



# CONDITION SURVEY

**30a Highgate Road, London NW5 1NS**



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Highgate Studios  
53-79 Highgate Road  
London  
NW5 1TL

Date: 25<sup>th</sup> July 2011

Our Ref: HM/CT/LN 11 07 0003

Dear Emma,

**Re: 30a Highgate Road**

We write in respect of the above premises following our inspection on 7 July 2011.

As requested, we have reported below on the state and condition of the premises, highlighting the main items of disrepair to the building fabric.

Our inspection was based on a visual external and internal inspection only and from ground level. No opening up or intrusive investigations were carried out.

We have not undertaken a services inspection of the property and our comments are based on a visual inspection only.

All recommendations and costings are given on the assumption that the existing structure and fabric is to be retained and put back as close as possible to the original.

Only comments and costings are given in respect of the existing building fabric and no costs for any fit out or improvements have been allowed for.

The front elevation of the site is deemed to face approximately due south west, and standing facing the site from Highgate Road.

Please find below the following points:

<b>Item No</b>	<b>Description</b>	<b>Cost</b>
	The development known as 30a Highgate Road is located back from the main Highgate Road, accessed via a small bitumen-macadam road which leads to the 4 units within the development.	

**Unit 1 –**

Fairly extensive cracking has occurred to the brickwork structural walls throughout. In particular, the single storey front elevation wall is leaning excessively and we consider this to be structurally unstable. Extensive rebuilding works will be required in order to rectify this, together with structural supports required to tie the front elevation brick wall to the roof structure. To other cracks noted to the brick work internally, allow for resin bond repairs.



Repointing of brickwork joints to external elevations.

There is evidence of remedial works following rising damp in the form of a waterproof render being applied approximately 1 metre above ground level. This generally appears to be in tact although minor surface cracking is evident.



We suspect the presence of asbestos containing material in the form of duct lining panels adjacent to the front entrance door. Allow for an Asbestos Survey to be undertaken and these materials to be removed.



The electrical installation looks to be old in places and poorly maintained. Allow for upgrading the installation to meet modern standards.

There is a leaking rain water down pipe internally causing damp staining at roof level. Rain water gutters and down pipes elsewhere are leaking in places and extensive remedial works to the rainwater goods is required.

General roof repairs are required including replacement, reinstatement or redressing of lead covered flashings and asphalt repairs.



There is fairly extensive buddleia growth from within the external brickwork walls. Allow for cutting these out and making good the brickwork.

The external painted render is extensively cracked and requires hacking off and renewal to the entire left hand side elevation.



Redecorations externally are in a poor condition and require renewal.

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Left Hand Side Workshop Building

The roof coverings comprise asbestos cement corrugated sheets incorporating 10 No raised sky lights. The roof sheets have been repaired over the years. There are currently a number of defective sheets evident and the coverings are at the end of their useful life with extensive water ingress internally. Allow for complete replacement with new composite insulated profile metal roof system.



extends across to the ground floor of the rear most two storey building.

The sky lights are old and in a poor condition and require replacement.



The ridge line of the main roof is very uneven and the clay ridge tiles will require taking off and rebedding as part of the roof replacement works.

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External rain water gutters look to be serviceable but there are a number of leaks and defective sections requiring repair or replacement.



The external elevations generally comprise facing brick work with a paint covering. These appear to be poorly maintained with failed coverings and defective pointing and isolated cracks through the brick work. The paint coverings should be completely removed; the cracks should be filled in as necessary and the brick work joints repointed. Render to the left hand side and front elevations requires isolated repairs where visible.



The front wall of the workshop comprises of exposed brick work at roof level with an exposed smooth render finish beneath. Brick work repairs are required together with hacking off and replacement of the defective render.



The main right hand side elevation comprises of 4 No Georgian wired timber framed windows, a high level timber ledged and braced door to the tank housing and large double opening entrance doors to the centre of the workshop. With the exception of the central timber doors, all joinery is in a very poor condition and beyond repair. Allow for replacement.



To the left hand side elevation of the workshop, there are 4 no. timber framed windows that are in a poor condition and require replacement.

There is evidence of distortion of the metal roof trusses and localised structural repairs are required where the trusses are supported on the brick columns.

To the internal exposed brick walls, there is evidence of structural cracking. Allow for localised resin bond repairs and repointing.



The electrical installation to the workshop area looks to be old and many of the adaptations look to be fairly poor. Allow for a complete upgrade to the workshop.

The concrete floor slab is old, very uneven and the surface has broken up. It looks to be appropriate for the current use of the building but it would no doubt require replacement prior to future remarketing. Allow for extensive repairs to the workshop floor.

The valley gutter has failed where the workshop pitched roof abuts the rear two storey left hand side elevation wall. This requires renewing.



Across the rear elevation of the workshop building, 1 No window requires replacement.

Rear Two Storey Building

The fire stopping between the ground and first floors is insufficient with large gaps evident. Allow for upgrading fire protection.



4 No windows to the rear elevation are in a poor condition and require renewal.

2 No windows to the front elevation at ground floor level are in poor condition and require renewal.



The main roof is covered with artificial slates incorporating skylights. Although quite distorted, this looks to be in a reasonable condition.

The front elevation comprises of painted exposed brick work. This has been poorly maintained with numerous cracks evident and



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historic making good. The brick work requires stripping back, repointing, repairing and redecorating.

The cast iron rain water down pipes are old and require remedial repairs prior to repainting.



The 2 No first floor windows are in a poor condition and require replacement.



The front elevation fascia board is rotten and requires replacement.

Internally in the premises, there is minor evidence of damp ingress on the rear roof slope adjacent to eaves level. This section of the roof was not visible at the time of survey. Allow for localised repair.



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There are isolated areas of cracked brick work visible internally to the exposed structural brick walls requiring resin bond repairs.



### **Piano Warehouse Building**

Where visible from ground level, the roofs are covered with a combination of asbestos cement roof sheets to the front and original natural slates to the rear.

The rear part of the roof comprises original slate coverings; no roof sarking felt is provided to the underside.



Although not visible from ground level, the extensive damp ingress from the roof coverings, together with the age of them would suggest they are at the end of their life. Allow for replacement of the roof coverings.

The timber rafters and battens require a specialist spray treatment to protect them from rot.

The valley gutter to the rear of the building has failed with damp staining internally.

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Various skylights are cracked (7 Nos) and these should be replaced in conjunction with the roof coverings.



The main left and front elevations comprise facing brick work with a paint finish. This looks to be generally in a reasonable condition.



There are 10 Nos varying sized timber framed window units and 2 Nos sets of high level double stable doors on the main left hand side elevation. There is 1 No window to the front elevation. These have been recently painted but are very old and in a poor condition. Allow for renewing fenestration.

7 Nos ground floor windows require replacement to the right hand side elevation.

Internally, the double pitched roof coverings are lined with pre-finished fibre board lining panels. These are all generally in a poor condition with joining strips missing and many affected by damp ingress from the defective roof coverings. Allow for these to be replaced.

To the exposed brick walls, there is fairly extensive cracking evident internally which requires resin bond repairs.

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The roof structure is a combination of steel and timber. There is evidence of structural failure with structural repairs being required.



The rear elevation wall appears to be moving and the structure has failed with the rear elevation wall moving away from the brick columns. Monitoring appears to be in progress, evident by tell-tales. Allow for structural repairs to be carried out.



The first floor timber suspended floor is very uneven and require levelling where considered excessive.

Rising dampness is evident to the brick work at ground floor level. Carry out a damp investigation and allow for remedial works.

The ground floor structure slopes considerably from the right to left of the building although this is believed to be due to the historic use. No cost allowance has been made for levelling this.

#### **External Grounds & Miscellaneous Items**

Undertake a below ground drainage survey to the entire site. Allow for carrying out routing repairs.

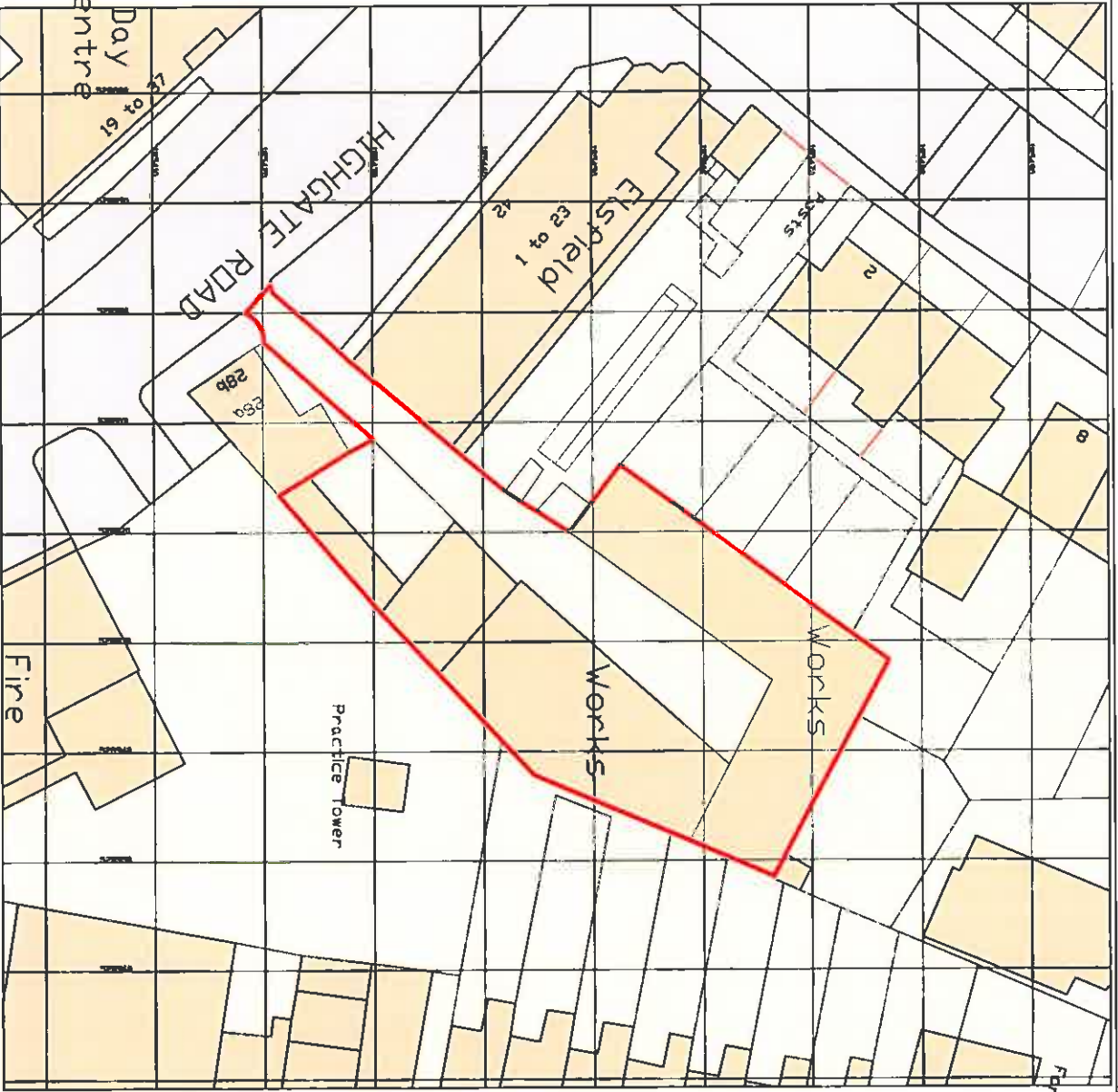
25<sup>th</sup> July 2011

Yours sincerely



**Haydon Murton BSc (Hons) MRICS MBEng**  
**Director - Building Consultancy**

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Drawing	
Site Plan	
Client	Day Centre
Date	14/12/11
Drawn	AM
Checked	AM
Number	1