

**REPORT ON THE STRUCTURAL CONDITION OF THE FRONT WALL OF
106 MALDEN ROAD, NW5**

INTRODUCTION

Jampel Davison & Bell were appointed by the owners of this building (Posba Ltd) to act as structural engineers for the conversion of the upper part into two flats. The top two floors (first and second) were stripped out between 23 May and 9 June 2006, when the building was inspected by P.W.R. Bell together with the Architect Alice Poole and Mr Mark Fox representing the owners.

DESCRIPTION

The house is a typical Victorian London design with floors spanning front-to-back (Photo 1). It has a central valley gutter at roof level (Photo 2). The spine partition is timber stud with brick infill.

At ground floor level there is a Launderette. A central steel beam has been put in at the underside of the first floor supporting the spine wall and the middle of the building.

FRONT WALL

The front wall (Photo 3) has a timber bressumer supporting the front façade behind the fascia. The wall has a bulge in the centre at second floor level. This is not particularly pronounced on the outside but inside (Photos 4-8) it can be seen that the wall is in a dire condition. It looks as if it has been struck a blow on the inside face. The wall-plate supporting the first floor joists is no longer supported on the wall on the right-hand side (as you look from the inside). The wall is therefore considerably (about 100mm) out-of-plumb.

It is clear how the wall has come to be in this ruinous condition. The London Bomb Damage Map shows only minor damage. However the wall is in such poor condition, as can be seen these photographs, that the only option is to rebuild it.

SIGNED:

P W R BELL

(I am on the Institution of Civil and Structural Engineers Conservation Accreditation Register)