

STRUCTURAL REPORT

AT

**38 Java Wharf
16 Shad Thames
London
SE1 2YH**

ON BEHALF OF
JOHNNY TURNBALL

Date of report.....26th September 2023

TERMS AND CONDITIONS OF ENGAGEMENT

This report is in accordance with the Terms and Conditions of Engagement of your above mentioned instructions.

INSTRUCTIONS

This is a structural report on internal wall removal at the above mentioned property.

GENERAL DESCRIPTION

The property is a one bedroom 3rd floor apartment in a block of similarly constructed riverside apartments. It is a 1990's conversion of the original warehouse building dating from the late Victorian era.



Front of property.

ACCOMMODATION

Bedrooms, bathroom, lounge, and kitchen



Kitchen area/lounge



Staircase within building.

CONDITIONS FOR REPORT

This report is concerned primarily with the structural integrity based on a visual inspection of the accessible areas seen from the ground. The inspections were non- intrusive, i.e. foundations were not exposed. Where floor covering and/or furniture is present, access to the floor timbers and walls was not possible.

This report does not purport to be a redesign document for the structure nor should be taken as such. As the report is concerned with the structure, observations not within this ambit may have been omitted. This may include, for example, water and gas pipework and the efficiency of heating, sanitary appliances and decoration.

The reader should note that only the original copy of the report should be used.

This report is based on an inspection of the property in respect of its structural stability. This is largely the impact of any movement in relation to subsidence and settlement. Therefore, this report must not be confused with a 'Building Survey', or 'Full Structural Survey' which are both more detailed in respect of non subsidence related defects.

CONSTRUCTION

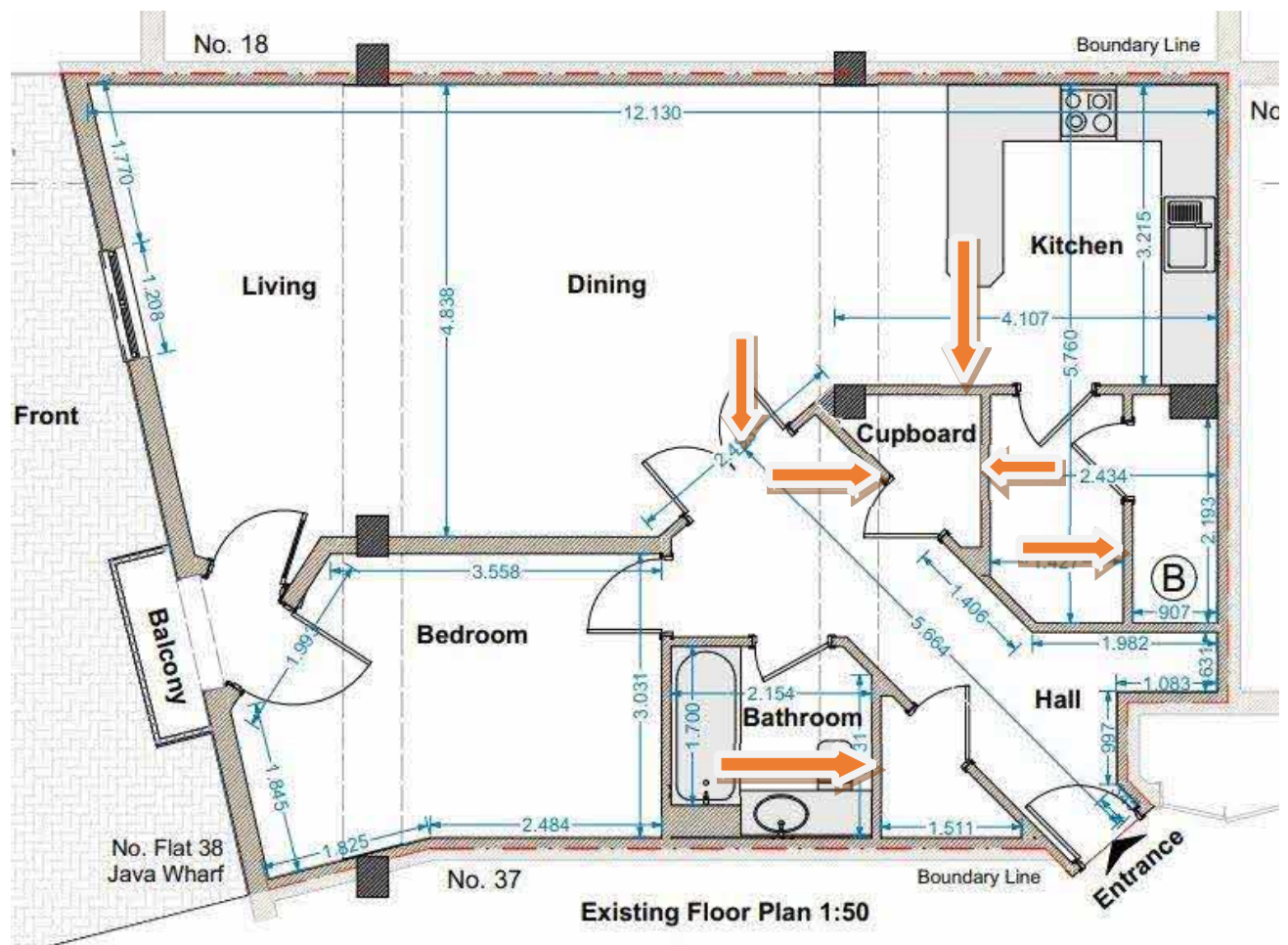
Original façades to the front and rear have been retained with rebuilding internally incorporating a concrete frame, concrete internal floors and support columns. The walls internally to the common areas are infill brick and blockwork.

We cannot advise you as to the depth and size of the foundations provided to this property. To obtain information relating to the foundations would require the excavation of trial holes around the base of the main walls. In the absence of any visible signs of structural failure or evidence of any past repair work having been carried out we can see no necessity to carry out a detailed examination of the foundations.

The walls to the apartment are block and timber framed.

STRUCTURAL STABILITY & REMEDIAL MEASURES

The proposal is to remove certain walls within the apartment. These have been marked with an arrow. The marked walls are constructed in 75mm thick blockwork and are partition walls only. The full lengths of walls arrowed can be removed without need for further support.



TOWN & COUNTY

CIVIL STRUCTURAL ENGINEERS
CHARTERED SURVEYORS

401 ILFORD LANE
ILFORD, ESSEX
IG1 2SN.
TEL: 0208 553 2231

The apartment walls are all non load bearing block partitions.

The structure of the building has been constructed so that there are no internal load bearing walls apart from the support columns and beams which will remain.

I attach 2 drawings which options for the new layout with internal walls removed. Both are acceptable.

Shahlab Baig BSc (Hons) Civil Eng., MRICS, MCIQB

Signed:

A black rectangular box redacting the signature of Shahlab Baig.

Terms and Conditions of Engagement for Structural Reports

It is important that you read these Terms and Conditions carefully as they form the basis of the contract between us. The Terms and Conditions should help you decide whether or not a written report as described below is suitable for your requirements.

Description of Service

1.1 The instruction is in respect of a structural report and will be based upon an inspection of the subject property by a suitably qualified Surveyor/Engineer who will then produce a standard format report which is subject to a number of assumptions as detailed below. Each part of the service is described below in more detail.

1.2 The Report is prepared for the sole use of the client(s) and their professional advisors. The report is only valid for the purposes stated in section 1.1 of the report.

2.0 The Inspection

2.1 The extent of the property to be inspected will be as defined by the client or, in the absence of such definition, the extent that appears to be reasonable to the Surveyor/Engineer having regard to the available evidence on site.

2.2 The Surveyor/Engineer will undertake a brief, limited inspection of the subject property, sufficient only to form an opinion of condition. The Surveyor/Engineer will not carry out a survey and will not inspect any part of the structure which is covered unexposed or inaccessible. Carpets will not be lifted and furniture will not be moved.

2.3 The Surveyor/Engineer will inspect the outside of the main building from ground level and from within the property boundaries and where necessary adjoining public highways with the aid of binoculars where appropriate.

2.4 The Surveyor/Engineer will inspect the grounds and boundaries sufficient only to the extent that is necessary to form an opinion of value

2.5 If the property is a flat, the Surveyor/Engineer will only inspect the exterior of the building and any common or shared parts only to the extent necessary to form an opinion of structural condition

2.6 The Surveyor/Engineer will visually inspect sufficiently to determine the type and nature of the drainage connections but will not lift drainage inspection chamber covers.

2.7 The Surveyor/Engineer may further limit the inspection should it be considered necessary due to either personal security or Health and Safety issues.

3.0 The Surveyor/Engineer

3.1 The Surveyor/Engineer will be a Member of the Royal Institution of Chartered Surveyors (RICS & MCIQB) and has the appropriate knowledge, skills and understanding to inspect, and report upon the subject property.

3.2 The Surveyor/Engineer will be an employee of Town and County Valuers and Surveyors Ltd.

3.3 The Surveyor/Engineer will act in accordance with the RICS – Professional Standards as amended from time to time. Compliance with these standards may be subject to monitoring under RICS conduct and disciplinary regulations.

3.4 The Surveyor/Engineer will have suitable equipment for inspecting and measuring the property which will be used where deemed to be necessary safe and practical at the Surveyor/Engineer discretion

3.5 The Surveyor/Engineer will immediately inform you of any known or suspected conflicts of interest, if applicable and will then confirm your instructions before proceeding further.

3.6 The Surveyor/Engineer will not be acting as an expert within the meaning of Part 35 of the Civil Procedure Rules.

4.0 The Structural Report

4.1 The date of the report will be assumed to be the date of inspection unless instructed otherwise or if the instruction is in relation to a report for specific uses in which case the date of report will be as stated in the instruction.

4.2 The report is provided strictly for your own use and it is valid only for the stated purpose. It is confidential to you and your professional advisers. As a RICS member, the Surveyor/Engineer may be required to disclose the report to RICS Regulation as part of its work to ensure that RICS professional standards are being maintained.

4.3 The Surveyor/Engineer accepts responsibility to you that the report will be prepared with the skill, care and diligence reasonably expected of a competent Surveyor/Engineer, but accepts no responsibility whatsoever to any other person. Any such person who relies upon the report does so as his or her own risk.

5.0 Assumptions

5.1 Unless specifically instructed otherwise, the Surveyor/Engineer will make a number of assumptions about legal matters and the construction and use of the property, as set out below. Any other assumptions will be clearly stated in the report. The Surveyor/Engineer will not be under any duty to verify these assumptions.

5.2 The Surveyor/Engineer will assume that any relevant information provided by you or your professional advisors is accurate. It is your responsibility to advise the Surveyor/Engineer if you become aware of any errors or omissions.

5.3 If the subject property is a house or bungalow, the Surveyor/Engineer will assume that the tenure of the property is freehold unless instructed otherwise.

5.4 The Surveyor/Engineer will assume that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good legal title can be shown

5.5 The Surveyor/Engineer will assume that an inspection of those parts which have not been inspected would not reveal any material defects or cause the Surveyor/Engineer to alter the report findings.

5.6 The Surveyor/Engineer will assume that no high alumina cement, calcium chloride, asbestos or other potentially deleterious or hazardous materials were used in the construction of the property or have since been incorporated.

5.7 The Surveyor/Engineer will not undertake or commission a site investigation and will assume that the site is not land filled and is not adversely affected by any underground mining or other works, invasive vegetation, radon, methane or other gases or any actual or potential contamination or flooding. The Surveyor/Engineer will assume that the land is of adequate bearing capacity for its present and potential uses.

5.8 The Surveyor/Engineer will assume that the property is unaffected by any planning, building, highway or other matters which would be revealed by a local search and replies to the usual enquiries, or, by any statutory notice and that neither the property, not its condition, nor its actual or intended use, is or will be unlawful.

6.0 Acceptance of These Terms

6.1 If you wish to instruct us to carry out a Written Report in accordance with these Terms and Conditions, please confirm by written instruction.

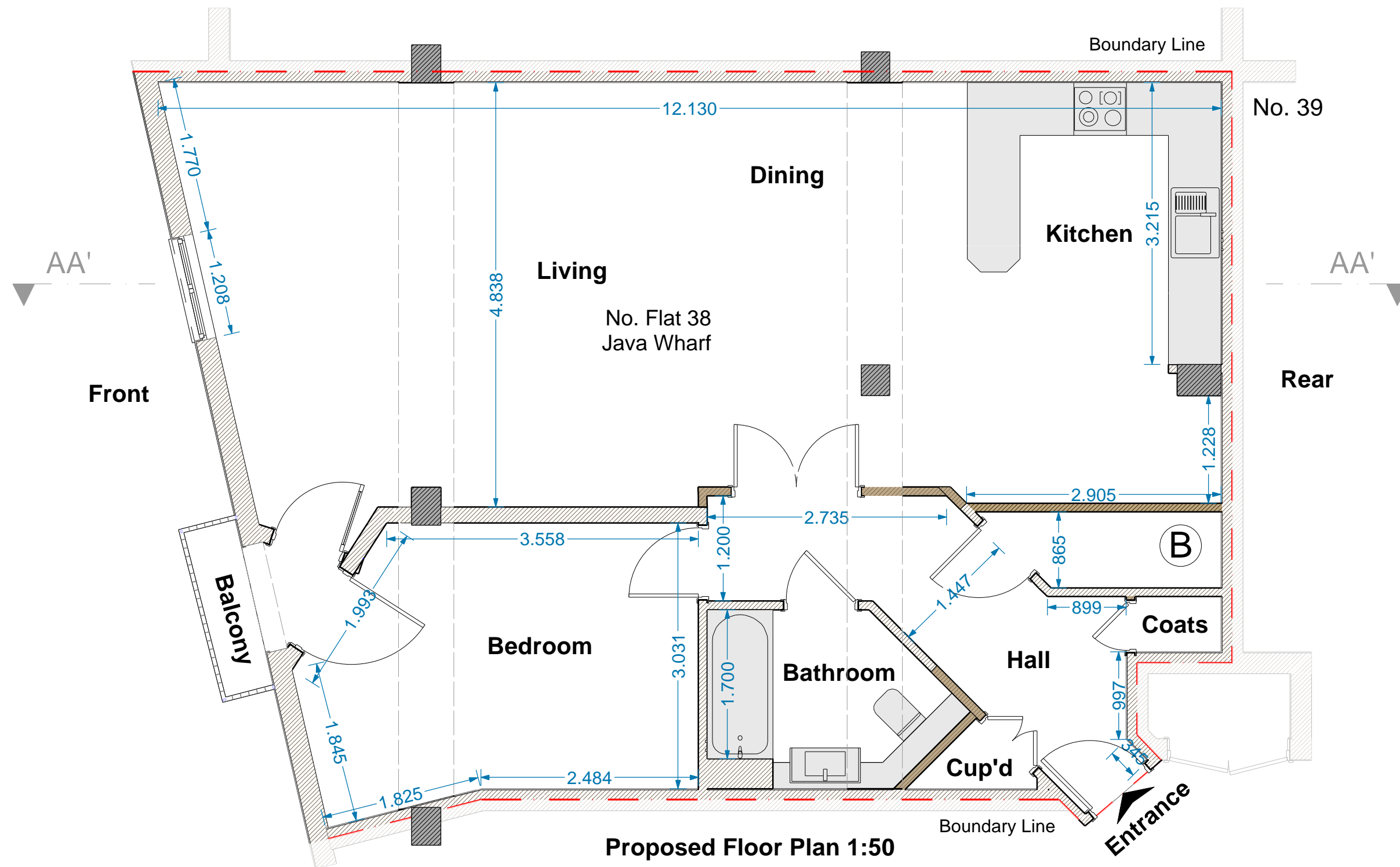
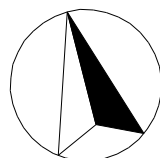
6.2 If you require any further information or wish to negotiate any variations on these standard terms please contact us beforehand in writing.

6.3 Please note that the Report will not be released until we have received written instructions to carry out the report.

6.4 By sending your written instructions you are agreeing to paying our fees. In addition you agree to reimburse the cost of any reasonable out of pocket expenses which are incurred and pay VAT on the fee and expenses.

6.5 You are entitled to cancel the contract by notifying us before the release of the report. In the event of cancellation on or before the day prior to the date of the inspection you will receive a full refund of the fee. In the event of cancellation on or after the date of inspection but prior to the release of the report you will receive a refund of 50% of the fee.

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**Proposed Floor Plan 1:50
Option 02**

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Drawings to be read in conjunction with relevant drawing and specs. Drawings can only be scaled for planning purposes. Drawings not to be scaled. Figured dimensions only for construction and any other purpose. Any discrepancies are to be pointed to the Agent/Engineer/Contractor. The agent is not liable for any faults not raised. Drawings not to be scaled for land transfer purposes.

PLANNING ISSUE
Scale: 1:50@A3 Date: SEP 2023

Project Title:
PROPOSED DEVELOPMENT AT
Flat 38 JAVA WHARF, 16 SHAD THAMES,
LONDON SE1 2YH

Drawing Title:
PROPOSED PLAN

Project no:
2309001

Drawing no:
PL03

Revision:

Revision Detail Date:

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