

Suff.	Revision	Date
GALBRAITH HUNT PENNINGTON LTD Consulting Engineers 26 Station Way Chesham, Surrey SM3 8SQ 020 8643 7700		
Job: HEATH HOUSE NORTH END WAY LONDON NW3		
Title: FIRST FLOOR CONDITION SURVEY OF TIMBERS		
Drawn	Date	Checked Date Scale
	JUN 13	
Sheet Size	Sheet No	
A1	12221/TF02	
Revision		

REMEDIAL
 WORKS AGREED
 20/08/13

INSERTION POINT

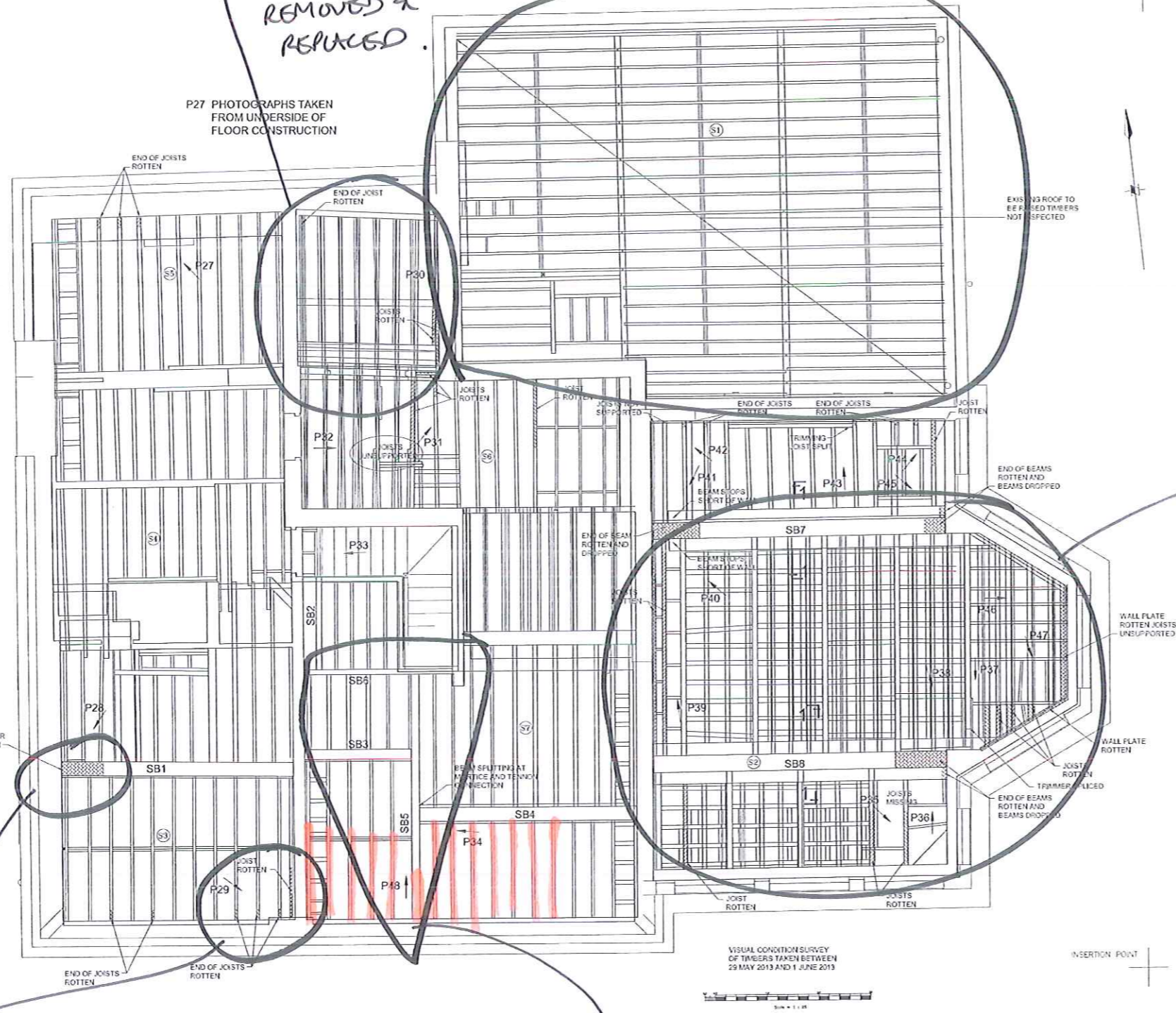
S6

ALL ROTTEN & UNSUPPORTED JOISTS TO BE REMOVED & REPLACED.

S1

REPLACE (NON ORIGINAL)

= PROPOSED DRY ROT WORKS AS PER RENTOKIL REPORT 22/04/13



SECOND FLOOR/ROOF PLAN

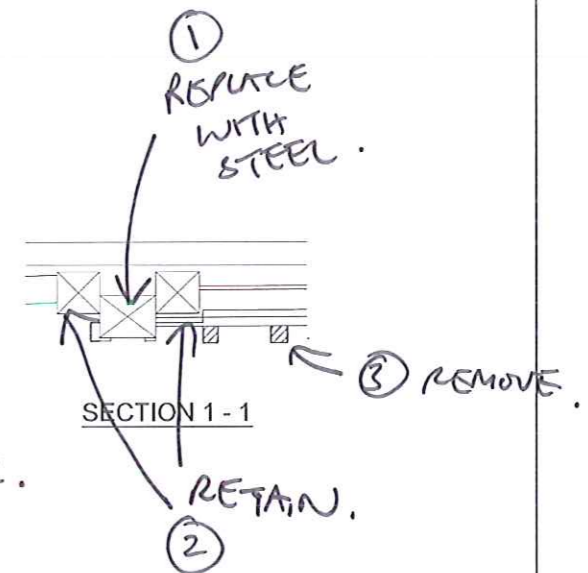
VISUAL CONDITION SURVEY OF TIMBERS TAKEN BETWEEN 29 MAY 2013 AND 1 JUNE 2013

S7

KEEP IF FLOOR ABOVE IS NOT LOADBEARING IF IT ~~WAS~~ IS TO BE AGREED.

S2

1. REPLACE 2ND. LARGE SECTION BRACES AND REPLACE WITH STEELS.
2. RETAIN BRACES EITHER SIDE AND ASSOCIATED JOISTS.
3. REMOVE CEILING JOISTS.



REMEDIAL WORKS AGREED 20.08.13

S3

SPICE JOISTS & PROVIDE 2.5M STEEL PLATE/SPICE TO BEAM.

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<p>Job: HEATH HOUSE NORTH END WAY LONDON NW3</p>		
<p>Title: SECOND FLOOR CONDITION SURVEY OF TIMBERS</p>		
Drawn	Date	Checked Date
JUN 13		
Scale	1:50 1:20	
Sheet Size	Sheet No.	
A1	12221/TF03	
Revision		

Lucy Arrowsmith

From: Andrew Hitchcock <ah@ccar.co.uk>
Sent: 13 June 2017 15:39
To: katie@ccar.co.uk
Subject: FW: Heath House - Structural timber floor construction 2011/4908/L
Attachments: HH-agreed works to structural timbers 20.08.13.pdf

Andrew Hitchcock

CLIVE CHAPMAN

A R C H I T E C T S

SUSTAINABILITY CONSULTANTS

T.020 88914837

<<http://www.ccar.co.uk/>> www.ccar.co.uk

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From: Andrew Hitchcock [<mailto:ah@ccar.co.uk>]
Sent: 23 August 2013 16:58
To: 'Rose, Charles'
Cc: 'Mark Passfield'; 'Justin Sullivan'; 'galbraith.hunt@btconnect.com'; 'Clive Chapman'
Subject: Heath House - Structural timber floor construction 2011/4908/L

Charlie

Thank you for visiting Heath House on Tuesday 20th August. It was useful for you to see the remedial/opening up works completed to date, and trust this was to your satisfaction?

As discussed we will specify repair/ splice where possible, but as you have now seen some areas need removal due to the dry rot or lack of structural integrity. As agreed all works specified by Rentokil in their report 22/04/13 will be completed and in addition to this the Structural engineers recommendations 21/06/13 will be followed.

Within the Structural engineers report there were a few items that needed clarification as to how to proceed. Below is a list of specific areas that were agreed on site:

G1 - add steels replace joists if required.

G6 - remove all timbers as per Rentokil but keep 2nr large beams

F1 - replace joists

F3 - replace joists (non original)

F6 - splice/ repair joists

F5 - replace joists due to structural integrity

S1 - replace joists (non original)

S2 - remove the large timbers which have rotten ends and replace these with steel sections, but retain the two 'bressemmers' either side and associated joists. The layer of ceiling joists can also be removed

S3 - steel splice beam and splice joists

S6 - replace joists

Attached are mark ups confirming the works agreed to the structural timbers.

If you have any queries then please do not hesitate to contact me.

Kind Regards

Andrew Hitchcock

CLIVE CHAPMAN
ARCHITECTS
SUSTAINABILITY CONSULTANTS

T.020 88914837 F.020 87441152
<<http://www.ccar.co.uk>> www.ccar.co.uk

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