CONDITION REPORT

8 ST GEORGE'S MEWS, LONDON, NW1 8XE

PREPARED BY

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Contents

Introduction

The following condition report is based on a visual inspection of the property intended to give outline guidance regarding the current overall condition of no. 8 St George's Mews and its suitability for occupation.

It should not be considered a comprehensive register of the building's condition nor an exhaustive schedule of works for refurbishment.

This report specifically focuses on no. 8a St George's Mews, being the unit occupying the ground floor level of the Mews building (the original building have been sub-divided and the first floor separated and used as a residential unit). The ground floor unit currently occupies a total of approximately 41.8 sq.m. including a small, single storey addition to the rear. The property is brick construction on a concrete base.

It is understood that the property has been vacant for upwards of 2 years.

Part A: Building Fabric

Roof and Rainwater Goods

A close-up inspection of the main roof to the building was not possible due to height/access restrictions but a visual inspection would indicate that the roof is nearing the end of its lifespan.

Whilst piecemeal repairs appear to have been taken over time, the original roofing material is strongly suspected to contain asbestos, which would indicate that the roof in its current guise has been in-situ for a minimum of forty years or more.

No specific faults in the roof can currently identified however it is a fair assumption that the original roofing tiles are nearing the end of their useful life and will need replacing within the next 10 years at the very latest.

Whilst the lead flashings to the parapet valley gutter cannot be inspected, the rainwater goods to front elevation appear to be in a reasonable state of repair. However, the guttering and downpipes to the rear elevation are in a very poor condition, broken in places and, where inadequate, are causing damp to the rear façade.

Brickwork to the Rear Façade

Brickwork would appear to be in good condition however there are signs in numerous places where the pointing requires attention as part of regular maintenance.

Rear Addition

The single storey rear addition to the rear of the ground floor, which currently houses the WC and kitchenette would appear to have been cheaply built and is in a particularly poor state of repair**.**

Due to the nature of the ground levels the addition also acts as a retaining wall, with the exterior ground levels significantly higher than the floor level inside the space. Due to incomplete or failed damp-proof measures significant evidence of moisture ingress is visible in this space. The walls are considered to be single thickness solid brickwork (i.e. no cavity).

The roof to this addition has not been maintained, with evidence of slipped/missing tiles, guttering failure, rotting fascias, as well as shrubbery taking root between roofing tiles.

Waterproofing/Damp Proof Measures

Of particular concern is the level of dampness evident throughout the property and areas of mould developing on internal faces.

Due to the ground levels of the site it is believed that moisture is entering the structure in numerous ways including ground-borne moisture. There is an existing cavity membrane system installed at the property however trial pits have been created in the slab and there is no evidence of effective drainage. Cavity drainage membranes require drainage so that any water that enters into the structure is safely removed.

In addition defects in the brickwork, roof, rainwater goods and at window/door openings also permit ingress from above ground moisture.

A thorough overhaul, replacement and betterment of the waterproofing measures eradicating ground borne water ingress need to be taken, as well work to the above ground building fabric to ensure complete water tightness.

This will likely include the removal of all plastered faces/internal finishes, suitable tanking/chemical injection and the instatement of complete a vapour control membrane system to all external walls including suitable drainage, prior to the reinstatement of internal finishes.

The external ground levels should also be reviewed.

Windows and Doors

The windows and doors at the property are in a mixed condition. The front door is in a reasonable state but would benefit from cosmetic work; the rear door displays signs of damage and rotting and needs repair or replacement. The windows appear to be timber framed, double-glazed units and are in a reasonable state however would benefit from a cosmetic overhaul.

Part B: Internal Fit-Out

Kitchenette and WC

The small kitchenette facilities – such as they are – as well as the WC are in a poor condition and require complete refurbishment including fixtures and fittings, and decoration.

Interior Finishes

The limited palette of interior finishes – laminate flooring and painted plaster walls/ceiling – are in a used state and would need replacing/overhauling. Intrusive trial pits/opening up has been undertaken in numerous areas and it is likely that the intrusive nature of any waterproofing works will necessitate a complete refurbishment of interior finishes.

Part C: External Areas

Rear Garden

At minimum the rear garden requires a reasonable amount of ‘standard maintenance’ to control previous neglect and the shoring up of unstable fence panels to the rear; it would benefit further from works to the steps which are in an unstable condition.

Ivy should be cut back to prevent further damage to the building fabric.

Part D: Services

Wiring

A comprehensive test of the existing electrical installation should be undertaken by a certified electrician. Given the estimated date of the light fittings in the property it is assumed that the electrical installation pre-dates current regulations and it would be a fair assumption that a complete new electrical installation should be undertaken as part of a comprehensive refurbishment and to bring the property in line with current regulations and standards.

Broadband

To enable the space to be practically viable for commercial use, good quality broadband provision would need to be established.

Heating and Cooling

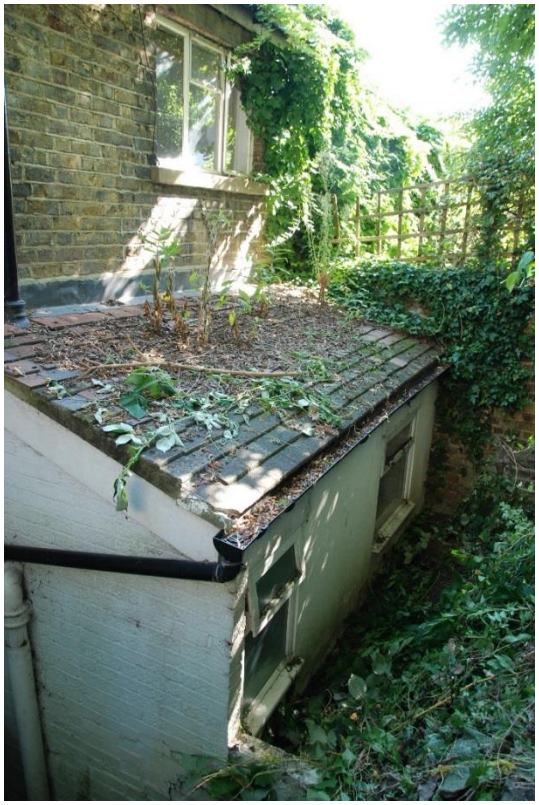
The property is currently served by electric Dimplex heaters. These should be tested for safety compliance but ideally would be replaced for radiators served from a gas boiler.

For commercial useage some provision for air conditioning/comfort cooling would be anticipated (currently non-existent).

Part E: Photographic Report

Photograph 1: Main roof from front

Photograph 2: Roof and rainwater goods to rear



Photographs 3&4: Roof to rear addition and detail showing cracked tiles and rotten fascia board

Photograph 5: Rainwater Pipe

Photograph 6: Detail of brickwork to rear elevation

Photograph 7: Cracked brickwork to rear addition

Photographs 8&9: Damp membrane/drylining and trapped moisture at slab level

Photograph 10: Front door and security shutters

Photograph 11: Rear window

Photograph 12: Rear window

Photograph 13: Rear door

Photographs 14 & 15: Internal kitchenette

Photograph 16: WC

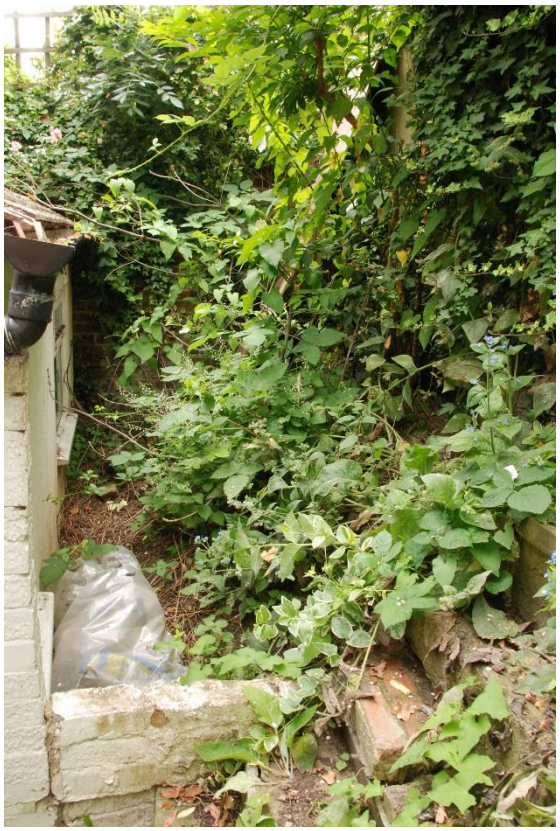
Photograph 17: Main space

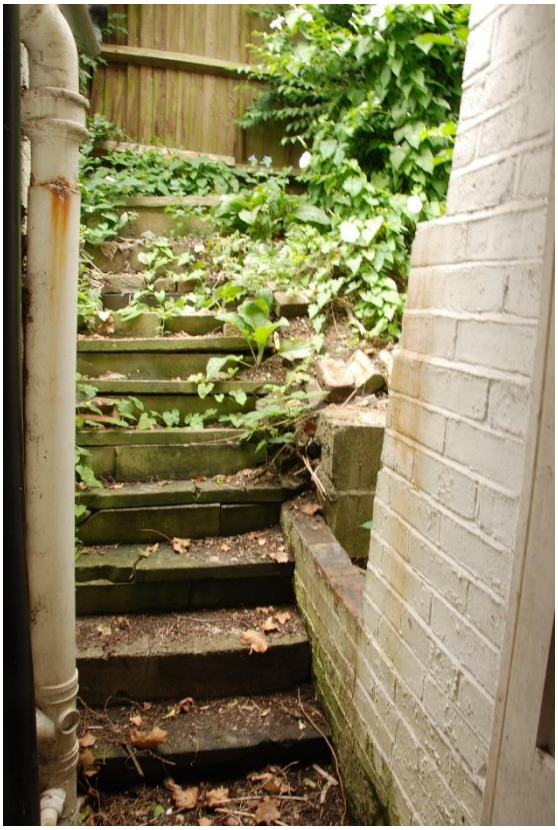
Photograph 18: Rear room

Photograph 19: Mould in interior

Photograph 20: Rear steps

Photograph 21: Dampness to interior walls





Photographs 22-25: Rear garden

Photograph 26: Electric meter and fuse board

Photograph 27: Existing typical light fitting

Photograph 28: Electric Dimplex heater

Part E: Conclusion

Whilst the 'structure' of the main element of the building is understood to be in reasonable repair, the property has been vacant for a number of years and displays signs of neglect from an extended period. In its current state it is uninhabitable and would pose health risks to any potential occupants.

Works to the roof, eaves, fasicas and external openings are essential to ensure water tightness from rainwater.

Whilst there is evidence of previous works to eradicate moisture ingress from the fabric of the building these have been poorly designed/executed and ignored the fundamental issue of drainage.

The rear addition is cheaply constructed and there are numerous manifestations of dampness and mould growth internally. Works to address the issue of dampness will necessitate the complete renewal of internal finishes.

Internal fixtures and fittings (such as they are) are again of poor quality and dated.

The electrical and services installation have been cheaply installed and will not comply with current standards for efficiency or safety.

Additional mechanical and electrical services would be anticipated as part of a comprehensive overhaul.