APPENDIX A

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20th May 2020

Mr B Whymark
Whymark and Moulton Ltd
14 Cornard Road
Sudbury
CO10 2XA

our ref LD17068
your ref

Dear Barry

31 Daleham Gardens, London NW3 5BU
Structural Damage arising from Fire on 21st November 2017

Following our recent telephone conversation, I now confirm and summarise my advice as to the structural condition of 31 Daleham Gardens.

I have attended the site on six occasions since the fire in November 2017. My brief has been to advise on structural stability, potential means of safe access and the extent of necessary scaffold shoring.

In the immediate aftermath of the fire extensive scaffold shoring was erected at the front and rear. The front wall remains reliant on a heavy array of scaffold shoring. Removal of a dangerous chimney and gable has allowed extensive shoring and high access scaffold at the rear to be taken down, giving a clear view of the rear and flank elevations. It is not safe to enter the building, but it has been possible to see through window openings (which are now all hoarded) and the main hallway area from the main entrance door.

Based-upon earlier inspections from the now-removed high-level scaffold, we warned that the two free-standing internal chimneys were unsafe and posed a potential hazard beyond the confines of the remaining brick envelope. We also condemned the second-floor masonry at the front left, the removal of which we have recommended together with the adjacent front wall gable.

The scope of damage in the non-original rear extension is impossible to access. All we know from looking through the ground floor windows is the extensive smoke and water damage caused by firefighting activities. In contrast, before it was removed, the high-level access scaffold afforded a clear view of the internal structure of main body of the four-storey building. Here the roof was completely lost, the exposed internal timber structure below has either collapsed, is severely charred or otherwise rendered unsalvageable by the fire-fighting activities. Our inspections through ground floor windows and tentative view from the front door reveal similar severe charring of all the first and second fix timber structure further down the building. See photographs below.

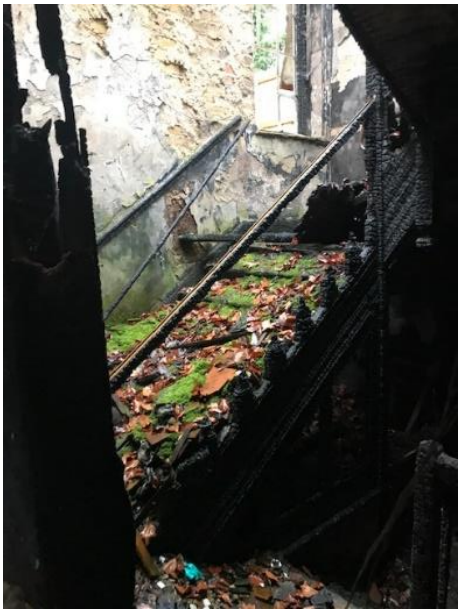
When we visited on 12th December 2019, it was evident from the main entrance door beneath the scaffold that intruders had entered the building. I observed evidence of the original fire debris in the main hall being disturbed and possessions from the flats that was formerly not present being scattered around. Of more concern was the presence of fresh masonry rubble and debris in the central hall.

This fresh debris is evidence of the inevitable deterioration of the roofless shell over the past two years. Whilst parts of the external surface of the masonry shell appear little affected, the main interior structure is all but destroyed. It is almost impossible to conceive of a practical means of safe working to remove and then replace the lost internal timber and damaged masonry structure and so reinstate the required lateral stability to the external brick envelope.

There is no feasible prospect either on grounds of cost nor safety by which the above ground elements of the building could be retained and repaired. The building is dangerous and I recommend demolition as soon as possible.

Yours sincerely

Michael Smith BSC CEng MICE
for **LESLIE DREW**



Interior View Taken Dec 2019

High Level View Taken April 2019