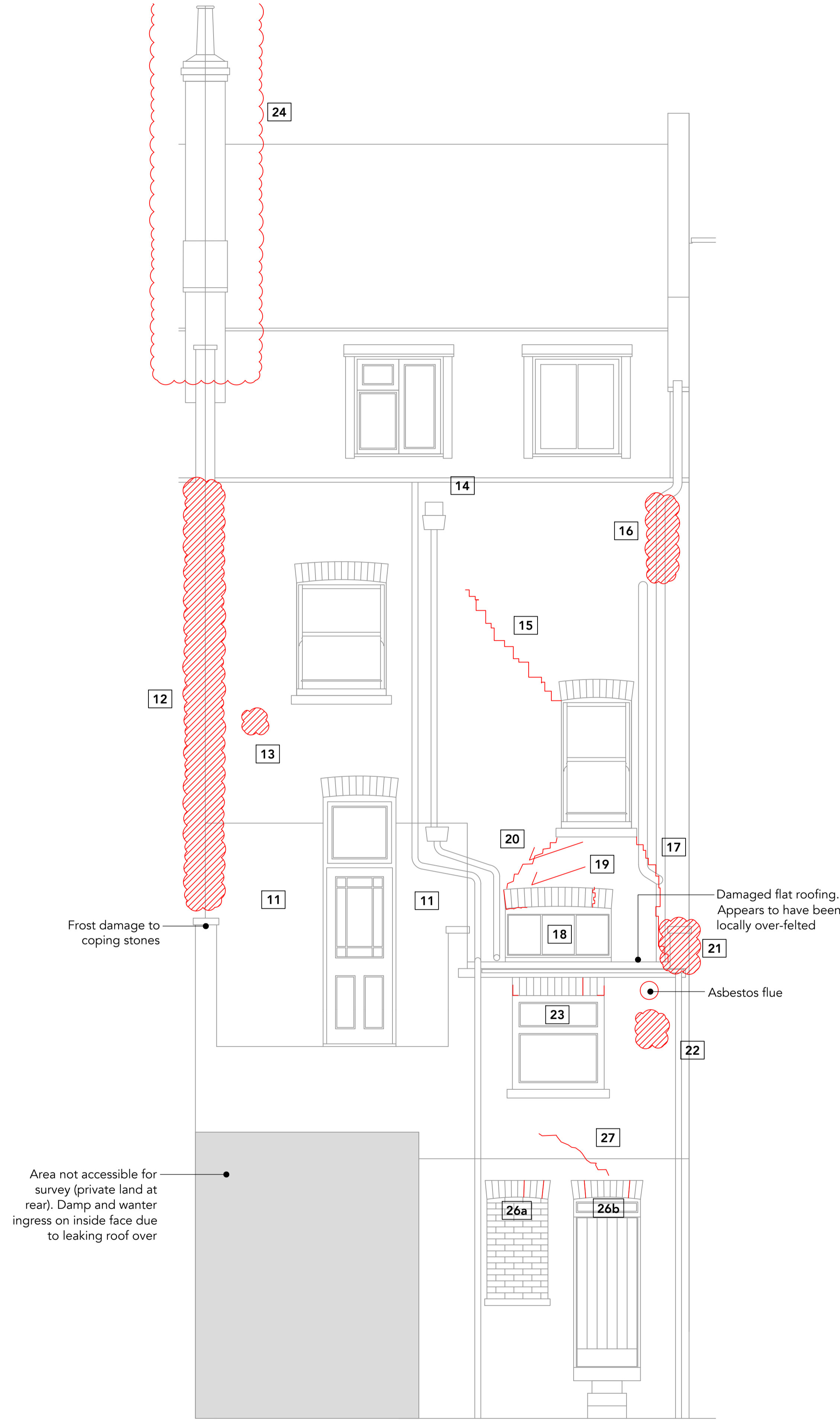
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Drawing Legend:

1. Brick parapet leaning inwards. Loss of mortar locally below coping stone. Evidence of some historic cement based repairs to mortar
2. Cracks in brickwork below parapet
3. Diagonal crack through brickwork extending from corner of lintel
4. a - modern cement based repair made above lintel. b - modern cement based repair made to side of window jamb
5. Brickwork is visibly dipping in direction of arrows between windows - evidence of facade settlement
6. Diagonal crack in brickwork
7. Diagonal crack in brickwork extending from bottom corner of lintel downwards
8. Small vertical crack
9. Diagonal crack extending from cill
10. Water damage behind rain water pipe. Missing or loose bricks. Missing and cracked mortar. Some historic signs of repair using cement based mortar
11. Cracked and spalling cement based render
12. Stock facing brick sits proud of the neighbouring facade by approximately 20-25mm. Unclear if the wall has been rebuilt historically
13. Loose / missing brickwork
14. Failed or loose mortar below the parapet coping stones
15. Diagonal crack extending across facade from corner of brick arch lintel. Some historic signs of cement based mortar repairs
16. Vertical crack in masonry behind soil pipe
17. Diagonal crack extending from corner of cill behind drain pipe and down to top of roof level
18. Failed lintel, vertical crack through the end of lintel, failed bearings locally
19. Dip in masonry locally showing evidence of settlement likely due to failed lintel
20. Diagonal crack extending from corner of the cill downwards. Evidence of historic cement based repair
21. Brick parapet leaning inwards with localised cracking in mortar below coping stone
22. Localised infill / patch repair to old opening in brickwork. Poor quality and cement based repair
23. Failed lintel. Vertical cracks in brick and cracking at end bearings. Lintel currently propped with timbers
24. Limited visibility from ground level. However there is an apparent lean on the chimney, loose / missing mortar and possible sulphur damage. The same is evident to the party wall parapet and copings
25. Limited visibility of roof from ground level. However there appears to be significant deterioration of the timbers framing around the dormer windows
26. a - Failed lintel over head of bricked up window opening. Lintel repair required. b - failed lintel over door opening. Repair required
27. Crack in brickwork above door opening, likely due to failed lintel below. Repair required
28. Shop signage removed to reveal RSJ behind supporting masonry elevation over. RSJ is badly corroded, has insufficient bearing onto supporting brick piers and is poorly packed / filled to underside of the brickwork over
29. Internal investigations suggest the wall reduces to single brick thick at the level of the floor joists. Full extent unclear but could be over full elevation. Introduces weakness in wall, requires repair / infill from inside



00 Front Elevation
(Not to Scale)



01 Rear Elevation
(Not to Scale)

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Structural condition survey undertaken by BanfieldWood LLP on 11.09.2023

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Revisions
P1 - Preliminary Issue - 27.09.2023
P2 - Revised as Clouded - 27.10.2023
P3 - Revised as Clouded - 08.12.2023

Preliminary Issue

Project
39 Marchmont Street
WC1N 1AP

Drawing Title
Existing Building Elevations

Date
October 2023

Drawing Scale
Not to Scale

Drawing Ref.
20076-S-100

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P3 - Revised as clouded - 08.12.2023

Preliminary Issue

Project
39 Marchmont Street
WC1N 1AP

Drawing Title
**Existing Building
Ground Floor and Basement**

Date
October 2023

Drawing Scale
Not to Scale

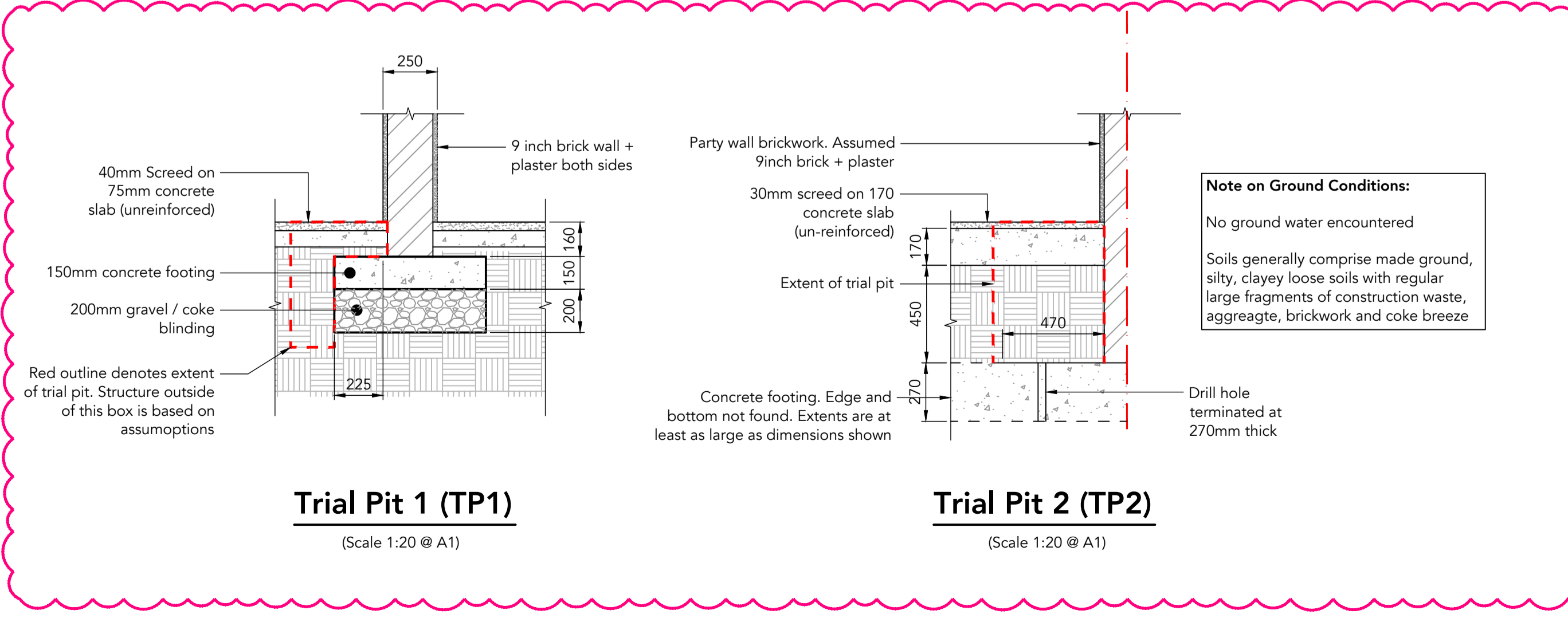
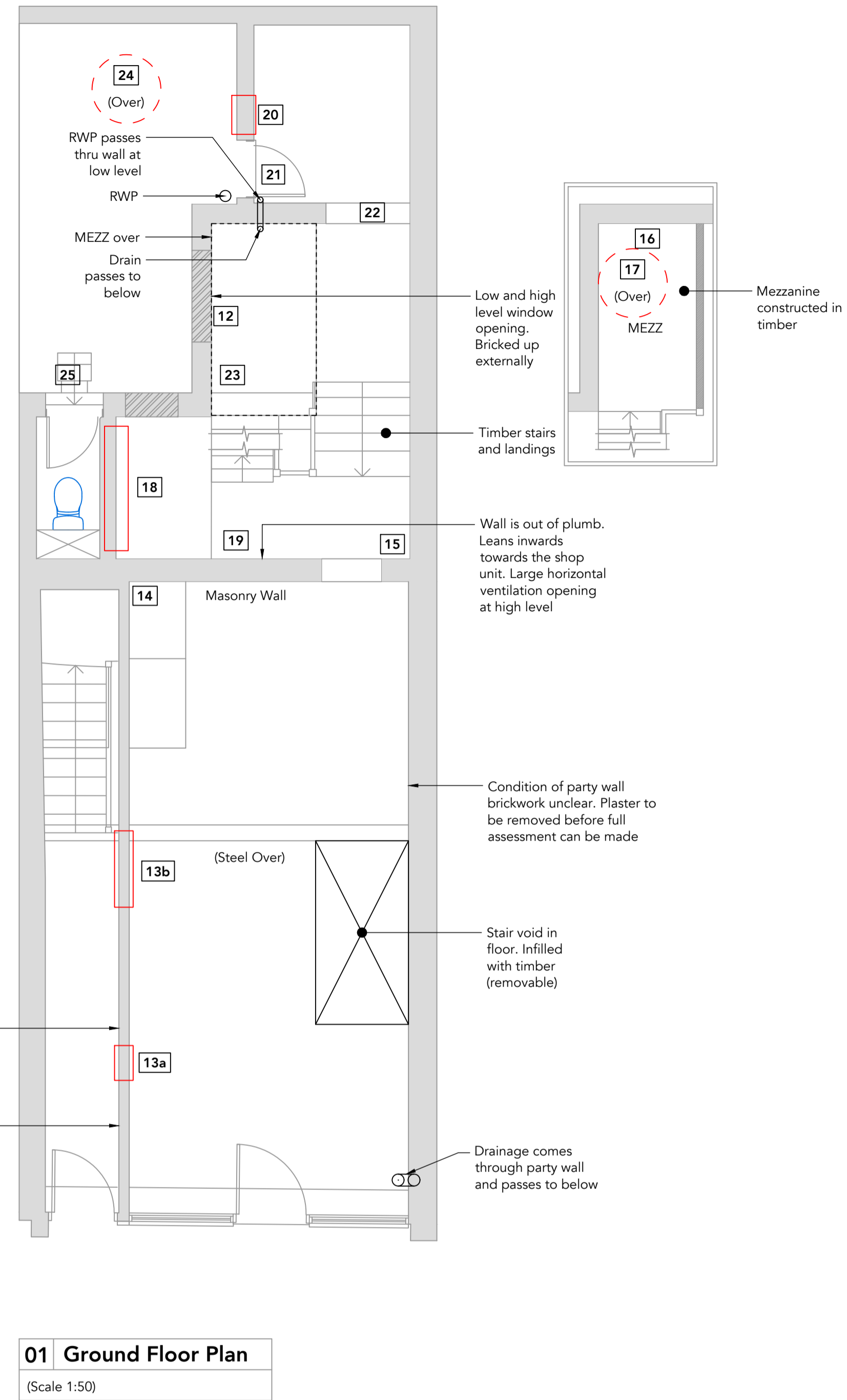
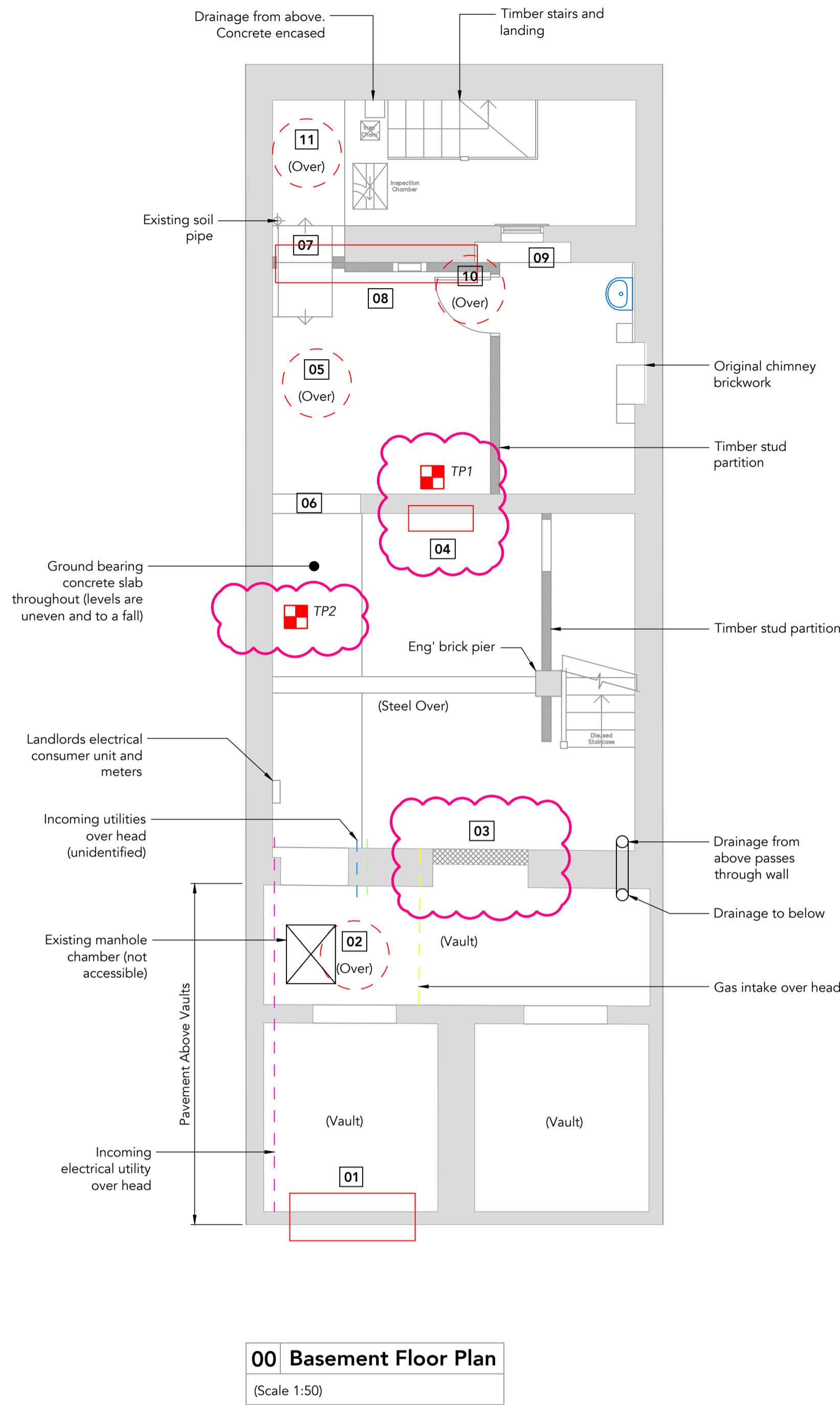
Drawing Ref.
20076-S-101

Drawing no.

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- Partial collapse to rear wall of brick arch vault. Earth exposed behind, brickwork has fallen into the storage room. Repair required to make safe
- Overhead the existing brick arch has collapsed exposing part of the pavement and utilities (green duct). It is assumed the top of the brick arch was damaged from pavement level when new fibre or similar utilities were laid. Temporary works have been installed to support the arch and pavement locally. Repair required to make safe.
- Cracks to inside face of wall around location of historic block infill of doorway - superficial
- Vertical crack in middle of wall over full height, partial diagonal cracks top and bottom third of wall. This wall supports ground floor timber joists and lintel to adjacent doorway. Plaster removed, cracking manifests through brickwork.
- Ceiling missing and exposes staircase to communal residential entrance over. Possible fire safety risk. Client to seek further advice. Block wall over is only supported on timber floor joists / boards. No dedicated structural support
- Lintel over head has dropped towards the centre of the room. Possibly linked to distress / cracks in supporting wall as per item 4 above. Possible overloading of lintel from concrete block wall at ground floor over
- 4no lintels over from front to rear: Steel, Timber, Timber, Timber. All lintels in poor condition and require replacement with new suitably durable lintels with sufficient strength to support loads over
- Large horizontal crack in wall just above top of door level. Extends over full width of wall. This wall supports original back wall of building over and ground floor timber joists. Plaster removed showing various different ages of brickwork. Evidence of historic modifications. Brick and lintel repair work required
- Steel lintel over new opening. Not possible to fully observe lintel during survey. Further investigation required after timber panels are removed
- Insufficient bearing length to timber joists over. New bearing detail / possible joist sistering required
- Filler joist concrete floor over. Very badly corroded steel joists, spalled concrete. Unsafe - risk of collapse! Temporary acro props and spreader boards have been introduced to temporarily make safe. Replacement floor required. It is assumed the concrete floor supports the toilet space above (as accessed from the courtyard). Steel beam on edge of floor acts as lintel which supports brick wall over (side wall of toilet). Lintel is badly corroded and bearing has completely rusted away. Replacement required. Temporarily propped to make safe
- Openings at high and low level. Timber lintels in poor condition. The openings have been bricked up externally. Lintels to be replaced or internal openings to be similarly bricked up
- a - large vertical crack in wall over full height. b - large vertical crack in wall becomes diagonal at high level and ends at bearing location of assumed steel beam over. Crack widths are large between 3 - 5mm. Investigations show wall is only supported on the timber joists / floorboards below. Inadequate support provided
- Corridor wall not tied into return wall. Walls are pulling away from each other. Repair tying detail required
- Large vertical crack between party wall and rear wall. Spine wall has pulled away from rear wall. The pier below the door lintel has damaged brickwork / loose and missing mortar joints. Pier requires to be rebuilt
- Vertical crack in rear wall above mezzanine level. Plaster removed - crack is superficial
- 2no joists to first floor level have been sistered, insufficient bolting detail. New joist or appropriate timber sistering detail to be introduced
- Multiple cracks in masonry wall. This wall is supported on the steel lintel beam noted in item 11 above. The cracking is likely due to failure and movement of the lintel under. Repair works required to lintel under and the masonry wall.
- Timber lintel at high level over vent. Lintel has been drilled through at multiple locations to pass electrical services. Recommend for lintel to be replaced
- Missing mortar / failed brickwork. Repair required
- Internal timber lintel and external flat brick arch lintel have both failed and dropped causing a slope in the brickwork over the door opening. Replacement lintels required
- Opening has been cut into existing rear wall brickwork. Unsuitable timber lintels installed to support brick over. Lintel to be replaced with new steel solid wall lintel
- Diagonal cracks in wall. Plaster removed - superficial cracks.
- Delapidated roof to courtyard over. Requires complete removal and reinstatement
- Failed flat brick arch lintel over door opening. Requires repair



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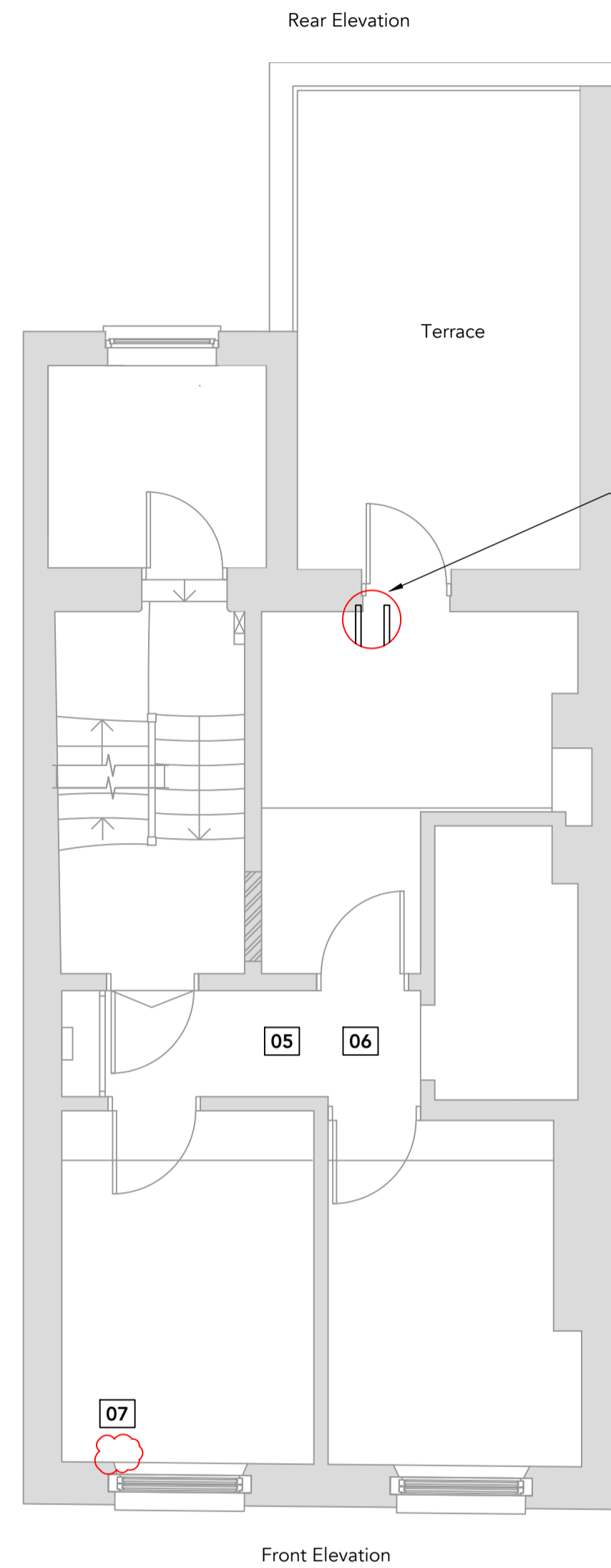
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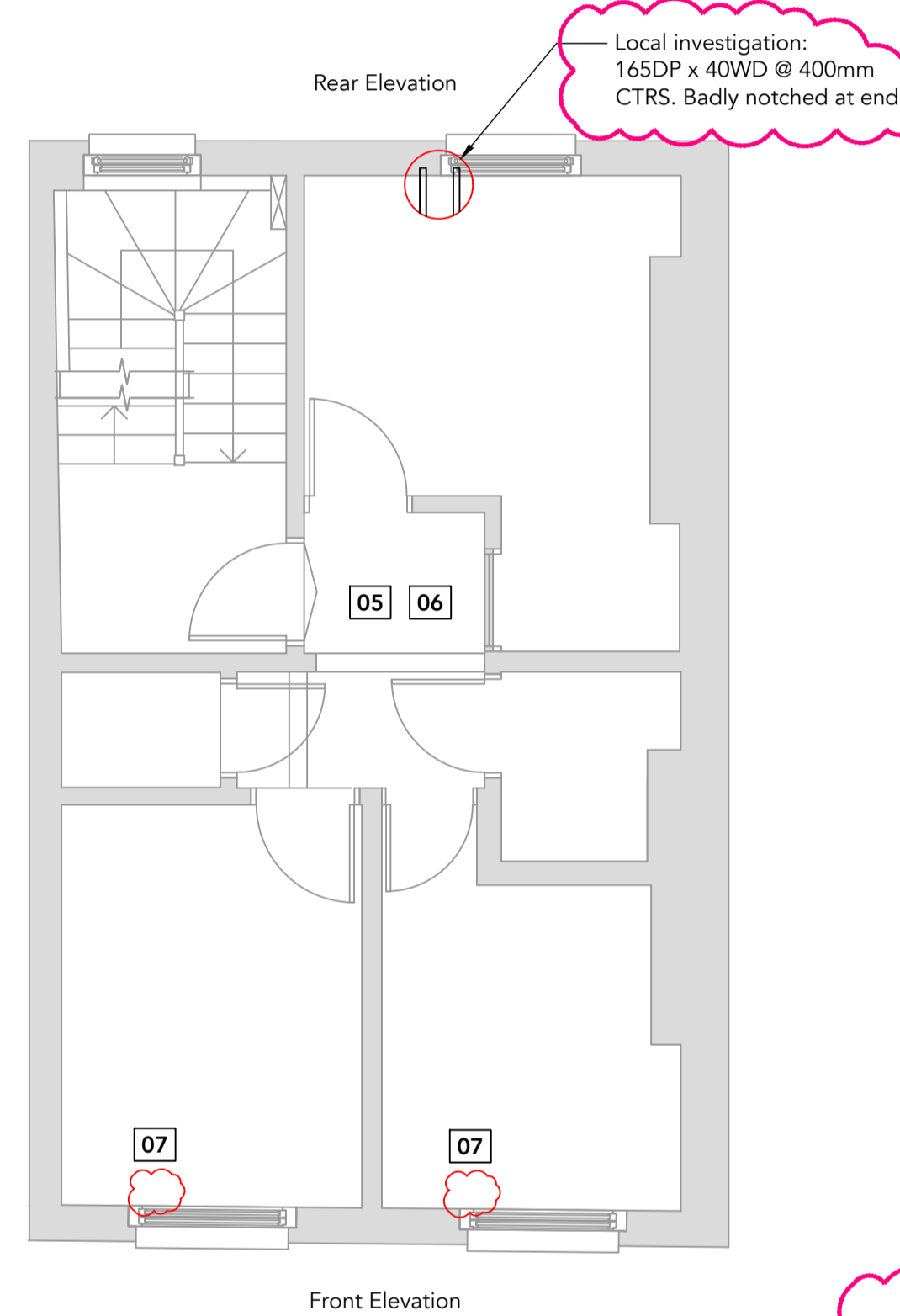
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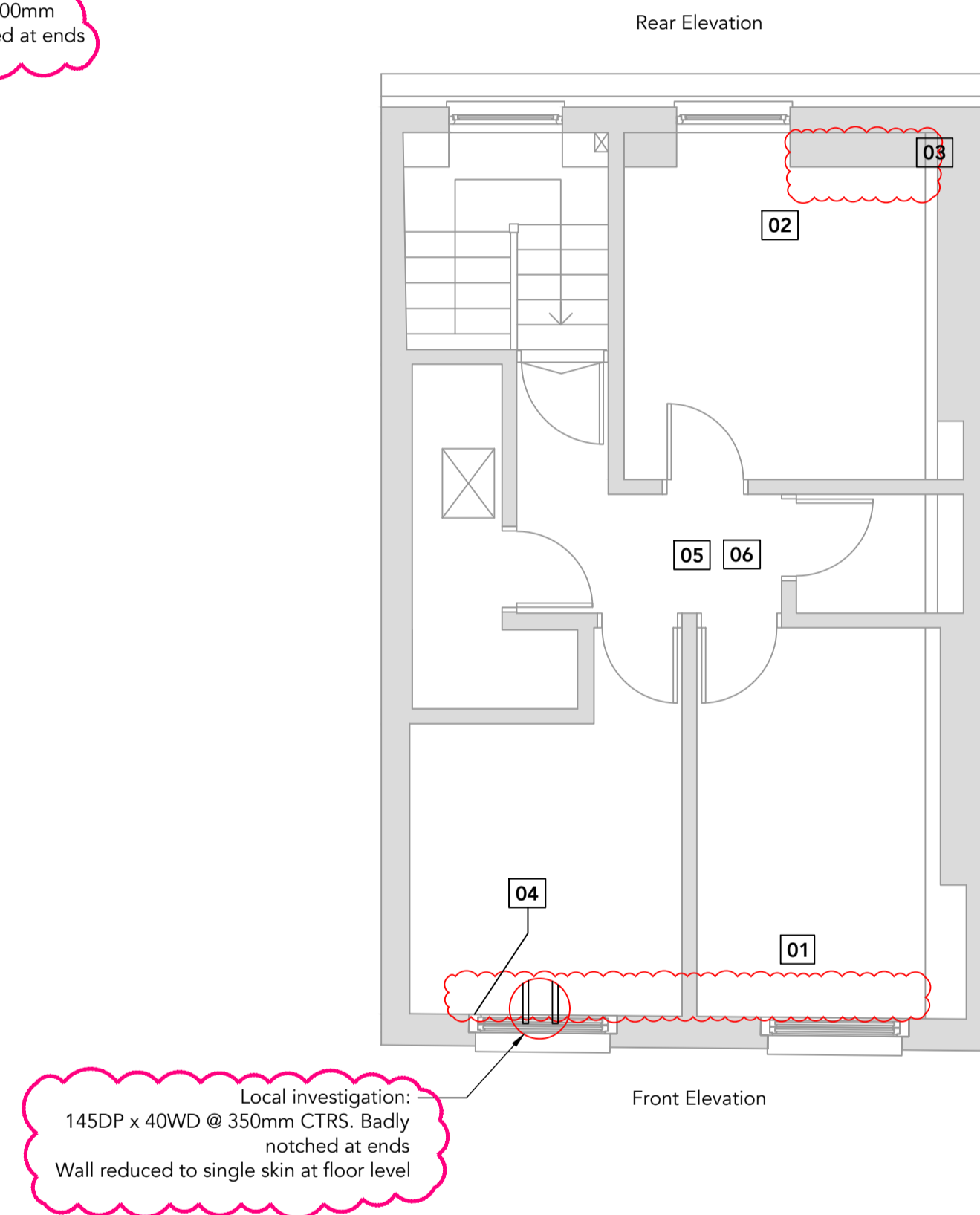
- Evidence of water damage / stains to ceiling and corners of rear bedrooms along eaves of dormer
- Evidence of water damage / stains to ceiling in corner of kitchen along line of dormer eaves
- Vertical cracks in corner of kitchen between party wall and front elevation. Damaged brickwork beyond likely due to settlement of facade and cracks developing on external face. Crack stitching / repair works required
- Cracks to side of window in rear bedroom. Details as (3) above
- Significant deflection of floor joists. Applies to all levels and is widespread across the entire floor. Investigations have been made to locally remove the floor boards at discrete locations across each floor. Several observations are made that are symptomatic to the sagging / deflecting joists:
 - Excessive notching of joists to run services has reduced section and stiffness of joist
 - addition of partitions has increased floor load
 - notching at the support location has reduced joist stiffness at the support
 - age of joist likely resulting in long term creep deflection effects
- Ceilings at all levels have various cracks, unclear at this stage whether cracks are superficial or linked to the deflection observed in the floor joists. Further investigation required
- Small diagonal downward crack extending from corner of the window sill towards floor. Details as (3) above



00 First Floor Plan
(Scale 1:50)



01 Second Floor Plan
(Scale 1:50)



02 Third Floor Plan
(Scale 1:50)

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Preliminary Issue

Project
39 Marchmont Street
WC1N 1AP

Drawing Title
**Existing Building
First, Second and Third Floor**

Date
September 2023

Drawing Scale
Not to Scale

Drawing Ref.
20076-S-102