

Our ref: 13052

Reiko Yamazaki
Divine Ideas (UK) Ltd
7A High Street
Wanstead
London E11 2AA

13 March 2014

Dear Reiko,

65 SWINTON STREET LONDON WC1

Further to our site survey carried out on 7 February 2014, we are writing to comment on the condition of the external walls of the two storey back extension. Directional terms are used in this report as if looking at the extension from the rear. Please also refer to the appended photographs.

The external walls are of 215mm thick solid brickwork, and support the timber joists of the first floor and the monopitch roof of the extension, together with the timber joists of the flat roof over an adjoining single storey addition on the right hand side. As can be from the photographs, a massive shrub is rooted in the fabric of the walls in the rear corner at first floor level, and the adjacent flat roof joists have rotted and broken at mid-span which has left them 'cantilevering' out of the right hand wall.

Viewed internally, it is evident that the right hand wall is bulging outwards severely, and there are large cracks at both ends of the rear wall. In our opinion this damage is most probably due to disturbance of the walls by the shrub root growth and the 'levering out' of the broken roof joists.

The refurbishment proposals for the building include the construction of an extra storey on the back extension, and hence raising the existing external walls. As a result of the current damage, these walls are not structurally sound and it will not be safe to increase their height. We recommend that they should be taken down and rebuilt from ground level (on new foundations if necessary) in order to provide a suitably robust structure.

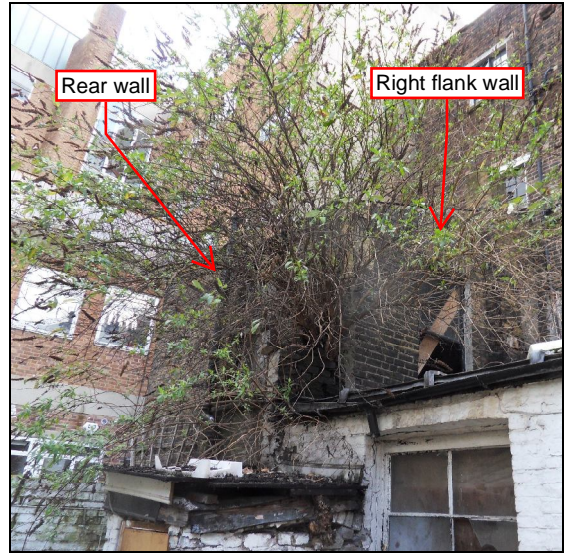
Yours sincerely,



Bob Moore
for and on behalf of Michael Chester & Partners LLP



BACK EXTENSION REAR WALL - UPPER STOREY



BACK EXTENSION - REAR AND RIGHT HAND WALLS



BACK EXTENSION REAR WALL - LOWER STOREY



INTERNAL VIEW IN SINGLE STOREY ADDITION – VIEW TO REAR