REPORT ON THE CONDITION OF

TEMPORARY WORKS AT

163 SUMATRA ROAD, WEST HAMPSTEAD

Date: 03 March 2022

Reference: R/22003/1

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PROJECT TITLE

REPORT REFERENCE: R/22003/1

CLIENT: DRAWING AND PLANNING LIMITED

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This report has been carried out on behalf of Drawing and Planning Limited is based on a visual inspection of the structure of the property.

References to left and right are as viewed facing the front of the property from Sumatra Road.

General Description

The existing building is a 19th century terraced house, with timber floors and a traditional pitched roof supported by external solid wall masonry elevations and a loadbearing internal timber stud spine partition.

Significant works and other events have occurred during the recent life of the building, which are summarised below as a background to the current report.

Background information

Prior to the appointment of M Soper MIStructE Ltd the history of works undertaken to the property may be summarised as below:

1. Initial structural works have been undertaken to the property following designs undertaken by Martin Redstone Associates, which entailed the formation of a new basement formed by the installation of sequenced reinforced concrete underpinning.

2. During the works, for reasons unknown at the time of reporting (though not germane to the purpose of the report) the excavation caused a localised collapse to the front elevation of the property and the consequential loss of the right hand section of the front elevation and the floors supported by that masonry.

3. Following the collapse and the installation of emergence temporary supports (design provided by Martin Redstone Associates), Harold James (London) Ltd was appointed to prepare the design of a new permanent works scheme including the formation of the basement, and the design of temporary works to maintain the ongoing stability of the remaining super-structure and agree a sequence of working for the excavation and formation of the new basement.

4. During the installation of the temporary works, it became apparent that the brickwork to the existing rear annexe of the building was in a sufficiently poor condition that its stability could not be maintained without the introduction of temporary works to an extent that would then clash with the proposed works to follow. As a result it was deemed necessary to demolish the masonry to the rear annexe, a significant part of which was originally due to be demolished as part of the conversion of the rear of the property. A new braced studwork partition was designed to seal the rear of the property and provide lateral restraint to the remaining brickwork.

Following installation of the new studwork partition and the temporary works bracing, a pause in the sequencing of further works has been necessary, during which time it was agreed that scheduled condition inspections would be carried out, surveying both the temporary works and remaining existing structure in order to confirm that all structures remain stable and in good condition during this hiatus.

Current observations

The survey was undertaken on the 10th of February 2022. Conditions at the time the survey were bright and relatively dry.

The braced timber frame as installed during November and December 2021 remains in place with no sign of any distress, movement, or degradation of the structure.

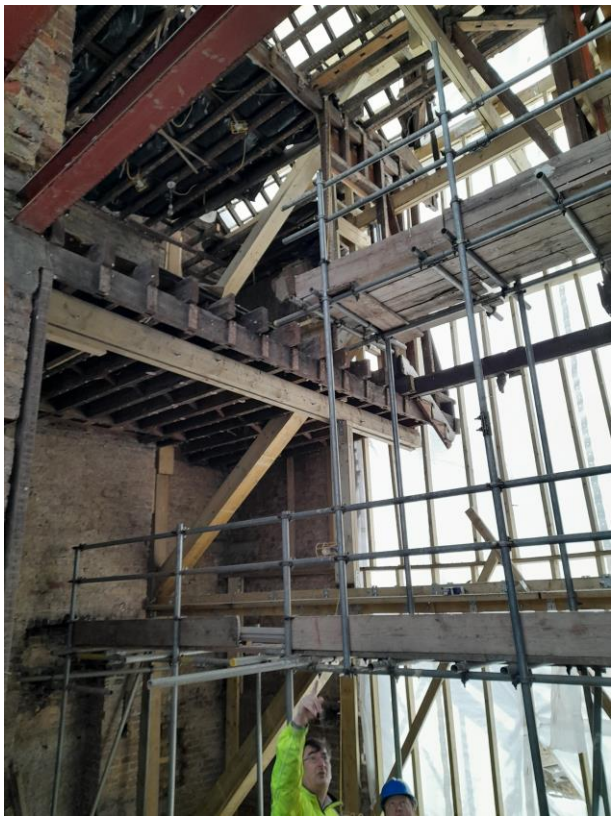

Figure 1 - Left hand side of Braced Frame

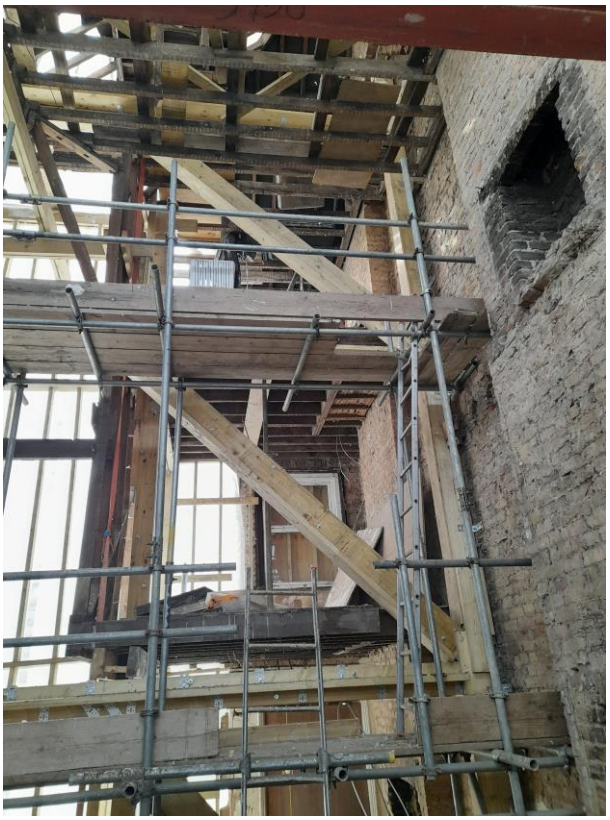

Figure 2 - Right hand side of Braced Frame

Internally the site is relatively dry, though with some evidence of water penetration through the roof coverings adjacent to the front elevation on the right-hand side of the property. Refer to Figure 3 below.

Figure 3 - Damp to debris on ground at front of property

The steel beams extending across the front elevation between the party walls remain in position, with no sign of movement that would suggest distortion of either party walls or the front elevation.

At the staggered junction of the front elevation and the right -hand party wall the masonry appears to be in reasonable condition with no sign of movement.

At high level there appears to be no suggestion of movement to the chimney breasts and party wall apex which therefore suggests that the roof structure continues to maintain adequate lateral restraint to the party wall at high level. As part of the more recent remedial works prior to the start of the hiatus, the internal ground levels (generally formed by fill and spoil material) were raised to

ensure that a freeboard of no more than 1m was present to the side of the party wall underpinning. This fill material remains in place, and there is no sign of any movement of the masonry that might suggest a lateral displacement of the underpinning.

Discussion

The most recent remedial works to the property, namely the installation of the braced timber frame and of the clad studwork elevation to the rear were undertaken in late 2021. Therefore little time has passed since the installation of that work and as such it would be considered highly unlikely that any age related defect may have occurred during that time. Indeed, no such age related distress is apparent at the time of the survey, and no movement of the timber or restrained masonry is apparent.

The presence of leakage through the roof suggests that the temporary sheeting has not been entirely waterproof; however it should be noted that the leakage as noted has not resulted in any distress to the structure.

Conclusions

At the time of the survey there is no evidence of any distress or degradation to the as-installed temporary works or the remaining existing structure that might suggest a failure to perform or other cause for concern.