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Report on Structural Inspection
on the property known as
54 Bloomsbury Street
London

directors:
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ceng mice

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Introduction

The following report presents and discusses the findings of a structural inspection of Flat 4, 54 Bloomsbury Street, London.

The aim of the appraisal was to inspect and record the condition of the primary structural fabric of the building and to give recommendations for any remedial action which may be required.

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Scope

The appraisal was visual only with no intrusive investigations. We are not therefore liable for any defects which may be present but hidden from view.

In addition to the condition of materials the appraisal was concerned with identifying existing or latent structural or material defects and assessing the performance of the building during its lifetime.

We have not made enquiries of the Local Authority or Statutory Undertakers as to whether relevant permissions or waivers have been obtained and such enquiries should be made by the relevant legal appointee.

Further intrusive investigation is recommended if necessary in the discussion and recommendations at the end of the report.

All report observations are as if viewing the property from the front.

Inspection

The property was inspected on 30th July 2014 and the weather was warm & dry. The previous day was similar. The inspection was visual only of the areas which were readily accessible from ground level.

Background

The property is located on a busy residential street, set back a short distance from the public footpath.

There are no large trees or shrubs in close proximity to the property.

Description

The building is a five storey terraced dwelling under a slate covered pitched roof.

The building is split into 5 flats.

There is a semi-basement flat below.

There are a number of leaded dormer windows to the rooms in the roof

Construction

External walls

The external walls are of solid brickwork construction.

Internal Walls

The internal walls at ground floor are predominantly of load-bearing masonry construction.

To the 4th floor the walls are timber studwork.

Roof

The roof is pitched from front to rear with a concrete slate tiled covering.

The roof is a London style roof with mansards front and rear and a leaded valley down the middle.

There are parapet walls front and rear with leaded concealed gutters which discharge to hoppers and downpipes.

Observations

External

Walls

There is no evidence of any structural distress externally which would indicate a potential point of water ingress into flat 4.

Internal -Flat 4

There is evidence of prolonged water ingress to the left hand side of the rear central window. This is directly below the concealed gutter. It is likely that there is a poor joint in the leadwork or similar allowing water to enter the flat below.

There is evidence of historical sagging of the 4th floor joists. This is evidenced by ceiling cracking and bowing of the covings. These walls are non-loadbearing studs and it is likely that the floor joists above are over-spanned as is common with this type of dwelling.

Conclusions/recommendations

The moisture ingress to flat 4 is likely as a result of a defect in the lead concealed gutter.

The gutter should be re-lined preferably with a glass fibre system and the decorations made good to the flat below.

The sagging ceiling is aesthetically dis-pleasing but is not structurally unsound. It would be very difficult to strengthen the floor due to the structural configuration. If

anything were to be done it would involve removing the ceiling, doubling up joists and reinstatement as necessary.

- Properties of this age can often contain asbestos based materials and if any works are undertaken advice should be sought from a specialist if there is any doubt

Report undertaken by

A handwritten signature in black ink, appearing to read 'Jason Smith', written over a horizontal line.

jason smith
ceng mice
director



PI General view of rear elevation



P2 General view of front concealed gutter



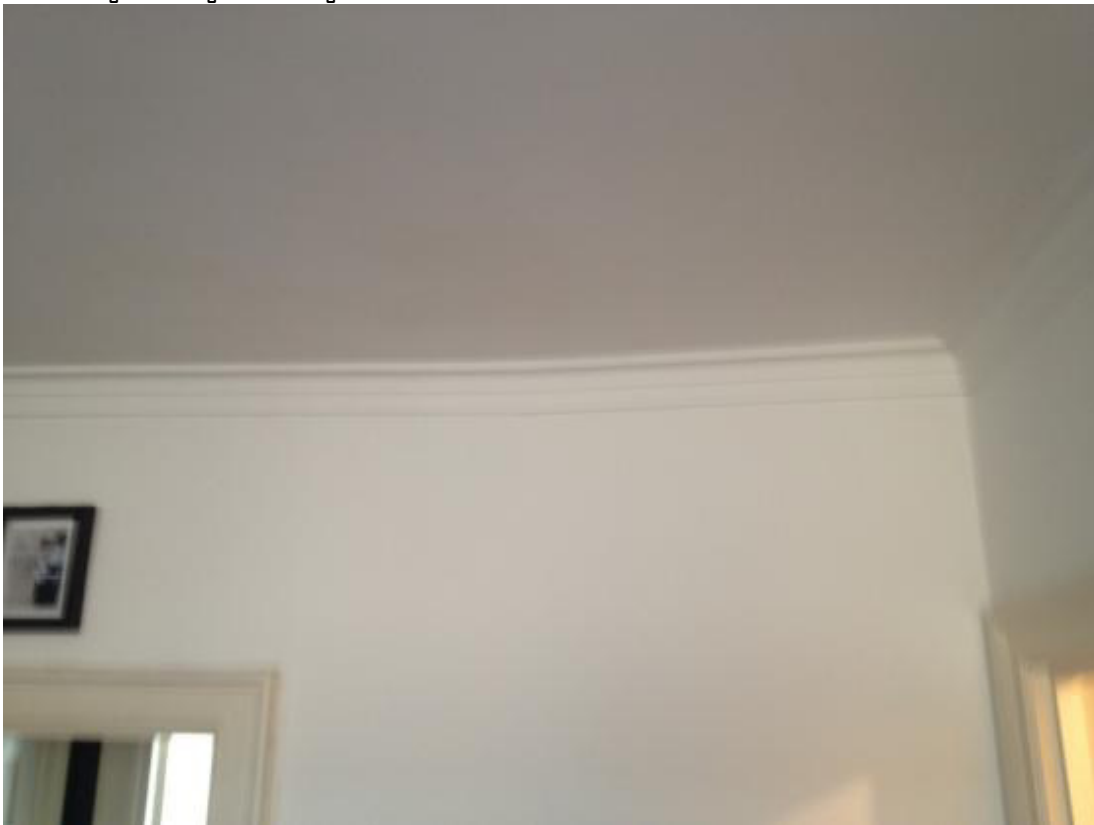
P3 General view of flank wall



P4 Damp above rear window



P5 Cracking to ceiling and bowing of cornice



P6 Bowing of coving

