

# JAMPEL DAVISON & BELL

CONSULTING ENGINEERS

Studio 6, Bickerton House,  
25 Bickerton Road, London N19 5JT  
Telephone 020-7272 0562  
Email [info@jamdavbell.co.uk](mailto:info@jamdavbell.co.uk) [www.jamdavbell.co.uk](http://www.jamdavbell.co.uk)

R10241/GP/KMS

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Danielle Peck  
Spacepatch Property Management Ltd

[daniellepeck@o2.co.uk](mailto:daniellepeck@o2.co.uk)

Dear Danielle

## **42 BELSIZE SQUARE, NW3**

I write further to my inspection of the chimney stack yesterday morning, Monday 14 July.

The building is currently covered with a temporary roof and there are ongoing works to the roof.

The chimney stack is rendered and is approximately 3m high at the ends, reducing to 0.4m at the roof ridge. It is shared with the adjoining building and the numerous flues are likely to be built into the party wall below.

Over the front half of the stack extensive removal of render has been undertaken. This has revealed that the brickwork behind is constructed of soft bricks and lime mortar. The bricks are very fragile due to old age and deterioration from flue gases over the years. The lime mortar is crumbly to the touch. There are several coats of render with an overall thickness of about 50mm. The brickwork has been damaged by the removal of the render and the flues have been broken into at two or three locations. There is vertical cracking in the brickwork probably reflecting flues and withies behind (photo 1).

Over the rear half of the stack the render is still in place (photo 2). It contains extensive random cracking and sounds hollow when tapped. Such render is potentially unstable and needs to be removed.

In conclusion, given the very poor condition of the brickwork and the risk of damage to the brickwork by the removal of the render, the most reliable remedy would be to rebuild the chimney stack. Rebuilding of the brickwork should be with durable bricks of classification FL to BS3921 and 1:0.5:4.5 mortar. As the brickwork would be rendered it is important that bricks with low sulphate content are used – sulphates can wash out of the bricks and attach the render causing cracking.

## **CAVEATS**

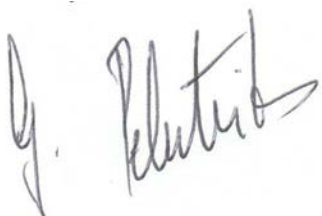
This is a structural appraisal by a structural engineer, not a structural survey by a chartered surveyor. The scope of the appraisal is limited to purely structural matters, primarily structural movement, and items such as electrics, drainage, etc. are not covered.

In accordance with normal practice when surveying a building of this age no attempt has been made to check for compliance with current Building Regulations or Codes of Practice regarding structural adequacy or other requirements.

It is impossible to vouch for the condition of any hidden area, absence or presence of dry rot etc, and this report does not underwrite the adequacy of all previous work on the building.

This report has been prepared for our client's use only. No responsibility or liability is accepted by us to any third party without our written permission.

Yours sincerely



**G PELETRIDES**

Enc.



PHOTO 1



PHOTO 2