



Architecture Surveying Engineering

**Ms. Dorothy Tsitouras**  
**12 Farm Road**  
**Edgeware**  
**HA8 9LU**

**19 January 2022**

Dear Ms Tsitouras,

**Re: Flat 23 Laney Buildings Portpool Lane London EC1N 7UL**  
**Building Layout Alterations Structural Appraisal**

We have visited the property and carried out an inspection to review the structural impact of the proposed removal of the existing internal partition walls, which currently form the kitchen.

Following the intrusive opening up at Flat 23 Laney Buildings and our inspection, it has been revealed that the floor structures are of a filler joist construction. This construction is consistent with a building of this age and use.

The intrusive works revealed the floor structures span over the internal partitions onto 215mm loadbearing walls. We therefore confirm that the proposed architectural layout, Existing and Proposed Plan General Arrangement P101E, may be used without further structural intervention.

Note that:

The external inspection of the building was limited to those parts which could be seen from ground level from within the boundaries of the site and from accessible public areas and from within the property to parts.

No investigations have been carried out to determine whether or not any deleterious or hazardous materials have been used in the construction of this property or have been subsequently incorporated. It is therefore not possible to report that the property is free from risk in this respect.

This report should be construed as a comment on the overall condition of the property

We have restricted our inspection to those parts of the building that were accessible, exposed or uncovered at the time of inspection..

If you have any queries regarding this please do not hesitate to contact me.

Yours sincerely,

*G Hunter*

**Gary Hunter, BSc Hons MRICS MCABE**  
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