



Existing Basement Condition Survey

Layout, Finishes, Fittings

The internal layout is likely to be dated circa 1990 when the studio flat was formed although there is also evidence of historic alterations to the original layout prior to this. Partitions (P.1/3/4) are likely to have been erected circa 1990. Partition (P.2) is likely to be the original brickwork spine wall on which the upper floor structure bears. There is an opening formed in this partition (P.2). The opening through the masonry wall is at least two metres wide and is full height with no down stand. There will be a beam concealed above the opening within the floor depth above spanning across between the retained sections of wall either side and providing support to the structure above. This approx. 2m wide opening has been reduced in width to form the single door opening between the kitchen and studio room with lighter weight masonry and timber stud infill material provided to the side and above the door opening between the rooms. There is some cracking of the infill material in partition (P.2), which has appeared at changes in construction between the original thicker spine wall and the adjacent lighter weight infill material. The interior condition of the lower ground floor walls and ceilings is in very poor condition and surface finishes stained, aged and deteriorating. With the exception of the internal staircase in the dwelling kitchen (Rm-1.1), there are no original features (such as fireplaces, skirting, coricing) in situ which is to be expected given the basement would likely have been servant quarters/scullery in the original house. The internal timber doors are likely to have been installed circa 1990 when the studio flat was created. These doorsets are in poor condition and do not comply with current fire standards.

Rising Damp

There is no evidence of a damp proof course which is to be expected of a building of this age. Areas of damp have been detected in the basement at the rear and flank wall of the flat kitchen (Rm-1.2), the rear wall of the larger dwelling kitchen (Rm-1.1), the flank wall of the flat bathroom (Rm-1.4), flat hall (Rm-1.5) and the external wall of the light well in the flat bedroom (Rm-1.3) at the junction with the external staircase.

Flooring

The basement floor substrate is a modern screed on a plastic mabrane likely to have been laid circa 1990 when the studio flat was formed. The level difference across the top of the screed is significant (10cm variation across the plan). The screed had been overlaid with carpet and vinyl sheet flooring by the previous occupants.

Garden

The garden area at the rear is mostly raised to approximately a metre above basement level with steps leading up from the lowered garden area outside of the kitchen door up to the level above. The perimeter boundary walls are generally sound with some areas of missing mortar and damaged brickwork.

External Doors and Windows

The external windows are single-glazed timber sash windows and likely original (W-1.2, W-1.3) with the exception of the kitchen to the rear of the lower ground floor which has a modern double-glazed timber casement (W-1.1). The sash windows require overhaul but the timber frames are generally sound with no evidence of significant rot or decay.

The door to the garden is a modern panelled timber door with glazed upper panels.

The doors to the front light well (entrance to flat and vault doors) are modern timber doors.

Front Lightwell, Vaults and External Staircase

Stone steps lead down into the front exterior light-well area. The top surface of the steps has been overlaid with a cement render which is cracking and deteriorating and allowing vegetation growth below. The loose cement coating will need to be cut back to expose the underlying stonework for inspection. There are stone flags provided to the floor in the light-well area. The joints between the slabs are open with vegetation growth between. The light well floor levels vary and are not set to adequate falls to the existing gully resulting in ponding. There are three vaults formed to the front of the light-well area beneath the public footpath. The vaults are finished internally with a render tanking system that is failing in areas allowing damp through to the surface.



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8 Rothwell Street		Drawing Number: 1506_L111EX
Stage 0 Draft	-	08.01.16
Strip-out	A	16.02.16
Planning Draft	B	02.03.16
Planning	C	25.03.16
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