

4683/L/001/DP

4th August 2021

Soban Kwawaja
8 Addington Square
London
SE5 7JZ

Dear Mr Kwawaja

8 Addington Square, London SE5 7JZ

We write following our visits to the above property on the 22nd June 2021 and 20th July 2021; the purpose of these visits was to carry out a structural inspection of property. When referring to the left- or right-hand side of the property, it is deemed to be viewed from the road.

The property is a three-storey semi-detached house, which we would estimate to have been constructed in the mid-nineteenth century. It is of traditional construction for its age with timber roof and floors spanning between solid external walls and internal load-bearing walls.

It is apparent that the property has been left in a poor state of repair for quite some time. Please be aware that the rear left-hand wing was not inspected as we understand this will soon be demolished.

External Observations

The front and side elevations are in a poor condition with paint flaking from the render finish. The stone parapet detail is in need of repair.

On the left-hand side of the property, it appears that, at some point after the construction of the original house, a single storey side extension was constructed towards the front. A two-storey side extension was also constructed towards the rear. It is apparent that the left-hand flank wall of the single storey extension has suffered from subsidence, and this has caused the front elevation of the extension to pull away from the main house. It is also bowing outwards. The front elevation of the two-storey extension is supported on steel beams, and these were found to be corroded.

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The rear elevation was found to be in a very poor condition with failed brick arch lintels, snapped and crumbling stone windowsills, rotten windows and even vegetation growing into the masonry wall.

Internal Observations

There was limited access to the loft; however, from what could be seen, the roof structure appeared to be in reasonable condition.

At second floor level both the spine wall and hallway wall. We understand there was a previous leak, and this has caused much of the plasterwork to be destroyed. The external rear and left-hand side masonry walls were also found to be damp.

At first and ground floor levels, the rear wall and adjoining left hand landing wall were found to be in a very poor condition and damp. Most of the timbers within these walls were found to be rotten and much of the brickwork missing or cracked. There is damage caused by the roots of vegetation growing through the wall.

Many of the timbers forming the staircase between first and second floors were found to be rotten, whilst the staircase is coming away from the left-hand hallway wall. There is also an undue deflection in the staircase when load is applied. The stairs between ground floor and first floor appeared to be in reasonable condition.

On the ground floor, the rear section of the study was found to be in a very poor condition with rotten timbers joists, floorboards, and timber stud wall. The adjoining dining room was found to be in a similar condition. The walls were found to be very damp in these rooms, as well as under the stairs. The spine wall separating the front lounge from the ground floor bathroom was found to be damp. In the left-hand side extension, the flat roof joists were found to be rotten, and the flank wall was damp. It was also bowing out.

Recommendations

Staircase

Whilst we believe the staircase between ground and first floor can be repaired, we feel there are too many rotten timbers in the staircase between first floor and second floor, and it should therefore be rebuilt.

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Rear wall

The external rear wall is in need of repair. The rotten timbers within the wall should be cut out and the masonry made good, both internally and externally. Brick arch lintels should similarly be repaired. There is an existing timber beam spanning over the study and this supports the right-hand section of the external rear wall. This was found to be damp, and we would therefore recommend it be exposed and checked for adequacy.

Left hand extension

The left-hand flank wall is suffering from subsidence, bowing, damp and pulling the front wall away from the main house. The timber roof is also rotten. As such, we believe this extension is beyond repair and believe should be reconstructed.

Internal walls and floors

We would recommend these be repaired during the remedial works that will evidently need to take place to make the house habitable.

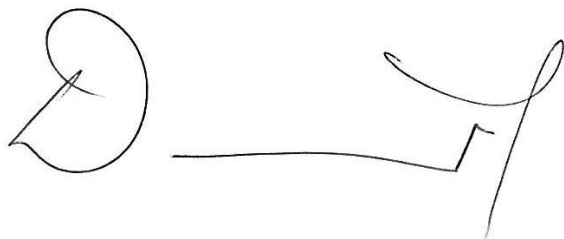
Damp

We would suggest seeking the advice of a damp specialist but believe it would be prudent to remove all of the existing plaster from the damp masonry walls in order to help them to dry out. We would also recommend all rotten timber floors and boarding be replaced.

We trust this adequately reports on our findings but, should you have any queries, please do not hesitate to contact us. In the meantime, please find below a Dropbox link containing photos taken during our visit:

<https://www.dropbox.com/sh/ef5rpzwdgaulj/AAB7t91W72M9kgaQhublBkQ8a?dl=0>

Yours sincerely,
for David Joseph Consulting Ltd.

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line and a vertical stroke that loops back up to the right.

David Puttock BEng (Hons) CEng MStructE
Director