BRAHAM SEARS & PARTNER
SURVEYORS · VALUERS

MGM House, 518 Watford Way, London, NW7 2PT
Tel: 020 8906 2995 Email: jsears@brahamsears.co.uk

BUILDING SURVEY

FOR THE PROPERTY

AT

6 SHARPLES HALL STREET
LONDON
NW1

FOR

MR AND MRS S HURWITZ

6 Sharples Hall Street, London NW1

RE: 6 SHARPLES HALL STREET, LONDON NW1

1) INSTRUCTIONS

We refer to your telephone instructions and our own confirmation letter and explanatory notes and Conditions of Engagement dated 17th October 2017 for us to undertake a Building Survey of the property; **6 Sharples Hall Street, London NW1** in order for us to provide our opinion as to its general condition.

The property was inspected on the 23rd October 2017. At the time of our inspection the property was vacant. The floors were covered with securely fastened fitted floor coverings throughout.

The weather at the time of our inspection was generally dull and overcast, but dry.

Our inspection was undertaken and this Report prepared in accordance with our standard 'Terms and Conditions of Engagement', a copy of which was attached to our earlier letter and a further copy which is enclosed as an Appendix in this Report.

For the purposes of identification only, we are assuming that the property faces north.

We attach as an Appendix to the rear of this Report a copy of the Estate Agent's particulars. None of the details shown have been checked but they serve a general indication of the accommodation etc, available.

We now have pleasure in reporting as follows:-

2) SCOPE

This Report relates to the condition of the property at the time of our inspection and covers an inspection of the exposed and accessible parts, but we are unable to report conclusively or given any warranty concerning the parts which are concealed. These parts include the foundations, drains, brickwork and other wall construction where covered by rendering, plaster, decorations and the interiors of any chimney flues including flue linings.

Where woodwork is covered and/or inaccessible we are unable to confirm freedom from rot, woodworm and fungal decay for this necessitates opening up such areas, which involves considerable disturbance. The services and appliances have only been inspected visually where accessible and with no tests applied.

The purpose of this Report is to acquaint you with the general condition and state of repair but not to list every minor defect which is characteristically associated with a property of this age and construction and which should not be anticipated to materially affect your decision whether to purchase.

3) DESCRIPTION

6 Sharples Hall Street, London NW1, is a Grade II Listed four storey mid terrace house which we believe was built c1860. The property is constructed on Lower Ground, Ground, First and Second Floors. Attached to the rear wall is a part three storey and two storey addition.

The property is of traditional construction of what appears to comprise solid brick main walls part covered with a stucco render and beneath a slate covered valley roof and suspended timber and solid concrete floors.

A concrete 'bridge' connects the public footpath to the front entrance step and formed over the front lower light well. There is a small rear raised hardstanding garden.

4) HISTORY

Following an enquiry of the local Planning Authority we are advised that the property is Grade II Listed being of 'Special Historical and Architectural Design and Interest'. The Listing of the property will impose limitations on the extent of alterations, extensions and works that can be carried out to both the interior and exterior of the building and which will also dictate the standard and type of repairs. The property will be subject to the scrutiny and requirements of English Heritage. It is important to confirm, prior to a Legal commitment to purchase the formal classification of the Listing particularly having regard to the internal fabric of the building and any proposed works that you may wish to undertake to the property.

5) LOCATION

The property is situated in a popular and established residential location and towards the northern end of Sharples Hall Street close to the junction with Regents Park Road and in the 'Primrose Hill' Conservation Area'.

The property is within only a short walking distance of the various service shopping and other retail outlets and restaurants on Regents Park Road and is located directly opposite the Library.

At the rear of the property there is a Commercial Mews Development.

Some noise transmission could be heard when inspecting the Lower Ground Floor and this may be attributable to the underground or over ground trains which may pass beneath and/or in close proximity to the property and it would be prudent for you to acquaint yourself and check this prior to a Legal commitment to purchase.

6) ACCOMMODATION

The accommodation comprises the following:-

GROUND FLOOR:	Through Living Room
	Bathroom/WC

LOWER GROUND FLOOR:	Bedroom (1) Bedroom (2) Kitchen
FIRST FLOOR:	Open Plan Living Room with Kitchen Cloakroom/WC
SECOND FLOOR:	Bedroom (3) Bedroom (4) Bathroom/WC

7) TENURE

We are advised by the selling agents that the property is to be sold Freehold and that full vacant possession will be given on completion. This should be re-confirmed by your Legal Advisers.

8) COUNCIL TAX

Following a telephone enquiry of the Local Authority London Borough of Camden, we are advised that the property has the following entry under the Council Tax List:-

6 Sharples Hall Street, London NW1 Council Tax Band G

CONDITION OF THE EXTERIOR

Orientation:- Both right and left hand are given as viewing the property from the front or, if describing an elevation, as if facing that elevation.

The following comments are based upon a visual inspection from Ground Floor level unless otherwise stated.

9) LIMITATIONS OF INSPECTION OUTSIDE OF THE PROPERTY

The lower sections of the rear walls of the property could not be properly inspected due to the vegetation growth.

The flank wall of the rear addition could not be inspected as this forms the boundary with the adjoining property.

Owing to the physical limitations upon the inspection noted above, it is possible that some defects or boundary issues maybe present but which are concealed from inspection. We intend to highlight in the report below areas which require further and more extensive examination or Legal clarification. These further examinations should be carried out before your Legal commitment to purchase. Permission to undertake some of the further inspections maybe required from the present owners as some damage may occur.

10) CHIMNEY STACKS

There are 2 chimney stacks located to each of the party walls, one to the front and one to the rear. The ones' serving this house rise above the right hand section of the party wall whilst those to the left hand section of the party wall appear to serve the adjoining property. The rear addition chimney stack would appear to have been removed.

The party stacks are of traditional brick construction and hold a satisfactory alignment. The chimney pots have been removed and the flues capped and cowled. The brickwork to the stacks is generally in a satisfactory repair. Some isolated areas of the mortar pointing are weak and weathered notably to the base of the front right hand stack and a localised area of re-pointing is required in order to prevent further deterioration and possible damp entry.

Where the stacks abut the slate covering lead downstands/flashings have been incorporated to effect a watertight seal and where visible these appear to be in a satisfactory repair. The mortar pointed joint between the cover flashing and the front return section of the chimney stack has however cracked in areas and the flashing section has in part slipped and correct re-fitting and re-pointing of the flashing system into the stack is now required.

The left hand party stacks which serve the adjoining property are of brick construction. The head of the stacks have been coped with slates. Some of the bedding mortar to the slates is weak and weathered. These may fail in storm conditions and require re-bedding. The brickwork has some localised areas of open and weathered mortar courses and some repairs are required to include raking out and renewal of defective mortar in order to prevent any further deterioration.

Where the stacks abut the roof slopes a lead downstand/flashing detail is formed. Localised areas of the mortar pointed joint has failed and separated and correct re-fitting and re-pointing of the leadwork into the wall is now required.

11) MAIN ROOF

The main roof is a centre valley roof construction and where the slates fall from the higher level of the party walls to the centre.

The right hand roof slope is covered with synthetic slates and the left hand slope with natural slates. It was possible to access onto the roof via the hatch formed in the left slope and by standing in the centre valley gutter. The visible slate slopes appear generally even with no indication of any significant sagging or distortion.

Left Slate Covered Roof Surface

An examination of the roof revealed that there are approx. 12-24 No cracked, broken, damaged and taped slates. Whilst the roof is capable of an overhaul, replacing the damaged and defective slates, in view of the modernisation and extensive refurbishment proposed we would consider that it would be preferable and more cost effective in the long term for the roof covering to be replaced.

You should appreciate that it is not possible to re-nail a slate in position where the nailing has become faulty as you are unable to get to the nail because of the slates laid on rows above. Replaced slates are usually clipped and with light metal straps. These support the slates where the initial nail fixings would have failed.

Slate roofs do require regular maintenance and we would anticipate that slate slippage will be an occurrence each year and we would recommend that the roof be inspected each October so that any repairs and overhauls required maybe carried out before the Winter begins.

The zinc covered access hatch is split and torn in places and the security is also considered inadequate. The covering and security should be upgraded.

Where the head of the slate surface abuts the enclosing parapet wall a lead downstand junction is formed. The mortar pointed joint is cracked and failed in areas and this could lead to slippage and correct re-fitting and re-pointing of the flashing/downstand detail into the wall is now required.

Right Slate – Covered Roof Surface

The right hand slope is covered with synthetic slates.

Some defects and disrepair in the covering were recorded including for example the following;

There are approx. 6-10 No cracked, damaged or disturbed slates most notably to the lower level of the junction with the valley gutter and which require replacement.

A slight moss growth is developing between the joints of slates and all such moss growth should be removed to prevent any long term lifting the edges of individual slates.

An overhaul and replacement of the damaged and broken slates should be carried out.

Roof Centre Valley Gutter

The centre valley is covered with mineralised felt. The valley is blocked with windblown debris and silt. The valley appears not to have been laid to a correct fall as staining was recorded to the felt indicating that it may not flow freely from the front towards the rear drainage outlet. This is probably due to variations in the falls which have occurred with general settlement through the building as a result of age and possibly even any poor workmanship when the felt was last renewed.

The felt is notably creased and blistered. Internally, there is evidence of water/damp penetration occurring in the area immediately beneath the parapet and at the front of the valley gutter. It is unclear as to whether the water is seeping through the valley or through the head of the parapet wall and porous brickwork.

Felt coverings of this type usually have a more limited life of c10-15 years from new. The valley should be renewed in lead or zinc.

We would recommend that you arrange for a bona-fide Roofing Contractor to provide an estimate for the replacement of the valley gutter and in conjunction with the roof overhaul works. You should appreciate however that to replace a valley gutter will inevitably cause considerable disturbance to the lower levels of the roof which will greatly increase the costs of the works. At the same time the condition of the concealed roof and ceiling timbers which are built into the long term areas of damp penetration should be exposed to determine as to whether they have been affected by rot decay.

Rear Three Storey Addition Roof

The roof to the rear three storey addition is of flat construction and is covered with mineralised felt. The perimeter of the roof at the junction with the felt upstands has been covered with flash band. The roof is partially obscured by debris and vegetation. The upstands have failed and the covering is in a poor condition. The roof covering should be stripped and replaced and an allowance should be made for replacement of the rot affected timbers.

Rear Two Storey Addition Roof

The roof is accessible from the rear door. It was not possible to undertake an inspection of the covering as this has been covered with a raised timber deck and there are numerous planters. The roof is enclosed by a lightweight and flimsy trellis. This is not considered safe for purpose. Beneath the timber deck it appears that the underlying covering could be of zinc sheet. Some evidence of damp penetration was recorded internally. You should budget that you will have to replace the roof covering and the associated timber support framework.

The enclosing parapet walls are covered with mineralised felt and the wall is likely to have been built with a damp proof membrane. The felt should be removed and a damp proof membrane inserted in the walls when the works are carried out.

12) RAINWATER GOODS

The main roof is of a centre valley construction and this is where the slate roof slopes falls from a higher level of the party wall into the lower centre valley. The rear outlet discharges into a pvc hopperhead. This is blocked with debris and appears to leak and there is evidence of damp problems internally. The hopperhead appears to be too small for the volume of water that it may be required to accept and when the roof works are carried out it will be advisable to increase the size of the hopperhead.

At the rear the rainwater fittings are formed in plastic (upvc) and discharge into an open gulley. There is a leak occurring between the downpipe branch of the rear addition roof and the main downpipe. This may be blocked or the neck joint open jointed. The downpipe should be replaced.

It was not raining at the time of inspection and we are unable to confirm categorically as to whether or not the gutters and rainwater pipes are free from leaks.

13) SOIL AND WASTE WATER PIPES

The soil and vent pipe runs vertically against the rear wall of the building and which is formed in the original cast iron and with various cast iron soil branch connections. The soil and vent pipe appears to be in a satisfactory condition with no obvious sign of any significant defects, however the soil pipe does not have a proper terminal to prevent the entry of birds and vermin. A plastic or metal balloon terminal should be fitted.

The majority of the external wastewater pipework is also positioned against the rear wall and is formed in the original lead and cast iron and with some later plastic connections. There are various leaks at collar joint connections and the lead wastepipe connection with the cast iron downpipe are leaking. The wastewater pipework will need to be upgraded and replaced which may have been deemed necessary in any event in conjunction with your proposed refurbishment and alterations to the property.

14) MAIN WALLS

The main walls of the building are of solid brick construction and of varying thicknesses. On the front elevation to ground level the wall is finished with a painted decorative render finish with a lined feature. There are some bracketed cornices and features and framework which have been formed around some of the window openings and a projecting rendered banded bracketed detail to the head of the enclosing parapet wall.

I shall now refer to each elevation in turn.

Front Elevation

Almost certainly of solid brick construction and part covered at the lower level with a painted stucco render.

It would appear that much of the render to the property has been repaired and/or part renewed in the more recent past. This means therefore that any former cracking that may have been visible in the original render due to structural movement in the property is now not visible.

There is some slight distortion and misalignment across the head of the Ground Floor window opening and slight displacement of the featured window bracket formed around the First Floor left hand window, and a slight curvature and distortion in the upper section of the wall above the Second Floor window opening. The movements noted would appear to be generally old and historic.

There is some slight hairline cracking over the left hand corner of the Ground Floor window opening and in the banded rendered course. The cracking at its current level is not considered significant but will need to be cut out and made good.

Some areas of the render are cracked and crazed and a certain amount of raking out and repairs should be budgeted for. Where the rendered bracket projects above the head of the Ground Floor window opening this is invariably cracked and crazed and this may be permitting a certain amount of damp/water penetration and compromising the concealed timber bressummer that supports across the opening. The render should be cut out and repaired and vegetation growth removed. It would be prudent to expose the condition of the bressummer to confirm that it is not compromised by rot decay.

Where the external steps at the lower level have been built against the base of the wall this will be 'bridging' the damp proof course and which is resulting in problems of dampness internally. Suitable damp proofing measures will need to be installed internally in the Lower Ground Floor.

The brickwork surfaces are generally in a fair condition for the age of the property. Isolated bricks are cracked or damaged but this is not considered untypical in a property of this type and age. Localised areas of the pointing are weak and weathered with evidence of a high porosity and a certain amount of raking out and renewal of defective mortar joints should also be budgeted for.

The head of the wall is finished with a render. Areas of the render are blistered and cracked and this would appear to be permitting a certain amount of damp/water entry to either the head of the parapet or the valley roof junction. A more recently installed pre cast concrete coping section has been fitted to the head of the wall. This has probably been applied to help prevent lateral damp penetration through the top of the wall. This is not provided with a drip edge beneath the under surface of the coping and therefore water will be running down the 'face' of the render and penetrating internally. As far as can be determined no damp proof membrane has been inserted under the coping. Removal of the coping section and the insertion of a damp proof membrane in the head of the wall will be required. The cracked and defective render will need to be hacked off and renewed.

Rear Elevation

Similarly of solid brick construction. Our inspection of the lower section of the rear wall was restricted by the presence of vegetation.

The lower level of the wall appears to hold a reasonable alignment, no evidence to the areas which were visible of any significant cracking or major distortion. It would appear that the panel around the upper First Floor window opening has been either repaired or part re-built in the more recent past.

From what we could see there appears to be a diagonal crack which extends at the top edge of the upper level of the left hand parapet wall and beneath the brickwork panel is distorted and has bulged. We were able to view the parapet from standing within the valley gutter and we noted that the top edge of the brickwork is displaced and open jointed. The distortion in the wall is fairly typical in properties of this type and age and where the enclosing section of the wall is not restrained and is prone to buckling. Subject to further closer inspection the remedial works are likely to include repairing/re-stitching of the brickwork and depending upon the severity of the

distortion either the provision of lateral restraint straps i.e. tying the wall to the roof construction and/or some re-building of the section of the wall.

There is some evidence of some old distortion between the window openings at the upper level of the right hand section of the wall but generally this appears to be old and longstanding. There is some localised displacement of the arches across the openings indicating some sagging or deflection of the supporting backing lintels and which should be exposed and further investigated to confirm their condition and are not rot affected.

Localised areas of the pointing are weak and weathered with evidence of a high porosity and a certain amount of raking out and renewal of defective mortar joints should also be budgeted for.

The base plinth formed to the base of the wall is cracked and separating. This will need to be hacked off and renewed.

Part Three Storey and Part Two Storey Rear Addition Walls

The walls of the rear addition are of solid brickwork and with the lower section of the return flank wall is finished with an area of stucco render.

There are various 2-3mm diagonal cracks in the rear wall which extends above the left hand corner of the Lower Ground Floor window, beneath the window sill of the Ground Floor window and 2 No further cracks above the head of the window opening. The cracking could not be fully inspected due to the presence of the vegetation and the tree which grows in and against the base of the rear wall.

The cracking is likely to be caused as a result of one of a number of factors;

The lintels spanning the openings are likely to be of timber. Heavily loaded timber lintels can suffer excessive deflection and often the use of timber lintels in external walls are vulnerable to dampness and therefore suffer weakening and deflection due to rot decay. Some of the cracking at the bearing may be related to exposure to a wet environment and moisture changes in timber, possibly decay. The timber would have to be exposed in order to have its condition assessed by a specialist.

The geological map of the area shows London Clay. The foundations to a building of this age are likely to be shallow. Shallow foundations on shrinkable clay can be prone to movement due to seasonal variation in ground moisture.

Tree roots can exaggerate ground movements by extracting moisture and causing shrinkage of the clay. The cracking may also be attributable to some slight foundation movement. There is a semi mature tree which grows into the base of the rear wall and other established areas of bushes and trees in the rear garden. The structure may be influenced by the tree. The risk should be reduced by controlling or removing the trees in accordance with the recommendations of an Arboriculturist. Depending on the advice received it would be beneficial in the long term for them to be removed.

Another cause of foundation movement is damage and leaking drains causing softening of the clay. There is a drain adjacent to the side elevation. It would be prudent to have the condition of the drains checked and examined by CCTV Survey and repaired if necessary.

The pattern of the cracking would appear to be fairly established. The normal action of the Building Owner in such a situation would be to endeavour to remove the causes (described above) and monitor the building. In the event of further significant movement the cause would have to be investigated and remedial measures considered. It is not possible to say whether there are further movements will occur without a prolonged period of monitoring of the cracking.

The section of render which has been applied to the base of the return flank wall is generally weathered and separating. The render should be hacked off and renewed.

There are some old variations in the upper level of the flank wall but generally this would appear to be in-keeping with the historic movement of the property.

Areas of the pointing particularly to the rear wall are weak and weathered and as previously detailed above is affected by some cracking and a certain amount of renewal of defective mortar joints and brickwork repair/stitching should be budgeted for.

Parapet Walls

The front, rear and flank elevations of the main roof are enclosed by parapet walls. The front parapet wall is rendered and is fitted with a pre cast coping section provided to the top of the wall. The outer ‘face’ of the parapet is in areas cracked and this may be permitting a certain amount of damp entry. In addition to which the later installed pre cast coping section lacks a drip edge (throat) it is likely that rainwater drainage will be running down the face of the wall and contributing to the problems of damp/water penetration occurring internally. There is also the likelihood of a defect in the junction with the felt covered valley gutter.

Properties of this type and age are also unlikely to have been constructed with a damp proof membrane inserted within the thickness of the wall in order to prevent lateral damp penetration through the top of the wall and this may have been the reason for the coping section to have been applied. Water/damp penetration has run through the head of the wall resulting in the collapse of the ceiling in the room immediately beneath this area. The cracked render will need to be hacked off and renewed and either the wall re-built with a suitable damp proof membrane.

At the rear the upper level of the right hand enclosing section of wall has a small area of displaced brickwork and which appears to be open jointed and we would refer you to our comments as previously noted in the sub section ‘Main Walls’ above. Some re-stitching and/or repair of the brickwork is required.

The parapet walls enclosing the party walls have some cracked and separating mortar pointed joints particularly to the brick coping sections and a certain amount of raking out and renewal of defective mortar joints should be budgeted for.

The low level parapet walls enclosing onto the two storey rear addition roof is obscured by foliage. The head of the wall has been covered with a mineralised felt covering. Similar repairs and/or replacement of the damp proof membrane and coping section should be budgeted for.

The lower parapet wall enclosing the three storey addition wall leans notably twisted around from vertical and is distorted. This is also likely to be due to some weakening or deflection of the supporting timber lintel and this may need to be re-built.

15) DAMP PROOF COURSE

The damp proof course was not visible to inspection as this is hidden behind the stucco render and rendered plinth.

A damp proof course provides a horizontal layer of impervious material incorporated in the walls near ground level so as to prevent moisture from entering into the brickwork. Where the walls are below ground level a vertical waterproof barrier/membrane i.e. tanking would be required in order to prevent lateral damp penetration.

Within the Lower Ground Floor rooms tests were carried out with an electrical moisture meter and rising damp was detected in all accessible wall surfaces. The original damp proof course has failed and accordingly we would advise that a new tanking/waterproof system will need to be provided to all the external party walls and solid brick partition walls. This work should be undertaken by a specialist Damp Proofing Sub Contractor and who are prepared to guarantee their workmanship. Internal waterproof re-plastering should be undertaken at the same time as the modern chemical damp proof courses do not function without internal waterproof re-plastering.

Prior to a Legal commitment to purchase, you should arrange for a reputable firm of Damp Proofing and Timber Contractors to carry out an inspection of the property and provide a Report and estimate for the remedial tanking and damp proofing works.

16) EXTERNAL JOINERY

The windows comprise mainly the traditional double hung sash and some timber casement and picture windows. The majority of the windows were fitted with opening restrictors.

The windows are in varying states of repair and do require extensive overhaul and refurbishment if they are to be retained. There is evidence of some rot decay to some of the base frames and sills particularly to the rear of the property at various levels. Some of the windows could not be opened and closed properly as there is evidence of swelling or where the sash cords have been painted. Some of the glazing panels and putties are cracked and require replacement. Have a competent Builder overhaul

all window frames and sills. Ease and adjust where necessary, cut out rot affected areas and make good. Replace rot affected windows and sills. Should you decide to retain the present arrangement then regular and extensive overhauling will be required.

The front entrance door is of timber construction. The door appears to operate satisfactorily and appears to be in a reasonable order with no obvious sign of any serious defect. The Lower Ground Floor timber door retains wired glass within it and which is not safety glass. The door could not be opened and some softening to the lower level of the external frame is evident indicating the early onset of rot decay. Overhaul and/or refurbishment of the door will be required.

The rear addition Kitchen door is a timber frame door with glazed panel. The door operates satisfactorily but is in need of overhaul and repair. The glazing to the door is unlikely to be safety glass. The glazing at the very least should be upgraded or the door replaced.

The external First Floor door is of timber construction with a glazed panel. The door is in need of overhaul. If the door is to be retained then the glazing should be upgraded with safety glass.

17) EXTERNAL DECORATIONS

The external decorations are peeling and blistering to a number of units and is in areas in a poor condition and requires full renewal.

Masonry paint has been applied to areas of the outside walls and which in areas in a poor condition particularly at the rear of the property. If left unattended, this can cause penetrating damp which can also cause damage to the fabric of the wall. It needs to be renewed.

18) GARAGES AND OUTBUILDINGS

There is no Garage.

There are some under pavement vaults and which are accessible from the lightwell.

The right hand vault could not be inspected as the door has been fixed shut.

The left hand barrelled vault door has collapsed and is rot affected. The vaults are as one would anticipate notoriously damp and vulnerable to water penetration. The central vault retains the gas-fired boiler. The lintel over the doors are rot affected and should be replaced.

Your Legal Advisers should confirm that the vaults are included within the demise of the property. Extensive tanking and remedial works would be required to render them suitable even for dry storage purposes.

19) GARDENS, PATHS AND BOUNDARIES

Perimeter wrought iron railings form the front boundary and which separate and enclose the front light well from the public footpath. These are in a satisfactory repair but are in need of some redecoration.

A concreted ‘bridge’ connects the public footpath to the entrance step of the house. There is some cracking and damp staining to the under surface of the ceiling of the ‘bridge’ due to long term damp penetration and some repairs of the under surface will be required.

Access into the light well is via the concreted staircase and which appear to be in a serviceable condition. The staircase is likely to be ‘bridging’ the damp proof course and an appropriate tanking/water membrane system will need to be installed internally to resist further problems of damp penetration occurring.

The light well has a retaining wall behind which are formed the under pavement barrelled vaults. The wall has some notable displacement and variations more particularly to the area adjacent to the bridge. Areas of the brickwork are water stained and the pointing is weathered. Some repair and restraint works should be budgeted for in order to prevent future problems.

A small section of patio is formed at the rear and which was difficult to access due to the overgrown vegetation. The concrete surface is uneven and there appears to be some cover plate having been installed over the patio. Unfortunately, this could not be raised as it was embedded and which may conceal a manhole or void. Further investigation required.

The retaining wall is invariably cracked and in need of re-building. The access steps up to the higher level of the garden are cracked and uneven and are subject to ground movements and have separated from the enclosing wall. The steps will require re-building.

The upper level of the garden is paved. This is uneven and has a number of depressions and areas of cracking. The light well is formed around the Lower Ground Floor Kitchen. This appears to flood and I could see no evidence of any drainage provisions. This will need to be upgraded to prevent future problems of damp/water penetration.

The enclosing brick boundary walls are mainly concealed by foliage and vegetation. The right hand boundary wall is notably fractured and there is some weathering and deterioration of the brickwork and mortar courses. Some repairs and part re-building of the boundary walls will be required and which should be budgeted for. It is always advisable when purchasing any property to confirm who owns which boundaries and who is responsible for their repair. Your Legal Advisers will have this information.

Trees

Trees extract moisture from the sub soil and when the sub soil is of a shrinkable type such as clay, the extraction of moisture can result in the loss of volume to the sub soil. If trees extract moisture from the sub soil supporting foundations, then the subsequent loss of volume in the sub soil can result in differential settlement to the property. There are some trees and established vegetation in the rear garden. The trees do pose a potential risk to the structure particularly given the nature of the shrinkable clay sub soil and it is important that the trees and the established vegetation are regularly pollarded and maintained.

20) DRAINS

I assume the drains from the home are connected to the public sewer. There is a manhole positioned within the front light well and a platform positioned over an area in the rear patio and which may well conceal a manhole, but this could not be raised.

At the front of the building the exposed drainage channels were found to have some encrustation and slight fouling and some cleaning and maintenance works to the drains should be budgeted for as part of your proposed refurbishment works.

As **No** check or test has bene carried out to the underground drains if you do require any further assurances on their condition, then a CCTV Survey and test is recommended.

21) STATUTORY REGULATIONS

Your Legal Advisers should obtain copies of the following documents which are required for the formation of a roof terrace, internal alteration works to include removal of partition walls to create the Ground and First Floor through rooms and the removal of the rear chimney stack.

1) Planning Permission(s)

2) Listed Building Regulation Approval.

3) Listed Building Completion Certificate(s).

If any Regulations have been breached or work carried out without the necessary Listed Approvals and Certificates, then there is the possibility of some costly alteration works which may well be needed to ensure compliance.

CONDITION OF THE INTERIOR

22) LIMITATIONS OF INSPECTION INSIDE OF THE PROPERTY

Inspection of the roof voids was limited to a head and shoulders inspection due to the restrictive head height and the provision of loosely laid insulation.

The floors were covered with securely fastened fitted floor coverings throughout and which precluded a detailed examination of the floors.

23) ROOF SPACE

EXTERIOR ROOF VOID – LEFT

There are 2 No access hatches, one in the hall landing and the other in the bulkhead ceiling of the staircase leading up to the Bathroom. Due to the restrictions of head height, loosely laid insulation and the cold water storage tank, this limited us to a head and shoulders inspection. There are indications that damp penetration has run through some of the brickwork in the front of the roof void. This could not be closely inspected and which has been referred to before and it would appear that some of the timbers are now damp.

The under surface of the slates and battens are concealed by sarking felt. The rafters are supported on a timber plate spanning the party wall to the valley gutter. The provision of sarking felt is designed to form a second line of defence in the event of any water penetration or failure from the slates. There are some splits in the felt and so that any water penetration that does take place is liable to run into the roof space because of these deficiencies. Depending on your proposal to renew the roof this at the very least should be corrected.

We are also concerned that the reduced level of ventilation which has occurred within both roof voids. The provision of roofing felt, whilst assisting against water penetration, does reduce air circulation. No air bricks have been provided as a substitute. There is a possibility of decay occurring where timbers become damp i.e. in the case of the timbers at the front of the property and in such circumstances we would recommend that some remedial treatment be considered in the future. In addition to which the ventilation should be provided.

Located towards the rear of the roof space is the cold water storage tank. This is covered with insulation. I was unable to determine as to whether an overflow has been fitted to the tank in the event of failure of the ball valve and to prevent flooding.

We must stress that we have not been able to examine the front section of the roof and this is where there has been a long term problem of water/damp penetration occurring into the building. We would recommend that some form of further exposure and examination take place so that one may be in a position to advise on the remedial works that may be needed to treat and/or replace any rot affected timbers as we have indicated that all of the conditions are there for such an attack to be supported.

INTERIOR ROOF VOID – RIGHT

There is an access hatch which is formed in the rear Bedroom ceiling. Due to the restrictive head height and the provision of loosely laid quilted insulation over ceiling joists only a head and shoulders inspection could be carried out.

There are indications of some repairs having been carried out to the roof support framework. Some of the timbers appear to be of more recent construction. Insulation has been installed directly over ceiling joists.

I could not clearly see the front wall of the building and this is where the area of a long term water/damp penetration has occurred and further exposure and investigation of the timbers at this location is advised in order to establish as to whether any fungal decay has affected timbers and which will necessitate their treatment/replacement.

The underside of the slate slopes has similarly been covered with roofing felt. As previously mentioned this felt is designed to form a second line of 'defence' in the event of any water penetration or failure from the slates. The felt in the area that could be inspected appears to be in a generally satisfactory condition. We are concerned at the reduced level of ventilation which has occurred within both roof voids. The provision of roofing felt whilst assisting in preventing water penetration, does reduce air circulation. No air bricks or ventilating slates have been provided as a substitute. There is a possibility therefore of decay occurring where timbers become damp in such circumstances and we would recommend some remedial treatment be considered in the future and the ventilation provisions upgraded.

We must stress that we have not been able to examine the condition of the roof timbers at the front of the property and where there has been a substantial amount of water/damp penetration having taken place over the years and we would recommend that further investigation and examination take place in order to establish as to whether the roof timbers are affected by rot decay/fungal infection. All the conditions are there for such an attack to be supported.

24) CEILINGS

The ceilings are a mix of lath and plaster ceilings originally provided when the property was built and some more modern replaced boarded ceilings. The newer ceilings comprise sheets of plasterboard fixed to joists and/or over lath and plaster and then a setting coat of plaster applied to the plasterboard and with varying decorative finishes.

The Lower Ground floor Kitchen ceiling is lined and beneath which appears to be polystyrene tiles. The polystyrene tiles do represent a potential fire hazard and which should be repaired.

The majority of the lath and plaster ceilings are cracked, water damaged and have areas of 'off-key' and hollow plaster.

The ceiling surfaces within the front and rear Bedrooms are water damaged. The front ceiling is propped with a timber plate and the ceiling sags and the rear Bedroom ceiling is part over boarded. This is as a result of water penetration through the defective parapet wall, roof covering and valley gutter and also probably as a result of the 'pole' plate, which is the support timber beneath the valley gutter on the roof having dropped and/or been affected by rot decay. The ceilings will need to be taken down, the underlying timbers exposed for fungal decay, the timbers treated and/or replaced where necessary and the ceilings renewed.

The half landing First Floor ceiling is also affected by damp and water penetration due to a defective flat roof covering and there is notable cracking in the lath and plaster ceilings in the First Floor Living Room/Kitchen, Ground Floor rooms, the lath and plaster and part plasterboard ceiling in the Ground Floor Bathroom and in the Lower Ground Floor rooms. Whilst some of the remaining ceilings may be deemed repairable and acceptable, you should however anticipate that the majority of the ceilings will need to be taken down and replaced.

25) INTERNAL WALLS AND PARTITIONS

The internal walls and partitions consist of plastered masonry and partly of studwork with lath and plaster and lining coverings and some plasterboard and decorative finishes.

The property has been subject to internal alterations and may possibly at one time have been sub divided into non two self-contained flats as there are two Kitchens.

The internal partition walls have been removed to create the through Ground Floor Living Room and the First Floor open plan Kitchen/Living Room. Although there were no signs of distress in the form of marked cracking or sagging in the adjoining ceilings and wall finishes we are unable to confirm that loads have been properly re-distributed. All structural alterations should be carried out in accordance with Building Regulations and Local Authority Building Control Officers Approval. Depending upon the timing of the works this would have also required Listed Building Consents. **Your Legal Advisers should ensure that all relevant alterations have been carried out with the appropriate Local Authority and Listed Building Consents, prior to your purchase. (See Statutory Regulations.)**

At Second Floor level the dividing partition between the rear Bedroom and the adjacent Bathroom is of timber construction with lath and plaster. A 4mm vertical crack has formed at the junction of the partition and the rear wall in the Bedroom. There are indications of water penetration resulting from defects in the roof. The partition also appears to abut onto a masonry construction and the wall externally is slightly distorted. It will be necessary for the partition to be re-built. We cannot comment upon the condition of the timbers located within the partition or the roof timbers above nor can we state that no failure has occurred as a result of them having become damp or affected by rot decay.

In the front room there are indications of water penetration in the front wall. This section of wall is very damp to the surface and must be wet within its construction. It will take many months before the wall will be adequately dry and it will be necessary

for the perished and damp affected plaster in all the damp affected areas to be hacked off and renewed. The defect is a result of roof and valley failures and although some evidence of repairs have been undertaken the level of dampness recorded would indicate that there are further defects in the parapet wall and roof valley construction. We would recommend that this area be exposed for dry rot decay.

There is cracking and 'cockling' in the central dividing partition and at the junctions with the party walls and part visible inside the Bedroom cupboard. The cracking is as a result of some settlement and deflection in the floors, loading of the roof and cracking between the masonry and studwork. The partition will need to be repaired.

At First Floor level large areas of the wall plaster are damp affected notably in the stair landing due to defects with the flat roof and similarly a fair amount of the plaster will need to be removed and the underlying brickwork allowed to dry out before re-plastering with a waterproof additive. Whilst no evidence of any deflection was recorded the spine partition has been removed to create the through Living Room/Kitchen and this would have undoubtedly retained some bracing for support and depending upon your proposed refurbishment and re-configuration of the property some strengthening works should be budgeted for.

At Ground Floor level the partition has been part removed to create the through Living Room. Areas of the wall plaster are damp affected notably to the rear wall of the Bathroom due to defects in the flat roof and parapet. The plaster will need to be removed.

There is a vertical crack which form above and beneath the Bathroom window opening. This mirrors the damage noted externally and we would refer you to our comments and the required repairs as previously reported.

We must also advise that because of the age of the property the plaster will be dry and brittle and in the case of the lath and plaster areas beneath the heavy decorative coverings were found to be 'off-key'. This can be expected in a property of this type and age, however when the linings are stripped for redecoration it is inevitable that plaster detachment will be apparent and wholesale re-plastering of the property will be required and which should be budgeted for and which will be costly.

At the Lower Ground Floor level the majority of the partitions appear to be of solid masonry construction. There are various areas of damp affected wall plaster and which are perished and will need to be hacked off and renewed and in conjunction with the damp proofing works required to this area of the building.

A more recently area of bonded plaster has been applied to the front section of the party wall in the front Bedroom. This type of bonding plaster is not considered suitable where walls are below ground level and this should be removed in conjunction with the damp proofing works required to the Lower Ground Floor. The walls at the rear of the property are also damp affected.

26) FIREPLACES, FLUES & CHIMNEY BREASTS

Working upwards in the building, the Lower Ground Floor front Bedroom chimney breast retains a decorative cast iron fire surround. The fireplace in the rear Lower Ground Floor Bedroom has been removed and the opening sealed but not ventilated. It is recommended that air vents are installed to all sealed chimney breasts in order to help prevent a possible build-up of moisture or condensation occurring within the flues and causing some deterioration of the building fabric.

The corresponding front Ground Floor chimney breast retains a decorative cast iron fire surround. The rear Reception Room fireplace has been removed and the opening closed.

The First Floor Living Room chimney breast has an opening formed within it. The fire surround in the rear Kitchen chimney breast has been removed and the opening sealed but not ventilated.

The Second Floor chimney breast has a panelled over surround. The fire surround in the rear Second Floor Bedroom has been removed and the opening sealed but not ventilated.

In addition to which there may have at one time existed a chimney stack to the rear addition structure. At Ground Floor level in the rear Bathroom along the left hand party wall is a chimney breast projection. The fire surround has been removed and the opening sealed but not ventilated. The section of chimney breast appears to be retained in the Lower Ground Floor Kitchen (adjacent to the cupboard.) The fire surround has been removed and the opening sealed but not ventilated. Without further exposure we are unable to confirm as to whether the chimney breast has or was removed in the corresponding First Floor.

27) FLOORS

The presence of securely fastened fitted floor coverings provided throughout the property precluded a detailed examination of the floor structures themselves and we are therefore unable to comment in detail on their condition.

The Lower Ground Floors appear to be of solid construction and the upper floors in the building are all of traditional suspended timber joisted construction.

High damp meter readings were noted in the solid Lower Ground Floors where it was possible to penetrate through floor coverings or where exposed. Properties of this age will inevitably lack a damp proof membrane and insulation within the floor construction and the floor surface in the Kitchen of the rear addition was found to be uneven and has a slightly hollow sound when tapped and which may indicate some consolidation of the ‘fill’ beneath the floor. This is fairly common in a building of this type and age, however in order to rectify dampness which may become more apparent when the existing floor coverings are removed and to upgrade insulation. Some reconstruction of the floors will be required to bring them up to acceptable standards. This will be costly.

At Ground Floor level the floors are of suspended timber construction and which are mainly covered with carpet.

There is a fungal infection affecting the skirting in the front Reception Room and it will be necessary to lift up the flooring and treat and quite likely replace a number of the floor joists and timbers in proximity to this area.

The floor lacks rigidity and some strengthening in conjunction with timber replacement will be required.

There are also a number of loose floorboards in places and repair/replacement will be required.

The Bathroom floor at the rear was also found to be uneven and soft underneath the fitted floor covering and this is in the area where there has also been a problem of damp penetration. It will be necessary to lift and expose the floor and treat and also quite probably replace a number of the floor joists.

At First Floor level the floors are covered with carpet and at the rear with a section of wood block flooring in the Kitchen. The floors are slightly out of level and lacks rigidity and which is probably due to inadequately braced timbers by comparison with current requirements, timber shrinkage and inadequate stiffening of the floors and even some weakening by timber decay or past service installations.

The floors at Second Floor level are similarly covered with carpet. The front section of the Bedroom floor also indicates some slight lack of rigidity and this is also where timbers are built into damp affected walls. It will be necessary to lift up the flooring in this location to examine the condition of the floor timbers and treat and quite probably replace some of the floor joists. The floors are not precisely true and level and do lack a certain amount of rigidity and some strengthening as part of your proposed works should be budgeted for.

28) DAMPNESS

Damp meter readings were taken around the perimeter of the property to check for problems of rising or penetrating dampness using an electrical moisture meter although it should be appreciated that where there are fitted units in the Kitchen, radiators or areas of panelling that these areas could not be checked.

The meter has three main settings; *green* – indicating that moisture levels are within normal acceptable bounds, *orange* – where levels are slightly higher than normal and *red* – where levels are high and could result in possible fungal decay.

Rising damp was detected throughout the walls in the Lower Ground Floor. It should also be noted that the rear wall of the Kitchen is earth retaining i.e. below ground level. A new tanking/waterproofing system and damp proof course will need to be provided. This work should be undertaken by a Specialist Damp Proofing Sub Contractor and who are prepared to guarantee their workmanship. It is recommended given the extent of the dampness and the likely costs that prior to a Legal commitment to purchase you should arrange for a reputable firm of Damp Proofing Contractors to

carry out an inspection of the property and provide a Report and estimate for the required tanking and damp proofing course works.

At the higher levels the walls and ceilings were also checked with an electrical moisture meter for problems of penetrating damp;

High levels of dampness were recorded in the ceilings of the front and rear Second Floor Bedrooms and in the walls beneath. This is due to damp/water penetration through defective roof coverings, the valley and parapet wall. The parapet is unlikely to have been originally constructed with a damp proof membrane and the render surface on the outer wall are cracked and maybe porous and require hacking off and repair. The valley gutter should also be replaced/renewed.

High levels of dampness were recorded in the First Floor half landing and Cloakroom/WC ceiling and which is due to the defective flat roof coverings.

At Ground Floor level there are high levels of dampness recorded in the rear and flank wall of the Bathroom. This is likely to be due to defects in the enclosing parapet wall and the flat roof and particular repairs as previously recommended are advised.

The damp affected ceilings and walls will need to be removed and the underlying brickwork allowed to dry out and timbers built into and adjacent to the damp affected walls will most likely require replacement.

29) TIMBER DEFECTS

It must be appreciated that very little of the internal and structural timber was fully accessible to inspection.

There is evidence of a fungal infection (dry rot) to the front of the house and which is affecting the skirting board in the front Reception. This is most likely attributable to a previously leaking pipe and porous and cracked render surfaces. I am unable to confirm the precise extent of the dry rot infection and it will be necessary to expose the area of the floor as it almost certainly affects the floor joists.

In order to eradicate the dry rot infection the conventional wisdom is that one should go at least 1 metre beyond the last known traces of the infection, however unfortunately until the structure is fully opened up it is not possible to advise as to how far this might extend.

In addition to which there is almost certainly, particularly in view of the problems of long term damp penetration in a number of other locations i.e. in the front and rear Second Floor Bedroom ceilings beneath the roofs of the rear addition and in the Ground Floor rear Bathroom that more than one dry rot infection is present and will be found.

I would recommend that a sizeable budget/allowance be made for the eradication and timber treatment works.

I would also recommend in the first instance that you obtain a number of quotations to remedy the problems of damp/timber decay although until the full structure is opened up the full costs will not be known.

There is Timber infestation in the exposed stairs timbers and which will require Specialist treatment and which should also be budgeted for throughout the house. In our experience infestation is often present in a property of this type and age and timber treatment works will be inevitable.

30) INTERNAL JOINERY

The internal joinery of the property is in a poor condition and repairs and upgrading will be required.

Some of the internal doors have glazing in them and this is a safety hazard as there do not appear to be any safety markings to the glass. The glazing should be upgraded or the doors replaced.

The staircase was carpeted and which restricted our inspection but this appears to be in a reasonable condition when walked upon. The base section of the stairs is built into the damp affected wall and which will most likely need to be removed when the damp proofing works are carried out and you should budget for having to replace at the very least the Lower Ground Floor section of the staircase as part of these works.

The Kitchen fittings to the Lower Ground Floor and First Floor Kitchens are dated and in a very poor repair and no doubt you will in any event be upgrading them as part of your general modernisation and refurbishment of the property.

31) INTERNAL DECORATIONS

The property requires a full and complete redecoration programme.

In a property of this age and type it is possible that some of the paintwork may contain lead. Although this is a potential risk, it is not sufficient to warrant urgent action to test the decorated areas at this stage. It would be prudent to instruct a reputable and experienced Decorating Contractor to check the paintwork after occupation.

32) SERVICES

The following notes on services are intended to describe the installations as they exist and no tests have been carried out. They cannot be considered as a statement of suitability or safety and if further information is required, respective Service Engineers should be engaged to undertake tests and prepare their Reports.

33) ELECTRICITY

None of the fitted electrical appliances in the Kitchen have been tested and we cannot therefore comment on their operation.

Safety warning:- You should have your electrical installations inspected and tested regularly to protect your home from damage and to avoid putting your safety at risk. Guidance published by the Institution of Electrical Engineers do recommend that electrical installations be inspected and tested at least every 5 years and when the occupiers of the property change. All electrical work carried out after the 1 January 2005 should be recorded on an Electrical Installation Certificate.

There is a mains electricity supply and the meter and consumer units (fuseboards) are located in the Lower Ground Floor hallway cupboard.

The electrical system is antiquated and unsafe. Complete re-wiring and upgrading of the electrical system is required and which should be appropriately budgeted for.

Further advice should be obtained from a (NICEIC) Registered Electrical Contractor in regard to the installation of a new electrical system.

It would not be advisable to use the electrical system until it has been safety checked given the apparent lack of earthing provisions and the electrical wiring in some of the Bathrooms.

34) GAS

There is a mains gas supply and the meter is positioned in the Lower Ground Floor under stairs cupboard and positioned behind the hot water cylinder. I could see no evidence that the supply pipework is earth bonded and which is a safety hazard.

Gas supply pipework and appliances can only be tested using specialist equipment, and it cannot therefore be confirmed within the remit of this Report whether the gas safe installation is safe or satisfies current Regulations. It is recommended that all gas appliances should be regularly serviced (at least on an annual basis) by a Gas Safety Registered Contractor to ensure that they are serviceable.

You are therefore advised to have the gas system and appliances thoroughly tested and checked prior to a Legal commitment to purchase.

35) SANITARY FITTINGS

The following sanitary fittings are provided at the premises:-

GROUND FLOOR BATHROOM/WC

1 No Cast iron bath
1 No Pedestal wash hand basin
1 No WC

The fittings are dated and in a poor repair and should be replaced.

FIRST FLOOR CLOAKROOM/WC

1 No High level cistern WC
1 No Wash hand basin

Similarly the fittings are in a poor condition and require upgrading.

SECOND FLOOR BATHROOM/WC

1 No Cast iron bath
1 No Pedestal wash hand basin
1 No WC

The sanitary fittings are worn and require stripping out and replacement.

36) PLUMBING & COLD WATER

Cold water is on main supply and is stored in a pvc tank in the left hand section of the roof space. The mains pipe is concealed but where part exposed is in the original lead piping and which will have a limited life. This should be replaced and upgraded as part of your proposed refurbishment and repair works.

The plumbing is inadequate for modern day purpose and will require upgrading and renewal in conjunction also with your proposed re-arrangement of the property and the upgrading of the heating and hot water systems.

37) CENTRAL HEATING & HOT WATER

There is a Potterton Kingfisher floor mounted boiler retained in the under pavement barrelled vault. The boiler is corroded and appears to have been damaged by water flooding, the casing is broken and some of the pipework has been disturbed. The boiler supplies some steel panelled radiators. The boiler appears to be redundant and is unsafe.

Hot water is stored in the cylinder which is positioned beneath the under stairs Lower Ground Floor cupboard.

The whole of the heating and hot water systems will need to be replaced and upgraded in conjunction with your proposed refurbishment. Further advice should be obtained from a suitably qualified Heating Engineer/Contractor and who is a member of the Gas Safe Register for a suitable heating and hot water system.

38) HAZARDOUS MATERIALS

There is cement asbestos sheet panelling enclosing the electric cupboard in the Lower Ground Floor. It is possible that there may be other asbestos products within the structure notably in the thermo plastic type flooring or in concealed insulation and as you are intending to carry out major works, then an Asbestos Survey is recommended.

I would also suggest that your Solicitors obtain an Environmental Search Report.

RE: 6 SHARPLES HALL STREET, LONDON NW1

39) SUMMARY

We would draw your attention to the following matters and in no order of particular priority:-

1) Your Legal Advisers should confirm the Statutory Listing of the property.

2) Your Legal Advisers should also confirm that all necessary Local Authority Listed Building Regulation Consents and Approvals were obtained for the internal alteration works.

3) Listed Consents and Building Completion Certificates to ensure compliance of the above works.

4) Confirmation as to who owns which boundaries and who is responsible for their repair and maintenance.

5) Your precise maintenance and repairing responsibility in respect of any shared drains and main sewers.

6) We recorded some noise transmission from beneath the property when inspecting the Lower Ground Floor. It maybe that the underground may pass beneath or within close proximity to the property. This should be checked prior to a Legal commitment to purchase in order to acquaint yourself with the inconvenience that may be caused.

7) Confirmation as to whether there is an established use for the flat roof terrace formed at the rear of the building.

8) Re-pointing of the mortar joint between the cover flashing/down stand at the party wall and roof abutment which has cracked and failed in areas.

9) Localised areas of re-pointing to chimney stacks.

10) Renewal of the felt centre valley gutter to the main roof.

11) Renewal/overhaul of slate covered left hand valley roof slope.

12) Upgrade ventilation to both roof voids.

13) Replace/reinstate damaged and cracked slates to the right hand roof covering.

14) Repair of front and rear parapet enclosing walls. Front parapet – replace concrete coping and installation of damp proof membrane and render repairs. Rear parapet – brickwork repairs/re-stitching.

15) Replacement of defective flat roofs to the three storey and part two storey rear addition roofs.

16) Remove vegetation to party parapet walls.

17) Re-building of rear addition upper parapet wall.

18) Clean rear hopper head of blockages.

19) Replacement of cast iron and lead wastewater pipework.

20) Repair of cracked render surfaces to corbelled banded projecting course above the Ground Floor front window opening.

21) The condition and adequacy of the bressummer (timber beam) supporting over the Ground Floor openings should be investigated and checked.

22) Cracking in masonry upper level of the rear masonry wall and stitching with Heli bars and provide lateral restraint to prevent further buckling/bowing.

23) Repair cracking in masonry walls to the rear addition walls.

24) Check adequacy and possible replacement of timber lintels spanning heads of damp affected walls. Budget for some lintel replacements.

25) Check and expose timber pole plate to front roof for rot decay.

26) Remove cracked and damaged render to flank wall of side addition and renew.

27) Engage a firm of Drainage Contractors to check the condition of below ground drains by a CCTV Survey and to undertake any necessary remedial work.

28) Areas of re-pointing to brickwork surfaces.

29) Remove foliage and vegetation in close proximity to the rear walls.

30) Provide drainage provisions to rear light well to prevent water flooding.

31) Remove tree which is growing into the base of the rear addition wall.

32) Replacement of rot affected window sills and base frames.

33) General overhaul of windows.

34) External redecoration.

35) Inherently damp and unusable under pavement vaults.

36) Repair of retaining wall to the front light well.

37) Re-building of rear steps and retaining wall and landscaping areas to garden.

38) Upgrade surface water drainage provisions to the rear garden.

39) Pollarding and maintenance of trees and foliage in close proximity to the building.

40) Investigate condition of roof timbers where built into damp affected walls and ceilings for rot decay.

41) Replacement of lath and plaster ceilings.

42) Partition repairs and wholesale re-plastering.

43) Confirmation of the Listed Consents for the internal alterations.

44) Ventilate sealed chimney breasts.

45) Damp affected Lower Ground solid floors.

46) There is a fungal infection affecting the skirting in the front Reception Room and it will be necessary to lift up the flooring and treat and quite probably replace a number of the floor joists and also in the Ground Floor rear Bathroom.

47) Provide and install a new tanking/damp proofing system to the Lower Ground Floor walls. Prior to a Legal commitment to purchase a reputable firm of Damp Proofing Contractors should be instructed to carry out an inspection of the property and provide a Report and estimate for the cost of these works and the associated re-plastering works.

48) There is a dry rot infection at the front of the house as reported above and in addition there is a possibility particularly in view of the problems of damp in a number of other locations that more than one dry rot infection is most likely to be present. We would recommend in the first instance that you obtain a number of quotations from Specialist Timber Treatment Companies to remedy the problems of timber decay/damp although until the full structure is opened up the full costs will not be known.

49) Remedy problems of penetrating dampness due to defective main and flat roofs, cracked and defective render, leaking pipework and valley gutter.

50) Replacement of internal glazed doors.

51) Upgrading and complete re-wiring of the electrical system.

52) Gas safety check of the supply.

53) Upgrading of the plumbing and sanitary fittings.

54) Renewal and upgrading of a central heating and hot water system.

40) CONCLUSION

The property is a Grade II Listed house and is located in the 'Primrose Hill' Conservation Area. The Listing of the house, being of 'Special and Historical Architectural Design and Interest' will impose limitations on the extent of the works which can be undertaken to both the interior and exterior of the premises and which will also dictate the standard and type of repairs. Any past and/or proposed future work to be undertaken to the property would and will require Listed Building Consents. In addition to which some of the features retained internally may also be Listed and it would be prudent to have this confirmed.

The property has been subject to some alterations and with removal of internal partitions to create the through Living Room as well as the possibility of the formation of a new door opening onto a flat roof which is presented as a terrace. It is important to confirm that all required Planning and Listed Building Consents for these works were obtained.

As you will have observed from the foregoing Report, the result of the survey does indicate that some essential external and internal repairs are required. These repairs are required as certain elements of the structure are beginning to reach the end of their useful life and that the property has been neglected. It is important also to remember that the building is in excess of 150 years old and that a property of this age will always have higher maintenance costs than a more modern constructed property.

We understand that you are proposing to carry out a substantial refurbishment and modernisation of the property and although you may have anticipated some of the works, a list of essential repairs which are required to the house are as set out in the sub section above – 'Summary'.

As far as the structure of the house is concerned some structural repairs should be budgeted for and form part of the repair works to the house and which will need to include the lateral restraint and brickwork stitching repairs to the upper level of the rear wall enclosing onto the roof void, the brick stitching repairs and lintel replacements to the rear addition structure. The concealed bressummer which spans across the head of the Ground Floor window opening should be exposed to confirm that it has not been undermined or affected by rot decay as this could require replacement. The lintels and more particularly those above the long term areas of damp penetration notably at the front and rear of the building will need to be exposed and most likely replaced.

The roof coverings will require renewal and/or repair. Whilst the right hand roof slope appears to have been replaced, the left hand roof slope which is of natural slates shows signs of failure as does the valley gutter and will need to be renewed. The flat roofs formed over both the part three storey and two storey single storey additions are failing and require replacement.

Internally, the property requires an obvious programme of modernisation and upgrading.

There is a fungal infection affecting the skirting board in the front Reception Room and it will be necessary to lift up the flooring and treat and quite probably replace a number of the floor joists. In addition to which there is almost certainly in view of the problems of damp/water penetration in a number of other locations in the house that more than one dry rot infection will be present. You should make a sizeable allowance for timber treatment works/replacement as part of your refurbishment and repair works. I would recommend in the first instance that you obtain a number of quotations to remedy the problems of timber decay and dampness, although until the full structure is opened up the full cost will not be known.

The walls in the Lower Ground Floor are damp and will require a new tanking/waterproof membrane system. It would also be advisable to obtain a Report and estimate from a Specialist Damp Proofing Contractor prior to a Legal commitment to purchase to identify the full cost.

Complete renewal and updating of all services is required.

You are advised to obtain estimates for the works mentioned in this Report and the 'Summary' and conclude all your further investigations as recommended, prior to a Legal commitment to purchase.

The scope and purpose of the survey carried out was primarily to determine whether the property was subject to serious defects structural or otherwise and while this report comments generally on most aspects of the construction, content and condition of the building, it was not intended to be a specification of every defect which might exist. A further number of which might be discovered on taking occupation. Some regard must also be had for the fact that a degree of general deterioration would depend on the age of the property and the wear and tear through general usage over the years.

While the report comments on the various services which are provided to the property, to be certain that the electricity and plumbing systems have been properly evaluated and installed in accordance with the regulations of the various authorities, they would require specialist inspection by an Electrical Contractor, Plumber or Heating Engineer and in the circumstances you should therefore instruct such specialists if you require complete satisfaction of the matter.

You will appreciate that this survey was limited to those parts of the property which we could see at the time of our inspection and we are unable to comment on any other parts of the building which were obscured from view by floor coverings, or for any other reason. We have not inspected woodwork or other parts of the structure which were covered, unexposed or inaccessible or unable to report that such parts were free from rot, beetle or other defects. However should these areas become exposed, then I am prepared to return to the property to inspect such parts and thereupon advise you of my opinion.

We have not arranged for any investigation to be carried out to determine whether or not any deleterious or hazardous materials or techniques have been used in construction of the property, or have since been incorporated and we are, therefore, unable to report the property is free from risk in this respect.

We have not investigated whether the site is, or has been in the past, contaminated. Our inspection is on the assumption that the land is not contaminated or has otherwise been treated to the satisfaction of the relevant authorities.

We have not carried out or commissioned a site investigation or geographical survey and therefore can give no opinion or assurance or guarantee that the ground has sufficient load bearing strength to support the existing construction or any other construction that may be erected upon it in the future. We also cannot give any opinion or assurance or guarantee that there are no underground mineral or other workings beneath the site or in this vicinity nor that there is any fault or disability underground which could or might affect the property or any construction thereon.

Neither the whole nor any part of this report nor any reference thereto may be included in any document, circular or statement, without our written approval of the form or context in which it appears and in accordance with our standard practice we must say that this report is for your use only and no responsibility can be accepted to a third party for the whole or any part of its content.

We trust this provides you with the information you require but please do not hesitate to contact us if further clarification is required.

Yours faithfully,

J Sears MRICS
BRAHAM SEARS & PARTNER

39) APPENDIX

APPENDIX 1	-	PHOTOGRAPHS
APPENDIX 2	-	GLOSSARY
APPENDIX 3	-	TERMS AND CONDITIONS
APPENDIX 4	-	ESTATE AGENTS PARTICULARS

Blocked felt valley gutter

Cracked and defective slates to left hand slope

Collapsed rear Bedroom ceiling

Cracking in Second Floor rear Bedroom partition

Collapsing front Bedroom ceiling and water penetration

Buckled rear parapet wall

Rot infection in front Living Room skirtingboard

Cracking in front corbelled banded projection

Bush/tree growing into rear addition wall

Leaking wastewater pipework

GLOSSARY OF TERMS

ABUTMENTS An intersection between roof and wall.

AIR VENT (BRICK) A perforated block built into a wall to ventilate a room or underside of a suspended floor.

BALUSTRADE Collective name to the whole infilling from handrail down to floor level at the edge of a stair.

BARGE BOARD Sloping board along the edge of a roof.

BATTENS A piece of square sawn timber for supporting tiles and or slates.

BINDER Beam covering the full span of an opening from wall to wall and supporting common joists within the roof void.

BOX GUTTER A Wooden gutter, lined with flexible lining often with sides built along the roof slope.

BRESSUMMER A timber lintel carrying a considerable dead load over an opening.

CASEMENT The hinged or fixed sash of a casement window.

CAVITY TIES See wall ties.

CHEEKS The sides of a dormer.

CLADDING The non-load bearing clothing of the walls and roof of a building the skin used to keep the weather out.

COLLAR BEAM Horizontal tie beam in the roof space.

COPING STONE A brick, stone or concrete protection usually overhanging for weathering the top of a wall.

DAMP-PROOF COURSE A layer of impervious material laid on a wall or floor to exclude water.

DORMER A vertical window through a sloping roof.

DOSY TIMBER Wood which is beginning to decay.

FLANK WALL A wall at one side of the building.

FLASHINGS A strip of impervious material that excludes water from a junction.

FLAUNCHING A cement mortar fillet at abutments.

FURRED Said of pipes, boiler tank etc, which becomes encrusted from hard water heated in them.

GABLE Triangular part of the end wall of the building with a sloping roof.

GULLEY A trap buried immediately below ground level at the base of a surface pipe with the function to prevent odious or smelly fumes permeating back into the atmosphere.

HERRINGBONE STRUTTING Stiffening floor joists at their mid span by fixing small diagonal struts between any two joists.

HIP A long piece of wood laid to an angle and forming an intersection between two converging roof spaces.

HOPPERHEAD An enlarged top, usually to a vertical pipe where it receives water from a rainwater pipe.

JOIST A beam directly supporting a floor.

LINTEL A small beam over an opening carrying a load.

MORTAR JOINTS Mixture of sand and cement for laying bricks, blocks or stones.

NEWEL POST A post in a flight of stairs forming a structural support.

OVERSAILING COURSES A brick or stone string course or corbelling.

PARAPET A low wall guarding the edge of a roof, balcony etc.

PLINTH A thin band of cement applied to external walls above ground level and forming a decorative effect, commonly bridging the damp proof course.

POINTING (RE) Raking out mortar joints and pressing into them a surface mortar.

RAFTERS A sloping timber extending from the eaves to the ridge of a roof.

RENDERING Application of mortar to the outside of a wall providing a smooth or rough surface.

REVEAL The visible part of a jamb in a door or window opening, not covered by the frame.

RIDGE Horizontal board set on edge at which the rafters meet (apex).

ROLL A piece of wood cover which flexible metal roofing sheets are lapped.

RISER The upright face of a step

ROOFING FELT A continuous weatherproof membrane laid beneath modern roof claddings.

ROT Decay of timber.

R.S.J. Steel joist standing for rolled-steel joist.

SCREED A band of plaster or concrete laid on to the final.

SCRIM Course canvas, cotton or metal mesh, used for bridging joints between board and sheeting.

SHAKES Splitting of wood fibres along the grain due to stresses.

SHALING Flaking of surfaces, often brickwork, tiles, slates and masonary

(LAMINATING) which results in gradual thinning of the material and increasing its porosity.

SHEATHING Boarding.

SHOE A short length at the foot of a downpipe bent to direct the flow away from the wall.

SILL The lowest horizontal member of a window or door for the purposes of disbursing water away from the structure and often constructed of brickwork, masonary, metal or timber.

SOAKER A metal flashing cut to shape and laid to interlock with slates or tiles to provide a watertight joint to abutments.

SPALLING Flaking or degradation of a surface, reducing the thickness of tile, slate, brick or masonary.

SPLASHBACK Wall forming surround of a basin, sink, shower or bath and covered with an impervious material to protect against water.

STOP END Capping to the end of a gutter to prevent rainwater overflowing and discharging at the ends.

STORM BOARD Piece of timber to the base of a door to throw water away from the building.

STRING A sloping board running from each end of the stairs to carry the treads and risers.

STRUT Diagonal or vertical support usually comprising timber to help strengthen a structural framework and commonly forming part of the roof framework.

SULPHATE ATTACK Soluble sulphate in bricks and concrete reacting with cement causing irreversible vertical expansion. This process is not usually noticeable before two years after completion of the building/structure.

SWAN NECK An S bend forming a junction between downpipes and a gutter.

TANKING A waterproof skin laid beneath a basement floor and up the basement walls.

TELL TALE A glass slip fixed across a crack in a wall with the date setting written in the mortar and subsequent breaking or movement indicates if the crack is worsening.

THRESHOLD Horizontal timber at the foot of an outside door.

THROAT The under cut part of a drip.

TREADS The level (horizontal part of a step).

TRIMMED JOIST A joist having been cut short at an opening is carried by a trimmer joist.

UPSTAND That part of a felt of flexible flashing or roof covering which turns up beside a wall without being tucked into it and is usually covered with a flashing.

VALLEY GUTTER A gutter lined with flexible material that may on occasions be of concrete pre-cast or cast in place.

VERGE The edge of a sloping roof which overhangs a gable.

WALL PLATE A horizontal timber along the top of a wall commonly at eaves level and carried the rafters or joists.

WALL TIE A piece of twisted metal or plastic built into the bed joints across the cavity wall to hold the two leaves together.

WELTED SEAM A waterproof seam (joint) in a flexible metal roof covering.

BRAHAM SEARS & PARTNER
SURVEYORS · VALUERS
MGM HOUSE, 518 WATFORD WAY, LONDON, NW7 2PT
TEL: 020 8906 2995 EMAIL: jsears@brahamsears.co.uk

EXPLANATORY NOTES & CONDITIONS OF ENGAGEMENT

PROPERTY:- 6 Sharples Hall Street, London NW1

1. The survey is a detailed report of the condition of a property and gives indications as to the future maintenance liabilities. It cannot be guaranteed, however to reveal each and every defect that may exist due to the limitations of the inspection, particularly where a house is fully furnished and carpeted.

2. Short ladders are taken on site for gaining access to loft voids of pitched roofs and the exterior of a low flat roof. Inaccessible flat roofs over 3 meters (10ft) above ground will not be inspected, nor will flat voids where the access hatch is sealed or inaccessible. Valley roofs cannot be inspected unless there is access from the interior of the property.

3. A damp meter is used to take random readings for dampness throughout the property, particularly to the ground floor to check for rising damp. The presence of a damp proof course can often not be determined from a visual inspection, but we will make recommendations if our tests indicate that damp-proofing treatment is required. If you know of any previous damp-proofing treatment carried out on the property, you should forward to us the specification and any guarantees.

4. We shall inspect flooring where not covered by carpets, both from the surface and from accessible cellars, but where floors are covered with carpets and hardboard the information given will be very limited. We will lift loose floorboards in accessible areas, but not those which are nailed in position unless they are short lengths which can be lifted with comparative ease without causing damage to the property. Large items of furniture will not be moved during the survey.

5. We do not carry out test of the service - e.g. gas, electricity, water and drainage - and the information given in respect of these items will be as a result of a visual inspection only. An indication of the age, condition and adequacy of the electrical wiring, plumbing and central heating will be given but these can only be fully determined by a test by an appropriate specialist. We shall be pleased to arrange for such test should you require them on receipt of our survey.

6. We will make a careful examination of the surface of all accessible timber for dry rot and other timber defects and will also advise on further investigation where we consider there is a risk of dry rot occurring. However, because of the nature of dry rot which develops in concealed areas and only becomes visible after considerable damage has been caused, we can accept no liability if an outbreak is revealed after our survey.

7. Where a survey relates to a flat, the lessee of which would be liable for a proportion of structural costs, we examine as much of the structure as possible from the exterior but do not gain access to the flats in the block. We inspect roof voids accessible from the common areas providing we would not be trespassing by doing so or likely to cause damage. If the flat is part of a large purpose built block, we examine the structure around the flat from ground level and make a more cursory examination of the remainder. You should send us a copy of the lease so that we can advise you on the extent of your shared repairing liability.

8. Except where the contrary is stated, parts of the structure and of the woodwork which are covered, unexposed or inaccessible will not be inspected and will be assumed to be sound and in good order.

9. The report is provided for the sole use of the named client and is confidential to the client and his professional advisers. No responsibility will be accepted towards any other party who may rely on the report.

10. We will not investigate whether the site/land is, or has been in the past, contaminated. Our survey will be on the assumption that the land is not contaminated or has otherwise been treated to the satisfaction of the relevant authorities.

11. Unless otherwise expressly stated, in making the report, the following assumptions will be made:-

    (a) that no high aluminium cement concrete or calcium chloride additive or other deleterious material was used in construction of the property;

    (b) that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown;

    (c) that the property and its value are unaffected by any matters which would be revealed by a Local Search and replies to the Usual Enquiries, or by a Statutory Notice, and that neither the property, nor its condition, nor is use, nor its intended use, is or will be unlawful;

    (d) that inspection of those parts which have not been inspected would nether reveal material defects nor cause the surveyor to alter the valuation materially.

12. The Report does not provide any detailed estimation of the costs of the required repairs and improvement works as set out in the Report, and where in the Report it is recommended that you obtain further advice, Specialist Reports and/or written quotations, these should be obtained prior to a Legal commitment to purchase.

SIGNED 

DATED 17th October, 2017

Probate Sale

- **4 bedrooms**
- **2 bathrooms & cloakroom**
- **open plan kitchen/reception room**
- **further 2 reception rooms**
- **original features retained**
- **rear patio garden**
- **Grade II listed**
- **Primrose Hill Conservation Area**

Sharpleshall Street, NW1 **£2,750,000 Freehold**

A rare opportunity to acquire an unmodernised 4 storey Grade II listed Victorian terraced house (2054 sq ft / 190.78 m^2) with original features retained in the heart of the Primrose Hill Conservation Area.

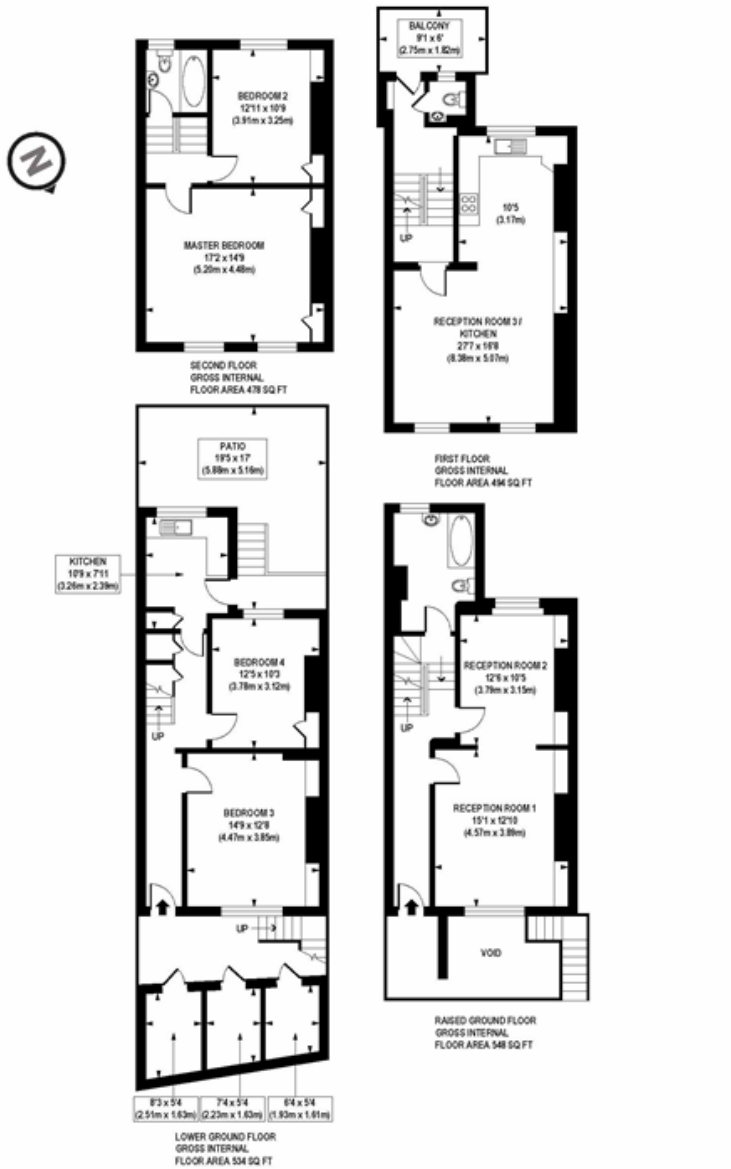
The property offers flexible accommodation & will create a special family home in this prestigious location just off Regent's Park Road and literally adjacent to Chalcot Square.

Accommodation comprises:

4 bedrooms, 2 bathrooms, cloakroom, 3 reception rooms, kitchen, rear patio garden.

TENURE: **Freehold**

PRICE: **£2,750,000** **SUBJECT TO CONTRACT**



APPROX. GROSS INTERNAL FLOOR AREA 2054 sq. ft / 190.78 sq. m (Excluding OutBuilding)
APPROX. GROSS INTERNAL FLOOR AREA 2174 sq. ft / 202.00 sq. m (Including OutBuilding)

CP CREATIVE
PROPERTY MARKETING