1.0 Brief

1.1 This report has been prepared for Mrs Candice Hurwitz as detailed in our fee quotation dated 25th June 2018.

1.2 CTP were instructed by to carry out a visual structural inspection of 6 Sharples Hall Street, London, NW1 8YL.

1.3 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

1.4 CTP has no responsibility to any other parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of this report solely at their own risk.

1.5 All copyright and other intellectual rights in and over this report and its contents shall remain vested in CTP. Mrs Hurwitz and any person authorised by them is granted an irrevocable royalty free licence to use and reproduce this report for all purposes relating to the property but CTP shall not be liable for any use of the report for any purpose other than that for which it was originally prepared.

2.0 Introduction

2.1 6 Sharples Hall Street is a Grade II listed terraced property in Primrose Hill. The building dates from the early 1860s and is a three storey townhouse with partial basement, similar to others in the terrace. To the rear is a small, part three storey and part two storey extension.

2.2 The construction is believed to be solid brick external and party walls, with timber floors and roof. The flat roofs/terraces to the extension also appear to be timber joist construction. Internal walls are assumed to be loadbearing but their construction (timber or masonry) is unknown. The butterfly roof is tiled in slates. The lower ground floor is believed to be a solid concrete construction.

2.3 The house has been derelict for a number of years and has suffered from past water ingress through the roof. It is currently uninhabited and unheated.

2.4 The property has been purchased by Mr and Mrs Hurwitz who are seeking planning permission for minor alterations to the building to bring it back into use as a family dwelling.

2.5 This report seeks to highlight the current structural concerns with the property, potential opening up requirements, and the feasibility of the proposed alterations in relation to the structure and a heritage setting.

3.0 Condition - Observations and Discussions

General areas

3.1 The building generally appears in reasonable condition below second floor level. There is sign of minor damp in a couple of areas where it is believed roof coverings have previously been damaged.

3.2 The rear extension has been painted in a latex-based white paint. This is not breathable and so water has become trapped within the masonry behind, freezing and causing damage to the brickwork and mortar. This paint should be carefully removed by an approved method. Trials should be carried out to determine the safest way to remove this layer, and if required the extension re-coated in a limewash or similar.

3.3 The parapet to the roof of the extension appears bowed, but there is no sign of cracking and a similar profile can be noted to parapets to the other terraces. It is recommended that no works be currently undertaken, but this should be monitored in the future for cracking or signs of movement. The gutter should be cleaned and maintained.

3.4 The opening through the drawing room at first floor appears to have previously widened. There is diagonal cracking at the corners of the opening where a lintel would be bearing. It would be prudent to open up in these locations to confirm the condition of lintel and bearing.

3.5 Within the drawing room there appears to have been previous works carried out on the ceiling. The condition and type of ceiling is unclear; it is assumed to be a lath and plaster ceiling but some replacement has previously been made. It is recommended that opening up be carried out to confirm the condition of the ceiling and to check condition of the bond and laths. Ideally this will be visible from above by removal of floorboards, but if not then a small area of opening up may be required.

3.6 There is a bathroom within the rear extension at ground floor level. The floor appears to have sunk towards the rear wall. It is recommended to open up in this location to confirm the condition of the joists and their connectivity into the wall for tying action.

3.7 The rear wall of the extension is acting as a retaining wall for the garden, buttressing the sides of the lightwell around it. The wall appears to be bowing inwards, likely as a result of the lateral forces being applied to it. It is not known whether this movement is historic or ongoing. Opening up of the bathroom floor (above) will help show if the wall is suitably propped at ground floor level. Proposals to the rear garden will need to take into account the lateral pressures from the retained soil.

Roof

3.8 Of greatest concern in this building is the condition of the butterfly roof. Historically there has been significant water ingress at either end of the central valley gutter. Within the second floor front room the ceiling is currently propped with a timber piece.

3.9 The front and back walls are exhibiting signs of bowing and movement around the centre. The rear wall in particular appears to be moving away from the internal dividing wall, indicated by the vertical crack which has opened up.

3.10 The pitched roof appears to be 'cut and pitch' timber construction, with pitched rafters supported on the party walls and assumed to be picked up on a pair of valley gutter beams. The concern is that the connection of these valley beams to the external walls has been compromised by water ingress. These beams are likely to be timber and therefore may be rotting, reducing their connection to the walls and their tying action which will be restraining the walls. There is concern that if this is not addressed there is a risk of the roof collapsing.

3.11 As a first stage it is recommended that the ceiling be opened up as a priority to review the connection detail and condition of elements. Access should also be gained to the roof space to confirm the general condition of rafters, but this alone would not allow sufficient access to the valley beam connection. Once the beam size and connection has been determined then remedial works can be proposed. The aim would be to retain as much of the structure as possible, and possibly splice a new connection for the decayed end sections. It will be important to ensure a good connection to the wall to reinstate any tying action

3.12 The base of the rear wall shows cracking at the junction with the floor level. This implies that the joist connection tying the wall may be failing. It is therefore recommended that opening up be carried out at this location to confirm the condition of the joist ends and their connectivity to the wall.

5.0 Conclusions and Recommendations

We would recommend that the following items are included as part of the redevelopment works to the property:

1) Arrange for a reputable Asbestos Specialist to carry out a Demolition and Refurbishment Asbestos Survey. Any asbestos subsequently encountered should be dealt with as subsequently advised.

2) Carry out urgent opening up works to the roof to determine the construction and condition around the valley (see SK02).

3) Further to the above, carry out a suite of carefully selected exploratory works to sensitively establish the construction and condition of elements of the existing structural fabric, including:

    a) Opening up the floor to the rear wall at second floor to investigate the joist connection.
    b) Opening up to the extension bathroom floor to investigate the joist connection.
    c) Trial holes within the basement to determine the foundation construction and profile.
    d) Opening up to the drawing room ceiling to confirm condition of the ceiling structure.
    e) Discrete core holes to determine wall construction.

    Refer to SK01 and SK02.

4) Remove all overgrown and unwanted vegetation in the rear garden to enable a thorough inspection of the existing retaining wall and party wall structures.

5) Clean all external brickwork of latex based paint coatings.

6) Monitor the extension balcony parapet walls for further movement.

7) Allow for structural works as outlined in SK03 and SK04.

Appendix A - Photographs

Photograph 1 - Front of property

Photograph 2 - Rear of property

Photograph 3 - White latex paint to rear extension causing damage to brick faces

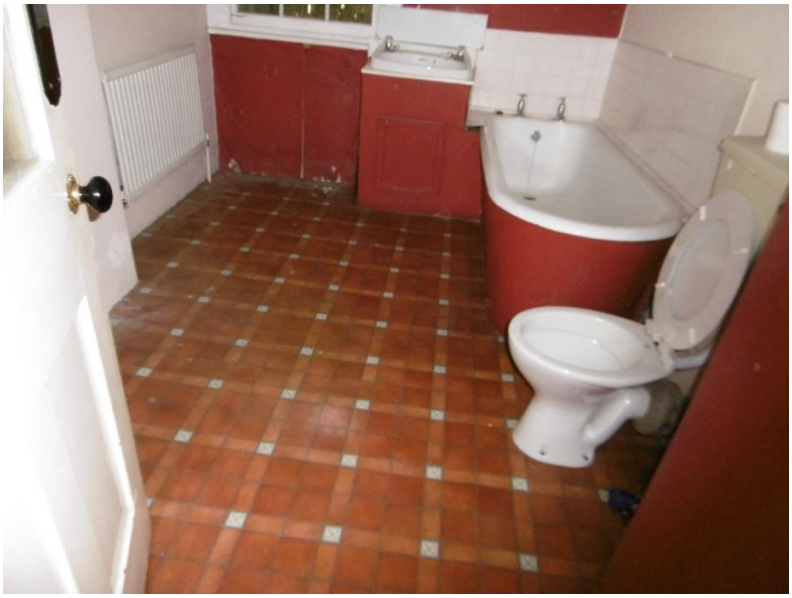
Photograph 4 - Shallow ceiling height in basement

Photograph 5 - Second floor front bedroom ceiling propping

Photograph 6 - Bow to second floor front wall at roof level

Photograph 7 - Cracking to cross wall with rear wall at second floor

Photograph 8 - Cracking to ceiling and party wall at rear wall



Photograph 9 - Sag under rear extension ground floor window

Photograph 10 - Cracking to first floor opening around lintel bearing

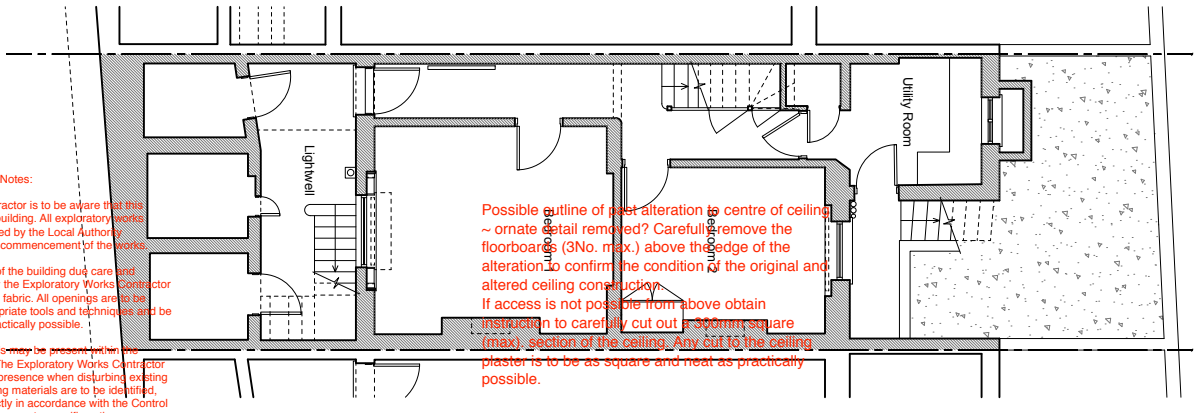
Photograph 11 - Bow to parapet showing no sign of cracking

Photograph 12 - Bow to rear extension basement wall and cracking at render

Photograph 13 - Rafters to butterfly roof supported on corbels on party wall

Appendix B - Sketches

Explorato
A5582/SK
SK01-CT



BASEMENT

Internal 'Opening Up' Works Notes:

The Exploratory Works Contractor is to be aware that this property is a Grade II listed building. All exploratory works scheduled are to be consulted by the Local Authority Conservation Officer prior to commencement of the works.

Given the historical interest of the building due care and attention is to be provided by the Exploratory Works Contractor when opening up the historic fabric. All openings are to be carefully formed using appropriate tools and techniques and be as neat and contained as practically possible.

Asbestos containing materials may be present within the existing ground or building. The Exploratory Works Contractor is to be aware of a potential presence when disturbing existing materials. Asbestos containing materials are to be identified, controlled and managed strictly in accordance with the Control of Asbestos Regulations. Please note specific actions may require specialist advice/assistance and/or require notification to the HSE.

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The Exploratory Works Contractor is to:

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2.Scan the areas to be dug prior to excavation due to possible unknown and uncharted services. Locate, protect and divert (if an alternative trial pit location is not deemed possible or acceptable by CTP) all encountered services.

3.Be aware of possible working with live drainage flow and foul effluent during the exploratory works and implement a safe working system and equipment (PPE) as necessary.

4.Take care when excavating the trial pits to ensure encountered existing drainage and services are not disturbed.

5.Maintain the stability of the existing building and its footings at all times.

6.Ensure not to excavate below a 45° line below the existing adjacent footings. DO NOT undermine any existing footing.

7.Fully clean the side of the footing and the bottom of the pit, free from topsoil, debris and water, so CTP can clearly see and record the construction and profile of the existing footing and the characteristics of the bearing strata.

8.Ensure all trial pits are suitably covered and cordoned off to prevent people falling into them.

9.Give CTP sufficient notice (at least 3 working days) of the programme of exploratory works to ensure CTP are available to visit site as soon as the trial pits have been excavated. It is not good practice to leave trial pits 'open' beyond 24-48 hours.

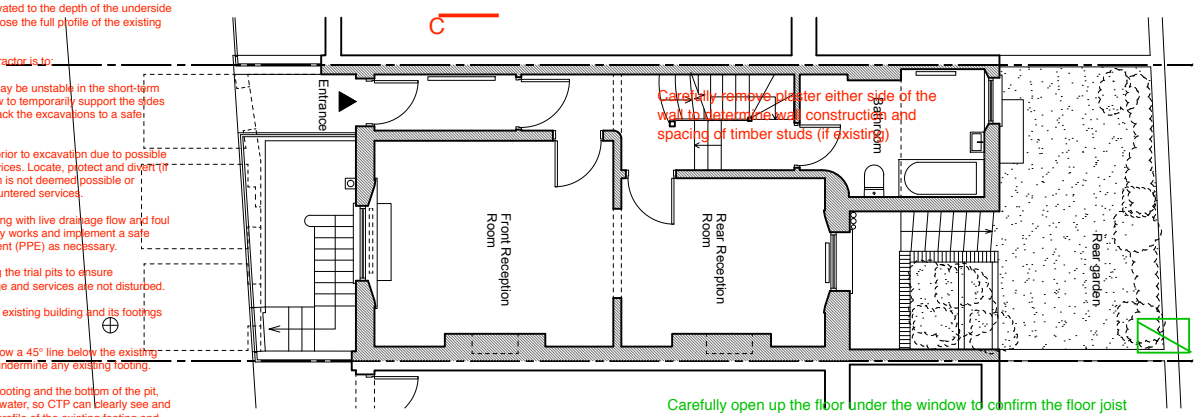
10.Be in receipt of all available below ground services information (from the Client and Architect) prior to excavation of the trial pits.

11. Provide safe access to all areas for inspection, including full roof access.

111

Carefully and neatly remove plaster either side around bearing to determine the lintel bearing detail and condition. Allow for 300mmx300mm openings. Do not damage cornice.

C



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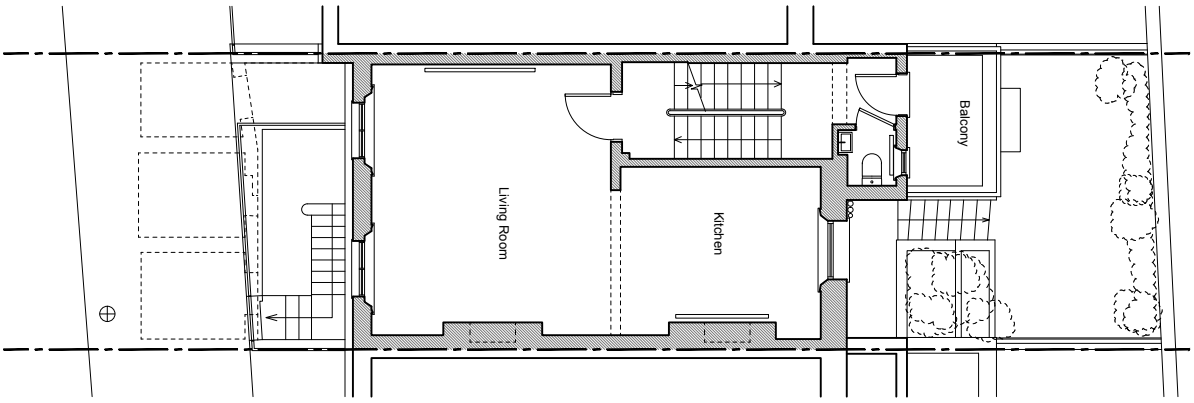
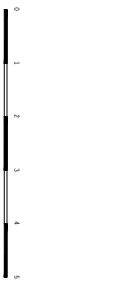


FIRST FLOOR



NOTES
DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF PLANNING AND BUILDING REGULATIONS.
ALL DIMENSIONS TO BE CHECKED ON SITE.

REVISION:

PROJECT TITLE
6 SHARPLESHALL STREET

AURAA STUDIO
www.auraa.studio
info@auraa.studio
1A Chalk Farm Parade
London NW3 2BN

TITLE
BASEMENT, GROUND FLOOR AND FIRST FLOOR PLANS AS EXISTING

DATE 23.03.2018
SCALE 1/100 @ A3
DRAWN BC / RL
STATUS INFORMATION
DRG No 1801_EX_100
REV:

Explorat
A5582/S
SK02-CT

7 Sharpleshall Street

6 Sharpleshall Street

5 Sharpleshall Street

SECOND FLOOR

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facilitate a full inspection
ceiling plaster is to be no
wide and be as square a

MEZZANINE SECOND FLOOR

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of the rear wall.

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confirm the floo

ROOF

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REV/ISION:

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1A Chalk Farm Parade
London NW3 2BN

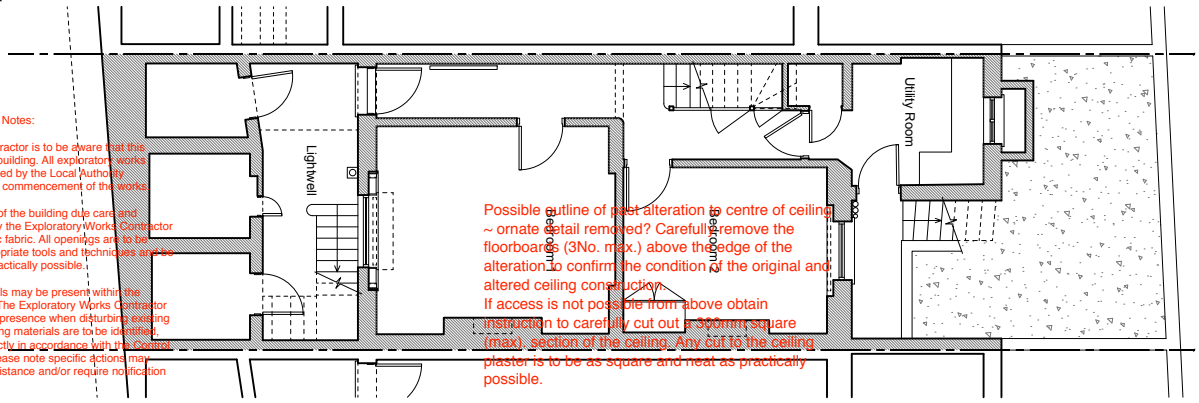
TITLE
SECOND FLOOR, MEZZANINE AND ROOF PLANS AS EXISTING

DATE 23.03.2018
SCALE 1/100 @ A3
DRAWN BC / RL
STATUS INFORMATION
DRG No 1801_EX_110 REV:

Exploratory wor
A5582/SK01 Re
Rev A - Garden
locations added
CTP-BG-18 07

7 Sharpleshall Street

5 Sharpleshall Street



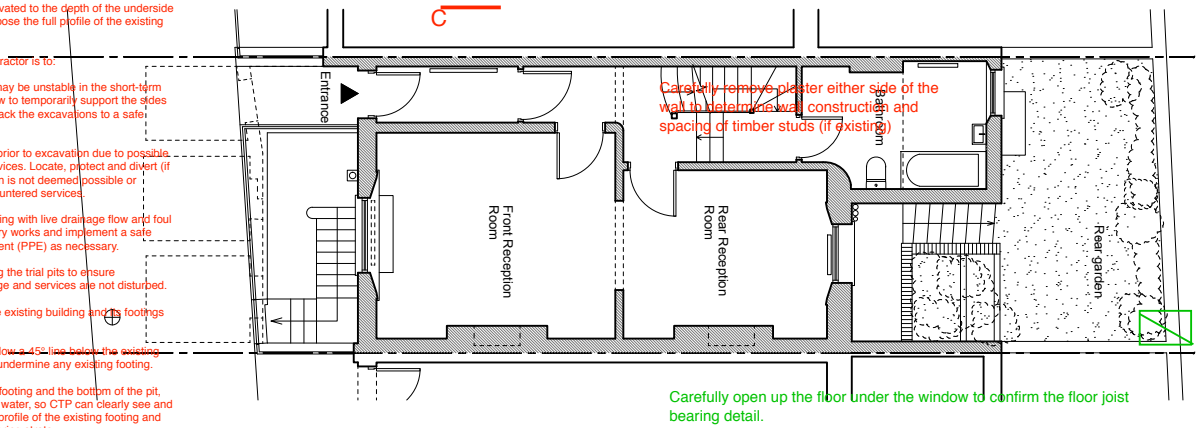
BASEMENT

Possible outline of past alteration to centre of ceiling ~ ornate detail removed? Carefully remove the floorboards (3No. max.) above the edge of the alteration to confirm the condition of the original and altered ceiling construction.
If access is not possible from above obtain instruction to carefully cut out a 300mm square (max). section of the ceiling. Any cut to the ceiling plaster is to be as square and neat as practically possible.

111

Carefully and neatly remove plaster either side around bearing to determine the lintel bearing detail and condition. Allow for 300mmx300mm openings. Do not damage cornice.

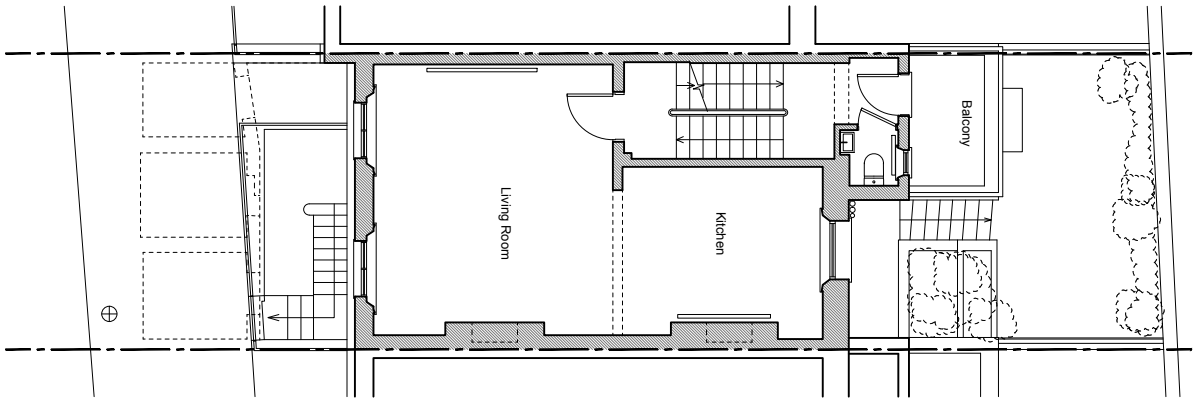
C



GROUND FLOOR

Carefully remove plaster either side of the wall to determine wall construction and spacing of timber studs (if existing)

Carefully open up the floor under the window to confirm the floor joist bearing detail.



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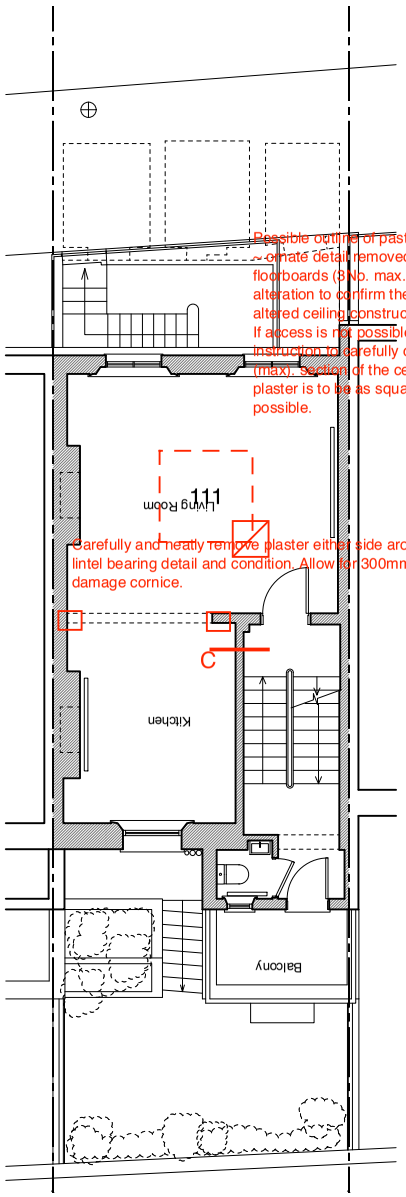
BASEMENT, GROUND FLOOR AND FIRST FLOOR PLANS AS EXISTING

DATE 23.03.2018
SCALE 1/100 @ A3
DRAWN BC / RL
STATUS INFORMATION
DRG No 1801_EX_100
REV:

Exploratory Works Schedule
A5582/SK01 Rev A
Rev A - Garden trial pit & spot level locations added - 21.09.18
CTP-BG-18.07.18



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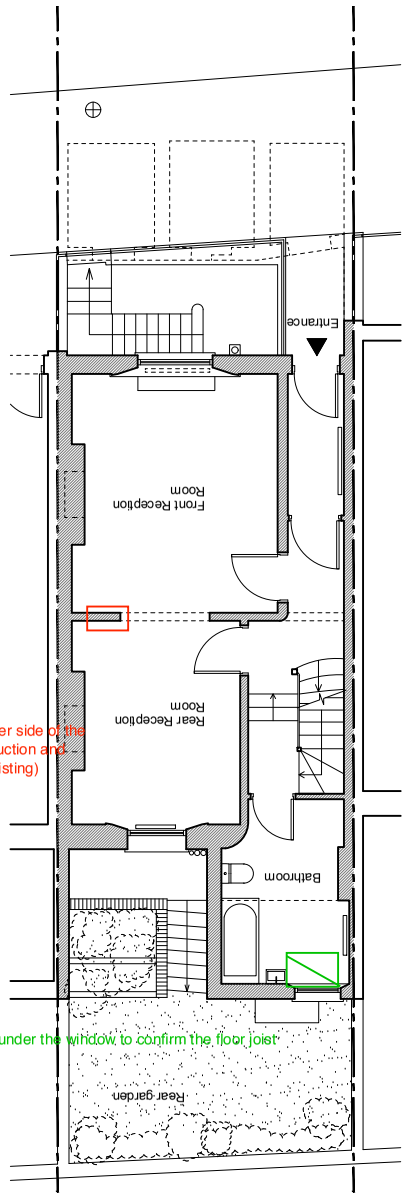
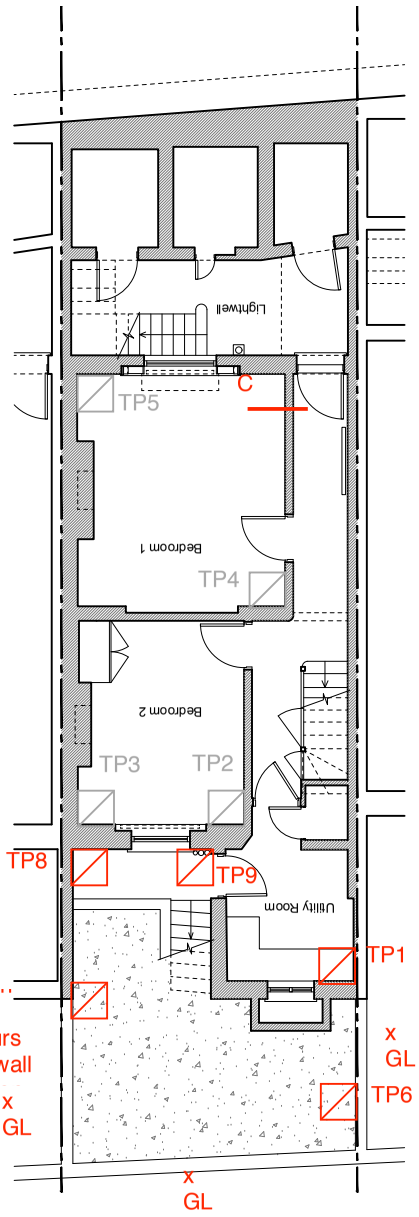


GROUND FLOOR



BASEMENT

C = Denotes discrete core to be drilled through the wall to confirm its thickness and construction ~ masonry or timber?

Internal 'Opening Up' Works Notes:

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11. Provide safe access to all areas for inspection, including full roof access.

BASEMENT, GROUND FLOOR AND FIRST FLOOR PLANS AS EXISTING

6 SHARPLESHALL STREET

PROJECT TITLE

REVISION:

DRG No 1801_EX_100
STATUS INFORMATION
DRAWN BC / RL
SCALE 1/100 @ A3
DATE 23.03.2018

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