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Jo Maudsley
The Charlton Brown Partnership
The Old Chapel
Shepherds Walk
London
NW3 5UE

Dear Jo

34 BELSIZE GROVE, NW3

Following my inspection of the loft joists I write as follows.

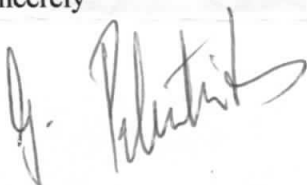
The joists are 75 X 50mm spanning a maximum distance of approximately 4.5m support the ceiling to the second floor. They are supported on the mansards at the front and rear and the internal cross wall, all of timber stud construction. The rafters are double pitched with a valley on the line of the cross wall. There are a number of timber "struts" at near midspan of the ceiling joists extending up to the two ridge boards.

The ceiling joists are severely distressed, those at the front sagging by up to 100mm. There is considerable hairline to 1mm wide cracking in the ceiling, some appearing recent. There are signs of water penetration beneath the valley.

The cause of the distress is essentially that the ceiling joists are far too small for their span. The joists are suffering from excessive deflection with evidence of continuing cracking and movement. The situation is exacerbated by compressive stresses that may be induced in the bowing ceiling by the sloping mansard and possible load transfer from the roof ridges.

I recommend that the ceiling joists are replaced in order to ensure the stability of the loft and roof.

Yours sincerely



G PELETRIDES

