

# Regional Building Control

**Corporate Approved Inspector for Building Regulations  
Chartered Building Control Surveyors**

SL 3.1.1

## Site Inspection Report No: 11

16 August 2013

Mr M Conneely  
C J O'Shea & Co Ltd  
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Dear Mick

**Project:** 8 no. new build apartments & 2 no new build houses  
**Site Address:** 42-45 Belsize Park, London NW3 4EE  
**Application Ref:** RBC/12/601

Please find below our site inspection report carried out on 12 August 2013 in respect of the above property.

**Inspected by:** Colin Jackson                      **Site Contact:** Melis & Mick

**Reason for visit:** Inspection of existing facade

**Job status:** Main frame at 4<sup>th</sup> floor level

### Surveyor's comments:

Our inspection was focused on inspecting the condition and proposals for the existing façade. We are in receipt of the recent structural engineers report on the facade and the summary proposals within the report.

From our inspection we concur with the engineers comments that the condition of the existing brickwork of the facade is in a severe critical condition and we particularly note the following;

The existing brick arches have lost their structural integrity due to movement and the poor condition of the powder mortar and weak bricks.

All the timber lintels and arches appear inadequate to safely support the brickwork due to the fragmentation and erosion of the brick panel action.

The brickwork in many places has severe tree root infestation which has caused the brickwork to become 'live' and unstable.

We understand from the engineers report that extensive repairs are proposed, which include replacing all the timber lintels with concrete lintels, to replace all the brick arches, remove and rebuild all unstable brickwork, remove all tree root infested brickwork and to rebuild the front bays.

Whilst we agree that this work is essential we have grave concerns regarding whether this work can safely be carried out due to the extent of repairs and fragility of the 'live' façade. This concern is borne out of many years experience in Inner London in dealing with dangerous structures and the concern regarding the unpredictability of load paths in such a fragile and fragmented facade.

**Next visit:** Around 26 August 2013

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

Yours sincerely,

Colin Jackson  
I.Eng AMIStruct E AMICE  
Managing Director