



21 June 2106

Ms K Robson
Ground Floor
58 Queen Anne Street
LONDON W1G 8HW

PROJECT REF 3958

Dear Mr Robson,

44 QUEENS GROVE NW8 - PARTY WALL MATTERS WITH N° 43

I refer to my communication of last November relating to the party fence wall between N° 44 and N° 43 Queens Grove and to your subsequent instruction to produce a report on the current condition of the wall.

The wall is constructed in 215mm solid bonded brickwork extending typically 1450mm above ground level, with a trellis fixed to the top of it. Occasional piers are evident along the length of the wall. The bricks used are stock bricks laid in lime mortar.

At first sight a marked lean can be detected in much of the wall towards the N° 43 side. Please refer to the attached photographs. At the front of the property the lean was measured at 170mm out-of-plumb which continued along much of the front forecourt and side wall of the house. Close to the original back wall of the house a newer pier has been built off the wall to assist with the fixing of a gate post although this pier does not reach the ground and therefore does not contribute to the stability of the wall. Just to the rear of the gate post, severe cracking and distortion occurs in the wall where the out-of-plumb increases rapidly to the extent of 220mm. Refer to Photograph 3. At this point the wall is leaning over by 220mm which is as much as its thickness. This extent of lean continues past the rear of the house where it begins to gradually recover finally reaching verticality at approximately the position of the garden shed in the rear garden of N° 43. The condition of the brickwork generally is poor with the lean in the brickwork causing open joints, missing pointing and washed out mortar over large areas.

The only practical remedy to deal with distortions in the wall to this extent is to take it down and rebuild it plumb. This would need to occur from the front wall on the pavement line, up to the existing pier just to the front of the neighbouring garden shed. The wall should be constructed like for like in terms of brickwork, dimensions and pier positions, however this should be constructed on a new foundation sufficiently deep to overcome the seasonal effects of root activity due to the numerous large trees in the gardens to the rear of Queens Grove. This is likely to be around 1.0 m deep for the front part of the wall but may extend deeper in the rear garden with the final depth only being able to be ascertained during excavation when the extent of roots can be seen. It would also be prudent to incorporate movement joints along the length of the wall in order to accommodate any ongoing seasonal movement.



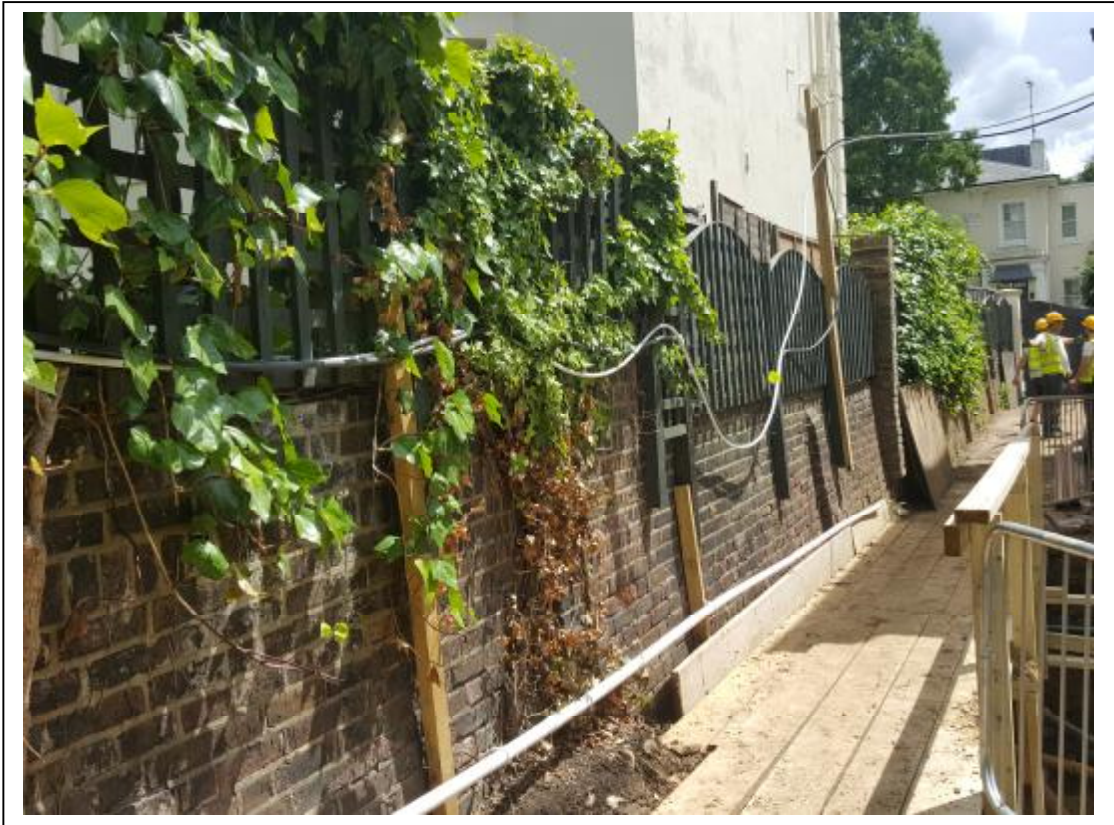
I am sending a copy of this report to your party wall surveyor in order that he may commence his dialogue with the adjoining owners insofar as this matter is concerned.

I trust this is in order.

Yours sincerely

I G Drummond
For and on behalf of
Ian Drummond Consulting Engineers

cc Mr P Smith



Photograph 1.



Photograph 2.



Photograph 3.



Photograph 4.



Photograph 5.



Photograph 6.



Photograph 7.



Photograph 8.