

## Site Visit Report

---

71 Avenue Road  
London  
NW8 6HP



4 January 2022

---

**Produced By**  
David King BSc, IEng, MIET, MCIQB, CBuildE, MCABE

**Revision A**  
**Checked by:**  
Mehrdad Bahari BEng, MSC, PhD, CIOB



**House in reasonable condition**



Contents

1. Purpose .....3

2. Introduction.....3

3. Findings .....3

4. Conclusion .....4

Adkins Consultants Ltd Terms and Conditions..... Error! Bookmark not defined.

# 1. Purpose

- 1.1. Patrick Urbanski from PU Architect contacted Adkins Consultants Ltd concerning some structural issues with a property. In particular, the client was looking to demolish the house and wanted the condition of the bricks confirmed. David King from Adkins Consultants Ltd visited the property on 22 December 2021 and examined the property in respect of this request.

# 2. Introduction

- 2.1. The property was a detached house approximately 100 years old.
- 2.2. The property was in poor condition. The house was of masonry construction with facing brickwork and a tiled roof.
- 2.3. During the property's life, alterations had been made.
- 2.4. My remit was just to inspect the Property in respect of the bricks and comment on their condition.

# 3. Findings

- 3.1. 71 Avenue Road consists of a large, detached house. The property has masonry elevations. The masonry appeared to be 225 mm brickwork and consisted of bricks bedded in a cement mortar. The bond used in the brickwork was English bond. The windows have arches that were formed with gauged bricks. These were made of a soft material and in reasonable condition.
- 3.2. All the old brick elevations had been previously painted with what appeared to be a masonry paint, the remnants of this masonry paint could barely be seen as it has now been removed. The removal process had been completed by aggressive abrasion techniques, possibly sand blasting. This sand blasting has affected the face of the bricks and made them extremely porous. There were various fissures throughout the elevations that had opened up and would allow dampness to penetrate.
- 3.3. The porosity of the bricks is now considered to be extremely high and there is little to prevent water penetration.

3.4. The durability of the brickwork is also substantially reduced, many of the bricks were heavily frost damaged where freeze-thaw action had been sufficient to damage the face of many bricks. Many of the faces were substantially spoiled and are not viable, this leads to further water penetration and also affects their structural strength.

## 4. Conclusion

- 4.1. The bricks have been completely damaged by the removal of the old paint work, which has now made them extremely porous, therefore unsuitable to reuse.
- 4.2. Cost of rectification is now very unlikely to be proportionate to the value of the property and may not extend the lifespan of the property to a worthwhile extent.
- 4.3. It would be very difficult and expensive to rectify the building in a manner which enabled it to fit in with the neighbouring properties in their style and appearance.
- 4.4. On this basis, it appears that the client's plan to demolish the property is a reasonable one, as it will enable the construction of a property which will have long-term viable uses and will be constructed at a proportionate cost considering its potential lifespan. It will also enable the construction of a property which will look in keeping with the neighbouring properties.

# Adkins Consultants Terms and Conditions

## Terms and Conditions

### 1. Additional Services

In the event of additional services being required, the fees will be adjusted by prior agreement between us.

### 2. Diligence and Care

Adkins Consultants will exercise reasonable care, skill and diligence in the performance of the Services.

### 3. Disbursements and Expenses

Disbursements and expenses are not included in our quoted fees unless stated to the contrary in our fee proposal.

### 4. Document Formats

The proposed fees allow for a digital copy usually in PDF format.

Hard copies of documents may be subject to a fee dependent on the type of document. Our printing costs are available upon request.

### 5. Copyright

Adkins Consultants retain copyright in any document and works they produce; in all cases the copyright will remain vested in Adkins Consultants. The Client, subject to payment of fees and disbursements due under the Agreement, will have a license to copy and use all such documents for any purpose related to the project in question. They will not have a license to use these documents for any other project and no liability will be held by Adkins Consultants.

### 6. Value Added Tax

All quotations are subject to the addition of VAT at the current rate.

### 7. Liability

7.1 None of our employees, partners or consultants individually has a contract with you or owes you a duty of care or personal responsibility. You agree that you will not bring any claim against any such individuals personally in connection with our services."

7.2 The liability of Adkins Consultants Ltd to the client, (or any third party claiming through the client) shall in no circumstance (except in case of death or personal injury) exceed the lesser of:

- (a) The amount that can be recovered from our professional indemnity insurance
- (b) We will have proportionate liability and this will be limited to 25% (twenty five percent) of any loss.

(c) The diminution in value of the property concerned.

7.3 Adkins Consultants shall have no liability to the Client (or to any third party claiming through the Client) whether in contract or in tort (including but not limited to negligence) or for breach of statutory duty or otherwise for any claim arising in connection with:-

- (a) pollution, contamination, terrorism, asbestos or any related risk or
- (b) designs or reports prepared by other professionals and specialist sub-contractors/suppliers.

7.4 The limitation period, before which any claim must commence, is six years.

7.5 If you suffer loss as a result of our breach of contract or negligence, our liability shall be limited to a just and equitable proportion of your loss having regard to the extent of responsibility of any other party. Our liability shall not increase by reason of a shortfall in recovery from any other party.

### 8. Payments

Payment shall be received in full before Adkins Consultants will release any work, save for clients with an account with Adkins Consultants.

8.1 Where such an account is available our invoices will be issued monthly for the work completed in that month or upon completion of the work, whichever occurs soonest. Payment shall become due on submission of the invoice and the final date of payment shall be 7 days after the invoice date. We reserve the right to charge interest at the statutory rate on any overdue amounts. Please note that all invoices not settled within our payment terms will be referred to our debt recovery agents, and will be subject to a surcharge of 15% plus VAT in lieu of our recovery charges.

8.2 If you do not have an account with Adkins Consultants Ltd, then payment is required prior to the release of information, unless agreed otherwise in the quotation, which would be unusual.

8.3 Please note that all invoices not settled within our payment terms will be referred to our debt recovery agents, and will be subject to a surcharge of 15% plus VAT in lieu of our recovery charges.

#### 9. CDM Regulations

Under the current CDM Regulations 2015 it is held to be our responsibility to inform you that the aforementioned regulations may be applicable to your project.

We have attached an information sheet for your benefit and should you have any queries in connection with this, please contact us.

#### 10. Changes in Terms and Conditions

Terms and conditions are liable to change without notice. Amended versions will supersede any printed or electronic versions held in the clients' possession. You can find an up-to-date copy of this Terms and Conditions Statement on our website.

#### 11. Terms and Conditions further information

Unless otherwise agreed in writing by the Company these Conditions will override any terms and conditions stipulated or referred to by the Customer in his order or pre-contract negotiations.

#### 12. Cancellations

Adkins Consultants will only accept cancellations at the discretion of Adkins Consultants unless they are within the cooling-off period of 14 days. Acceptance of the cancellation will only be binding on the company if it is sent in writing. Any cost or expenses incurred by the company up to the date of cancellation and all loss and damage resulting from the cancellation will be paid by the customer to the company, including within the cooling-off period if Adkins Consultants have started works during this time, which is a likely course of events given Adkins Consultant's desire to dispatch customer's instructions at a speedy rate.

#### 13. Exclusions

In dispute of any assertion that anything is excluded, all warranties, conditions and other terms, implied, statutory or otherwise, are expressly excluded excepting so far as they are contained in these conditions or otherwise expressly agreed by Adkins Consultants Ltd in writing. If any legislation makes it unlawful to exclude any term from the Contract this clause will naturally not apply to such.

#### 14. Resolutions of Disputes

14.1 The parties will endeavour to resolve any dispute amicably. Each of them shall in good faith consider any proposal by the other that a dispute be referred to mediation.

14.2 Disputes shall be finally resolved by the English Courts.

#### 15. Governing Law

The Agreement shall be solely within the jurisdiction of and governed by English Courts.

## Appendices

### Appendix 1\_Photographs