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Thursday 17th March 2022

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

Our ref: propadv F1.35 Canfield Gdns16.03.22

Dear Darryl,

Re: 35 Canfield Gardens Ltd
Flat 1, 35 Canfield Gardens, London, NW6 3JN

Thank you for your instructions to undertake an inspection of the referred to property.

I confirm that I inspected the property on Tuesday 15th March 2022.

Terms of Reference

Our instructions are to comment upon the Structural cracks that have been noted to the building and in particular to Flat 1.

Limitations of Inspection & Report

This report is limited in respect of its reporting content to comment upon the cracks that we have noted.

We only inspected the interior of Flat 1 and the communal basement at the time of our inspection.

We inspected the exterior of the building.

Location of Property

The subject property is located in South Hampstead, North West London.

Description of Property

The subject property comprises a substantial purpose built block of 5 flats.

The house is built on ground, first, second third and fourth floor levels.

The building is constructed of solid 9" and 13½" brickwork.

Evidence of Cracking

There is evidence of cracking to the internal walls of the main rear bedroom of the flat.

There is a diagonal crack to the plaster wall surface below the windowsill to the right hand splay (as viewed looking towards the rear garden).

This crack is approximately 2mm in width.

We are advised by the present owner that this crack has appeared in very recent times.

There is a further hairline crack noted to the left side wall (as viewed when entering the bedroom from the hall). This crack extends from beneath the cornice of the bay window in a diagonal pattern to where the headboard of the bed is located.

There is further evidence of surface cracking to the chimneybreast to the plaster wall surface located above the fireplace.

External Cracking to the Rear Main Wall of the Building

There is cracking noted to the left side of the bay window the ground floor elevation where the bay window adjoins the main section of the property. The cracking that we have noted is hairline in nature and extends to a height of approximately 2 metres from the ground level.

There is further cracking noted to the side return wall of the bay window and the cracking passes through approximately 10 courses of brickwork.

Cracking also passes through the rendered plinth.

Bay Window

It is noted that the bay window brickwork is out of alignment to its original built position.

The brick soldier arches to the raised ground floor flat are out of "square" to their original built position.

Historical Subsidence

We have been verbally advised that there has been an historic Insurance Claim in respect of subsidence to the building.

We do not have any information relating to the subsidence claim and the owner of Flat 1 advises us that the Insurance Claim dates back approximately 25 years.

Advice

We advise that further information relating to any historical Insurance Claims should be investigated and all documentation obtained.

Present Movement

The present movement that is occurring within the flat is occurring notably to the bay window structure to the rear elevation.

The bay window is built on ground, first, second, third and fourth floor levels.

Bay windows are built on shallow foundations compared with the foundations of the main structure of a building.

Due to the shallow depth of the foundations of the bay window, it should be noted that bay windows are therefore susceptible to the causes of ground movement.

Ground movement can occur due to the natural shrinkage that occurs within clay sub-soils.

Clay is a high elastic material which is susceptible to the shrinkage of a clay sub-soil.

The shrinkage to a clay sub-soil is a natural occurrence but can be accelerated by the presence of mature trees.

It is noted that there are trees which are growing within the communal gardens to the rear of the property.

There are further trees that are growing within the public footpath located in Canfield Gardens.

We advise that superstructural strengthening of the bay window may be advised by a Structural Engineer.

There are various methods of strengthening a bay window structure which can include for example adding steel rods known as Helibars to part of the external and internal fabric of a structure.

In extreme cases of structural movement, underpinning may be recommended.

Buildings Insurance of the Property

The subject property will be insured with the benefit of a full Buildings Insurance Policy.

You may wish to notify the Insurers of the presence of the cracking and movement that we have noted.

If a claim is registered and accepted by an insurance Company, the Insurance Company will take the responsibility of instructing Structural Engineers to inspect the property and to advise as to the structural repairs which may be advised.

Probable Historical Structural Strengthening Works within the Basement Area beneath the Flat

We were able to view the Communal basement area beneath the subject flat.

It appears likely that some historical structural strengthening works have been undertaken to the basement area where there are a provision of brick piers that have been installed.

We have noted some cracking to the brickwork to the rear elevation wall.

Summary

We trust that this report is helpful and comprehensive for your purposes.

If there are any points contained within this report which require further clarification or explanation, please do not hesitate to contact the writer.

Yours sincerely,

[redacted]

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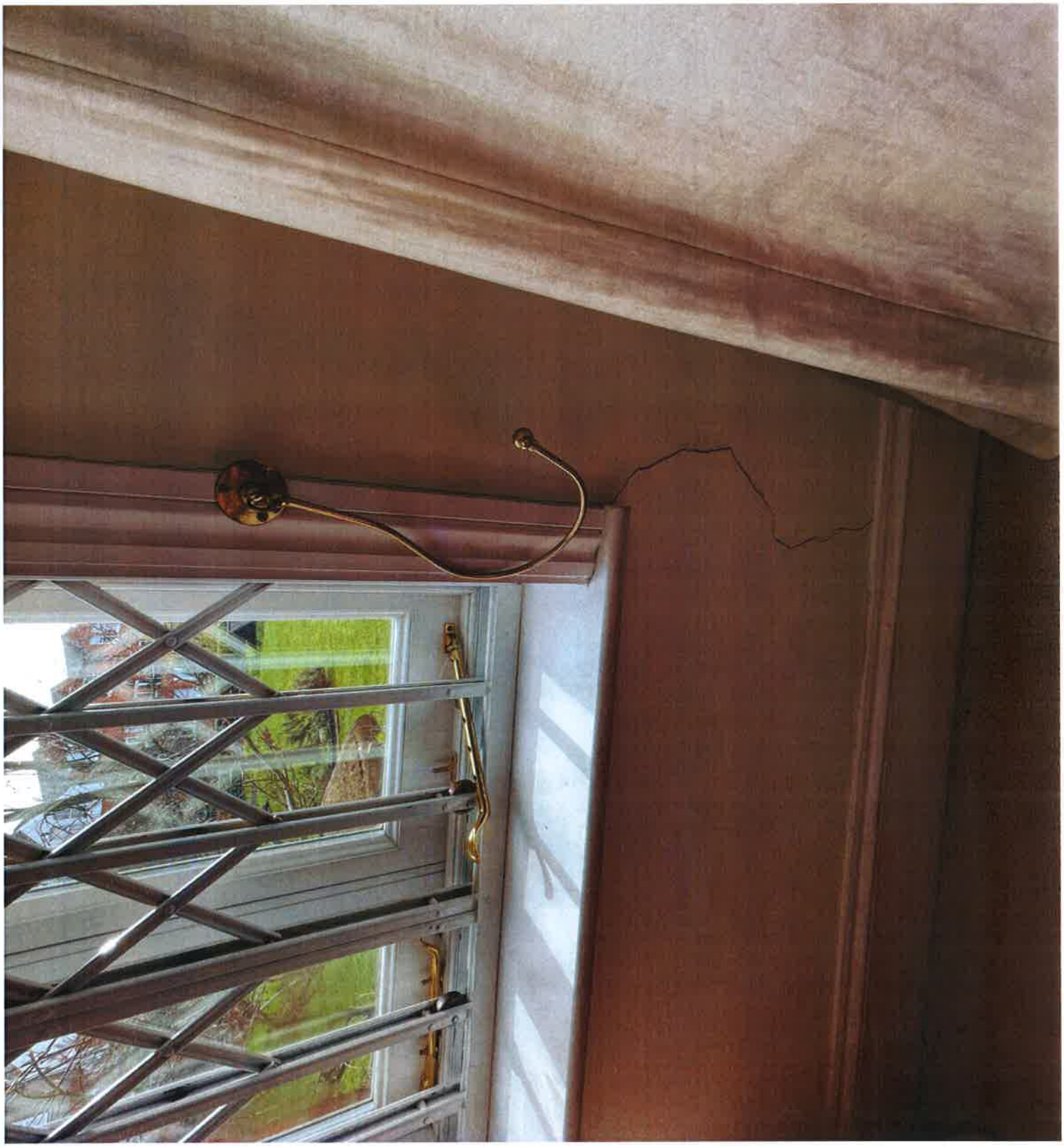

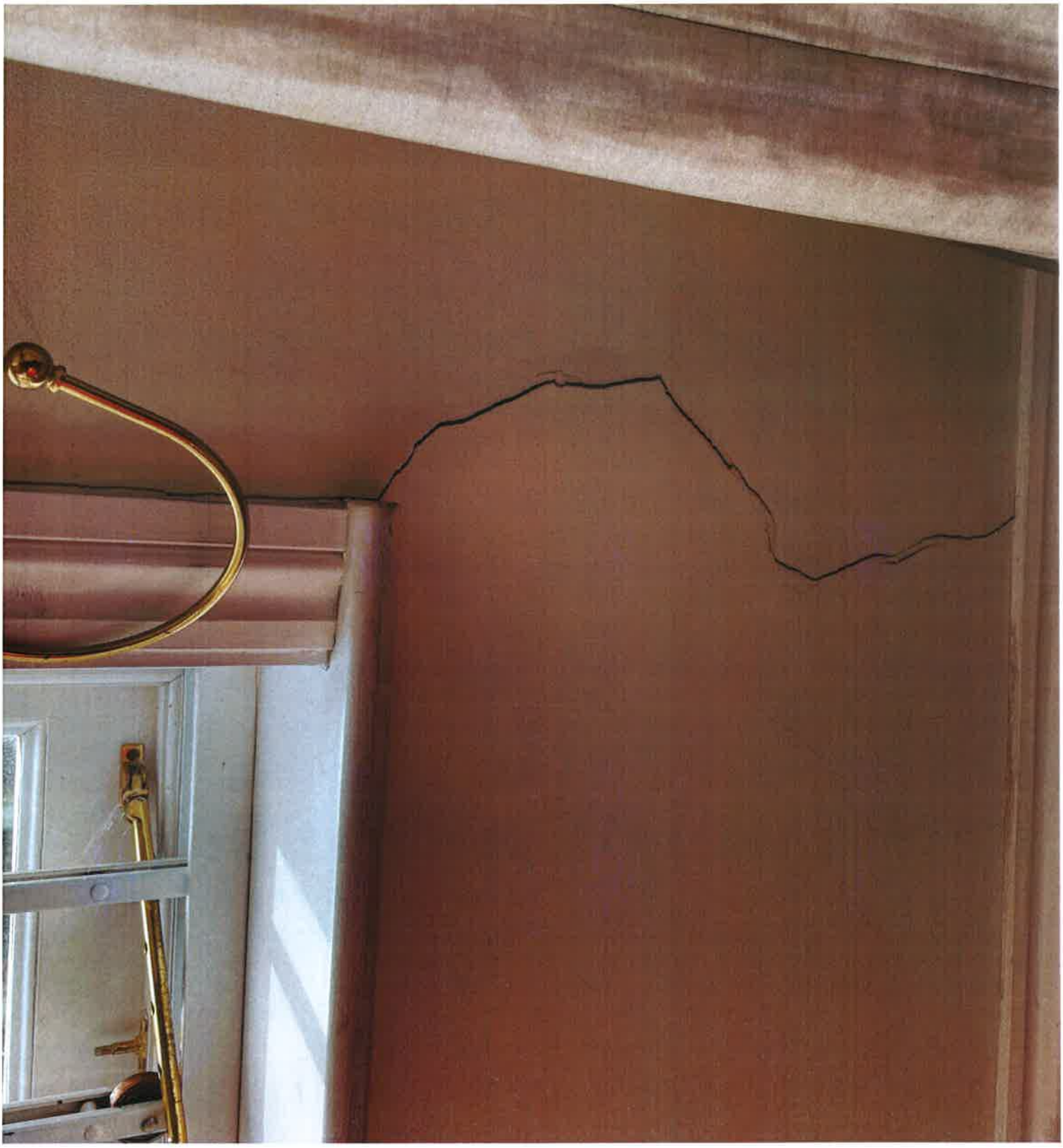

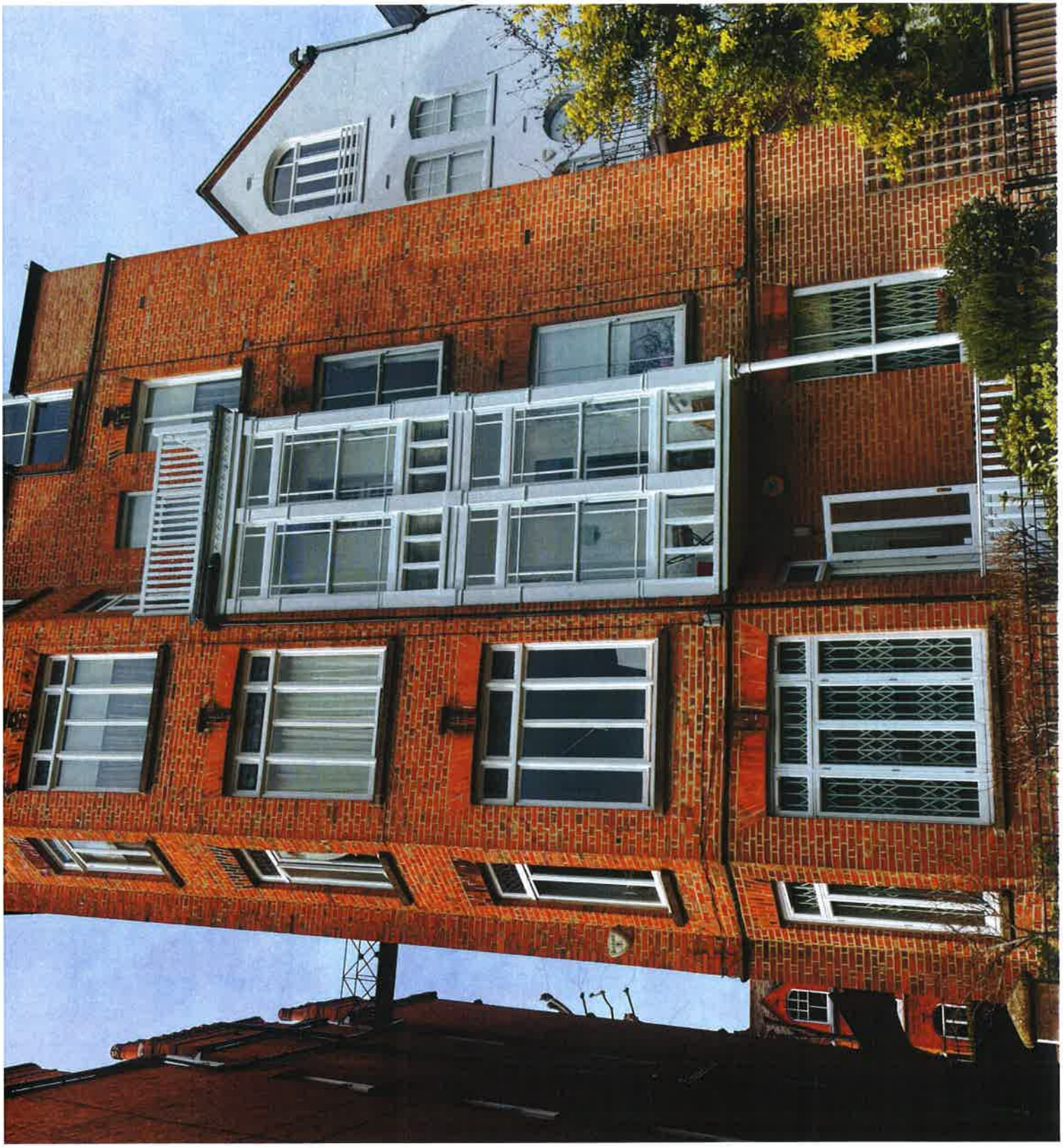

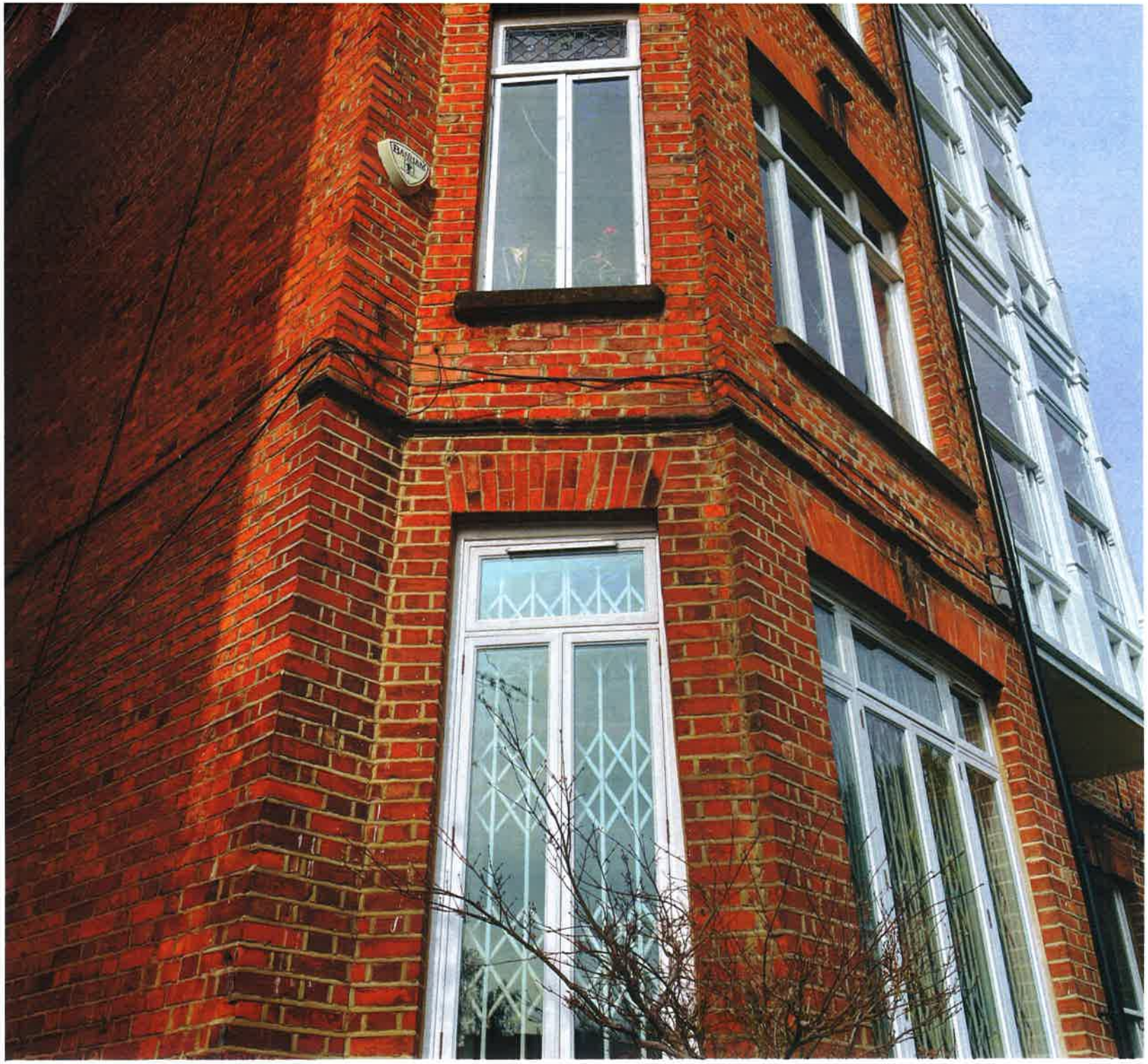

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