Wlodek Borzyslawski

Consulting Structural Engineer

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20th June 2016
7078/WB/B

Primrose Interiors
55 Regents Part Road
London NW1 8XD

For the attention of Mr Sean Gould

By email only to info@primrose-interiors.com

Dear Sirs

2A Pilgrims Lane
Hampstead
London NW3 1SL

Further to our meeting on Monday 19th June 2017 on site I wish to note the following which need to be addressed.

1. The garden wall – the section roughly from the lamppost to the joint along Pilgrims Way.
   This section of nine inch brick wall, some 2.00m high, is found to be leaning towards the pavement by some 75mm. The cause, in all probability, are tree roots which are undermining the founding level of the wall and inadequate foundations (if any) under the wall itself.
   The wall, in my view, is in a bad state and should be taken down before it becomes very dangerous to the public.
   The bricks, being reused where possible, to be used to rebuild a new and stable wall on new mass concrete foundations. These foundations, some 750mm below pavement level, are to be 600mm wide built inboard into the garden and are not to project into the pavement.
   At the end of the rebuilt run of wall, a brick buttress to be built similar to that at the start of the run constructed on new mass concrete foundations.
   The wall is to be rendered and painted on the pavement side to match the remaining existing brick wall. Internally the wall is to be pointed with the brick being exposed.
   However before any repair work starts the adjoining trees are to be lopped up to 30% by a qualified Arboriculturist.

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2. The garden wall facing Rosslyn Hill.
   The render to this nine inch brick wall has found to be cracked in several places. Fortunately if appears, by eye, relatively vertical. However there is a large mature tree next to this wall which should be lopped 30% by a qualified tree specialist.
   I would suggest that where cracks are evident, then the render be hacked of (using hand tools only) for a width of 1200mm and reinforcing bars by Helifix be fixed in the mortar joints using the appropriate epoxy resin.
   On completion the wall to the rendered ensuring that the copingstone drip is not blocked.

3. The house in general.
   This property was constructed around 1820 as a timber framed building. From the brief visual inspection of the elevation it is seen that there is a timber cavity between the frames to panels of which have been filled with brick.
   Again, from the brief inspection, it is evident that the elevation has been repaired over the many years as the external render has been patched.
   The section which has been exposed shows that the timber is rotten and thus is losing its ability to support the vertical load (in this particular case two storeys above)
   Scaffolding has been placed three parts of the plan footprint of the building. No fixings are permitted to connect the scaffolding to the building and adequate diagonals have to be installed to stop any horizontal movement.
   In order to make a safe and long term repair to this property, I would suggest that where there is evidence that previous repairs have taken place to the elevation, these are opened up and examined closely for suitability. Whilst it is accepted that it will be difficult to replace rotten and deformed vertical timber, a way has to be found to carry out this repair. I would suggest that the wall would need to be propped of the scaffold locally so that the one vertical section at a time can be cut out and replaced if it is found to be wanton.
   Other area of elevation should be examined and spot checks be made to see if the timber verticals are suitable.

I trust that my notes are of help and give a “flavour” of what needs to be done in the first instance,

Yours faithfully

[redacted]

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