CLAGUE

69 CHARLOTTE STREET
LONDON W1T 4RW

Condition Survey Report

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CONTENTS

1.00 INTRODUCTION TO THE CONDITION SURVEY

1.1 INSTRUCTIONS

1.1.1 Clague LLP have been appointed by Walker Residential to carry out a Condition and Measured Survey of the building. The intention is to coordinate the necessary repairs and improvements with proposals to reorder the interior and extend the building by a further floor.

1.2 THE BRIEF

1.2.1 The brief included an inspection of the exterior and interior of the building, and a report to record its present physical condition.

The client's intention to reorder and extend the building has been taken into account when drawing up the report and recommendations.

1.2.2 The report will identify areas of the building which require repairs or renewal in order that the fabric can be put into good order. The report will take into account the fact that the building lies within the Charlotte Street Conservation Area.

1.3 LIMITATIONS

1.3.1 The property was occupied and furnished at the time of our inspection, and we could not move heavy furniture, remove floor coverings etc.

Externally, the building was inspected from ground level only with the aid of binoculars and from areas of the roof which were safely accessible.

1.3.2 The survey was limited to a visual inspection only, and no parts of the structure were opened up. Therefore we cannot guarantee that hidden or inaccessible parts of the structure are free from timber decay, structural defect or the presence of asbestos.

1.3.3 The testing of electrical, heating, fire alarm and lightning conductor systems is not included in this report.

1.3.4 This is a summary report only. It is not a specification for the execution of the recommended work, and should not be used as such.

2.00 CONDUCT OF THE SURVEY

2.1 GENERALLY

2.1.1 The survey was carried out on 23rd May 2012 following instructions from Walker Residential.

The weather was warm and sunny on the day of inspection.

The building was inspected externally from ground level and from the roof only, and internally all rooms were inspected except where otherwise indicated.

2.1.2 A previous building survey prepared in February 2012 by STRUTT AND PARKER was made available.

2.1.3 The points of the compass are used to define the elevations and areas of the building, with the assumption that the front of the building on Charlotte Street faces east.

The terms left hand and right hand are in reference to viewing an object when facing it.

Room references are to existing survey drawings.

2.1.4 Attached to this report as Appendices are photographs taken during the survey (***Appendix A***) and Clague LLP measured survey drawings showing plans, elevations and sections of the existing building (***Appendix B***).

2.2 HISTORICAL NOTES

2.2.1 The building occupies a corner site at the junction of Charlotte Street and Tottenham Street, and forms part of the mid 19th Century development of the area. The scale and detailing take neo-classical forms and the elevations are faced in the fashionable stucco finish of the time. **1**

2.2.2 The building is not listed; however, it lies within the Charlotte Street Conservation Area. The Local Authority is the London Borough of Camden. Tel: 020 7974 4444.

2.3 MATERIALS

2.3.1 The building is constructed with solid brick construction walls with a stucco finish. Window and door openings have rendered neo-classical detailing.

2.3.2 The parapetted roof is clad with artificial slate, with asphalt and lead valleys and gutters.

2.3.3 Windows and doors are painted softwood. The side entrance to the basement is a timber framed structure.

2.3.4 Rainwater goods are generally round section uPVC downpipes and rainwater heads.

2.4 ACCOMMODATION

2.4.1 The building is arranged over five floors; the current use comprising a vacant basement; café on the ground floor; office accommodation on the first and second floors, with a single occupied flat on the upper third floor.

2.4.2 Access to the upper floors is via a door and communal stair from Charlotte Street.

3.00 DETAILS OF CONDITION AND NECESSARY REPAIRS

EXTERNALLY

3.1 ROOFS AND CHIMNEY STACKS

Generally

3.1.1 The roof is made up of two separate hipped pitched sections; full width on the east side and a reduced element on the west side; the ridges of the roofs running north:south.

Interconnecting flat roofs and gullies surround the pitched roofs, with the whole area bounded by a parapet incorporating brick chimney stacks.

Access to the roof is via a trap hatch in the landing of the flat, leading to a bulkhead housing on the edge of the main slope.

Pitched Slopes

3.1.2 Both hipped slopes are pitched at approximately 30º and clad with artificial cement based slates with ridges and hips in a similar material; presumably a replacement for the original natural slate covering. The slates are laid on timber boards supported by a simple cut and pitch softwood roof structure. **2**

3.1.3 The replacements themselves are of some age, and although generally sound are beginning to show signs of surface lamination and loose fixings. Some sections of the roof on the north side are moss grown.

3

The vulnerable junctions at the termination of the ridges with the hips have been protected with sections of metal sheeting. Other sections of the ridges and hips are open jointed.

3.1.4 The roofs have been prone to leaking for some time, as evidenced by the condition of the roof timbers within the void of the larger eastern roof, which show signs of water staining and wet rot. The roof space is not insulated.

The smaller roof on the west side is sealed below, and the void cannot be inspected without intrusive investigation.

3.1.5 The pitched roofs require stripping and re-laying with new battens, vapour permeable membrane and new slates.

At the same time, an allowance should be made for repairs and treatment of the roof structure and the installation of adequate insulation.

3.1.6 If alterations are to be carried out to create a further habitable storey, the existing roof structure will require considerable alteration and adaptation to provide adequate support for a new floor.

Further investigations of the existing roof structure by a Structural Engineer will then be advisable.

Flat Roof and Gutters

3.1.7 The extensive flat roof in the south west corner and the valley and perimeter parapet gutters are finished with asphalt. There is an access bulkhead and a large glazed laylight to the south west corner. **4**

3.1.8 The asphalted flats and stepped gutters in the valley and around the parapets drain to three outlets. The gutters are flashed against the parapet upstands with asphalt generally, although there are some remnants of lead against the west parapet. **5**

3.1.9 The asphalt surfaces have been protected with solar reflective paint, and show signs of relatively recent repair to the parapet upstands. There is evidence within the roof void of historic water penetration under the parapet gutter linings.

The general condition of the asphalt surfaces is reasonable for the moment, although there are signs of ruckling and splits in the flat roof adjacent to the laylight.

In the medium term, the gutters and flat roof section will need to be relaid, and this work would sensibly be included with the refurbishment of the pitched slopes.

3.1.10 The large fixed laylight in the south west corner of the roof has single glazed georgian wired glass in a painted softwood frame. **6**

Repairs have been carried out, however the laylight remains in a very poor condition, with water penetration continuing to the upper communal landing and bathroom of the flat below (see later item 3.9.8).

The laylight requires total renewal; the replacement structure will need to be upgraded to provide both double glazing and ventilation.

3.1.11 Access to the roof is via a timber framed bulkhead with a solid timber door.

The roof and cheeks of the housing has been clad with sheet metal to improve weathertightness. The cladding is in fair condition, although the timber door is ill fitting, and both the door and frame require redecorating.

Chimney Stacks

3.1.12 There are four brick built stacks arranged around the perimeter parapet; three of the stacks are substantial, built to serve three or four flues; the fourth at the north east corner has two flues and has a rendered finish. The stacks are described separately below.

3.1.13 The largest brick stack on the west elevation is constructed on the party wall and contains four flues. One of the four original clay pots is missing; the remaining three are in fair condition. A TV aerial is fixed to this stack. The stack shows no sign of structural movement and remains vertically aligned. **7**

The brick joints have been pointed with cementious mortar which is cracking and missing in places. The face of the stack facing outwards could not be inspected; however, it should be assumed that all faces of the stack need repointing. Repointing the outward face will present problems gaining access.

3.1.14 The second adjacent stack towards the south west is built on the party wall and has three flues and pots, none of which serves the property.

The stack is leaning markedly inwards (towards the east), perhaps by as much as 300mm off the vertical. The upper section requires repointing, particularly on the outward (west) face. **8**

The movement is not confined to the stack itself, as there is deflection in the parapet either side of the south west corner (see later item 3.3.12).

Further structural advice will be needed to establish the cause of the movement; however the upper will need to be taken down and capped or rebuilt. The complication is that the stacks serve the adjacent property, and a Party Wall Agreement is likely to be required, whatever course of action is agreed upon.

3.1.15 The third stack is located on the south parapet wall forming the termination of the gable wall, and serving four flues. The brick **9**

structure is in reasonable condition, but is open jointed on the south and west facing sides. These faces require repointing, and the lead flashings at the abutment with the roof refixing.
There are four clay pots; the western pot is badly cracked and should be replaced.

3.1.16 The fourth and final stack is located on the parapet wall in the north east corner. The stack was built to serve two flues and has been rendered to match the adjacent external walls. The rendering is in good condition, and the two clay pots are intact. **10**

The flues are linked to corner fireplaces on the second and third floors; both of which are not currently used.

3.1.17 The extent of repairs to the stacks is dependent on the arrangement of alterations to form a further storey at this level.

Consideration needs to be given to Planning, Party Wall and structural issues before a final decision is made regarding repair and/or demolition. In any case, the stacks will require adequate ventilation, whether they are retained in situ or reduced.

3.2 RAINWATER DISPOSAL

Generally

3.2.1 Rainwater on the main roof is directed to three outlets linked to downpipes discharging into a combined sewer.

Roof Drainage

3.2.2 The roof outlets are small and prone to blocking; leading to a build up of water and the risk of local damp penetration to the parapet and upper walling. The asphalt and lead sleeves leading to the rainwater heads are also cracked in places. **11**

If the present roof arrangement is to be retained, the outlets need to be redesigned to work more effectively.

Downpipes

3.2.3 Now largely replaced with uPVC, the downpipes would originally have been cast iron sections, and a length of such a pipe remains on the north west corner.

3.2.4 The north west downpipe (Tottenham Street) has a uPVC rainwater head and upper section, which appears to have a leaking joint and/or a blockage at second floor level, where the **12**

surrounding wall is damp.

There is a further leak at the awkward junction between the lower section of cast iron pipe at fascia level, which is affecting the rendered surface.

The downpipe and hopper should be totally renewed in cast iron.

3.2.5 The second outlet is on the southern side of the roof fronting Charlotte Street. The pipe appears to run internally until first floor level. The downpipe is not performing adequately, as there are signs of damp penetration below the outlet in the third floor flat (see later item 3.12.9). Internal downpipes are inherently unsatisfactory and it is recommended that an external downpipe is introduced. **13**

3.2.6 The third outlet discharges via a pipe over the adjacent lower roof of the adjoining property. It was not possible to assess the condition of the pipework from any accessible vantage point. As with the other downpipes, this pipe is likely to require repair or replacement in cast iron.

3.3 EXTERNAL WALLS AND FINISHES

Generally

3.3.1 The external walls consist of solid brickwork 9" (215mm) thick, finished with a rendered surface at least 30mm in thickness marked with block lines. Stucco detailing to openings and strings is in a neo-classical style. The ground floor has been altered to provide a wide shop front on Charlotte Street.

Walling

3.3.2 The basement walls are partly lined with plasterboard or tiling, which prevented an overall inspection of the structural walls. However, from what could be seen there were no significant signs of movement.

3.3.3 At ground level, the Charlotte Street (east) elevation has been opened up to form a wide shop front with large glazed openings, a rendered stallholder and a retractable awning.

There is no sign of deflection or movement above or to either side of the opening, indicating that the steel beam over the opening is probably adequate for the task; although the steelwork is covered by a fascia and was not inspected.

3.3.4 The Tottenham Street elevation (north) retains its original ground floor design consisting of blank recessed panels on a plinth with □orinthian pilasters, now partly concealed by the later addition of a lightweight structure giving access to the basement level. **14**

The general condition of the render at this level is reasonable; although there is damage to the capital on the right hand pilaster which needs to be repaired.

3.3.5 The poorly built and detailed access structure has a felted monopitch roof over a glazed timber screen built on a low brick plinth. **15**

The structure is in a very poor condition and will need to be rebuilt, if the present access arrangement to the basement is to be retained.

3.3.6 A redesign of the access and the fascia would greatly improve the appearance of both elevations and give the opportunity of revealing the attractive classical detailing presently obscured by the access structure and fascias.

3.3.7 The upper levels on both street elevations are similarly rendered with cornices, string courses and decorative neo-classical detail around window openings.

3.3.8 The rendered surface at the higher levels has areas of minor surface cracking, and decorations are generally poor, although significant structural cracking is limited to two vertical fractures on the Tottenham Street elevation.

The first fracture runs from the parapet on the north east corner through the third floor window, terminating at the head of the second floor window below. The movement is not apparent internally (see later items 3.11.6 and 3.12.6); however, a repair using stainless pins and grouting will be required. **16**

At the west end of the elevation on the return at parapet level, there is a diagonal fracture running to just below the parapet. A similar type of repair to restrain the corner will be required. **17**

3.3.9 Elsewhere, the finer cracking in the render has allowed water to percolate behind the finish. The render on the upper storeys in particular is likely to have lost its key. In areas where the render is soundly attached, the fine cracks should be cut out and repairs made with a render mix chosen after analysis of the existing sample. In areas where the key has been lost, new render to match existing will be required. Close investigation off scaffolding will

be needed to establish the optimal type and extent of repair and redecoration.

3.3.10 The stucco details appear to be basically sound when viewed from windows and ground level, although the decorations are flaking in many places. Removal of flaking paint and careful repair where required should bring the features back to a good condition. **18**

3.3.11 The upper surface of the rendered parapets shows signs of splits, repaired on a number of occasions, which make them vulnerable to water penetration, which when combined with failures in the parapet gutter, cause water to penetrate the head of the wall (see later item 3.12.8). A lead capping to the upper surface would improve weathering significantly.

3.3.12 The remaining high level walling and parapets on the west and south elevations are in exposed brickwork, laid in flemish bond.

There is serious movement at the south west corner, where the parapet has deflected considerably in association with movement in the adjacent stack (see previous item 3.1.14) Further investigation by a Structural Engineer is required, and it is likely that sections of the parapet will need to be rebuilt. **19**

3.3.13 Apart from this defect, the general condition of the brickwork is reasonable, although open joints at higher levels need repointing. Arrangements to access these areas will need to be agreed with the owners of the adjoining properties on the west and south sides.

3.3.14 There is a limited amount of movement over the window openings on the third (upper) floor, which suggests a partial failure of the timber lintols (see later item 3.11.7).

There has been water penetration into the head of the wall via the parapet and gutter, and this is likely to have damaged the lintels. An intrusive investigation should be carried out to establish the condition of the lintol where movement is most apparent. However, it should be anticipated that a number of the upper lintels will need to be replaced with RC lintels.

3.4 WINDOWS AND EXTERNAL JOINERY

3.4.1 The 15 no. windows on the two principal elevations arranged over three floors are double hung vertical sliding sashes in painted softwood with single glazing. **20**

3.4.2 Some of the windows were opened during the inspection and were operable. Others were painted shut or inaccessible due to fixed

furniture.

3.4.3 The general condition of the existing windows is poor at higher levels, and reasonable at lower levels; although it was not possible to carry out a close inspection of the external faces of the sashes and frames.

3.4.4 However, maintenance is now overdue, and it is recommended that all the windows be overhauled; the work to include replacement of cracked or missing putties; overhaul/replacement of defective sash cords and weights; careful limited piece in and resin repairs to a number of bottom rails and jambs; easing and adjustment to run smoothly, followed by preparation and redecoration.

With careful attention, the windows are capable of being brought back to a good condition.

3.4.5 Two first floor windows facing Charlotte Street have lost the glazing bar in the lower sash, and these should be reinstated as part of the general upgrading.

3.4.6 Heat loss via the single glazing could be reduced by fitting secondary glazing to some or all of the windows.

3.4.7 The shop front to Charlotte Street consists of large single glazed panels in painted timber frames over a masonry stallholder. The style of joinery suggests a relatively recent origin.

Timber louvres are fitted over the shop front windows and the entrance door.

3.4.8 The joinery and glass are in fair condition; although there is evidence of piece in timber repairs to the base of the mullions. The general design of the shop front is rather uninspiring, and it is not in keeping with the principal elevation facing Charlotte Street. **21**

Consideration might be given to a new design, incorporating double glazing.

3.4.9 There are ply fascias on both elevations above the ground floor openings. The fascias are in very poor condition, especially on the Tottenham Street elevation. **22**

The removal and redesign of the fascias would allow the presently concealed classical detail of the pilasters to be revealed.

External Doors

3.4.10 There are two external doors on the Charlotte Street frontage. On the south side, a six panel solid timber door, forms the access to the upper floor.

The door and frame are in fair condition with reasonable decorations.

3.4.11 The second door is a fully glazed contemporary entrance door serving the ground floor café. Although in reasonable condition, the door is out of place in this location. The comment made about the unsuitability of the shop front design applies equally to the door.

Other External Joinery

3.4.12 The lean to structure on the Tottenham Street elevation consists of a glazed timber framed single storey structure on a low brick plinth, with a ply fascia and felted roof.

The joinery is in poor condition and the structure will require rebuilding, if it is to be retained in its present form.

3.5 CURTILAGE

3.5.1 The building occupies the site fully, apart from two narrow strips approximately a metre in width beyond the pavement level on both street elevations.

3.5.2 The strip fronting Charlotte Street is partly paved with glass blocks set into the surface to light the basement. Access from the pavement is level. **23**

Although when viewed externally, only minor repair and repointing seems to be required, the concrete frame is heavily eroded when inspected from the basement (see later item 3.7.14). The area lights will need complete replacement.

3.5.3 On the Tottenham Street frontage, a section of the strip beyond the steps to the basement has a concrete finish, some 30mm above pavement level. The surface is in good condition.

3.5.4 The building is bounded on the west and south sides by lower buildings with both pitched and flat roofs.

Arrangements will need to be made with the adjoining owners, in order to gain access to repair the adjacent walls and features described in previous items 3.3.12 and 3.3.13.

INTERNALLY

3.6 GENERALLY

3.6.1 The interior is laid out over five floors, with separate entrances to the ground floor café and basement and to the upper office/residential accommodation.

3.6.2 The basement is reached via steps on the Tottenham Street elevation, now covered by a later structure.

The basement is currently vacant and contains a number of linked spaces and vaults, including toilet facilities.

The area was in the process of refurbishment, the work being abandoned recently.

3.6.3 At ground floor level, the café has a single entrance off Charlotte Street.

3.6.4 A separate entrance door fronting Charlotte Street leads to a communal staircase serving offices on the first and second floors, and a flat on the third floor.

3.6.5 At the upper level, there is a two bedroom flat, from which access can be gained to the roof.

3.7 BASEMENT

Presently vacant and part refurbished.

Floors

3.7.1 The floors are of solid construction with a concrete base, which is reasonably level and without significant structural defects.

In the main spaces there are no changes of level, apart from a step up to the male WC.

3.7.2 The floor finishes generally are a mixture of granolithic screed with some clay and vinyl tiles, and are generally in poor condition. **24**

Damp levels are high, and it is likely that a damp proof membrane, if it exists, is ineffective.

The floor finishes will require replacement. The introduction of an effective damp proof course and insulation will require the breaking up and relaying of the present screed, and the installation

of a suitable tanking system.

3.7.3 On the north side, there are two vaulted spaces constructed under Tottenham Street.

The western vault has been upgraded and dry lined, and the lowered floor is finished with clay tiles in reasonable dry condition; the floor level being two steps below the general basement level. It is likely that a damp proof membrane was installed when the floor was lowered. **25**

The eastern vault is accessed, with difficulty, under the stairs leading to ground floor level.

The vault is as originally constructed, with a brick floor. The bricks are open jointed and uneven, with high damp levels.

3.7.4 The relatively narrow stair leading up to street level is of solid concrete construction, overlaid with timber treads. **26**

The timber boarding is in reasonable condition, but of a rather poor quality.

A replacement finish would be necessary if the building is upgraded.

3.7.5 Unusually, at the foot of the stair the flooring is of suspended construction, consisting of timber boards on joists.

The floor was not lifted; however given the general prevalence of damp, the condition of the floor joists is likely to be poor, and will require replacement with a solid insulated floor.

Walls

3.7.6 The main perimeter walls and the load bearing wall running north:south are constructed in solid brickwork.

The room in the south east corner is enclosed by a timber studwork partition.

3.7.7 The solid walls are plastered with ceramic tiling in some areas, and appear to be structurally sound with no obvious signs of movement. **27**

3.7.8 Recent refurbishment is evidenced by some new plaster in the south west corner in particular, although it is not possible to confirm what type of plaster was used, or whether any form of tanking was installed.

The plaster and other finishes in the areas of walling which are presently unimproved are in generally poor condition with high damp levels, exacerbated by the lack of heating and poor ventilation. The walling is particularly saturated on the Charlotte Street side. **28**

The plaster in these areas will need to be stripped and renovating plaster applied.

3.7.9 The prevalence of damp in the basement walls will require some form of tanking system coupled with dry lining, and it is recommended that a specialist company be engaged to report on the present situation and propose what remedial measures are required.

3.7.10 The eastern brick vault has been lined with metal sheeting. The condition of the brickwork and battening behind the sheeting could not be confirmed, although it is likely to be poor.

The sheeting needs to be removed and remedial work carried out, if the space is to be brought into use.

3.7.11 The second, western, vault is in its original, unimproved condition. The brickwork is loose jointed and damp. **29**

Major repointing will be required, together with lining with a waterproof render.

Ceilings

3.7.12 The ceiling finish is in plasterboard fixed to suspended floor joists. The finishes are in generally poor condition, and will need to be replaced.

3.7.13 The ceiling/floor joists were not accessible without intrusive investigation.

Given the dampness elsewhere, it is possible that the ends of joists in particular may be damp affected. This can be established once the ceiling is stripped.

Another factor that will require consideration is providing adequate fire and sound separation and protection between the basement and the café above.

3.7.14 On the east side of the basement, fronting Charlotte Street, there are glass area lights set in a reinforced concrete grid. **30**

The concrete is breaking up in many places, threatening the structural integrity of the whole arrangement, and total replacement will be required.

Internal Joinery and Fittings

3.7.15 The basement has been stripped out, and few items remain, apart from sanitary fittings in the male and female toilets which are in poor condition.

3.7.16 An internal window between the north wall and the staircase has coloured glass, and may be worth retaining, either in its present position or in a suitable location elsewhere. **31**

3.8 GROUND FLOOR

In use as a café, trading as SAKLEYS.

Floors

3.8.1 The café occupies the Charlotte Street frontage, and is accessed via two steps up from the entrance on the north east corner. The well between the door and the raised floor has a rubber mat.

3.8.2 The floor finish is timber boarding overlaying the original floor; thus raising the floor level by one step. The boarding has been laid recently, and is in good condition. **32**

3.8.3 The kitchen and small toilet to the rear have new vinyl sheet flooring in good condition, again overlaying the original floor.

3.8.4 The condition of the underlying floor structure could not be assessed, and the comment made in the previous item (3.7.13) regarding the need to check the abutment of the floor joists with the external wall applies here.

Walls

3.8.5 The solid walls are drylined with plasterboard, with an applied timber dado. The boarding and decorations are in good condition.

3.8.6 A timber studwork partition separates the kitchen area from the café; the wall is lined with softwood bead and butt boarding on the café side; all in good condition.

3.8.7 Within the kitchen and toilet, the wall finishes are largely ceramic tiles, which appear to be of recent origin and are in good order. **33**

Ceilings

3.8.8 There is a fairly recent suspended ceiling finish throughout, with tiles in good condition.

3.8.9 The original ceiling requires inspection and measures proposed to ensure that there is proper fire and sound separation between the café and the first floor accommodation.

3.9 COMMUNAL AREAS

Generally

3.9.1 The ground floor external door leads to an extended entrance hall, with a timber staircase in the south west corner of the building providing access to the upper floors. **34**

Floors

3.9.2 The flooring in the lobby is of suspended timber construction with a fitted carpet finish. The floor joists and boarding were not inspected; however, there was no indication of deflection or springiness in the floor.

Boards should be lifted to check for defective/damp joists, particularly where they abut the external wall.

3.9.3 The timber staircase is of substantial construction with moulded softwood newels, balusters and handrails; all painted and in reasonable condition from a visual inspection.

The staircase has a fitted carpet which prevented a closer inspection of the elements of the stair structure.

Walls

3.9.4 The solid walls are plastered and lined with paper and woodchip.

The surfaces are rather uneven, and it is likely that removal of the paper may bring areas of plaster with it. Any proposals for refurbishment should include a provisional sum for new plaster.

3.9.5 In the hall, there is damp penetration on the external south wall adjacent to the first stair riser. This is the party wall between no.69 and the adjoining property. Further investigation is required to establish the source and thus the remedy for the dampness.

3.9.6 Throughout the stairwell, there are few signs of structural movement apart from vertical cracks in the west wall on the uppermost landing.

This sign of movement is no doubt related to the defects in the parapet and chimney stack directly above (see previous items 3.1.14 and 3.3.12).

Ceilings

3.9.7 The ceiling over the upper landing has a plastered finish showing damp penetration and movement at the wall:ceiling junction.

3.9.8 A large glazed rectangular laylight occupies much of the ceiling area. The georgian wired glass is single glazed, and the laylight leaks badly. It requires replacement with a new double glazed and properly ventilated unit. **35**

Unusually, the laylight is incorporated in the bathroom of the upper flat. Presumably, at one time the upper landing was larger than it is at present, before the bathroom was formed.

When the laylight is replaced, it would be sensible to install two separate rooflights to independently serve both the landing and the bathroom.

3.10 FIRST FLOOR

Generally

3.10.1 Currently in office use; the accommodation consisting of three separate rooms together with a small toilet and kitchenette.

3.10.2 At the time of inspection, all the rooms were furnished with desks, work stations, cabinets and chairs, which limited the areas it was possible to inspect closely.

Floors

3.10.3 New boarded flooring laid over existing timber boards on joists, which appear to run from east:west, with a load bearing partition running north:south at the midpoint and with uPVC tiles in the toilet and kitchenette.

3.10.4 The floors are reasonably level and not particularly springy, although they are quite heavily loaded at present with office furniture and fittings, and the workforce itself.

3.10.5 The floorboards around the perimeter should be taken up to allow

the joist ends in contact with the external wall to be inspected for damp penetration and consequent insect infestation. The opportunity to improve fire and sound separation to the café below should be considered.

Walls

3.10.6 The external walls are plastered with a lining paper and emulsion finish. Internal walls divide the space into three rooms; the partitions being in timber studwork with plasterboard lining, and in two cases there are glazed panels at high level providing borrowed light between rooms. **36**

The partition running north:south at the midpoint is likely to be structural, with non-structural walls elsewhere enclosing a toilet and kitchenette. There is a boarded in fireplace on the west wall.

3.10.7 The general condition of the external walling is reasonable, and damp levels are low.

3.10.8 There are indications of movement at high level adjacent to the cornice, where there are horizontal cracks over the fireplace and at the north east corner facing Tottenham Street.

There are also minor vertical cracks through the cornice in the north west corner of the main office.

3.10.9 All three of these locations correspond to more significant movement noted externally at higher levels.

Remedial measures to stabilise or repair parapets and stacks are required in order to prevent further movement.

Ceilings

3.10.10 The ceilings are plastered, probably on lathes, with ornate moulded plaster cornices and ceiling rose intact. **37**

The ceiling is lined with paper and painted with emulsion.

3.10.11 Apart from the minor fractures in the cornice mentioned in Item 3.10.8, the main ceilings are in good order and decoratively sound.

3.10.12 The small kitchenette, toilet and entrance lobby have low suspended plasterboard ceilings. It was not possible to inspect the original ceiling above, and therefore their condition cannot be assessed.

Internal Joinery and Fittings

3.10.13 The office has been recently refurbished with new softwood doors in existing frames; all in reasonable condition.

3.10.14 The softwood skirtings are largely replacements, and a more suitable ornate skirting detail would be appropriate for this age and type of building.

3.11 SECOND FLOOR

Generally

3.11.1 Currently in office use; the accommodation is open plan, and consists of two interlinked spaces, together with a separate small toilet.

3.11.2 The office was furnished, fully carpeted and in use at the time of inspection, which limited the areas it was possible to inspect closely.

Floors

3.11.3 The timber boarded floors have fully fitted carpets, in fair condition. The carpet prevented any inspection of the condition of the boards.

3.11.4 The floors are level and did not show any springiness, although as the floor below, the office furniture and staff constitute quite heavy loading.

3.11.5 As suggested for the office below, previous item 3.10.5, the ends of the joists where they abut the external wall should be exposed and checked, and additional fire and sound separation introduced.

Walls

3.11.6 The plastered and decorated external walls are in reasonable condition, with no significant indication of movement. This is surprising, as the external fractures on the north east and north west corners at this level are not apparent internally (see previous item 3.3.8).

It would be sensible to remove the lining paper in this area to check whether the fracture runs through the full thickness of the external wall.

3.11.7 There is some limited movement at cornice level on the east wall, indicated by an unevenness in the horizontal line of the moulding. **38**

This suggests limited failure of the lintols over the window openings on this wall (see previous item 3.4.7).

3.11.8 The fireplace on the west wall has been boarded over. The fire surround is likely to have been removed; however, it would be worth considering reinstating a surround to enhance the room.

3.11.9 The central north: south load bearing stud partition has been opened up with a low arch to link the two principal office spaces. It is a slightly unusual form of opening, and will probably need adapting to suit other uses. **39**

Ceilings

3.11.10 The plastered ceilings are lined and decorated and in generally good order. The plaster cornice detail on this floor is intact, although in a less elaborate style than in the floor below.

3.11.11 The ceiling is plain without the plaster roses present on the floor below.

Internal Joinery and Fittings

3.11.12 The timber skirtings and architraves are in painted softwood and generally sound.
As with the previous floor, the joinery is somewhat ordinary and thought could be given to installing details more appropriate to the building.

3.11.13 A sink, cupboards and worktop have been installed in the corner of the front office (Charlotte Street).

3.11.14 The small toilet adjacent to the entrance contains a WC and handbasin; both in fair condition. **40**

3.12 THIRD FLOOR

Generally

3.12.1 In residential use, following its conversion from an office in 1999.

3.12.2 The accommodation consists of a hall, living room, kitchen, two bedrooms and a bathroom.

3.12.3 The flat was in occupation and fully furnished, which restricted the inspection of those areas covered with fittings and fixed furniture.

Floors

3.12.4 The floors are boarded and generally carpeted, except in the kitchen, where a new boarded finish has been laid on the original floorboards. The bathroom has a vinyl sheet covering.

All the finishes are in reasonable condition, and there are no significant signs of deflection.

3.12.5 As recommended in previous items, the joist ends should be checked, particularly as there are higher levels of dampness in the external wall at this level.

Walls

3.12.6 The perimeter walls are plastered and lined, and show no obvious signs of distress or movement, even although there is structural movement discernible externally at this level in the north east and north west corners of the Tottenham Street elevation. **41**

As suggested previously, the lining paper should be stripped to check the condition of the plaster and for signs of movement in the internal face of the wall.

3.12.7 The internal partitions are in timber studwork, including the central load bearing partition running north:south. The partitions are finished in plasterboard, in generally fair condition; although a minor movement fracture was noted in the partition between Bedroom 1 and the kitchen.

3.12.8 The external walls are widely affected by isolated dampness on both the north and east faces, due to water penetration via the parapets and perimeter gutters.

Although repairs externally may have temporarily held back moisture, the plaster on the two external walls remains contaminated by salts and will need to be renewed.

3.12.9 There is also damp penetration in the south east corner of the kitchen, which is likely to be associated with regular blockages of the gutter outlet above (see previous item 3.2.5).

As with the previous item, an area of plaster here will require renewal.

3.12.10 The bathroom walls adjacent to the defective laylight are damp affected, in the same manner as the upper landing. The recommendation to replace the existing laylight with two separate rooflights is discussed in previous items.

3.12.11 There is an exposed fireplace in the living room with a working gas fire.

Ceilings

3.12.12 The ceilings are a mixture of plasterboard and lathe and plaster; lined with paper.

The ceilings are generally level, and the finishes in reasonable condition, apart from in Bedroom 1 where there is a damp patch in a central position; resulting from a leak in the ridge or hip of the roof above.

3.12.13 There is more general damp penetration in the ceiling around the laylight in the bathroom as described previously; see previous item 3.9.8.

3.12.14 A hatch and ladder in the hall leads to the bulkhead access to the roof.

Internal Joinery and Fittings

3.12.15 Internal joinery, including skirtings and architraves, are in painted softwood and in reasonable condition.

3.12.16 The kitchen fittings have been upgraded recently, and are in good condition.

3.12.17 The sanitary fittings consist of a bath, WC and handbasin and are generally in a tired condition.

3.13 SERVICES AND INSTALLATIONS

3.13.1 With the exception of the fittings mentioned specifically in the sections above, all the service installations should be removed as part of the refurbishment of the property.

3.13.2 The office spaces have modern surface mounted cabling, trunking, switches and light fittings, all of which are unsympathetic to a building of this age and type.

3.13.3 There are air conditioning units, cables and external light fittings which have been attached to various parts of the exterior of the building which also should be removed.

3.13.4 A new fire alarm system will need to be installed as part of the upgrading of the interior.

3.13.5 The heating system will also need to be rationalised to suit new uses. Careful routing of pipework will be necessary.

3.13.6 The foul and surface water run to a combined drain. At the time of inspection, the drain and the inspection chamber located in the basement were blocked.

4.0 SUMMARY AND RECOMMENDATIONS

4.1 Listed below is a summary of the repairs which need to be carried out in order to bring the building up to a good state of repair. Generally, the building is in a fair condition internally, apart from the basement, however there are areas of concern externally, particularly related to the roofs, chimney stacks and defects in the external walls and finishes at upper levels.

EXTERIOR

4.2 ROOFS AND CHIMNEY STACKS

Provide new slate roof coverings to 2 no. main slopes. Include for repairs to roof structure, improved insulation and new internal access for inspection.

Relay valley and parapet gutters in lead, and flashings generally.

Relay flat roof structure to south side of roof.

Replace defective laylight.

4.3 RAINWATER DISPOSAL

Enlarge and improve weathering to drainage outlets to roof.

Overhaul cast iron rainwater goods and replace uPVC downpipes with cast iron.

Install new external rainwater pipe to south east corner of building.

Clear all gullies and combined drains.

4.4 EXTERNAL WALLS AND FINISHES

Investigate condition of external rendering and allow for renewal of stucco between upper windows and parapet.

Carry out isolated renewal of render elsewhere, including refurbishment of stucco detailing to openings.

Rebuild or remove stack in south west corner, and stabilise parapet on south elevation of building.

Investigate movement and repair north east and north west corners at upper level where structural movement has occurred.

Replace lintols to upper floor windows.

Repairs and repointing of brickwork to 3 no. stacks.

Overhaul or rebuild access structure to basement.

4.5 WINDOWS, DOORS AND EXTERNAL JOINERY

Overhaul and repair all doors and windows.

Renew fascias.

INTERIOR

4.6 GENERALLY

It is assumed that the building will be cleared of all furniture and fittings including carpets and vinyl floor coverings, except those identified for retention, before any repairs are carried out.

4.7 BASEMENT

Carry out complete refurbishment, including installation of tanking system to floor and walls.

4.8 GROUND FLOOR

Investigate condition of floor structure adjacent to external walls.

4.9 COMMUNAL AREAS

Investigate damp in external wall on south side of staircase.

Repair cracks in wall to upper landing.

4.10 FIRST FLOOR

Investigate condition of floor structure adjacent to external walls.

Repair cracks at wall/ceiling junction.

4.11 SECOND FLOOR

Remove lining paper to north and east walls, and stabilise any fractures found.

Investigate condition of floor structure generally.

4.12 THIRD FLOOR

Remove lining paper to reveal condition of external walls and carry out structural repairs where required.

Install new rooflight and renew ceilings in bathroom.

Replace bathroom fittings.

4.13 SERVICES AND INSTALLATIONS

Clear blocked foul drain in basement.

Commission Electrical and Mechanical Reports on Installations.

Renew electrical and mechanical services to basement.

APPENDIX A – PHOTOGRAPHS TAKEN DURING THE INSPECTION – 23rd MAY 2012

Photo 1 – Charlotte Street elevation (2.2.1)

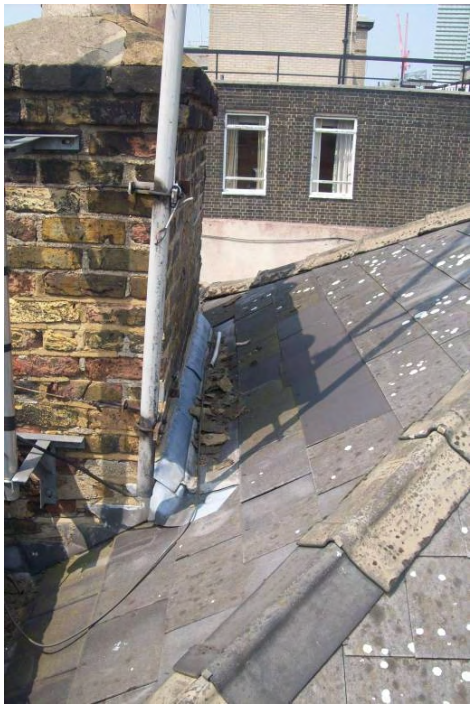

Photo 2 – Section of roof on west side (3.1.2)

Photo 3 – Pitched roofs showing replacement artificial Slates and repairs (3.1.3)

Photo 4 – Access bulkhead (3.1.7)

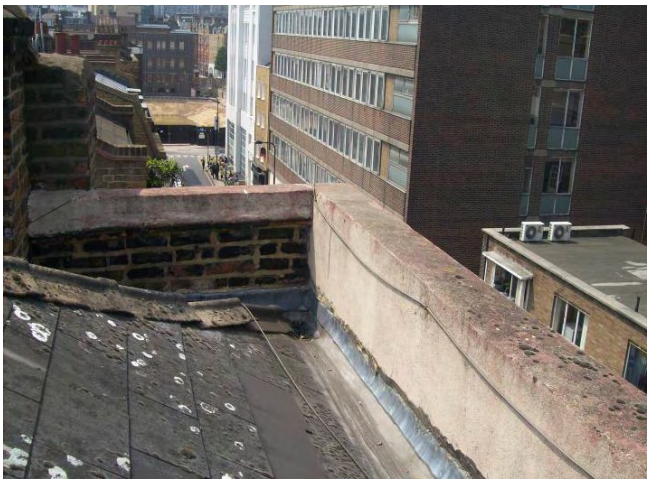

Photo 5 – Valley gutter and outlet at north west corner (3.1.8)

Photo 6 – Defective laylight (3.1.10)

Photo 7 – Brick stack on west elevation (3.1.13)

Photo 8 – Leaning brick stack and deflecting parapet on south west corner (3.1.14)

Photo 9 – Stack on south gable (3.1.15)

Photo 10 – Corner stack (3.1.16)

Photo 11 – Roof outlets prone to blocking (3.2.2)

Photo 12 – Defective rainwater goods at Tottenham Street elevation (3.2.4)

Photo 13 – Rainwater outlet on south side of Charlotte Street elevation (3.2.5)

Photo 14 – Damaged detail of capital on Tottenham Street elevation (3.3.4)

Photo 15 – Poorly built access structure to basement (3.3.5)

Photo 16 – Vertical fracture on upper floors on east side of Tottenham Street (3.3.8)

Photo 17 – Fracture in corner of parapet on Tottenham Street elevation (3.3.8)

Photo 18 – Exfoliation of stucco to upper cills (3.3.10)

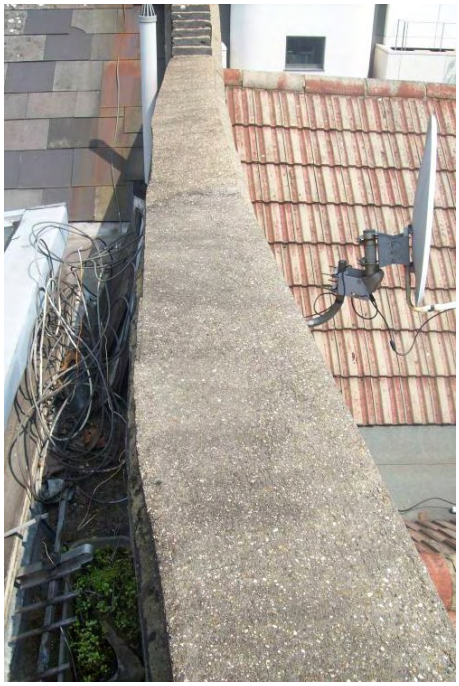

Photo 19 – Deflection to south parapet (3.3.12)

Photo 20 – Typical double hung vertical sash window (3.4.1)

Photo 21 – Piece in repairs to shop front joinery (3.4.8)

Photo 22 – Ply fascia to Charlotte Street (3.4.9)

Photo 23 – Area light to Charlotte Street (3.5.2)

Photo 24 – General view of basement (3.7.2)

Photo 25 – Western vault with metal sheet lining (3.7.3)

Photo 26 – Stair up from basement (3.7.4)

Photo 27 – Basement walls (3.7.7)

Photo 28 – Damp to external basement wall on east side (3.7.8)

Photo 29 – Brick vault (3.7.11)

Photo 30 – Area light from below (3.7.14)

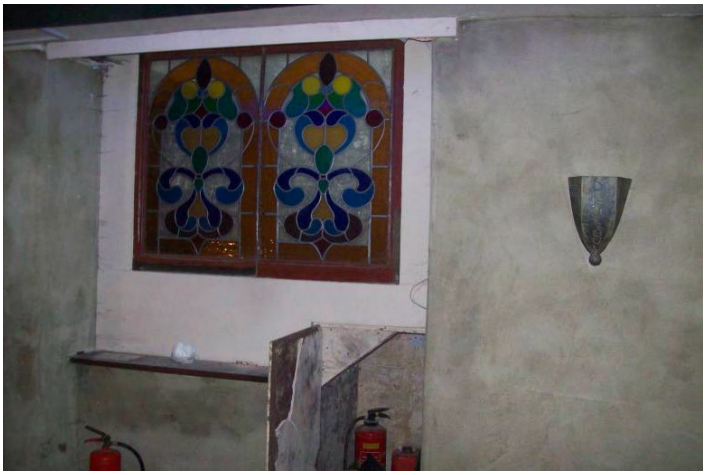

Photo 31 – Internal window between basement and stair (3.7.16)

Photo 32 – View of café (3.8.2)

Photo 33 – Kitchen (3.8.7)

Photo 34 – Communal entrance to upper floors (3.9.1)

Photo 35 – Defective laylight (3.9.8)

Photo 36 – Detail of first floor office (3.10.6)

Photo 37 – Detail of moulded cornice on first floor (3.10.10)

Photo 38 – Movement at wall/ceiling junction on second floor (east wall) (3.11.7)

Photo 39 – New opening in structural cross wall on second floor (3.11.9)

Photo 40 – Office toilet (3.11.14)

Photo 41 – Living room in third floor flat (3.12.6)