

**DEFECTS REPORT**

on

**16 BUCKLAND CRESCENT  
LONDON  
NW3 5DX**

for

**BUTA LIMITED  
57a BELSIZE PARK GARDENS  
LONDON  
NW3 4JN**

PREPARED BY:

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**MCCARTHY**  
PARTNERSHIP

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DATE OF SURVEY: 8<sup>TH</sup> FEBRUARY 2018  
DOC REF: 18.044.DR REV B  
WEATHER: COLD

**CONTENTS PAGE**

<b>1.0</b>	<b>INTRODUCTION</b> .....	<b>3</b>
1.1	INSTRUCTIONS.....	3
1.2	TERMS OF REFERENCE.....	3
1.3	INFORMATION PROVIDED.....	3
1.4	DATE OF INSPECTION.....	3
1.5	GENERAL DESCRIPTION.....	3
<b>2.0</b>	<b>PRINCIPLE SURVEY FINDINGS</b> .....	<b>3</b>
2.1	REAR BOUNDARY WALL.....	3
2.2	BOUNDARY WALL WITH No.16.....	4
<b>3.0</b>	<b>CONCLUSION</b> .....	<b>5</b>
3.1	SUMMARY AND RECOMMENDATIONS.....	5

APPENDIX A – PHOTOGRAPHS

## 16 BUCKLAND CRESCENT, LONDON NW3 5DX

### 1.0 INTRODUCTION

#### 1.1 Instructions

- 1.1.1 In accordance with your instruction, we have undertaken an inspection to prepare a report on the defects at the boundary walls to the rear of 16 Buckland Crescent, London NW3 5DX.

#### 1.2 Terms of Reference

- 1.2.1 We were instructed to inspect and report on cracking and movement of the rear elevation boundary wall and side elevation boundary wall to the rear garden, 16 Buckland Crescent, London NW3 5DX.
- 1.2.2 The Report is based on a visual inspection property which was occupied at the time of inspection. We have not moved large items of furniture or stored items. It was not practical to inspect those parts of the structure, which were covered, unexposed, or otherwise inaccessible.
- 1.2.3 The Report is provided for your sole use. We accept responsibility to you alone for the stated purposes that the Building Defects Report will be prepared with the care, skill and diligence reasonably expected of a competent Chartered Building Surveyor.
- 1.2.4 No electrical, heating, plumbing or drainage tests have been carried out.

#### 1.3 Information Provided

- 1.3.1 We were provided with no information; however should any information be made available this may affect the conclusions we have reached in this Report.

#### 1.4 Date of Inspection

- 1.4.1 Our inspection was undertaken on the 8<sup>th</sup> February 2018 at which time the weather was cold and dry.
- 1.4.2 The inspection was undertaken by Paul McCarthy MSc MRICS on behalf of McCarthy Partnership.

#### 1.5 General Description

- 1.5.1 16 Buckland Crescent, London NW3 5DX is a converted house, over lower ground, raised ground and two upper floors. The property is constructed in load bearing brickwork covered in a conventional pitched roof falling to gutters and downpipes. The property is adjoined to the rear with 18 Buckland Crescent with an assumed shared party wall.

### 2.0 PRINCIPLE SURVEY FINDINGS

#### 2.1 Rear boundary wall

- 2.1.1 Both the rear elevation and side elevation boundary walls appear to be original construction which we assume would be on a stepped foundation directly onto the earth. Based on the age and construction of the walls we suspect there is little or no foundations provided to the walls.

## 16 BUCKLAND CRESCENT, LONDON NW3 5DX

- 2.1.2 The rear elevation wall appears to have been taken down in the past and a concrete capping applied over the original wall with a concrete fence post installed. The works all appear to have been undertaken from the BUTA side of the wall. The rear fence serving No.16 runs along two properties to the rear elevation and the design and construction does not change.
- 2.1.3 Generally the concrete posts are intact although the base has been pushed forwards slightly due to its age and movement from surrounding trees. There is significant vegetation growing from the rear adjoining gardens which has caused damage to the fence panels but we suspect the fence panels have deteriorated due to age.
- 2.1.4 We do not envisage wholesale reconstruction of the rear elevation boundary fence and wall is required at this time, however, we would recommend the fence panels are replaced in a like for like featheredged panels simply slotted into the existing concrete fence posts. This will require negotiation with the adjoining owners for the removal of vegetation from the rear elevation properties.
- 2.1.5 We did note areas of brickwork at low level which have been repaired in the past and we would recommend the wall is due an overhaul with any missing pointing or damaged brickwork is cut out and repaired as part of the works.

### **2.2 Boundary wall with No.18**

- 2.2.1 The boundary wall with No.18 is again the original wall probably constructed in a stepped footing on no foundations. The wall has a lean into No16 close to a large tree within the garden. We suspect the movement is due to the foundations being undermined by the trees and shrubs and lack of maintenance. Further down the garden towards the rear elevation there is a section of the wall that has a lean and is loose.
- 2.2.2 With reference to ownership of the wall, we would advise the boundary wall is a party fence wall which is located on or at the dividing line between 16 and 18, and used, intended to be used, or available to be used by both properties. The party fence wall stands half on the land of each owner and is maintained at mutual cost. Each owner of adjoining lands on which a boundary wall (party fence wall) stands owns the part of the wall that stands on the owner's land and has an easement, or right of use and obligation to maintain the wall. However, based on the large tree within No.16 causing the damage it may well fall to BUTA to repair the boundary wall.
- 2.2.3 The large tree close to the boundary wall is undermining the structural stability of the wall and causing the wall to move. We would recommend that the tree is removed and where there is a large belly in the wall and where the wall is loose close to the tree that section is taken down and is reconstructed on the existing footings but with expansion ties and joints constructed in the wall. We suspect the brickwork can be retained and reused and you may well salvage up to 40% of the current bricks.
- 2.2.4 The rear elevation section would benefit from removal of any loose and defective brickwork and reconstruction although we do not envisage much more than 2 sq m to the rear which requires rebuilding to the rear of the garden at high level.

**3.0 CONCLUSION**

**3.1 Summary and Recommendations**

- 3.1.1 We have been instructed to inspect and report on the boundary walls to the rear elevation garden within 16 Buckland Crescent, London NW3 5DX.
- 3.1.2 The rear elevation fence panels are rotten and would benefit from replacement with minor repairs to the brickwork below the concrete plinth. With reference to the boundary wall with No.18, we believe the wall which is original and has little or no foundations is structural in sound condition with the exception of two areas on the boundary with No18 which require reconstruction once the large tree is removed.
- 3.1.3 With reference to ownership of the wall, we would advise the wall is a party fence wall which is located on or at the dividing line between 16 and 18. Each owner of adjoining lands on which a party fence wall stands owns that part of the wall that stands on the owner's land and has an easement, or right of use and obligation to maintain the party fence wall.
- 3.1.4 This concludes our defects report which we trust you will find of assistance. If there are any points contained within the report which are unclear or should you require any further information please do not hesitate to contact us.

Prepared by: Paul McCarthy MRICS

Inspection date: 8<sup>th</sup> February 2018

Report issue date: 14<sup>th</sup> February 2018

Signed:

A solid black rectangular box used to redact the signature of Paul McCarthy.

For and on behalf of McCarthy Partnership

16 BUCKLAND CRESCENT, LONDON NW3 5DX

**APPENDIX A - PHOTOGRAPHS**

16 BUCKLAND CRESCENT, LONDON NW3 5DX



Photo 1 – Party fence wall to the rear



Photo 2 – Concrete plinth on the original wall to the rear elevation

16 BUCKLAND CRESCENT, LONDON NW3 5DX

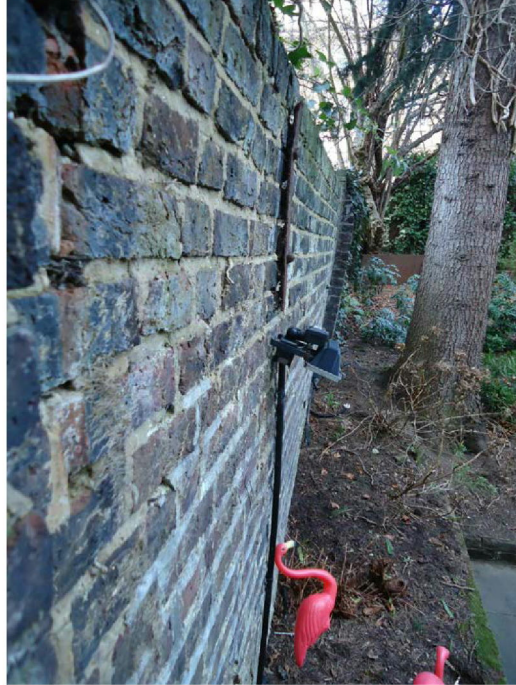


Photo 3 – Lean to the boundary wall with No.18



Photo 4 – Party fence wall with No.18