

Our Ref: 7649/CCL
14th September 2022

Mr G Hill
3 Firs Avenue
London
N10 3LY

For the attention of: Greg Hill

By Email

Dear Greg,

Re: 25 Sheldon Avenue, N6

We visited the above address on Monday 5th September to view the property and specifically review the left-hand side flank wall. As part of the current planning permission, it is intended to keep the front façade as well as the existing flank wall.

Description.

The flank wall in question appears to be built of brick construction, possibly 215mm thick as brick headers are showing on the elevation. The wall has two openings towards the front elevation, one and ground floor and one at 1st floor. The wall also contains a projecting chimney breast which continues up to form a chimney above roof level. At the rear of the wall there appears to be an infilled 1st floor window. The wall has been extended at some point by the addition of a single storey rear extension. The projecting chimney breast at ground floor appears to have been extended at some point.

Observations.

- The existing chimney is leaning out from the property towards the adjacent boundary line.
- There is cracking evident under the front ground floor window.
- There is a vertical crack where the newer rear extension has been toothed into the existing rear wall.
- There are no vertical brickwork movement joints in the flank wall.
- There appears to be little evidence of a DPC although there may be vertical slate placed on the outside of the brickwork below ground level.

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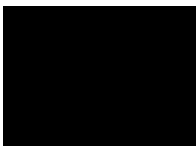
Discussion.

Our main concern about the flank wall is the stability of the chimney. The chimney is currently leaning away from the property and only currently restrained by the roof. It is also highly likely the wall will have been constructed with flues to accommodate the fireplaces at ground and 1st floor which will mean numerous stepped voids as these flues transition across to meet at the chimney above roof level, further removing the robustness of the wall. Further, there are defects in the wall such as the cracking under the ground floor window. Due to the position of the openings at ground and 1st floor level, the flank wall is providing very little buttress effect to the front wall and conversely, the flank wall is not well buttressed by the front wall for the same reason. There is likely to be little buttress to the flank wall at the rear due to the addition of the rear ground floor extension and the removal of the existing ground floor rear wall. The flank wall does not meet the current requirements for vertical movement joints and as a result may be susceptible to thermal movement.

Conclusion

The current flank wall has numerous defects. As a result of the leaning chimney, questionable wall construction (numerous flues) and poor front and rear wall buttressing the wall will be very vulnerable during demolition and conversion of this property. Unlike the front wall façade retention, the close proximity of the wall to the boundary and the adjacent property hinders effective temporary works measures and therefore creates serious health and safety issues. Based on the above, structurally, we would recommend the wall is demolished to ensure the safe conversion of the property and gives the opportunity to provide a new robust wall to modern standards.

Yours sincerely
for **walkerassociates** CONSULTING LIMITED



Chris Lynas
DIRECTOR



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1.0 Leaning Chimney above Roof level

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2.0 Cracking at toothed junction with newer extension. Questionable buttress.

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3.0 Infilled windows.

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4.0 Newer rear Chimney breast extension.

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5.0 Cracking under ground floor window.

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6.0 Internal ground floor. Flues in existing wall serving fireplaces?

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