

Our ref: 5333.0007

**Mr M H Abedinzadeh  
Third Floor  
33 Lowndes Street  
London  
SW1X 9HX**

13 December 2013

Dear Mr Abedinzadeh

**Re: 80 Guilford Street, London WC1.**

This letter is to be read in conjunction with the attached a report carried out by Gulliver Timber Treatment Ltd. The report details findings of a timber and damp survey carried out at the property on December 4<sup>th</sup> 2013. This letter summarises the findings of the damp and timber survey and presents a structural appraisal on the condition of the existing structure.

80 Guilford street is a mid terrace property of traditional construction typical for the Regency period; solid masonry walls forming the external and party walls, timber floors at ground, first, second, third and a timber cut roof. Internal walls from ground to third are of timber construction, some are original load bearing and others are of more modern construction. There is also a basement with internal masonry walls supporting the ground floor, the front of the basement extends under the pavement formed using brick arch construction.

Stripping out of internal walls and finishes has revealed a number of structural defects; these are set out below together with recommendations for making good.

1. The existing roof is in a poor state of repair, water ingress over a prolonged period of time has lead to a large proportion of the roof affected by wet rot and an associated infestation of Wood Boring Weevil. The roof is poorly designed, with a lack of lateral restraint leading to outward movement of the front wall. Repairs have been undertaken with the introduction additional timbers, this has been poorly carried out with a lack of engineering input. Roof loading is currently transferred onto the third floor through the internal partitions, large deflections are visible indicating inadequate strength of the support at third floor, see photo 1.

It is recommended that a new roof be constructed utilising steel beams clear spanning from party wall to party wall; ensuring that load bearing partitions are not required at third floor thus allowing maximum flexibility for future use. When the roof is replaced flashing and render above roof level can be replaced to ensure longevity of the new design. The new roof will also incorporate restraint straps to prevent any risk of movement on the front elevations.



*Photograph 1. Third floor showing deformation in the roof timbers.*

2. Timbers at ground, first, second and third floor are in a poor condition with wet rot present in wall plates and at joist bearings. Kirksaunders have previously reported on the condition of the third floor (see report attached).
3. The existing cantilever stair from ground to first shows excessive deflection, this is possibly as a result of wet rot decay affecting the timbers adjacent to the wall. It is currently propped; further opening up is required to allow a repair detail to be confirmed.
4. The lower stair also shows signs of excessive deflection as a result of decay of the supported newel post.
5. The timber survey revealed an infestation of dry rot towards the rear of the property. Dry rot outbreaks are serious due to the pervasive way in which they can spread through plaster finishes to find new unaffected timbers to attack. Of concern is that the dry rot may be present in the voids behind the timber cantilever stair case. The report produced by Gullivers should be read carefully to understand the implications for the project.
6. The front elevation has in some locations become detached from the party walls, see photo 2. A number of strapping details have been provided to re-connect the front elevation back to the party walls and at floor level, the straps are to be installed over all floors. It is considered that the front wall should be rebuilt from third to roof due to the extent of the movement.
7. A number of brick arch lintels on the front and rear elevations have failed, which is to be expected for a property of this age. These will be repaired using "Helibar" stainless steel reinforcement, (or similar approved).



*Photograph 2. Dislocation of front elevation from Party wall.*

8. A number of internal walls have cracked, in particular at the internal corner at the rear, adjacent to the stairs, see photo 3. A combination of re-building and crack repair using “Helibar” bed joint reinforcement (or similar approved) is required.



*Photograph 3. Cracking in rear wall adjacent to stair case.*

9. There is cracking and movement in the basement wall running perpendicular to the party walls, this is as a result of the main highly loaded party walls settling over time relative to the perpendicular unloaded wall. The majority of this wall is to be removed as part of the proposed alterations, the remaining section of wall is to be rebuilt in engineering brickwork or 10 N blockwork.

A full specification for repairs and new steelwork will follow once the proposals have been agreed.

Yours sincerely,

**David Stockwell**  
Senior Engineer

Enclosure  
Cc



**Gulliver**  
**Timber Treatments Ltd.**  
WOODWORM, DRY ROT AND RISING DAMP SPECIALISTS  
Incorporating Surrey Timber Preservation Company

Bank Buildings, Station Road, Otford  
Sevenoaks, Kent TN14 5QX  
Tel: 01959 524966  
Fax: 01959 525176  
E-mail: enquiries@gullivertt.co.uk  
www.gullivertt.co.uk

13 December 2013

Your Ref:

1840H/LH/MA

Our Ref:

Mr D Stockwell  
Kirk Saunders Associates  
Berwick House  
8-10 Knoll Rise  
Orpington  
Kent  
BR6 0EL  
davidstockwell@kirksaunders.co.uk

## ESTIMATE

Dear Sirs,

### **Re: 80 Guildford Street London WC1N 1DF**

Further to your recent request our surveyor, Lee Horton CSRT CSSW, visited the above property on 4 December 2013 for the purpose of carrying out an examination with regard to roof and floor timbers and rising dampness to lower ground floor walls, and we have pleasure in submitting our observations, recommendations and estimate as follows:-

#### **OBSERVATIONS:**

We noted the following infestation(s):  
COMMON FURNITURE BEETLE (*Anobium punctatum*)  
WET ROT (*Coniophora puteana*)  
WOOD BORING WEEVIL (*Pentarthrum huttoni*)  
BARK BORER (*Ernobius mollis*)  
DRY ROT (*Serpula lacrymans*)

Any references to right and left are taken from facing the outside of the main front elevation wall of the property.

#### **Roof Void:**

Access was gained to the main roof void with the majority of roof timbers being accessible beneath the lined slate coverings.

We understand that all pitched roof timbers are to be renewed and there is a high level of Wet Rot decay affecting timbers throughout the roof void. The valley timbers are particularly badly affected as are the third floor ceiling timbers in general. There is also an associated infestation by Wood Boring Weevil.

There is visible evidence of severe and ongoing rainwater penetration of the roof coverings.

#### **Second and Third Floors:**

Attacks by the Wet Rot fungus (*Coniophora puteana*) were noted in wall plates and joist ends to the front and rear of the second and third floors. Floorboards and joists to the centre of the third floor have been damaged by Wet Rot decay via the ongoing roof leaks. The second floor staircase (along with those to the ground and first floors) has also been subject to damage from Wet Rot decay.

#### **First Floor:**

Attacks by the Wet Rot fungus (*Coniophora puteana*) were noted in floor timbers to the front and rear of the property.

#### **Ground Floor:**

Floorboards, joists and wall plates to the ground floor back addition are badly affected by Wet Rot decay, as are the timber forming the flat roof to the back addition. The roof boards are especially badly affected.

Note: The basement is, we understand, to have a new solid floor laid throughout.

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The Conditions overleaf apply  
Member of the Property Care Association  
and Guarantee Protection Insurance Ltd  
Registered in England No 1022035



Generally:

It will be appreciated that in a building of this age and type of construction there are inevitably many hidden timbers such as lintels, bonding and framing on which no report can be given without further opening up being carried out.

There is evidence of general wet rot decay affecting the external joinery timbers.

Dry Rot:

An attack of Dry Rot (*Serpula lacrymans*) was noted to be affecting the area indicated on the attached sketch plan. In particular the following timbers were seen to be affected:- flat roof timbers, floor timbers and bonding/framing timbers.

Our report in connection with the Dry Rot outbreak has been prepared without the benefit of exploratory opening up. The nature of Dry Rot is such that it keeps away from light and grows behind joinery timbers and plaster in search of other timbers to attack. It is therefore possible that further additional works may be found necessary during the course of our proposed works, and if this is the case, a further supplementary estimate would be submitted.

Should the Dry Rot outbreak spread beyond the limits envisaged in this report, it will be necessary for the wall plaster to be stripped to at least 1 metre beyond the last visible signs of mycelium. Any additional decayed timbers such as window lintels, wall plates, window frames, etc., should be replaced using pre-stressed reinforced concrete and pre-treated and primed timber.

Should the Dry Rot outbreak affect the party wall with the adjoining property, it will be necessary for you to contact the owner of this property, and arrange for this company or another member of the Property Care Association, to carry out an inspection. This must be undertaken in order for our guarantee to apply to this section of work.

The main cause of the Dry Rot outbreak would appear to be previous moisture penetration from cracks to brickwork, defective roof coverings and defective rainwater goods.

Dampness:

Walls throughout the basement have been subject to damp ingress via groundwater penetration and rising dampness. Given the nature of the property and its listing grade, we would recommend the installation of a cavity membrane waterproofing system throughout the lower ground floor.

Note: We understand that the front vaults are not to form part of the habitable area and are not to be included in the scheme.

Where solid floors are to be laid we recommend that a 100mm x 100mm channel is formed at all wall floor junctions to allow for the installation of the drainage channels incorporated within the cavity membrane waterproofing scheme.

Please Note: Our Surveyor's findings outlined in this document are relevant to the conditions appertaining to the property at the time of our survey.

**RECOMMENDATIONS/ESTIMATE:**

A) Carry out chemical treatment to all accessible retained roof, floor and staircase timbers

would be .. .. . **£1862.00 + VAT**  
plus guarantee insurance fee @ £70.00 for item A & C  
(including administration fee of £21.04 and 6% Insurance Premium Tax of £3.96)

Cont/...



**Re: 80 Guildford Street London WC1N 1DF**

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- B) Drill and inject a new horizontal chemical damp-proof course to walls as indicated on the attached sketch plan.

would be .. .. . **£2595.00 + VAT**  
plus guarantee insurance fee @ £70.00 (including administration fee of £21.04 and 6% Insurance Premium Tax of £3.96)

- C) Carry out Dry Rot fungicidal masonry treatment to areas as indicated on the attached sketch plan.

would be .. .. . **£2172.00 + VAT**

- D) Install cavity membrane waterproofing system to wall and soffit surfaces as indicated on the attached sketch plan. Install dry lining to walls and soffits, to be left with plaster skim finish. Install suitable drainage and sump pump systems (2 number) to work in conjunction with cavity membrane waterproofing

would be .. .. . **£23,599.00 + VAT**  
plus guarantee insurance fee @ £1060.00 (including administration fee of £244.00 and 6% Insurance Premium Tax of £60.00)

This estimate does not include for the items of Attendance Work listed below. Any additional requirements will be charged extra, subject to your full approval.

**ATTENDANCE WORK**

- 1) Before the arrival of our operatives it will be necessary for you to remove floorcoverings, furniture, stored articles, any units and plumbing, any insulation material, etc. and provide a free working access. Floorcoverings and insulation must not be relayed until the timbers are completely dry. It may be necessary to delay the refitting of foam-backed and vinyl floorcoverings for a longer period as these materials are not suitable for use on treated floors until all vapours have dispersed.
- 2) Rectify all other sources of moisture ingress such as faulty roofcoverings, rainwater goods, porous pointing, window sills, etc.
- 3) Carry out any necessary renewal in treated timber to be supported as necessary on sleeper walls or joist hangers, incorporating a physical damp-proof course. Care must be taken to ensure these timbers do not come in contact with the external wall surfaces.
- 4) Remove decayed lintels etc. and renew in pre-stressed concrete.
- 5) Refix treated and primed skirtings in areas of damp-proof course insertion.
- 6) In Dry Rot areas, strip plaster to areas and heights indicated before sterilisation of the fabric by our operatives. Plaster in Dry Rot areas must be cleared from site and not used in solid floors.

This is not necessarily the full extent of the Attendance Work which may need to be varied or extended as the work proceeds.

Your attention is drawn to the 'General Conditions' attached.

Accounts are net payable on completion of the work. Unless otherwise agreed in writing, the issue of any guarantee is conditional on full settlement of our account being received within 14 days of date of invoice.

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**Re: 80 Guildford Street London WC1N 1DF**

**Ref No: 1840H**

A 20-year guarantee will be issued on all timbers fully treated and against further damp rising in the walls injected to specification. A 10 year guarantee will be issued for item D.

A quote for optional insurance cover for your guarantee is shown as a separate item on our estimate. This is a one-off premium and protects you and subsequent owners of the property should this company cease trading.

Deposit, and/or Work in Progress insurance is available upon request.

If this estimate meets with your approval, would you kindly complete and return the enclosed acceptance form so that we may schedule the work to your requirements. Unless you are in possession of an approved trading account with this company, we must ask you to enclose 25% deposit with your acceptance.

If you wish to pay either your deposit or final account by credit card, an additional fee of 2% will be incurred. Debit card transactions will not incur any additional fee.

Should you require any further information, please do not hesitate to contact us.

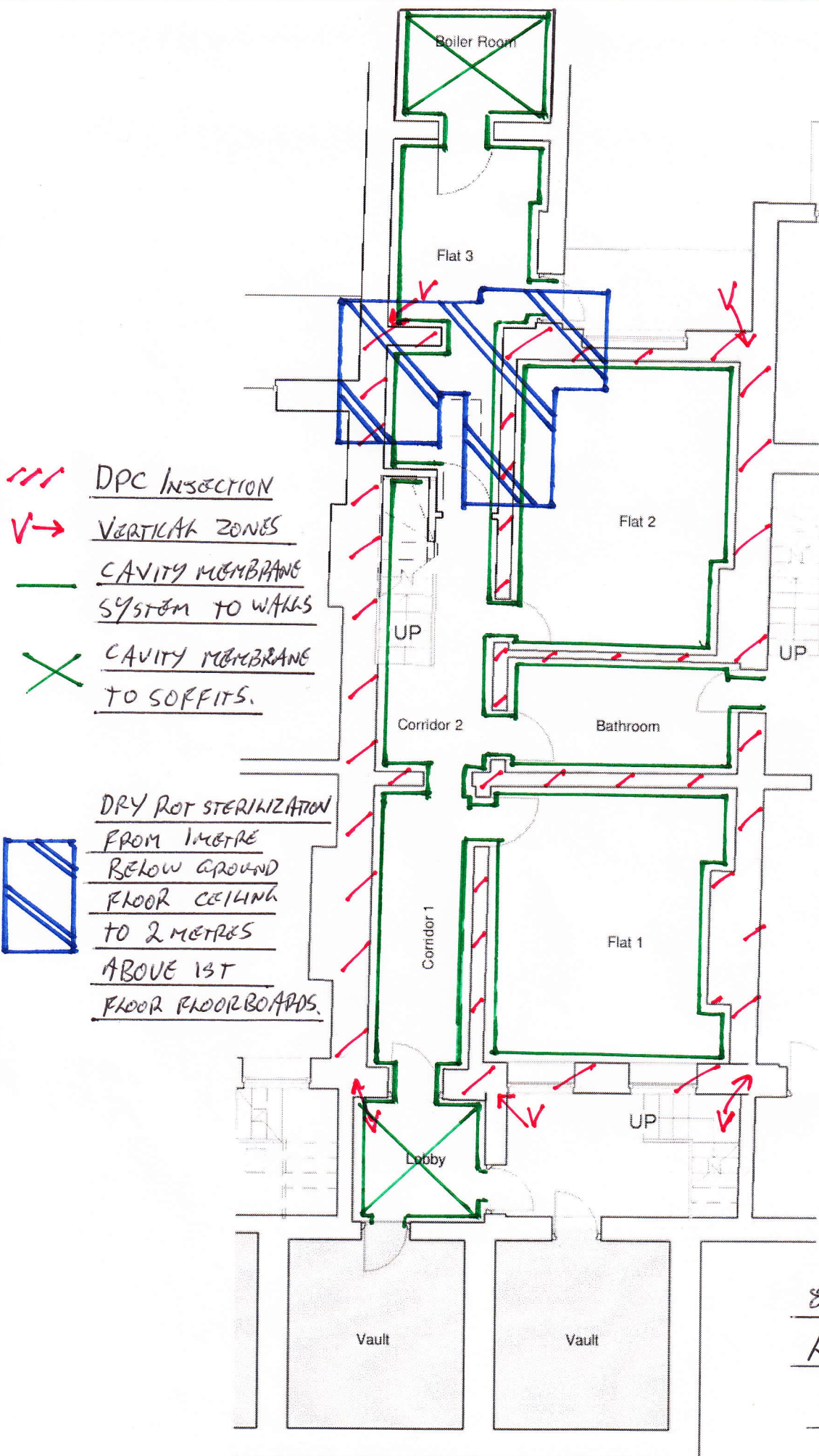
Yours faithfully,  
For and on behalf of  
**GULLIVER TIMBER TREATMENTS LTD.,**







pp Lee Horton CSRT CSSW  
Surveyor

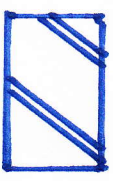
Encl:





-  DPC INTERSECTION
-  VERTICAL ZONES
-  CAVITY MEMBRANE SYSTEM TO WALLS
-  CAVITY MEMBRANE TO SOFFITS.

DRY ROT STERILIZATION  
 FROM 1 METRE  
 BELOW GROUND  
 FLOOR CEILING  
 TO 2 METRES  
 ABOVE 1ST  
 FLOOR FLOORBOARDS.



80, GUILFORD STREET  
LONDON WC1  
4.12.13.  
1840/H.

**Basement Floor Plan**