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Condition Report

The Hoo,
17 Lyndhurst Gardens
Hampstead
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November 2019

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1.0 INTRODUCTION

1.1 INSTRUCTION

Instructions were received from Colin Leith at Bowker Sadler Architecture to carry out a condition survey of The Hoo, 17 Lyndhurst Gardens, Hampstead.

1.2 SURVEY DETAILS

The inspection was carried out on Monday 7th October 2019 by Martin Ingham MRICS. The weather during the inspection was overcast with showers. The house was empty apart from one construction worker who provided access into the house.

External elevations and roof areas were inspected from ground level or from accessible flat roofs with the use of binoculars and access was gained to a number of roof voids via ceiling hatches and doors.

Internal areas were inspected where access could be gained but there were a number of rooms that were locked and keys could not be found. These are marked on the drawings and were the first floor room in the north east corner of the house, the two rooms either side of the main entrance porch and the store room on the first floor of the extension, in between the two corridors and fire exits to the west end.

We understand that the house will be subject to extensive remodelling and refurbishment internally and have therefore only highlighted major issues internally and have not commented on finishes, fittings and decoration.

References in the report to front, rear, left and right are taken when standing facing the main entrance on the south elevation.

1.3 LIMITATIONS

The reports are based upon a visual inspection of accessible areas and it was not possible to inspect those parts which were covered, unexposed or inaccessible at the time of the survey. We cannot, therefore, guarantee that such parts are free from defects. The report covers the internal and external condition of the house and grounds where these could be viewed.

1.0 INTRODUCTION (CONT'D)

1.3 LIMITATIONS (CONT'D)

The areas around the house are overgrown with trees, bushes and shrubs, especially to the north and south elevations. This prevented a full view of a number of elevations and the roofs above these areas. In addition, the proximity of the boundary retaining wall to the north side made a distance view of the north elevation and roof pitches on this side of the house impossible.

We have not undertaken any inspections or tests of the mechanical and electrical services to the buildings and have not tested or viewed the below ground drainage system. We therefore recommend a full inspection of the building services be commissioned and a CCTV survey of the drainage system be carried out.

We have carried out 'head and shoulder' roof void inspections through the ceiling hatches below roofs 2/5 and 15/16 and gained full access to the roof voids below roofs 6/18, 17/19, 20 and 21 via the door off the second floor kitchen. The other roof voids were not inspected and we were unable to access any of the floor voids.

1.4 REPORT FORMAT

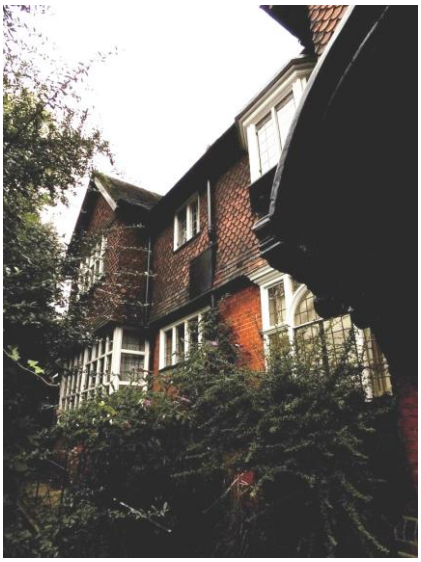
The report contains a general introduction and description section followed by a summary of the survey findings and budget costs and spreadsheets itemising the external and internal condition and likely repair and replacement costs over the next ten years.

The internal condition report and spreadsheets are supported by drawings bound into the appendix with areas of dampness highlighted and photograph references.

2.0 GENERAL DESCRIPTION

The house is predominantly two storey with a three storey section to the north east corner and a part basement housing the boiler room under the south west corner of the original house. The house is approximately rectangular on plan with the principal elevation containing the main entrance facing south. The east elevation faces Lyndhurst Gardens and the site slopes north to south with retaining walls and bankings on the north side and a lawned area to the south. There is a vehicle entrance on the east side of the site.

The original house was built in 1890 in Domestic Revival style and a two storey extension was added to the west side of the house in 1990. The original house is built with solid brick external walls in English bond with plain tile hanging to the first floor walls and gables, primarily on the south and west elevations. There is a raised dutch gable to the east elevation with a curved brick on edge coping detail.



2.0 GENERAL DESCRIPTION (CONT'D)

The majority of roofs are timber framed pitched roofs with overhanging eaves, exposed rafter feet and barge boards and are covered in plain tiles. There are four dormer windows clad with lead and tiles, six large brick chimney stacks and a flat roof terrace to the east end of the original house covered with asphalt and textured walkway tiles. There are a number of flat roofs over the bay windows, porches and ground floor areas and these are covered with a coating system, presumably applied over original asphalt, timber or lead.

The main entrance door has an arched canopy supported on decorative brackets and covered with sheet lead. Gutters and drainpipes are generally more recent cast iron, plastic and aluminium replacements. Windows are generally timber with leaded lights and steel opening casements and a number of the inset windows have been replaced with aluminium framed double glazed units. The windows at the east end of the house are aluminium replacements set directly in stone surrounds. There are isolated steel framed windows to the north elevation. Doors are generally glazed or flush timber of more modern design with the exception of the main entrance door that is original panelled timber.

The more recent west extension is constructed with brick and block cavity walls with first floor areas covered with plain tile hanging. The extension is at a lower level than the original house so the ground floor of the original house is at a similar level to the first floor of the extension. Part of the lower ground floor is below ground to the north side making the external wall a retaining wall.

2.0 GENERAL DESCRIPTION (CONT'D)

The roof of the newer extension is part pitched and covered with plain tiles with a flat central roof covered with a coating system and an aluminium glazed roof over the conservatory link. Rainwater goods are generally plastic gutters and downpipes and fascia and barge boards are painted timber. The windows and doors are double glazed hardwood.

Externally, the grounds are bounded by a large brick retaining wall to the north side, timber, and concrete fencing to the west and stone and brick walls to the south and east. There is a concrete and gravel drive from Lyndhurst Gardens and flagged paths and steps around the house. There is a steel and polycarbonate bike shelter in the south east corner of the site and a large ramp along the south side leading to the conservatory link. There are also steel fire escape staircases to the south east corner, the north elevation of the original building and to the west end of the extension.

Internally, walls are solid plastered masonry and timber stud partitions, ceilings are mainly plastered with suspended tiled grids to the extension and floors are finished with a mixture of carpet, parquet, vinyl sheet and tile. Internal doors are generally timber throughout.

Heating is and hot water is provided by two gas fired boilers feeding radiators and convector heaters and a gas fired water heater in the basement. There is a lift serving ground and first floors of the original house. Lighting is generally bulkhead and fluorescent fittings to office specification.

The house was listed grade two in 1998 and is in the Camden Fitzjohns/Netherhall Conservation Area, designated in 1998.

3.0 SUMMARY & BUDGET COSTS

3.1 CHIMNEY STACKS

The house has six chimney stacks of varying sizes and all constructed with brickwork. The chimney stacks have been numbered on the roof plan bound into the report at appendix B.

The chimney stacks are all generally plumb and appear to be free from significant cracking as a result of structural movement. There are varying amounts of spalled bricks to many of the chimney stacks, primarily at high level below the cappings and the decorative corbel courses. This is due to water run-off from the cappings and the corbels soaking the bricks and freeze thaw cycles causing spalling of the faces of the bricks. This appears to have been made worse to many of the stacks by later repointing with cement rich mortar that does not allow the wall the breathe and dry out naturally and which holds back moisture and traps it within the bricks, causing the bricks to spall when this freezes.

The spalled bricks will need to be replaced to match existing and the cement mortar pointing should be removed back to the original pointing and then repointing using a lime, rather than cement mortar that will allow the walls to dry out naturally.

Chimney Stack 1

Chimney Stack 2

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.1 CHIMNEY STACKS (cont'd)

Chimney stack 3

Spalling brick to chimney stack 4

Spalling brick to chimney stack 4

Chimney stack 5

Chimney stack 6

Spalling to chimney stack 6

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.1 CHIMNEY STACKS (cont'd)

The lead flashings to most chimneys appear to be in reasonable condition with new lead flashings installed to stack three and to the rear of stack four. Flashings to the rest of the stacks appear to be original and whilst in serviceable condition at present are likely to require replacement within 5-10 years.

The majority of chimneys are thought to be redundant and if they are to be brought back into use they will require cleaning, smoke testing and possible re-lining.

The main boiler flue is a circular metal flue pipe fixed up the side of chimney stack one and this appears to be in serviceable condition and well fixed albeit not in keeping with the age and design of the house. The flue comes through the flat roof very near to chimney one and this has created a hidden well between the flue and the walls that is difficult to access and waterproof. We were unable to inspect below this area but this is a potential source of damp ingress and consideration should be given to alternative flue routing as part of the refurbishment works.

3.2 ROOFS AND RAINWATER GOODS

The flat and pitched roofs have been divided up into a total of 30 roofs as indicated on the roof plan at appendix B. We managed to view most of the roof areas from the ground, terraces and accessible flat roofs but only a limited view was possible of some of the inner pitches 12 - 15 and 17. It was also not possible to obtain a full view of the outer pitches 5 and 19 due to trees and bushes and the proximity of the boundary.

The majority of the roofs to the original part of the house are pitched and covered with plain tiles over timber boarding and traditional timber-framed roof structures. The ridges and hips are finished with tiles and verges are mortar pointed with timber barge boards and eaves are overhanging with exposed rafter feet. Valleys are generally formed in the tiling itself with some isolated lead valley and box gutters.

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.2 ROOFS AND RAINWATER GOODS (cont'd)

The majority of roofs are true to line and level with no significant deflection or distortion noted to the roof structures and ridge lines. The tiles themselves are generally well fixed although relatively extensive areas have clearly been patch repaired and partially retiled at various times in the past. The areas that have been patched and repaired are concentrated around valley gutters and chimney stacks and are thought to be due to damage caused by access onto the roofs to repair chimneys and other features rather than failure of the tile fixings themselves. This patch repair is most evident to the roofs around the south east terrace and the roofs around the chimneys and either side of valley/box gutters such as roofs 9 and 12-15.

A number of isolated tiles are broken, missing or slipped and a general overhaul of the tiled roofs will be required to refix loose and slipped tiles and replace broken and missing tiles. There is one area at the back of the dormer window to roof 6 where a coating has been applied as a poor quality patch repair and this should be retiled.

Patched tiles to roofs 2 & 18

Patched tiles to roofs 16 & 17

Broken and slipped tiles to roof 6

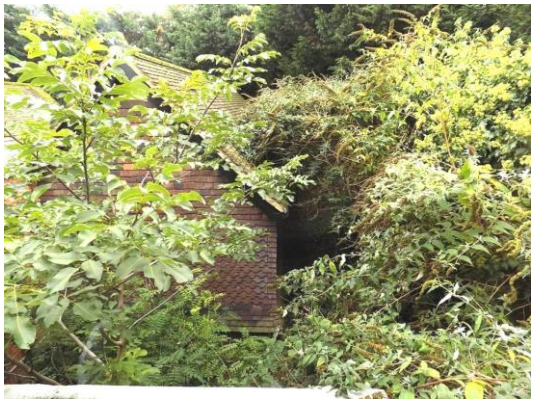
Coating patch to rear of roof 6 dormer

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.2 ROOFS AND RAINWATER GOODS (cont'd)

In the longer term, it is possible that that some of the roofs may require phased retiling and it is suggested the inner pitches be retiled with new tiles and sound original tiles be salvaged for ongoing patch repairs to the more visible outer roofs.

The pitched tiled roofs to the extension are in reasonable condition, requiring isolated patch repair and the cutting back of trees and shrubs that are growing onto roof pitch 29. The aluminium framed and glazed roof 25 over the link conservatory is in fair condition but the opening lights have been patched with flashband and should ideally be repaired with lead if this area is to be retained as part of the refurbishment.



Trees growing into extension roof

Flashband repair to glazed roof

Damp staining was noted internally to the two storey ceiling in the main entrance hall and this coincides with the lead valley gutters between roofs 12 and 13. It is not clear if this is a current leak or is historic and access was not possible to view this gutter or the similar one between roofs 14 and 15 externally. The valley gutters will need to be checked and repaired as required.

Damp staining above entrance hall

Valley gutter above staining

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.2 ROOFS AND RAINWATER GOODS (cont'd)

Access was gained to view the roof voids below roofs 2/5, 6/18, 17/19, 15/16, 20 and 21 via roof hatches and partial views were possible into the voids under roofs 9, 12, 13 and 14. The roof voids to the pitched roofs to the more recent extension were not accessed and are assumed to be formed with trussed rafters. The original roof structures are traditionally constructed with timber rafters and ceiling joists and full boarding beneath the tiles. Some of the roof voids to the south side are insulated with fibreglass quilt but the roof voids to the north side had no insulation. Asbestos stickers were noted to some of the exposed brick walls in the roof spaces and it is understood residues may be present in some of these roofs. A further survey is recommended and a full environmental clean of the roof voids should be undertaken before any works are started and any areas disturbed.

The timber roof structures and members are generally free from signs of deflection and movement, decay and insect attack but damage caused by squirrels gnawing at the timber joists and rafters is evident in roof 21. One rafter has been repaired and it is therefore assumed that this is a historic problem and the roof void has now been properly sealed but this needs to be confirmed to prevent further damage. Old wasp nests were also noted in the roof voids below roofs 5 and 19 but these are now dormant as they are only used once.

Squirrel damage in roof 21

Squirrel damage in roof 21

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.2 ROOFS AND RAINWATER GOODS (cont'd)

Damp staining was also evident in a number of areas, especially around chimney stacks and valley gutters. The damp staining in roof pitch 6/18 appears to coincide with chimney stack four and the raised flat roof nine. This flat roof is a later addition between the original roof pitches to accommodate the lift. The damp damage has caused some isolated decay but this is not structural and the staining is thought to be historic. This should however be checked during heavy rain.

Damp staining around chimney 4

Damp staining below raised flat roof 9

Roof void 17/19

Asbestos stickers to brickwork

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.2 ROOFS AND RAINWATER GOODS (cont'd)

No insulation to roof void 5

Old wasp nest to roof void 5

Damp staining was evident within roof void 15/16 again, around chimney stack six and the valley gutter to the west facing raised gable. There does not appear to be any decay to the roof timbers in these areas and the damp staining is probably historic but this should again be checked during heavy rain.

Damp stains to chimney to roof 15/16

Damp stains to raised gable to roof 16

The flat roofs to the more recent extension and the projecting ground floor areas, dormers and bay windows to the original building are generally only in fair condition. All these roofs have been covered with a liquid coating and this appears to have been applied directly to the original roof coverings of asphalt, felt, chippings and lead. There are blisters evident to a number of areas of the flat roof to the extension and plants are growing out of the coating near to the main staircase window. The coating is also split and peeling off to a number of the dormers and bay window roofs.

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.2 ROOFS AND RAINWATER GOODS (cont'd)

The liquid coating is a relatively poor quality patch repair for a historic building and appears to have been applied without repairing or preparing the substrate material. It will be very difficult to remove the coatings without damaging the underlying roofing and whilst most areas are free of leaks now, it is expected that re-covering of the roofs on a phased basis will be required. This will involve removing much of the original coverings below the coatings and replacement with new lead and asphalt, in keeping with the historic nature of the house. It will also allow increased insulation to be fitted although this will require careful design and detailing to the roofs and surrounding upstands to accommodate the increased thickness of insulation. This will be most evident to the flat roof over the former reception office to the north side of the house where the original leaded window cill heights are very low.

Coated flat roof to extension

Coated flat roof to bay window

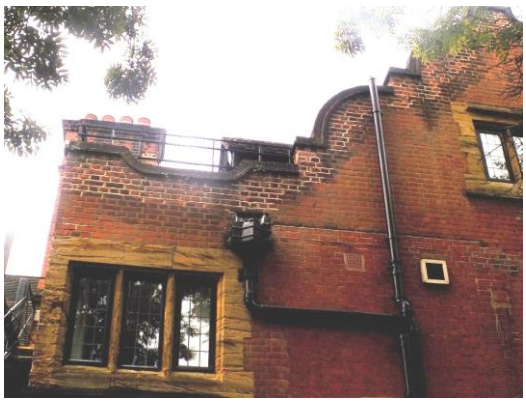
Coated flat roof 9 over lift

Coated roof over reception office

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.3 ROOFS & RAINWATER GOODS (cont'd)

The flat and pitched roofs drain into hoppers and gutters and then into rainwater pipes and surface gullies. There are also soil and vent pipes around the building taking foul waste from toilets. The pipework and gutters are a mixture of cast iron and plastic with plastic gutters and rainwater pipes used on the newer extension and to most of the flat roofs to the north elevation. Cast iron has been used as the principal material for the south and east elevations and much of this cast iron appears to be relatively modern replacement sections. The plastic gutters are distorted and leaking in some areas and as and when sections need to be replaced it is recommended that these be replaced with new heritage range cast iron.



Cast iron rainwater goods

Replacement cast iron gutters and pipes

3.3 EXTERNAL WALLS

The external elevations have been referenced to correspond to the measured survey with the south elevation being elevation one, east being two, north being three and west being four and the return elevations being five to eight.

The external walls are generally in reasonable structural condition being largely free from significant cracking, bulging and evidence of structural movement. Isolated cracking was noted to the side of the large bay window to the south elevation, next to the glazed link and this appears to be due to the insertion of the louvred vent providing fresh air into the basement boiler room. Cracking was also noted where the external false porch has been added to the east elevation to form a store only accessible from the outside. This is minor and just requires repointing.

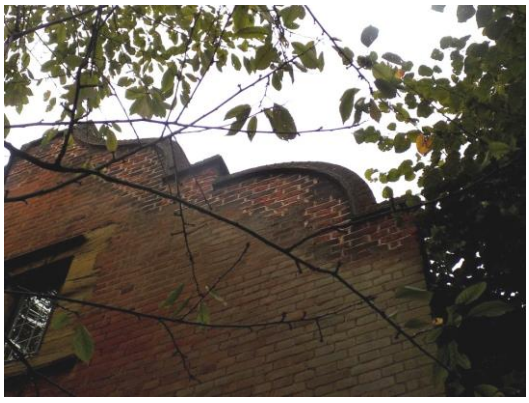
3.0 SUMMARY & BUDGET COSTS (cont'd)

3.3 EXTERNAL WALLS (cont'd)

Cracking to side of south bay window

Added false porch to east elevation

The mortar pointing to the raised dutch gable to the east elevation has been patch repointed to a relatively poor standard on both sides with poorly matched mortar. The brickwork has eroded and spalled due to a combination of water run-off from the brick on edge coping detail combined with hard cement-based pointing mortar trapping moisture into the bricks and freeze/thaw cycles. The top section of both sides of the raised gable wall and the brick on edge copings will need to be raked out, eroded bricks replaced and the walls repointed with a lime-based mortar which will allow the walls to dry out naturally. Eroded pointing was also noted to the parapet to the south east terrace and to the side elevation to the left of the main entrance door and these areas should also be repointed with a lime mortar.



Eroded pointing and spalling to east elevation

Eroded pointing and spalling to east elevation

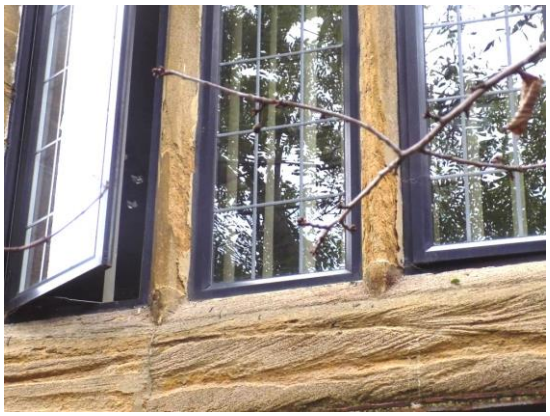
3.0 SUMMARY & BUDGET COSTS (cont'd)

3.3 EXTERNAL WALLS (cont'd)

South east terrace parapet wall

Eroded pointing to side of south door

The windows to the east elevation and around the south east fire escape have stone surrounds and these have eroded and been redressed to remove loose and eroded stone. Poorly matched stone mortar repairs have also been carried out to some of the stone cills and mullions and these have accelerated some of the erosion to surrounding areas. The mullions and surrounds to a number of the windows are severely eroded and cracked and to a number of the mullions and surrounds the stone is beyond further repair and indent repairs or whole member replacement is now required with new matching stone.



Eroded stone mullions

Eroded and redressed stone

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.3 EXTERNAL WALLS (cont'd)

Poorly repaired cills and mullion

Cracked mullion

There are render and asphalt upstands at low level to the external walls to most of the north and east elevations of the original building, along with pointed-up drill holes above the plinths to some of the areas outside the IT room and office behind the original reception and to the east elevation walls. The floor level of the IT room and rear office behind the reception are 360mm lower than the external ground level and this changes to 270mm higher behind the reception and then approximately level for the remainder of the rear path to the north east corner. The upstand continues around the east elevation where the external ground level is again raised. The original building has an asphalt damp proof course and this is visible where it has extruded out to the large bay window to the front front elevation and it is assumed the injected damp proof course and render at the rear have been inserted to remedy the damp noted in some of the rear rooms. The render has failed in a number of areas and become detached from the wall.

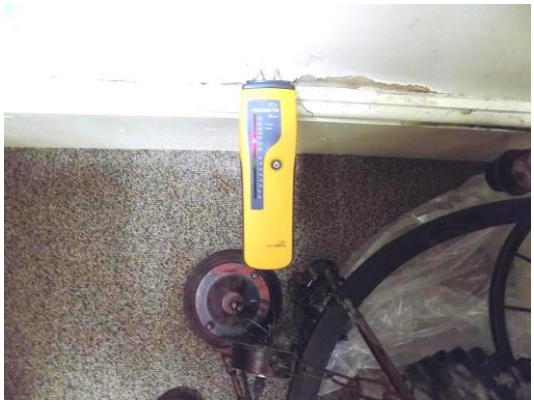
The injected damp proof course will not resolve this and high damp readings were noted in the areas where the floor level is lower than the ground level to the rear. The only solution to resolve the damp issue in these areas will be to reduce the external ground levels or where this is not practical to dig down and tank the walls externally outside or to tank internally with a waterproof render or membrane system.

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.3 EXTERNAL WALLS (cont'd)

Render plinth to north elevation

Failed render plinth to north elevation



Damp reading in room next to IT room

Damp reading to office behind reception

The cavity brick walls to the more recent west extension are generally free from cracking or evidence of movement and the mortar pointing and bricks themselves are also in good condition.

The tile hanging to the first floor walls and gables of both the original part of the house and the extension are generally well fixed with only isolated missing and broken tiles in need of patch replacement and slipped tiles in need of refixing. There are some poorly matched patch repairs to the west elevation where square tiles have been used to replace curved tiles and these should be made good with matching tiles.

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.3 EXTERNAL WALLS (cont'd)

Missing tiles to extension

Patches of incorrect tiles

3.4 WINDOWS & DOORS

The original part of the house has a mixture of timber bay and casement windows with leaded lights and opening inset metal or timber casements. A number of the windows to the east end of the house have been replaced with powder coated aluminium double glazed windows with false leading set within the original stone surrounds. There are also isolated steel casement windows to the north elevation. The windows to the more recent extension are hardwood framed casement windows with double glazed units. Doors are generally glazed and flush timber modern replacements to all areas except the main entrance door that appears to be original.

The timber windows to the original part of the house are only in fair condition with a number of severely decayed windows to the south and west sides of the house facing the prevailing weather in need of complete replacement. The worst affected windows are to the west elevation overlooking the flat roof of the extension and to the south and west sides of the extension where the windows are beyond repair and require complete replacement.

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.4 WINDOWS & DOORS (cont'd)

Decay to first floor west window

Decay to first floor west window

Decay to staircase window

Decay to extension window

Elsewhere, the timber windows require a programme of splice repair, renewal of glazing beads and putties and repainting and this should include perimeter frame seals/pointing where the window frames meet the brickwork. This is most evident to the windows and dormers facing west and south, including the large bay windows to the south elevation.

A number of the inset steel casements are corroded and some of the leaded windows are severely bowed to the south elevation and these units are beyond repair and new casements are required. The remaining leaded windows are in reasonable condition but will require an overhaul to reseal all the lead cames and replace broken glazing to ensure they are weathertight.

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.4 WINDOWS & DOORS (cont'd)

Distorted leaded window

Missing frame sealant/pointing

Wired glass has been added to the inside of the leaded windows near the fire escape in the south east corner of the building. This is to fire separate the rooms from the fire escape to ensure it is useable during an evacuation. The inner panes have caused dust and condensation to form between the panes and if the fire escape is not required in the refurbishment this can be removed.

Inner glass to windows to fire escape

Inner glass to windows to fire escape

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.4 WINDOWS & DOORS (cont'd)

The hardwood windows to the extension are poor condition and many of the double glazed units have failed. The concealed mechanisms are broken or very difficult to operate. The windows are around thirty years old and the ironmongery is likely to be obsolete. The windows will be difficult and expensive to repair and as some are also decayed it is likely to be more cost effective to replace the windows.

There are also signs of decay to some internal cills and frames due to a combination of long term water penetration through the lead cames and condensation. All damaged areas will require splice repair. Many of the windows have missing ironmongery such as catches and stays and many are very draughty, poor fitting and inoperable. The windows will require a phased programme of replacement, repair and overhauling and this will need to take account of the listing for any replacement windows and the use of specialist conservation contractors for the leaded lights, timber repair and restoration, draughtstripping and overhauling.

Internal decay to cill

Defective window ironmongery

Failed double glazed units to extension

Failed double glazed units to extension

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.4 WINDOWS & DOORS (cont'd)

With the exception of the main entrance door, the external doors are generally low quality softwood either flush or glazed and fitted with commercial ironmongery such as panic bars and access control. Decay is also evident to a number of the doors especially the fire exist doors to the west elevation of the extension. It is anticipated that all the doors except the main entrance door will be unsuitable and will require replacement as part of the refurbishment.

Decay to fire door to extension

Decay to fire door to extension

Poor quality fire doors

Commercial fire escape ironmongery

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.5 INTERNAL AREAS (cont'd)

The internal walls are a mixture of solid masonry and timber stud partitions and are generally in satisfactory structural condition with isolated cracking noted to the internal walls in the extension as noted on the floor plans. This however appears to be due to shrinkage and thermal movement rather than foundation or other movement but will need to be monitored and further investigated as part of the refurbishment works.

Cracking to lower floor of extension

Cracking below south window in extension

Dampness is evident in a number of areas and we have highlighted this on the floor plans . These are due to a combination of roof leaks below valley gutters and flat roofs and damp to some rooms where the floor is below external ground level to the rear elevation - see External Walls above. Damp readings were taken in these areas and these will require internal tanking.

Damp to office to north side

Damp to IT room on north side

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.5 INTERNAL AREAS (cont'd)

Damp was also noted in the lower floor of the extension but this appears to be due to water damage from the bathroom above that is being used by the contractors on site. We did not note any dampness in the lower ground floor area of the extension on the north side where the ground level is two metres above floor level so assume the tanking system in this area is sound. We assume all internal finishes and fittings will be replaced as part of the remodelling and refurbishment and have therefore not costed these items.

Damp to lower floor of extension

Damp to lower floor of extension

Internal north retaining wall in extension

Internal north retaining wall in extension

We were unable to inspect within floor voids but the timber and solid floors in the original part of the building are generally true to line and level and free from significant deflection. The concrete beam and block suspended floor and the solid concrete floor in the extension also appear to be dry and free from deflection.

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.5 INTERNAL AREAS (cont'd)

We assume all floor finishes except original hardwood parquet flooring and tiling will be replaced as part of the remodelling and refurbishment works. We did not lift existing floor finishes but anticipate that some original finishes may exist beneath the current coverings.

3.6 EXTERNAL GROUNDS

The pavings around the building are in serviceable condition but loose, broken and uneven flags will require rebedding and replacement. It is assumed that the hard paved areas will be replaced as part of the refurbishment works.

Paving to front door

Paving to south side of extension

The brick walls to the east boundary to Lyndhurst Gardens are generally plumb and free from cracking and only isolated repointing and replacement of spalled bricks is required at low level. There is cracking to the screen wall at the south west corner of the extension where this retains higher ground and this wall may require rebuilding as it does not appear to have been built as a retaining wall. The retaining walls to the north west corner of the site appear to be in sound condition and with the exception of one slipped timber panel, the timber panel fencing to the east and north boundaries is in serviceable condition.

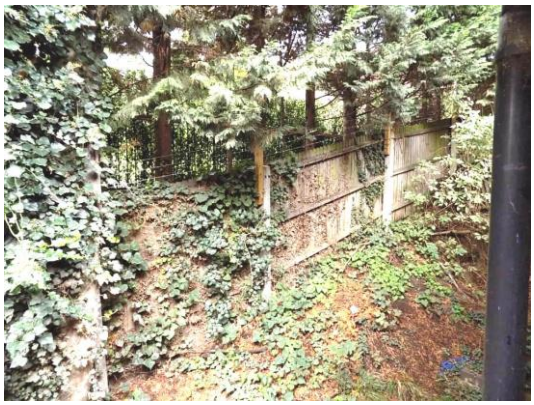
3.0 SUMMARY & BUDGET COSTS (cont'd)

3.5 EXTERNAL GROUNDS (cont'd)

Boundary wall to Lyndhurst Gardens

Boundary wall to Lyndhurst Gardens

Cracking to wall to west boundary



Fencing to west boundary

Slipped fence panel to north west corner

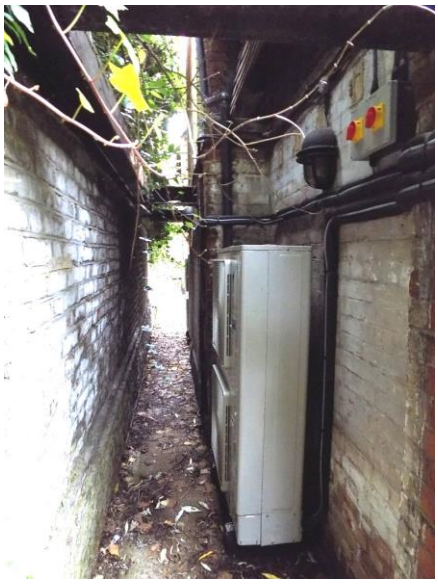
North boundary fence

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.5 EXTERNAL GROUNDS (cont'd)

The large retaining wall to most of the north elevation is bulged in areas and large steel beams and braces have been inserted between the wall and external wall of the house around the chimney breast to chimney five. This appears to have restrained further movement in the retaining wall and the wall appears stable and well pointed at present but it would be sensible to monitor and measure the wall into the future, especially during and after the refurbishment works if any excavation or disturbance is planned to the north side of the site. There are minor areas of spalling brickwork approximately half way down the boundary that require repair and repointing and a large part of the wall was obscured by bushes and could not be viewed. This is the case around many of the external areas where bushes and trees are overgrown but we assume this will be cleared prior to the refurbishment work.

North boundary wall - east end



Steel beam and braces to north wall

Steel beams and braces to north wall

View down north wall

3.0 SUMMARY & BUDGET COSTS (cont'd)

3.5 EXTERNAL GROUNDS (cont'd)

Spalling to north boundary wall

North boundary wall

APPENDIX A

SURVEY SPREADSHEETS

ELEMENT	LOCATION	DESCRIPTION	PHOTOS	CONDITION & RECOMMENDED WORKS	FORECAST REPAIR COSTS		
					Within 1 year	Within 3-5 years	Within 5-10 years
CHIMNEY STACKS	Roof plan C1	Brick chimney stack with adjacent metal boiler flue	9580 9581 9584	Generally plumb and free from extensive cracking. Top section has eroded bricks and mortar pointing and will require repointing. Metal flue is located very close to chimney and external wall making flashing detail awkward.	£1,500		
	Roof plan C2	Brick chimney stack	9577 9687	Generally plumb and free from extensive cracking but incorrect pointing is causing erosion of bricks, cornice details and mortar pointing. Will require spalled bricks replacing and repointing with a lime mortar to prevent further brick erosion and spalling. Lead flashings are original and in reasonable condition but likely to require replacement in longer term.	£2,000		£2,000
	Roof plan C3	Brick chimney stack	9700	Generally plumb and free from extensive cracking but incorrect pointing is causing erosion of bricks, cornice details and mortar pointing. Will require spalled bricks replacing and repointing with a lime mortar to prevent further brick erosion and spalling. Lead flashings appear new and are in good condition.	£1,000		
	Roof plan C4	Brick chimney stack	9319 9321 9325 9326 9503 9504 9506	Generally plumb and free from extensive cracking but incorrect pointing is causing erosion of bricks, cornice details and mortar pointing. Will require spalled bricks replacing and repointing with a lime mortar to prevent further brick erosion and spalling. Lead flashings are original and in reasonable condition but likely to require replacement in longer term.	£3,000		£2,000
	Roof plan C5	Brick chimney stack	9428 9431	Generally plumb and free from extensive cracking but incorrect pointing is causing erosion of bricks, cornice details and mortar pointing. Will require spalled bricks replacing and repointing with a lime mortar to prevent further brick erosion and spalling. Lead flashings are original and in reasonable condition but likely to require replacement in longer term.	£2,000		£2,000
	Roof plan C6	Brick chimney stack	9425 9426	Generally plumb and free from extensive cracking but incorrect pointing is causing erosion of bricks, cornice details and mortar pointing. Will require spalled bricks replacing and repointing with a lime mortar to prevent further brick erosion and spalling. Lead flashings are original and in reasonable condition but likely to require replacement in longer term.	£2,500		£2,000
ROOFS & RAINWATER GOODS	All plain tiled roofs	Plain tiled pitched roofs - 1 - 30	9496 9500 9501 9505 9524 9695 9696 9697 9701 9684 9686 9574 9575 9689 9692 9693 9560 9561 9562 9563	No view possible of roof pitch 5 and limited view possible of 12-15, 17 and 19-21. From aerial photographs supplied, extensive patch repairs are evident to roofs 2, 6, 12, 14 and 16 but this is thought to be due to damage from past roof access to carry out repairs to chimneys and valley gutters rather than fixing failure. Most areas of tiles are well fixed but all roofs require a general overhaul and repair to refix loose tiles and replace broken and missing tiles in the short term. In the longer term, it is anticipated phased re-tiling will be required and it is suggested this be done to less accessible inner pitches with new tiles and salvaged tiles be used to re-tile and repair outer, more visible pitches.	£8,000	£10,000	£12,000

ELEMENT	LOCATION	DESCRIPTION	PHOTOS	CONDITION & RECOMMENDED WORKS	FORECAST REPAIR COSTS		
					Within 1 year	Within 3-5 years	Within 5-10 years
ROOFS & RAINWATER GOODS	Roof voids	Traditionally constructed timber roofs with rafters and joists and under-boarding to underside of all tiling.	9525 - 9549 9678 - 9682 9704 - 9709	Generally free from signs of excessive structural movement, decay or insect attack but staining evident in numerous areas, especially around chimney stacks and valley gutters. Staining is thought to be largely historic as it coincides with repaired areas externally. Timber rafters and joists in the south gable of roof 21 show gnawing damage by squirrels but again, this appears historic as one rafter has been repaired and the eaves have been filled to prevent reinfestation. Elsewhere, there are bees nests in the voids of roof 5 & 19 and most areas are relatively well insulated. The roofs voids may require asbestos clearance as there are stickers placed on some exposed brick walls in the roof void 17/19 indicating residues. No access was available into the roof voids of the pitched roofs to the extension.	£10,000		
	Flat roofs	Original lead, felt and asphalt flat roofs and bay windows covered with Acrypol or Liquid Plastic type waterproof coatings. Flat roof to terrace at east end of house asphalt covered with paving tiles.	9422 9423 9434 9435 9437 9449 9498 9499 9509 9520 9521 9559 9564-9570 9573 9580 9586 9590 9696 9698 9699	Generally only fair condition with blisters evident to large flat roof to extension and coatings applied over chippings to a number of roofs. Coatings have discoloured and failed in some areas and are not suitable for a listed building. A programme of phased replacement of the coatings is recommended using original materials such as lead and asphalt, incorporating improved insulation. In the short term, repairs are required to refix and repoint loose lead flashings, patch repair blisters and remove all vegetation from the flat roofs. Terrace roof in reasonable condition but walkway tiles are of the type that may contain asbestos and should be tested.	£30,000	£20,000	
	Glazed roof to link	Aluminium framed glazed roof	9587 9588	Fair condition but opening lights are poorly repaired with flashband and should be properly repaired if this roof is to be retained.	£1,500		
	Main entrance canopy	Timber arched roof covered with lead sheeting	9258 9275 9508 9602	Good condition and appears to have been re-covered relatively recently to a good standard.			
	Gutters and rainwater pipes	Cast iron, aluminium and plastic gutters and pipework	9246 9314 9316 9333 9339 9362 9477	Generally in sound condition albeit plastic rainwater goods are leaking in areas and should be replaced with conservation cast iron replacements. Fascia and barge boards are generally timber and in serviceable condition with only isolated areas suffering from decay and in need of splice repair.	£7,000		
EXTERNAL WALLS	Cavity and solid walls	Brickwork	9245 9361 9238 - 9240 9493 - 9495	Generally in reasonable structural condition with isolated cracking noted to front bay window and to small porch added to east elevation, both requiring repointing. The raised dutch gable to the east elevation has been patch repointed to a variable standard on both sides with poorly matched mortar and this appears to have resulted in erosion of the brickwork due to hard cement-based pointing. It is recommended the top section of both sides of the gable wall and the brick on edge copings be raked out, eroded bricks replaced and the walls repointed with a lime-based mortar. Eroded pointing also requires repointing to the parapet to the south east terrace and to the side elevation to the left of the main entrance door.	£15,000		
	Stonework	Sandstone window surrounds and mullions	9241 - 9243 9247 9250 9253 9254 9328 9463 9464 9470 - 9474 9476 9490 - 9492 9510 9511	The stone surrounds to the windows to the south and east elevations have been re-dressed to remove loose and eroded stone and some areas have been repaired with a poorly matched repair mortar. The mullions and surounds to a number of the are severely eroded and beyond patch repair and will require indent or complete replacement with new stone.	£15,000		

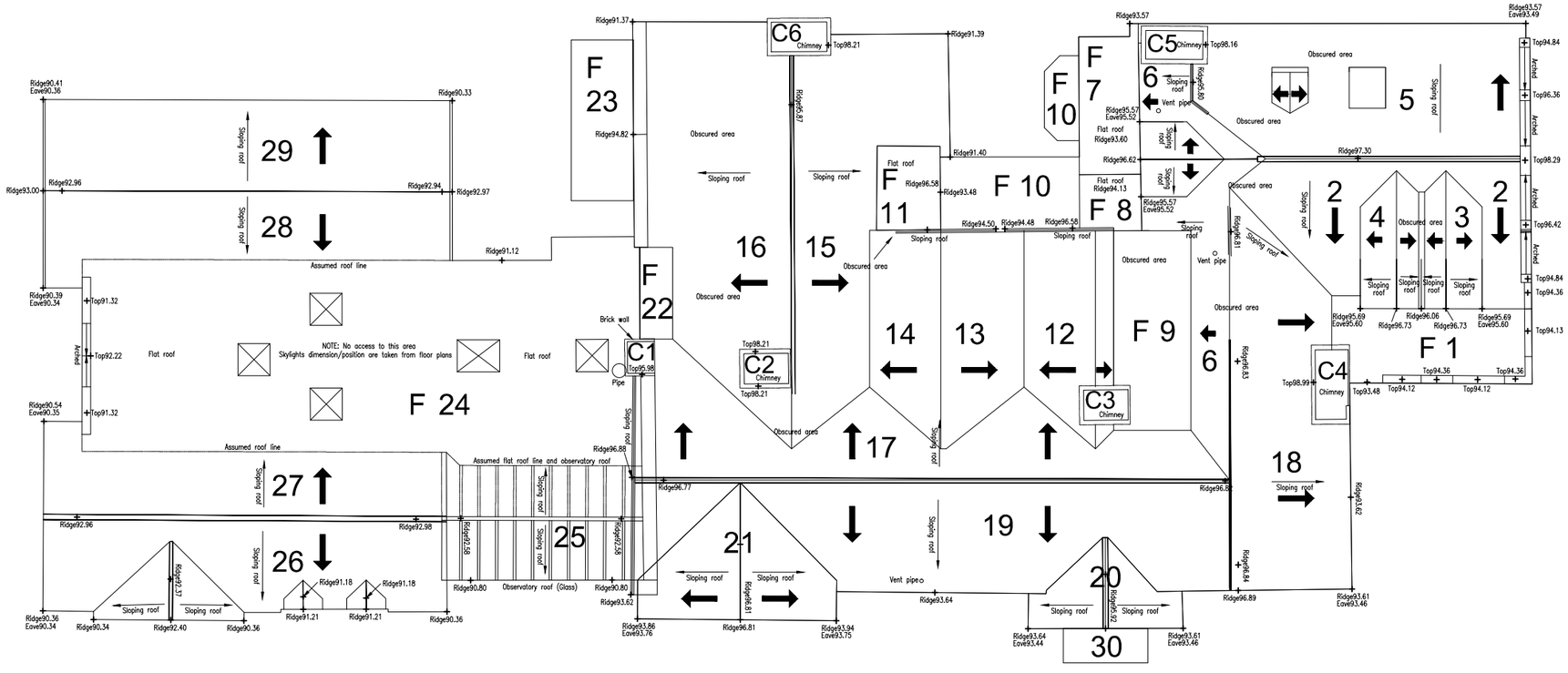
ELEMENT	LOCATION	DESCRIPTION	PHOTOS	CONDITION & RECOMMENDED WORKS	FORECAST REPAIR COSTS		
					Within 1 year	Within 3-5 years	Within 5-10 years
EXTERNAL WALLS	Render	Low level render, stone and asphalt plinths	9310 9337 9411 9450 9451 9452 9456 9460	There are render and asphalt upstands at low level to the external walls to most of the north and east elevations of the original building, along with pointed-up drill holes above the plinths to some of the areas outside the comms room and office behind the original reception and to the east elevation walls. The plinths are thought to be originally stone and it appears that a chemical damp proof course has been inserted in the drilled areas to remedy internal dampness. The floor level of the comms room and rear office behind the reception are 360mm lower than the external ground level and this changes to 270mm higher behind the reception and then approximately level for the remainder of the rear path to the north east corner. The upstand continues around the east elevation where the external level is again raised. The original building has an asphalt damp proof course and this is visible where it has extruded out to the front elevation and it is assumed the injected damp proof course and render at the rear has been inserted to remedy the damp noted in some of the rear rooms. The injected damp proof course will not resolve this and high damp readings were taken in the areas where the floor level is lower than the ground level to the rear. The only solution to resolve the damp issue in these areas will be to dig down and tank outside or to tank internally with a waterproof render.	£7,000		
	Tile hanging		9256 9257 9260 9261 9263 9266 9272 - 9275 9277 9282 9287 9289 9305 9380 9379 9402 9408 9420 9507 9508 9571 9582 9583 9685	Generally in reasonable condition and well fixed with only isolated missing and broken tiles in need of patch replacement and slipped tiles in need of refixing. There are some poorly matched patch repairs to the west elevation where square tiles have been used to replace round ones and these should be made good with the correct tiles.	£4,000		
WINDOWS AND DOORS	Timber windows to original part of house	Timber bay and casement windows with leaded lights and opening inset metal or timber casements to original building with some inset windows to east end of house replaced with powder-coated aluminium double glazed windows with false leading.	9262-9267 9272 9274 9309 9315- 9317 9330 9332 9334 9342-9355 9358 9360 9409 9410 9421 9430 9432 9433 9435 9440 9441 9442 9507 9508 9571- 9572 9582 9585 9591 9592 9593 9603	Generally in only fair condition with a number of severely decayed windows to the south and west sides of the house facing the prevailing weather and in need of complete replacement. Elsewhere, many windows have decay to cills, mullions and casements and require splice repair. Inset metal casements are corroded and distorted in many areas and the leaded lights are bowed and deformed due failure of the lead canes to many of the windows. There are also signs of decay to internal cills and frames due to a combination of long term water penetration through the lead canes and condensation. Some windows to the south east corner have had wired glass fitted inside the existing leaded lights to prevent water penetration but this has resulted in dirt and condensation between the glass panes. Many windows have missing ironmongery such as catches and stays and many are very draughty, poor fitting and inoperable. The windows will require a major phased programme of replacement, repair and overhauling and this will need to take account of the listing for any replacement windows and the use of specialist conservation contractors for the leaded lights, timber repair and restoration, draughstripping and overhauling.	£75,000	£30,000	

ELEMENT	LOCATION	DESCRIPTION	PHOTOS	CONDITION & RECOMMENDED WORKS	FORECAST REPAIR COSTS		
					Within 1 year	Within 3-5 years	Within 5-10 years
WINDOWS AND DOORS	Timber windows to extension	Hardwood windows with double glazed units	9644 9655 9279 9281 9289 9377 9378 9389 9667 9392-9394 9600 9603 9611 9691	A number of windows are decayed to the south and west sides and many of the double glazed units have failed. The concealed opening mechanisms are broken or very stiff to operate to many of the windows. The windows are around thirty years old and will be difficult and expensive to repair and overhaul and it is likely to be more cost effective to replace the windows completely, including the glazed link if this is to be retained.	£25,000		
	Timber doors	Flush, panelled and glazed doors	9236 9258 9289 9290 9302 9308 9310 9389 9392 9394 9403 9421 9424 9455 9466 9479 9507 9517	Generally in serviceable condition although many of the replacement doors are relatively poor quality and not in keeping with the historic nature of the building. A number are also showing early signs of decay, especially to the newer extension and the north side of the original house and will require phased replacement.	£12,000		
INTERNAL AREAS	Walls and Ceilings	Solid masonry and timber stud partitions and plastered and suspended walls and ceilings	9480 - 9489 9513 - 9519 9554 - 9558 9594 - 9658 9661 - 9677 9710 - 9712	Generally in satisfactory structural condition with isolated cracking noted to the internal walls in the extension as noted on floor plans. This however appears to be due to shrinkage and thermal movement rather than foundation or other movement but will need to be monitored and further investigated as part of the refurbishment works. Dampness is evident in a number of areas and we have highlighted this on the floor plans . These are due to a combination of roof leaks below valley gutters and flat roofs and damp to some rooms where the floor is below external ground level to the rear elevation - see External Walls above. Damp readings were taken in these areas and these will require internal tanking. Damp was also noted in the lower floor of the extension but this appears to be due to water damage from the bathroom above that is being used by the contractors on site. We did not note any dampness in the lower ground floor area of the extension on the north side where the ground level is two metres above floor level so assume the tanking system in this area is sound. We assume all internal finishes and fittings will be replaced as part of the remodelling and refurbishment and have therefore not costed these items.			
	Floors	Timber and solid floors	9480 - 9489 9513 - 9519 9554 - 9558 9594 - 9658 9661 - 9677 9710 - 9712	Generally level and free from signs of deflection. We assume all floor finishes except original hardwood parquet flooring and tiling will be replaced. We did not lift existing floor finishes but anticipate that some original finishes may be beneath the current coverings.			
	Doors	Flush, panelled and glazed doors	9480 - 9489 9513 - 9519 9554 - 9558 9594 - 9658 9661 - 9677 9710 - 9712	Generally in serviceable condition and it is assumed the more modern office and fire doors will be replaced as part of the refurbishment and any retained original doors will be overhauled and fitted with new ironmongery.			

ELEMENT	LOCATION	DESCRIPTION	PHOTOS	CONDITION & RECOMMENDED WORKS	FORECAST REPAIR COSTS		
					Within 1 year	Within 3-5 years	Within 5-10 years
EXTERNAL GROUNDS	Pavings	Concrete and flags		Generally serviceable condition with only isolated uneven flags in need of rebedding.	£500		
	Boundaries	Brick walls and fences	9245 9270 9284 9306 9307 9318 9381 9390 9391 9396 9397 9399 9415 - 9418 9458 9459 9461 9462 9714 - 9716	The brick walls to the east boundary to Lyndhurst Gardens are generally plumb and free from cracking and only isolated repointing and replacement of spalled bricks is required at low level. There is cracking to the screen wall at the south west corner of the extension where this retains higher ground and this wall may require rebuilding as it does not appear to have been built as a retaining wall. The retaining walls to the north west corner of the site appear to be in sound condition and with the exception of one slipped timber panel, the timber panel fencing to the east and north boundaries is in serviceable condition. The large retaining wall to most of the north elevation is bulged in areas and large steel beams and braces have been inserted between the wall and external wall of the house around the chimney breast to chimney five. This appears to have restrained further movement in the retaining wall and the wall appears stable and well pointed at present but should be monitored for further movement and isolated spalled brickwork needs to be repaired.	£5,000		
	Gardens and Trees		9233 9255 9259 9270 9299 9615	The vegetation around the building was very overgrown at the time of the inspection and we assume this will be cut back prior to the refurbishment. A check should be made with Camden Council to ensure there are no Tree Preservation Orders in place prior to cutting down or loppng any trees.	£5,000		
				Total cost excuding fees and VAT	**£232,000**	**£60,000**	**£20,000**

APPENDIX B

DRAWINGS



NOTES

1. DO NOT SCALE FROM THIS DRAWING.
2. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT ARCHITECTURAL, ELECTRICAL, MECHANICAL AND STRUCTURAL DRAWINGS.

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING SIGNIFICANT RESIDUAL RISKS :-

Item	Hazard	Risk
-		

Rev	Description	By	Date	Chk'd	Auth

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construction consultants

SDA CONSULTING LLP
Edward House
Deva City Office Park
Trinity Way
Salford
M3 7BE
Tel: 0161 819 5252
w: www.sdaconsulting.co.uk

Drawing Status: Feasibility

Project: Condition Survey

Building Name: The Hoo - Jaga Developments Ltd

Sub Site Name: 17 Lyndhurst Gardens, Hampstead

Site Name: -

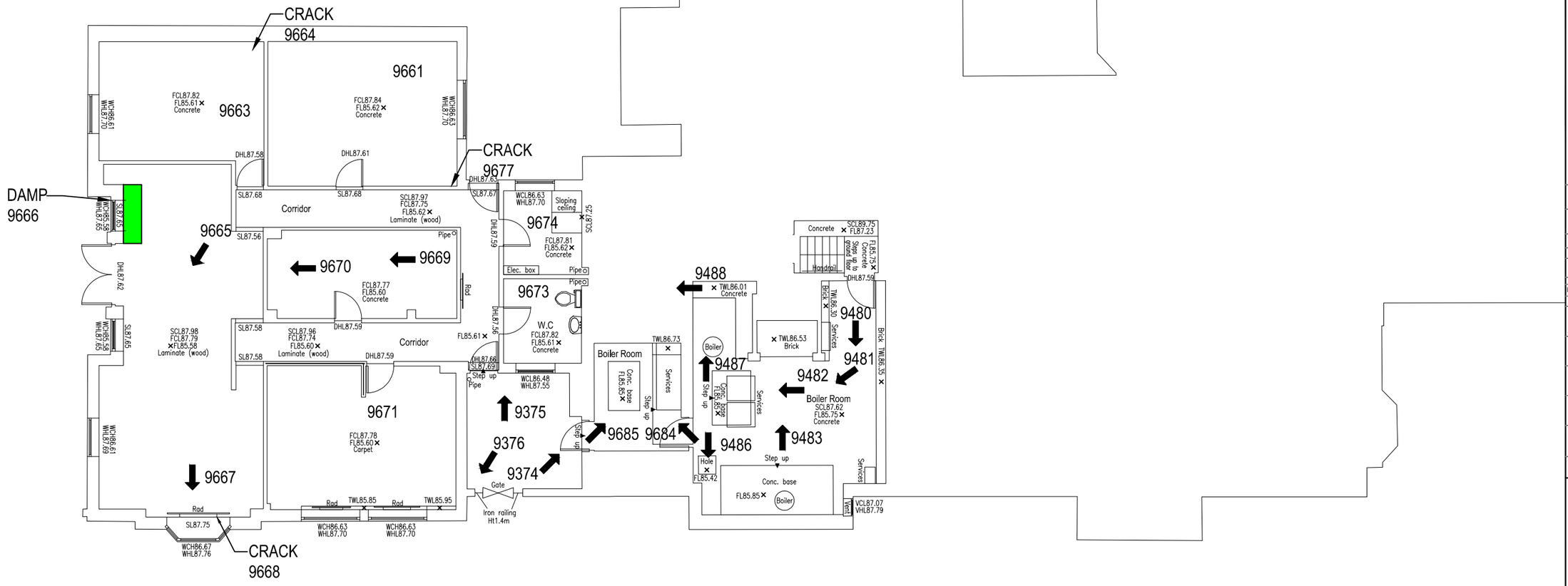
Drawing Title: Roof Plan

PM	Drawn	Checked	Authorised
--	JM	MI	-
Scale	Date	Date	Date
NTS @A3	11/11/2019	11/11/2019	--/--/--

Drawing No.: 2276_F_ROOF PLAN_01

Revision: --

BASEMENT



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Item	Hazard	Risk
-		

Rev	Description	By	Date	Chk'd	Auth
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Drawing Status: Feasibility

Project: Condition Survey

Building Name: The Hoo, London

Sub Site Name: 17 Lyndhurst Garden

Site Name: Hampstead

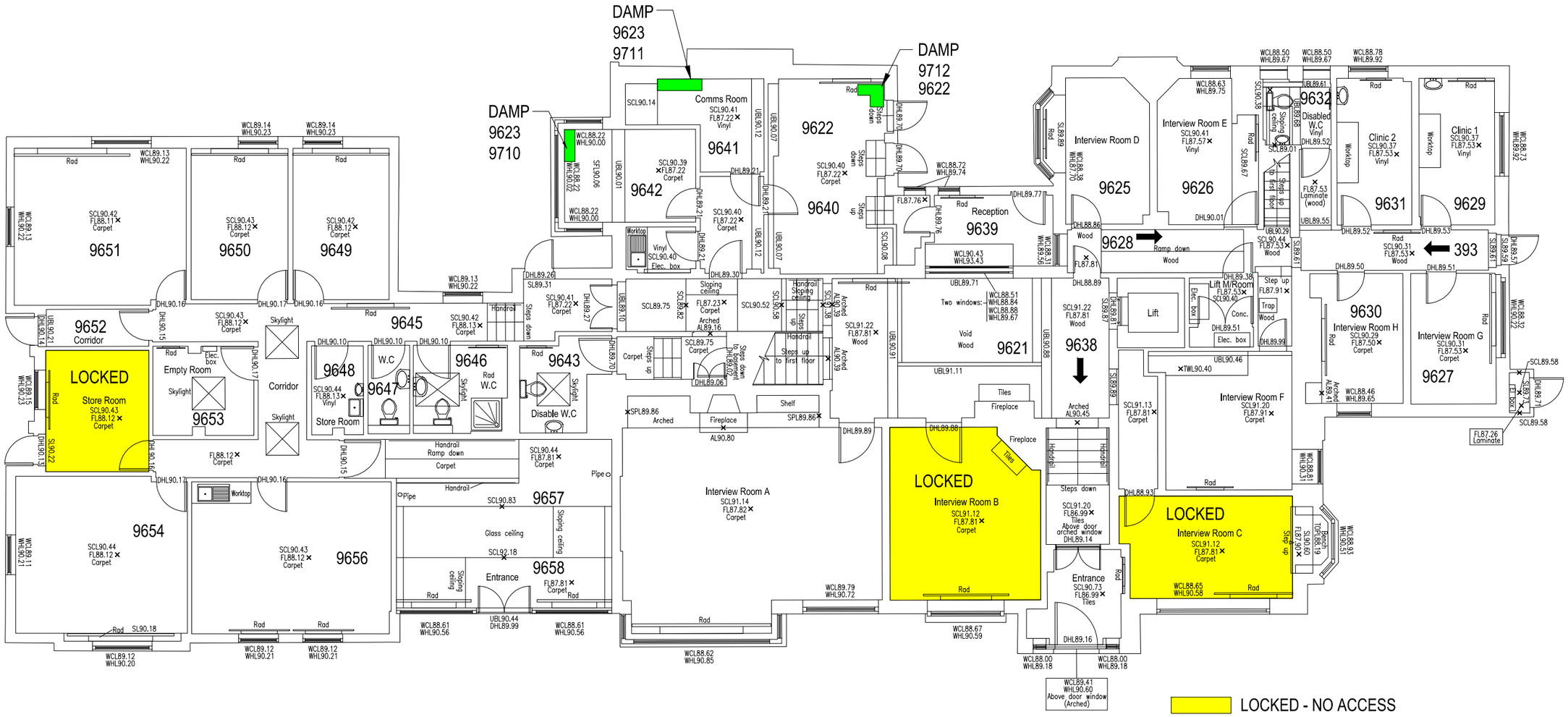
Drawing Title: Basement Plan

PM	Drawn	Checked	Authorised
--	JM	MI	-
Scale	Date	Date	Date
NTS @A3	14/11/2019	14/11/2019	--/--/--

Drawing No.: 2276_F_01

Revision: --

GROUND FLOOR



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Item	Hazard	Risk
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Rev	Description	By	Date	Chk'd	Auth
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Drawing Status: Feasibility

Project: Condition Survey

Building Name: The Hoo, London

Sub Site Name: 17 Lyndhurst Garden

Site Name: Hampstead

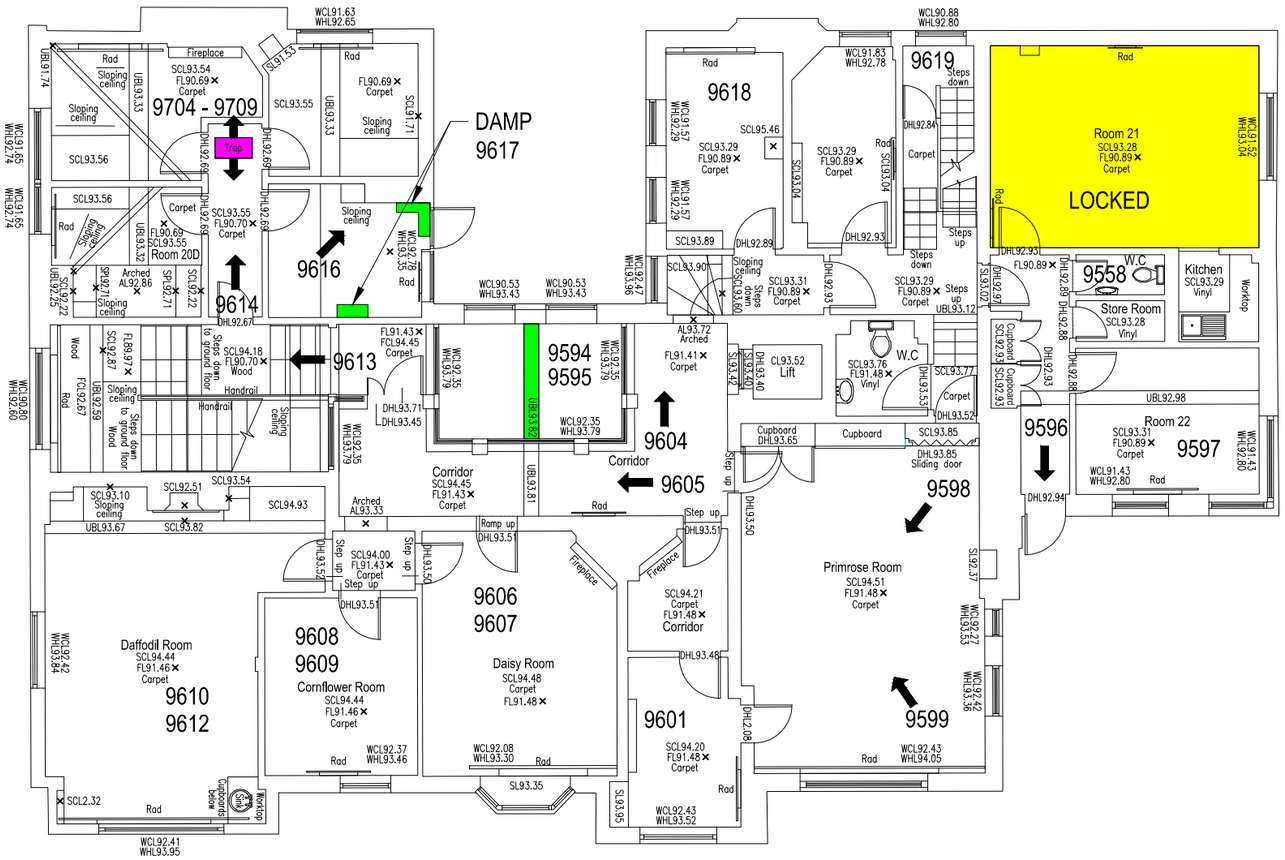
Drawing Title: Ground Floor Plan

PM	Drawn	Checked	Authorised
--	JM	MI	-
Scale	Date	Date	Date
NTS @A3	14/11/2019	14/11/2019	--/--/--

Drawing No.: 2276_F_02

Revision: --

FIRST FLOOR



LOCKED - NO ACCESS

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IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING SIGNIFICANT RESIDUAL RISKS :-

Item	Hazard	Risk
-		

Rev	Description	By	Date	Chk'd	Auth

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Drawing Status: Feasibility

Project: Condition Survey

Building Name: The Hoo, London

Sub Site Name: 17 Lyndhurst Garden

Site Name: Hampstead

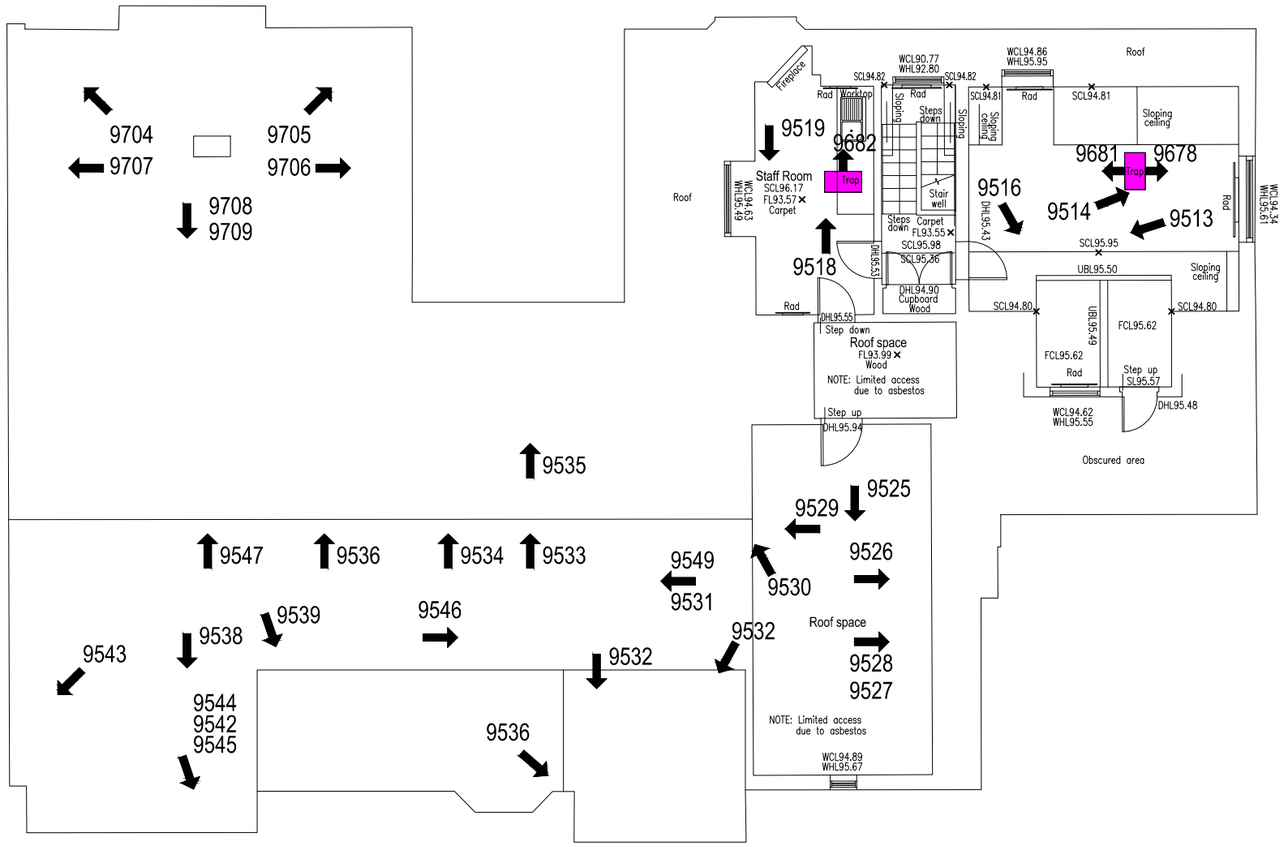
Drawing Title: First Floor Plan

PM	Drawn	Checked	Authorised
--	JM	MI	-
Scale	Date	Date	Date
NTS @A3	14/11/2019	14/11/2019	--/--/--

Drawing No.: 2276_F_03

Revision: --

SECOND FLOOR



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IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING SIGNIFICANT RESIDUAL RISKS :-

Item	Hazard	Risk
-		

Rev	Description	By	Date	Chk'd	Auth

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Tel: 0161 819 5252
w: www.sdaconsulting.co.uk

Drawing Status: Feasibility

Project: Condition Survey

Building Name: The Hoo, London

Sub Site Name: 17 Lyndhurst Garden

Site Name: Hampstead

Drawing Title: Second Floor Plan

PM	Drawn	Checked	Authorised
--	JM	MI	-
Scale	Date	Date	Date
NTS @A3	14/11/2019	14/11/2019	--/--/--

Drawing No.: 2276_F_04

Revision: --

APPENDIX C

PHOTOGRAPHS – SEE ACCOMPANYING CD