

K170415/C7/0001  
27 June 2017

Mr Daniel Friel  
Flat 3  
34 Museum Street  
London,  
WC1A 1LH

Dear Mr Friel

### **Flat 3, 34 Museum Street, London WC1A 1LH - Structural Inspection**

With reference to your recent instruction, and the previous inspection carried out by my Building Surveying colleague, Richard Grove, I write to confirm that I carried out a visual structural inspection of the above property on Thursday 22 June 2017. I report as follows:

- Flat 3 is located on the top floor of the four storey property, with additional (private) stair access to the roof terrace.
- I understand that the building as a whole was refurbished in 1993. As a part of the refurbishment works a series of new steel beams were installed to support the floor structure at each level. At the same time, it appears that a rear light well was also infilled.
- I have seen an extract from a drawing that reportedly dates back to 1993, but it was not possible to identify from the very limited extract either the date of the drawing or the floor to which it applies. The extract appears show the installation of a light weight timber partition, tied into the external masonry wall with steel straps between the kitchen & reception room.
- We have asked repeatedly to be provided with a full copy of any drawings from the original 1993 works, but I have not been provided with either a full copy of the drawing from which the extract was taken nor any other drawings showing the extent of the 1993 works.
- It is understood that the current owners of Flat 3 demolished the light weight timber partition as a part of their internal refurbishment work that commenced last year. I am informed that there was no sign or evidence that the steel straps indicated on the drawing extract had been installed in the partition constructed previously between the kitchen & reception room in this flat.
- It is understood that the walls to the kitchen and reception room were 'dry lined' at a part of the internal refurbishment works started last year.

St John's House 1a Knoll Rise Orpington Kent BR6 0JX  
01689 888 222 orpington@calfordseaden.com

**calfordseaden.com**

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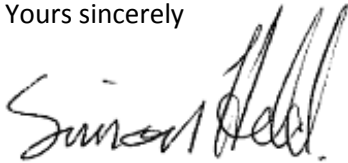
Mr Daniel Friel

- From my inspection of the kitchen/reception room, I can confirm that there is no evidence of any structural distress in either the external wall or the internal areas.
- I also carried out an inspection of the roof terrace and I can confirm that the roof structure did not suffer from any excessive deflections. There was also no sign at all of any structural distress at this level.
- When the external walls were viewed from ground level, there was also no evidence of any structural distress to the external envelope.

I conclude that the removal of the partition between the kitchen and reception room in Flat 3 has had no material effect upon the overall stability of the building. Accordingly, I conclude that it is unnecessary for any remedial works to be undertaken in connection with the removal of the partition.

I trust that the above structural report is sufficient for your immediate needs, but should you require any further details or advice, please do not hesitate to contact the undersigned.

Yours sincerely



**Simon Held** BSc (Hons) CEng MICE  
Associate (SE)  
For and on behalf of calfordseaden LLP

t 01689 888368 m 07725 423 494  
sheld@calfordseaden.com

enclosure:

CV for Simon Held