



Darryl Jaffe
Managing Director
Jaffe Properties
173 West End Lane
West Hampstead
London
NW6 2LY

8th November 2018

Dear Mr. Jaffe,

Re: Maisemore Mansions, 35 Canfield Gardens, London. NW6 3JN

Further to your request to attend the above-mentioned property, to inspect various issues affecting the building I have the following observations:

1. The front entrance path is experiencing some cracking and lifting of the decorative clay tiles. The presence of 2no. mature London Plane trees, as well as a number of shrubs within the tended front garden are believed to be the cause of the defect. The defects in the path are currently deemed to be of a visual issue only at present.

I would recommend the lifting is periodically reviewed to ensure no major trip hazard becomes apparent.

2. Damp is present to the flank elevation of the building at low level on the line of the gated access to the rear of the building.

Damp meter readings were taken and shown to have high levels within and marginally above the low-level render. A number of issues could be causing the problem:

- a. Water run off from the connection between the timber gate and the brickwork wall. This join is a natural place for rainwater to run off. The timber frame of the gate is in good condition, and damp is only being experienced at low level. It is therefore presumed this is not the root cause.
- b. Failure of the low-level render. The low-level render is presumed to have a waterproofing additive such as SIKA. The render is showing signs of cracking and distress generally, where it has had ad hoc repairs carried out. The presence of the gate frame and cabling would exasperate this problem due to the higher probability of standing water.
- c. Possible leak from below ground pipework. Drainage and water supply pipework may be present in the area, and would cause a localised problem such as the one present.

I recommend a specialist contractor attends to carry out further testing of the structure to attempt to pinpoint the exact issue.

3. Damp and high moisture readings are present within the basement slab and walls at low level.

The basement slab is not one continuous slab, with various sections being repaired and re-laid. There does also not appear to be a Damp Proof Membrane present beneath the slab.

The walls within the basement are also showing signs of damp, in particular to the brick spread footing to the rear R/H side of the building within a cellar area adjacent to the side access door.

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The issues appears to be from ground water.

The basement is currently used for storage only and generally this issue does not appear to be affecting the use of the building.

Should, in future, the occupiers of the building wish to utilise the basement area fully, then I would recommend the following works are carried out to the existing slab;

- a. *New base to be formed by breaking up the existing surface and striping top soil to a suitable depth for 150mm hardcore. This is to comprise of clean broken brick cuts, over hardcore lay minimum 50mm compact and rolled sand bringing with 1200 gauge polythene sheet damp-proof membrane. All joints to be overlapped with polythene 10 mm and sealed mastic joint tape and completed with polythene jointing tape between overlapping sheets.*

DPM to be turned up to overlap with new and existing DPC to be turned to overlap with new and existing DPC if applicable minimum 50mm.

Pour 150mm thick 1:2:4 concrete with reinforcement mesh to BS5328 mix ST4 if required.

Floor finish to be either 75mm sand/cement 1:3 mix on 80mm thick CELOTEX RR Ref: GA2080, dressed up the inner face of brickwork wall

Achieves a 'U' value of 0.22W/m²K

Note – *The existing foundations should not be undermined. A trial hole should be excavated prior to construction to check existing foundation depth.*

- b. *The walls should be treated with an appropriate tanking system. Subject to a survey from a specialist damp proofing company. The recommendations will allow for either a surface applied physical membrane system, or a water proof render system. I do not currently believe the level of damp within the property requires a cavity membrane system.*
4. Within Flat 4 it was noted that hairline cracks were present at high level within the master bedroom. The cracks are consistent with the join of the existing coving/ceiling/wall junctions. The cracks are formed during differential and seasonal thermal movement of the different materials. These cracks are not considered to be detrimental to the structure of the building.

I would recommend decoration of the finishes, and where possible a flexible filler should be used prior to decoration.
5. Within Flat 5 it was noted areas of damp present within the walls of both rooms to the rear of the flat. The damp patches are approximately 1.7m high and consistent with the level of the external eaves. The damp patch to the L/H side is showing high readings on the damp meter. On closer inspection the junction between the 2 differing eaves levels externally is unsatisfactorily flashed and waterproofed. I would recommend a qualified roofer attends and provides a new lead/aluminium flashing and soaker to desist water ingress.
6. The damp patch to the R/H side showed low levels of moisture on the damp meter, and it is assumed this has now dried out. Please note the reveal detail on the window in this room is unsatisfactory, and whilst a roofer attends to the rear eaves, should address the issues to ensure no future water ingress.
7. The decorative stone and brick balustrading above the main entrance door is showing signs of cracking to the mortar. I was unable to gain access onto the small section of flat roof to check for any movement in the stone. From my inspection at ground floor level the cracking appears to be largely in the mortar and I would recommend the existing cracked mortar is raked out and re-pointed. Should on closer inspection any elements of the structure be loose, then they should be removed, all mortar hacked off and the sections re-bedded in fresh mortar.

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Should you have any queries please do not hesitate to contact me.


Yours Faithfully,

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