

## Site Visit Report

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<b>Project:</b>	45A Lancaster Grove, London, NW3 4HB		
<b>Visited by:</b>	Aoife Gleeson	<b>Weather:</b>	Light rain
<b>Date and Time:</b>	22 March 2017, 9.00am	<b>Distribution:</b>	London Borough of Camden
<b>File Ref:</b>	AGag12336-61-240317 - Site Visit Report 45 Lancaster Grove.doc	<b>Photos taken:</b>	Yes
<b>Planning Reference:</b>	2015/2534/P	<b>Project Number:</b>	12336-61

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### 1. Purpose of Visit:

- 1.1. CampbellReith was appointed by London Borough of Camden to carry out a visual inspection of the neighbouring properties to 45 Lancaster Grove, namely 43a Lancaster Grove and 47 Lancaster Grove.
- 1.2. The purpose of the inspection was to identify any structural defects to the neighbouring properties that could possibly have been caused by the construction of the basement to 45 Lancaster Grove.
- 1.3. The basement to 45 Lancaster Grove was built circa 2012 and retrospective planning permission, planning reference 2015/2534/P, is sought for the basement structure.
- 1.4. Persons Present:  
Gary Bakall – London Borough of Camden  
Mike Harry – Agent for Owner 45 Lancaster Grove (Application Site)  
Aoife Gleeson – Structural Engineer CampbellReith  
Barrie Tankel – Property Owner 43a Lancaster Grove (Present for visit to 43a Lancaster Grove only)  
Sana Lakhany – Agent for Owner 47 Lancaster Grove (Present for visit to 47 Lancaster Grove only)

### 2. Observations 43a Lancaster Grove:

- 2.1. A visual inspection was carried out which included access to the basement flat of the property, the rear garden and the side elevation adjacent to 45 Lancaster Grove.
- 2.2. The owner of the property, Mr Barrie Tankel, noted that the property was built circa 1983/84 at which time a waterproofing system was installed. Mr Tankel noted that approximately one year after the construction of the basement to 45 Lancaster Grove, repair works were required to rear of the property as water ingress was occurring.
- 2.3. Internally no significant cracking was noted to the rear or side wall of the property. Some minor hairline cracks were noted in the plaster around the window (Photo 1).
- 2.4. Repairs to the waterproof membrane were noted above the skirting board on the rear wall (Photo 3).
- 2.5. Externally no significant cracking was noted to the rear or side brickwork walls of the property (Photo 4) or to the rendered retaining walls. White staining was noted to the first six courses of brickwork (Photo 5 and 6).
- 2.6. There is significant damage to the garden wall between 43a and 45 Lancaster Grove. Large cracks are noted along the length of the wall (Photo 7 and 8).

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Photo 1 - Rear Wall Internal

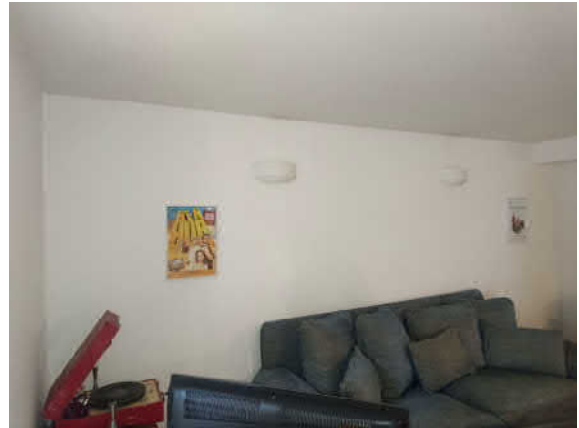


Photo 2 - Side Wall Internal



Photo 3 - Repairs to Waterproof Membrane



Photo 4 - Side Wall Property External

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Photos 5 and 6 - External Wall Lower Ground location of reported leaks



Photos 7 and 8 – Damage to Garden Wall between 43a and 45 Lancaster Grove

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### 3. Observations 47 Lancaster Grove:

- 3.1. Access was provided to the basement, ground floor flat and first floor flat and to the rear garden. The side elevation was viewed from the garden of 45 Lancaster Grove.
- 3.2. The basement only has full height headroom to a small section central to the building. Access to the wall adjacent to 45 Lancaster Grove is through a crawl space only and it was not possible to carry out an inspection. The basement is not habitable and is used as a services room only (Photo 9).
- 3.3. Internally no significant cracking or damage was noted to the side or rear walls at both ground and first floor.
- 3.4. A hairline crack was noted in the cornice at ground floor on the wall adjacent to 45 Lancaster Grove (Photo 10).
- 3.5. At first floor, directly above the crack in the cornice at ground floor, the tenant noted issues with water ingress and damp. It was not possible to visually inspect this location due to furniture. However the tenant noted that repair works were carried out externally to resolve the issue.
- 3.6. Externally no significant defects were noted to the side or rear walls of the property (Photo 11).
- 3.7. The rear garden is uneven and damage noted to the paving slabs (Photo 12).



Photo 9 – Access to basement crawl space

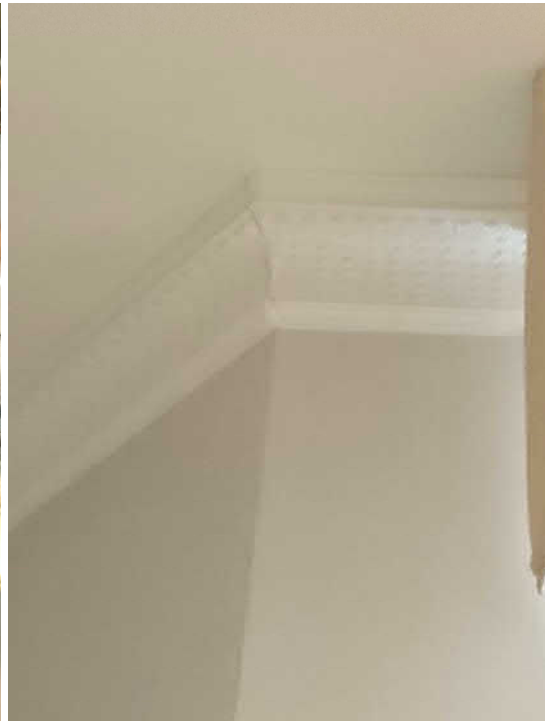


Photo 10 – Damage to Cornice



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Photo 11 – Rear of property external



Photo 12 – Settlement and damage to rear paving

#### 4. Conclusion:

- 4.1. As far as we are reasonably able to ascertain from a visual inspection of the properties at 43a Lancaster Grove and 47 Lancaster Grove no significant damage is noted to either property.
- 4.2. The majority of the defects noted during our survey were also noted in the condition survey carried out in 2011 as part of the Party Wall Agreement, which was provided by Planning & Party Wall Specialists Ltd, on behalf of the owner of 45 Lancaster Grove. It does not appear that the basement construction at 45 Lancaster Grove has exacerbated the defects noted previously.