

Townsend Yard : Method Statement

A document written to Discharge Condition 3 of Planning Approval HGY/2021/3273 granted 01/09/2022 for works abutting flank wall and garden wall of No 36a Highgate High Street (The Asset) in association with demolition of garages in line with planning consent ref: HGY/2020/1326.

3. Before the implementation of the works hereby approved an exact and detailed method statement for the demolition of the garage attached to the listed cottage and for the retention and repair of the cottage gable wall, shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented strictly in accordance with such details.

Demolition Hazards

Identifying Potential of Hazards relating to the process of demolition closely adjacent to the Heritage Asset: 36a Highgate High Street.

Damage to the Heritage Asset or its Occupants

- 1) Collapse of the Adjacent Structure, hitting the Asset (biggest potential is in the roofing timbers) leading to damage to the flank wall.
- 2) Mechanical impact from mechanical plant such as diggers.
- 3) Collapse or partial collapse of the Asset due to undermining the wall.
- 4) Collapse or partial collapse of unstable parts of the Asset due to the removal of structure offering critical support to those parts, i.e. where the asset is taking support from an adjacent building as a result of gradual leaning or other structural movement.
- 5) Damage to below ground drainage or other services – leading to flood or loss of service.
- 6) Damage to above ground services (existing waste-pipes)

Exposure of the Heritage Asset to New Hazards

- 1) Removal of weathering elements such as flashings that lead interior unprotected walls to be exposed to the elements or that newly expose cracks and openings.
- 2) Cutting away ground covering structure such as slabs or creating trenches that allow expose sections of the wall to ground water or set up conditions for flooding.

General Health and Safety

- 1) Possibility of the Garage Construction containing Asbestos. Damaging concealed asbestos material would release harmful airborne contaminants and this might endanger construction operatives and residents, particularly breathed in, in closed spaces.

The best way to address this is to conduct a Demolition and Refurbishment survey by qualified firm leading to the safe removal of any asbestos found in the construction.

Hazards to Trees on the Site

While this is not part of this exercise the root protection areas of each tree should be ascertained and care should be taken not to expose anything in this root protection area.

Description of the Structures to be Demolished

Garage 1 Probably built in the 1950s

Front Face onto the Yard: A pair of hinged ledged and braced and boarded wooden doors hung on timber posts either side. The door posts are fixed to a timber spanning beam above which are timber studs and several courses of lapped boards forming the outer face of the garage to the yard.

Side walls

Internal side wall (against 36a Highgate High Street): The elevation of the listed building: this is rendered for the bottom 2.4M of its height with a margin of exposed brickwork, six courses high above this, suggesting that there was once a ceiling void here. The depth of the render can be seen in the gap and it is probably a sand and cement render 12-15mm thick. All the wall is painted white. There is an array of 100mm and 50mm plastic waste-pipes passing from the listed building into this space which connect together and exit through the rear wall. There is also a batten along the wall with nails in it. Built off the front elevation of the listed building is a single brick thick nib wall just under a metre in length with a brick deep pier at the outside end. At the point where the walls meet there is open gap where mortar filler has fallen out though elsewhere the mortar filler is in place. Looking at this opening the wall of 36a Highgate High Street is approximately vertical and there is strong sense that the extended section of wall has moved away into the yard though the mortar filler was clearly not applied recently. Apart from the lean away from the listed building this wall is fairly soundly built and the external face (as seen from the yard) well pointed. At parapet level the wall is less sound as the brick on edge course and the two courses beneath it are shattering under the effect of frost damage and the bricks are moving out of position between plates of cement mortar which have offered no protection from saturation. If left as it is the parapet looks liable to fall. *Note the existing waste-routes are to be retained but the pipes adapted to pass through the new wall planned to stand against the wall of No 36a Highgate High Street.*

Internal side wall (against garage 2): White painted render to an uneven finish throughout.

Rear wall (against gardens): White painted brickwork with two sheets of painted board fixed to battens with a void behind, to height of 2.4M. The board is damaged where a plastic soil-vent pipe passes through it. *Note the roof, boarding and battens are to be removed and the wall retained subject to it being sufficient structurally sound.*

Roof: Internally boarded to form a ceiling onto battens and timber rafters. Above this the construction is uncertain it could be boarding such as plywood with a built up felt roof above this. There are suggestions that this could be a corrugated metal sheet roof with a built-up felt roof laid over the top. Metal beading forms an edge facing onto the yard.

Floor: Concrete.

Garage 2 Middle garage, probably built in the 1950s

Front Face onto the Yard: A pair of hinged ledged and braced and boarded wooden doors hung on timber posts either side. The door posts are fixed to a timber spanning beam above which are timber studs and several courses of lapped boards forming the outer face of the garage to the yard.

Side walls

Internal side wall shared with garage 1: Brick wall plastered or rendered and painted white.

Internal side wall shared with garage 3: White painted brickwork up to 1.5M high, mossy in places, one brick thick. Above this is a five-light window and a four light window, each in a wood frame and glazed, and above this is a brick arch. The wall terminates at a brick pier by the door post.

Rear wall (against gardens): White painted brickwork with a brick on edge detail visible at high-level suggesting the original height of the wall as a garden wall.

Roof: Internally boarded to form a ceiling onto battens and timber rafters. The boards are sagging. Above this the construction is uncertain it could be boarding such as plywood with a built up felt roof above this. There are suggestions that this could be a corrugated metal sheet roof with a built-up felt roof laid over the top. Metal beading forms an edge facing onto the yard.

Floor: Concrete.

Garage 3 End garage by road, probably built in the 1950s

Front Face onto the Yard: A pair of hinged ledged and braced and boarded wooden doors hung on timber posts either side. The door posts are fixed to a timber spanning beam above which are timber studs and several courses of lapped boards forming the outer face of the garage to the yard.

Side walls

Internal side wall shared with garage 2: White painted brickwork up to 1.5M high one brick thick. Above this is a five-light window and above this are brick arches, beneath the windows are brick cills. The wall terminates at a brick pier by the door post. Some of the wall can be seen to be formed of painted concrete blocks.

Internal side wall shared with garden:

Uncertain. This may be poured concrete with several vertical timber studs embedded. At the top is a course or two of brickwork and a timber wall plate to carry the rafters.

Rear wall (against gardens): White painted brickwork and blockwork sections with a central close-boarded timber gate.

Roof: Internally boarded to form a ceiling onto battens and timber rafters. The boards are sagging. Above this the construction is uncertain it could be boarding such as plywood with a built up felt roof above this. There are suggestions that this could be a corrugated metal sheet roof with a built-up felt roof laid over the top. Metal beading forms an edge facing onto the yard.

Floor: Concrete.

Garage 4 garage built along garden wall of No 36a Highgate High Street; end wall by Folly. Probably built in the 1950s

Front Face onto the Yard: A pair of hinged ledged and braced and boarded wooden doors hung on timber posts either side. The door posts are fixed to a timber spanning beam above which are timber studs and several courses of lapped boards forming the outer face of the garage to the yard.

Side walls

Internal side wall shared with garage 2: White painted brickwork up to 1.5M high, one brick thick. Above this is a five-light window and above this are brick arches, beneath the windows are brick cills. The wall terminates at a brick pier by the door post. Some of the wall can be seen to be formed of painted concrete blocks.

Internal side wall shared with garden:

Uncertain. This may be poured concrete with several vertical timber studs embedded. At the top is a course or two of brickwork and a timber wall plate to carry the rafters.

Rear wall (against gardens): White painted brickwork and blockwork sections with a central close-boarded timber gate.

Roof: Internally boarded to form a ceiling onto battens and timber rafters. The boards are sagging. Above this the construction is uncertain it could be boarding such as plywood with a built up felt roof above this. There are suggestions that this could be a corrugated metal sheet roof with a built-up felt roof laid over the top. Metal beading forms an edge facing onto the yard.

Floor: Concrete.

Method Statement for the Demolition Work

Preparations

Produce Asbestos Survey

Conduct a Demolition and Refurbishment (Asbestos) Survey of the Property by a qualified Company and where required safely remove ACMs from the site and dispose of by permitted means.

Note this has been done – see Appendix a)

Produce Schedule of Condition

Commence Party Wall procedure as appropriate, with notices and appointments as necessary. As part of this conduct a Schedule of Condition which will cover the affected part of the house, connecting wall and party fence wall that are in common with the garages to be demolished. This should be agreed between surveyors appointed for either side. Note: The Party Wall Surveyors will be called in, including for site visits, to review any concerns raised during the demolition process particularly on matters that are out of line with the Party Wall Agreement. A photographic record of the external face of the wall is advised.

Note this has been done - see Appendix b)

Produce Hazard Schedule

Produce a Hazard Schedule to list possible risks in the construction process. This must include to operatives on site and to those in adjoining properties. This can be extended to include matters that may seem inconveniences such as noise, damp, dust and access in and out of site. This can be used to review the risks (impact and likelihood)

Demolition Hazards as in this document.

Produce descriptions of the Structures to be Demolished

As far as can be ascertained, note the construction materials and methods of fixing of the structures to be demolished so that it is clear how each element is supported and with units of various sizes, how elements are likely to perform in a partially demolished state. This will lead to dismantling by an element-by-element approach and possibly require temporary support of some structural elements until it is their turn to be removed. Note that heavy plant-growth, neglect and structural movement over time can alter the predicted behaviour of building elements.

Descriptions of the Structures to be Demolished as in this document.

Trial Pits

Dig pits to expose the soil-build-up etc as dictated by the Structural Engineer to ascertain ground conditions around the party fence wall.

Note this has been done – see Appendix d)

Services and Drainage

Review all existing services and drainage in the vicinity including testing wiring believed to be redundant. Protect exposed services (e.g. waste pipes,) with suitable robust material until they ready to be adapted. Note overhead services and include as hazards in risk schedule.

Demolition Works *For the purpose of this condition restricted to demolition of the garage attached to the listed cottage and for the retention and repair of the cottage gable wall.*

Familiarise with the above Documentation

Read Asbestos Report – no asbestos has been identified however there is always a limit to what can be found in a survey. Note Schedule of Condition and descriptive details described of west wall which might prove relevant.

Protection

Install boarded protection around the plastic drainage pipes from 36a Highgate High Street that pass into the first garage so that they may not be struck by debris from demolition. Services are to be capped.

Soft Strip

Having checked that these are not live and it is safe to do so, carefully remove all fittings and trailing cables from the interior and exterior. A vehicle getting entangled in half-removed cabling could cause damage.

The dismantled material should be kept clear of 36a Highgate High Street wall and removed from site at the completion of this stage.

Roof Clearance

Carefully remove the overgrowth of plant, cutting back to garden walls where possible. Take care where pulling out of mortar joints. Carefully remove flashings and “connection” between roof materials and the wall of the Listed Building. This is to be done with hand tools. Note areas of the roof may be unsafe. There will be water suppression to all dust-raising work.

The dismantled material should be kept clear of No 36a Highgate High Street wall and removed from site at the completion of this stage.

Roof Dismantling

Conduct a further Hazard Review looking at areas outside the site and the garden walls. Identify places where protection should be placed and install these measures for as long as the period of demolition and then carefully remove them.

The roof covering and structure will be peeled off and taken down by hand and with use of hand tools. Timber joists and roof covering materials will be lowered to the ground and placed into skips for removal from site. Where the roof covering abuts to the cottage flank wall, separations will be made by hand taking care not to damage the cottage brickwork. Note that corrugated sheet has been employed over some/all of the roof as one of the layers. This will be clearer once the felt and bitumen layer has been stripped and the internal ceiling boards have been stripped. There will be water suppression to all dust-raising work.

Lastly the sheeting and the softwood rafters can be removed taking special note at this point whether any should remain in place to give support to the inner garage walls.

The dismantled material should be kept clear of 36a Highgate High Street wall and removed from site at the completion of this stage.

Garage Doors, Frames and Joinery

These can be removed at this stage to improve access. Fixings should be carefully loosened to limit damage. If joinery such as a door-frame is contributing to support of a masonry element to be demolished it should be retained until that element is ready to be taken down. There will be water suppression to all dust-raising work.

The dismantled material should be kept clear of No 36a Highgate High Street wall and removed from site at the completion of this stage.

Masonry Dismantling

Note Conduct a further Hazard Review looking at the stability of the garden walls as this stage progresses. Halt work if necessary and shore walls.

Masonry should be taken down at this stage in an order based on an assessment of its stability. The agreed levels of garden fence walls should be marked out on the walls with clear demarcation of where the demolition is to stop. The wall should be taken down course by course prising bricks away by hand tools, pulling the demolished elements safely into the site and away from the surroundings, and any fixings (for instance straps securing the nib wall to 36a Highgate High Street should be cut with a metal grinder to minimise damage to the retained structure. There will be water suppression to all dust-raising work.

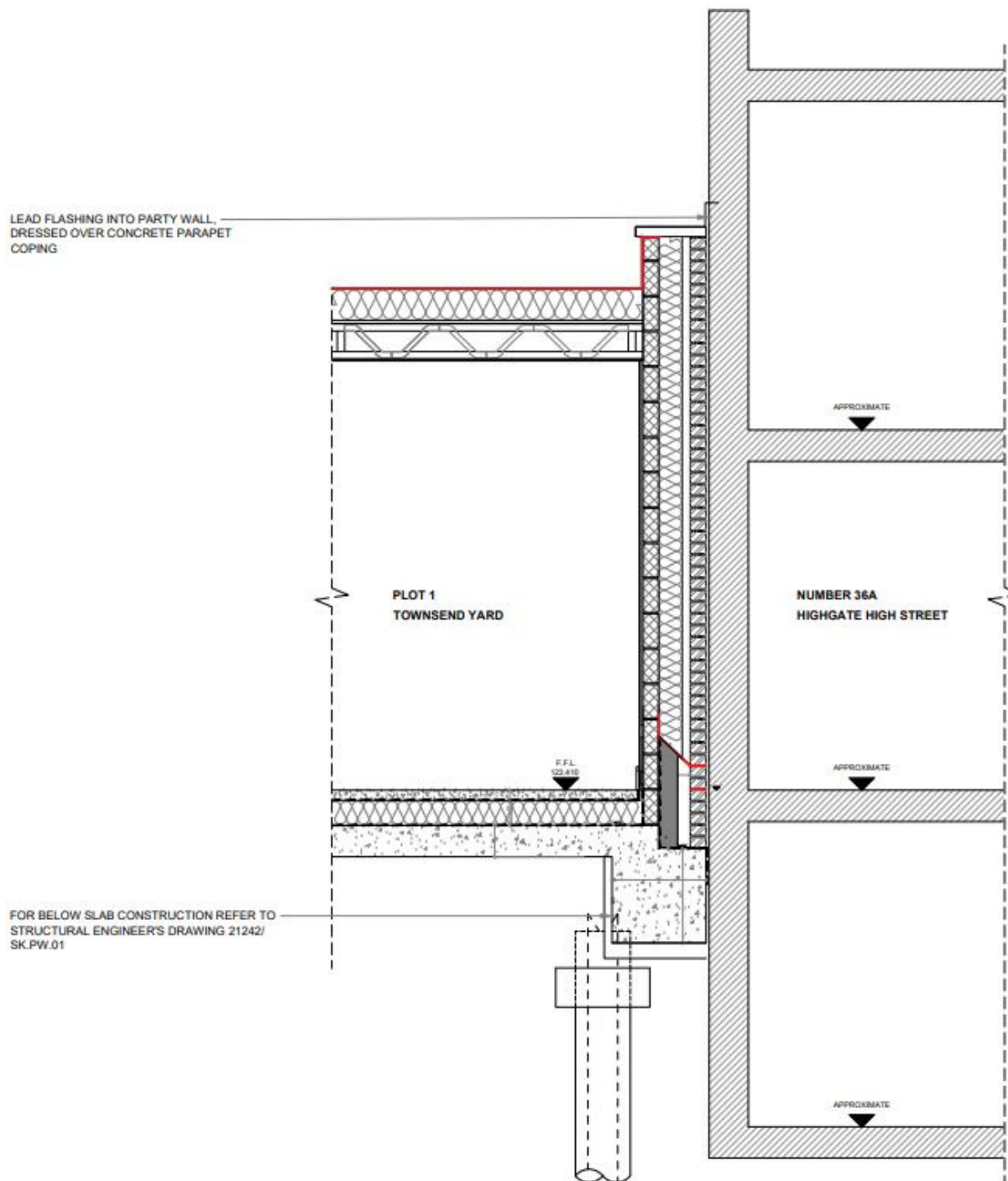
Regarding the nib wall abutting No 36a Highgate High Street, as there is a clear gap between the structures and the brick nib is leaning towards the garages and the Listed Building wall seems plumb it is not envisaged that there will be a detrimental effect on the Listed Building if this work is carried out carefully and methodically. The existing painted render on the wall of 36a Highgate High Street is not to be removed. The dismantled material should be kept clear of the Listed building wall and removed from site at the completion of this stage.

Breaking out the Ground Slab

Review the state of 36a Highgate High Street flank wall and clean it down. If masonry has been dislodged or un-pointed joints or cracks exposed these are to be brought to the attention of the architect for instruction with a view to repairs at this stage with approved materials: matching brick, matching lime mortar of an approved mix. (No repairs to be done in cement mortar.) Contact Triskele Conservation for pointers to mortar matching. See SPAB's 2017 article on Shepherd's Cottage.

A small trial pit should be dug against 36a Highgate High Street in the small space outside the garage wall. This will indicate the depth of any unexpected adjacent footings although the wall of No 36a Highgate High Street is expected to go down for a full storey height and the structural engineer will be asked to advise on the depth of slab removal required along the property interface. A CAT scanner is to be used before breaking out any slabs and foundations. Breaking out should be carried out in strips taking particular care not to affect any neighbouring properties during the works. This to be completed by an operative suitably competent to undertake this. Alongside the wall of the Listed building the break-out will commence at the nib wall end so that it will be clear how deep the fill is likely to be. There will be water suppression to all dust-raising work. Note any areas where the retained existing services pass into the concrete slab, the immediate covering of concrete will be retained until there is confirmation from the project architect of how these will be safeguarded. The dismantled material should be kept clear of the Listed building wall and

removed from site at the completion of this stage and the waste pipes checked that they are functioning properly without any damage.



Above: Party Wall drawing. Notional construction of No. 36a indicated to the right.

Proposed construction has been designed to stand away from the existing wall of 36 Highgate High Street so that the piling rig can operate at a safe distance. The depth of the gap between the properties will depend on how vertically plumb the wall is found to be. Existing drainage will be extended from No.36 into the wall construction zone. When the new wall is built the junction will be flashed over with sections of Code 6 lead to standard details set down by the Lead Sheet Association. The flashing shall be secured by lead wedges into a prepared brick joint in the wall of No. 36a and fixed by lead clips. The joint will be filled with the approved mix of lime mortar sufficient for the site exposure.

Contractor's Site Preparations

PPE Requirements



PROJECT CONTACTS

Appointed Site Manager:	Vinny Hogan	07538 182942
Appointed Operations Director:	Luke Mead	07726 242424

WORK PROCEDURES & CONTROL MEASURES

- The work will be supervised and always monitored by a competent site / task specific supervisor.
- All works to be carried out in accordance with the Construction Phase Plan in place and other H&S management documents in place.
- Site compound and welfare facilities as set up on site to be used during these works.
- Work area to be securely cordoned off to prevent unauthorised access. Only authorised personnel will be allowed access to the work area. All personnel, including visitors to the site must sign in on arrival and sign out when leaving site.
- PPE to be always worn on site.

TRAINING

- Only qualified / certified or otherwise competent personnel will be permitted to undertake the work.
- All operatives to receive training on manual handling techniques and work at height.
- All workers to undertake site induction prior to commencing work.
- Toolbox talks will be carried out at weekly intervals during the works to raise awareness of relevant H&S issues.

ACCESS

- Some working at height will be required to complete this scope of works.
- Access to be provided by step ladders, ladders and towers as suitable, with ladders used only for short duration work or when other methods of access are not suitable.
- Access equipment will be securely stored at the end of each day to prevent unauthorised use.
- Exclusion zones will be established in the area below any overhead works, using suitable barriers and signs, to protect people below from risk of any falling tools or materials.

SECURITY

- The site boundary to be secured with Heras fencing to prevent unauthorised access.

- All accessible boundaries will display construction warning signage to prevent and deter unauthorised access.
- Prior to vacating the site at the end of each day all entrances will be locked shut. The site boundary will be inspected for any attempted access or gaps, missing signage or other security breaches which will be addressed prior to leaving site.

ENVIRONMENTAL CONSIDERATIONS

- Water Contamination – The site team are to be made aware of the control measures in place, eliminating the risk associated with contamination of any water source.
- Noise – Operatives, Contractors and Visitors are to wear hearing protection in any hearing protection zones that have been established as identified by relevant signage. No noisy works are to begin before 08:00. This will reduce the impact of the works on surrounding residents.
- Dust – control of dust is paramount and will be kept to as lower level as reasonably practical. To mitigate nuisance dust to surrounding properties, water suppression will be used during works which generate higher levels of dust.

CLEANING

After the works have been completed, the area shall be left clean and tidy with discarded materials and rubbish removed from site.

APPENDIX (a)

Excerpt from Asbestos Survey of Garages by Fenton Environmental

Reference ID: SF-A-21-428

Report Date: 18th August 2021

Sample Sheets

FENTON ENVIRONMENTAL

Sample reference: SF01/Garage blocks N6 5JT			
Type of survey:		Refurbishment and demolition	
Surveyor:	Steve Fenton	Date:	18 th August 2021
Floor:	Ground	Room:	Garage
Product type:	No asbestos detected	Condition:	N/A
Surface treatment:	N/A	Quantity:	N/A
Accessibility:	N/A	Asbestos type:	No asbestos detected
Identification:	Negative	Material risk score:	N/A
Comments:	No asbestos detected Non-asbestos roof sheeting to 3 No. garages		
Action:	None		
			
Close up of sample area		General area of sample	

SF01 was the reference given to the garages that are the subject of this Method Statement. Asbestos was found on the site but in a completely separate garage block SF04 and this is noted below.

Asbestos register

Asbestos containing materials found in the survey are detailed below:

Area	Product	Asbestos type	Quantity
SF04 – Outbuilding	Asbestos cement roof sheeting	Chrysotile	25 sq.m. approx..

APPENDIX (b)

<u>Location</u>	<u>Description</u>	<u>Comment</u>
<u>INTERNAL</u>		
<u>SECOND FLOOR</u>		
<u>Bedroom</u>		
Ceiling	Boarded and painted.	There is distortion to the ceiling throughout and split paint at board joints. Refer to photographs.
Mansard walls	Lined, plastered and painted. There is a storage area to the west, the view of which is partly obscured. There is a brick exposed chimney breast to the east.	On the north wall there is a vertical crack from the top left corner of the dormer window extending through to the ceiling. There is cracking on the lower parts of the external and internal reveal to the <u>right hand</u> side of the left window which extends down behind the freestanding unit positioned between the two windows. There is a vertical crack above the <u>right hand</u> side of the right dormer extending up to the ceiling and a vertical crack from the right hand side of the window board to the same window, extending down to the skirting. Within the storage area to the west, there is a crack at the junction of the west wall and north mansard wall which appears to extend from the skirting and is visible up to approximately 500mm short of the ceiling, although this is obscured by stored items. At low levels the crack appears to extend to approximately 1mm to 1.5mm in width. To the projection to the west wall centre of the same and adjacent to the stairwell, there is water damage to the plaster finish at high level. There are some open board joints to the plaster finish at high level. There are some open board joints to the south mansard wall, most notably east of centre. No fractures noted to the brickwork to the chimney breast.
Floor	Exposed timber floorboards with loose laid matting.	The floor springs underfoot.

Doc. Ref: Job No. 11941/Schedule of Condition/38A Highgate High Street, London N6/5f

Note: Schedule of Condition for illustrative purposes only. This is subject to agreement by Party Wall Surveyors

<u>Location</u>	<u>Description</u>	<u>Comment</u>
<u>Stairwell down to First Floor</u>		
Ceiling and walls	Boarded, <u>lined</u> and painted.	Water damaged paper to north wall and soffit. Water damage also to the mansard to the south.
Stairs	Exposed timber boards.	Treads creak locally underfoot.
<u>FIRST FLOOR</u>		
<u>Bathroom</u>		
Ceiling	Boarded and painted.	Some open joints at junctions of the fielded panels. Refer to photographs.
Walls	Plastered, <u>lined</u> and painted. Timber sash window.	Some minor unevenness behind the lining on the north wall with localised lifting paper. Water damaged paper to west wall behind the WC. The east wall is boarded and there are some open joints to the boards.
Floor	Exposed timber floorboards.	The floorboards are loose and the floor slopes in an easterly direction.
<u>Study</u>		
Ceiling	Boarded and painted.	Some splits to the lining paper and minor slope towards the <u>north west</u> .
Walls	Plastered, <u>lined</u> and painted. West wall is boarded and obscured by full height shelving. Timber sash window	There appears to be a filled crack to the top left corner of the window behind the lining paper which extends through the ceiling. Open paper joints. Open joint at junction with beading to the built-in wardrobe to the <u>north east</u> . Open joints to fireback to <u>south east</u> . Open joint at wall junctions in the <u>south west</u> corner where visible.
Floor	Exposed timber board for loose laid matting.	Boards loose underfoot and slope towards centre.

Doc. Ref: Job No. 11941/Schedule of Condition/36A Highgate High Street, London N6/LSF

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<u>Location</u>	<u>Description</u>	<u>Comment</u>
<u>Hall Stairs and Landing</u>		
Ceiling	Boarded and painted. Plastered and painted within the stairwell.	There are open joints at junctions with partitions leading to the study and the bathroom by approximately 10mm to 15mm. To the plastered section of the soffit and stairwell, the open joints to the junction with the bathroom partition extends approximately 2mm to 3mm.
Walls	Part boarded and painted. Part plastered, <u>lined</u> and painted.	There are open joints to the boards throughout. Refer to photographs.
Floor	The landing is exposed timber floorboards. Exposed timber treads and risers to the stairs.	Open joints and loose boards to the landing. The floor slopes towards the centre of the property.

GROUND FLOOR

Ceiling	Boarded and painted.	Bowing of ceiling over eastern parts adjacent to north wall. <u>To the</u> west of ceiling, the boarding is fielded panels and there is water damage and distortion adjacent to the central beam to the north of the ceiling. Refer to photographs.
Walls	Plastered, <u>lined</u> and painted.	Uneven plaster above <u>left hand</u> side of the door. Crazed plaster to right hand side of door with approximately three horizontal cracks extending through to behind the adjacent artwork. To the <u>right hand</u> side of the artwork, approximately mid-height there is a crescent shaped crack becoming horizontal extending through to the window architrave. There is a diagonal crack on the east wall to the north of the chimney breast between the chimney breast and ceiling. Minor unevenness of brickwork within the fire recess to south wall.

Doc. Ref: Job No. 11941/Schedule of Condition/36A Highgate High Street, London N8/15

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<u>Location</u>	<u>Description</u>	<u>Comment</u>
		To the west wall there is a horizontal crack approximately 50mm beneath the ceiling, commencing on the north wall to approximately 1m where it then turns up to meet the beading to the ceiling where there is an open joint at the junction of the same with the wall. There is a shelving recess to the centre of the west wall and there is a vertical crack from the lower right corner which extends down behind freestanding furniture, branching off as inverted 'Y' shape towards the stairs over a length of approximately 1.2m from the recess. There is very faint vertical cracking from the right corner, extending up through 500mm, then turning through 90° terminating behind the adjacent artwork.
Floor	Exposed timber floorboards with loose laid matting.	Boards creak underfoot. Floor slopes towards centre.

Stairs Leading to Ground Floor

Walls	Plastered, <u>lined</u> and painted.	Slight flaking of paint finishes on the west wall above the winder up to height of approximately 1m above the winder. Open joints at junction of the stair string.
Stairs	Open tread timber staircase.	Firm and level.

LOWER GROUND FLOOR

Ceiling	Exposed floor joists and <u>floor boards</u> .	Open joints at junctions of boards and joists.
Walls	Plastered and painted. Timber sash windows to the north. Exposed brickwork to chimney breast to the east. Brick walls to return of the Aga to the west with rendered back.	To the left of the door to the north, there is cracked and crazed plaster commencing at the stair string approximately 50mm and 150mm from the reveal rising through to the floor joist to the left of the opening and slight crazing of plaster extending above the full width of the door. Separation cracking at junction of the plaster and the timber to the window surrounds.

Doc. Ref: Job No. 11941/Schedule of Condition/36A Highgate High Street, London N6/15f

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<u>Location</u>	<u>Description</u>	<u>Comment</u>
		Diagonal crack from top right corner of the door to the north through 150mm.
Floor	Solid construction with quarry tiles.	No apparent defects.
<u>Scullery</u>		
Ceiling	Underside of stone paving to landing.	Open joint at junction with wall to the east. No fractures to stonework.
Walls	Exposed brick to <u>north east</u> and west although north wall almost entirely obscured by white goods. Rendered wall to south.	Unevenness of brickwork on west wall at high level to north. Open joint at junction of the stone and clinker infill in the soffit above. Some slight crazing generally to plaster to the south.
Floor	Solid construction with quarry tiles.	There is a historic dirt filled cracked to the centre running east to west over west path.
<u>Closet/Utility Room</u>		
Walls	Part tiled at low level, <u>plastered</u> and painted above. There is boxing against the south wall.	To the east wall there is water damaged and cracked plaster. Refer to photographs. Water damage extends onto south wall including to the boxing. The north wall is exposed masonry wall to the cottage and there is an unfinished soil pipe penetration. No fractures noted to brickwork.
Floor	Tiled. View largely obscured.	No cracks noted where visible.

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<u>Location</u>	<u>Description</u>	<u>Comment</u>
<u>EXTERNAL</u>		
<u>Garden</u>		
West Boundary Wall	Masonry boundary wall with low level planter over southern two-thirds.	The view of the wall is largely obscured by mature plants and ivy. At the abutment with the building owner's property to the north of the garden there is cracking to pointing and a full height vertical crack approximately 200mm from the building owner's property which extends to approximately 3mm to 4mm, although full extent could not be seen. The remainder of the wall is photographed.
East Boundary Wall	Common bricks with concrete coping stone.	Open joints to junction of brick panel and pier to north. View largely obscured by plants. The condition of the wall is photographed.
Floor	The garden is at various levels with a planter against the west wall.	Refer to photographs.
Steps leading up to the ground floor from the Garden	Brick built with stone paved landing.	Slight unevenness. No fractures recorded. Refer to photographs.
Rear Elevation	Three <u>storey</u> in facing brick with mansard. Stone sub-cill. Timber sash windows. Plain clay tile mansard roof with lead clad dormer cheeks.	There is a paint filled crack which has reopened in part, although barely perceptible from the right corner of the ground floor sub-cill through four brick courses. There is a faint intermittent historic hairline crack from the <u>right hand</u> side of the brick arch to the ground floor door which extends up to the underside of the first floor sub-cill. There is a tell-tale crack gauge at high level to the crack. There is the suggestion of a very faint stepped diagonal crack commencing from the centre of the ground floor brick arch and rising through four brick courses. Displaced collar pointing to the brick arch of the ground floor entrance door with open joint between the two extending to approximately 4mm to 5mm at its widest which is over the <u>right hand</u> part.

Doc. Ref: Job No. 11941/Schedule of Condition/36A Highgate High Street, London N6/5f

Note: Schedule of Condition for illustrative purposes only. This is subject to agreement by Party Wall Surveyors

<u>Location</u>	<u>Description</u>	<u>Comment</u>
		Slight hairline cracking to the collar pointing around the two first floor windows, both reveals and arch.
		Refer to photographs for condition of roof.
Flank wall to extension beneath the garden steps	Facing brick with circular window.	Above the <u>right hand</u> side of window, there is a stepped crack extending up to the cover flashing to the landing paving. Crack width approximately 2mm to 3mm. Displaced collar pointing to the full perimeter of the window.
		There is a crack and displaced stone through the landing pointing above the door, rear corner at approximately 150mm.
Lower ground floor paving and steps	In situ concrete screed paving. Brick steps to gardens.	Refer to photographs.
Front entrance	Ceiling is boarded and painted with exposed joists. The wall to the cottage is painted brickwork.	Refer to photographs.
Floor	In situ concrete screed at various levels.	Refer to photographs.

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APPENDIX (c)

Site Photographs



No. 36a to left, garages centre & right



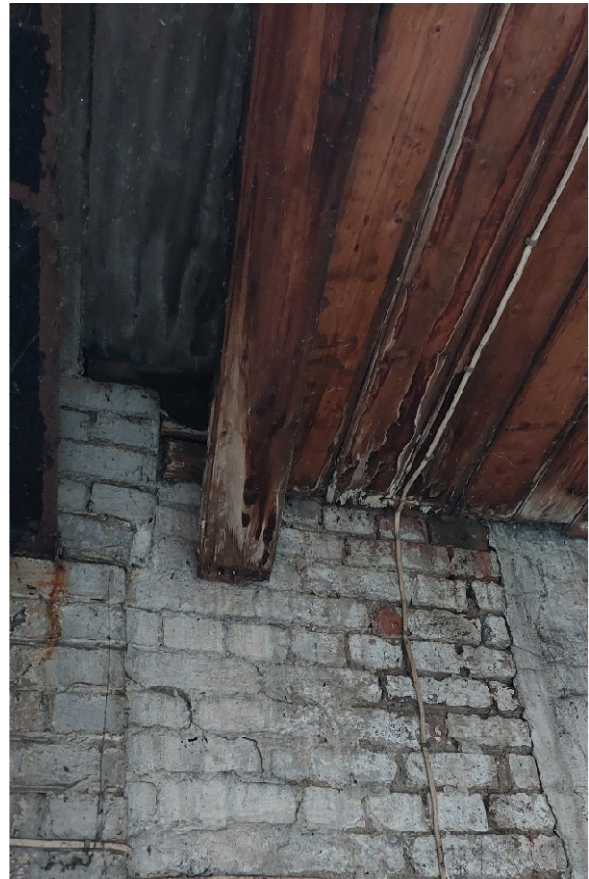
Loose Parapet at top of garage.



Above: Drainage from No.36a Highgate High Street, crosses the wall and leaves by No. 40



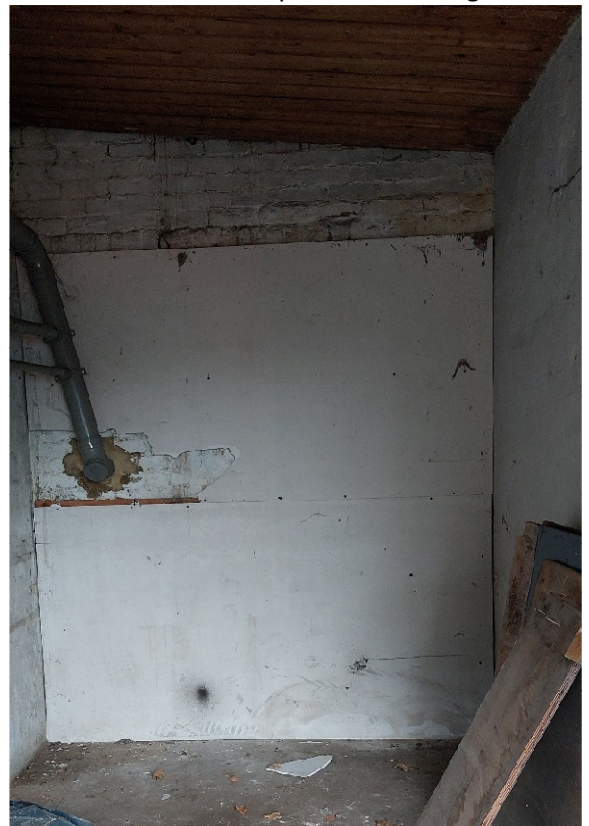
Gap between nib-wall and wall of the Asset



Same area with view upwards of ceiling boards



End wall- garage door

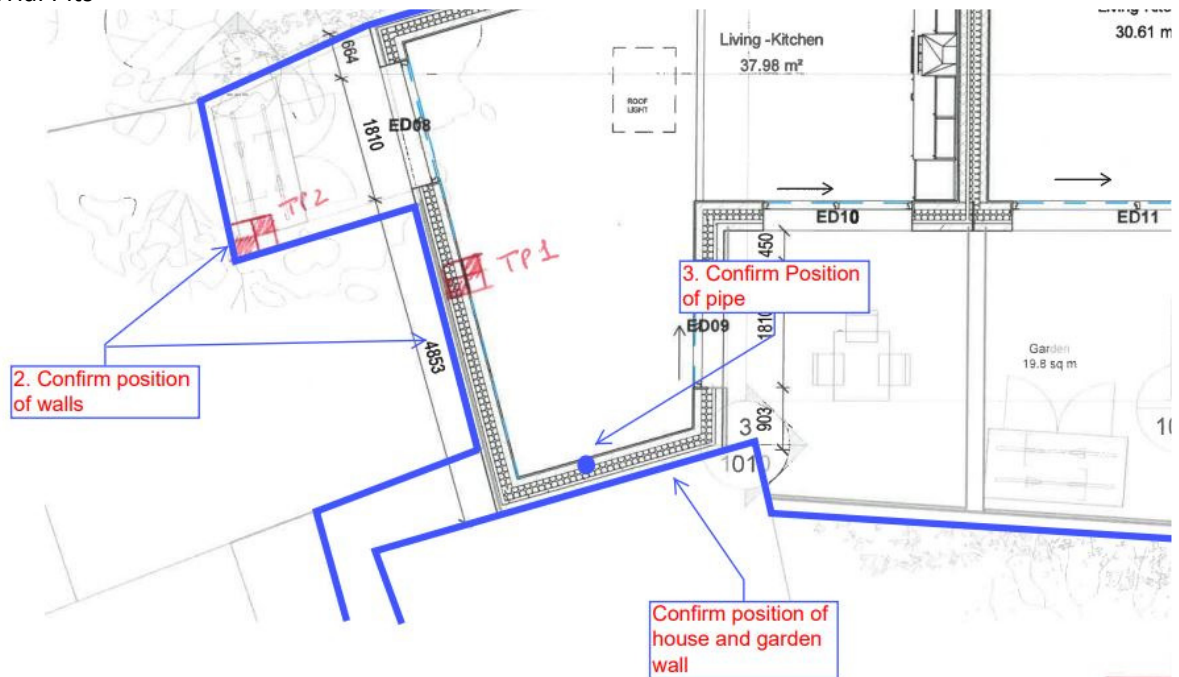


End wall- garden wall with No. 40



APPENDIX (D)

Trial Pits





Pits 1 and 2 prepared for information at the above locations.

1. TP1 – brick spreader course on ash, 1100mm down.
2. TP2 – 200mm thick concrete footing, top of concrete 600mm down.

Note these are not along the wall of 36a Highgate High Street but were carried out as preparations for the design-process and the demolition works .