

James Youngman
62 St Georges Avenue
London
N7 0HD

28th June 2017

FAO James Youngman

Dear James

Re - Proposed Basement Impact assessment at 41 Howitt Road London

Following recent discussions we have visited the above property to undertake a further visual inspection, and we report as follows:

1.0 Brief and scope of this Report

Our basement impact assessment identifies a few locations where some minor wall damage was evident to the property, this was based on the findings of our visual inspection undertaken in March 2015 . During the planning process Engineers employed by London borough of Camden have queried whether this damage is historic.

The purpose of our further visual inspection and this report is to revisit the property and to further assess the damage previously noted.

2.0 Work undertaken

We undertook a visual inspection within the property on 13th June 2017.

Our inspection and this report have been undertaken based on the terms, conditions and limitations as noted in section 6.0 of the aforementioned.

3.0 Findings

3.1 Findings from previous inspection undertaken in 2015. (Notes taken from Basement impact assessment).

Inspection of Front elevation

The front elevation is constructed of brick masonry, which appears to be in good condition; the wall appeared to be vertical with no signs of bowing observed. Generally no cracking was observed except some minor historic, "slight" to "very slight" cracking noted on the ground floor window pier. The reason for the cracking isn't clear, but it does not show signs of any recent movement nor do the cracks appear to propagate into any adjacent structure. *See Photograph 1*



Photograph 1

Inspection of Rear elevation

The rear of the property is of brick masonry, and appeared to be in good condition for the age of the building; the masonry appeared to be vertical with signs of bowing. Generally no cracking was observed in the masonry except for localised “slight” cracks above the lintel to the rear conservatory. The cracking is likely to be a result of deflection of the lintel across the opening created to construct the non-original conservatory, at some time after its construction, but there is no evidence that the cracks increasing. ***See Photograph 2***

Internal Inspection

The Internal masonry walls showed no signs of distress or cracking and appeared vertical with no bowing. Ceilings plaster showed no signs of cracking and doors did not jam in their frames, suggesting that there has not been any significant structural movement or settlement in recent years.



Photograph 2

3.2 Findings from recent inspection undertaken on 13th June 2017

During our inspection we did not notice any further / additional damage than that noted previously.

The damage evident previously to the front and rear elevations, as shown in photographs 1 & 2 did not appear to have worsened. ***See Photographs 3 & 4 taken on the 13th June 2017 in comparison to Photographs 1 & 2***

4.



Photograph 3



Photograph 4

4.0 Conclusion

- 4.1 We would classify the damage evident during our inspections to be category 1 (BRE Digest 251 - Assessment of damage in low rise buildings.) This kind of minor damage only usually requires filling and aesthetic repair.
- 4.2 We did not notice any signs to suggest any progressive or ongoing movement is occurring. Our inspections undertaken in 2015 and 2017 have found no increase evident in the magnitude, extent or severity of the damage. We therefore conclude that the damage evident is due to historic movement.

5.0 Terms and Conditions of Engagement and Limitations of this Report

- 5.1 David Dexter Associates Ltd commission is in accordance with the Association of consulting terms and conditions of engagement agreement 2 (Advisory).
- 5.2 Our report is only based on what was visible and evident at the time of our inspection. We have not undertaken any intrusive survey work, or material / laboratory testing. Our inspection work was limited.
- 5.3 During our visual inspection no attempt was made to inspect any parts of the structure which were not visible, or were hidden or inaccessible. We have not undertaken or inspected any structural exposures or removed any finishes other than those undertaken by the contractor at the time of our inspection. It is possible conditions exist which have not been identified herein.
- 5.4 This report is an initial assessment to provide preliminary comments and observations regarding the movement and damage evident. The following report should not be considered as a comprehensive appraisal of the structural condition of the property, or the issues / damage evident, it dealing solely with structural matters relating to those stated above and immediately apparent during our inspection.
- 5.6 Our commission excludes providing any advice relating to contamination or asbestos and/or any non-structural engineering matters. Our commission excludes any dealings regarding the Architectural design of the works or for any matters relating to planning permission / issues. Our commission, remit, services and responsibility does not include any issues which are not related to Structural Engineering.
- 5.7 This report is personal to the client, confidential, non-assignable and written with no admission of liability to any third party. No rights are offered, purported or conferred to any third parties. This report should not be reproduced, except in full, and only with our permission. Our client is Mr James Youngman.

We trust the above report is clear, but would be pleased to answer any queries or questions you may have.

Yours Faithfully

David Dexter Associates Ltd