

Camden Council Planning Department
5 Pancras Square
London
NIC 4AG

Date: 15 November 2024

To whom it may concern,

Re: 23 Boscastle Road, London, NW5 1EE

Further to my site visit on Tuesday 5th November, I confirm the masonry walls to the outrigger on the first floor are in extremely poor condition.

There are bricks missing in many places in the flank and rear walls, with multiple large and random cracks.

The condition of the masonry is not suitable for the additional loads applied by the new steel beams and the proposed terrace loading. Furthermore, the bricks are reasonably old and cannot be locally replaced without eliminating the risk of collapse of the remaining bricks. The flank and rear walls are bonded and toothed together, therefore any remedial work to be carried out, must be applied to both walls.

Therefore, it is proposed to demolish and rebuild the above-mentioned walls on the first floor, which is a necessity for the structural integrity of these elements.

Furthermore, the ceiling joists forming the terrace floor need to be replaced according to the specifications on the structural drawing 02/C.

I also noted the ceiling joists at ground floor to the same area (the outrigger) are in a very poor condition especially over supports and are required to be replaced with new joists of the same existing size (47x175)

Please call to discuss if any of the above is unclear.

We trust this report is clear, however if you have any queries, please contact this office.

Yours sincerely,

H&M Structural Engineers



Marjan Majd