



SIMON LEVY ASSOCIATES



Chartered Building Surveyors

RICS

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Mr J. Bucknell
8 Chamberlain Street
LONDON
Nw1 8xb

EMAIL ONLY jonny.bucknell@virgin.net

22nd June 2018
Our reference: SL/jj

Dear Jonny,

Re: 8 Chamberlain Street, London NW1 8XB

With reference to my site inspection on 21st June 2018 and my meeting with Mr & Mrs Brinton (No. 9 Chamberlain Street), I confirm the following.

1. The party fence wall between the end of Chamberlain Street and No's 15, 16 and 17 Ainger Road is in a very dangerous and structurally unstable condition leaning eastwards towards Chamberlain Street by approximately 400 mm or thereabouts. I regard the wall as a dangerous structure and this is at risk of collapsing at any time.
2. The Registered Title documents in respect of No's 8 and 9 Chamberlain Street are attached. The area of land positioned to the eastern side of the party fence wall referred to in (1) above is not integral to the titles of No's 8 and 9 Chamber Street. As far as I can determine, the area of land positioned to the east side of the party fence wall described above is unregistered land or alternatively, in the ownership of the Local Authority/Highways Authority being the owners to Chamberlain Street.
3. I consider that the wall needs to be made safe as soon as practically possible either by temporary propping carried out by persons experienced in this field or alternatively, by taking down the wall to a safe level in a controlled and safe manner in accordance with a risk assessment that should be carefully prepared to safeguard site operatives. Although we discussed the prospect of this being done by you, I have reconsidered and strongly recommended against this.
4. I recommend that the owners to No's 15, 16 and 17 Ainger Road and the Local Authority (presumably Camden Council) are notified forthwith of the dangerous condition of the party fence wall concerned.
5. The wall will require complete reconstruction and before this process commences, administration under the Party Wall Etc. Act 1996 is required and should form the subject of further professional advice. Expenses and costs incurred in the reconstruction of the wall should be defrayed to the affected owners (including Camden Council) in accordance with the provisions of the Party Wall Etc. Act 1996.

I therefore look forward to receiving your instructions as soon as practically possible.

Lastly, I recommend that you send a copy of this letter to Mr & Mrs Brinton who own and reside at No. 9.

Yours sincerely,



SIMON LEVY FRICS
CHARTERED BUILDING SURVEYOR

Enc: Land Registry Title documents
Ordnance Survey Plan
Photographs