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Our Ref: 8334

28th March 2018

Catherine Jacobs



Dear Catherine

FLAT 4, 46 CHALCOT CRESCENT, LONDON NW1: DAMP INGRESS & ASSOCIATED WORKS

In accordance with your instructions I inspected Flat 4 together with our structural engineer to attempt to ascertain the possible causes of dampness affecting the interior Flat 4, 46 Chalcot Crescent.

Our inspection of the main roof membrane revealed no significant defects. However the abutment flashings to the flank wall, parapet walls and chimney stack all required attention. Open joints to some copings and the lack of "drips" to the copings should also be addressed. Pointing to the chimney stack was also poor and open perp joints to the stack should be repaired. Mineralised felt has been used to provide a capping to some of the copings and junction detail; this has been poorly applied with no "tuck" to the adjacent brickwork and badly cut and adhered in some locations. Repairs should be executed.

Our major concerns however relate to the condition of the flank wall of 46 Chalcot Crescent where it adjoins the garden of the adjacent property to the north. Any access to carry out the necessary works to the flank wall would necessitate erecting scaffold in the adjoining owner's garden. This would have to be negotiated or dealt with formally under the provisions of the Access to Neighbouring Lands Act. The pointing to this wall is generally poor and there is evidence of some bowing of the wall and stacks.

We understand that extensive internal works have been carried out to 46 Chalcot Crescent and have obtained some planning drawings from London Borough of Camden. It would however be of assistance if we could obtain original construction details from both the architect and the engineer.

From the limited views available to us at the time, it appears that there are areas of significant dampness affecting the outside of the chimney flues. There is also some "bowing" of the flank wall and loose and missing pointing to the flank wall.

A more detailed inspection should be undertaken once the scaffold is erected and the works can then be fully specified.

The wall would need to be inspected and all loose pointing removed and replaced. We would also recommend that Helifix bars be installed at 900mm centres at second and third floor levels and at roof level, to tie the brickwork back into the main building structure. This will need to be done



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carefully and any services which may be contained within the floor/roof structure identified prior to the commencement of works.

It will be necessary to ensure that the flues to the chimneys are swept as accumulations of soot on bends in the flue could retain moisture, which would affect the interior of the property and could lead to sulphate attack which would damage the brickwork and pointing.

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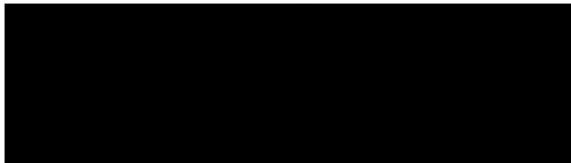
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In summary, whilst our inspection was severely limited by the lack of access to the adjoining garden, it was clear that investigations and remedial works need to be undertaken to both restrain the flank wall and to improve its weather integrity. In addition, flashings and DPCs to copings at roof level should be improved and close inspection of the gutter arrangement in the front left corner of the building, should be undertaken when high level access is available.

I trust that the above is of some assistance at this stage but without access to closely inspect the flank wall, it is impossible to know the extent of the remedial works necessary to the wall and the sources and remediation of water ingress through the wall.

If you would like to discuss this matter any further, I will of course be pleased to hear from you.

Yours sincerely



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for
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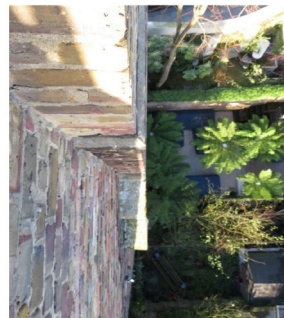
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PHOTOGRAPHS

FLAT 4, 46 CHALCOT CRESCENT, LONDON



Open joint to coping stone



View of flank wall and adjacent garden from above



Job No. 8334 – Flat 4, 46 Chalcot Crescent, London
Photographs
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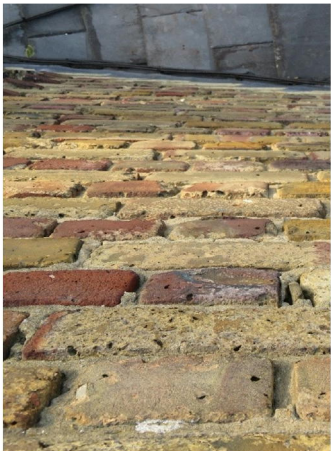
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PHOTOGRAPHS

FLAT 4, 46 CHALCOT CRESCENT, LONDON

Main roof over no. 46.

Defective



Defective flashing – note: no upstand at abutment

Poor pointing

PHOTOGRAPHS

FLAT 4, 46 CHALCOT CRESCENT, LONDON



Poorly sealed fixing for handrail



Cracked flue



Coping stone with no "drip"

Staining at change of direction of flue

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