

84 Mansfield Road,

London, N.W.3.

R E P O R T
A N D
S T R U C T U R A L
S U R V E Y

Prepared
for

Mr. and Mrs. A. Shorkend

by

CYRIL LEONARD AND CO.
Surveyors, Valuers, Auctioneers
and Estate Agents

52 Brook Street, Grosvenor Square,
London, W.1.

26th August, 1969

CYRIL LEONARD & CO.

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L. BLAUSTEN, F.S.V.A.

C. BLAUSTEN, F.S.V.A.

W. N. DINGLEY, F.R.I.C.S., F.A.I., F.R.V.A.

D. M. GOLDEN, A.A.I.

26th August 1969

Dear Sir and Madam,

84 Mansfield Road,
London, N.W.3.

Further to your instructions to survey the above property,

we have now completed this and have to report as follows.

The property is situated on the North side of Mansfield Road at the Junction with Estelle Road in the London Borough of Camden. Mansfield Road runs approximately East-West between Highgate Road in the East and Fleet Road and Roslyn Hill in the West. Just to the North is Parliament Hill and Hampstead Heath, whilst South is the area known as Gospel Oak which, at the present time, is undergoing considerable re-development. Mansfield Road is not a bus route, although these are nearby. Generally, this area is not, perhaps, as well served by Public Transport as many in a London District.

DESCRIPTION

The property comprises an end-of-terrace house on three floors with attic rooms above and small cellar below. The property is built of brick with a slated roof covering and has both front and side entrances. There is a rear extension, part of which has a flat roof covering, and the property is approached by a small front garden, which leads to the following.

Continued.....

ACCOMMODATIONGROUND FLOOREntrance PorchEntrance HallFront RoomRear RoomBreakfast RoomKitchenBathroom and
W.C.

having built-in cupboard and rear lobby.

14' 2" x 15' 6", with fireplace, bay window, power point and opening door to 12' 11" x 12' 3", having fireplace now boarded up, fitted cupboards, power point.

11' 9" x 9' 8", having bay window, fireplace now boarded up, built-in cupboard, power point.

with stainless steel sink unit (hot and cold), having cupboard and drawers underneath, power points, gas point.

having panel bath, (hot and cold), pedestal washbasin, (hot and cold), separate W.C.

BASEMENT

having electric light and small cellar space.

FIRST FLOORFront RoomSide RoomSeparate W.C.Back RoomKitchen

17' 6" x 14' 6", having stainless steel sink unit (water over), tiled fireplace and power point.

13' x 12' 5", having tiled fireplace, built-in cupboard, stainless steel sink unit (water over), power point.

11' 9" x 8' 6", having fireplace, two fitted cupboards.

with deep white glazed sink (water over), tiled splashback, gas point.

SECOND FLOORFront Room

18' 6" x 14' 9" having fireplace, now boarded up, fitted cupboard, stainless steel sink unit (water over), power points.

Continued.....

13' 5" x 12' 11", having fireplace,
now boarded up, fitted cupboard, stainless
steel sink unit (water over), power
points.

having panel bath (water over), lower
level W.C.

13' 9" x 11' 9", power point.
with stainless steel sink unit (water
over), cooker point.

to rear and two pre-cast concrete garages.

Water, gas and electricity are installed. Drainage is to
street sewer. Domestic hot water is provided, both by means of gas
water heaters, and by 'Sadia' Electric Hot Water Heaters, which are
situated in the rooms.

VALUING ASSESSMENT

The property is shown in the Valuation List, of the London
Borough of Camden, as follows:-

<u>House and Two Garages</u>	<u>Gross Value</u>	<u>Rateable Value</u>
	£315	£238

The residential rate in the Pound is 11/9d.

TOWN AND COUNTRY PLANNING

The property is zoned residential in the Statutory Development
Plan. A re-development density of 100 habitable rooms per acre is
indicated. We understand, from the Local Authority, that the property
is not programmed for re-development. We must inform you that to the

Continued.....

of Mansfield Road, in the Gospel Oak area, considerable work is, at present, taking place. The scheme which will affect the properties immediately to the South of this, is known as the Gospel Oak Compulsory Purchase Order No. 9 and we are informed, by the relevant authority, that a start to re-development should have taken place within the next two years.

CONSTRUCTION

We believe the property was constructed approximately 100 years ago as follows:-

1. Brick walls of 13 $\frac{1}{2}$ " thickness, reducing to 9" in most places.
2. Gabled Roof covering to main portion, but a zinc flat roof to part of the rear extension.
3. Suspended floors to all the property with the exception of a part of the rear extension on the Ground Floor and the Basement.

INTERIOR

Internally

GROUND FLOOR

Entrance Hall Decorations are fair, the ceiling is in poor order. Painting to the woodwork is chipped. These remarks also apply to the condition of the cupboard and the rear lobby. The floor is covered in most places and, therefore, was not able to be inspected. In the rear Lobby, the walls are lined with match boarding and there is rot in the bottom of this by the external rear door. Damp is present in some of the walls, and the moisture content of some of the woodwork is high.

Front Room Decorations are fair only and marked in places. Dampness is showing in the bay window, especially under the window and by the joint with the passage wall. Some attention is required to the work in the window, and also the panels to the double doors are cracked. Some of the glazings are cracked and some of the plasterwork in the walls is soft.

Continued.....

Rear Room The decorations are fair. Damp, however, was again observable on the rear wall, where the plaster is soft. The ceiling was chipped and the plaster ceiling cracked, and the walls were marked. The timber work to the floor, where visible, was somewhat decayed in the rear righthand corner.

Breakfast Room Decorations are reasonable, although marked with damp. The plasterwork to the walls appears to have been treated in some places, but has broken down, as damp is showing badly in some areas. The floor appears to be of solid construction and the wooden boards have obviously been replaced, probably at the time the room was re-done. Certain of the walls are covered in match boarding, which is not particularly desirable in view of the rising damp in this building.

Kitchen Decorations fair, but to the ceiling, poor, where there was considerable cracking. Match boarding again covers certain of the walls, and was showing on certain of the walls, and even though it would appear an effort had been made to contain this. Much of the woodwork was showing a high moisture content.

Bathroom and W.C. Decorations were fair only. The floor appeared to be of solid construction and there was match boarding on certain of the walls and, the ceiling, especially to the bathroom, was in very poor order. The woodwork to the ceiling appears to have caused trouble at sometime. The woodwork to the ceiling was in very poor order. There was plaster cracking by the ceiling in the W.C. The ceilings and walls were exhibiting signs of damp, which appeared to be both rising and penetrating. The bath was marked, and the washbasin was cracked.

The cellar is just a small space, under the hall and running to the front of the house. It was full of waste and old furniture and it was not possible to inspect it in its entirety. However, we noted that the walls were damp and the wood at the bottom of the cellar was very soft. The partition between the cellar steps and the main portion of the woodwork by the beams, had woodworm in it and we would suggest that this is treated.

Continued.....

GROUND FLOOR

Staircase and Landings to all Floors The floor was

in poor condition and could, therefore, not be inspected.

Decorations were fair. There was a crack in the plaster by the W.C.

Floors also up to the Second Floor. Both floors slope slightly

from level, the floor is away from the wall in places.

Front Room Decorations are reasonable, but chipped

in places. The plaster in the ceiling and walls exhibits

cracking, especially by the sink. The floor is uneven.

Back Room Decorations are fair, but there is some plaster

missing in the walls and the floor slopes, and has been subject to

cracking. The glazings are cracked and the window frame is at a

slight angle. Damp was noticed on the external wall by the window.

Separate W.C. Decorations are reasonable, but some damp was

noticed on the external wall.

Rear Room Decorations are fair only, there was some slight

cracking which appeared to run behind the paper in the corner

of the room.

Kitchen Decorations are fair only. The ceiling was poor,

the plaster was cracked and there appeared to be a slight bulge in

the wall. We suspect that some of this may have been caused by the flat roof

not being perfectly watertight. There is a plaster crack at the internal

corner and the sink is stained.

FIRST FLOOR

Front Room The decorations are fair but marked. The floor

slopes slightly and there is a crack in the glazing. Slight plaster

cracking is evident in the ceilings and walls, especially by the sink.

At the point, under the window, the paper is not adhering to the plaster.

marked.

Back Room Decorations are reasonable, although marked in

places. Damp was evident on the rear wall.

Continued.....

Bathroom Decorations are fair only. All walls and ceiling are cracked, some of which are cracked. There is a cracked glazing in the bath. The bath was slightly marked.

Attic Room The decorations are fair, but marked and damaged in places. One of the glazings is badly broken and there are some cracks. The floor slopes slightly and the ceilings are sloping, since this room is built in the roof.

Kitchen Decorations are fair, but there are some small cracks in the plaster. The ceiling slopes for the same reason as in the Attic Room and there were water marks around the skylight which was the only source of natural light.

EXTERNALLY

The paintwork is poor and requires re-decoration. Most cills require considerable attention. Some pointing is necessary to the brickwork, especially at the lower level. The bathroom window, in the rear extension, is in poor order, and the frame to the kitchen door is loose in its brickwork surround. The kitchen door cill is cracked, as are one or two of the window cills. The guttering and down pipes are in fair order at the present moment, but some attention is required and some of the guttering needs cleaning out. Many of the windows require painting and certain of the sashcords have broken.

At the front of the building, the stone and plasterwork decoration around the windows is cracked. There is a slight fracture at the bay window head, although the pointing, to the main building, appears to have been carried out reasonably recently. The soffit requires painting and some of the woodwork is in need of attention. It was not possible to inspect the roof internally, since in the rear extension the roof spaces were not open, and in the main building the rooms were built in the roof.

Externally, the roof slopes to the main building appeared to be

Continued.....

in reasonable order, although there are a few slipped and missing slates. The slate slope on the rear extension appears to be insufficient and may easily be the reason for dampness in the bathroom ceiling. The roof flats are made of zinc and appear in reasonable order, although some rubbish should be removed. However, it was obvious from the First Floor kitchen ceiling that some attention will be required to these. Some pointing is required to the brickwork at the side of the bathroom extension, and there is a vertical fracture down the centre of the rear chimney, which is shared with next door.

The construction of the Bathroom extension, on the Second Floor, is of timber, glass and panelling with an insulator between. This construction is never totally satisfactory and will probably need constant attention.

The two concrete garages appeared in reasonable order, although we were unable to inspect these.

Boundary walls are not in good order, especially at the rear where they are leaning and require considerable pointing. Coping stones to the parapet wall, at the top of the rear extension, should be re-set.

GENERAL REMARKS

1. The condition of the premises is generally as one might expect in a property of this age. We would imagine that, over past years, maintenance has not been carried out perhaps as frequently as might have been advisable, although it would appear that some attempt has recently been made to rectify this.
2. At the time of our inspection, the premises were fully furnished and in most cases floors were covered, it was, therefore, not possible to inspect them and we cannot therefore report on such parts of the structure that were covered, inaccessible or unexposed and cannot guarantee that these parts are free from rot, beetle or other defects.

Continued.....

any rot found in this room', we assume that all this applies to the back addition and would draw your attention to the fact that, although we were not able to make a thorough inspection, due to the floor coverings, we believe these floors to be of solid construction and, therefore, neither of these items necessary.

8. Further to the above Report, we see no reason why this property should not be purchased, although we must point out that the building is not new and maintenance will, therefore, be heavier than that required for a house built more recently.

Yours faithfully,

Ernest Leonard & Co

Mr. and Mrs. A. Shorkend,
Garden Flat,
5 Thurlow Road,
LONDON, N.W.3.