

**PLANNING DESIGN AND ACCESS STATEMENT
FOR LISTED BUILDING CONSENT**

AT

**38 GLOUCESTER CRESCENT, LONDON NW1 7DL
ON BEHALF OF
SIMON ROBERT-TISSOT**



March 2022

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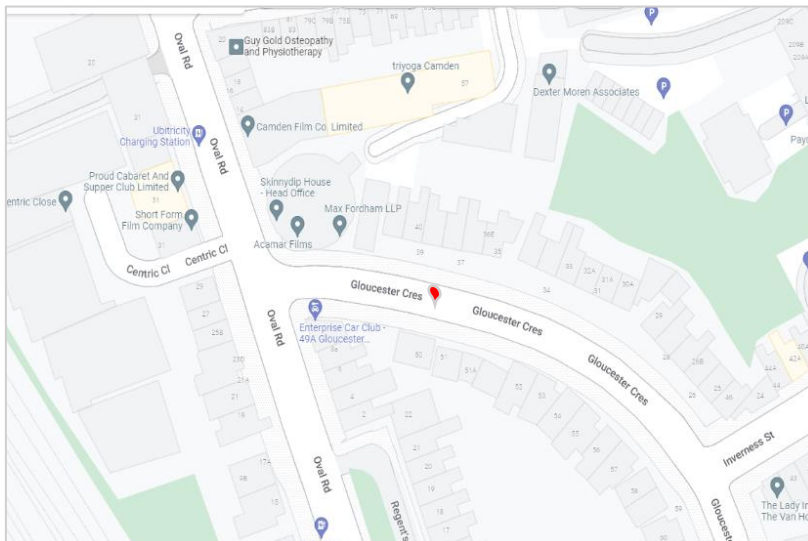
1. INTRODUCTION

Brooke Vincent + Partners are instructed by Mr Robert-Tissot to submit a listed building consent application with regards to the necessary repairs to flood damage and other essential repairs at the property.

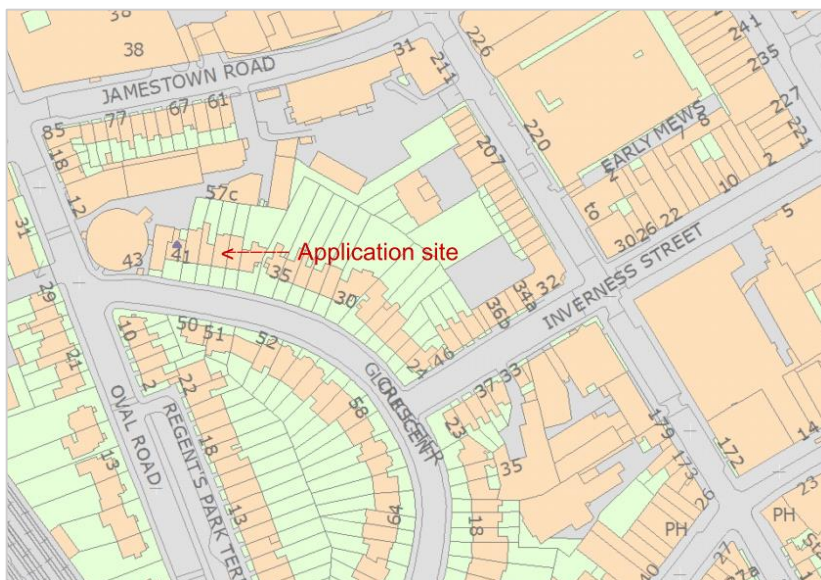
The objective of this statement is to support the Listed Building Consent Application for works to a Grade II listed building.

2. SITE AND AREA ANALYSIS

Extract from Google Maps to highlight the general location of the application site:



Extract from Historic England showing the application site within its neighbouring area:



The application property is a Grade II listed building forming part of the terrace 36-41 Gloucester Crescent. Property details on Historic England are given as follows:

Terrace of 6 houses. Mid C19. Yellow stock brick with channelled stucco ground floors and stucco first floor bracketed window cornices, third floor cornice and main cornice. Four storeys and basements. Two windows each; end houses each with additional window in recessed entrance bays. Entrances have panelled doors with overlights; end houses flanked by pilasters, Nos 37 & 38 and 39 & 40 paired in prostyle porticos. Recessed ground floor sashes tripartite with bracketed mullions, except end houses which have 2 sashes with margin glazing each.

All have keystones and bracketed sills. Upper floor sashes mostly with glazing bars, diminishing in height to top floor; bracketed balconies with geometrically patterned cast-iron railings to first floor sashes. INTERIORS: not inspected.

3. DESIGN AND ACCESS STATEMENT

A three-storey closet wing extension and adjacent one-storey extension (conservatory) were added to the rear of the house prior to it being listed on 11 January 1999. The basement of the original house comprises a vault, hallway, dining room to the front and kitchen to the rear. The current owners were granted permission to replace a skylight in the conservatory with a lantern roof in 1999; Drawings attached as Appendix 2.

The conservatory extension roof is asphalt with a lantern light and parapet walls to the rear elevation and boundary with 39 Gloucester Crescent. There is a single rainwater outlet to the west of the lantern light.

Flash flooding during the summer of 2021 resulted in overloading of the single rainwater outlet and affected the conservatory, closet wing basement and kitchen. A smaller amount of water came into the basement at the front of the house in the vault and hallway.

The necessary flood damage repairs comprise:

- (a) Replacement of water damaged kitchen.
- (b) Replacement of water damaged plasterboard ceiling to conservatory extension.
- (c) Replacement of water damaged plaster to the conservatory, closet wing rear room and parts of the kitchen.

- (d) Replacement of water damaged flooring.
- (e) Re-tanking the vault and hallway.

Additional and associated works:

- (i) As part of the investigation into the extent of water damage, it was established that the kitchen suspended floor joists bear directly on subfloor piers with no damp proof course. The moisture content of the joists assessed in January 2022 local to the piers was circa 18-20%. It is proposed to remove the non-original, patch repaired kitchen floorboards to enable introduction of a polyethylene damp proof course beneath all joists and to treat the joists with a 20% boron solution.
- (ii) It is proposed to lay a porcelain tile floor covering to the kitchen and conservatory. To achieve continuous floor levels between the kitchen and the dining room, it is proposed to replace the floorboard covering to the kitchen with plywood and to lay porcelain tiles on a Ditra isolating membrane. It may also be necessary to adjust the height of the sub floor piers in conjunction with work under item (i) to achieve a continuous floor level.
- (iii) It is assumed that floor joists to the dining room may also bear directly on the subfloor piers and investigation to establish this will be carried out as part of the building contract with a polyethylene damp proof course introduced as necessary and the joists treated with a 20% boron solution.
- (iv) Repair and replace damaged dining room floorboards with salvaged boards to match the existing and replace the hearth tiling.
- (v) Sub floor ventilation to the original house was blocked by the installation of concrete floors to the closet wing basement room and the conservatory extension. It is proposed to lift and re-lay the conservatory extension floor introducing a channel to provide ducted passive ventilation to the basement sub floor void.
- (vi) A damp survey was undertaken by Kenwood Plc on 3 February 2022, as Appendix 3 of this statement. The report recommended the introduction of a chemical damp proof course and waterproof plastering/tanking as identified on the drawing on Page 4 of the report. It is proposed to carry out this work to maintain the fabric of the building, which will require temporary local removal and reinstatement of wainscoting to the dining room.

- (vii) The Kenwood Plc report recommended the removal of the timber sub floor to the kitchen and dining room and its replacement with a concrete floor. This work is not proposed. Refer to items (i) and (iii) above for proposed remedial measures to safeguard the kitchen and dining room floors.
- (viii) The Kenwood Plc report recommended replacement of the tanking to the vaults and passageway and this work is proposed.
- (ix) The rear party fence wall with 37 Gloucester Crescent leans towards the application property. The lean is such that movement is self-propelling and rebuilding the wall is proposed to avoid collapse. It is proposed to rebuild the wall in its entirety to its existing profile using existing bricks from new foundations and bricks bedded and pointed in lime mortar. Matching salvaged London Stock bricks will be sourced as required where bricks are weather damaged beyond use and/or missing.
- (x) Form an overflow outlet to the conservatory extension rear parapet in the position indicated on photographs 2 and 3. The proposed position of the outlet is to the side of the parapet as working space centrally is restricted by the lantern light. The outlet will be approximately 112mm wide over approximately 2 to 3 brick courses high. It will be asphalt and lead lined on WBP plywood to form an overflow and its base will be above the level of the asphalt roof so that it only becomes effective in the event of the rainwater outlet being overloaded.
- (xi) To the front of the property the entrance drive and basement lightwell are York stone paved. Desiccation of the subsoil and root action has resulted in erosion of the sub-base. It is proposed to lift and set aside the stone paving, consolidate the base, import granular fill and to re-lay the York stone paving to level.
- (xii) In conjunction with works to the front driveway, it is proposed to install 6mm electrical cables for the provision of electrical vehicle charging points beneath the paving. The charging points are to be installed at a later date and the cables will be terminated above paving level in a junction box.

4. **CONCLUSION**

There is limited work to the original fabric of the building. Where proposed, the work is intended to preserve the original fabric by way of introducing physical and chemical damp proof courses. Associated damp proofing measures comprise replacing water damaged plaster in part with waterproof tanking.

The work to the original fabric of property externally comprises the rebuilding of the rear party fence wall with 37 Gloucester Crescent. This work is intended to maintain the fabric of the property by taking preventative measures against the collapse of the wall.

APPENDIX 1
SUPPORTING PHOTOGRAPHS

LISTED BUILDING CONSENT APPLICATION

**38 Gloucester Crescent
London NW1 7DL**



**Photographs 1 - 9
in support of listed building consent application**

BVP
BROOKE VINCENT + PARTNERS



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Photograph 1 - Kitchen floor - non-original floorboards and patch repaired.



Photograph 2 - Conservatory extension roof.



Photograph 3 - Proposed overflow outlet to rear parapet of conservatory extension.



Photograph 4 - Front drive



Photograph 5 - Party fence wall with 37 Gloucester Crescent.



Photograph 6 - Party fence wall with 37 Gloucester Crescent.



Photograph 7 - Party fence wall with 37 Gloucester Crescent.



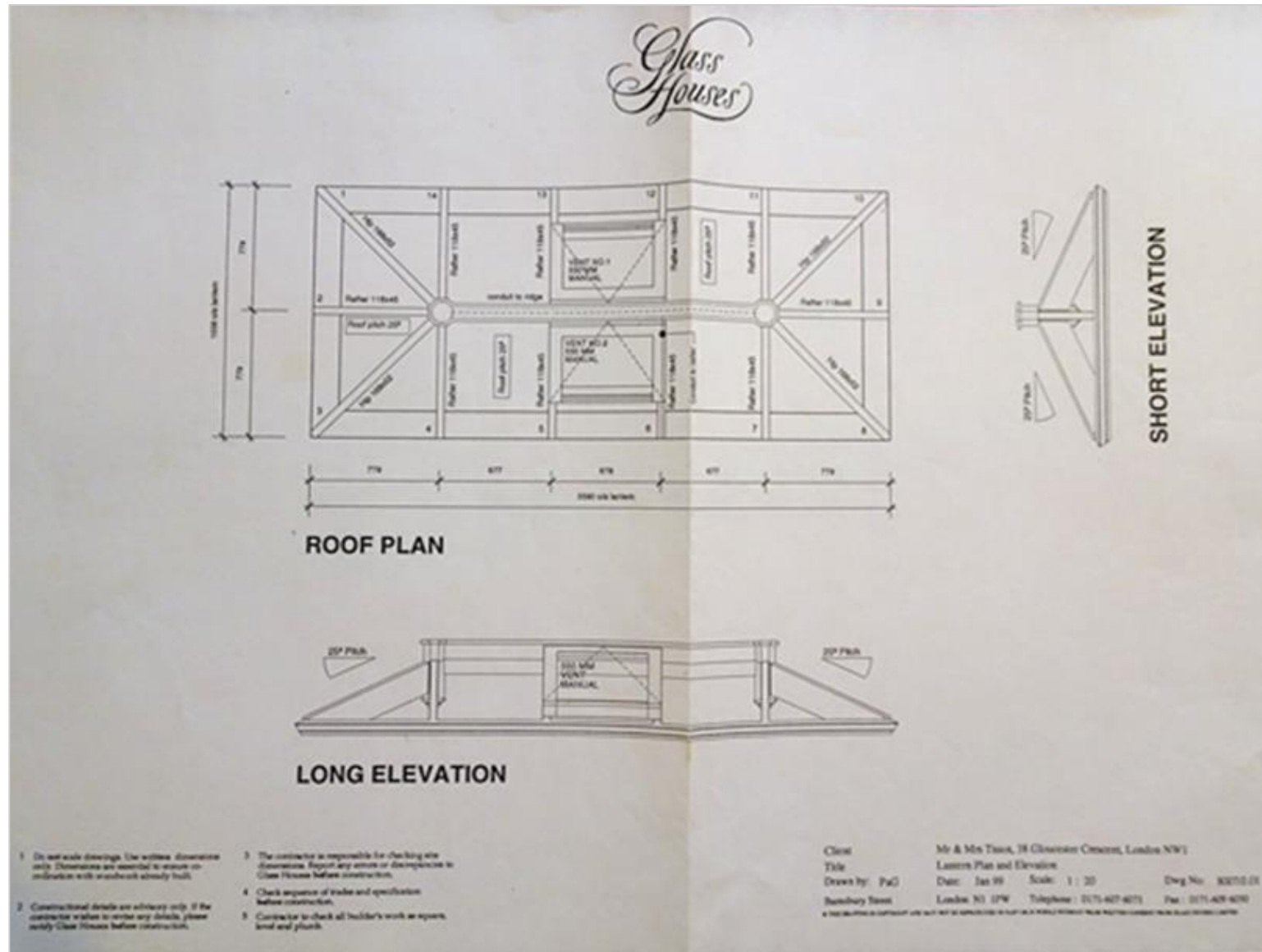
Photograph 8 - Cut floorboards requiring repair/possible replacement to dining room

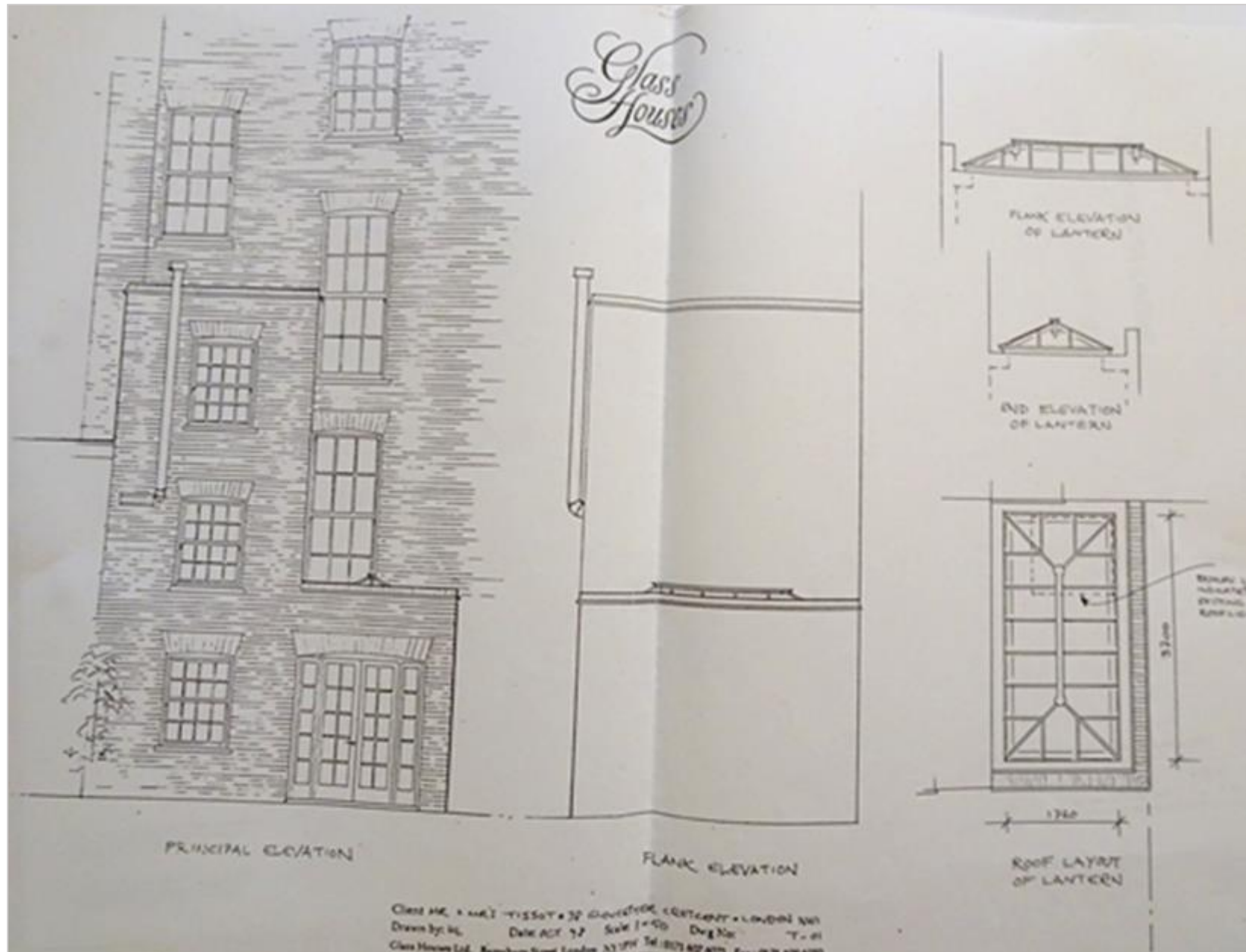


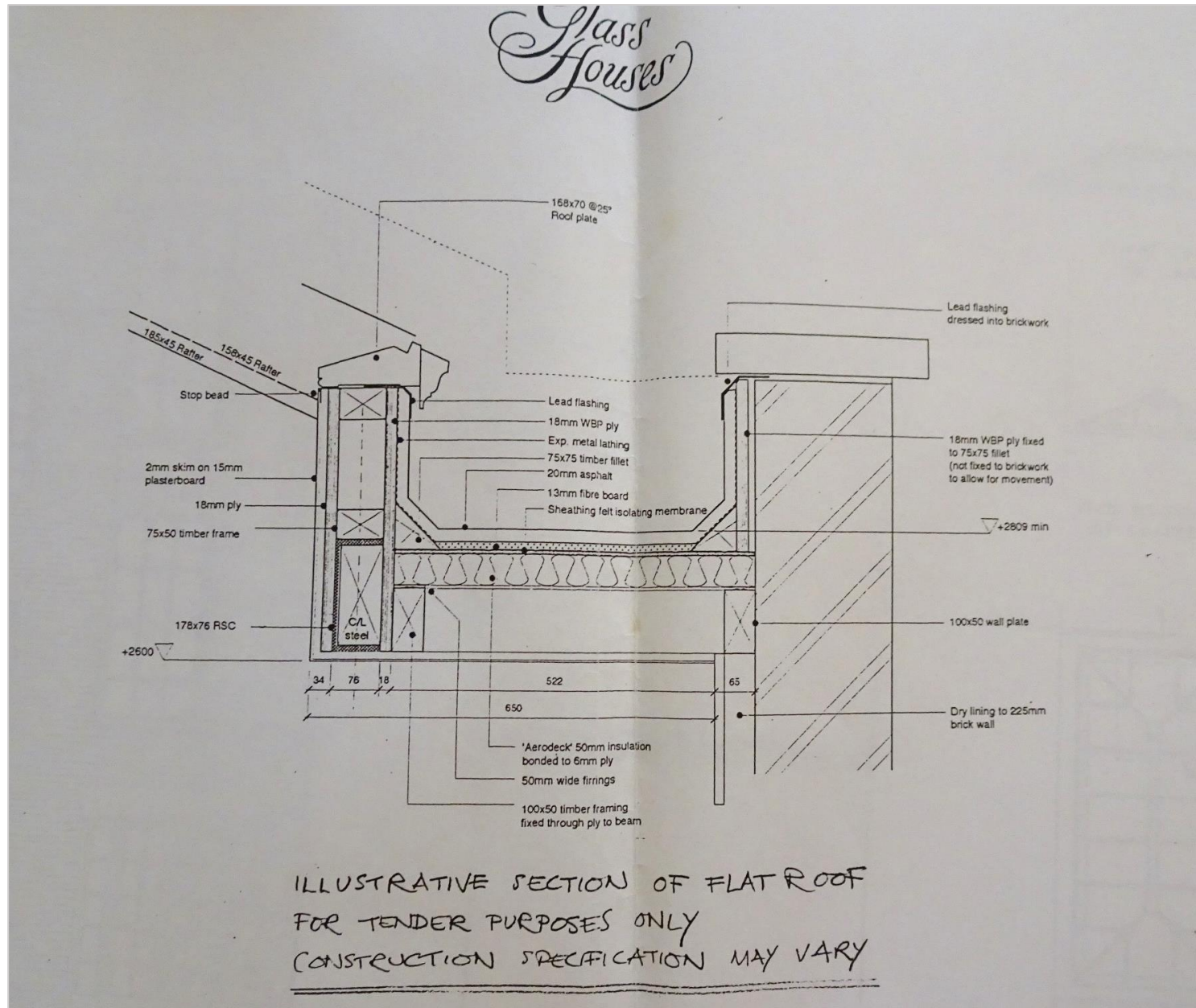
Photograph 9 - Cracked non-original tiles to hearth.



APPENDIX 2
CONSERVATORY DRAWINGS







APPENDIX 3
KENWOOD PLC REPORT

Kenwood plc.

The leading damp-proofing, woodworm and dry rot specialists

Report and Quotation



Chartered Building
Company



The British Wood
Preserving &
Damp Proofing
Association



Federation of
Master Builders



Property Care
Association



Guarantee
Protection
Insurance



Accredited
Contractor





Kenwood Plc, are the leading specialists in the diagnosis and treatment of dampness, timber infestation and decay.

Your property is an important investment and at Kenwood Plc, we recognise the importance of providing clear, concise quotations, ensuring that when remedial works are required, they can be carried out efficiently and with the minimum inconvenience.

We are a market leading company, established for over 25 years, offering the highest standards of quality and service. We have a wide range of systems and products available for the treatment of rising dampness, basement waterproofing and tanking, along with Kenwood ventilation systems for mould control and condensation.

Our timber treatment service includes the eradication and control of woodworm infestation along with treatment of Dry rot and Wet rot.

Enclosed is our quotation specific to your enquiry and detailing the extent of the inspection carried out and the treatments recommended. Our detailed report explains the nature of the defects identified and provides our recommended solution, along with a competitive quotation for the treatment.

We offer comprehensive guarantees on our works and combined with our reputation for quality, you can rest assured that your property is in safe hands.

We trust this report is in accordance with your instructions and should you wish to discuss any aspect, please do not hesitate to contact us.

Our offices are open from 8am until 7pm Monday - Friday and 8am until 12noon on Saturdays.

DOMESTIC & COMMERCIAL

Kenwood Plc attend over 20,000 properties each year for both domestic and commercial clients. Our extensive experience in this type of work, combined with competent fully trained staff ensures works are carried out to the highest standards.



Our treatments are carried out for home owners and property professionals alike, to properties ranging from private flats and houses, to shops, offices, schools, churches, local authorities, housing associations, property management companies, chartered surveyors and building contractors.

Why not ask about our 0% finance offers (subject to status)

Comprehensive insurance backed guarantees available | High standards of workmanship | Prompt efficient service



Your Guarantee

Not only is our reputation for reliability second to none, but in addition to our own comprehensive guarantees, we offer additional insurance backed guarantees for a small fee.

Our pedigree is your guarantee of excellence and ensures that if our work is faulty in any way, it will be rectified absolutely free of charge. You will be secure in the knowledge that you are covered by the most comprehensive support available. Therefore you can be sure that when your property is covered by a guarantee from Kenwood, its 'As safe as houses'.



**The leading damp-proofing, woodworm
and dry rot specialists**

Head Office:	London	0208 950 9070
Kenwood House, 9 Greenhill Crescent,	Watford	01923 242441
Watford Business Park,	Reigate	01737 226633
Watford, Herts.	St. Albans	01727 846949
WD18 8QU	Slough	01753 511154
	Luton	01582 726565

Simon Robert- Tisset
38 Gloucester Crescent
London
NW1 7DL

www.kenwoodplc.co.uk

Thursday, February 03, 2022
Our Ref No: 00353140

Dear Simon Robert- Tisset,

Re: Lower Ground Floor Only, 38 Gloucester Crescent, London, NW1 7DL.

Further to your recent request, we are pleased to provide our quotation for the installation of a new damp proof course to the walls indicated red/blue on the attached sketch plan.



A new damp-proof course will be installed, combined with a lateral tanking system, incorporating cementitious tanking and waterproof renderings.

Many buildings constructed after 1875 included some form of damp proof course, however where this is absent, bridged or defective, dampness will rise into the walls eventually causing damage to plaster and internal finishes.

External Observations

Our Surveyor noted external defects which can lead to water penetration including defective roof coverings and external steps therefore you should arrange for repairs to these items by others.

Kenwood Plc's damp proofing and specialist rendering systems provide a reliable, highly effective method for the treatment of dampness and are covered by the most comprehensive guarantees available.

As market leading experts, established for 35 years, you can be assured of the highest standards of service, combined with our technical expertise, ensuring appropriate, effective treatments for your property.

Proposed Treatment

We recommend that the skirting boards are removed and where possible set aside for re-use. The wall plaster shall be removed from floor level up to a height of approximately one metre (or as shown on the sketch plan) and the debris taken from site and safely disposed of. The mortar bed at the base of the wall shall be pattern drilled using a series of 10mm holes to the necessary depth.



The wall area shall then be pressure injected using a specially formulated solution of Kenwood silicate injection fluid, until the entire depth of the wall is fully impregnated.

The surface of the brickwork must then be tanked using Kenwood SWS cementitious tanking system, in conjunction with pressure injected waterproof resins.

Where a treated wall adjoins an untreated wall, a vertical damp-proof course shall be installed, by drilling vertically to the necessary height, and injecting a chemical damp proof course.

The position of the vertical damp-proof courses are shown on the enclosed sketch plan.

The wall plaster in the areas shown, will be replaced using the Kenwood plc specialist rendering system. Kenwood premix waterproof rendering system is factory produced and consists of specially blended dried sands, cement, lime, and aggregates along with polypropylene fibres to reduce shrinkage.



Additionally salt inhibitors and waterproofers are added, to combat the ground salts and allow replastering immediately after the damp course installation.



The improvements associated with Kenwood plc waterproof rendering system ensure perfectly batched renders everytime, purpose designed to complement our range of damp proofing systems.

Our rendering system is specifically designed for use on damp walls and removes the risk of poorly batched renders which are commonly responsible for the failure of otherwise effective damp treatment.

Kenwood waterproof rendering system is applied by our own operatives, ensuring complete quality control at all stages.



***The leading damp-proofing, woodworm
and dry rot specialists***

The walls will then be skim coat plastered to provide a smooth finish.

We provide a fixed price for our waterproof rendering and plaster works, which quite uniquely to Kenwood Plc., ensures that once the plaster is removed, irrespective of the plaster thickness, we do not make any additional charge for particularly thick plaster.



When comparing quotations, it is important to note that most companies provide a 'estimated' cost for this work, normally made upon the assumption that plaster does not exceed a certain thickness (often 18-25mm) and they will make an additional charge if once the plaster has been taken off the wall, it is found to exceed this thickness.

You can be assured with Kenwood Plc, that the price we quote for the rendering and plastering, is the price you will pay and we do not request any additional charges if thicker plaster is encountered. You can be confident therefore that the quoted price for the works specified remains fixed.

Kenwood Damp-Proofing Plc., are the leading damp-proofing and timber treatments company and offer only the most professional services. All works are carried out by our own fully trained personnel and quite uniquely to our industry, we never use sub-contractors. You can be assured therefore of complete quality control throughout all stages of the damp proofing works. Our reputation for quality is second to none.

We attend over 15,000 properties each year for both domestic and commercial clients. Our treatments are carried out to a wide range of properties from residential flats & houses, to schools, hospitals, local authority properties, mansion houses, churches, and many Government Buildings.

We carry out works directly for all major banks and building societies, a small selection of which are listed below.

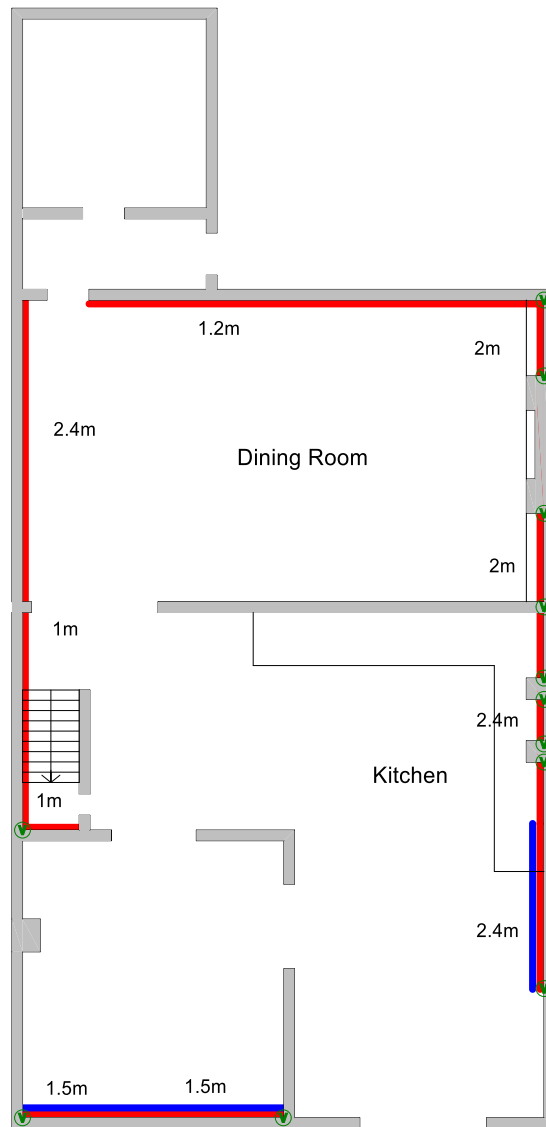
Abbey National, Alliance & Leicester, Barclays Bank, Cheltenham & Gloucester, Halifax, Lambeth Building Society, Leeds & Holbeck and the Woolwich, along with Architects, Chartered Surveyors, and major house builders including Barratt Homes, Charles Church, Crest Nicholson, Fairview Developments PLC, Mowlem/Carrilion, Wimpey Homes and the National House Building Council (NHBC).




You can be assured therefore that your property cannot be in safer hands than with Kenwood PLC. All our installations are carried out to the highest standards and covered by the most comprehensive guarantees available. This report should be read in conjunction with the Additional Information at the back of this report.



NOT TO SCALE



 Damp proof course (including waterproof replastering)

 Damp proof course and waterproof tanking

 Vertical Damp Proof Injection

Dimensions indicate height of replastering

Lower Ground Floor Only,
38 Gloucester Crescent, London, NW1 7DL.

Thursday, February 03, 2022
Our Ref No: 00353140



Kenwood plc.

The leading damp-proofing, woodworm and dry rot specialists

Quotation

Re: 38 Gloucester Crescent, London, NW1 7DL

To remove skirting boards and plaster	£ 1980.00
To provide a pressure injected chemical damp-proof course and apply tanking	£ 2275.00
To re-render and plaster the treated walls as indicated in accordance with our specification.	£ 4615.00
Total Cost of this quotation (Excl V.A.T)	£ 8870.00

NOTE:- Many companies charge extra if once the plaster is removed, it is found to be thicker than 25mm. We DO NOT, our quotation is a fixed price.
Existing sound skirting boards will be refixed free of charge.

Terms of Payment

Payment can be made by cheque, debit / credit card or bank transfer.

On settlement of the account a full **TWENTY YEAR WRITTEN GUARANTEE** will be issued against rising dampness and a ten year guarantee for the tanking system. In addition to our own comprehensive guarantees, we also offer further insurance backed guarantees for a small charge, therefore offering the ultimate protection for your property.

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Spread the cost of your kenwood plc over 1 year with
Phoenix Financial Consultants

Phoenix Financial Consultants Ltd (Company no. 7836334) is authorised and regulated by the Financial Conduct Authority (Financial Services Register no. 539195) and acts as credit broker introducing loans from a panel of lenders.

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financial consultants

Kenwood Damp Proofing Plc is an introducer appointed representative of Phoenix Financial Consultants Limited ("Phoenix"). Phoenix is a credit broker that is authorised and regulated by the Financial Conduct Authority (Financial Services Register No. 539195) which offers finance for home improvement projects from its panel of lenders. All finance subject to status and credit checks.

We hope this report / quotation meets with your approval and should you wish to discuss any aspect, please do not hesitate to contact us.

Our offices are open from 8am until 5.30pm Monday – Friday and from 8am until 12 midday on Saturdays.



**The leading damp-proofing, woodworm
and dry rot specialists**

Head Office:	London	0208 950 9070
Kenwood House, 9 Greenhill Crescent,	St. Albans	01727 846949
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Watford, Herts.	Brighton	01273 358111
WD18 8QU	Watford	01923 242441
	Oxford	01865 920111
Fax: 01923 254111	Slough	01753 511154
www.kenwoodplc.co.uk	Luton	01582 726565

Simon Robert- Tisset
38 Gloucester Crescent
London
NW1 7DL

Thursday, February 03, 2022
Our Ref No: 00353140

Dear Simon Robert- Tisset,

Re: Lower Ground Floor Only, 38 Gloucester Crescent, London, NW1 7DL.

Further to your recent request please find enclosed our quotation for the floor replacement within the lower ground floor dining room and kitchen only as requested to our surveyor Mr David Tarelli CSRT on the 1st February 2022.

The dining room and kitchen flooring timbers shall be cut out, removed from site and destroyed by Kenwood Plc. The sub-floor area cannot be properly ventilated and therefore replacement in concrete is recommended.

A new concrete floor will be laid over insulation and damp proof membrane, followed by a screed finish.

To carry out the above floor replacement works.	£10500 + VAT
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Your own contractors should be employed to remove all obstructions, including the timber stairs, prior to our attendance, replacing afterwards together with skirting boards as required.

We hope this meets with your requirements and assure you of our best attention at all times.

Yours Sincerely

Gary Petrie

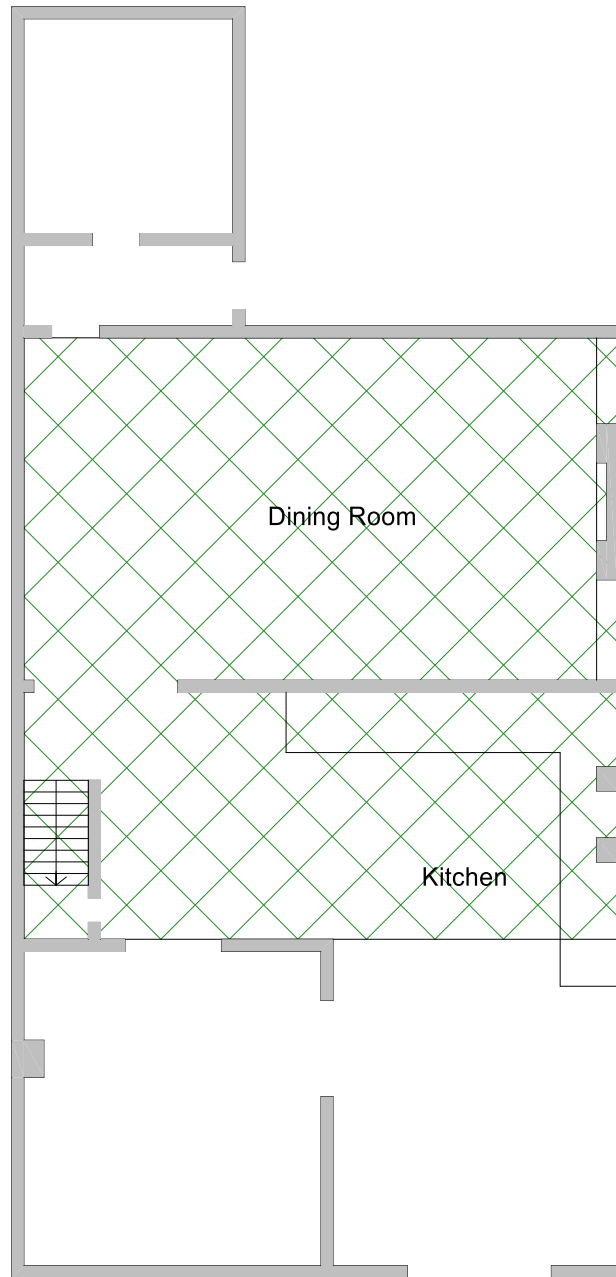
Gary Petrie BSc(Hons) MCIOB, MCABE, CSSW



Kenwood plc.

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NOT TO SCALE



Concrete floor to be laid

Lower Ground Floor Only,
38 Gloucester Crescent, London, NW1 7DL.

Thursday, February 03, 2022
Our Ref No: 00353140



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Simon Robert- Tisset
38 Gloucester Crescent
London
NW1 7DL

www.kenwoodplc.co.uk

Thursday, February 03, 2022
Our Ref No: 00353140

Dear Simon Robert- Tisset,

Re: Lower Ground Floor Only, 38 Gloucester Crescent, London, NW1 7DL.

Further to your recent request, we are pleased to provide our quotation for the waterproofing tanking treatments set out on the attached sketch plan.

External Observations

Our Surveyor noted external defects which can lead to water penetration including defective roof coverings and external steps therefore you should arrange for repairs to these items by others.

Kenwood SWS tanking system provides a highly effective method of waterproofing new and existing structures utilising multi coat dense renders and waterproof slurry.

Our waterproof tanking has the added benefit of not requiring sumps / pumps to be installed and maintained, often required with other methods of waterproofing.

Proposed Treatment



We recommend that the walls, masonry ceilings and soffits are prepared by removal of existing wall plaster and paint coatings where present, using a 110V electrical breaker and diamond surfacing. The masonry surfaces are then keyed and prepared as necessary ready to receive the tanking.



Kenwood plc.

**The leading damp-proofing, woodworm
and dry rot specialists**

The walls and exposed masonry ceilings shall then be tanked by utilising a combination of Kenwood high performance render base coats consisting of specially selected, dry grade aggregate, waterproof concrete, which provides a rapid setting, high strength render to prevent water ingress. The masonry is then treated with multi coat application of Kenwood SWS chemically modified tanking, prior to the application of our salt retardant waterproof renderings. The waterproofing is finished as render finish.



Kenwood Cementitious tanking is a versatile waterproofing system, purpose designed for the waterproofing of sub ground vaults and basements and bonds to the structure to form an integrated waterproof coating which will prevent the transmission of ground water from earth retaining structures.

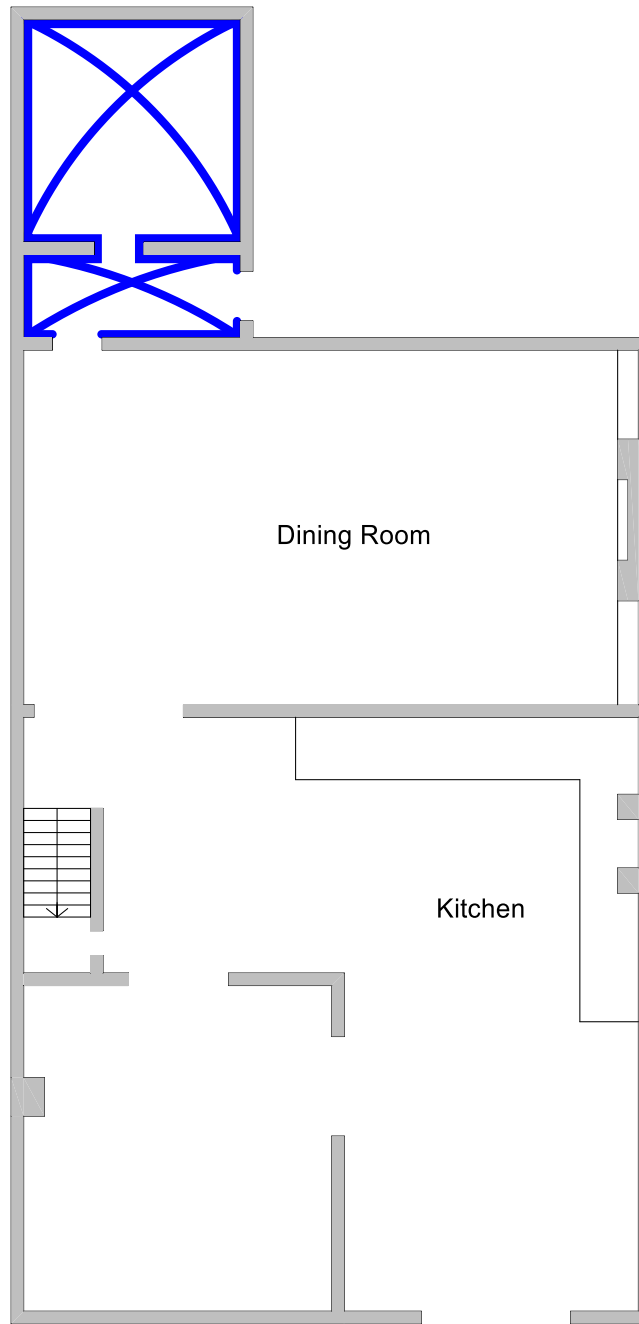
The benefits associated with Kenwood Plc's waterproof rendering system ensures perfectly batched renders every time, purpose designed to complement our range of damp proofing systems.

- *Kenwood SWS is a high quality tanking system and once the process is completed, offers the opportunity for usable space or additional bedrooms / living accommodation to be utilised or created*
- *A key feature of our tanking system is that it does not require a sump or pump to be installed and maintained typically, which many other systems require*
- *We are a Chartered Building Company established since 1983 specialising in the waterproofing of buildings*
- *Our treatments are covered by comprehensive, meaningful guarantees*





NOT TO SCALE



 Kenwood Waterproof tanking

Lower Ground Floor Only,
38 Gloucester Crescent, London, NW1 7DL.

Thursday, February 03, 2022
Our Ref No: 00353140



Kenwood plc.

The leading damp-proofing, woodworm and dry rot specialists

Quotation

To prepare masonry by removing plaster / paint	£ 860.00
To apply waterproof tanking	£ 7845.00
To apply waterproof rendering system	£ 2280.00
Total Cost of this quotation (Excl VAT)	£ 10985.00

Terms of payment:

Payment can be made by either cheque, credit/debit card or bank transfer.

On settlement of the account a **TEN YEAR WRITTEN GUARANTEE** will be issued. In addition to our own comprehensive guarantees, we also offer further insurance backed guarantees for additional charge, therefore offering the ultimate protection for your property.

Try our
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Calculator

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Spread the cost of your kenwood plc over 1 year with
Phoenix Financial Consultants

Phoenix Financial Consultants Ltd (Company no. 2408238) is authorised and regulated by the Financial Conduct Authority (Financial Services Register no. 539195) and acts as credit broker introducing loans from a panel of lenders.

Kenwood Damp Proofing Plc is an introducer appointed representative of Phoenix Financial Consultants Limited ("Phoenix"). Phoenix is a credit broker that is authorised and regulated by the Financial Conduct Authority (Financial Services Register No. 539195) which offers finance for home improvement projects from its panel of lenders. All finance subject to status and credit checks.

We hope this report / quotation meets with your approval and should you wish to discuss any aspect, please do not hesitate to contact us.

Our offices are open from 8am until 7pm Monday – Friday and from 8am until 12 midday on Saturdays.

Yours Sincerely

Gary Petrie

Gary G Petrie BSc(Hons), MCIOB, MCABE, CSSW, CSRT.



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Simon Robert- Tisset
38 Gloucester Crescent
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www.kenwoodplc.co.uk

Thursday, February 03, 2022
Our Ref No: 00353140

Dear Simon Robert- Tisset,

Re: Lower Ground Floor Only, 38 Gloucester Crescent, London, NW1 7DL.

Floor treatments

We recommend that in conjunction with the wall tanking, a new waterproof floor screed be laid, incorporating a wall / floor joint to the areas detailed on the attached floor plan.

A cement fillet shall be formed at the base of the wall and Kenwood SWS applied to form an impermeable barrier to prevent the ingress of water at the junction between the wall and floor. The floor surface is then tanked prior to laying of the cement screed.

To lay new waterproof floor screed	£1980.00 + Vat
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This quotation is based upon the assumption that a suitable concrete floor slab is present to receive the new screed.

We hope this meets with your requirements and assure you of our best attention at all times.

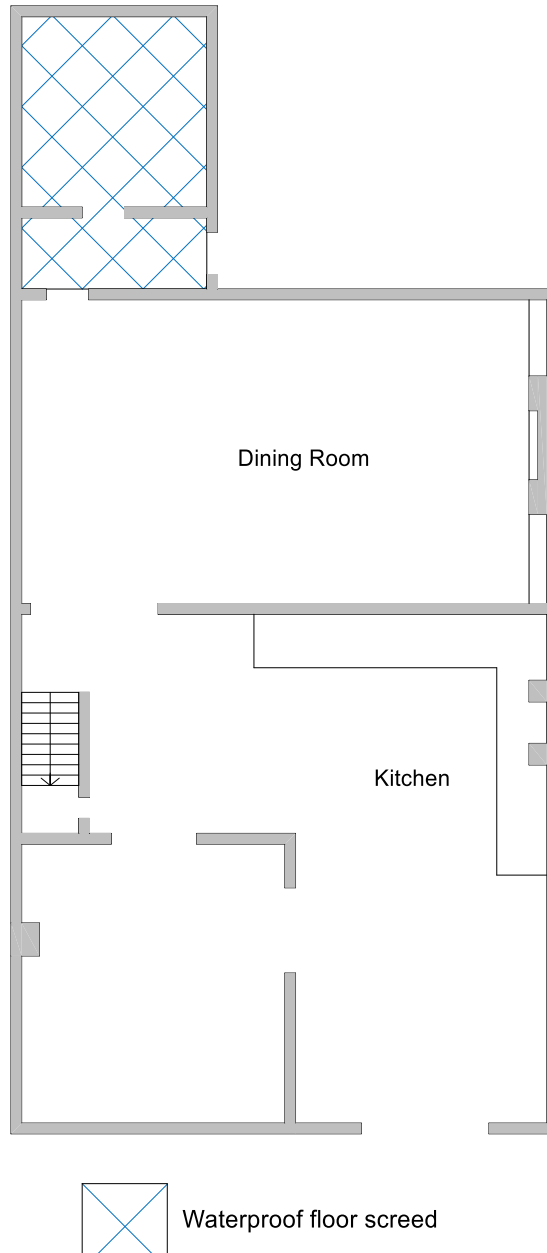
Yours Sincerely

Gary Petrie

Gary Petrie BSc(Hons) MCIOB, MCABE, CSSW, CSRT



NOT TO SCALE



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38 Gloucester Crescent, London, NW1 7DL.

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Simon Robert- Tisset
38 Gloucester Crescent
London
NW1 7DL

www.kenwoodplc.co.uk

Thursday, February 03, 2022
Our Ref No: 00353140

Dear Simon Robert- Tisset,

Re: Lower Ground Floor Only, 38 Gloucester Crescent, London, NW1 7DL.

The above property a 1900s mid terrace house constructed of 9" solid brick work was inspected by our Technical Surveyor Mr. David Tarelli CSRT on the 01/02/2022 where accessible for inspection, when it was noted that penetrating dampness was affecting the dining room and kitchen.

This defect appears to be due to defective external steps and roof coverings.

These repairs are not within the scope of works offered by Kenwood plc and therefore we are unable to provide a quotation for this item. We recommend this be attended to by asphaltting and roofing contractors and the adjacent timbers exposed for inspection purposes. Once you instruct this contractor, we recommend they make a detailed inspection and can advise you further on the extent of repairs required to resolve this defect.

We hope this meets with your requirements and assure you of our best attention at all times.

Yours Sincerely

Gary Petrie

Gary Petrie BSc(Hons) MCIOB, MCABE, CSSW, CSRT



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and dry rot specialists***

[Additional Information](#)

[Redecoration](#)

Non-vinyl moisture permeable emulsion paint can normally be used after approximately 3 - 4 weeks. Impervious type wall coverings or vinyl and washable papers or paints must not be used. During the full drying out process some hairline cracking can occur which is not cause for concern and can be filled as part of a decorating process. We do not recommend the application of any sealants or other surface coatings as this can impede drying out of the walls.

[Why must the walls be Replastered?](#)

Replastering of the walls using a salt retardant rendering system is an essential part of the damp proofing treatment. The extent of the recommended replastering is shown on the sketch plan which accompanies this report / quotation.

[Floor Coverings and Obstructions etc.](#)

The tanking system forms a barrier on the wall surfaces and therefore it is essential that all obstructions are removed from the walls prior to our arrival and no penetrations should remain or be formed in the tanked areas. The client is requested to have all floor coverings lifted and furniture, radiators, abutments and fixtures removed for a distance of at least 1m from the walls to be treated. Should you wish, we would be pleased to remove the radiators on the walls to be treated for a fixed fee of £90 + VAT. If any obstructions or pipework etc., are not removed, treatment will be limited to the accessible areas and ingress may occur around the obstructions which is not covered by guarantee. Similarly, if floorcoverings remain in situ, we are unable to install our recommended wall / floor joint. Should you wish to refix items such as skirting boards, radiators etc, we recommend that these are attached using suitable glue adhesive. We do not recommend any mechanical fixings are made through tanked areas. We respectfully suggest that you take the necessary precautions to protect furniture and personal belongings from dust etc.

[Skirting Boards etc.](#)

Whilst all possible care will be taken in the removal of skirting boards, we cannot be held responsible for any damage howsoever caused. Our technicians will refix the existing skirting boards where possible. However in some cases the skirting boards may be affected by rot (due to damp walls) or broken during removal, in which case our technicians will not refix the affected boards. As no charge has been made for the refixing, no allowance will be made if damaged or rotten boards are not refixed. Skirting boards deemed unsuitable for re-use will be removed from the property along with accumulated plaster debris and responsibly disposed of via licenced disposal and recycling facilities. We do not recommend the use of mdf replacement skirting boards on treated walls.

[Special Notes](#)



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Property entrance - In addition to the treatment detailed in our report it was noted that the concrete entrance steps require asphaltting by a reputable asphaltting contractor, to prevent the ingress of water.

Obstructions - The meters, cupboard kitchen units, pipe work and stairs must be removed by yourselves or your contractor to enable us to carry out the specified works

Important Information

This report/quotation whether provided free of charge or otherwise does not constitute a full Building Condition survey or waterproof design. Where external defects have been reported this is not an exhaustive list and is intended as a helpful guide only. The report does not express an opinion about un-inspected areas or advise upon the condition or risk to concealed parts of the property, and should not be relied upon to do so. We recommend that you should obtain a Building Condition survey from a Chartered Surveyor, prior to exchange of contracts if purchasing. Condensation can occur in poorly ventilated rooms and therefore we recommend that you ensure adequate heating and ventilation are provided. Our quotation assumes the structure to be maintained in good order to include asphaltting of steps and pathways and the tanking is not intended to replace good maintenance or accommodate burst water mains and floods etc. Where untreated areas are present, risk exists that dampness / ingress can occur. BS8102 design and system is available at additional cost. We draw to your attention, that unless otherwise indicated no inspection of any floors has been made. Walls obstructed by fitted units, tiles and / or drylining have also not been inspected and are therefore excluded from our report. Where works include the party wall, clients should consent with neighbours (Party wall etc., Act 1996). When instructing works on listed buildings, clients should ensure approvals are in place where necessary.

Our report / quotation has been provided on the basis that you wish to obtain a Kenwood Plc guarantee for the treatments detailed and that no other damp guarantees exist on the property. If this quotation is accepted, for private Consumers (not Companies), this contract is covered by the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 therefore where works have been scheduled to commence in less than fourteen days time, if you cancel the works, the deposit will not be refundable as we will have set aside time to do your work. If works have been scheduled to be performed on a date greater than fourteen days away, you may cancel the works during this fourteen day period only. In any event our contracts specifically exclude any consequential losses whether in relation to loss of use, rents, redecoration or other such matters.



Buckingham Palace
Woodworm & Dry Rot treatment by Kenwood Plc



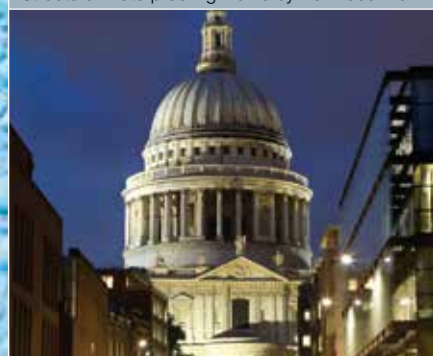
St James Palace
Treatment by Kenwood Plc for rising dampness



Parliamentary Works
Damp Proofing & Tanking by Kenwood Plc



Windsor Castle
Structural Waterproofing works by Kenwood Plc



St Pauls Cathedral
Damp Proofing & Tanking works by Kenwood Plc

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