albert street
stage c/d - planning application

planning

application for planning & listed building consent

MR KARL ALLEN

113 ALBERT STREET
CAMDEN
LONDON
NW1 7NB

12 OCTOBER 2012

: client
: site
: date

time
stage a
stage b
stage c
stage d
stage e
stage f
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stage h
stage j
stage k
stage l

director
j brown
r balmore
s foster

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document details:

job number:	911
issue date:	12/10/12
revisions:	
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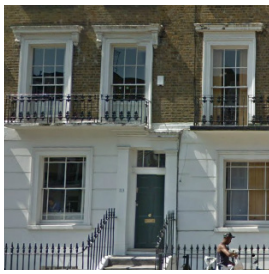
introduction:

113 Albert Street is part of a grade 2 listed terrace in the Camden Town Conservation Area of Camden. The terrace forms the Eastern side of the northern half of Albert Street and was completed circa 1845.

Number 113 is a yellow stock brick fronted townhouse in the middle of the Eastern terrace. It is a five storey building, the fifth mansard floor having been added in 2005.

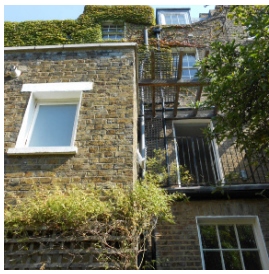
The applicant has just purchased the freehold of the property to become their family home.

We have already submitted a listed building application to cover basic repair works to the property that have commenced on site, ref: 2012 4940 L based on a thorough building condition survey included in the appendix of this document.



The purpose of this application is to:

- Improve the main front entrance steps.
- Improve the pitch to the staircase in the front lightwell.
- Improve the daylight levels in the lower ground floor.
- Replace and extend the modern rear infill extension to better connect the ground floor to the garden.
- Improve the bathroom and utility facilities in the lower ground floor
- Reinstate the original second floor layout and improve its bathroom.



Subject to planning, the works will be carried out in two phases; the repairs and internal refurbishment before Christmas; the rear extension and lightwells after Christmas.

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location plan:

scale 1:1250

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aerial photo:

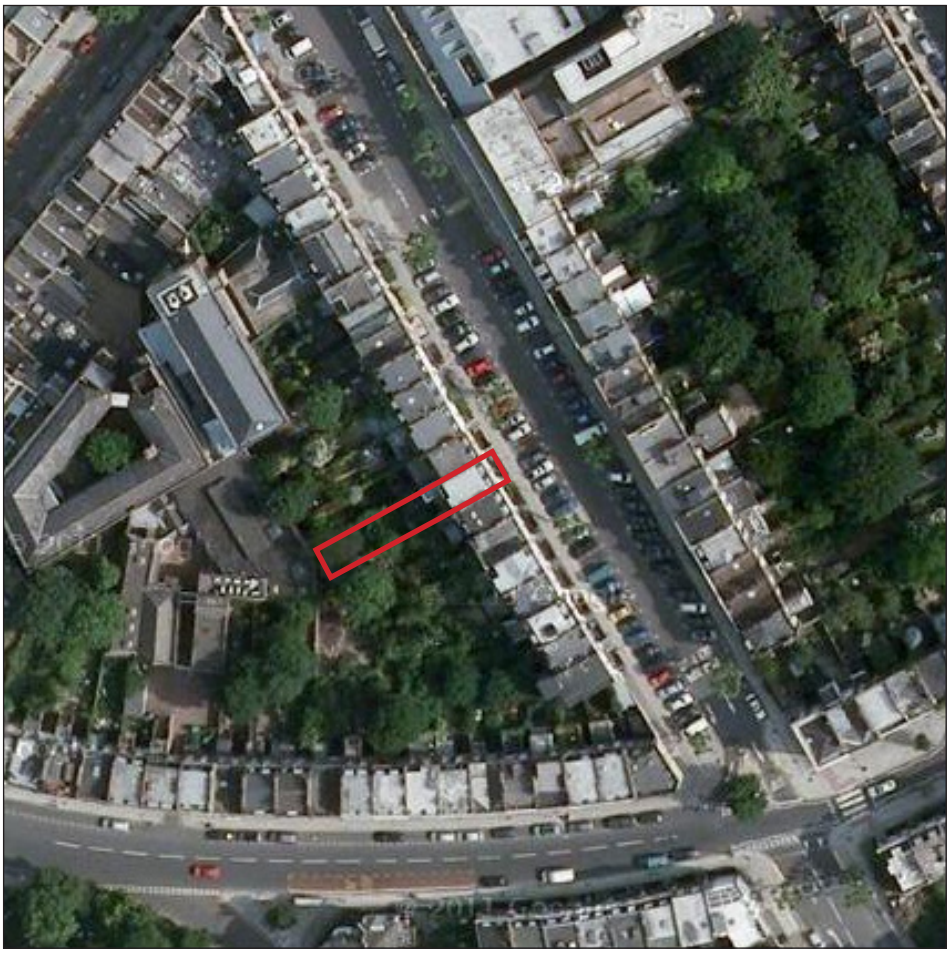

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photo sheet:

exterior photos:


1


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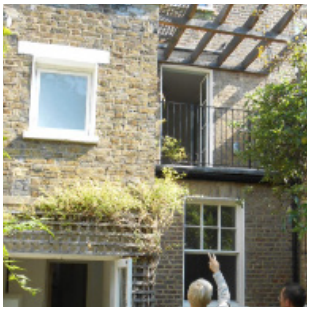
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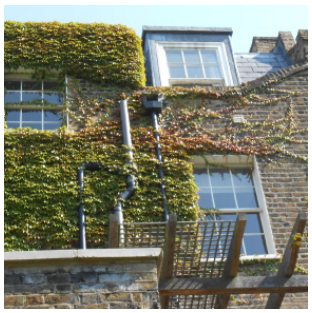
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9

key:

1	looking south down Albert Street
2	front elevation of number 13
3	looking north up Albert Street
4	close up of windows on front elevation of number 13
5	rear elevation
6	close up of modern rear infill extension to GF
7	northern neighbours GF extension
8	upper rear windows
9	southern neighbours GF extension

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photo sheet:

interior photos:


1


2


3


4


5


6


7


8


9

key:

1	front basement sash window
2	rear basement room including infill extension
3	ground floor kitchen and front sash window
4	rear ground floor room including infill extension
5	first floor front sash window with shutters and modern fireplace
6	first floor cornice
7	blocked door to second floor rear room
8	front second floor sash window
9	second floor bathroom spanning spine wall

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english heritage listing:

List entry

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List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 99-121 AND ATTACHED RAILINGS

List entry Number: 1378641

Location

NUMBERS 99-121 AND ATTACHED RAILINGS, 99-121, ALBERT STREET

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Greater London Authority	Camden	London Borough	

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476595

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2883NE ALBERT STREET 798-1/76/38 (West side) 14/05/74 Nos.99-121 (Odd) and attached railings

GV II

Terrace of 12 houses. c1845. Yellow stock brick, (Nos 111 & 121, painted) and rusticated stucco ground floors. No.119, 2nd floor refaced. Nos 99-107 & Nos 115-119 with C20 attic dormers, some in slated mansard roofs. 3 storeys and basements. 2 windows each. Doorways with stucco pilasters carrying entablatures, pilaster-jambs carrying cornice heads; fanlights and panelled doors. No.121 with architraved surround. Recessed sashes; Nos 101-115 ground floors with margin glazing. Upper floors with architraved sashes; 1st floors with console-bracketed cornices and cast-iron balconies (No.99, 1st floor casements). Stucco cornice and blocking course (Nos 103 & 119, cornice cut back). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spike finials to areas.

Listing NGR: TQ2880283633

Selected Sources

extract from www.english-heritage.org.uk

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design and access statement:

AMOUNT

There are three clear phases of development in the property at 113 Albert Street: the original primary structure; a twentieth century rear infill extension and internal linings; and a 2005 development with mansard roof, closet wing repairs and internal refurbishment.

The English Heritage listing does not include mention of any internal features and very few original features remain on site.

The houses in Albert Street have had a patchwork of development in their lifetimes, most have mansards, some have closet wings, all have rear extensions. Our proposals do not exceed the amount of development that has occurred in adjacent properties.

FRONT ELEVATION

The client has invested in refurbishing the front elevation as covered in our recent Listed Building application.

The front steps are in a poor state of repair, they are covered in asphalt which has softened and sagged. We are proposing to remove the asphalt to reveal the original stones steps. The condition of the stone can then be assessed and repaired or replaced like for like as necessary. If additional waterproofing is required it can be applied internally to avoid asphalt.

The existing front lower ground floor window is considerably smaller than the rest of the street. We are proposing to enlarge the size of this window to increase the daylight into the front lower ground floor room and to match the size of the neighbours.

The most common and applicable format for the new fenestration is two sash windows separated by a central mullion. The size of each window is then proportionate to the upper floors above.

REAR ELEVATION

The existing rear infill extension opened up the rear wall of the house at ground floor and basement levels and extended the floors by about 1 metre. A concealed steel beam has been installed to support the existing rear wall above.

At ground floor level the existing extension is styled to match the original house built in load bearing london stock brick with a traditional sash window. Below the window and at basement level the construction is poorer quality, the standard of brickwork deteriorates and an exposed concrete lintel supports the brickwork over timber framed doors and glazing to the lower ground floor.

ctd ...

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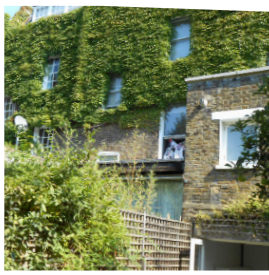
design and access statement:

AMOUNT ...ctd.

We are proposing to remove the existing infill extension restore the cornice to its original line and extend the floors to the end of the adjacent closet wings with a new glazed infill. This extension will provide a much clearer picture of how the property has developed, strengthening the presence of the original rear wall and being clearly contemporary.

The line of the proposed extension is appropriate as it follows a building line established by both the closet wings and the infill extensions of the two adjacent neighbours and many others in the same row. The extension also takes advantage of the existing courtyard at lower ground floor level which already extends to the line of the closet wing.



INTERIOR

Most of the floors and all lath & plaster linings have been replaced and most original fittings (fireplaces, ceiling roses, cabinetry) have been lost or replaced. There are small sections of original plaster cornice, skirtings, architraves, floorboards and some sash window surrounds remaining.

During the refurbishment there will be the opportunity to restore some of the original features, such as the front sash window with panelled spandrel, the second floor cornice, a first floor ceiling rose, the original ground floor rear cornice line.

Where this is possible, the specification will match either original examples in the property, original examples in the neighbouring properties or be appropriate to the period of the building and the hierarchy of features in the house. In all cases traditional craftstmen will be used to ensure the building is restored to a matching quality.

APPEARANCE

The property is typical of a medium sized, early Victorian townhouse. The English Heritage listing describes the original features of the front elevation and its cast iron railings.

FRONT ELEVATION

The changes to the front steps aim to improve the appearance of the front elevation restoring the formality of the original front steps. The increased quality of the replacement LGF windows will better match them to the windows above and

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design and access statement:

APPEARANCE ...ctd.

REAR ELEVATION

The reconfiguration of the rear extension aims to strengthen the presence of the original rear elevation and improve the appearance and construction quality of the infill extension. The current extension confuses the layers of development by attempting to replicate the rear elevation, it is not a subservient addition.

The existing extension roof is covered in asphalt which has softened and leaks into the ground floor room. The extension's facing brickwork is in poor condition and the timber doors to lower ground floor are utilitarian in appearance and in a poor state of repair.

We have taken care that the replacement extension remains subservient to both the main volume and the closet wing. The glazed elevation and roof will be legibly lighter than the original construction and will contrast to it.

The rear elevation at lower ground floor will be restricted to simple glazed doors onto two lightwells. These doors will provide light and ventilation into the lower ground floor. The lightwell interiors will be rendered and painted white. One lightwell will have a horizontal grate over to allow garden access from the raised ground floor. The second lightwell is open and provides stepped access to the garden.

INTERIORS

The appearance of the interiors will be significantly improved with the reinstatement of the original layouts on the lower ground floor and second floor. The scale of the windows, doors and architectural joinery will properly fit the restored room sizes. The addition of appropriate features will also enhance the existing character. Where modern kitchens and bathrooms are introduced they will be crisp and clean and clearly different from the original.

LAYOUT

The layout of all floors except the second floor retain most of the original Victorian layout. That is; large front room with chimney breast, central spine wall; smaller rear room with chimney breast; dog leg stair; three storey closet wing at half landings.

The lower ground and raised ground floors have historically been extended to the rear by 1m so significant pieces of the rear wall have been removed. The second floor has had a bathroom inserted between the front and rear rooms so most of its spine wall has been removed.

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design and access statement:

LAYOUT ... ctd.

There are proposed alterations to the floor layouts on the lower ground floor and second floor which in both cases aim to restore their original layouts.

On the second floor the spine wall will be reinstated and the chimney breasts revealed to create a properly proportioned bedroom to the front and a generous bathroom to the rear.

On the lower ground floor the spine wall is retained, the original rear wall of the house and the stair wall are reinstated to create two central bathrooms and a utility area to serve the front and rear bedrooms.

Over lower and raised ground floor the side wall of the closet wing is opened up to the new infill extension to create a larger lighter rear room on both floors.

SCALE

The scale of the works is modest and in keeping with the development in neighbouring properties. The scale of the works is also measured to improve the fabric of the property where it has been poorly extended or adapted in the past.

Opening up works have been carried out on site to check that original fabric will not be significantly disrupted by the works .

ACCESS

The access to the property is limited by the original stepped entrance into the listed building and is outside the control of this proposal.

REFUSE & RECYCLING

The weekly refuse and recycling routine is unchanged by this proposal. The refuse and recycling is stored within the property until it is placed outside for collection.

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existing lower ground floor plan	911/S/109
existing raised ground floor plan	911/S/110
existing first floor plan	911/S/111
existing second floor plan	911/S/112
existing third floor plan	911/S/113
existing front & rear elevations	911/S/210
existing long section (through stair)	911/S/310
existing long section	911/S/311

existing

records of the existing building

911_12.10.12_PLANNING & LB2

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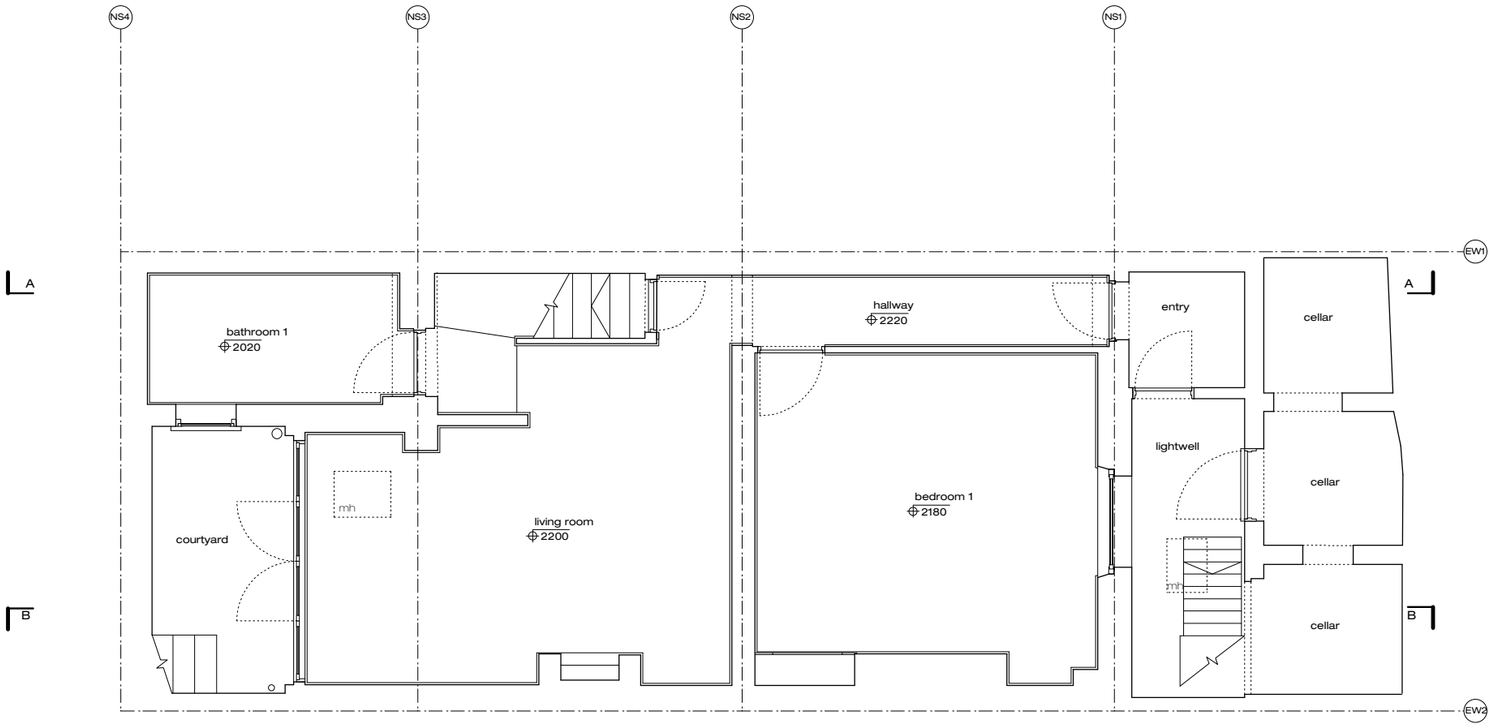
Notes:

Survey:

These drawings have been based on drawings by others.

Gridlines:

All gridlines centred on existing walls and/or structure at ground floor level.



Revisions:

12.10.12 - Revision A
Minor revisions to building fabric

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job number: 911
scale: 1:50@A2
date: 04 October 2012
drawing number: 911/S/109
revision: A

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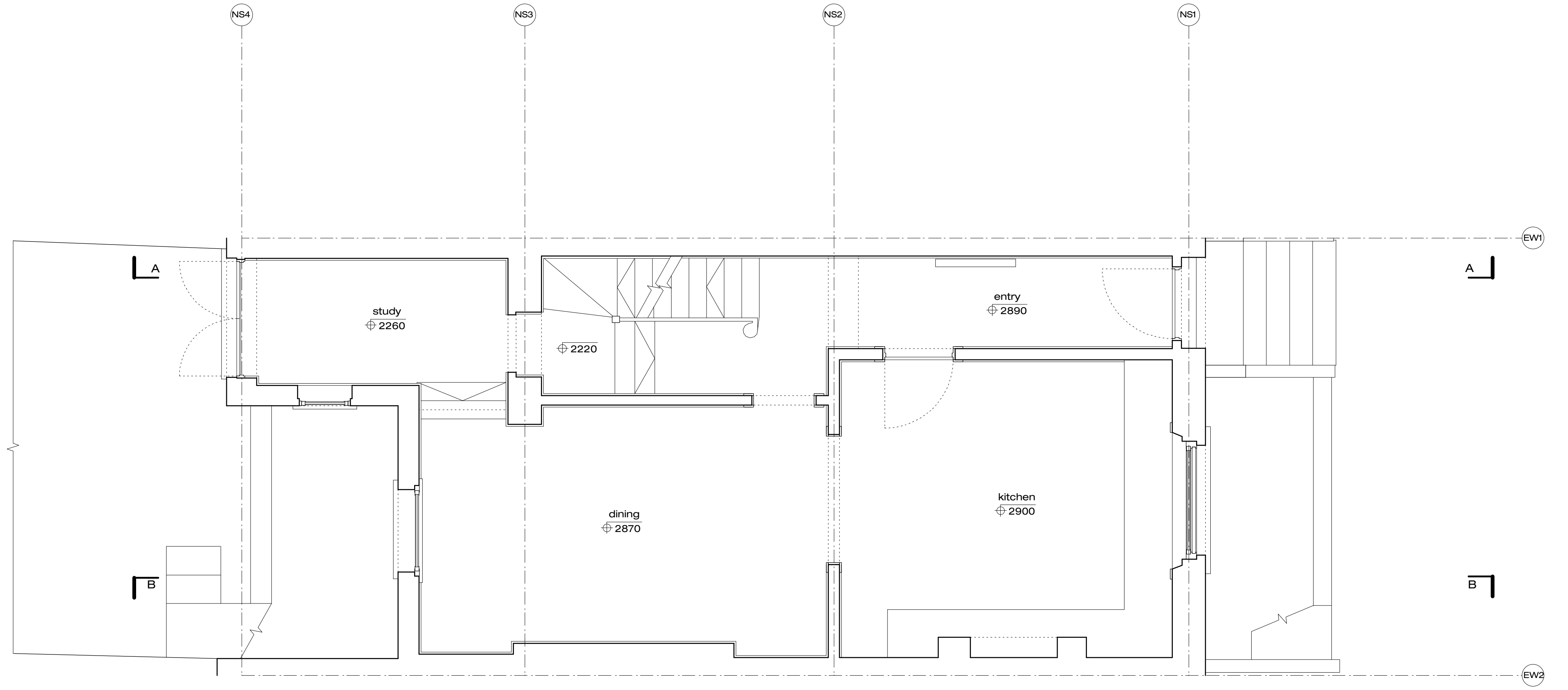

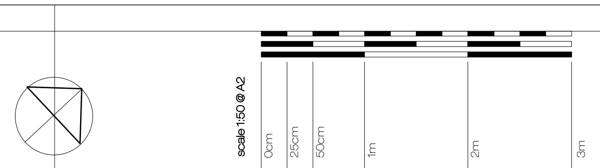

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drawing number:	911/S/110
revision:	A

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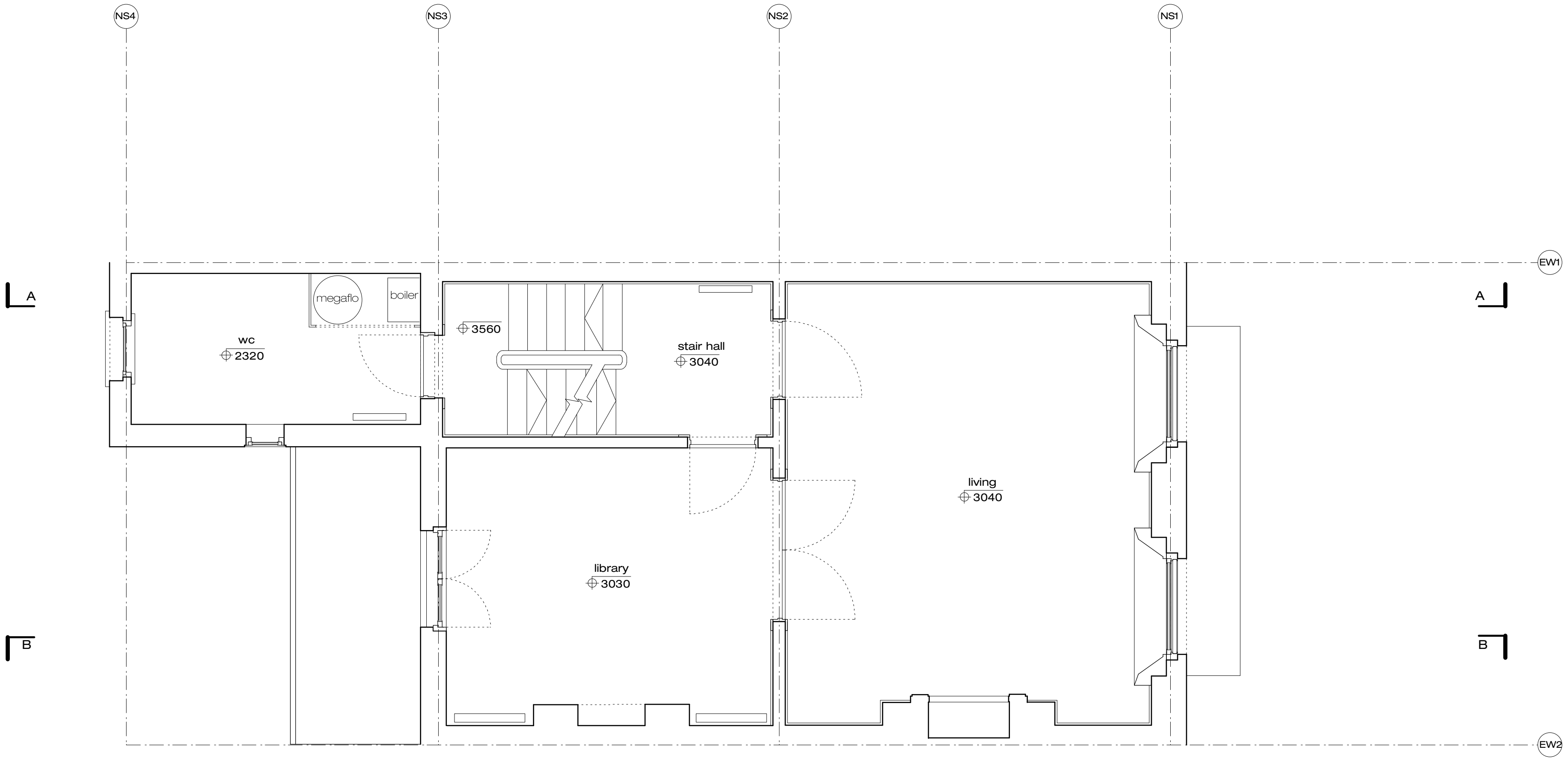

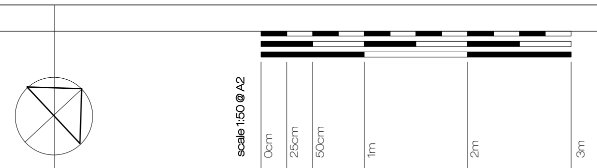

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revision: A

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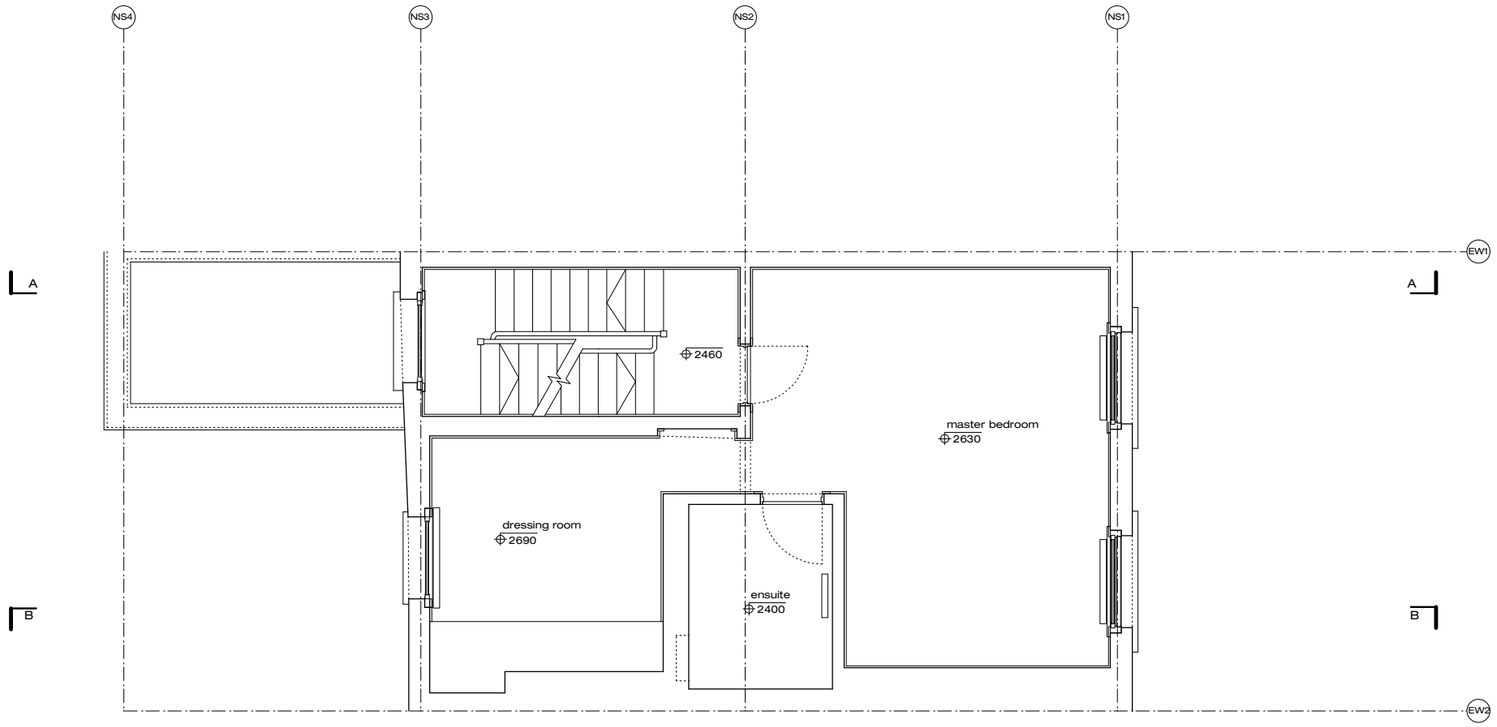

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Revisions:

12.10.12 - Revision A
Minor revisions to building fabric

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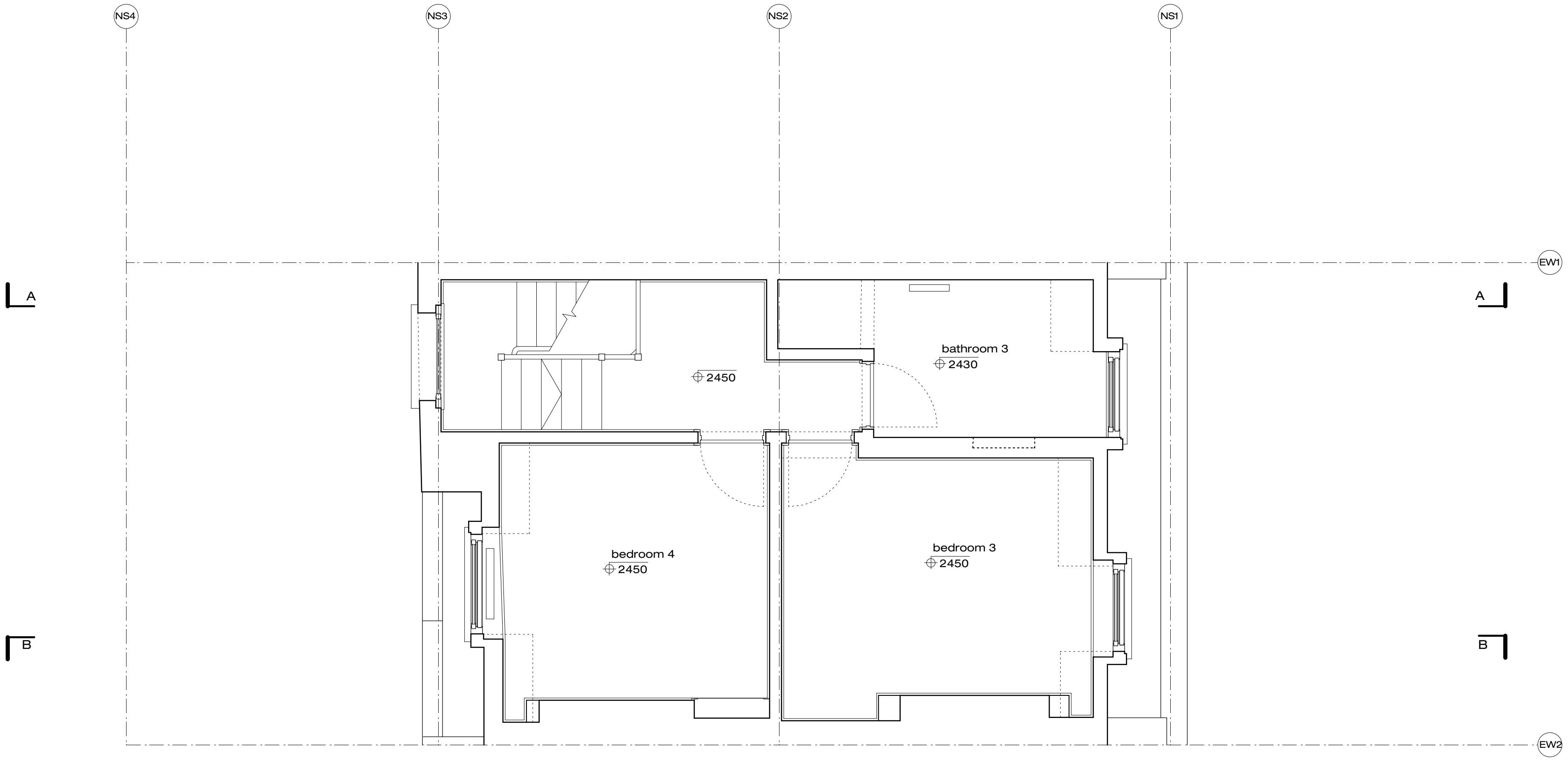

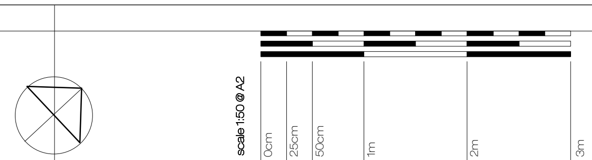

Revisions:

12.10.12 - Revision A
Minor revisions to building fabric

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date:	04 October 2012
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revision:	A

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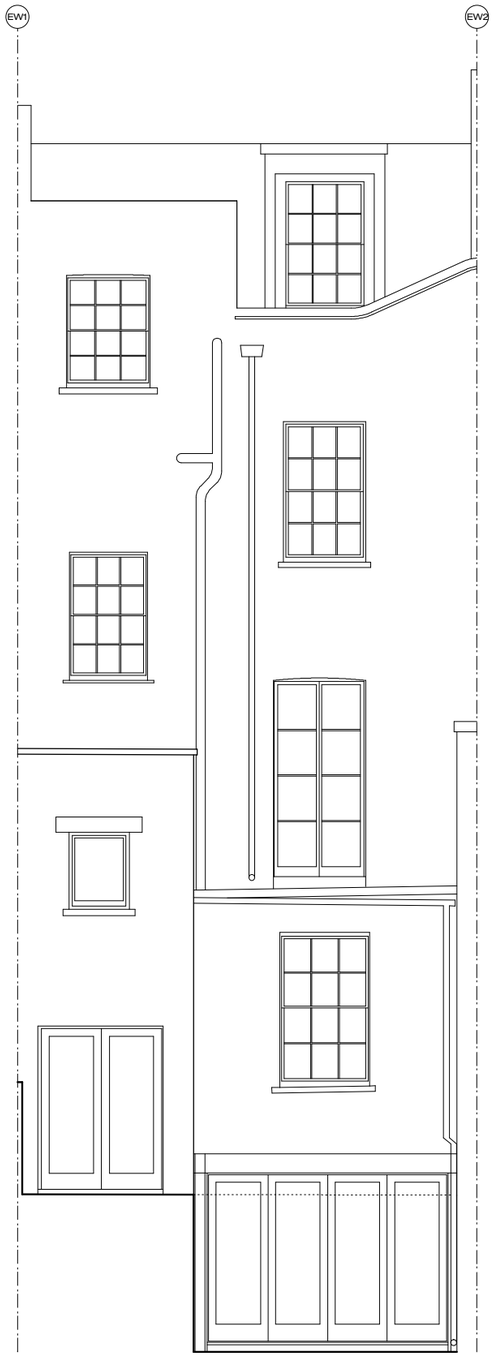
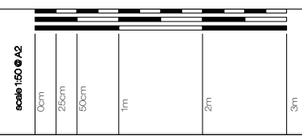
Front Elevation



Rear Elevation



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job number: 911
scale: 1:50@A2
date: 12 October 2012
drawing number: 911/S/210
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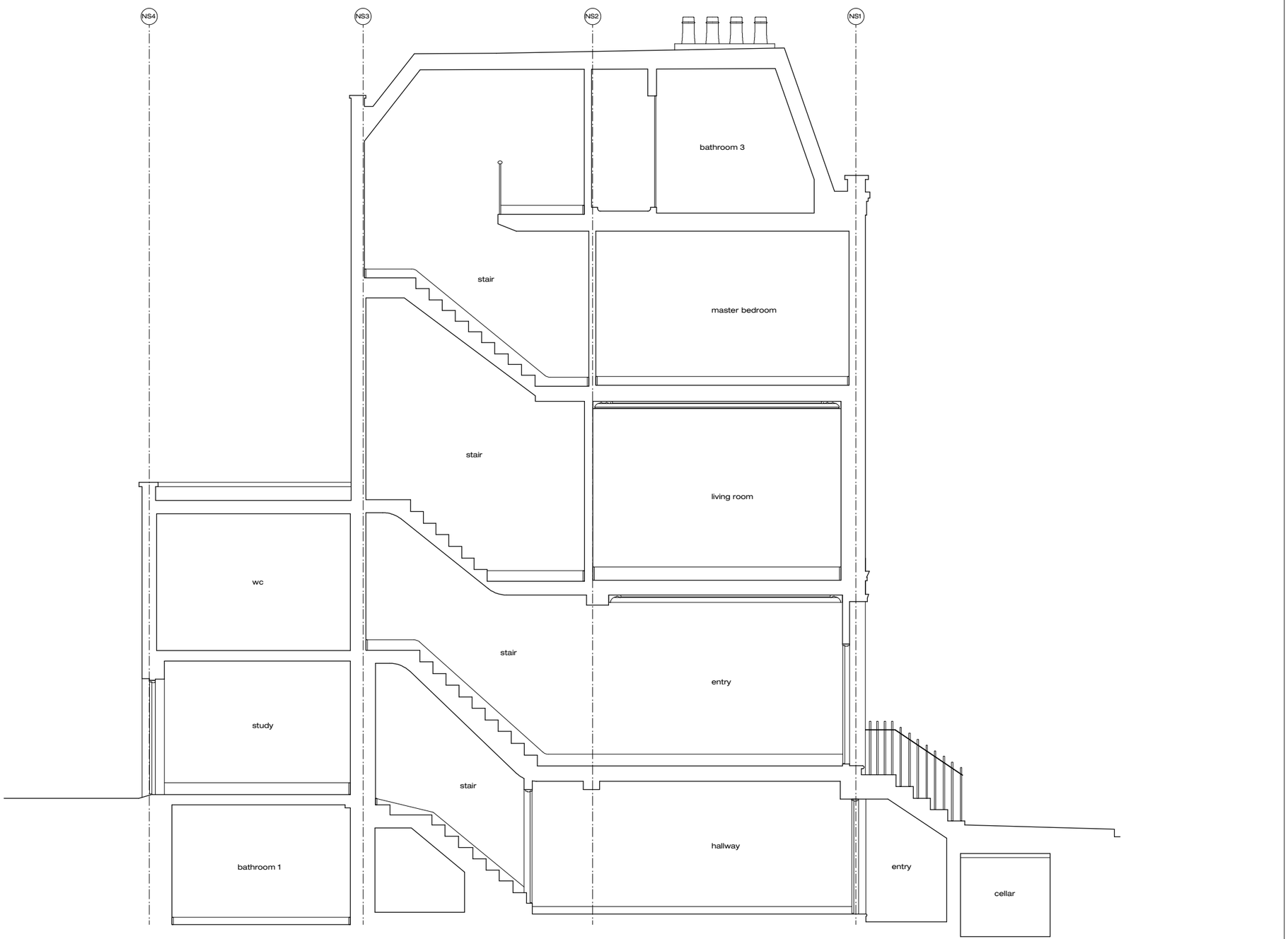

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drawing number: 911/S/310
revision:

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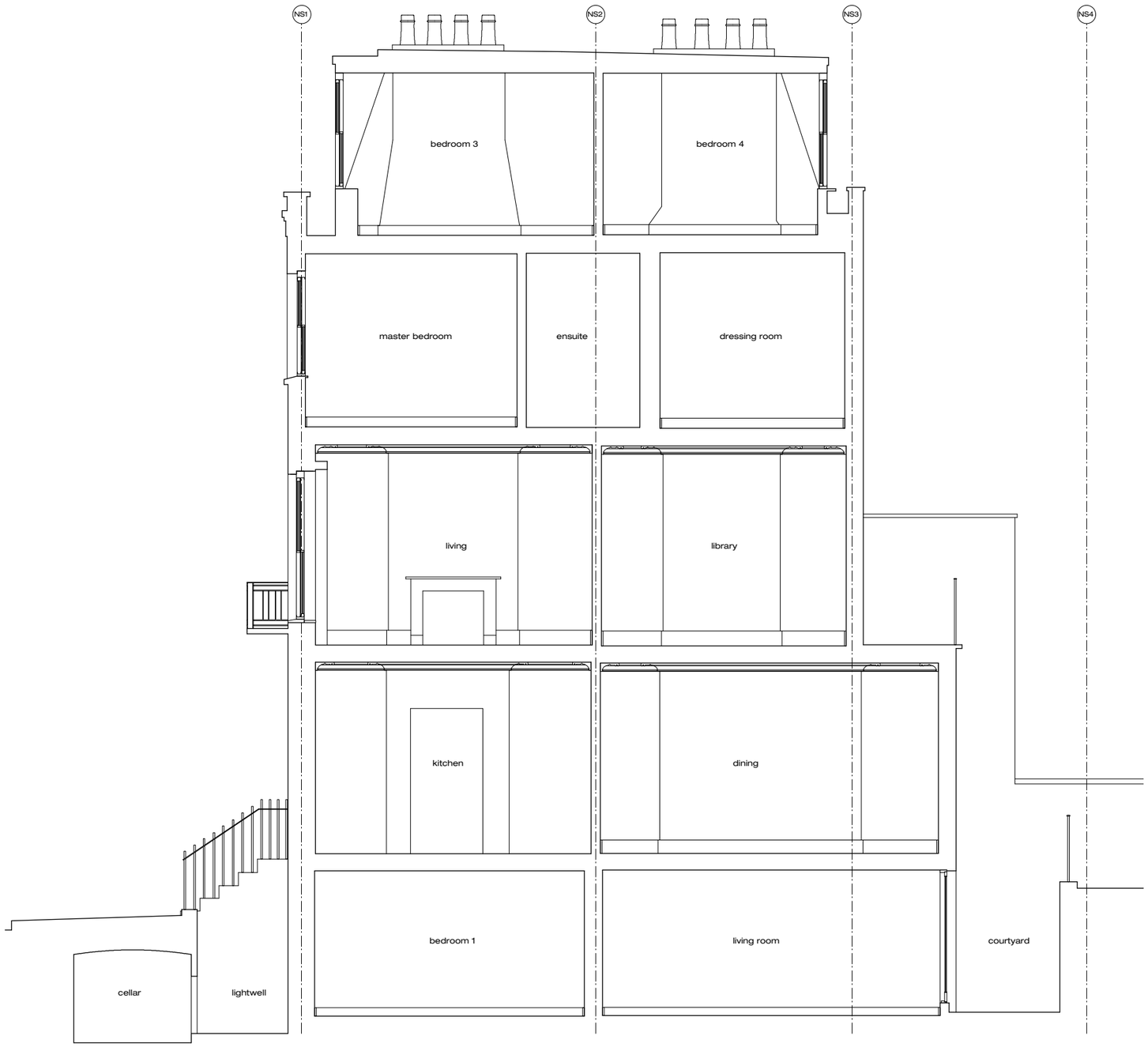

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proposed

proposed alterations

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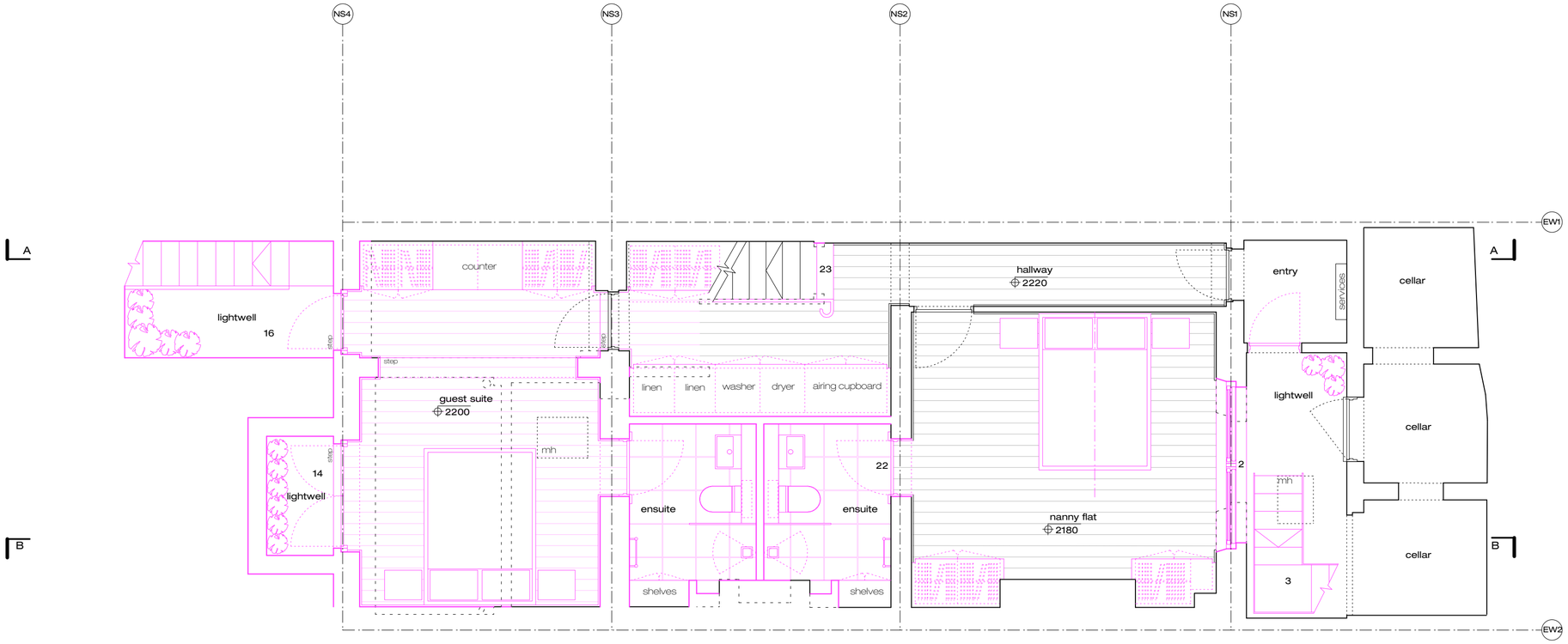

Notes:

Survey:

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All gridlines centred on existing walls and/or structure at ground floor level.

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24
Existing bathroom spanning second floor spine wall removed and spine wall reinstated to restore the original layout and room proportions.

25
Existing chimney breasts revealed by removing modern partitioning across recesses either side.

scale 1:50 @ A2
0cm 25cm 50cm 1m 2m 3m

drawing title: Proposed Lower GF Plan
job name: Albert Street
job number: 911
scale: 1:50@A2
date: 12 October 2012
drawing number: 911/P/109
revision:

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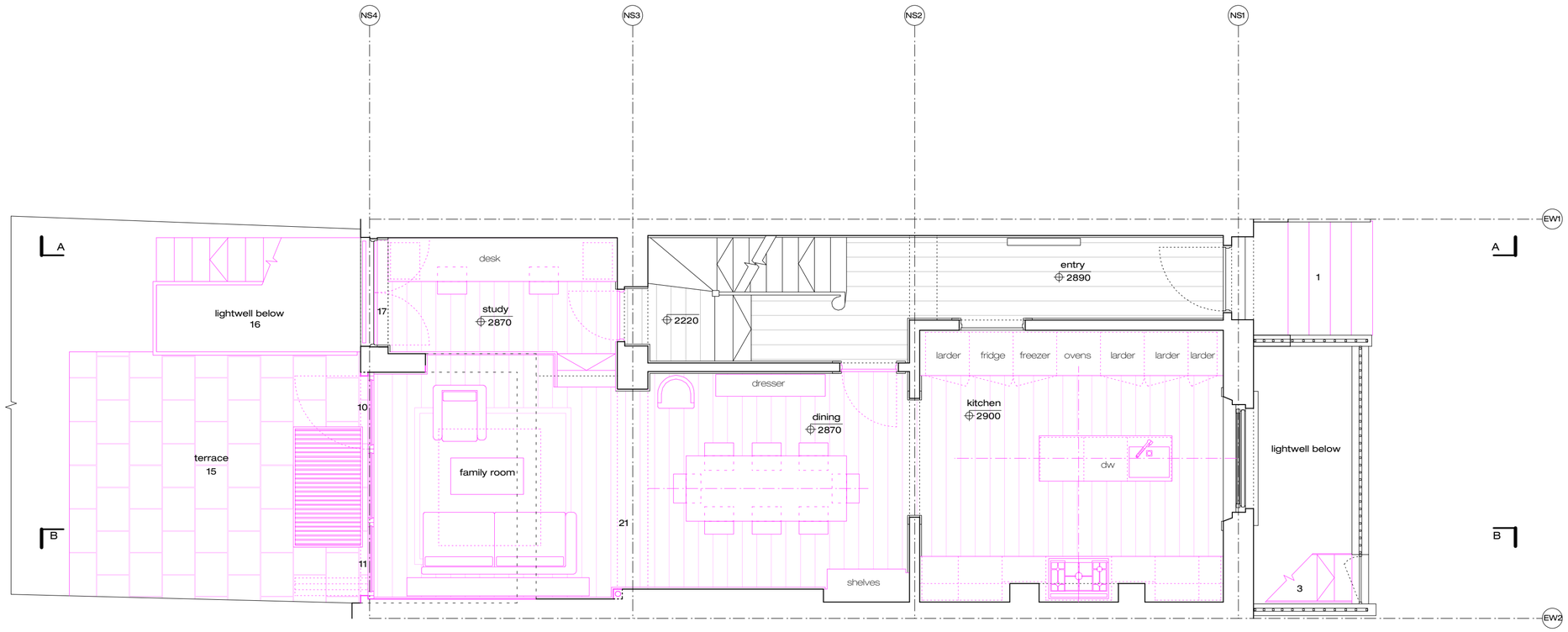

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25
Existing chimney breasts revealed by removing modern partitioning across recesses either side.

scale 1:50 @ A2
0cm 25cm 50cm 1m 2m 3m

drawing title: Proposed Ground Floor Plan
job name: Albert Street
job number: 911
scale: 1:50@A2
date: 12 October 2012
drawing number: 911/P/110
revision:

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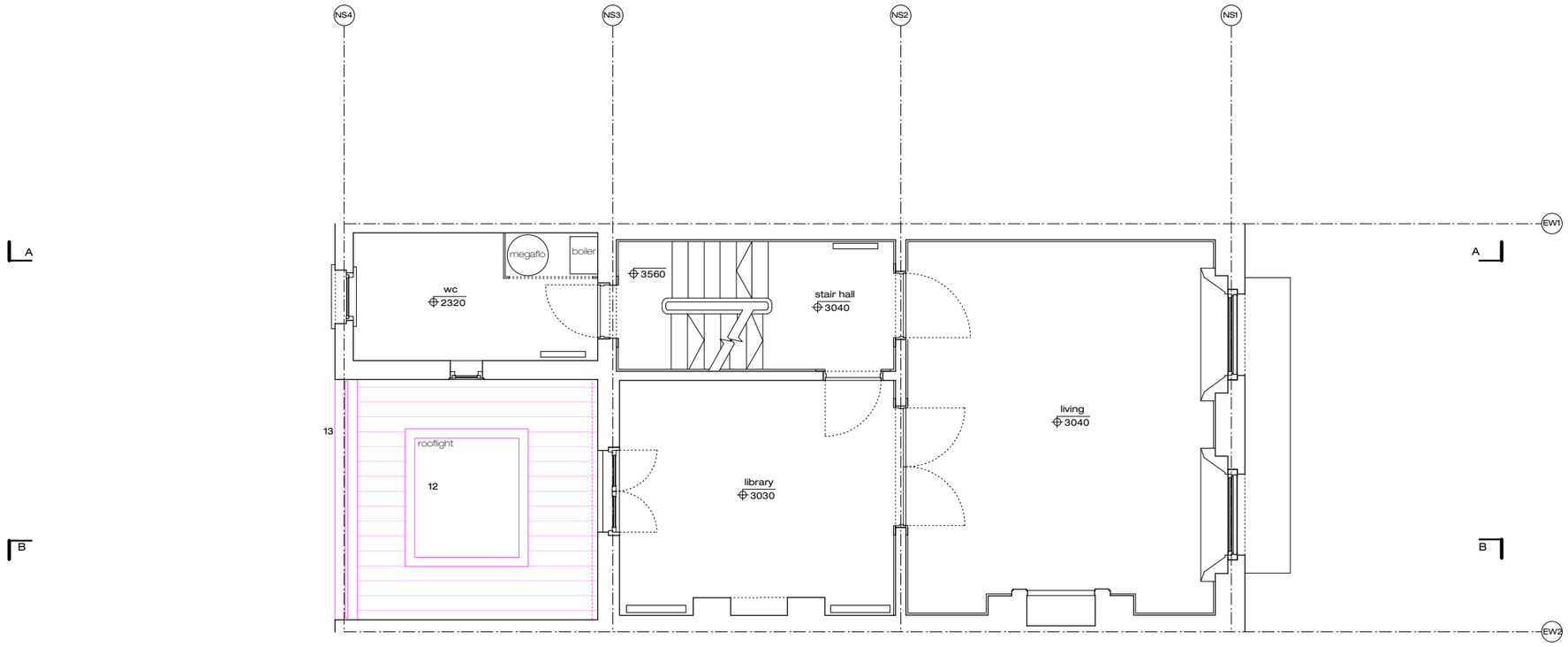

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25
Existing chimney breasts revealed by removing modern partitioning across recesses either side.

scale 1:50 @ A2
0cm 25cm 50cm 1m 2m 3m

drawing title: Proposed First Floor Plan
job name: Albert Street
job number: 911
scale: 1:50@A2
date: 12 October 2012
drawing number: 911/P/111
revision:

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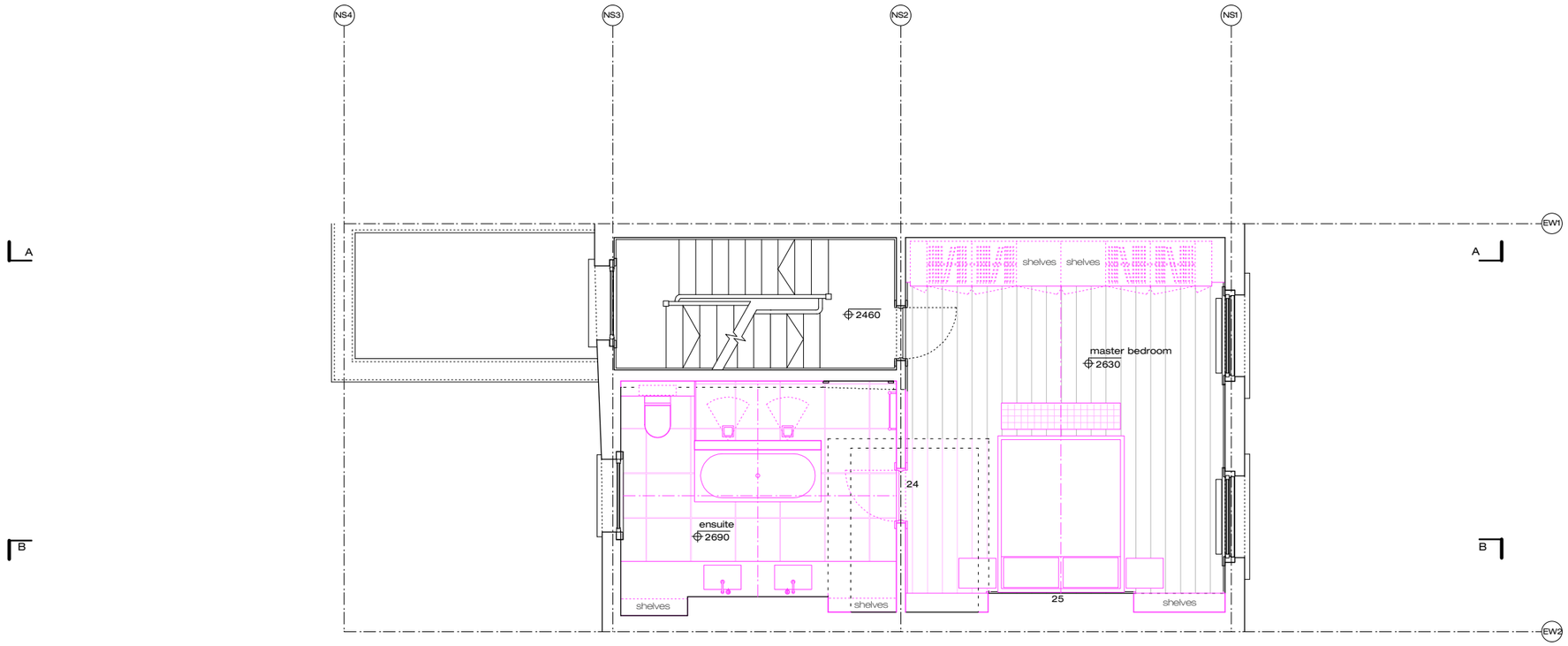

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Existing bathroom spanning second floor spine wall removed and spine wall reinstated to restore the original layout and room proportions.

25
Existing chimney breasts revealed by removing modern partitioning across recesses either side.

scale 1:50 @ A2
0cm 25cm 50cm 1m 2m 3m

drawing title: Proposed Second Floor Plan
job name: Albert Street
job number: 911
scale: 1:50@A2
date: 12 October 2012
drawing number: 911/P/112
revision:

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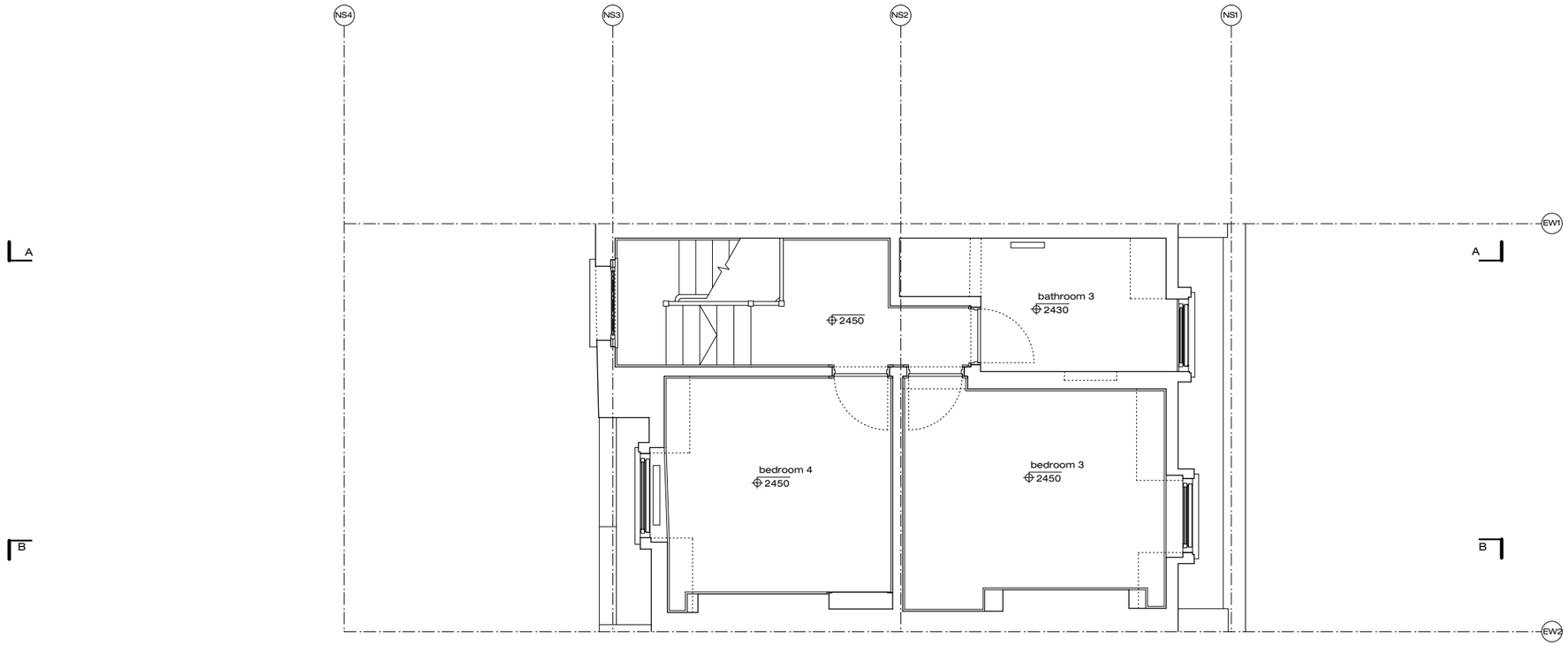

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24
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25
Existing chimney breasts revealed by removing modern partitioning across recesses either side.

scale 1:50 @ A2
0cm 25cm 50cm 1m 2m 3m

drawing title: Proposed Third Floor Plan
job name: Albert Street
job number: 911
scale: 1:50@A2
date: 12 October 2012
drawing number: 911/P/113
revision:

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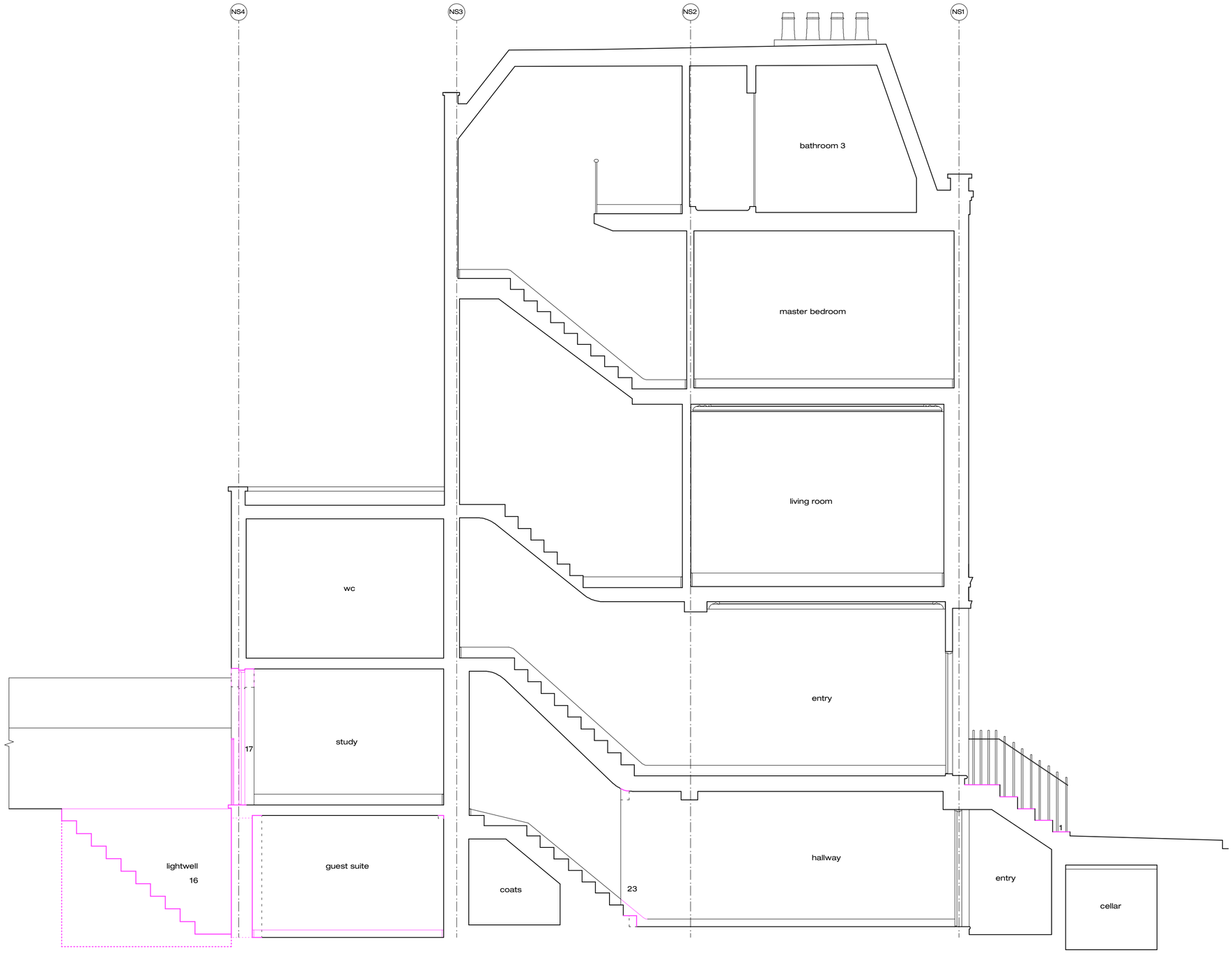

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scale 1:50 @ A2
0cm 25cm 50cm 1m 2m 3m

drawing title: Proposed Section AA
job name: Albert Street
job number: 911
scale: 1:50@A2
date: 12 October 2012
drawing number: 911/P/310
revision:

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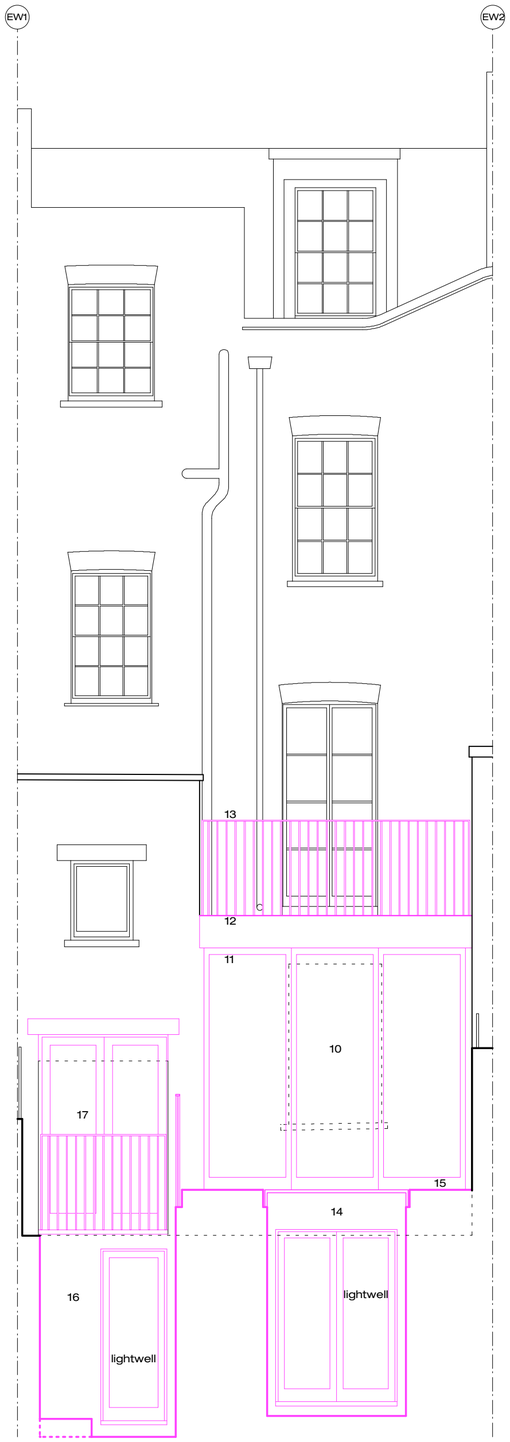
Front Elevation



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scale 1:50 @ A2
0cm 25cm 50cm 1m 2m 3m

drawing title: Proposed Front + Rear Elevation
job name: Albert Street
job number: 911
scale: 1:50@A2
date: 12 October 2012
drawing number: 911/P/210
revision:

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scale 1:50 @ A2
0cm 25cm 50cm 1m 2m 3m

drawing title: Proposed Section BB
job name: Albert Street
job number: 911
scale: 1:50@A2
date: 12 October 2012
drawing number: 911/P/311
revision:

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APPENDIX

appendix

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REPORT

-on-

113 Albert Street
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NW1 7NB

-for-

Mr Y Ottolenghi & Mr K Allen
Flat E, 53 Bassett Road
London
W10 6JR

-inspected on-

5th April 2012

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INSTRUCTIONS

In accordance with your telephone instructions to carry out a building survey at the above property I can confirm that I have now had the opportunity to inspect and trust that you find the report below satisfactory.

I must point out that it is not practical for a Surveyor to remove items of the building fabric such as door or window frames or wall linings nor is it practical to take down skirting boards behind which such defects as dry rot, woodworm etc may manifest themselves, sometimes before showing on the surface. It must be emphasised that woodwork or other parts of the structure including the foundations, which are covered, unexposed or inaccessible, have not been inspected; I am therefore unable to report that any such parts of the property are free from defects.

In undertaking to provide this Report on this property it is a strict condition of the Agreement that the work is undertaken on behalf of the named Client and that the Report shall not be shown to any person (other than the Solicitor of that Client), without the written consent of Darryl Henson - Chartered Surveyor. All statements and expression of opinion contained within this report are provided on the strict understanding that they are for the benefit of the addressee only. The named Client understands that Darryl Henson accepts no liability in contract or tort to any person other than the client.

1. INTRODUCTION

All directions referring to left and right in this report are as if one were standing in Albert Street facing the front of the property.

You will appreciate that due to the nature of this pre-purchase investigation, the examination of the property has been restricted to those parts of the building that were accessible, exposed or uncovered at the time of inspection. The inspection was from ground level externally and internally. Plaster was not removed to expose concealed surfaces, heavy items of furniture were not moved, nor were fitted carpets or floor coverings lifted. Every effort has been made to draw conclusions about the construction and condition of the property from the surface evidence visible at the time of inspection.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect, such as cracked panes of glass or loose door or window furniture, some of which would not significantly affect the value of the property.

This report is based on the condition of the property at the time of the inspection. No liability can be accepted for any deterioration in its condition after this date.

2. LIMITATIONS OF INSPECTION

The selling agent provided access to the property, which was occupied and fully furnished. Fitted floor coverings were in place throughout. These were not lifted.

3. DATE OF INSPECTION AND WEATHER

The property was inspected on 5th April 2012 at which time it was fine and dry.

4. GENERAL DESCRIPTION

The property comprises a five-storey, mid-terrace house erected circa 1850. There is what appears to be an original three-storey, rear-projecting structure, as well as a two-storey, rear-projecting structure with a flat roof forming a balcony accessible from the first floor reception room. More recently, an attic dormer roof extension has been provided with steeply pitched front and rear mansard roof slopes and a flat asphalted roof crown. Internally, the configuration of the house has also been altered to accommodate the en-suite first floor shower room and dressing room at second floor level.

ACTION: Your solicitor should confirm that planning permissions and building control consents were granted for the provision of the attic dormer extension with its slated mansard roof slopes. He or she should also confirm that building control consents were granted for internal alterations to provide the accommodation as currently arranged. He or she should bear in mind that the property is Grade II listed and forms part of a conservation area.

The house is of conventional design and construction with solid, load bearing, brick walls under steeply pitched, slated roof slopes with a flat asphalted crown. The lower front elevation is faced with rusticated stucco with stucco pilasters either side of the front door opening. There is also a cantilevered front balcony at first floor level. Internally, the walls and partitions are of part masonry, part timber framed construction and the floors are of suspended timber, except those in the lower ground accommodation, which are of solid concrete.

The building faces in an east, north easterly direction; the rear garden has a west, south westerly aspect. There is very easy access to Central Camden and Camden Town underground station which is within 5 minutes walking distance. London's West End and City are also very easily accessible.

The low rumble of trains passing underground is audible from within the lower ground floor accommodation. The sound is not likely to disturb persons sleeping in the lower ground bedroom; however people have different tolerances to noise disturbance. If you did not notice the train noise then it would be prudent to return to the house and simply stand in the lower ground floor accommodation for 5 minutes in silence.

ACCOMMODATION

The accommodation is described as described in the selling agent's particulars for ease of reference:

Raised ground floor: entrance hall, kitchen, dining room and rear study/storage room via which access to the rear garden is gained.

Lower ground floor: hall, front bedroom (4), rear reception room and shower room with shower, WC and washbasin.

First floor: split level landing, lower utility room/WC, front drawing room and rear library with access to a small balcony.

Second floor: landing, front bedroom (1), en-suite shower room with double shower, WC and washbasin, and rear dressing room.

Third floor: landing, front bedroom (2), rear bedroom (3) and bathroom with bath, WC, shower and washbasin.

Externally: there is a small lower ground floor front courtyard with access to two under pavement vaults, and a rear garden. There is no garage, no garage space and there are no outbuildings, although there is a small timber shed in the rear garden with a connection to the mains electricity supply.

5. EXTERNALLY

5.1 Roofs

The crown to the main roof is flat, timber framed and covered with asphalt. The asphalt is probably no more than 10 years old, it has not however been coated with solar reflective paint and consequently it is splitting and creased at the junctions of the party walls. No leakage is apparent at present, the surface of the asphalt is however significantly compromised and repairs are necessary. It is in fact likely to be cost effective to re-asphalt.

ACTION: A roofing contractor must be employed to repair or re-asphalt the main flat roof as soon as is practicable. This will entail the erection of scaffold for access purposes, which will of course significantly increase the cost of the work.

The lead flashing immediately to the rear of the flat roof at the junction of the rear slated mansard slope has been lifted in strong winds.

ACTION: The lifted lead flashing should be tapped back into position and ideally new lead clips would be installed to prevent further lifting. Obviously this works should be carried out in conjunction with asphalt repairs/replacement.

The front and rear steeply pitched mansard roof slopes are timber framed and covered with Welsh slates. These are generally free from obvious defects.

The junctions between the front and rear main roof slopes and the dormer windows are formed in lead. The lead has been generally well detailed and no obvious defects were seen. Furthermore, no signs of leakage were noted to the corresponding ceilings and walls internally.

The roof over the two-storey, rear-projecting structure, which forms the balcony accessible from the library is flat, timber framed and covered with asphalt. The asphalt has not been particularly well detailed given that the roof forms a terrace and will be subject to pedestrian use, albeit light pedestrian use. Furthermore, the base plates to the balcony handrails sit upon the roof and have sunk into the asphalt, presumably during warm summer months. The asphalt will be compromised in these areas.

ACTION: The asphalt to the rear roof/balcony should be inspected and repaired as necessary. It is likely that the asphalt will have to be built up around the feet of the railings and it would be prudent to have promenade tiles bedded into the asphalt to protect the waterproof membrane and for aesthetic purposes.

The roof over the three-storey, rear-projecting structure is flat, timber framed and covered with asphalt. This asphalt appears to have been replaced in recent months, presumably to remedy leakage. Dampness and staining was noted to the left side of the ceiling and adjacent upper wall within the lower first floor WC/utility room. The new asphalt combined with what appear to be new concrete coping slabs placed upon the upper surfaces of the 'parapet walls' (those sections of the external walls built above roof level). No further remedial works, other than filling and preparation of the stained ceiling and wall plaster prior to redecoration are required.

The junctions between the upper main roof slopes and the 'party parapet walls' (those sections of the left and right party walls built externally above roof level) are protected by lead flashings. These are watertight as far as could be ascertained. No obvious defects were noted to the flashings when viewed externally and no signs of leakage were noted internally. No damp readings were obtained when the corresponding upper left and right party walls were tested with an electronic moisture meter.

5.2 Chimneys, Flashings and Soakers

There are two brick built chimneys to the left side of the building. Both chimneys are reasonably plumb and structurally sound. The brickwork and 'pointing' (the cement mortar joints between bricks) are also in generally good/fair condition bearing in mind the age of the house.

The junctions between the chimneys and the adjacent asphalted roof are protected by lead flashings. These are watertight as far as could be ascertained. No damp readings were obtained when the corresponding upper chimney-breasts internally were tested with a moisture meter.

The chimney pots have been capped to prevent rainwater entering the redundant flues.

5.3 Gutters (including parapets, parapet gutters, valleys and downpipes)

Inadequate disposal of rainwater can cause serious problems in a building including damp, timber decay and structural movement. Keeping gutters and downpipes clean and in good condition is always important.

Rainwater falling onto the front section of the flat main roof and the front steeply pitched mansard roof slope is channelled into an asphalt lined parapet gutter at the base of the front mansard slope. From here it is channelled into a gulley and downpipe that runs beneath the floor to the attic dormer extension, and is discharged into the hopper and downpipe to the rear of the house. There is no rainwater downpipe to the front of the house.

Ideally, the front valley gutter would have been lined in more durable lead; however the gutter will not be exposed to direct sunlight and is therefore unlikely to deteriorate in the same manner as the asphalt to the upper flat roof. No obvious defects were noted to the gutter lining and no signs of leakage were noted to the corresponding ceiling and upper front wall in the second floor bedroom when inspected and tested with a moisture meter.

Rainwater falling onto the rear section of the flat roof and the rear mansard is channelled into an asphalt lined gutter above the upper landing and a felt lined gutter at the base of the slated mansard roof slope, i.e. externally above the dressing room window opening. No obvious defects were noted to the felt lining when viewed externally, however the gutter is clearly leaking during rainfall, hence the dampness, staining and deterioration of the ceiling in the second floor dressing room. The housekeeper also stated that the bowl strategically placed beneath the ceiling has to be emptied on a frequent basis.

ACTION: The contractor employed to repair or replace the asphalt to the upper flat roof should be asked to strip the existing felt gutter lining and re-line in lead, which should be detailed in accordance with the Lead Sheet Association's guidelines. This will entail lifting the slates to the mansard slope so that the lead can be appropriately dressed under and the erection of scaffold to the rear of the building. Obviously this work should be undertaken as soon as is practicable given the rate of leakage occurring. It would also be prudent to combine it with asphalt repairs and indeed external redecoration works to reduce scaffold costs.

No obvious defects were noted to the PVC hopper and downpipe serving the rear parapet gutter.

Staining was noted to the wall externally adjacent and to the right of the dining room window opening. It appears that rainwater is running down the wall where the gutter has been stopped short of the rear balcony edge.

ACTION: The PVC soil and vent pipe should be kinked to allow the gutter at the lower rear edge of the balcony to be extended across the whole width of the roof. A new section of lead flashing should also be inserted at the right edge of the balcony roof/gutter junction to prevent rainwater running down between the gutter and wall. It would be prudent to carry out this work in conjunction with repairs to the asphalt.

No defects were noted to the PVC hopper and downpipe into which rainwater from the roof over the three-storey, rear-projecting section of the house is discharged. Dampness and staining was, as mentioned, noted to the ceiling and upper left wall in the WC/utility room. This is likely to have been caused by a defective roof; it is however possible that the hopper was blocked. In any event, the leakage appears to have been stopped and the hopper was found to be free of obstruction. It is nevertheless important that the hopper and downpipe is cleaned on a regular basis.

5.4 Main Walls

The external main walls are of part substantial 337mm thick, part 225mm thick solid load bearing brickwork.

The rear wall to the two-storey, rear-projecting section of the house has been subject to some slight settlement over the years, probably caused by consolidation of the underlying sub-soil shortly after the building was constructed. It is however possible that some minor recent settlement has occurred as a result of leakage from a cracked drain that runs under the house, see Section 7.5 below. The settlement has caused some distortion of the dining room window opening, the sill to which slopes downward from left to right and is misaligned from the horizontal by 15-20mm across its width. The brick courses beneath the window opening are also distorted. No major remedial works are required, other than drain repairs recommended below. It would nevertheless be prudent to have the sill surface re-chamfered so that rainwater is thrown clear of the wall away from the window opening, thereby preventing further dampness and staining of the type noted beneath the window opening to the dining room, see Section 6.8 below.

Hairline cracks were noted externally to the stucco render above and below the kitchen window opening. These are due to thermal movement only (the differential expansion and contraction of building materials due to changes in temperature and humidity). The cracks are no more than one would have expected in a property of this type and age and all that is required is careful filling and preparation prior to redecoration.

The upper front and rear main walls are built in durable yellow/grey London Stock bricks. These are discoloured as a result of airborne pollution. The discolouration is not however such as to warrant any cleaning or other remedial works. The brickwork to the neighbouring left property has been cleaned in recent years and you may wish to follow suit as and when scaffold is in place to undertake external redecoration and other remedial works recommended above and below.

The front window and door openings are finished with decorative stucco mouldings, as is the upper front parapet wall. The masonry has been reasonably well maintained, it would nevertheless benefit from repainting, see Section 5.7 below.

5.5 Damp Proof Course(s) and Sub-Floor Ventilation

A damp proof course (DPC) is a waterproof layer built into, or formed within, the walls to prevent ground dampness from rising.

The building as constructed is unlikely to incorporate a DPC. It was built prior to regulations requiring such building details. However, it appears that the lower walls internally have more recently been 'tanked' (lined with a vertical impermeable damp proof membrane). The lower ground floor accommodation will in any event be susceptible to damp ingress and the walls beneath the render/plaster finishes will inevitably be very damp. The dampness will simply be held back for as long as the render/plaster finishes remain intact. Unfortunately, the existing tanking system is breaking down or otherwise defective. Dampness and 'efflorescence' (a surface salt deposit) were noted to the rear of the right party wall in the lower hall and adjacent to the light switch to the front of the lower hall, presumably where the render finish has been cut to accommodate the switch box. Further dampness and staining were noted to the lower front and rear of the right wall, as well as the lower chimney-breast in the lower front bedroom (4) and all four walls and the lower chimney-breast in the lower rear reception room. In fact, the dampness in the rear right corner of the reception room extends up to a height of just over 1.5m. Dampness was also noted to the ceiling and walls to the under-steps cupboard that houses the boiler.

ACTION: Contractors offering a long-term transferable guarantee must be employed to inspect the walls throughout the lower ground floor accommodation and treat these as necessary to completely eradicate the dampness. This will entail hacking off all damp affected wall plaster/render and replacement with new sand/cement render containing a waterproofing additive. This will entail the removal of architraves, skirting boards, as well as radiators and other items of joinery for unfettered access. The work will therefore be disruptive.

The lower floors are of solid concrete and do not require ventilation, nor indeed to the timber upper floors.

5.6 External Joinery (including windows, doors and frames)

The external doors and windows are of painted softwood. These have been generally well maintained; in fact most of the windows, probably with the exception only of the lower ground floor front bedroom and the kitchen windows have been replaced within the last 7-10 years. The replacement windows have been generally well matched to the originals and are free from significant rot or deterioration. Very slight wet rot was noted to the lower external frame of the window to the third floor landing. The rot affected section of timber should simply be cut out and replaced in conjunction with redecoration works. Elsewhere however, the window sashes are surprisingly ill-fitting and will readily admit draughts. They will also rattle in strong winds. A large proportion of the window sashes also have no catches and no security locks.

ACTION: The window sashes should be eased, adjusted and draught proofed upon your occupation. You should at this time allow for the provision of new window furniture, i.e. catches, stays and security locks. The broken cords to the sashes to the right window in the first floor drawing room should also be replaced at this time.

The front door appears to be original to the building; it is ill fitting and will readily admit draughts, as indeed will the front external door into the lower ground floor accommodation.

ACTION: You should allow for the cost of having the external doors eased, adjusted and draught proofed in conjunction with works to the windows.

5.7 Exterior Decorations and Paintwork

The outside paintwork is showing signs of deterioration.

ACTION: You should allow for the cost of having the external joinery and masonry prepared and brought forward for redecoration in, say, 12-18 months, or ideally as and when scaffold is in place to undertake roof and other external remedial works set out above.

6. INTERNALLY

6.1 Roof Spaces

There are no accessible roof spaces. The third floor accommodation is effectively built into what was the main roof space. It is not therefore possible to comment as to the condition of the timbers forming the main roof structure. However, no significant weaknesses or distortions were noted externally and no cracks or distortions were noted to the internal ceiling plaster fixed directly to the roof timbers. There is therefore no particular cause for concern in this respect.

6.2 Ceilings, Walls and Partitions

The ceilings comprise a number of different surfaces, including some plasterboard and some older lath-and-plaster. These are in generally serviceable condition. A number of hairline cracks and some undulations were noted as a result of plaster shrinkage and flexion of the ceiling joists under normal loading. Damage to the ceiling was also noted in the second floor rear dressing room as a result of parapet gutter leakage. The ceiling to the rear of the dining room is cracked in a line corresponding with the junction of the flat balcony roof and the rear main wall above. Also, the ceiling to the rear of the second floor master bedroom is cracked and undulating where plaster appears to have lost its bond.

ACTION: You should allow for the cost of having the aforementioned ceiling plaster filled, prepared and brought forward for redecoration after the parapet gutter leakage and the plumbing leakage noted in Section 7.3 below have been stopped.

No significant cracks, weaknesses or distortions were noted to the internal walls or partitions, which are of part masonry, part timber framed construction as one would have expected bearing in mind the age of the house.

The internal wall plaster is generally sound; in fact most of the internal wall plaster has been renewed within the last 7-10 years. There is however a section of plaster to the right party wall within the second floor landing which is extensively cracked and has lost its key/bond to the wall beneath. It is likely that other areas of loose or otherwise defective plaster will be revealed as and when paper linings are stripped prior to thorough redecoration.

ACTION: You should allow for the cost of having the wall plaster filled, prepared and brought forward and/or re-plastered as necessary prior to redecoration.

6.3 Fireplaces, Flues and Chimney-Breasts

The fireplaces have been removed. Most of the chimney-breasts have been sealed and decorated to match the various walls adjacent. There is however a decorative mantelpiece to the chimney-breast in the front drawing room. The flue above the mantelpiece has been sealed with a steel plate. The external chimney pot/flues have also been capped as mentioned.

Should you wish to reinstate the fireplaces then you must allow for flue lining. The flues are likely to have deteriorated through non-use over the years.

6.4 Floors

The upper floors are of suspended timber board upon timber joist construction. The lower floors are of solid concrete.

The floors within the raised ground first and second floor accommodation dip downward slightly toward the mid section of the house. This type of distortion is more often than not seen in properties of this type and age and is due to compression and settlement of timbers forming internal walls and partitions off which timber floors are built. This distortion is further exacerbated by general shrinkage and deflection of the floor joists under normal loading. The distortions noted are considered to be within acceptable parameters and no strengthening or straightening works are considered essential.

The floors in the kitchen and dining room are excessively springy under foot. Glasses and crockery stored on free-standing shelving units within the kitchen and dining room were found to rattle as and when the floors were simply walked across in the course of normal use. Furthermore, the grout to the floor tiles in these rooms is cracked and will continue to crack and loosen as the timber floors move up and down under live loading. The deflection is not such as to warrant any immediate remedial works. The flexion is more of an annoyance than a structural problem as such. However, the kitchen and dining room are likely to be the hub of the house and you may therefore wish to have the floors stiffened for aesthetic purposes.

ACTION: You should allow for the cost of having the kitchen and dining room floors stiffened by means of timber cross-bracing placed between the ceiling joists. These can be accessed by lifting floorboards in the kitchen and dining room, or removing ceiling plaster in the rooms below. Alternatively, the floor tiles can be lifted and the floorboards stiffened with plywood or similar prior to replacing tiles, at which time you may wish to install electric under floor heating. In any event, you should bear in mind that the property is Grade II listed and any works of a structural nature should be sanctioned by the local planning authority.

No significant defects were noted to the concrete lower ground floors. They are however somewhat undulating, probably as a result of inbuilt deficiencies as and when the screed was laid, rather than structural movement.

ACTION: You may wish to have the lower ground floor screed broken out and re-laid on the level in conjunction with damp proofing works to the walls.

6.5 Internal Joinery (including doors, staircase and built-in fitments)

The internal joinery is in generally serviceable condition.

The stairs, balusters, handrails and newel posts are generally secure, although there is a broken baluster and a loose handrail at the base of the stairs leading from the raised ground floor entrance hall to the lower first floor landing.

ACTION: You should allow for the cost of having the loose handrail and broken baluster repaired upon your occupation.

The kitchen fittings are of reasonable quality and are also in generally serviceable condition.

6.6 Internal Decorations

The internal decorations are somewhat tired and are damaged in places as a result of damp ingress and plumbing leakage.

ACTION: You must allow for the cost of having the ceiling and wall plaster filled, prepared and brought forward for complete redecoration after damp proofing and other remedial works to prevent plumbing and roof leakage have been completed to a satisfactory standard.

6.7 Cellars and Vaults

There is no cellar, there are however two under-pavement vaults externally to the front of the building. These were intended for coal storage and are showing some signs of deterioration. The ceilings, walls and floor are damp, as one would have expected unless these areas had been tanked or otherwise damp proofed. The brickwork and pointing are also generally extensively weathered.

ACTION: You must allow for the cost of having the vault ceilings and walls re-pointed, ideally upon your occupation in order to maintain the structural integrity of the brickwork. You may also wish to have the vaults tanked in conjunction with tanking works elsewhere in order to provide dry storage.

6.8 Dampness

Dampness and staining was noted to the ceiling to the rear of the second floor dressing room. This is due to leakage from the parapet gutter as far as could be ascertained. The dampness and staining should not worsen to a significant degree once the gutter has been relined, or at least repaired in the short term. Obviously some internal decorative attention will be required thereafter.

Further dampness and staining was noted to the ceiling to the rear of the first floor drawing room. This is due to an ongoing leakage from plumbing in the second floor en-suite shower room above. It is not possible to locate the leakage without removing wall and/or floor tiles.

ACTION: A plumber or heating engineer should be employed to open up the walls and floor in the en-suite shower room as necessary to locate and make good any leaking pipes. Obviously some decorative attention will be required thereafter. It may be necessary to re-tile the en-suite bathroom walls and/or floor if matching tiles cannot be found.

Slight dampness and staining was noted to the rear wall beneath the dressing room window opening. Rainwater falling on the distorted windowsill is running back down toward the front right corner of the sill, and is finding its way into the building via defective joints between the sill and lower window frame.

ACTION: The external dressing room windowsill should be re-formed so that rainwater is thrown off the sill and away from the window frame. The junctions between the window frame and the adjacent brickwork should also be resealed with mastic in conjunction with external redecoration work.

Damp staining was noted to the ceiling to the rear of the dining room. The stain follows the line of cracking at the junction of the balcony roof and adjacent rear main wall and is due to rainwater ingress via poorly formed joints between the door frame leading onto the balcony and the adjacent brickwork. The joints have been filled with mastic, albeit to a relatively poor standard, and it appears that the leakage has been stopped. You should nevertheless allow for the cost of having the joints between the door frame and brickwork filled further prior to external redecoration.

Dampness and staining were noted to the ceiling and upper left wall in the first floor WC/utility room. This is due to roof leakage and/or leakage from the hopper and downpipe into which rainwater falling onto the flat roof above this room is discharged. The roof covering has been recently renewed, new concrete coping slabs have been laid atop the parapet walls and the hopper and downpipe have been cleaned. The dampness and staining are therefore unlikely to worsen to a significant degree. An allowance should nevertheless be made for having the ceiling and wall plaster filled, prepared and brought forward for redecoration.

Widespread dampness and staining were noted to the walls in the lower ground floor accommodation due to a defective damp proof membrane. You must therefore allow for extensive tanking upon your occupation, as set out in Section 5.5 above.

6.9 Wood-Boring Beetle Infestation, Rot and Other Timber Defects.

No signs were found of significant wet or dry rot in the structural or main joinery timbers or infestation by wood-boring beetles.

6.10 Insulation

The void available for insulating the ceiling/roof spaces is restricted to the depth of the ceiling joists/rafters, i.e. 120-150mm only. It is assumed that these voids were insulated to comply with building regulations applicable when the attic dormer was provided within the last 7-10. This could not however be confirmed without removing ceiling plaster for inspection. The third floor accommodation will, in any event, be subject to relatively rapid heat loss in winter months and some heat gain in summer months. This is virtually unavoidable in an extension of this type in a conservation area.

The solid external walls are not likely to meet current standards but should still provide a reasonable degree of protection against heat loss.

The windows and external doors are single glazed only. The provision of double-glazing would obviously help to reduce heat loss, but would not be possible given the planning status.

6.11 Asbestos and Other Deleterious Materials

No asbestos or other deleterious materials were noted, or are likely to have been used in the construction of this building.

7 SERVICES

7.1 Electricity

Mains electricity is connected to the house. The meter is located in the right under pavement vault. The consumer unit (tripper switches) are located to the front of the lower ground floor hall.

The wiring was upgraded within the last 7-10 years to a satisfactory standard, and the cable visible is run in PVC insulation. No obvious defects were noted; it would nevertheless be prudent to employ an IEE or NICEIC qualified electrician to carry out a precautionary periodic test upon your occupation.

7.2 Gas

Gas is supplied from the mains. There are two meters located in plastic boxes to the front wall in the lower ground floor forecourt. It is assumed that one meter serves the lower ground floor accommodation and the other serves the remainder of the house.

No smells of leaking gas were noted and no obvious defects were seen to the gas pipes visible. There is in these circumstances no particular cause for concern.

7.3 Cold Water, Plumbing and Sanitary Fittings

Mains water is plumbed directly to the various outlets in the house. There is no cold-water storage facility. One would, in these circumstances expect a reduction in flow rates as and when two or more taps are turned on simultaneously. However, the incoming main is a substantial 25-30mm diameter plastic pipe, so that flow rates are maintained at a reasonable level even when the double shower in the en-suite bathroom are used simultaneously.

The plumbing visible is run in copper and is watertight as far as could be seen, although there is clearly a leakage from the plumbing in the en-suite shower room.

Leakage from the en-suite shower room has caused dampness and staining to the ceiling to the rear of the drawing room. The plumbing in the en-suite bathroom must therefore be exposed and any leaking pipes repaired as soon as is practicable. This will, as mentioned, entail the removal of wall and/or floor tiles, which may have to be replaced in their entirety if matching tiles are not available.

The sanitary fittings are of good quality and are in generally serviceable condition, however the flow to the shower in the third floor bathroom is intermittent and some pipe knocking is also apparent.

ACTION: A heating engineer should be employed to investigate the plumbing to the upper shower and repair or adjust the system as necessary so that water flow to the shower is uninterrupted and without pipe knock.

7.4 Space Heating and Hot Water

Space heating is provided by pumped hot water to pressed steel radiators and towel rails from one of two boilers. There is a Vaillant ecoMAX boiler located within the lower first floor WC/utility room. This services the upper four floors. There is a further Vaillant ecoTEC plus 831 gas fired, wall mounted, combination boiler located in the under steps cupboard to the front of the lower ground floor hall. This serves the lower ground floor accommodation only.

The boilers were in operation at the time of inspection and the various radiators and towel rails were found to warm effectively. The thermostatic control systems are however relatively basic, particularly bearing in mind the value of the house. Furthermore, the under-steps cupboard in which the lower boiler is contained is relatively cold leaving the boiler susceptible to frost damage in winter months if the house were to be left unattended.

ACTION: You should employ a heating engineer to service the boilers upon your occupation. He or she should be asked to provide an estimate for providing a 'frost thermostat' in the under-steps cupboard so that the boiler is fired if the temperature drops below freezing, as well as thermostatic valves to the radiators and towel rails.

7.5 Underground Drains

Rain and foul water is gathered into a shared drain that runs to the rear of the house, beneath the building, and out toward the front of the property, where it will ultimately connect to the public sewers in the road.

The chambers internally to the rear of the lower reception room and front forecourt were inspected and the areas of drain visible were found to be free flowing. However the drain visible via the internal rear chamber is cracked and leaking. This leakage may well have caused minor settlement of the walls forming the two-storey, rear projecting section of the building and cracking of the dining room ceiling.

ACTION: A contractor must be employed to inspect the drainage system with the aid of a CCTV camera and provide an estimate for repairs to prevent further leakage. It may be possible to line the broken drain, it may however be necessary to break out and re-lay sections. It would be prudent in these circumstances to obtain a firm estimate for these works prior to exchanging contracts.

8. GENERAL

8.1 The site

The small lower ground floor front forecourt and the rear garden have been reasonably well maintained, as have the boundary walls and fences. Your solicitor should nevertheless set out your repairing liability with regard to the latter for future reference.

The render either side of the steps leading to the front door is cracked and will allow rainwater ingress.

ACTION: The damaged render either side of the front doorsteps should be hacked off and renewed in conjunction with external redecoration works.

8.2 Garage and Outbuildings

There is no garage and there are no significant outbuildings.

9. LEGAL AND ENVIRONMENTAL MATTERS

Your solicitor must confirm that planning permissions and building control consents were granted for the extension and alteration works to provide the accommodation as currently arranged bearing in mind the property is Grade II listed and in a conservation area. He or she should also set out the implications of this planning designation in terms of maintenance and any planned alterations or extensions.

The property is in a fully developed residential area. I am not aware of any planning or road schemes likely to adversely affect the property but it is important for your solicitor to make the usual formal enquiries of the appropriate authorities.

9.1 Tenure

The property is freehold.

9.2 Roads

Albert Street is made up and adopted and there will be no direct liability for future road charges. On-street car parking is however restricted to resident permit holders and pay-and-display users.

10 SUMMARY AND RECOMMENDATIONS

The property comprises a substantial, Grade II listed, five-storey, mid-terrace house, originally built to a good standard using durable materials. It has been generally well maintained and was apparently completely refurbished and extended within the last 7-10 years. Your solicitor must, as mentioned, confirm that planning permissions and building control consents were granted for the extension and alteration works to provide the accommodation as arranged.

Minor structural movement was noted to the walls to the two-storey, rear projecting section of the house. This may be due to some thermal movement of the roof forming the rear balcony or possibly some settlement as a result of leakage from the drain running under. In any event, the extent of the movement that has occurred is minimal in structural terms and should not worsen to a significant degree once repairs set out below have been completed to a satisfactory standard.

No significant structural defects were seen and there is no reason from a purely structural point of view therefore why you should not proceed with your intended purchase. The following items of repair/maintenance are however required:

1. A contractor must be employed to re-asphalt the upper flat main roof and repair the asphalt to the rear balcony. It would also be prudent to have promenade tiles bedded into the balcony asphalt.

2. A roofing contractor must be employed to re-line the rear parapet gutter.

3. Have the external joinery and masonry filled, prepared and brought forward for redecoration. Ideally this work would be carried out in conjunction with roofing and other external works to reduce scaffolding costs.

4. Renew the cracked render either side of the steps leading to the front door.

5. Realign the soil and vent pipe to allow for extension of the gutter serving the rear balcony. A new section of lead flashing should also be inserted at the right end of the gutter/balcony junction.

6. Have the window sashes eased, adjusted and draught proofed. You should also allow for the cost of providing locks and catches where necessary, as well as replacing broken sash cords to the right drawing room window.

7. A heating engineer should service the boilers and carry out any repairs or adjustments necessary to address the intermittent water supply to the upper shower. The plumbing in the en-suite shower room should be repaired or replaced as necessary and a frost thermostat should be installed in the under-steps cupboard. You may also wish to obtain an estimate for providing thermostatic radiator valves.

8. Have the sill to the dining room window re-formed so that rainwater drains off the sill and away from the rear wall. The window frame/sill junctions should then be resealed with mastic.

9. Have the walls to the under-pavement vaults re-pointed.

10. A carpenter should be employed to re-secure the loose handrail and broken baluster to the lower flight of stairs in the raised ground floor entrance hall.

11. Have the floors in the kitchen/dining room stiffened.

12. Contractors offering a long-term transferable guarantee must be employed to inspect the walls throughout the lower ground floor accommodation and treat these as necessary to completely eradicate the dampness. All damp affected wall plaster must be hacked off and replaced with sand/cement render containing a waterproofing additive.

13. The lower ground floor coverings should be lifted in conjunction with damp proofing works and the floors re-screeded or otherwise levelled as required.

14. The drains must be inspected with the aid of a CCTV camera, ideally prior to exchanging contracts. The contractor should be asked to provide an estimate for repairs required to prevent further leakage.

It is strongly recommended that you obtain firm contractors' estimates for the items listed above prior to exchanging contracts so that their cost and inconvenience can be fairly reflected in the price ultimately to be agreed.

In addition to the above all the comments in this report should be borne in mind.

11 BUILDING REINSTATMENT COST

The external floor area of the accommodation is approximately 259m².

The cost of reinstating the property in its current form is estimated to be approximately £675,000 (six hundred and seventy five thousand pounds).

I trust that this report provides you with the information that you require. Should you have any queries or if I may be of any further assistance please do not hesitate to contact me.

D Henson MRICS **12th April 2012**