



behan partnership ltd
chartered surveyors

SCHEDULE OF CONDITION

in respect of:

12 HAMPSTEAD SQUARE, LONDON NW3 1AB

Behan Partnership Ltd
New Barnes Mill
Cottonmill Lane
St Albans
Hertfordshire
AL1 2HA

T: 01727 800075

Inspection Date: 12 February 2016

Preliminary Notes

1. The purpose of this Schedule was in relation to the proposed demolition and rebuilding works at 29 New End, London NW3 1JD.
2. For the purposes of this Schedule, directions are given as if standing in the driveway off Hampstead Square, facing the front elevation of the building.
3. The Schedule records those parts in close proximity to the proposed works at 29 New End.
4. All cracks discovered within the premises have been defined in accordance with the Building Research Establishment Standard Procedure/Digest Number 251 which is as follows:-

<u>Expression</u>	<u>Definition</u>
Minor/hairline cracks	Up to 0.1mm wide
Fine cracks	Up to 1mm wide
Slight cracks	Up to 5mm wide
Moderate cracks	Between 5mm and 15mm wide
Severe cracks	Between 15mm and 25mm wide
Very severe cracks	Greater than 25mm wide

5. All dimensions are approximate. Cracks are hairline unless otherwise stated.
6. This Schedule must be read in conjunction with the photographs appended to the rear of this Schedule. The photographs are not cross referenced but are clearly identified when on site.

Prepared by Russell Grant BSc MRICS

And Authorised by



Mark Behan BSc (Hons) MRICS
Director

Item	Description	Condition
INTERNAL		
Lower Ground Floor		
Diner/Through Kitchen		
Ceiling	Plastered and painted.	<p>There is a hairline crack running from the top right corner of the main chimneybreast running parallel to the flank wall back to the beam downstand. Slight shrinkage between the pelmet top above the rear facing window against the ceiling with a gap of 1mm. Slight shrinkage across the board joint running away from the building owner's site from the opening up the staircase across the top edge of the sloping soffit approximately 300mm. Opposite this point there is some hairline cracking adjacent the partition with the utility room 300mm long with shrinkage between the timber partition cladding and the ceiling for a length of just over 1m. Shrinkage to the plaster and the underside of the beam downstand distant from the flank wall.</p> <p>Within the rear corridor area and access to the garden two cut holes through the ceiling with dampness surrounding and shrinkage separation between that section of ceiling and the pelmet of the built in cupboard units.</p> <p>To the underside of the sloping and curved soffit of the staircase up to ground floor within the corridor is some crazing and cracking in a hairline pattern to the plaster surface and the plaster is slightly out of line across that crack.</p>

Item	Description	Condition
Wall	Plastered and painted, on the flank wall is a fireplace with an open flue, painted timber surround and stone cladding and hearth.	<p>At the base of the left hand flank of the chimney breast is some slight peeling of paint. Intermittent shrinkage cracking between the solid front wall at its junction with the plasterboard internal boxwork and some slight disruption to the plaster finish just adjacent to the intruder alarm sensor. Above the exit door into the front well is hairline shrinkage cracking between the wall and the ceiling along the full width of the door and turning onto the curved boxwork 300mm. At the left hand end of that curved box work is some slight damp staining 75mm in diameter and a vertical hairline crack down through the timber cladding top right corner of the door into the utility room. The remaining timber cladding of that partition has shrinkage gaps down the right hand sides of each timber panel.</p> <p>Top right corner of the chimney breast is a hairline crack 100mm long and this is connected to a diagonal fine hairline crack running down from the ceiling 400mm.</p> <p>At the left hand end of the beam downstand on the column position is some diagonal cracking dropping down approximately 500mm. On the right hand reveal of the chimney breast to the left of the flank window is some vertical hairline cracking running from the built in bench unit up to the boxwork above the window.</p> <p>On the rear wall at the junction with the flank wall above the kitchen units is some diagonal cracking up to 0.5mm in width in two locations dropping down from the ceiling to the top of the unit.</p>

Item	Description	Condition
		<p data-bbox="991 226 1445 546">At either side of the large opening into the corridor and access to the rear garden is cracking either end of the lintel position, at the left hand end running jagged and vertically up to the ceiling and at the right hand end in a stepped pattern back up to the ceiling and stretching diagonally in addition across to the right for 300mm.</p> <p data-bbox="991 577 1445 931">Around the rear access door note shrinkage at the top edge of the frame against the plaster full width and down the right hand reveal some old water damage, efflorescence of the paint finish for the full height of the plastered section of wall, disruption to seal against the built in cupboard unit and dislodgement of the skirting detail.</p> <p data-bbox="991 963 1445 1189">Within the corridor area shrinkage at the base of the curved soffit base against the wall of the stairwell. In addition shrinkage down the underside and outside edge of the stair string against the plastered wall of the corridor.</p> <p data-bbox="991 1220 1445 1413">Note that the rear section of the flank wall is generally obscured by kitchen units. There is a tiled splashback which is old crazed finish tiles all butted together but no grouting between.</p>

Item	Description	Condition
Floor	This is overlaid in black and white stone or ceramic tiles.	The floor surface is level but there is extensive pattern cracking given an underlying bedding problem. There is hairline cracking running from the hearth of the fireplace and from the right hand corner of the chimney breast which connects to a hairline crack through tiles parallel with the flank wall and some 2m distant. This then connects to hairline cracking through tiles extending from the column position on the middle of the flank wall running back a further 1-1.5m and picking up another crack through tiles running then back parallel with the flank wall along to the front wall of the property. This then connects to cracking in two locations running back towards the staircase. In front of the staircase is cracking across two tiles parallel with the understairs cupboards. In front of the hob two tiles are cracked. In front of the sink two to three tiles also hairline cracked and another just beyond some 1m distant. Below the opening through to the corridor and providing access to the garden is further cracking across the full width of that opening. Final cracking through two or three tiles just outside the threshold to the utility room. These all seem to mirror the insulation boards beneath the floor.

Lower Ground Floor Remaining Rooms

General	There is a utility room on the opposite side of the property with a WC cloakroom beyond. Ceilings are plastered and painted, some timber panelled wall surfaces and others wallpapered. To the rear is a study with plastered and painted ceiling and coving and plastered and painted walls. Floors varnished timber boards.	Within the utility there is shrinkage cracking above the door head between the timber panel partition and the ceiling. Slight shrinkage between the wall above the door of the cloakroom and the cloakroom ceiling.
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Item	Description	Condition
		<p data-bbox="994 226 1433 1025">Within the study vertical hairline cracking running from top left corner of door up to just below cornice. The cornice above this point has slight shrinkage at its centre point for a length of around 600mm. On the partition wall in the study with the adjacent corridor is horizontal cracking at high level just above picture position running from behind the picture to the rear wall. Some slight hairline crazing to plaster vertically above that picture. Above the cupboard door in the study is a vertical hairline crack running from the top of both corners of the architrave up to the cornice above. Also in the study on the chimney breast wall is some crazing to the plaster finish above the top left corner of the mantelpiece, hairline vertically up to the cornice. Above this point is a hairline crack across the ceiling from the cornice to the centre point of the room.</p> <p data-bbox="994 1061 1433 1346">For record purposes moisture meter readings were taken of the flank wall at lower ground floor level where it is exposed to the front part of the property and no high readings were taken. The damp staining noted down the right hand side of the garden access door was also noted as now dried out.</p>

Item	Description	Condition
Ground Floor		
Front Dining Room		
Ceiling	Plastered and painted but with ornate panelling to create ceiling panels and a deep perimeter cornice.	Against the flank wall is significant shrinkage between ceiling and the top edge of the cornice running from the left hand third of the face of the chimneybreast into the left hand reveal and back to the front elevation, approximately 1mm in thickness but this is then connected to shrinkage between the ceiling and the top edge of the cornice all along the front elevation around 0.5mm in thickness either end but 1-2mm at its centre point. There is further shrinkage between the ceiling and the top edge of the cornice on the central partition, hairline at either end but around 1mm in thickness to its centre. The main ceiling panels are sound with no cracks noted.
Walls	These are clad in painted timber panelling. There is a fireplace with open flue on the flank wall.	There is general shrinkage to the timber panelling, noted to the perimeter of the centre panel above the fireplace, at the left hand end of the mantelpiece and dropping vertically to skirting level. Within the left hand reveal at high level and into the front elevation either side of the front windows panels are hairline cracked to the perimeter. There is a slightly wider split vertically down the left hand edge of the panel to the left hand front window. General shrinkage noted to panels of the partition, the two central panels having fine hairline shrinkage cracks vertically running from the dado rail up to eye level, with the second panel back from the flank wall having more significant shrinkage down its right hand edge, open to 1mm in width.

Item	Description	Condition
Floor	Old varnished timber floorboards with the majority overlaid with matting.	<p>Above the cupboard doors there is shrinkage at the base of the cornice running along to each junction with the sloping soffit up to first floor. Note that the two timber panels forming the underside of the sloping soffit to first floor are hairline cracked around their perimeters up to 1mm in width.</p> <p>Undulating finish, secure but generally sloping downwards away from the flank wall, some creaking boards with all joints of varying openness.</p>
Rear Lounge		
Ceiling	Plastered and painted with a perimeter cornice.	<p>The main ceiling surface is sound with no cracks or shrinkage noted. There is slight shrinkage between the top edge of the cornice and the flank wall in the recess to the right of the chimney breast. (Very faint hairline crack extending from the top right corner of the chimneybreast across the ceiling 300mm). The remaining cornice line is sound.</p>
Walls	This is partly plastered and painted but with timber detailing applied to provide panel features. Open fireplace in the flank wall with ceramic tile surround and stone hearth.	<p>Minor shrinkage around the built in book shelf units either side of the chimneybreast. Elsewhere there is general minor shrinkage joints in the timber pieces forming the panelling. Either side of the entrance door just above to the timber panelling is shrinkage within the joints.</p> <p>Shrinkage between the timber detailing and the plaster panelling top right corner of the chimneybreast down the left hand side of that panel 1-2mm in width for 100mm and running to hairline.</p> <p>Upper timber panel to the rear of radiator within the bay projection has pulled away from the wall and between it and the low level panelling of the left hand window there is an open, 1mm wide joint.</p>

Item	Description	Condition
Floor	Wide aged timber floorboards, varnished.	These are aged with slight downward sloping away from the flank wall to the centre point of the room, some creaking boards underfoot and joints between boards of varying widths.

Remaining Parts of Ground Floor

General	There is a rear central cloakroom with plastered and painted ceiling and painted plastered and panelled wall with a ceramic tile floor and on the opposite side of the building a further through lounge with ornate plaster ceiling, plastered and painted walls and floorboard finished floor.	No significant damage noted in the rear cloakroom other than some minor shrinkage to the panelling to the left of the window against the internal partition and horizontally just above the basin position across the width of the room to the top edge of the panel.
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Within the main lounge there is some separation between the ceiling and the cornice around partition of the small cupboard accessed from the entrance lobby and there is further shrinkage along the top edge of the cornice to the front elevation. Within the rear bay above the central window is shrinkage between the top edge of the cornice and the ceiling. Within the bay itself is cracking below the central window cill 0.5mm in thickness descending down behind the radiator. Note the panels to the rear of the radiators on the front wall the fixings are dislodged which has caused some cracking in the panelling behind.

First Floor

Front Bedroom

Ceiling	Plastered and painted with an ornate cornice, chimneybreast to flank wall.	The main ceiling surface is sound other than ridge line down the centre point of the roof for its full length parallel with the flank wall, connected to another slight ridging, decorated over, running into the stairwell wall.
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Item	Description	Condition
Walls	Plastered and painted, flank wall chimneybreast but with no fireplace.	Historic hairline cracking on the chimney breast either side of the right hand light fitting but decorated over. Diagonal crack noted on the rear partition wall of this room just below dado level running from the stairwell partition downwards diagonally almost 1m in length connecting to a very fine hairline crack heading upwards and then back towards the dado 300mm. No other significant defects or cracks noted to the perimeter walls.
Floor	Suspended timber and fully carpeted.	Centre of room flexes under foot, bouncing and slightly movement in the furniture. There is a very marked downward slope away from the flank walls and internal partitions to the centre point of the rom.
Rear Bathroom		
Ceiling	Plastered and painted with a perimeter cornice. The flank wall has fitted wardrobe units to the majority of its length.	The main ceiling surface is sound with no significant cracks or damage. There is some shrinkage between the cornice and the ceiling running from the rear wall along and above the built in cupboards for around 1m connected to an open joint in the mitre. Within the left hand reveal is some shrinkage to the right hand mitre joint of the cornice. On the opposite wall general intermittent slight hairline shrinkage between the top edge of the cornice and the partition wall.
Walls	Plastered and painted but as mentioned majority of the flank wall obscured.	Majority of wall surfaces appear sound with no significant defects but there is one crack on the internal partition wall with the stairwell running diagonally up from the stone cladding up to the underside of the cornice, around 0.5mm in width. The stone /marble cladding below is sound with no defects noted.
Floor	Varnished timber boards with small section of marble tiling outside the shower tray.	The floor surface is sound underfoot and level but with varying degree of board joint widths.

Item	Description	Condition
Remaining Parts of First Floor		
General	<p>To the rear is a small lobby outside the bathroom, plastered and painted ceiling and walls and varnished timber floor.</p> <p>The centre staircase has a plastered and painted ceiling and soffits, painted timber clad panelled walls with carpeted landings and painted timber staircases with carpet runners.</p>	<p>The ceiling has some slight shrinkage to a board joint across its length and some finish to the plaster finish around two recessed light fittings. No significant damage to the walls or floor.</p> <p>No significant cracks or defects noted to the ceiling or wall surfaces other than some very fine shrinkage in the paint finishes to almost all the perimeters of the timber panelling.</p> <p>On the opposite side of the property is a further bathroom and a bedroom, both with plastered and painted ceilings and walls.</p> <p>Within the bedroom on the flank wall to the opposite side of the building is a hairline crack running up from the right hand wall light fitting to the cornice also connected to a horizontal hairline crack just above head level across to the right hand reveal. To the right hand end of the cill to the centre window of the bedroom bay is hairline cracking running down to skirting level with some shrinkage joints in that skirting below.</p>
Second Floor Level		
Front Bedroom		
Ceiling	Plastered and painted.	<p>There is a hairline board joint crack running from the top left corner of the chimney breast back across the room 1m, and then turning at right angles for 300mm towards the front elevation. There is general shrinkage separation up to 1mm in thickness between the ceiling and the rear partition of this room against the rear bedroom.</p>

Item	Description	Condition
Walls	Plastered and painted.	Signs of historic previously painted over hairline cracking on the left hand side of the chimney breast reveal running back towards the end of the window cill. Cracking running through the plaster and paint finish from the left hand end of the flank wall window cill back to the front elevation. Hairline cracking in the plaster lifting the paper or paint finish below cill of the right hand flank window for a length of 350mm.
Floor	Varnished aged timber floorboards.	These are old and there is a marked downward slope away from the flank wall with wide open joints. Dishing in the floor at the entrance door position.
Rear Bedroom		
Ceiling	Plastered and painted.	The main ceiling surface is sound with no significant cracks or defects noted. There is shrinkage between the ceiling and the top edge of the rear wall for the full width of the room.
Walls	Plastered and painted.	<p>The flank wall is sound with no significant defects. The left hand reveal obscured by built in cupboard but there is some high level fine shrinkage cracking noted between the upper two shelves.</p> <p>There is diagonal cracking heading downwards 1mm in thickness from the left hand end of the window cill of the rear elevation down to skirting level. On the opposite wall (an external wall) there is shrinkage between the ceiling and that wall for the rear 1.5m and some fine hairline cracking descending down to the light fitting position and just beyond terminating 500mm below.</p>
Floor	Wide aged varnished timber floorboards.	Generally sound underfoot but again downwards slope away from the flank wall, some creaking boards and joints of varying thicknesses.

Item	Description	Condition
Remainder of Second Floor Level		
General	<p>The main central staircase has a plastered and painted ceiling and painted timber wall panelling.</p> <p>On the opposite side of the property is a further bedroom with ensuite bathroom and a second family bathroom.</p> <p>Ceilings are plastered and painted, walls similar but with ceramic tiling to bathroom walls. Floors either timber and carpeted or varnished and painted timber.</p>	<p>The ceiling has a slight hairline crack and lifting of the paint finish just above right of the door into the rear bedroom some 1m in length. On drop ceiling detail just to the right of the rear facing window is a hairline crack 150mm long. To the top right corner of that rear facing window is some slight peeling paintwork to a length of 100mm. The wall panel to the right of the rear facing window has some shrinkage cracking down its right hand edge and across its bottom edge.</p> <p>Top left corner of the door into the rear bedroom has shrinkage cracking between the walls descending down from the ceiling to around 1m from floor level.</p>

Item	Description	Condition
		<p>Within the family bathroom there is shrinkage between the ceiling and the front elevation around 1m in length opening up to 1mm in thickness at the mid point of the front facing window. In the same bathroom intermittent shrinkage cracking down between the front wall and the partition wall of the adjacent ensuite. In the main rear right bedroom is shrinkage between the ceiling and top edge of the built in cupboard to the right of the chimneybreast 1mm in thickness and this extends intermittently across the top edge of the chimney breast itself and wraps down the left hand reveal of the chimney breast. The chimney breast has some hairline cracking descending down from the ceiling to the light fitting position and then off left to the edge of the chimney. On the rear wall within this room cracking across the top of the wall from the top left corner of the left hand window 1mm in thickness wrapping round towards the built in cupboards and descending diagonally downwards 200mm. To the bottom left corner of this window cill is cracking descending down to the socket position. Also in the bay is cracking either side of the central window where this wall meets the chamfered walls down the junction to the skirting position. In addition some cracking top left corner of the middle window 0.5mm in width across to the left hand window. Below the right hand window is a 1mm wide crack descending down to the telephone point position and hairline below that down to skirting. On the flank wall is some hairline cracking descending down 400mm from the ceiling.</p>

Item	Description	Condition
		<p>Within the ensuite is hairline cracking to the flank wall above the window at its junction with the ceiling. In addition above the toilet position hairline cracking between the ceiling and the curved wall and in addition heading vertically from the top left corner of the door up to the ceiling and then horizontally across to the tiles.</p>
		<p>Note again that the floors are sloping down to the centre point of the rooms.</p>
EXTERNAL		
Front Vaults		
General	<p>This area is accessed from the lower ground floor and is a lightwell area with high brick retaining wall to the driveway. The house at this level is painted brickwork and ground finished with a combination of concrete, old York stone slabs and bricks. There are two vaults which run beneath driveway.</p>	<p>The retaining wall is basically sound and vertical with no significant cracking but is damp affected and generally spalling across the paint finished surface. The upper six courses have been rebuilt. The main house wall is rough in appearance but sound other than cracking to the top left corner of the front left hand window descending down four brick courses along the edge of the frame and then down through a further four brick courses just adjacent. Floor area is serviceable, no photographs.</p>
	<p>As for the vault beneath the driveway, the left hand is arched, rendered with a concrete floor, used as wine store.</p>	<p>Render appears relatively recent, render is in good order with no cracks noted. Majority of floor surface is obscured but no significant cracks to the concrete appears present.</p>
	<p>To the left hand vault again rendered with a concrete floor, render appears relatively recent.</p>	<p>No significant cracks or defects noted to the render. Floor slab sound and again no significant cracks.</p>
Rear		
Roofs	<p>The roofs are concealed from inspection from ground level.</p>	<p>Note some photographs taken from the building owner's property.</p>

Item	Description	Condition
Rear elevation	<p>This on the right hand half adjacent to the building owner's site is rendered, at ground level painted but above that is left fair faced, bay projection clad in painted timber with a lead roof. All the ground floor area is rendered and painted. The left hand section of the property, rear addition and bay projection is yellow solid stock brickwork with stone or concrete cills.</p>	<p>At second floor level to the fair faced rendered section is a hairline crack extending from the top left corner of the window up through one marked block and also some hairline cracking extending down through the marked block below that second floor window from either end of the cill. The remaining render which is fairfaced appears sound with no cracks noted. The bay projection there similarly sound. At lower ground floor level the painted render has some fine hairline cracking, directly below the bay projection, top right and left hand corners of the kitchen window. In addition below the right hand end of cill to the kitchen window has some fine vertical hairline cracking in three or four locations extending up through the first lowest band of render and in two positions through the second band. To the centre point of the lower ground floor rendered wall is some fine hairline cracking extending up from the plinth in three locations, two meeting the metal vent and running from there upwards to the edge of the next band. The band above has two fine hairline cracks extending up through it.</p> <p>Bay projection to the left hand side of the building when viewed from the rear at lower ground floor level has a crack in window head 1mm in thickness and extending hairline up to the cornice and lead capping above.</p> <p>From a ground floor garden view of the rear stock brickwork there does not appear to be any significant cracking and pointing is sound. Note photographs showing the extent of rear rebuild.</p>

Item	Description	Condition
Rear Garden		
General	There is a rear patio in multi-sized York stone slabs with granite setts or similar just beyond, has a soldier course and grass beyond that. Brick built planter against the garden party fence wall.	The slabs are sound and no cracks were noted but joints are now almost all devoid of pointing. The granite setts are points as is the brick planter wall which is sound but moss covered.
Garden party fence wall	This is of solid brickwork with a brick on edge coping, sloping courses down to the centre point of the rear garden which from that point on is obscured by a painted timber fence with lattice over.	The wall is sound, vertical but many bricks are spalling and recessed and there are numerous sections of pointing broken or shrunken away. Note the photographs. Vegetation growth to joints. Timber fence fixed to the wall is sound and vertical.
Front Elevation		
Brickwork	Solid red bricks, sliding timber sash windows. The flank wall of this property abuts the garden party fence wall where some additional brickwork or pier has been constructed and the junction between the two walls over capped with lead.	There is some cracking at the bottom left corner of the ground floor against the garden party fence wall extending vertically 13 brick courses with some patching over previous cracking, approximate width 2mm. Remaining parts of the front elevation when viewed from ground level sound with no significant cracks or defects noted and the pointing reasonably flush and sound. There is some slight disruption to the right hand top corners of the brick on edge lintels to the ground and first floor windows on the right hand side. The windows and cills are sound with no cracks to glazing.
Garden party fence wall	This is solid red brick with brick on edge coping.	Note the photographs along this wall, some slight bowing into the adjoining owner's site just above the planter. There is no significant cracking but pointing is very recessed. Cracks through one brick on edge mid point of the wall down through the pointing and the launching just below.

Item	Description	Condition
Driveway area	This is finished in old brick pavements with some low level brick planters adjacent the garden party fence wall.	<p>On the garden party fence wall possibly 10m back from the adjoining owners property adjacent to the composite is some disruption caused by a large tree, the wall is now out of line some 40-50mm, brick joints open and a brick missing from the coping.</p> <p>Note set of photographs as the area is rather rough and undulating with almost all joints recessed. Significant undulation beyond the central area away from the house due to large trees and route growth.</p> <p>Note the planter to the rear around the large tree is broken with large openings and the low level walling being pushed away from the tree.</p>
Flank wall	The flank wall of the property is rendered and facing the building owner's site, abutting the garden party fence wall.	The render does not appear of significant age and has been done in panels most probably with expansion joints between. To the top right panel at the upper storey level is some very fine crazing to the render finish between the two windows but there is a diagonal crack just over 1m long above the top right corner of the middle window.
	This is three storey in level and is finished in a sanded finish render coat unpainted. The flank wall abuts the old historic buttressed brick wall of the 29 New End site and a flashing has been provided between the two in leadwork with a lead capping over the coping of the old garden wall. The garden wall has also been rendered but left unpainted.	There is a render detail/fascia above the flank wall render and this is also cracked opposite to where the diagonal crack exists. In addition there are two further cracks which may be up to 4-5mm in width extending down through that render fascia below that left hand stack.
	On this flank wall are two chimney stacks one of solid stock brickwork and the other rendered. There is a single metal boiler flue to each stack and a single clay pot. Windows in the flank elevation are sliding sash single glazed timber with painted stone sills.	The lead capping appears reasonably sound and in good order but a small 300mm long section of flashing has pulled out of its fascia at the far right hand end and that lead at that end is slightly buckled.

Item	Description	Condition
		<p>The two stacks are basically sound but the render of the left hand stack has some damage across its midpoint and some small section missing and a vertical crack through the upper three or four courses of brickwork.</p> <p>The windows appear sound, albeit from some distance, with no cracked glazing.</p> <p>The render at low level on the face of the garden wall has some hairline vertical cracking to the right of that low level window. This is some 1.5m in length but connects to the horizontal cracking 1mm in thickness running from the top right corner of that lower window and some 2m in length. There is also horizontal and vertical cracking extending from the top left corner of the lower windows vertically 1.5m and horizontally 1m. Also note approximately 1m long hairline to 0.5mm wide crack extending up from the lead capping of the garden wall. The garden wall render to the right of the right hand buttress has some damage and cracking horizontally.</p>
	<p>Beyond the flank wall of Lawn House running towards New End is a high buttressed retaining wall, probably the original garden wall to the building owner's property. This is rendered but unpainted and has four brick buttresses.</p>	<p>The retaining wall render on the building owner's side is heavily cracked horizontally and vertically, crazed with various sections loose or missing. The brick buttresses appear sound although there is some slight open joints horizontally. The buttress nearest New End has some recessed pointing.</p>