

Ref. 19124-Lei-c210205-cl03

15th January 2021

W/O 14131190

Wates
33-35 Jamestown Road,
Camden
London NW1 7DB

Email: paresh.divecha@wates.co.uk

Dear Paresh,

PROPERTY: 26 LEIGHTON ROAD, LONDON NW5 2QE

We confirm our brief given in recent works instruction from yourselves, to visit the above Property on to meet with Delaney Gordon of Wates and Contractors to observe opening up works to the plate supporting the front brickwork at the front portico of No. 26 Leighton Road. The site visit occurred on February 2021 in-front of the property. The meeting follows on from our report dated 15th January 2021.

We would make the following observations:

All directions are as if facing the front entrance of the property.

1.0 BRIEF DESCRIPTION (Extract of our Previous Report dated 13th July 2020)

The building is two storeys with a semi basement on the right-hand side. The building has listed building status (Grade ii) and dates to the first half of the 19th century although there is a mention of alterations having been undertaken to the building in 1976.



- 2.0 OBSERVATIONS (During opening up works dated 4th February 2021)
- 2.1 The opening up works determined that there is a 51mm (2") thick by 13mm (1/2") plate that supports 290mm of rendered brickwork above. The plate spans over the 880mm opening in the portico.
- 2.2 The plate has visible rust but generally appears to be solid with minimal reduction in overall size due to oxidation.
- 2.3 There is evidence of a relatively new flat roof having been installed over the Portico. The plasterboard on the underside of the roof (ceiling of portico) has no cracks or discolouration. The plasterboard suggests that the roof is likely to be timber construction.
- 2.4 We note that there is some vegetation growing to the left-hand side of the portico adjacent with the flank wall of the building.
- 2.5 There are cracks to the render which appear to be historic and were noted on our previous reports.
- 2.6 There are also small cracks to the coping of the portico of the order of 1mm.

4.0 Discussion

- 4.1 The support plate appears to have a substantial structural thickness. In light and the building being a Grade 2 Listed Building we believe that it is viable to keep the plate. Remedial works will need to be undertaken to the plate which will involve cleaning the rust and providing a protective coating. This will then allow the brickwork and render to be re-instated as required. The render will need to be agreed with the Architect and Conservation officer.

The opening in the brickwork is approximately 880mm which will allow the brickwork to arch above the opening with the plate providing some additional support.

- 4.2 We note that the ceiling of the flat roof appears to consist of plasterboard which had no signs of cracks or discolouration. We therefore assume that the flat roof is likely to be constructed with timber joists and not clinker concrete which was first suspected by the surveyors. As the roof finish appears to be relatively new, we will not be undertaking any works to open up this area as no defects were observed to the ceiling of the roof.

5.0 Recommendations/Specification

- 5.1.1 We have provided a drawings for the remedial structural works to the plate. This is provided in drawing 19124-spec01. In this we recommend that the following specification be adopted for cleaning and providing a protective coating on to the existing plate:

- Cleaning of Plate:

Surface preparation of plate to Swedish standard SA 3.0. This can be undertaken using a brass hand brush to remove aggressive areas of rust. This is to be followed by sanding down of the surface with emery paper taking care to remove all rust. The plate should then be thoroughly cleaned of all rust, dirt, grease to leave a clean surface. Power towels should only be used by trained technicians which have expertise in cleaning this type of ironwork otherwise this should be limited to hand tools to prevent damage.

- Protective Coating of Plate:

Two coats of rich Zinc based Primer.
One coat of micaceous iron oxide.

- 5.1.2 We recommend that once the plate has been cleaned and painted that the brickwork is reinstated locally with a mortar mix to best match the original. We note that the render above is significantly cracked and will require remedial works which we understand will be undertaken by the Architect. Following on from this the portico will require redecorating.

In the meantime, if you require any further information please do not hesitate to call.

Yours sincerely



Christiana Papamichael
BEng, M.Sc., CEng, MICE, ACGI
For and on behalf of Ellis and Moore Consulting engineers

DISCLAIMERS

1. This report does not constitute a full survey of the premises.
2. Except where specifically indicated in the report, woodwork, brickwork or other parts of the property or its services, which are covered, unexposed, or inaccessible, have not been inspected and this report does not constitute any warranty that any such parts of the property are free from defects.
3. This report is prepared for the use of the person, firm or company to whom it is addressed (and that of any other person, firm or company whose interest was disclosed to us prior to its preparation) and no responsibility is accepted by us to any other party whatsoever for the whole or any part of its contents.
4. It is necessary as a result of specific changes in professional indemnity insurance to clarify the scope of our services in respect of asbestos, fungus and mould. For the avoidance of doubt this practice does not accept any liability or responsibility for or in connection with the detection, monitoring, treatment, eradication or removal of these substances either implied or otherwise within the scope of our services. Notwithstanding your legal obligations, it is strongly recommended independent professional surveys be carried out on any existing building that is to be the subject of development, refurbishment or alteration works to identify the presence of such substances and give recommendations for treatment and or removal.



Plate 1: Front Elevation (Photo taken 13th July 2020)



Plate 2: Front Portico (Photo taken 13th July 2020)



Plate 3a & 3b: Front Portico (Provided by Wates – surveyors)



Plate 4a&b: Exposed Rusted Plate



Plate 5a&b: Exposed Rusted Plate



Plate 6: Thickness of exposed plate.



Plate 7: Cracked render