



PANOPTIC
DESIGN CONSULTING

Structural Inspection Report

For

**35 Barn Field
Upper Park Road,
Belsize Park,
NW3 2UU**

Prepared for:

Mr. Shaw


06/12/2023	Rev. 00
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Caveat

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Document Origin

Revision	Date	Revision Description		Name	Signature
00	06/12/23	Original	Prepared	VM	



6th December 2023

Attn: Mr. Alan Shaw
35 Barn Field,
Upper Park Road
Belsize Park
NW3 2UU

Dear Sirs,

Structural Inspection at 35 Barn Field, Belsize Park

Introduction

This report has been prepared in accordance with the instruction received to carry out a visual inspection to determine the nature of the internal partition walls proposed to be demolished as part of proposed refurbishment works within the flat at 35 Barn Field.

The site inspection was carried out 30th November 2023. Relevant photographs have been provided in Appendix B.

It has been accepted that our inspection would be visual only, and limited to those parts of the structural fabric readily and safely accessible. All observations are from floor level. We have not undertaken to carry out an exhaustive survey to identify hazardous materials and would recommend that specialist advice be sought if this service is required.

This letter report should not be considered a comprehensive appraisal of the property, nor a "Structural Survey" as defined by the Royal Institution of Chartered Surveyors. It deals solely with the technical matters referred to within the instruction received, although some other matters are mentioned by way of completeness, which were observed during the inspection.

Areas of structure, which were neither exposed, visible nor accessible at the time of the inspection, are not commented upon. Non-structural building items, such as doors and window frames, are not commented upon unless their condition provides supportive evidence of a structural problem. However, commentary may be given in passing on the condition of some non-structural items. This is provided to assist the Client and make him aware of any potential problems. They should not, however, be viewed as an exhaustive record of such defects.

This report has been prepared for the benefit of the Client only, and no liability is accepted to any Third Party who may seek to rely upon the whole or any part of this report, unless agreed by Panoptic Design Consulting Ltd in writing.

Observations

The property is a three-bedroom flat located at the ground floor of a three and four-storey residential building. The building is brick clad and assumed to be constructed circa mid-1900s.

The internal walls that are proposed to be demolished form the partition walls within the flat between the living room and kitchen; between the toilet and bathroom; and between the hallway and bathroom. Refer to Appendix A for the sketch plans.

We were advised by the owner that the flats above have the same general layouts, and it was also mentioned that some flats have removed walls similar to those proposed to be demolished for this flat.



The wall running along the corridor/hallway adjacent to the bedrooms was covered in finishes, however it appears to be solid and was measured as circa 250mm wide.

The wall running along the corridor/hallway wall adjacent to the kitchen has several openings for storage cupboards, and was generally covered in finishes. The construction of the top 300mm of the wall was visible from within the electrical cupboard as blockwork on three sides (including the main corridor wall), and brickwork of circa 150mm wide on one side. Part of the slab above was also visible through a void in this cupboard as concrete, and it was noted there appears to be a gap between the slab soffit and blockwork, with what appears to be a soft joint / compressible fill material at the top of the brickwork part of the wall. It was also noted that there was no lintel over the electrical riser cupboard door, only blockwork continuing over.

The walls to be removed were covered in finishes at the time of the inspection, however they appeared to be of masonry construction.

The wall between the bathroom and corridor was measured as circa 80mm wide, and sounded of blockwork similar to the walls mentioned above.

The wall between the bathroom and toilet sounded of solid masonry and measured as circa 150mm wide. Furthermore, a downstand was noted above the toilet, which appears to align with the external wall framing the inset balcony, indicating this may be a downstand beam supported on this wall.

The wall between the living and kitchen sounded to be of blockwork construction, and was measured as circa 100mm wide.

Discussion and Recommendations

Based on the visual inspection carried out, the primary building structure likely appears to be solid/concrete floor slabs supported on primary loadbearing masonry walls. This is of similar construction to other residential blocks of flats of its era, which would support these observations.

Furthermore, the internal 250mm wide corridor wall adjacent to the bedrooms appears to be the widest internal solid wall measured. Therefore, it is assumed that this is the primary internal loadbearing wall which acts as an intermediate support on which the floor slab spans front to back of the property.

Therefore, following our review of the above, we would deem our opinion of the internal walls proposed to be demolished (as shown in Appendix A) as the following:

- The wall between the bathroom and corridor, and the wall between living and kitchen are assumed to be non-loadbearing and not contributing to the overall stability of the building.
 - Thus, we would conclude that it is acceptable for these walls to be demolished.
- The wall between the bathroom and toilet is assumed to be party load bearing where it meets the external wall as it may be supporting the downstand beam.
 - We would therefore recommend further investigations are carried out on this wall by removing the finishes at the top of the wall to confirm whether the wall on the internal side of the downstand is loadbearing or not. Overall, we are of the opinion that the wall can be trimmed back up to the downstand only, to ensure support for the downstand is not removed.

We would recommend that the walls are demolished carefully, and should any support/tying of the walls to the surrounding structure be found, that further advice / guidance should be sought to confirm that the full extents of the walls are non-loadbearing.

Care should be taken to not damage / demolish / alter the existing building structure, i.e. downstand beams and existing floor slab.



All works should be carried out by a competent contractor.

We trust the above is in accordance with your requirements. Should you have any queries, please let us know.

Yours faithfully,

Vijay Mehta
MEng CEng MIStructE
Senior Structural Engineer

Attachment:

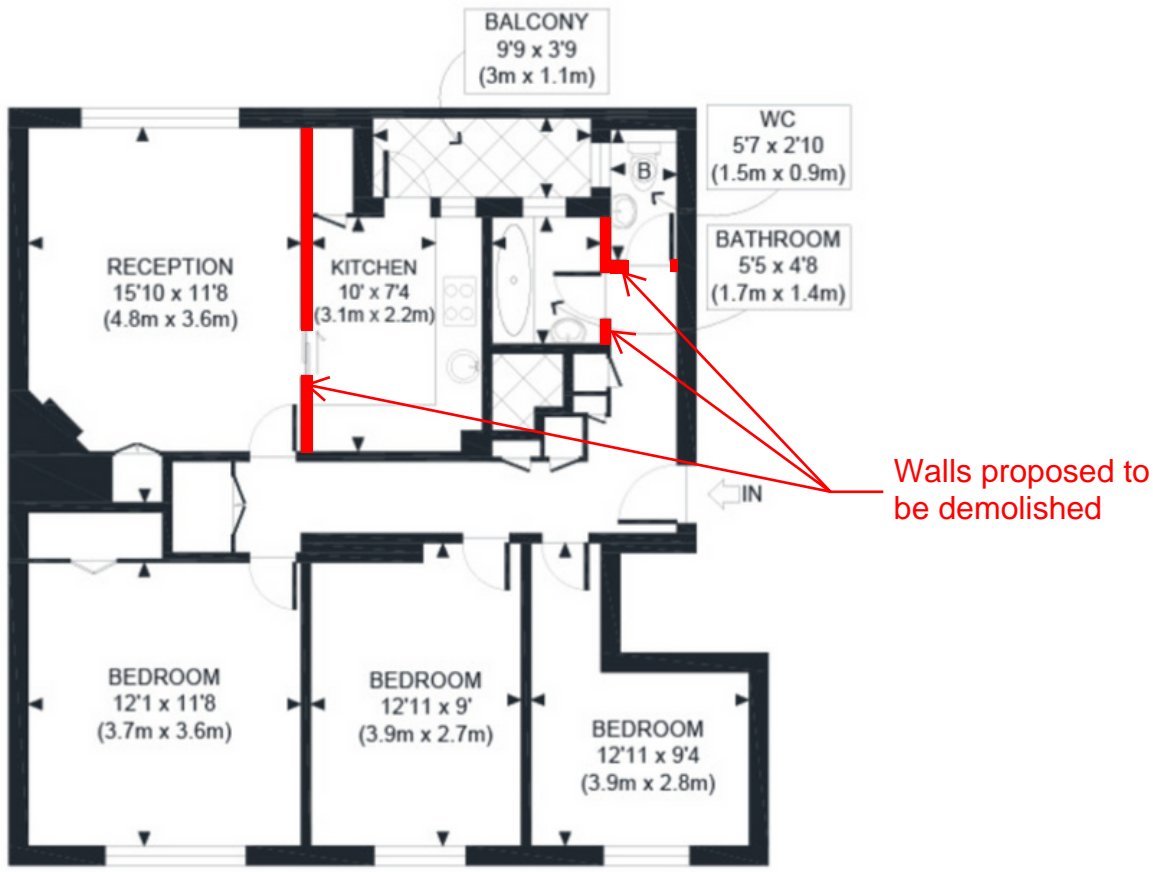
- Appendix A: Proposed Demolition Plan
- Appendix B: Relevant photos taken during site visit on 09/12/22



APPENDICES



APPENDIX A – PROPOSED DEMOLITION PLAN



Flat 35 Floor Plan



APPENDIX B – SITE PHOTOS



Photo 1: Front elevation of apartment block



Photo 2: External view of inset balcony



Photo 3: Flat corridor leading towards living room, showing bedroom side wall (left) and kitchen side wall (right)



Photo 4: Openings to cupboards in corridor wall on kitchen side



Photo 5: Wall structure visible above electrical cupboard



Photo 6: Flat corridor leading to bathroom with bathroom side wall (left) and toilet wall at the end



Photo 7: Wall between corridor and bathroom proposed to be removed



Photo 8: Downstand above toilet room in line with external wall of inset balcony



Photo 9: Front wall of bathroom overlooking inset balcony



Photo 10: Wall between kitchen and living room with full height opening proposed to be demolished