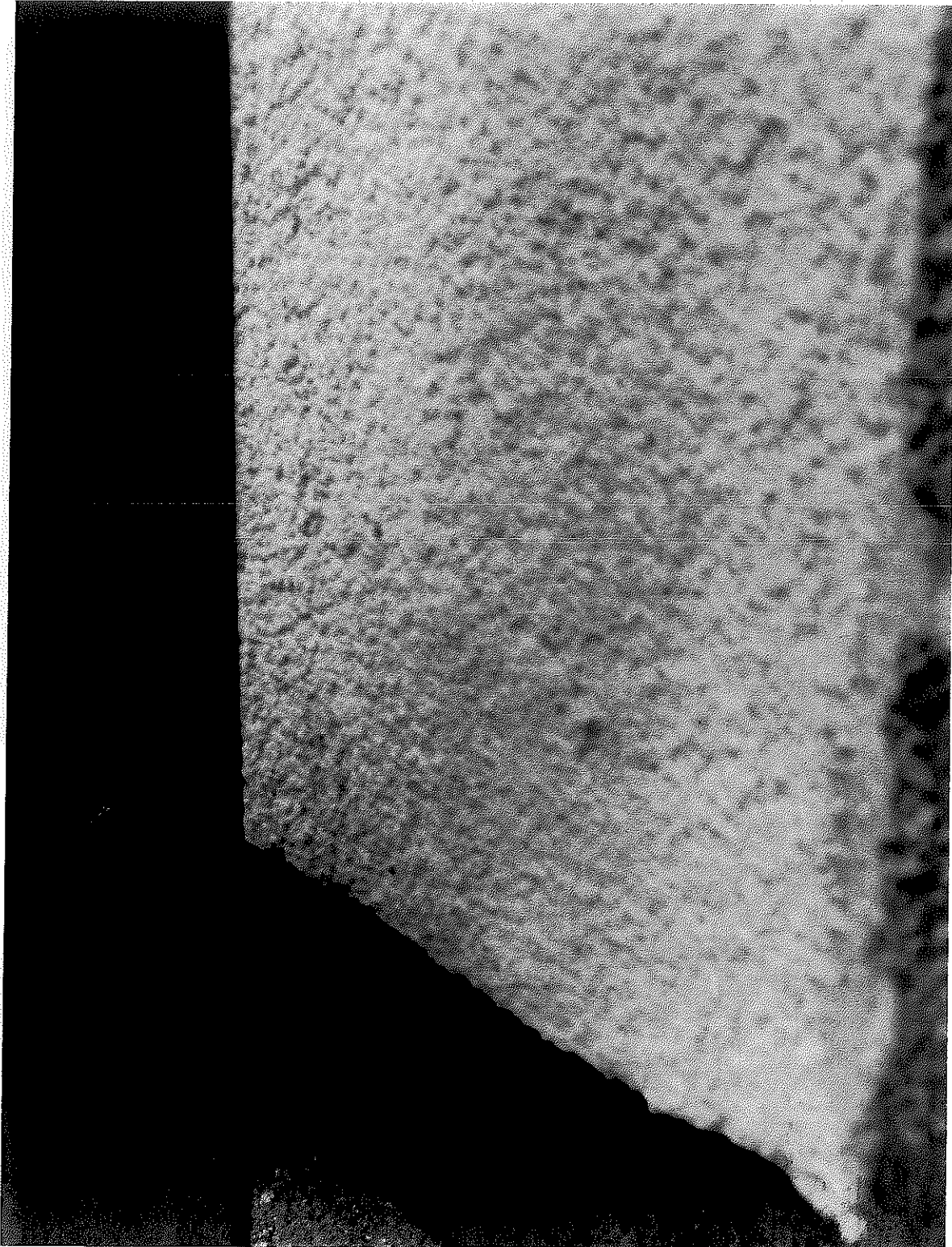


PHOTO 1: → RECENT METAL FABRICATION ON SITE HAS LEFT A SLIGHT STAIN. AS PART OF OUR DE-SNAGGING AND QMS THAT THIS WILL BE CLEANED WITH A 80 PSI PRESSURE WASH.

Plasterwork behind metal (aluminium?) fixture by entrance shows discolouration – rust marks?



Stain

Area around fixture at front of building is badly filled and painted which could allow moisture to enter the building.

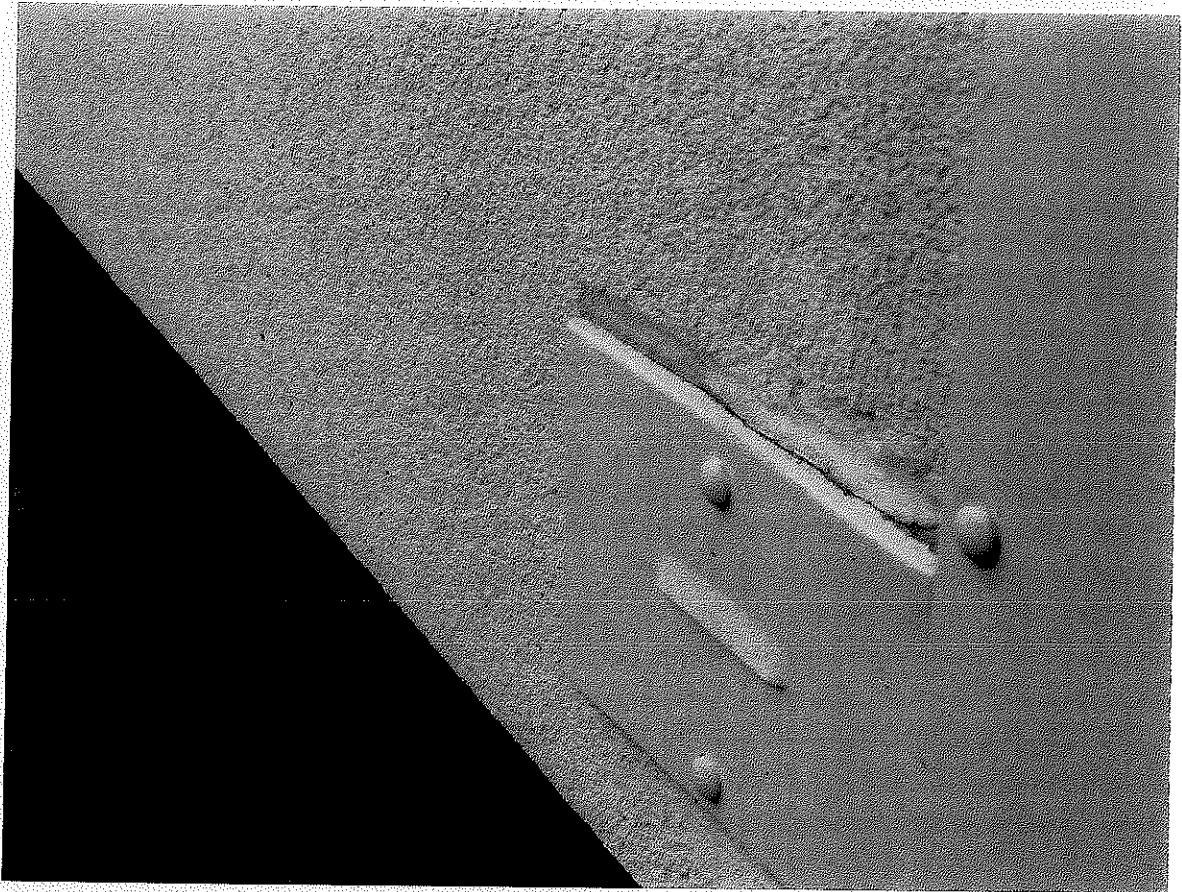


PHOTO 2

THIS AREA IS IDENTIFIED AS PART
OF OUR DE-SNAGGING AND IS BOOKED
IN FOR REPAIR ON 16TH SEPT 2015

Muski -
OK

Broken plaster and stains by communal bin area.



Scott. Metal sign.

PHOTO 3B.

AS PHOTO 3A.

Broken plaster and stains by communal bin area.



PHOTO 3A.

THIS AREA HAS BEEN IDENTIFIED AS PART OF THE DE SNAGGING PROGRAM. WORKS HERE²⁸ ARE NOT COMPLETE AND WE HAD REQUESTED THAT THIS AREA IS UN-USED UNTIL THE ON SITE PROJECT IS IN PLACE

Broken plaster by communal bin area.



check ✓

PHOTO 5

AS PHOTO 3A.

PHOTO 4A

WAS NOT EWI AS IT IS A FREEHOLD. FOLLOWING THE WORKS AT THE FREEHOLD MANAGEMENT OF PLENDER HAVE SOURCED FUNDING AND HAVE APPLIED FOR AND HAD PLANNING APPROVED FOR THE INSTALLATION OF EWI.

Plender Court, bricked part of the building, which doesn't appear to have been clad.



Plender Court, rendered part of the building, which has been clad.



PHOTO 4B → AS PHOTO 4A.

PHOTO 6.

Details of area by entrance hall. Walls are stained. Unclear if these walls have been recently clad or if they have been done previously and not upgraded when recent cladding has been done.

THESE WALLS ARE ORIGINAL MASONRY SUBSTRATES. AS THESE AREAS ARE NON HABITABLE AND UN-HEATED, INSULATING THESE AREAS WOULD REDUNDANT! THESE PICTURES CLEARLY SHOW THAT EVEN BRICK BUILDING CANNOT WITH STAND STAINING.



ok.

PHOTO 7

AS PHOTO 6.

PHOTO 8A AS PHOTO 4A + 4B



PHOTO 8B AS PHOTO 4A + 4B

Detail of wall above front entrance. Not sure what this wall is made of or if done alongside recent works. Cracks in brickwork, top layer (of cladding?) coming away in parts, pointing missing in places. From a design point of view, it does not sit well with new plastering which has been carried out beyond entrance hall.



NO

PHOTO 9.

THIS IS A REPAIR ISSUE AND THIS AREA HAS NOT BEEN PART OF THE EXTERNAL WORKS.

PHOTO 10

Details of wall to left of entrance hall. The top layer of the wall has come away at the bottom of the wall. Unclear if these walls have been recently clad or if they have been done previously and not upgraded when recent cladding has been done.



As per PHOTO 9

NO

Already showing signs of deterioration.



PHOTO 13.

AS PER PHOTO 9.

NO

PHOTO 11 AS PHOTO 9

1 - 42 Ashdown Crescent
Pages 20 - 24



PHOTO 12 AS PER PHOTO 9.



PHOTO 14.

Gap between render and entrance making an unattractive design feature.



THIS IS A STANDARD DETAIL FOR A FLAT ^{OK} ROOF JUNCTION. WE HAVE TO START THE INSULATION ABOVE THE WHITE UPSTAND / FLASHING PLEASE SEE ATTACHED PDF FLAT ROOF. PDF(73KB)

PHOTO 15

New rendering mixed with old brick work.



OK

THIS WAS PART OF A PLANNING REQUIREMENT TO RETAIN EXISTING BRICKWORK.

ALSO THIS IS NON HABITABLE AREA.

PHOTO 16-

Sticking plaster effect of placing a layer of the same colour on top of another layer around extractor. Poor finishing and design means that the extractor fan is not even central to the "sticking plaster".



THIS IS A STANDARD DETAIL FOR WORKING AROUND
A FLUE AREA WHEN WE DONT HAVE ACCESS.

AS PART OF OUR RE-SWAGGING + QMS

WE WILL AIM TO REDUCE ANY POSSIBLE VISIBLE LINES

OK

PHOTO 17.

Dangerous sharp edges to left of entrance. Also, an unattractive design feature.



AS PART OF OUR DE SNAGGING AND QM'S THIS AREA WILL BE CLEANED. THIS DESIGN IS A STANDARD EWI DETAIL THAT FOLLOWS THE DPC COURSE.



PHOTO 18

NO COMMENT REQUIRED.

PHOTO 19.

146 - 152 Weedington Road



AS PER PHOTO 9.

PHOTO 20

Unattractive design



Before and after

PLEASE FIND ATTACHED THE PHOTO - BEFORE & AFTER.

PHOTO 21:

Detail of the last bit of attractive old brick work with well-laid bricks which remains. This has been replaced by what has been shown on the previous pages.



SB

NO COMMENT REQUIRED

PHOTO 22

Stained brick work



check.

AS PART OF THE RE-SLAGGING & QMS
ALL AREAS LIKE THIS WILL HAVE A MORTAR
WASH

PHOTO 23.

Unattractive design and poorly applied pointing work between bricks.

NB: One of the screw covers is already missing.



CHK.

AS PER PHOTO 22.
THE SCREEN COVER WILL BE RE-FIT AS PART
OF DE-SNAGGING AND QWAS SIGN OFF.

PHOTO 24.

Close up of previous photo.

Self-explanatory.



check.

OUR DE SNAGGING AND QMS SIGN OFF HAVE
ALREADY IDENTIFIED AND COMPLETED THE ABOVE WORKS.

PHOTO 25.

Uneven brick work halfway up side wall.



THIS HAS BEEN SIGNED OFF BY ROCKWOOL, THE SYSTEM MANUFACTURER, LB CAMDEN'S CLERK OF WORKS *ok*.
THE BRICKSLIP ARE HAND CUT AND HAND APPLIED
AND THEREFORE INCONSISTANCIES ARE TO BE EXPECTED.

PHOTO 26.

AS PHOTO 24.

Gap between brickwork and side aluminium sheet. Poor finish of pointing at end of bricks.



check

PHOTO 27.

AS PER PHOTO 24.

Wonky brick work and gap between aluminium (?) sheet.



check.

PHOTO 28. AS PER PHOTO 24.

Unattractive design feature. Little thought has been given as to where the brick slips should end (as in what is the normal shape of a brick), or what the shape its cut into will look like once applied. The aluminium on the left does not appear to go right to the end of the slips.



3

dk

PHOTO 29.

AS PER PHOTO 24.

Irregular brickwork – both in terms of how they sit horizontally and how they sit vertically. No-one has bothered to remove plastic from aluminium (?) sheeting.



Lance

PHOTO 30-

AS PER PHOTO 14.

Close up showing wonky brick work and irregular pointing which could allow water penetration.



OK

PHOTO 31.

AS PER PHOTO 14.

Close up showing metal/plastic fittings which have been attached to brick slips, gap above front entrance and loose wires which have been left hanging down.



OK