

141133 – 19 St Cross Street,
London EC1N 8UN

AKSWard²

CONSTRUCTION CONSULTANTS

**19 St Cross Street
Farringdon, London
EC1N 8UN**

Structural Report

22nd December 2014

Ref: L141505

1 Introduction

- 1.1 AKSWard Ltd were appointed by Just Castings Limited in December 2014 to undertake a structural report of the property located at the basement and ground floor of 19 St Cross Street, London, EC1N 8UN. The report is a follow up to the Valuation Report carried out by Rona Chartered Surveyors referenced MD/CM/BB695 on 2nd December 2014.
- 1.2 Section 10 of the original report refers to concerns to the structural integrity of the building due to water ingress. The two noted areas of concern were the rear of the ground floor (water ingress via roof lights) and the front of the ground floor (water ingress from flat above).
- 1.3 The purpose of the AKSWard report was to inspect both areas of concern and to comment on the implication of the water ingress as they pertain to the integrity of the structural components of the building.
- 1.4 This report shall not be shown to any third party or quoted to them either in part or in whole without prior written approval from us as to the nature, form and extent. In the event of this report being disclosed without our approval, such approval not to be unreasonably withheld or delayed, we shall not accept responsibility or liability to any such third party for the content thereof. We would however be entirely pleased to open this report to any named party upon agreement of terms.
- 1.5 Our survey was based on a visual inspection of readily accessible areas of the building on the ground floor. The inspection was limited to those parts of the building which could reasonably be inspected and did not include those parts which were built in, covered up, obscured by fitting out and finishes, or to which safe access could not reasonably be gained.
- 1.6 No physical testing of the structure or opening up works for intrusive investigations was undertaken. In addition, no physical examination has been made of foundations, underground services or subsoil conditions.
- 1.7 The structural report was carried out on 22nd December 2014.

2 Survey

2.1 Rear section

- 2.1.1 The section to the rear of the ground floor, thought to be 2 storeys (ground floor and 1st floor), was inspected. The ground floor was within the demise of the property, while the 1st floor formed part of another property and was not accessible.
- 2.1.2 Along the north and the west sides of the property the building stepped in at 1st floor level by approximately 1.5m. The ground floor roof along this section was formed as a roof light. The roof light sloped towards the party wall where there was a box gutter.

- 2.1.3 The roof light was in poor condition and had been patch repaired in the past. There was some obvious signs of water ingress in the north-west corner of the property where the patch repairs to the roof light and box gutter had failed.
- 2.1.4 The 1st floor structure appeared to be supported of a steel frame. There were circular (100mm diameter possibly cast iron) columns along the line of the building where the 1st floor stepped in. These in turn appeared to support steel beams spanning east to west. There was an element of surface rust on the top of the column in the north-west corner.
- 2.1.5 The ground floor had a suspended ceiling grid which was lifted up to expose the structure above which appeared to be a lath and plaster ceiling. Localised opening up suggested that there was a void between the lath and plaster ceiling and the floor above of approximately 500mm. The lath and plaster ceiling appeared to be supported off timber joists. The 1st floor construction could not be confirmed.
- 2.1.6 While the building fabric, roof light and gutters does require general repairs to stop the water ingress, no significant structural concerns were noted.

2.2 Front section

- 2.2.1 The section to the front of the ground floor, thought to be 6 storeys (basement and 5 floors) was inspected. The basement and ground floor level was within the demise of the property, while the other floors formed part of another property and was not accessible.
- 2.2.2 Along the east party wall there was an isolated patch of water ingress from the floor above. The suspended ceiling grid which was lifted up to expose lath and plaster ceiling. This had been opened up to reveal a timber joist (150x75) supported off the party wall. The joist appeared to be showing signs of rot.
- 2.2.3 While the joist needs to be repaired as part of the general upgrading of the property, no significant structural concerns were noted.

3 **Discussion and Conclusions**

- 3.1 While the property does require some general repair and maintenance, specifically relating to water ingress, there were no obvious signs of significant structural defects.



.....
Simon Granger Technical Director