Condition Report

Prepared On Behalf of:
City and Provincial Properties PLC

Of the Property:
20-21 King's Mews London WC1N 2JB

Job Ref:
DK/mh/P1585

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Section 1

Introduction

1.1 We were instructed by City and Provincial Properties PLC to prepare a report advising of the general condition of 20-21 King's Mews London WC1N 2JB as detailed in our Confirmation of Instruction letter dated the 29 January 2016. We understand that the purpose of this report is to assist your design team when preparing a Financial Viability Assessment of the property for planning purposes with a view to propose a change of use noting that you are the current Freeholder of the premises.

1.2 Our survey report concentrates on the general condition of the building and any principal defects or shortcomings. It does not intend to be a report listing all items of disrepair, redecoration or reinstatement works. The inspection and this report does not constitute as a Building Survey or Pre-Acquisition Survey.

1.3 We do not propose to comment on minor defects associated with wear and tear of the property neither will we describe defects or finishes as such matters do not have a bearing on the structural condition.

1.4 Our inspection was carried out on Wednesday 3 February 2016. The weather conditions at the time of our inspection were cold, dry and sunny.

1.5 This report is based on a visual inspection of readily accessible areas of the property only. No steps were taken to expose elements of the structure otherwise concealed or to remove the surface finishes prior to determination of underlining elements.

1.6 We were not instructed to make arrangements for specialist surveys or drainage installations, water distribution or for them to be tested. However, we understand you have appointed Cundalls (Mechanical and Electrical Engineering Consultants) to carry out a separate condition report of the mechanical and electrical engineering services, including heating, drainage etc. You should refer to Cundalls report regarding all aspects of mechanical and electrical engineering services together with the environmental issues and public health.

1.7 We have not been instructed to determine floor loadings or instructed to establish the capacity of the electrical incoming supplies.

1.8 This report has been prepared for the sole use of the client.

1.9 At the time of our inspection the premises were furnished and occupied with fitted floor coverings provided in part. A combination of hardboard and fibrous cement panels are fitted to the ceiling surfaces with painted exposed brickwork to the walls. A combination of solid concrete floors and timber suspended floors are constructed. General stored items was noted to a number of the rooms.

1.10 Our inspection of the property externally was undertaken with the aid of binoculars when standing in King's Mews facing the front of the premises. Noting the property is mid-terraced with rear neighbouring properties fronting onto Gray's Inn Road enclosing the rear of the property no further comment can be made. Similarly, the roof was not visible from pavement level and no further comment can be made. In summary, only the front elevation could be viewed externally with the underside of

the roof viewed in part. Stored items within the first floor limited the inspection of the 'roof space' to the right hand side with a number of parked vehicles to the ground floor workshop preventing an inspection and access to the internal surface of the external walls.

Section 2

Location and Brief Description

2.1 The property is situated on King's Mews and is located on a narrow public highway to two way traffic linking Theobalds Road and Northington Street. Single yellow line road markings are applied to the carriageway with no off-street parking available to the site. The property is located on the east side of King's Mews towards the north end adjacent Northington Street. Local public transport is available with the property located near Russell Square, Holborn and Chancery Lane underground stations and Farringdon overland station. A selection of bus routes serve Theobalds Road and Gray's Inn Road. The front of the property faces approximately west with 5 Northington Street and No.22 King's Mews to the left and right hand side respectively. The elevation containing the two pairs of vehicular doors is referred to as the front elevation.

2.2 20-21 King's Mews incorporates two former stables which were considered to have been constructed around 1850s. We consider that this mid-terraced two-storey building was subsequently converted and interconnected around the 1950's. The property currently comprises of a vehicle repairs workshop with two pairs of large timber doors providing access at ground floor level to the workshop. The ground floor also benefits from a staff WC to the front left hand corner and a timber constructed office to the front right hand corner. A self-contained timber door to the right hand side of the front elevation provides access to the first floor via a timber staircase which is used to store bicycles. It is considered that when originally converted the front rooms to the mezzanine first floor were used as ancillary office space however, are now redundant used for general storage. The property benefits from a commercial gas fired heater to the workshop with dated electrical components throughout.

2.3 The property is built of traditional solid brickwork construction incorporating timber framed single glazed windows and large vehicular timber doors to the front elevation beneath two double pitched metal truss frame constructed roofs clad with corrugated fibrous cement sheets. Internally, exposed painted external walls remain with a solid ground bearing concrete floor slab to the workshop. Ceilings are clad with a combination of hardboard and fibrous cement cladding, some of which, may contain asbestos. A timber suspended floor is constructed to the upper parts supported by timber and steel columns and beams.

2.4 The property is considered to have originally been constructed around the 1850's as stable buildings to the surrounding large dwelling houses and possibly converted around the 1950's. Surrounding properties are of a mixed use with construction works in progress to neighbouring properties in King's Mews.

2.5 The property is served by mains incoming electric, gas and water installations which are considered to be dated and in excess of 50 years old.

2.6 We have not received any information with regards to the construction of the building in the form of drawings or manuals and assumed that the external brickwork walls are built off corbelled brickwork fittings (unconfirmed). Your structural engineer should confirm this is the case following investigation works.

2.7 The property is understood to be located in the Bloomsbury Conservation Area which will limit the extent of the alterations that can be undertaken to the property and will require Conservation Area consent.

Section 3

Legal Documentation

3.1 We were not provided with any legal documentation.

3.2 We understand that you currently own the Freehold of the premises and therefore any documentation relating to the previous ownership should now be in your possession.

3.3 We would recommend that copies of the Party Wall Awards relating to the structural works to 5 Northington Street and neighbouring mews buildings are obtained and suitably discharged.

Section 4

Record Documentation

We have not been furnished with any record documentation relating to the premises. The documents we would recommend you obtain for any future works you may propose include:

- Asbestos Register and/or Asbestos Survey for any proposed Demolition and Refurbishment Works.
- Fire Risk Assessment
- DDA Access Audit
- Health & Safety Files
- Building Regulation/Planning Consents regarding its current use.

Should any of the above information be available we will be happy to review and provide comment where necessary.

Section 5

Deleterious Materials

5.1 No samples of materials were taken or tests carried out during our inspection to determine if any deleterious materials were used in the construction of the building. We are not therefore able to report that the building is free from risk in this respect. Nevertheless, there was nothing found during our inspection to indicate the presence of the following materials generally considered to be deleterious:

- Unwashed sea dredged aggregate

- High Alumina Cement
- Woodwool slabs as permanent shuttering
- Calcium chloride
- Foamed urea formaldehyde
- Vermiculate plaster
- Brick slips
- Calcium silicate bricks

Section 6

Contaminated Land

6.1 We have not been instructed to obtain an environmental report for the site.

6.2 We do note that a fuel/oil tank is provided to the workshop adjacent the left hand party wall and therefore there is a risk of contamination to the site. A ground investigation should be undertaken to assess whether soil contamination has occurred.

Section 7

Construction and Condition

7.1 Roofs

Main Roof

The property consists of two interconnecting former stable buildings referred to as Nos.20-21 King's Mews. Each building is provided with a metal trussed roof structure which spans from side to side generally supported directly off the brickwork to the party walls and a central steel beam spanning from front to rear. Metal angled rails (purlins) span from front to rear to which the corrugated fibrous cement roof sheets are fixed to. Georgian wired glazing is noted in part providing natural light. The two double pitched and hipped roofs run parallel to each other, we assume, constructed with a central valley gutter including parapet gutters at the base of the roof slopes.

We would stress that we were unable to view the roof covering externally and our comments upon the roof covering and structure are taken from the 'roof space' to the rear storage area at first floor level towards the left hand party wall and from the front rooms. Our view of the 'roof space' was taken from the opening that has been created and advise that the 'roof space' was not accessed for health and safety reasons noting that thin hardboard sheets have been laid across the precarious timber ceiling structure. No comment can be made upon the right hand roof space as access was not available. Where visible, there was no evidence of thermal insulation to the main roof.

The party or dividing wall that is assumed to have originally separated Nos.20 and 21 has been removed. A steel 'I' beam now spans from front to rear within this location supported off the front and rear elevations and off timber and steel beams and columns continuing to ground floor level. Metal roof trusses span from side to

side from the left hand party wall to the steel beam and from the steel beam to the right hand party wall with angled rails (purlins) spanning from front to rear to support the corrugated fibrous cement sheeting. 'I' beams are also located to the roof hip locations to the front and rear slopes, we assume, towards a party wall shared with the rear neighbouring property fronting onto Gray's Inn Road. A timber stud frame is constructed at mid-point spanning from side to side which is not considered to be structural but erected to partition the rear storage area from the front office space.

Timber boards are formed at the base of the sloping roofs, we assume, to enable rainwater disposal.

Where visible the roof structure was considered to be in a poor condition commensurate with the age and type of property and in excess of 50 years old. The fibrous cement sheets can contain asbestos and should you wish to replace, drill into or otherwise disturb the roof sheets, an asbestos survey will need to be undertaken. Asbestos should be removed by registered contractors and disposed of in a licenced tip which can prove costly. The installation of thermal insulation and ventilation will need to be budgeted for when replacing the roof. As the roof space is not currently enclosed, there is considered to be adequate ventilation.

There is evidence to suggest that localised repairs have been undertaken to the fibrous cement covering with replacement sheets and/or a liquid coating applied in part which can be seen 'grinning' through the joints as external views could not be obtained. The localised patch repairs and extensive damp staining throughout the roof which has penetrated down to the ground floor ceiling with staining, fungal growth and mould noted suggests that damp ingress is current. Water dripping from the valley gutter/rainwater outlet is accumulating in a bucket to the front central office with decay to the floor structure adjacent.

Surface corrosion and rusting is generally noted to the metal truss structure which would benefit from priming and redecoration to prevent the loss of structure integrity. We saw no evidence of deflection or distress and, therefore, the roof structure can be retained following confirmation from a structural engineer that the point loads directly on the brickwork/timber is adequate. Alternatively, the roof structure will require replacement sited upon concrete padstones. The junctions between the rooflights and roof covering will also be vulnerable to damp ingress with one cracked glazing pane noted which should be repaired.

Whilst it would be prudent to carry out an assessment of the roof covering externally where safe to do so, we would recommend that you budget to replace the roof covering throughout. It is considered that the roof structure can be salvaged if replacing on a like-for-like basis however, the steel should be primed and decorated with the structural integrity assessed (particularly off the central steel beam and columns below). You may wish to consider installing edge protection for future maintenance.

We would assume that parapet walls rise above the front elevation and party walls of the property concealing parapet gutters at the base of the roof slopes. A central valley gutter is located between the two roofs indicated by the timber work noted internally. A waste pipe is connected to the central valley gutter which discharges along the front wall connecting onto the front hopper head which is an unusual detail. The waste pipe/outlet connection is poor with leaking water accumulating in a bucket below. Extensive damp staining is noted to all visible perimeters which has subsequently caused wet rot to the timber and damp staining to the perimeter brickwork affecting the decorations. The parapet gutters are considered to

discharge towards the outlets in the front parapet wall which connect to hopper heads and downpipes.

Good building practice recommends that lead work is applied to the timber gutter linings which is a durable material with a life expectancy of at least 60 years. The rainwater disposal system could not be viewed externally whatsoever and we cannot comment upon the waterproof membrane finish to the parapet gutters. However, significant damp ingress and staining is noted to the parapet gutter boards around the perimeters including staining to the walls at high level indicating that the rainwater goods have failed and are beyond repair. Recent repairs are noted suggesting that decay has occurred. The timber boards to the parapet gutters should be stripped off and replaced throughout when the roof covering is removed. A lead lining should be applied to the parapet gutters to discharge to the outlets, we assume, through the front parapet wall.

Rather oddly, a lead lined timber channel is fixed to the inside face of the left hand party wall at first floor level collecting rainwater via a recently fitted plastic hopper head and waste pipe emanating from the rear elevation, we assume, discharging into the hopper and downpipe fixed to the front elevation. The lead work is considered to be in fair condition however, the timber channel is heavily stained with wood-boring insect attack noted. Noting the recently installed internal hopper head, the channel is considered to be functional and potentially serving the neighbouring property to the rear which will be required to be maintained. Further investigations are required and the channel should be replaced.

Two outlets are formed to the front parapet wall to the left and right hand side of the front elevation. The outlets are lined with stepped metal flashings generally discharging into plastic hopper heads and downpipes. However, the left hand outlet is fitted with a cast iron segmental hopper and short section of downpipe discharging into the plastic hopper head and downpipe 750mm below. The plastic hopper head also appears to collect the surface water from the internal lead lined timber channel and central valley gutter with circular pipework noted. The downpipes are recessed into the front elevation at ground floor level allowing surface water to discharge directly onto King's Mews.

The cast iron downpipe is out of plumb with open joints noted to the bends in the plastic downpipe and loose brackets. A significant amount of surface water will discharge directly onto King's Mews which can cause defects to the foundations and flooding internally noting that the external paving levels match the internal floor levels. Further investigations are required of the rainwater disposal system at roof level. You should budget to replace the rainwater goods throughout to discharge directly into underground drainage in accordance with good building practice. The flashings should be reinstated around the outlets.

Only the front parapet wall can be seen rising above the front elevation constructed with English bond brickwork finished with concrete cappings. The wall is considered to be plumb with staining noted throughout affecting the decorations. A central crack is noted caused by thermal movement with a crack visible above the left hand rainwater outlet caused by differential movement with stitched in brickwork noted full height of the elevation adjacent the recently constructed building to Northington Street. The staining is caused by a combination of porous cappings with an inadequate drip detail and persistent saturation from the defective parapet gutters at the rear.

The defective bricks should be cut out and new bricks stitched in retained by reinforcement rods fixed into the mortar bed joints in accordance with the manufacturers or structural engineer's recommendations. The cappings should be replaced and laid upon a damp-proof course (DPC) with a minimum overhang of 50mm and a suitable drip detail provided. The parapet gutters can be repaired as detailed above.

We would recommend that a copy of the Party Wall Award, suitably discharged, is obtained for the construction of 5 Northington Street with repairs undertaken accordingly.

7.2 Main Walls and Elevations

The main walls to the property are considered to be built of solid brickwork construction laid English bond. The foundations, if provided, are constructed below ground level and no further comment can be made without exploratory works. Only the front elevation could be viewed noting that the left hand, right hand rear elevations are all enclosed by neighbouring properties deemed to be party walls. The main party walls were viewed internally.

The front elevation is built with solid brickwork construction with steel beams fitted above the first floor and ground floor openings, we assume, replacing the original timber bressummer beams. More modern stretcher bond brickwork infill panels are constructed either side of the replacement windows at first floor level due to the removal and reduction in size of the original openings. Similar infill brickwork is noted to the right hand side of the right hand vehicular doors. Concrete sub-cills are fitted below the openings. Two air bricks are provided to the left hand side of the front elevation to provide background ventilation to the property.

The central timber loading door remains at first floor level although was locked during our inspection with timber framed single glazed replacement casement windows either side. Two pairs of substantial timber vehicular doors are hung at ground floor level with a timber pedestrian door to the right hand side to access the upper parts with arched solider course brickwork above.

The brickwork to the front elevation is considered to be structurally sound and plumb with no evidence of distortion. The concrete sub-cills should be overhauled and repointed to enable rainwater to disperse away from the brickwork and prevent persistent saturation. The eroded ground floor pedestrian door cill should be replaced.

General hairline cracking is noted to the right hand side of the first floor beam over three courses caused by differential settlement. The cracking is not considered to be significant and the mortar pointing can be raked out and repointed. Hairline cracking is noted to the right hand side of the ground floor beam, above and below caused by settlement. The mortar pointing can be raked out and repointed.

Replacement bricks have been stitched in to the left hand side, we assume, when 5 Northington Street was constructed. Settlement cracking is noted to the pointing throughout. Reinforcement rod repairs should be fixed into the mortar bed joints to retain the brickwork. The pointing is considered to be fair elsewhere although we would recommend you budget to rake out and repoint the brickwork over the bottom four courses or so and allow for localised brickwork repairs.

A DPC is not visible to the front elevation and would not have been laid at the time of construction. The walls and potentially the floor slab will be prone to rising dampness unless damp remedial works are undertaken. Noting that the external paving levels are generally flush with the internal floor levels (with a slight step to the door leading to the upper parts), we would recommend you obtain a quotation from a damp treatment specialist to carry out damp remedial works throughout the ground floor walls.

The left hand party wall is built of painted brickwork construction laid English bond when viewed internally over ground and first floor largely obscured by stored items. Rendered plaster and tiles are applied to the WC location. Embedded steel lintels/bearing plates are noted at ground floor level supported the floor beams above. The wall is considered to be plumb however, substantial 8mm wide tramline vertical cracks are generally noted centrally continuing down to ground floor level tapering to 1mm with a third vertical crack adjacent. This is considered to be caused by the lack of movement joints however, the tapered cracks suggests movement may have occurred possibly exacerbated by the construction of No.5 Northington Street. Copies of the discharged Party Wall Awards should be obtained with repairs undertaken accordingly. Noting the extent of the structural cracking, further investigations are required by a structural engineer who may insist upon monitoring works to determine if the movement is progressive. The walls are generally damp stained at high level emanating from the eaves level with frost damaged bricks noted. The damaged brickwork should be cut out and new bricks stitched in when the roof is repaired. Localised repointing works should be budgeted for. The wall is out of plumb to the WC and should be reconstructed and the low level and heavily blown de-bonding render/plaster to the WC walls should be hacked off and reinstated including the wall tiles. We would recommend that you obtain a quotation from a damp proof specialist to install a chemically injected damp proof course and waterproof tanking to the party walls as required. We advise that chemically injected damp proof courses require notification under the Party Wall etc. Act 1996.

The rear party wall when viewed internally is built of painted brickwork construction laid English bond with embedded timber lintels inserted which, we assume, have been retained following the bricking up of original openings. The lintels can be replace with concrete. The ground floor section of the wall was additionally supported by brick piers and partly rendered. The rear wall was largely obscured by stored items and, particularly, parked vehicles at ground floor level. A large structural crack is noted to the left hand side of the wall at first floor level adjacent the left hand party wall continuing down to ground floor level with undulations noted to the rendered wall. Further investigations are required by a structural engineer as detailed above. Extensive damp staining is noted throughout the rear wall particularly at first floor level leading to frost damaged bricks caused by a defective roof covering. Frost damaged bricks should be cut out and new bricks stitched in. It would be prudent to assess the roof covering to the rear neighbouring property to determine if similar defects are occurring.

The right hand wall is constructed of painted solid brickwork construction laid English bond. The wall is rendered to the stairwell area with some exposed brickwork noted. The wall is partially obscured by stored items. Timber lintels or wall plates remain to the brickwork within the rear storage room which should be removed and replaced with concrete lintels. Large areas of brick stitching repairs have been undertaken centrally opposite the tramline cracking to the LH wall. We assume similar cracking occurred within this location with vertical cracking visible below at ground floor level. Significant damp staining has occurred emanating from the eaves location with frost damaged bricks to the storage room. The wall is rendered to the stairwell with frost

damaged bricks and poor brick joints to the landing area. A large vertical crack is noted terminating behind the staircase stringer at ground floor level. We would recommend that a structural engineer is appointed to assess the walls throughout and comment upon necessary repairs following monitoring as required. Frost damaged bricks can be cut out and new bricks stitched in and the wall repointed accordingly. The roof should be repaired.

The front wall when viewed internally is finished with painted brickwork laid English bond with stretcher bond infills at first floor level. Woodchip paper is applied to the plastered section of wall to the ground floor office with steel beams above the first floor and ground floor openings. The wall is plumb and structurally sound although appears untidy with the infill brickwork noted. Damp staining is noted to the first floor level to the right hand side emanating from eaves level with repairs required to the roof covering. Defective bricks should be cut out and new bricks stitched in with the window and door opening arrangement altered to your own requirements.

High moisture readings are noted in various locations at first floor level to the brickwork and timber deemed to be caused by damp ingress from the roof/parapet gutters which should be repaired. High moisture readings were detected at low level (including the floor slab) noting that a DPC is not installed although inspection areas were limited due to stored items.

In summary, we would recommend that a structural engineer is appointed to assess the condition of the external walls following suitable access to the neighbouring properties or land as required. We would recommend that structural works are budgeted for including reinforcement rod repairs, brick stitching and foundation strengthening works which can only be specified following appropriate monitoring works. Movement joints should also be introduced at mid-point. The perimeter gutters will require replacement together with the roof covering. A damp treatment specialist should be appointed to provide a quotation for any necessary remedial works at low level and may include a chemically injected damp proof course or waterproof tanking which will be notifiable under the Party Wall etc. Act 1996.

7.3 Structural Frames

Nos.20 and 21 are considered to have originally formed two separate stables buildings which are now interconnecting with the original party or dividing wall thought to have been removed. A steel beam now spans from front to rear at first floor ceiling level which supports the roof structure and valley gutter. In turn, the beams are supported by a steel column which continues down to ground floor level within the workshop. A combination of steel beams and columns are constructed to the rear of the workshop with timber posts and beams towards the front of the workshop. The timber soleboard from the first floor partition can be seen on top of the steel beam within the workshop providing support. A further concrete beam is noted in part to the workshop towards the left hand rear corner.

The steel beams at first floor level appear to be supported directly off the brickwork to the rear wall and notched in around the steel lintels to the front elevation supported upon the loading door frame which is not appropriate. The steel beams should be supported off padstones or bearing plates to support the loads. The steel and timber beams in the workshop that span from side to side are built into the party walls supported of steel bearing plates/lintels. The timber beam towards the front of the workshop has suffered from decay to the end bearing with a metal column and plate erected within the last 30 years or so.

The timber posts are considered to be original at ground floor level although the steel beams at first floor level are considered to have been installed around the 1950's. There is evidence of deflection to the steel beams spanning centrally within the rear of the workshop area although this is not considered to be a defect.

There was no evidence to suggest that the structural frame is currently defective however, the lack of padstone support to the end bearings is rather unusual. The structural frame would not comply with current building regulations due to the amount of exposed combustible material. The timber can be encapsulated with plasterboard to offer fire protection. The floor structure should be exposed to assess the concealed structural frame in detail however, it is unlikely to provide adequate support for any additional loadings they may be proposed. We would recommend you appoint a structural engineer to redesign the roof and floor supports which may in turn provide restraint to the external perimeter walls.

7.4 Floors and Staircases

A solid ground bearing concrete floor slab is constructed to the workshop with a power floated concrete finish. The concrete floor continues into the staircase enclosure. The workshop floor was largely obscured from viewed due to stored items including parked vehicles. General cracking was noted to the concrete particularly to the front threshold caused by point loads from vehicles entering the property coupled with anticipated poor compaction of the sub-base in this location. Localised concrete repairs are required. Further cracking is noted to the right hand side of the workshop due to a lack of thermal movement joints. The cracks should be chased out and new thermal joints inserted to allow for thermal movement. Further investigations are required when the stored items are removed.

A slight raised platform provides the floor structure to the staff WC constructed with exposed concrete. The floor structure was considered to be sound although would benefit from the application of floor tiles for aesthetic purposes. A timber floor is constructed to the office considered to be built directly off the concrete slab. The floor structure was considered to be in a fair condition although there was no evidence of ventilation to the sub-floor void which should be provided to avoid timber decay. The carpet floor tiles are heavily soiled and should be replaced.

A timber suspended (mezzanine) floor is constructed at first floor level with timber floorboards noted to the rear cycle storage area laid in different directions and of differing levels suggesting an overlay. The timber floorboards are generally exposed and typically appear to span from side to side suggesting the floor joists span from front to rear, we assume, supported at mid-point by the timber and steel beams visible to the ceiling level of the workshop. The timber floor structure towards the front of the property was concealed by carpet floor coverings to a poor standard. The rear storage floor was largely obscured by stored items. The storage area floor generally deflects towards the central metal column however, this is considered to be designed in this manner. Significant deflection and springiness was noted to the floor structure throughout. Decay has occurred to the floorboards adjacent the LH party wall and to the front central room caused by persistent damp ingress generally from the roof where the structural integrity of the floorboards, and possibly the floor structure, has been affected.

Noting the extent of decay and general dated and basic nature of the structure, we would recommend that further investigations are undertaken of the floor voids to determine the extent of decay and you should budget to replace the floor structure and floorboards throughout.

The floor structure is considered suitable for the function as a workshop ancillary space. Raised floors will need to be provided at ground floor level to conceal services if refurbished for alternative uses other than industrial although this will impact entrance door thresholds. The first floor is anticipated to require strengthening works or replacement to support additional live and dead loads if used on a full time basis and fully occupied. Floor coverings should be replaced/provided throughout.

It is considered unlikely that any form of thermal or sound insulation will be applied to the floor structure although further investigations will be required to confirm this.

A timber staircase ascends from the ground floor entrance to the first floor. The staircase is considered to be quite steep commensurate with the age and type of property. The staircase is approximately 670mm wide with 220mm deep treads and 220mm high risers which is considered suitable for use as a private staircase only. The staircase should be replaced for commercial use particularly with regards to its use as a means of escape. The timber staircase is finished with a timber balustrade and handrail although provided without a floor covering. Localised repairs are required to the timber staircase and a new floor covering laid accordingly.

A basic timber stud and hardboard guardrail partition is erected around the opening to the mezzanine level to the front LH corner. The guardrail is not considered fit for purpose and should be replaced with a robust guardrail for safety purposes and avoid the risk of falling.

7.5 Windows and Doors

External

Timber framed single glazed casement windows are fitted to the front elevation at first floor level considered to have been fitted around the 1980's. The windows are suffering from decay due to the lack of maintenance. We would recommend you budget to replace the windows with double glazed powder coated metal framed or UPVC framed windows to negate the need for periodic maintenance. We would also point out that the doors are difficult/impossible to reach due to their high level nature and repositioning should be considered.

A timber loading door is hung to the front elevation at first floor level however, the door was padlocked during our inspection and was not tested. The door is fitted with sliding bolts and should remain locked as it is currently a safety hazard due to the risk of falling. We would also recommend a guardrail is fitted to reduce the risk of falling. The door is considered to be decayed particularly at the base due to the lack of decorations and you should budget for its replacement.

Two pairs of substantial timber large gates/doors are hung to the front elevation to access the workshop fitted with reinforced glazed panels. The doors were not tested during our inspection with parked vehicles located in front of the folded back doors. However, the doors are considered to be in working order hung within timber frames although we would recommend that you budget to overhaul the substantial doors. Localised timber repairs will be required.

A solid timber pedestrian door is fitted to the front elevation to access the upper parts fitted with a mortice lock and metal plate. The door is basic although in a serviceable condition. You should budget to carry out localised repairs during redecoration.

Internal

Basic timber doors are fitted to the upper floor to access the rear storage area and front room although the doors are ill-fitting provided without furniture in part or cables penetrating through the openings prevented the doors from closing. The doors are hung within basic door frames and will require replacing with fire doors together with the internal partitions throughout.

A flush panelled hollow timber door is fitted to the office at ground floor level with bevelled architraves and single glazed windows which are considered to be in a fair condition. A flush panel timber door with sliding bolts and mortice lock provides access to the stairwell area from the office. The door and frame requires easing and adjusting.

The flush panelled timber door to the WC would also benefit from repair with an additional door fitted to the WC lobby.

7.6 External Decorations

White paint is applied to the masonry surfaces with green paint to the steel work and external joinery. The decorations are considered to be in excess of 20 years old and are tired and defective. We would recommend you budget for external decorations in 2016 together with localised sundry repairs.

7.7 Internal Partitions

A timber partition forms the WC at ground floor level finished with plaster. A timber structure provides the enclosure for the office to the right hand side of the workshop with glazing fitted. The partitions are finished with woodchip paper to the office with render/plaster and tiling to the WC. The partitions are considered to be in a fair condition however, the plaster and tiling is considered poor to the WC and should be hacked off and reinstated following damp remedial works. The timber partitions to the office are a little tired although fit for purpose and would simply benefit from redecoration.

A robust timber partition separates the office accommodation/workshop from the staircase. The partition should be encapsulated with plasterboard to reduce the risk of fire spread to the means of escape.

A free standing 215mm thick wall laid stretcher bond with a brick-on-edge coping detail is constructed to the rear of the workshop, we assume, acting as a partition. The dog-leg wall was considered to be in a fair condition with no defects noted.

A substantial timber partition spans from side to side separating the rear storage area from the two front rooms at first floor level. The timber structure is of basic construction with hardboard infill panels completed to a poor standard which do not offer any fire resistance. The partition should be replaced.

Basic timber stud partitions provide the two front rooms. However, an inner room is created to the LH room as one has to pass through the RH room to access the means of escape staircase. All rooms should lead directly to a means of escape. The partitions should be replaced throughout and the room layout reconfigured.

7.8 Internal Finishes and Decorations

A basic timber ceiling structure is constructed to the first floor generally concealing the 'roof space' area. The timber structure is built with timber wall plates fixed to the perimeter of the walls with overlapping timber joists spanning from side to side and from front to rear. The ceiling structure is finished with loose laid hardboard to the top of the joists within the storage area. Assumed hardboard is fixed to the underside of the joists to the front room finished with woodchip paper. The ceiling structure is considered to be poorly constructed and is not level. The left hand side if propped by a vertical section of timber with evidence of partial collapse. A number of the hardboard sheets are missing, damaged or warped with evidence of timber decay, rot and woodboring insect attack caused by damp ingress from the defective roof covering. The rot and staining is considered to be wet rot particularly visible to the rear storage area ceiling. However, further investigations are required by a timber treatment specialist to assess for dry rot which is costly and disruptive to repair. The combustible timber roof will provide no resistance to fire. The ceiling structure should be replaced throughout and the property should be inspected by timber treatment specialists. The ceiling structure should be reinstated with adequately sized timbers and a plasterboard ceiling fitted. Pigeons are known to be entering the premises and roosting within the 'roof spaces' leading to fouling and pigeon guano creating a health hazard which should be removed by specialists.

Timber close boarding is fixed to the soffit of the stairwell with flaking paintwork noted. We would recommend you budget to hack off the cladding and replace to match the remainder of the reinstated ceiling at first floor level.

Fibrous cement boards are fitted to the workshop ceiling which are considered to be fixed to a timber structure as noted to the first floor. The ceiling structure is considered to be in better condition than the first floor however, the fibrous cement boards are considered to contain asbestos. The boards are bowing or detached in areas with mould growth towards the front of the workshop due to damp ingress from above. The timber structure and fibrous cement board will offer little resistance to fire spread noting the large mezzanine opening to the front LH corner of the workshop. We would recommend that an asbestos survey is undertaken and you should budget to strip out the ceiling structure and replace it with adequately sized timbers. New metal ceiling tiles can be fitted suitable for use in workshop areas. A timber specialist should be consulted to assess the concealed structure for timber decay including dry rot.

The timber constructed and assumed modern plasterboard ceiling surfaces applied to the office are considered to be in a fair condition however, the plastered ceiling is poor to the WC presumably due to damp ingress from the high level exposed roof which should be stripped out and reinstated. The fibre wool insulation should be removed to the ceilings around the light fittings to avoid overheating and prevent a fire outbreak. Alternatively, smoke hoods can be fitted.

The walls to the property are finished with masonry paint with matt gloss to the doors and internal joinery. Basic skirting boards and architraves are fitted to the office accommodation. Woodchip wallpaper is applied to the office with black tiles to the WC. The internal finishes and decorations are of a basic standard and are not considered to have been updated since the 1980's. Redecorations are required throughout including the removal and reinstatement of the WC wall tiles.

7.9 Lavatory Accommodation

A basic WC vitreous china pan and plastic seat is fitted to the workshop WC enclosure. A vitreous china wall-hung basin is located in the adjacent lobby served by chrome mixer taps. The basin is considered to be approximately 30 years old provided with a Triton water heater which is approximately 10 years old. The basin is cracked and heavily soiled. The WC pan and cistern are considered to be in a fair condition replaced within the last 5 years or so although would benefit from thorough clean. The WC pan is considered adequate although the wall and floor surfaces should be replaced together with the ceiling, basin and associated pipework.

An airbrick is fitted to the front wall of the WC lobby to provide ventilation with two vents to the ceiling. The vents should be removed and the dated mechanical extractor fan fitted with a new system.

7.10 External Areas/Boundaries etc.

It is considered that the building encompasses the entire footprint of the site with no external areas provided. The front elevation fronts directly onto King's Mews with no off-street parking provided.

Section 8

Fire Precautions and Means of Escape

Refer to Guidance Notes in Appendix B.

We have not been instructed to carry out a Fire Risk Assessment however, we make the following general observations and comment as appropriate on the following:

8.1 We have not been furnished with a copy of the Fire Risk Assessment associated with the demise. You will therefore need to budget accordingly to allow for a specialist consultant to undertake such an assessment once your fit out design is finalised and then on completion of the fit-out works within the property.

8.2 The primary means of escape in case of fire is from the first floor staircase leading to the pedestrian door and King's Mews. The means of escape from the workshop area leads directly to King's Mews.

8.3 We would also point out that the first floor is part mezzanine with a large opening created to the workshop on the left hand front corner which will allow fire spread between the floors and should be closed off or additional fire detection methods implemented.

8.4 The incoming electrical supply with electrical meters and main switchgear are located within the means of escape stairwell area separating the workshop with a timber partition. The electrical components should be relocated, the timber partition lined with plasterboard and the staircase replaced.

8.5 The two front rooms should be interconnected to avoid an 'inner room' situation or the upper floor reconfigured to enable direct access to a means of escape.

8.6 Providing that the above alterations are undertaken, the existing provisions should then conform to Part B of the Building Regulations (Fire Safety) in terms of number and maximum permitted travelling distances however, this should be confirmed by your Fire Risk Assessor.

8.7 We identified no emergency lighting to the property which should be installed including call points and sounders to the means of escape stairwell areas and lobbies.

8.8 No means of escape signage is noted to the property which should be reinstated throughout in accordance with the Fire Risk Assessment's recommendations.

8.9 A fire detection alarm panel is not installed. Smoke/heat detectors should be fitted noting that the upper parts are used infrequently.

8.10 The fire extinguishers should be upgraded together with fire blankets as required.

8.11 A safe refuge will need to be considered particularly for those with disabilities in accordance with the recommendations of the Fire Risk Assessment and DDA Audit.

8.12 The concrete floor at the base of the staircase was largely obscured by stored items including stationery. The stationery is considered a fire hazard and should be removed immediately.

8.13 Noting that the function of the property is used as a vehicle repairs/workshop with a high risk of fire outbreak, we saw no evidence of fire detection equipment with the exception of fire extinguishers. We would recommend that a Fire Risk Assessment is undertaken and recommendations implemented accordingly.

Section 9

Access and Disability Discrimination Act 1995

We have not carried out a DDA Access Audit, and that the following general observations are made with reference to Part M of the Building Regulations, and BS 8330.

9.1 We have not been provided with a copy of the DDA Access Audit to provide comment.

9.2 As the use of the demise is understood to be B2 General Industrial, in accordance with the DDA 1995 Regulations, you will be obligated to take 'reasonable' action in terms of ensuring the unit is accessible for any disabled employees and visitors. Carrying our alterations to the property will prove difficult particularly with regards to installing a disabled WC at ground floor level which will encroach upon lettable floor space.

9.3 The property does not comply with the DDA requirements noting that steps are created to the office and WC fitted with narrow doors which prevents access for wheelchair use. A level access or ramp should be created subject to Local Authority requirements.

9.4 A passenger lift car can be installed to provide access to the upper parts although this would be considered to be unreasonable with extensive adaptions required to the first floor to accommodate wheelchair use. The disabled WC accommodation

should be upgraded although this will impact the useable floor space to the workshop noting that a vehicle lift is located adjacent.

9.5 A safe refuge will need to be considered particularly for those with disabilities in accordance with the recommendations of the Fire Risk Assessment and DDA Audit.

Section 10

Workplace Legislation

10.1 Much of the current legislation dealing with Health and Safety is aimed at the employer/employee relationship. The legislation is not heavily prescriptive; it relies on risk assessment procedures to establish what protective measures and building work are or are not reasonable in given circumstances.

10.2 The preparation of Risk Assessments is beyond the scope of this report. Our comments with regard to workplace health and safety matters are made on the basis of cursory reviews of the property as a whole. Our observations deal with those issues, which are, in our experience, of most interest to persons acquiring property whether this be for their own occupation or as an investment.

10.3 Copies of the Health and Safety Risk Assessments should be obtained and updated accordingly to suit your requirements.

Artificial Lighting

In the UK, Regulation 8 of the Workplace (Health and Safety and Welfare) Regulations 1992 concerns lighting in the workplace. It requires Employers to ensure that every workplace has suitable and sufficient lighting, which shall, so far as is reasonably practicable, be by natural light.

In our experience, all buildings used as workplaces require some degree of artificial light. It is important to ensure that the correct type of artificial light is installed in order to reduce the risk of ailments arising from glare and eyestrain such as headaches, nausea and the like. The Society of Light and Lighting (formerly the Chartered Institute of Building Services Engineers) provides advice on lighting design by reference to general good design practice where luminance limits are checked against the specific requirements of installation.

Properties without adequate light fittings can be perceived as less attractive by new tenants who might consider the provisions of new light fittings necessary, or indeed essential, to their use of the premises if they are to comply with the Regulation. Under such circumstances, prospective tenants might seek some form of financial adjustment from their landlord for the cost of installing the new light fittings.

It is difficult to identify from a visual inspection alone, the specific luminance of most light fittings without laboratory testing. If this is a particular matter of concern for you, we recommend that you seek clarification of the luminance light fittings or seek their consent to conduct tests on the lighting.

Protection against Falling

In the UK, Regulation 13 of the Workplace (Health, Safety and Welfare) Regulations 1992, requires employers, so far as reasonably practicable, to ensure that suitable

and effective measures are taken to prevent any person from falling a distance that is likely to cause injury to or prevent any person from being struck by a falling object likely to cause personal injury.

Toilet Provision

For existing buildings, there is a minimum number of sanitary conveniences required to satisfy this requirement. We stress that the numbers given are a minimum requirement only. On the basis that this building contains circa 3,746 sq. ft. of floor space and making the assumption that one person is provided, on average, with a total of 100 sq. ft. of space, we consider that the toilet accommodation within this building is inadequate if used to full occupancy requiring an additional two WC pans and two wash-hand basins. However, in its current use with up to five people, one hand basin and one WC pan is considered sufficient.

Safety Glazing

In the UK, Regulation 14 of the Workplace (Health, Safety and Workplace) Regulations 1992 requires, where such measures are necessary for health and safety reasons, certain windows, doors or other translucent surfaces in a wall or partition to be formed from a safety material or to be protected against breakage and appropriately marked.

Laminated glass, toughened glass, or wired glass are considered to be safety materials. Ordinary float or annealed glass is not a safety material, but might satisfy the regulations if of a certain size and thickness. Protection can be provide in the form of a physical barrier or by applying a thin plastic safety film to the glazing concerned.

Glazing in workplaces must comply with the Regulations if an employer is to discharge its statutory obligations. In practical terms, this means that when measured from floor level most glazing below 1500mm, in respect of doors, and below 800mm in respect of glazed screens/partitions must satisfy this regulation.

It is difficult to identify from a visual inspection alone, the specific nature of some types of glazing if it is not already marked appropriately (which is often the case in older properties). Testing equipment does not exist, but a detailed test of all glazing in this property is beyond the scope of our inspection however, there is no evidence to suggest it is of a toughened and safety type.

Section 11

Services

11.1 We have not been instructed to commission any inspections or tests of the mechanical, electrical, public health or drainage installations.

The following comments are based upon our own observations and do not constitute a detailed engineering appraisal. You should consult Cundall's M&E report to assess the full condition of services serving the premises.

11.2 The property is connected to the main incoming electrical supply serving dated analogue electric meters and switchgear located to the stairwell at ground floor level. A dated fuse box is provided with fuse wire clips to the right hand party wall of the first floor. The electrical installation is considered to be in excess of 50 years old.

The electrical meters provide basic lighting and power throughout the premises including fluorescent strip lights to the first floor served by metal toggle switches. A number of bulbs and tubes were missing with surface mounted sockets also fitted. Where visible, PVC sheathed cabling served the property.

The ground and first floors are served by a combination of single and twin strip lights with energy efficient bulbs and bayonet light fittings to the lobby and WC. Recessed bulbs are fitted to the office with surface mounted metal faceplates and conduits provided. Brass faceplates are fitted to the office with dated metal light switches to the first floor storage area.

Noting the age of the electrical installation, we would strongly recommend that you consult with an electrical engineer to obtain a condition report of the installation and provide a quotation for any necessary upgrade works which is considered to include the replacement of the dated fuse box with a modern consumer unit, upgrading the incoming electrical supply and fitting additional light fittings with a complete rewire.

11.3 The property is judged to be connected to the mains gas supply with a gas meter located on the inside face of the front elevation above the WC enclosure. There is no form of heating to the first floor with the workshop benefiting from a gas fired heater which was not in operation during our inspection. We note that the current occupiers were using portable heaters to provide heating to the workshop area suggesting that the main gas fired heater may now be redundant (unconfirmed). We would recommend you consult with a Gas-Safe registered engineer to undertake a test of the installation and provide a quotation for any necessary upgrade works. Extensive pigeon guano is noted at eaves level above the WC enclosure fouling the gas heater and meter which is a health hazard and requires a thorough clean.

The hot water to the property is provided via a Triton water heater located above the WC basin. We would point out that there were no evidence of any bespoke tea making or welfare facilities for staff which should be considered particularly noting the function of the property.

11.4 An incoming lead water pipe is fitted to the WC lobby below the basin area. The incoming water supply to the WC lobby is fitted with a water meter which confirms that you will be charged for the quantity of water you used rather than a standard rate. The lead pipework feeds copper pipework generally serving the WC basin. We would recommend that the lead pipe is replaced as soon as possible as lead pipes can split without warning, fir up and reduce the pressure on the water supply and cause lead poisoning. A further lead pipe is located to the office location although is capped off with a copper cold water tap at the base of the staircase which should be secured. We would recommend you consult with a plumbing engineer to carry out a test of the services and obtain a quotation for any necessary upgrade works.

11.5 A plastic soil pipe serves the WC pan which discharges through the ground and out of view, we assume, connected to underground drainage. A combination of copper and plastic waste pipes serve the basin which discharge through the ground and out of view, we assume, connected to underground drainage.

A redundant and damaged 'Vent-Axia' control serves the WC with incomplete ducts to the WC ceiling. The mechanical extractor fan should be stripped out and replaced.

11.6 We saw no evidence of inspection chambers to the property which could be concealed beneath parked vehicles. Further investigations are required via a Thames Water search to locate the inspection chambers and underground drainage. We would also recommend that a CCTV survey is undertaken of the underground drainage to assess its condition.

You should refer to Cundalls' report for further information regarding the M&E installation.

Section 12

Conclusion and Recommendations

12.1 20-21 King's Mews is considered to be formed of B2 – General Industrial space. The property is built of traditional construction with solid brickwork walls incorporating timber framed doors and windows beneath two double pitched metal truss roofs covered with fibrous cement corrugated sheets. Internally, very basic timber ceiling and partitions structures are constructed with a combination of a timber suspended upper floor and solid concrete ground floor. The property has been maintained to an industrial standard served by basic and dated mains incoming electrical and gas services.

The property is considered to be dilapidated having not been substantially maintained within the last 30 years or so. The majority of the repairs are considered to have been completed on a reactionary basis with current damp ingress occurring from roof level. The roof covering and rainwater disposal system are expected to require a complete replacement with structural repairs undertaken to the walls. The structural frame would benefit from a further inspection and the floors and ceiling are consider to require replacing. The WC facilities should be replaced and tea making facilities introduced. The property would benefit from redecoration throughout.

The services are also dated and in excess of 50 years. They are anticipated to require a complete replacement although specialist advice should be obtained.

12.2 Cundalls should be consulted to provide comment upon the services including mechanical and electrical engineering, drainage, etc.

12.3 A summary of the main defects that will require attention either immediately or in the near future are detailed within the bullet point list below – noting that this list is not exhaustive and should only be read in conjunction with the main report.

- The roof covering is considered to contain asbestos, is dated and currently leaking. You should budget to replace the roof covering and the thermal insulation will also need to be upgraded. Consideration should be given to replacing the roof structure although we saw no evidence of defects noting the trusses are supported directly off the brickwork and the front timber door frame.

- The rainwater disposal system is considered to be poorly designed with extensive damp staining and replacement timbers noted internally. Unusual rainwater disposal is noted to the rear of the left hand roof slope and the central valley gutter which is considered to be leaking. The rainwater disposal system should be redesigned and the parapet gutters relined to discharge into replacement downpipes to connect into underground drainage.

- Structural cracking is noted to the LH, RH and rear party walls. We would recommend that a structural engineer is appointed to monitor the structural walls and to specify appropriate remedial works. Frost damaged bricks should be cut out and new bricks stitched in. Localised repointing is required.

- We would recommend that consideration is given to replacing the combination of steel and timber beams and columns with deflection noted and steel beams supported upon timber lintels with decay to end bearings. This will need to be considered if loadings are to be increased or if the function of the property will change.

- The timber suspended ceiling and floor structures should be replaced and in the short term exposed for wet rot and/or timber decay with evidence of fungal growth and wood boring insect attack. A timber treatment specialist should be appointed to assess the condition of the timber to eliminate the presence of dry rot and provide a quotation for any necessary treatment works. Dry rot is costly and disruptive to repair.

- The fibrous cement ceiling boards to the workshop are considered to contain asbestos. An asbestos survey should be undertaken and the asbestos removed accordingly.

- Localised repairs are required to the ground bearing floor slab particularly at the threshold location to King's Mews. Should flooding occur, the installation of a drainage channel should be considered.

- Reinforcement rods should be fixed to the brick stitching repairs undertaken to the left hand side of the front elevation to retain the brickwork following settlement.

- The windows and door at first floor level should be replaced with the pedestrian door and gates overhauled at ground floor level to the front elevation.

- High moisture readings are noted in various locations at first floor level deemed to be caused by damp ingress from the roof/parapet gutters which should be repaired. High moisture readings were detected at low level noting that a DPC is not installed although inspection areas were limited due to stored items. Further investigations are required and you should budget for specialist damp treatment works.

- The WC should be refurbished including the installation of a wash hand basin, mechanical extractor, wall tiles and floor covering. The WC should be increased to accommodate wheelchair access.

- The partitions should be replaced throughout and lined with plasterboard to reduce the risk of fire spread. The two small front rooms at first floor level should be integrated to avoid an 'inner room' situation. Fire doors should be fitted with a guardrail fitted around the mezzanine opening for safety purposes.

- Pigeons are noted to access the building with pigeon guano visible to the property particularly within the 'roof space' and above the WC location to main roof level. Pigeon guano is a health hazard and should be cleaned off with pest control experts appointed.

- The incoming electrical installation is considered to be dated and in excess of 50 years old with no evidence of operable heating and limited hot water facilities to the property. We would recommend you consult with your M&E consultant to arrange for a test of the services and provide a quotation for necessary upgrade works including the installation of new light fittings.

- The property requires redecoration both externally and internally with new floor coverings provided throughout.

- The installation of fire detection and protection equipment including sounders and smoke detectors should be considered for the property.

- A fuel/oil tank is provided to the property creating risk of soil contamination. A ground investigation will be required to assess for soil contamination.

12.4 20-21 King's Mews is currently in need of extensive structural and refurbishment works to address the maintenance issues however, there are expected to be constraints noting the property's location within a Conservation Area.

We trust that the contents of this report are of assistance and interest and will welcome any further queries you may have.

Desmond Kelly MRICS
TCL Chartered Surveyors

19 February 2016

Appendix A

Limitations of Survey

1. We will not be able to inspect woodwork or other parts of the structure which are covered by floor coverings, fixtures, fittings, wall linings, suspended ceilings, furniture and other fittings, which are unexposed or inaccessible, and we will therefore be unable to report that such parts remain free from defects.

2. No part of the building will be opened up for inspection other than where indicated in the report, nor will any of the services or drainage installations be tested. As a result, we cannot comment upon the services including M&E, lifts, drainage etc. and we would recommend that you appoint an M&E Consultant to comment separately on the condition of the services.

3. We will not be able to inspect flues, ducts, voids or any similarly enclosed areas the access to which necessitates the use of specialist tools, or which will cause damage to fixtures and finishes, and we will therefore be unable to report that such areas remain free from defect.

4. If the property is occupied during the time of our inspection our work may be limited. If we feel that there are any areas which require intrusive investigation or that our survey has been limited you will be advised accordingly.

5. The report will exclude any detailed investigation into the presence of deleterious materials in the structure and fabric of the building and no concrete sampling or analysis will be undertaken on your behalf, unless otherwise instructed. We recommend that your further negotiations should be subject to the lessor providing written confirmation that no use has been made of the following materials in the building:

    - Calcium chloride concrete additives
    - High alumina cement
    - Fibrous asbestos
    - Woodwool slab permanent formwork
    - Calcium silicate bricks and brick slips
    - Aggregates for use in reinforced concrete which do not comply with British
    - Standard Specification 882:1983 and aggregates for use in concrete which do not comply with the provisions of British Standard Specification 8110:1985
    - Urea formaldehyde
    - Vermiculite plaster
    - Lead pipes for drinking water
    - Other substances generally known to be deleterious

6. If during our inspections we see any areas where we consider asbestos may have been used, you will be advised accordingly. You will appreciate, however, that identification of areas where the product could have been used will be identified “in passing” and if you have any particular aversion to this product being contained in your premises you may wish to consider commissioning of a specialist intrusive survey in this respect. The inspection does not constitute as an Asbestos Survey.

7. The report will exclude any investigation into the structural design and compliance with current building legislation, except insofar as such matters come to light in the normal course of investigation of materials and state of repair.

8. No detailed investigations or tests will be carried out in respect of contamination on the site or the risk of contaminated land on any adjoining sites, unless we are otherwise instructed to commission the same.

9. It is assumed that in the course of normal searches your legal advisers will investigate the position regarding Town and County Planning Acts, Fire Certificates and other statutory approvals and restrictions, as well as liabilities for boundaries, rights of way, restrictive or other agreements with adjoining owners.

10. We will comment generally upon disabled facilities, but our report will not constitute a specialist Disability Discrimination Assessment Audit.

11. We will comment generally upon fire precautions and means of escape, but our report will not constitute a specialist Fire Risk Assessment.

12. Our report will not constitute a specialist Health and Safety Risk Assessment, although we will make comment in this regard insofar as such matters come to light in the normal course of inspection.

13. Our Report does not include budget costings for any remedial works considered necessary and you may wish to appoint specialist Quantity Surveyors to assist with costings for the Financial Viability Assessment report compiled by others.

14. In accordance with our normal practice we would stress that our report will be for your sole use and is confidential to you and for the specific purpose stated herein. No liability to any third party (including your other professional advisors) can be accepted for the whole or any part of its contents. Neither the whole nor any part of the report, nor any reference thereto, may be disclosed or sent to any third party, or included in any published document, circular or statement nor published in any way without prior written approval.

15. For the purpose of the Contracts (Right of Third Parties) Act 1999, nothing in this appointment shall confer or purport to confer on any third party any benefit or the right to enforce any term of this appointment.

Appendix B
Guidance Notes

Major Changes to Fire Safety Legislation in England and Wales 2005

In October 2006, The Regulatory Reform (Fire Safety) Order 2005 replaced all previous fire safety legislation relating to non-domestic premises. The RRFSO 2005 provides a "single piece" Fire Safety Legislation regime which will cover both England and Wales. The two main pieces of previous Fire Safety Legislation, i.e. The Fire Precautions Act 1971 and The Fire Precautions (Workplace) Regulations 1997, have been abolished by The RRFSO 2005; Fire Certificates no longer have any legal status and are no longer required for non-domestic premises.

It should also be noted that both Employers and Landlords are generally considered to be "Responsible Persons" i.e. they will have legal responsibilities under a lease or will have duties to manage the premises to ensure the safety of "relevant persons" i.e. building users. The RRFSO 2005 requires "Responsible Persons" to carry out a Fire Risk Assessment relating the extent of property which is legally under their "control". This will effectively mean that an Employer who has taken a lease from a Landlord will be a "Responsible Person" and cannot simply rely upon a pre-existing Fire Certificate or the Landlord's Fire Risk Assessment (assuming one exists) to comply with the new Fire Safety Law. Equally, the Landlord will be responsible for the common parts in the case of a multi-tenanted building.

Appendix C

Record Photographs

1. General rear facing view of underside of roof covering.

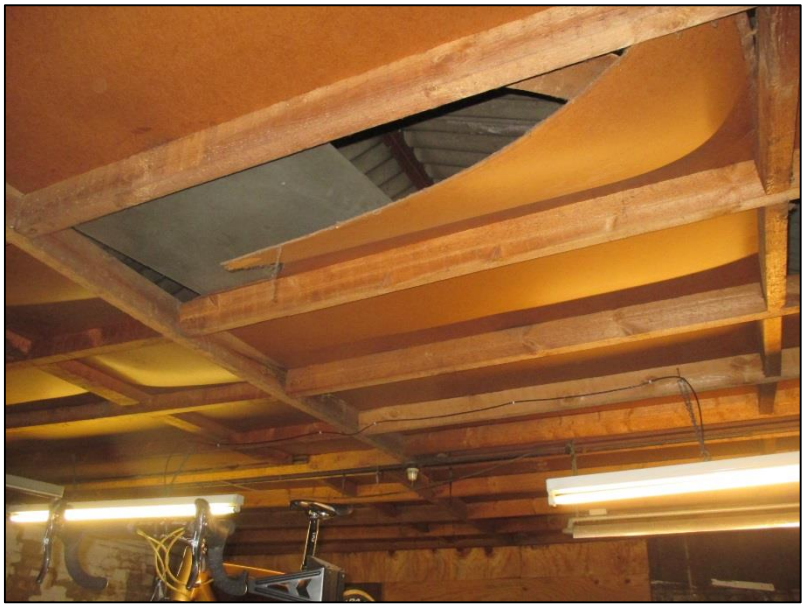
2. General front facing view of underside of roof covering.

3. Replaced corrugated fibrous cement sheets fixed to roof truss.

4. Damp staining and decay to base of roof slopes/rainwater disposal system.

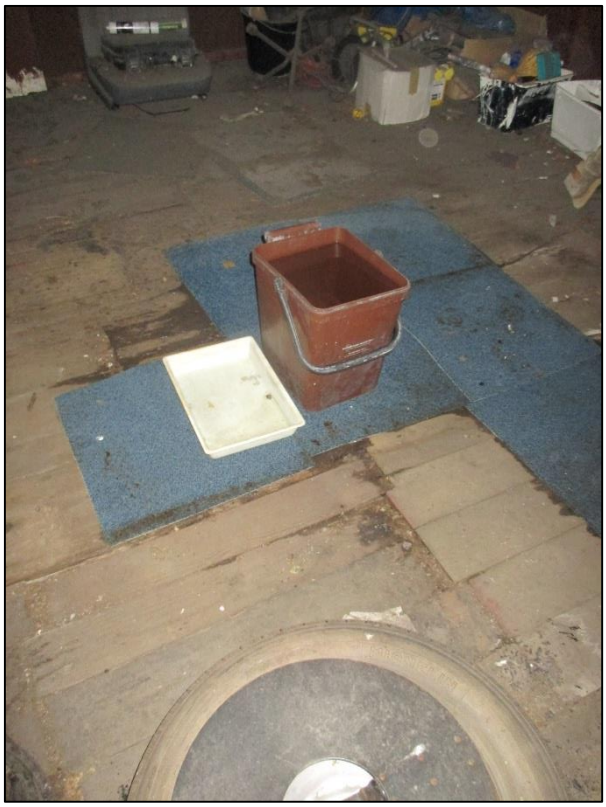
5. Extensive damp staining and suspected wet rot to first floor ceiling structure.

6. Fibrous cement boarding to ground floor ceiling finish.



7. Displaced ceiling finish to first floor.

8. Damp staining to underside of central valley gutter with waste pipe connection.



9. Accumulated water below central valley gutter.

10. Further decay to first floor ceiling surface.

11. Steel beam supported upon timber door frame/lintel.

12. Damaged ceiling to WC.

13. Cracked basin to WC lobby.

14. Vertical cracks to LH party wall at first floor level.

15. Damaged ground floor slab at door threshold location.

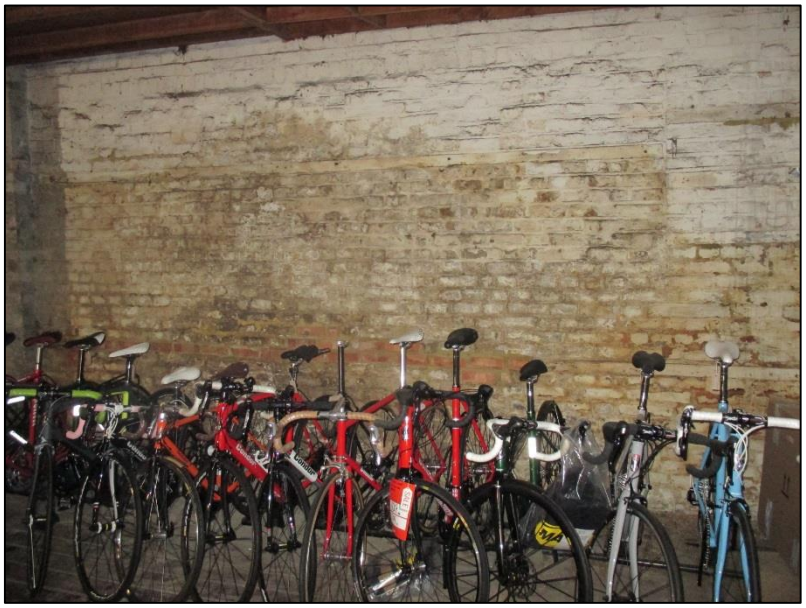
16. Vertical cracking to brickwork stitching adjacent 5 Northington Street.

17. Dated electrical fusebox to RH wall at first floor level.

18. Incoming electrical main and electrical meters in stairwell.

19. Gas heater and gas meter to workshop.

20. Oil/fuel tank to workshop.



21. Damp staining to rear wall.

22. Woodboring insect attack to rear wall.

Ref : DJS/L15/284/12

Date : 8th February 2016

Structural Inspection Report
On Behalf Of
City and Provincial (Worthing) Ltd
c/o
DDC Limited
77 Elmers End Road
London
SE20 7UU

STRUCTURAL INSPECTION

20 Kings Mews
London
WC1N

STRUCTURAL INSPECTION REPORT

Site : 20 Kings Mews, London WC1N

Client : City and Provincial (Worthing) Ltd

Date : 8th February 2016

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Brief

1. We were appointed in January 2016 by City and Provincial (Worthing) Ltd to carry out a structural inspection of 20 Kings Mews, London WC1N and to report on structural defects and/or structural inadequacies and identify building's overall structural integrity.

2. We visited the property on the morning of 3rd February 2016 which was a dry day following a period of changeable weather.

3. Our report is subject to our standard limitations of inspection attached as Appendix A.

Observations

4. The mid terraced unit is of solid masonry construction surmounted by a metal framed roof clad with profiled sheeting. A mezzanine floor covers the majority of the building accessed via a small staircase from the front of the building. The building is currently used as a vehicle servicing/repair centre with access via large doors at the front of the building facing on to Kings Mews.

5. The building has had little repair or ongoing maintenance in recent years and does not meet current regulations in terms of structural performance and a number of deficiencies are considered to be significant and in particular we note:

5.1 The walls to the building are inadequately restrained either at floor or roof level and there is a noticeable bowing outwards of the front wall at approximately mid-height position.

5.2 Stepped cracking is visible to the front elevation masonry to the right hand end elevation and to the return party wall shows evidence of ongoing lateral movement.

5.3 Further cracking to left and right party walls has previously been repaired but since re-opened indicating ongoing movement.

5.4 The first floor is of timber construction supported by timber beams and posts. There is a significant fall in the level of the floor joists from the centre to the front of the building and, as noted above, there is no evidence of strapping or other forms of mechanical fixing to the perimeter walls.

5.5 Two large steel 'spine' beams run at eaves level from the front to rear of the building with a midway prop and support on a steel framed roof structure. Although rusting, these primary supports appear to be structurally adequate but the connection of the secondary beams and support trusses are inadequate.

5.6 The ground floor is of solid concrete, presumably ground bearing and is in an adequate condition considering its age and use. It is unlikely that it is insulated.

5.7 The perimeter walls are generally in a poor condition with fracturing, movement and embedded timber and steelwork causing further distress due to rotting or rusting. It could not be identified if the side and rear walls are shared party walls but, despite the aforementioned defects they appear to be structurally stable. The front wall is, however, in a potentially unstable condition with:

- Inadequate restraints
- Inadequate foundations
- Structurally excessive large openings
- Embedded rusting timber and steelwork

5.8 The surface water drainage to the property is in a poor condition and not adequately collecting and conveying water away from the building. Not only has this resulted in rotting of the roof timberwork and rusting of the steelwork, it is also causing deterioration to the supporting soils beneath the foundations causing settlement of the superstructure.

Conclusion

The property is in a poor condition and deteriorating at an ever increasing rate which will further affect the building's current fragility. In particular, the mezzanine floor and front elevation have

reached the end of their useful life where repairs to restore their structural integrity would be impractical with demolition and replacement the only realistic option.

The current drainage system is inadequate for modern day requirement and has contributed to the deterioration of the building. Although no testing of the system was undertaken, it is our view that a completely new system will be required.

The roof structure itself is adequate but requires a complete overhaul and repair to bring it to modern day standards.

Access was not possible to the sides or rear of the building and as such the external condition of these elevations could not be commented upon. Nevertheless, from an internal inspection, these walls appeared to be structurally stable although will rely on the mezzanine floor structure for future stability and, as stated above, this floor is in an inadequate condition.

Yours sincerely

For and on behalf of JMS Consulting Engineers Ltd

D J Staines BEng(Hons) CEng MIStructE

APPENDIX 'A'

1.0 During our inspection of the premises as presently existing, which is normally carried out in a single visit, we shall check all visible exposed and accessible elements of construction in order to identify defects and shortcomings which are likely to adversely affect the use of the property or give rise to expenditure in the foreseeable future. We shall consider the condition and durability of the building fabric in relation to the type and age of the property, the need for repairs or special maintenance and, where appropriate, comment on the suitability of the structure for its proposed use.

2.0 We shall, where possible, lift loose laid floor coverings and inspect cellars and roof voids where appropriate, but we shall not empty the contents of any fitted cupboards, move heavy furniture or lift carpets or floorboards and our report specifically excludes all covered, and unexposed or inaccessible areas and buried elements of construction such as foundations and built-in steels and timbers. Apart from any balconies and roofs to which external access may be available, our external inspection will be carried out from ground level. Unless requested otherwise the main building shall be the form of this report.

In accordance with our professional indemnity insurance cover we have to state that "we have not inspected woodwork or other parts of the structure which are covered unexposed or inaccessible and we are therefore, unable to report any such part of the property is free from defect."

3.0 We will not arrange for exposure works to be carried out to the superstructure or below ground, or carry out tests for high alumina cement concrete, calcium chloride, asbestos or the use of woodwool slabs as permanent shuttering, but where appropriate, will seek further instructions for these to be carried out for an additional charge.

4.0 With regard to service installations, incoming mains, waste and drains, we shall report on any matters that come to light during the course of our inspection as requiring further investigation by specialists, but we shall not arrange for tests to be carried out unless specifically instructed.

5.0 Although where appropriate, we will be happy to examine any lease or title documents, planning or any other consents or fire certificates which are made available to us prior to our inspection, we shall assume in such cases that solicitors will be advising in detail upon these matters and that they will also check on the responsibility for the maintenance of all boundaries and rights of way and the existence of any easements or necessary rights of light, drainage etc.

6.0 We require to be informed, prior to the undertaking of any excavation or boring work, of the positions of any underground services or plant beneath the site. Whilst reasonable care will be taken during the execution of field work we cannot accept liability, either direct or consequential, for the damage to any service not clearly identified to us.

7.0 Unless instructed otherwise, our written report will be addressed and forwarded to the aforementioned Client. Any liability which may arise from its contents will be specifically restricted to the Client.