



STRUCTURAL CONDITION REPORT

27 Mercer Street, London, WC2H 9QR

INTRODUCTION

We have been requested to look at the property situated at 27 Mercer Street, London, WC2H 9QR, with the proposal of ascertaining the current general condition of said property and the extent of repairs that may be required.

We went to site on 21st April 2015 to gain access and meet with the current owners.

The building is a four storey property with an existing basement, to the left side it has a run of 3 similar properties and is the abutting end terrace, to its right there is a more recently constructed office block with retail units at ground floor, there is a private side access which leads to a communal courtyard to the rear of the property.

The property also has a roof terrace / garden with access from the main internal staircase.

The property is of load bearing masonry construction with a sand - lime mortar matrix. The internal floors are assumed timber construction.

The building was constructed in the late 17th century and is a Grade II listed building (listed on 15th January 1973).

The building along with the 3 other properties of the same construction were renovated in the early 1980's as part of the wider regeneration of the local vicinity (Comyn Ching triangle). Only the external features of the properties are listed, the internal wall locations are not. At the time of the renovations all the masonry appears to have been repointed.

The principal entrance is a decorative timber frontage at ground floor with a wooden panel front door and sash windows projecting at the front of the property, the rear of the property has sash windows and a lightwell down into the existing basement with a small patio area.

CURRENT CONDITION

The current general condition of the property is very good and currently the building envelope is not unsafe, there were however, some signs of repair to the masonry at the underside of the first floor windows which when consulting the client we were informed that some existing concrete planters collapsed 2 years ago and the damaged concrete and masonry to the façade had to be made good.

Masonry walls

The external walls are constructed from solid brick work and at least 215mm thick. As previously mentioned the property was renovated in the early 1980's and had all of the joints were re-pointed and are still in excellent condition.

The party wall line between this building and No 25 Mercer street has had a vertical movement joint installed between them, the office block to the right of the property is built with a 50mm gap between them.

At the rear of the property the basement to ground floor is sand / cement rendered.

The flank wall is also constructed from solid brick work (215mm thick) in a lime-sand mortar matrix.

There are no signs of cracking around any external door or window frames.

Roof

The roof terrace is in very good condition; there is no spring in the timbers and all roof coverings flashings have been installed to a very good standard.

The mortar infill along the front under the parapet slip tiles has some loose mortar but is not detrimental to the structure.

Structural openings

There are numerous structural opening throughout the building external envelope, from sash windows to the front and rear with a patio door to the basement and front door.

The windows to the front are in need of some improvements; the timber frames need treating & repainting and some of the window glazing needs rehousing.

Foundations

The foundations have not been viewed at present, but due to the age of the building it is assumed to be brick spread footings, probably at a depth of 600mm below the existing ground level. This will have to be confirmed once trial pits have been dug. These will be conducted at the front, rear of the property and along the party wall and internally which will be needed to assist in developing the foundation/underpinning solution to the proposed development.

Internal floors

The internal floor joists could not be viewed but are assumed sufficient for the current building use, there were no vibrations or springing within the floors.

Internal Walls & Decorative Plaster features

All the internal walls appear to be in excellent condition, the wall to the side of the staircase is loadbearing masonry and passes up from basement through to roof level, there are no visible cracks or bowing in the wall, we assume that this wall was rebuilt in the previous renovations.

All the other internal walls in the basement are masonry, the internal walls to the upper floors however are plasterboard studwork walls, therefore we can assume that none of these walls are original and therefore non-structural, there are no visible cracks in any of the walls.

When the properties were renovated in the early 1980's there were many art deco plaster mouldings added to walls and ceilings, these clearly are not part of the original fabric of the building but again as no cracks are visible shows the structural integrity of the building is very good.

Ground/Hardstanding areas

The external areas consist of a concrete hard standing at the front of the property and at the rear is a paved area.

CONCLUSION

Generally the building is in a very good condition and is structurally sound.

The building is currently acting as a buttress to the end terrace of the houses along Mercer Street and as the end terrace normally has the largest movement; it is advised to keep the building envelope as intact as possible.

We recommend repairing the building fabric where required including improving the window frames.

Proposed Development

The client would like to alter the internal wall layouts of the property and we so no reason structurally why this cannot be done, where the alterations are to structural walls then calculations will be provided for the support over the openings and proof of the remaining piers.

Photo 1:



Photo 2:



Photo 3:



Photo 4:



Photo 5:



G-7

Photo 6:



G-8

Photo 7



Photo 8:



G-9

Photo 9:



APPENDIX

Photograph 1 of front elevation

Photograph 2 of front elevation

Photograph 3 of front elevation

Photograph 4 of Front elevation showing roof parapet to roof terrace

Photograph 5 of rear elevation showing roof terrace

Photograph 6 of Ground floor window jamb

Photograph 7 of internal ornate plaster work

Photograph 8 of rear balcony showing masonry details

Photograph 9 of Rear elevation from courtyard