

Claymore Design & Build Ltd

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SUBSIDENCE HISTORY - EVENTS & MOVEMENT SUMMARY

		Vertical	Horizontal
Mid 1970's	#43 Rear addition added.		
1983	Reort on purchase noting defects.		
1984	#44 Purchased by Leifers.		
1988	#42 underpinned.		
1987 > Jan 1993	#44 monitoring movement in building.		
1988 October > 1990 May	Movement found in rear LH corner across rear wall under stair window between pier adjacent party wall and rear spine wall.	0mm>-7mm	nil
1990 May > 1991 September	ditto	>-4mm	nil
1991 September > 1992 August	ditto	> -7mm	2mm
1992 August > 1993 January	ditto	> -2mm	nil
1990 >1991	#43 part underpinned.		
1993 January > 1994 February	High level 1st floor landing closure of crack noted.	nil	close 1.5mm
1993 January > 1994 February	Low level 1st floor landing.	nil	nil
1993 January > 1994 February	Movement found in rear LH corner across rear wall under upper stair window between pier rear wall attached party wall and rear wall.	> -2mm	nil
1993 January > 1994 February	Movement and crack opening up found between rear wall and rear of spine wall.	nil	> 4mm
1994 May - 1995 May	#44 Cracking noted in rear spine wall and between spine wall and mid cross wall	> -4mm	> 3mm
1994 October	Low level 1st floor landing adjacent rear LH stairwell window.	> -1mm	nil
1994 October	Ground/First half landing crack opening up found between rear wall and rear of spine wall.	0mm	1mm
1994 October	Movement in 1st floor study of rear wall relative to spine wall.	> -1.5mm	> 3mm
1994 January > 1995 January	Movement found in rear LH corner across rear wall under upper stair window between pierrear wall attached party wall and rear wall.	> -4mm	nil
1994 - 1995	#43 part underpinned.		

1995	#44 Rear extension built, rear drainage found to be leaking and replaced.		
1996 September	#44 Refurbishment & redecoration.		
1997 June > 1997 August	Update on movement LH rear corner on upper stairwell.	> -1mm	> 2.5mm
1997 June > 1997 August	Movement in 1st floor study of rear wall relative to spine wall.	> -1mm	> 1mm
1997 October	#44 Update on movement patterns		
1998 May	CCTV survey of drains - no displacement found.		
1999 January	Pattern of cracks opening in previous locations and in front lobby. Cracks opening in render to front wall adjacent RH of front door.		
2001	General redecoration of #44 with new kitchen and internal plastering repairs and external rendering repairs, windows repaired/1 replaced.		
2001 > 2006	Only slight cracking and slight movement observed.		
2006 July	Dry Summer.		
2006 September > > 2007 March	Some movement and cracks opening up observed.		
2007 July	#44 Front façade vertical displacement crack between front door and window	> -3mm	> 1mm
2006 November > 2007 June	Movement in spine wall, cracking through walls into 3 pier sections, front wall & front section spine wall, mid section spine wall between ground floor doors from hall, rear section spine wall and section of rear wall. Rotation down to rear of spine wall with cracking under rear window arches.		
2006 November > 2007 June	Spine front measured in front corridor	> -2mm	nil
2006 November > 2007 June	Spine centre measured on crosswall.	> -4mm	> 1.5mm
2006 November > 2007 June	Spine rear section relative to rear addition.	> -5mm	> 2mm
2010	Installation of rear wine store in rear lobby.		
2009 > 2014	Further movement along spine wall.		
2014 March	Spine centre measured on crosswall.	> -1mm	>2mm
2013 > 2014	Movement found in rear LH corner across rear wall under upper stair window between pier rear wall attached party wall and rear wall. Fine pattern cracking along spine wall near room doors ground floor, at front and rear wall junctions and above stair.	> -3.5mm	closing at 2nd floor opening >1.5mm below
2014 March	Major movement in upper landing and springing of section of handrail 50mm to relieve tension build up between #43 wall and #44 spine wall. Top stairwell half landing left loosened but safe.		
2015 January	Spine centre section settlement movement measured on crosswall.	> -2mm	>1mm

	Between 2015 Oct > 2016 Jan	Differential settlement and lateral movement on crosswall/ spine wall, Similar movement on 1st floor above. Some rotation in spine wall towards #43. Frctures garden floor spine wall observed breaking right through wall.	> -4mm	> 2mm
	2016 February	Increased lateral movement and separation between sections of centre cross wall and spine wall. Removal of granite kitchen splashbacks showed through wall fractures evident with sections of cross wall and rear spine wall acting as separated pier sections moving relative to each other. Spine and cross walls in this area cracked through and failed as cohesive units.		