COLLEGE PLACE, HIGHGATE ROAD, LONDON, NW5 1BS

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SUMMARY BUILDING INSPECTION REPORT

FOR

THE MANSE
HIGHGATE ROAD
LONDON
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FEBRUARY 2007

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PREPARED FOR

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Date Report Issued: **Friday 9 February 2007**

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1.00 BRIEF AND LIMITATIONS

1.01 Trident Building Consultancy Limited was instructed to undertake a Building Inspection of The Manse, Highgate Road, London, NW5 1BS. We were instructed by Apteral Developments LLP, 201 Haverstock Hill, London, NW3 4QG who own the freehold interest of the building as a standing investment.

1.02 An inspection of the premises was required in order to assess the condition of the property and establish the state of repair of the various elements of the structure.

1.03 No specialist inspection of the building's services have been commissioned. We have inspected these from a building surveyor's perspective in order to provide a description and general comments only where relevant to the brief.

1.04 The inspection of the structure and fabric was undertaken on Tuesday 30 January 2007 by Matthew Clare BSc (Hons) FRICS of Trident Building Consultancy Limited.

1.05 The weather at the time of the inspection was dry and overcast.

1.06 All areas of the building were accessed during this survey.

1.07 For the purposes of this inspection, the elevation facing Highgate Road is deemed to face due West. References to the left or right hand side assume that the reader is facing the front elevation or the element in question.

2.00 GENERAL DESCRIPTION

2.01 The Manse is a four storey structure thought to have been built in the mid 19th Century with a basement, ground and three upper floors.

2.02 The construction is 'traditional' and as one would expect for a building of this type and age, with masonry external walls and central spine wall and suspended timber floors spanning front to back.

2.03 The roof structure is assumed to consist of timber purlins and rafters bearing onto timber wallplates, with a welsh slate finish and lead flashings. We did not gain access to the roof space at the time of our visit as the upper floor was sealed off.

2.04 The finishes are generally plastered and painted walls and ceilings (a mixture of plasterboard and lathe and plaster), painted timber skirting boards, with either broadloom carpet or vinyl tiles to the floors.

2.05 The windows are predominantly single glazed softwood box sash type and a number of the sashes appear to have been replaced relatively recently and are not original.

2.06 The windows have brick soldier arches above, some of which have been rendered over, presumably to conceal defects.

2.07 The property has cast iron rainwater goods and is assumed to have lead-lined parapet gutters.

2.08 The Manse has a small partially lawned garden to the front, with a brickwork retaining wall and paved route to the basement level flat with its own front door. There is also a lawned rear garden including a large mature Ash tree which is subject to a tree preservation order.

2.09 There is a projecting portico at ground floor level accessed via stone steps. To the rear elevation at basement and ground floor levels is a projecting brickwork outrigger construction.

2.10 The surrounding buildings are all residential.

2.11 Photographs of the premises are attached as an appendix to this report.

3.00 PRINCIPAL CONSIDERATIONS AND RECOMMENDATIONS

3.00.1 This section of the report sets out all of the salient points of concern in respect of the structure & fabric components of the building.

PRINCIPAL CONSIDERATIONS

3.01 STRUCTURE AND FABRIC

3.01.1 The property is in a very poor state of repair, and it is our considered opinion that it is beyond the point where economical repair or refurbishment is viable.

3.01.2 Our main points of concern/observation were as follows:

EXTERNALLY

3.01.3 The Manse was not originally constructed as a detached dwelling, in our view. The construction adjacent to the Manse immediately to the south (rhs when viewed from front) was demolished some time ago without adequate restraint being provided to the Manse. As a result the south elevation of the Manse has separated from the remainder and has 'bellied out' to a significant extent.

3.01.4 This is evidenced by the 'belly' in the brickwork externally, by the severe fractures to all of the lintels and brick soldier arches to the front in particular, the vertical fractures to walls and horizontal fractures to ceilings internally. Numerous photographs in the appendix hereafter clearly illustrate this.

3.01.5 The rear elevation outrigger is rotating away from the main building. We believe this to be as a consequence of tree root action, and/or a blockage to below ground drainage in this area. This is also clearly evidenced by severe and alarming vertical fractures internally, of which there are photographs in the appendix.

3.01.6 There are numerous locations where water ingress is occurring, through missing slates and lead details but also now through the fractures in the masonry which have opened up. The result is that ideal conditions for dry rot exist, and indeed dry rot is occurring extensively in the basement and elsewhere. It is highly likely that there are other concealed areas of dry and wet rot.

3.01.7 The building appears to be subsiding in addition to the separation of the south wall. Floor levels internally undulate wildly in a general north to south direction.

3.01.8 Of particular concern was the fact that the uppermost floor was sealed off as the contractor felt that this was unsafe. We have been unable to inspect this area.

3.01.9 The timber staircase has deflected significantly and requires propping urgently to prevent it from becoming unsafe to use.

EXTERNAL AREAS

3.01.10 The stone portico steps to the front elevation are collapsing and the brickwork pier to the rhs is unsafe.

3.01.11 Similarly, the brickwork retaining wall which provides the paved route to the basement flat has failed and is rotating towards the Manse. The stone pavings in this area have settled unevenly.

3.01.12 The cast iron rainwater goods have perished and there is severe staining and efflorescence to the external brickwork where rainwater is cascading down the building.

SERVICES

3.01.13 The services were only visually inspected during the survey from a building surveyor's point of view but we believe the electrical wiring will need wholesale replacement as it has aged and is unsafe.

GENERALLY

3.01.14 The adjacent former Chapel is currently undergoing refurbishment works, however, this work has only recently commenced and has not impacted upon the Manse.

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4.00 STATUTORY REQUIREMENTS (INCLUDING MEANS OF ESCAPE)

4.01 Previously, the Manse was divided into 2 units with a basement level flat and maisonette to ground, first and second floors. The only means of escape is through the internal single staircase and out to the stone porch covered steps.

4.02 This staircase is not a protected route of escape. If these, flats were to remain in the current layout, this staircase would need to be altered to provide a safe and protected exit to ground floor level.

4.03 Under the Fire Reform Regulatory, a risk assessment audit of the property would be necessary to ensure that there is a protected route of escape from all floors of the building.

4.04 Access to the ground, first and second floors is via stepped front porch area, that is in need of substantial repair and refurbishment as detailed previously. Access to the basement, is also via a step, however, this could be altered to provide level access for DDA purposes.

4.05 However, due to the age and design of the property the layout and door widths can not easily be altered and as such will not provide adequate measurements for ambulant or wheelchair based persons.

5.00 DELETERIOUS MATERIALS

5.01 Considering the date of construction and completion of this building it is extremely unlikely that any concrete related deleterious materials have been incorporated into the construction unless they are included in subsequent alterations.

5.02 We therefore do not believe it necessary to test for materials such as high alumina cement or calcium chloride concrete additives. However, it must be accepted that these could have been incorporated, perhaps without authority.

5.03 We were not provided with a copy of any asbestos register to review. It remains a possibility that ACMs are present in the building.

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APPENDICES

COLLEGE PLACE, HIGHGATE ROAD, LONDON, NW5 1BS

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PHOTOGRAPHS

The Manse, Highgate Road, London, NW5 1BS
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1. Severe bowing/belly to south flank elevation.

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2. General view of north elevation.

3. Rear (east) elevation showing efflorescence to downpipe.

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4. Collapsing pier and unstable steps and portico to front (west) elevation.

5. Settlement to steps and unstable retaining wall.

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6. Severe diagonal fracture to lintel to Ground floor window.

7. Severe vertical fracture to first floor lintel where south wall is separating from building.

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8. 5mm fracture to brickwork at basement level where south wall is separating from the building.

9. Severe vertical lintel fracture at first floor and horizontal fracture to second floor level lintels.

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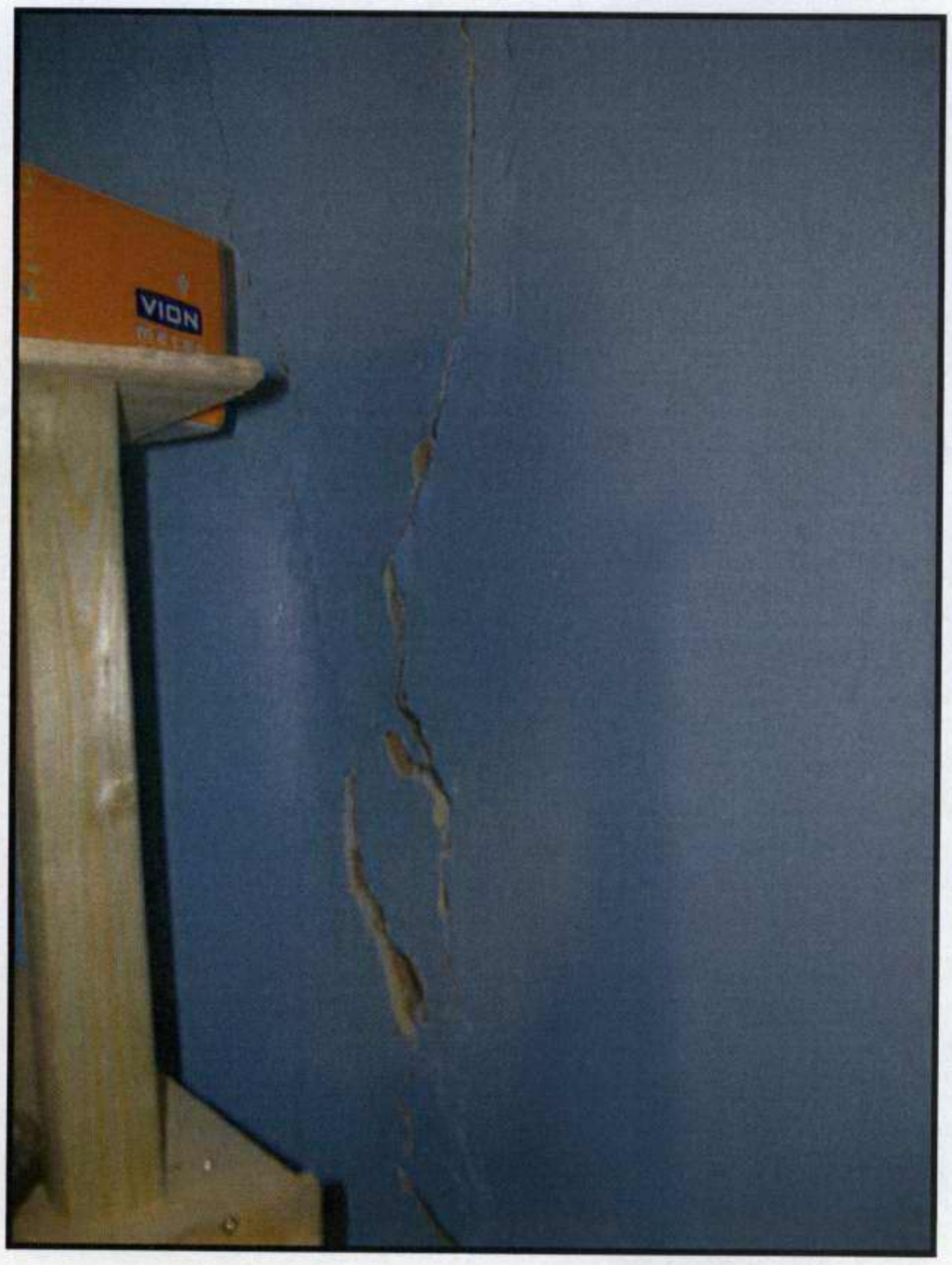

10. 20mm fracture internally at basement level where south wall is separating from the building.

11. Severe fracture to first floor cornice to south elevation.

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12. Water ingress and dry rot possibility to first floor ceiling.

13. Severe horizontal fracture to rear outrigger at basement level caused by drain blockage from tree roots and rotation of outriggers.

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14. Severe deflection to staircase at first floor.

15. Second floor level staircase sealed off by contractor.

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16. Extensive dry rot to timber skirtings and door lining.

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LIMITATIONS TO THE REPORT

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LIMITATIONS OF REPORT

Although we have undertaken as thorough and detailed an inspection as possible, we are required by our Professional Indemnity Insurers to notify you that our report will be subject to the following standard limitations.

1. We were unable to inspect woodwork or other parts of the structure which were built-in, covered, unexposed or inaccessible in the normal course of construction, alteration or fitting out. We are therefore unable to report that such parts remain free from rot, beetle, corrosion or other defect.

2. Where premises were occupied at the time of our inspection the presence of fixed floor coverings, fittings and plant generally will have restricted the scope of our inspection.

3. We were unable to inspect flues, ducts, voids or any similarly enclosed areas, access to which was not readily available at the time of our inspection. We are therefore unable to report that such areas remain free from defect.

4. This report excludes any investigation into structural engineering design, compliance with legislation relating to buildings and no specific inspection or specialist testing was undertaken to establish whether High Alumina Cement concrete, calcium chloride additives, calcium silicate brickwork, woodwool slab permanent formwork, asbestos PBCB or other deleterious materials, calcium silicate reaction in concrete, cavity wall tie failure, radon gas seepage were present within the construction and we would recommend that a suitable undertaking is obtained from the vendor in this respect.

5. No samples were taken nor analysis made of the sulphate content of the load bearing sub-soil adjacent to the foundations nor were any enquiries made as to general ground conditions.

6. We have not commissioned inspections or tests of electrical, mechanical, water, drainage or other services other than where specified and are therefore unable to report that such parts remain free from defect. Our inspection of the services was based on a visual inspection to ascertain their general type and condition.

7. The survey did not extend to checks of the mechanical and electrical installations for Year 2000 conformity (also known as millennium compliance). This refers to equipment and products that have a dependency that is date related or use of date-logic embedded values.

8. We have not made any formal written enquiries in respect of Existing User Rights, Proposed Use, Town Planning and road widening, Legal Interests, Prescriptive Rights, Easements, Wayleaves or Statutory Consents, but we would advise that such enquiries are made by your solicitor.

9. The report is for your use only and no responsibility will be accepted to any third party for the contents thereof. Neither the whole nor any part of the report, nor any reference thereto, may be included in any published document, circular or statement nor be published or referred to in any way without prior written approval from Trident Building Consultancy of the form and context in which it may appear.

10. This report is based on the assumption that the property has not suffered any land contamination in the past, nor is likely to become so contaminated in the foreseeable future. We did not carry out soil tests, nor make any other investigations in this respect and we cannot access accurately whether it has been contaminated.

11. No part of the property was opened up for inspection and we must point out that timbers such as plates, rafter feet, joists, lintols and the like can be affected by wood boring insect infestation, dry rot or other forms of fungal decay without visible signs of such an attack being apparent on their surfaces. Consequently, we cannot accept responsibility for any instances of hidden decay or infestation which may subsequently be revealed.