

Report on Refurbishment Works

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1.0 – INTRODUCTION & BACKGROUND INFORMATION

1.1 - My name is Tony Covey. I am an associate member of the Chartered Association of Building Engineers. I am a partner in an architectural practice and have been designing new buildings, extensions, conversions and alterations to buildings for in excess of 30 years. The vast majority of my work is in relation to small residential buildings and I am quite used to assessing alterations and buildings in the context of their surroundings

1.2 - With regard to the subject property I have been asked to comment on the refurbishment works carried out from 29th March 2017 to date

1.3 - I carried out an initial site inspection on the 7th February 2017

1.4– My advice to Jita Lukka at this point was that as soon as possible a record of the existing buildings/structures and caravans should be formed. I approached Cadmap Ltd and they were engaged to carry out this work on the 23rd February 2017. The survey drawing prepared by Cadmap is contained within Appendix A

1.5 – My further advice to Jita Lukka once she had secured the purchase of the site was that any buildings and structures she wished to retain should not be taken down or extended but that she could repair and refurbish as necessary providing she did not add to the volume of the existing house. Or to carry out any building work which might be classed as development. Details of the works carried out are contained in Section 2 of this report

2.0 – REFURBISHMENT WORKS CARRIED OUT

2.1 – Old ill-fitting roof covering consisting of timber effect linoleum replaced with a new green 2 layer waterproof membrane

2.2 – Old timber cladding and plywood sheeting partly clad in tarpaulins and timber effect linoleum sheeting replaced with reclaimed timber cladding partly utilising the existing timber pallets on site where possible

2.3 – Repair, renovation and replacement of defective windows and doors as necessary with reclaimed timber and glass where possible

2.4 – Replacement of Rockwool insulation within wall panels with Celotex PIR insulation to achieve an improved thermal resistance to heat loss

2.5 – Replacement of any rotten internal wall linings with boarding

2.6 – Repair and replacement of timber floor construction replacing Rockwool insulation with Celotex PIR insulation including replacing rotten timber joists/framework where necessary

2.7 – Repair of timber porch structure abutting the timber framed wheeled awning structure attached to the caravan to the west of House. The connection of the timber framed wheeled awning to the porch is to be removed in November 2017 when all renovations have been completed

2.8 – Electrical wiring upgraded to meet latest regulations, including smoke/heat detectors, and a permanent metered supply installed.

2.9 - Kitchen units replaced and reconfigured

2.10 – Modernisation of toilet and washing facilities

2.11 – Replace old wood burners for new Defra approved Stoves for more efficient heating source

2.12 – Interior decoration

2.13 - Installation of CCTV and alarm system for security

2.14 - Numerous caravans, awnings and other temporary structures have been removed from the site including a total of around 70 tonnes of rubbish

2.15 – Site has been cleared to allow the creation of a landscaped garden and the network of hoses laid above ground serving the caravans has been replaced for watering the garden

2.16 – Repairs to old drainage – refer to correspondence with Camden Council Building Control contained within Appendix B

A handwritten signature in black ink, appearing to read 'Tony Covey', with a stylized flourish at the end.

Tony Covey ACABE