

21 NOV 17



ELLINGTON ROAD
GROUND
MOVEMENT

Ellington Place

courtyard and surrounding buildings there has been a structural movement over the last six months to the left hand building as you walk through courtyard some repair work has been carried out in the past there is now damage to the inside of this building where the left-hand flank wall has moved considerably and daylight can be seen from the inside also the floor has started moving. The courtyard itself has considerable amount of cracks which have been filled but now opening even more all small workshops show considerable amount of movement. the main building its self seems quite stable no visible cracks to any external walls. as can be seen by photographs. there are cracks to where it looks like courtyard is slowly moving and sinking

22nd September 2019

22 Cranley Gardens

N10 3AP

Hello

We live at 22 Cranley Gardens which the studios on Ellington Road back onto.

We are getting more concerned about the cracks in your wall at the back of our garden. I wanted you to be aware of them, so you can see if you need to do anything about them.

I am on if you would like to come around at some point to take a look.



Best regards



22 Cranley Gardens

Owner of house [REDACTED] reported that further brickwork looks like it may potentially be coming loose. Artur attended to remove loose brickwork and pour concrete to make safe.





4 North Court, South Park Business Village, Maidstone, ME15 6JZ
01622 608810

J Clark & Sons Enterprises Roxburgh Properties
Ltd
Roxburgh Properties Ltd
213 Muswell Hill Broadway
LONDON
N10 3RS

10/15/2021

Our Ref: 9358249

Your Ref:

Dear Sirs

Insurance Claim at 10 Ellington Road, LONDON, N10 3DG

Further to my recent inspection I am pleased to confirm that I could not detect any evidence of current subsidence damage to the buildings.

1. Assess and Conclusion

We have managed this phase

The damage to the retaining wall is as a result of wear and tear and the gradual deterioration of the condition of the wall due to a gradual build-up of hydrostatic pressure behind the wall from a lack of drainage provisions.

The above has eventually caused the partial collapse of a section of the wall. Some localised repairs have already been undertaken to the wall, however we would strongly recommend you seek the advice of a structural engineer regarding the general condition of the wall and any further structural works that may be required to prevent further future collapses.

Unfortunately, the cost of repairing such damage is not covered under policy as this contains an exclusion relating to 'gradual deterioration and wear and tear' as detailed below:

1. Damage caused by or consisting of:
 - a. Inherent vice, latent defect, gradual deterioration, wear and tear, frost, change in water table level, its own faulty or defective design or materials

I must therefore confirm that your buildings insurer is unable to offer any financial assistance on this occasion.

AA TOP CONSTRUCTION LTD

ESTIMATE

For Attention of Mr Gary Clarke

Date: 19/09/2021

Ref: Breaking of the fallen reinforced concrete wall, removal of the rubble and the tree stump, reinstate the fencing and install new garden shed

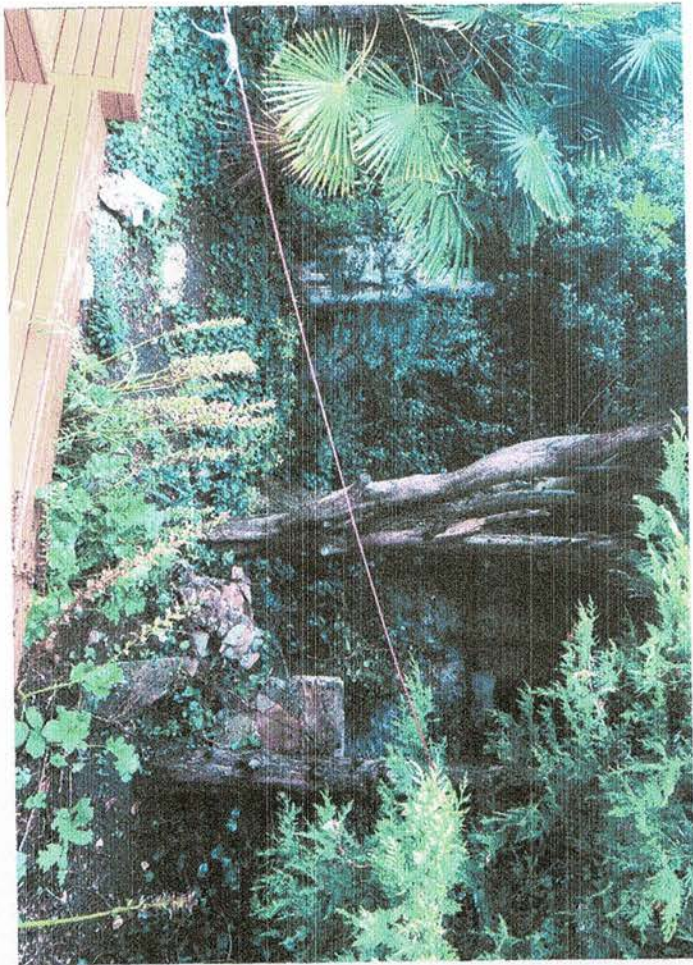
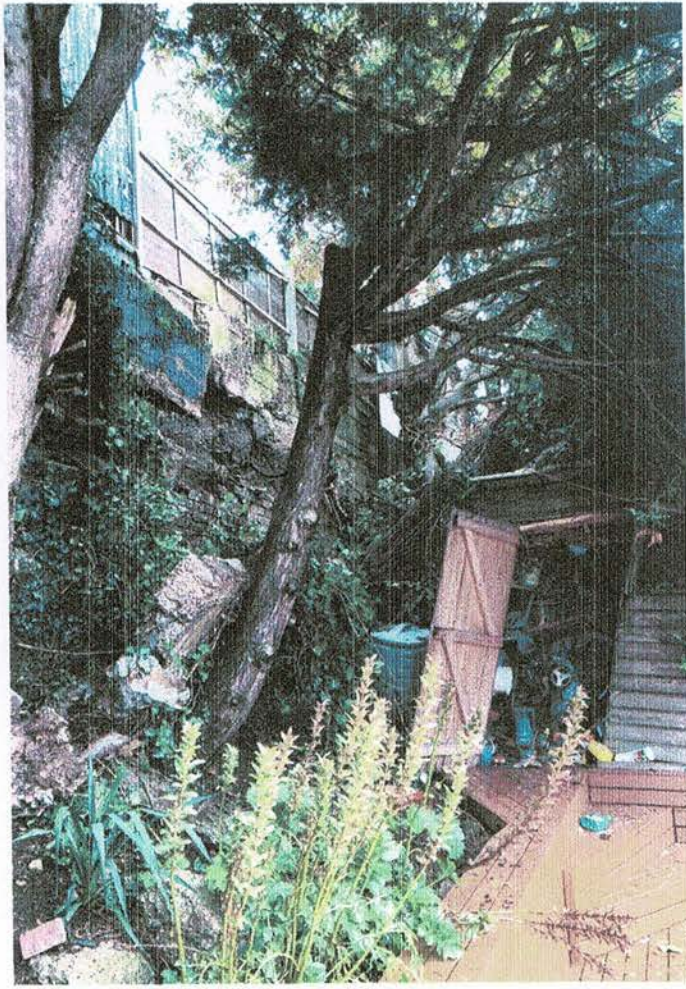
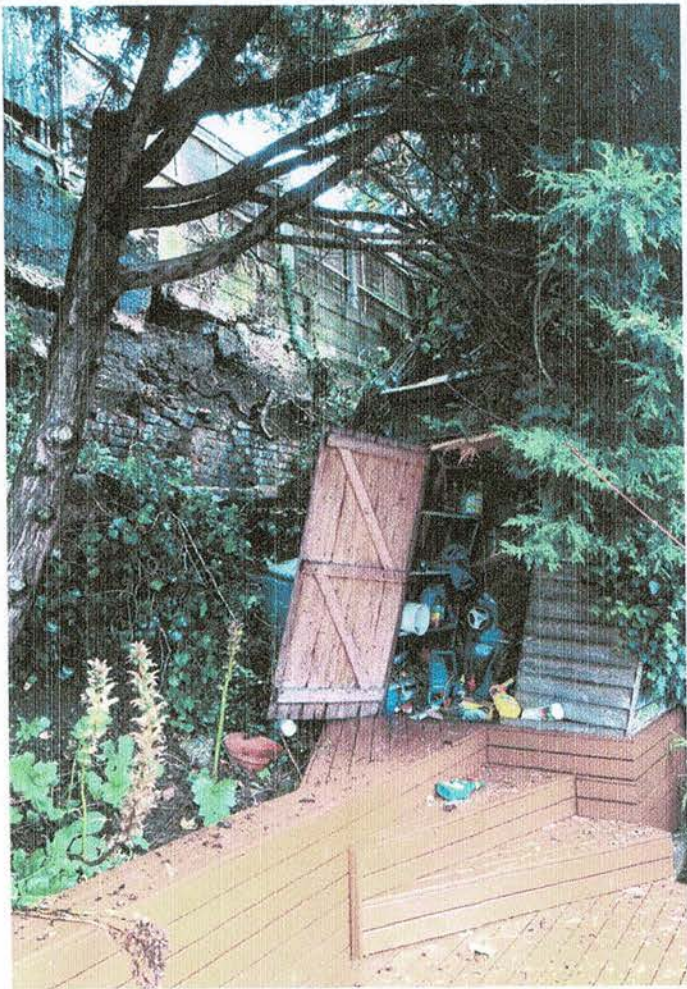
Job address: Ellington Road, Muswell Hill, N10

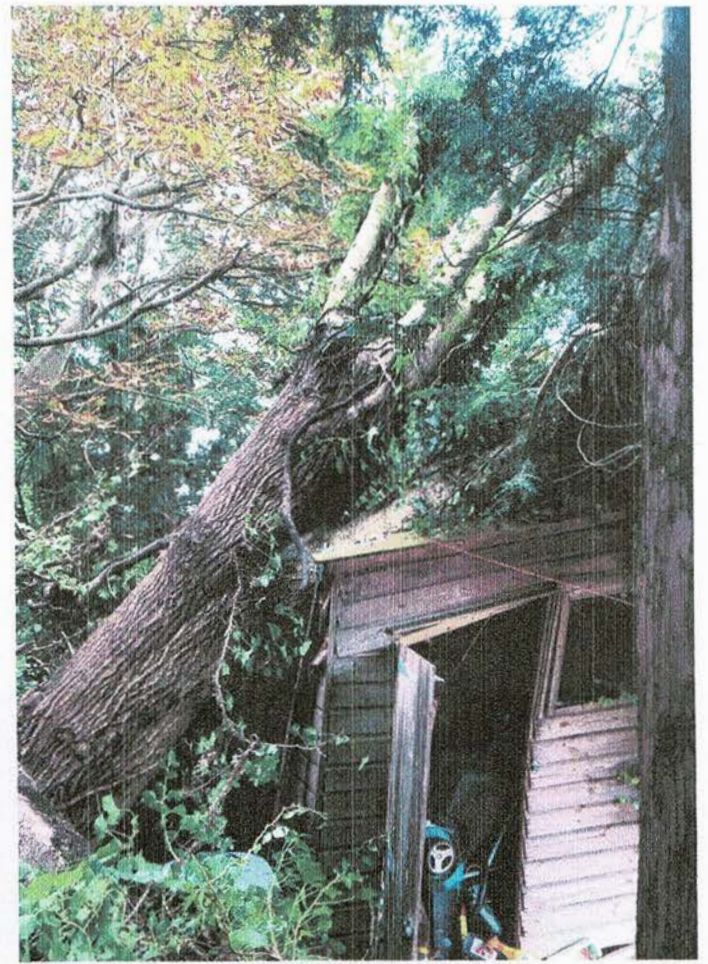
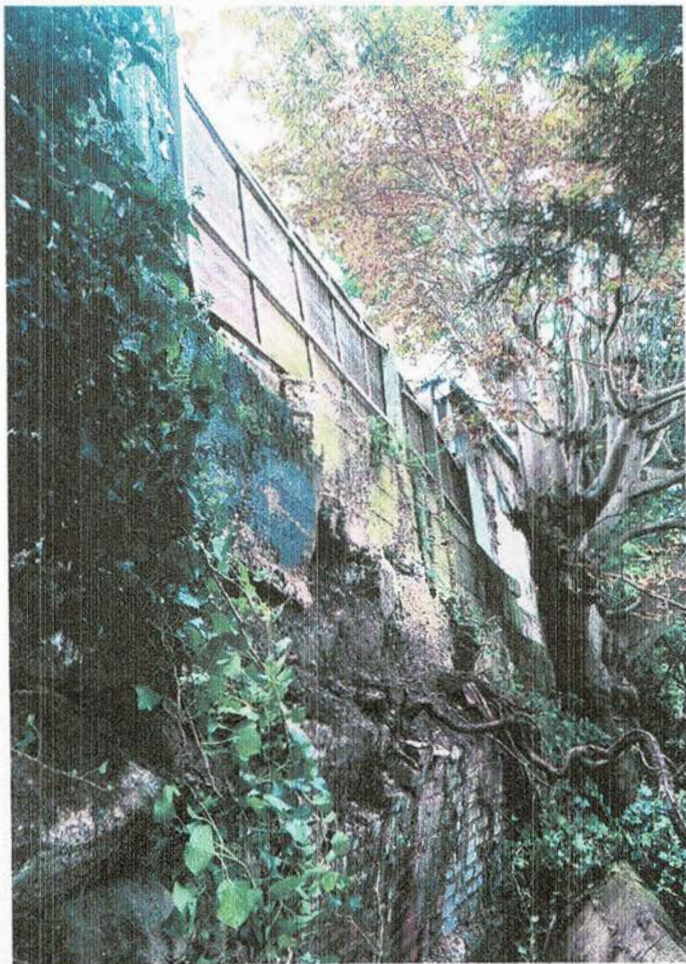
<u>Item No.</u>	Description	Amount
1.	Carefully make wat to the upper existing concrete walls and Fill with strong mix "sharp sand and cement" all the voids underneath the concrete and brick wall structures, created from the fall of the concrete wall	£ 900.00
2.	Cut the tree in smaller sections, throw to skip	£ 1,950.00
3.	Break the reinforced concrete wall by heavy duty Hilti kango into manageable pieces, and throw all the wall and all other rubbles to skip	£ 1,750.00
4.	Buy to new concrete posts and two new fence panels and install, throw the damaged ones to skip	£ 600.00
5.	Remove the old, damaged shed and install new shed "new shed to be supplied by the client"	£ 350.00
6.	Install 25mm Wire Netting Galvanised to prevent sone slipping down	£450.00
7.	Supply all skips and license	£ 1,400.00
8.	Install steel to secure large concrete slab	£ 550.00

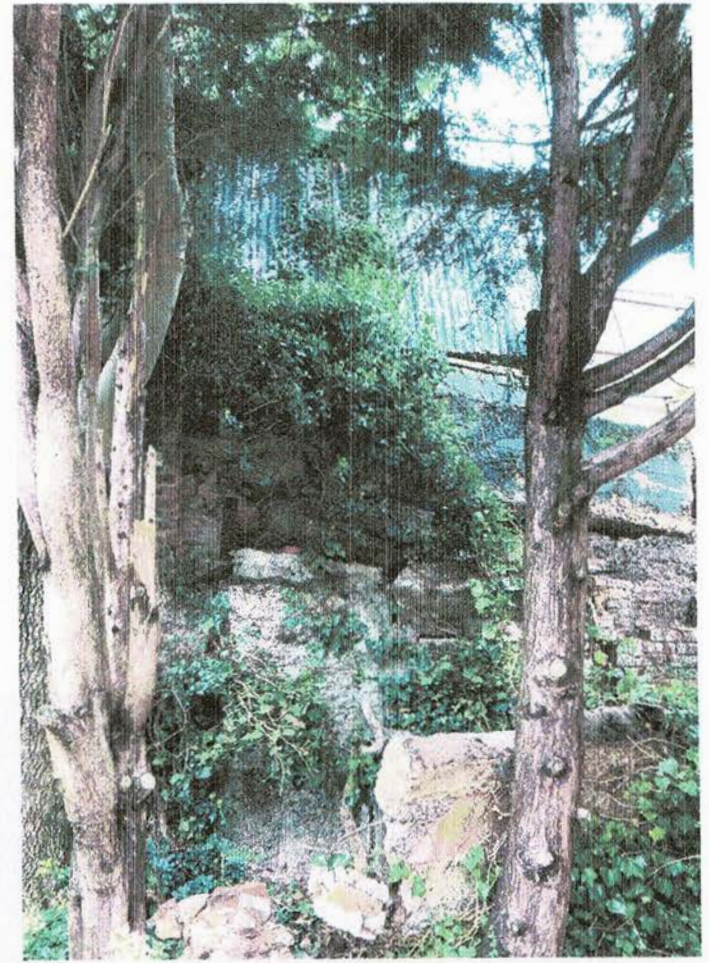
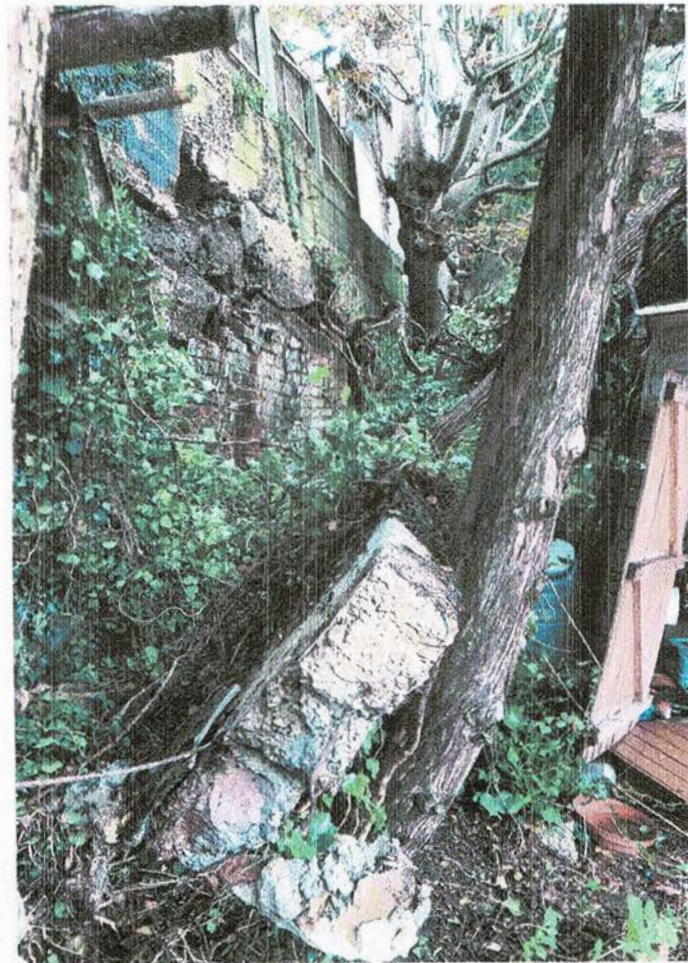
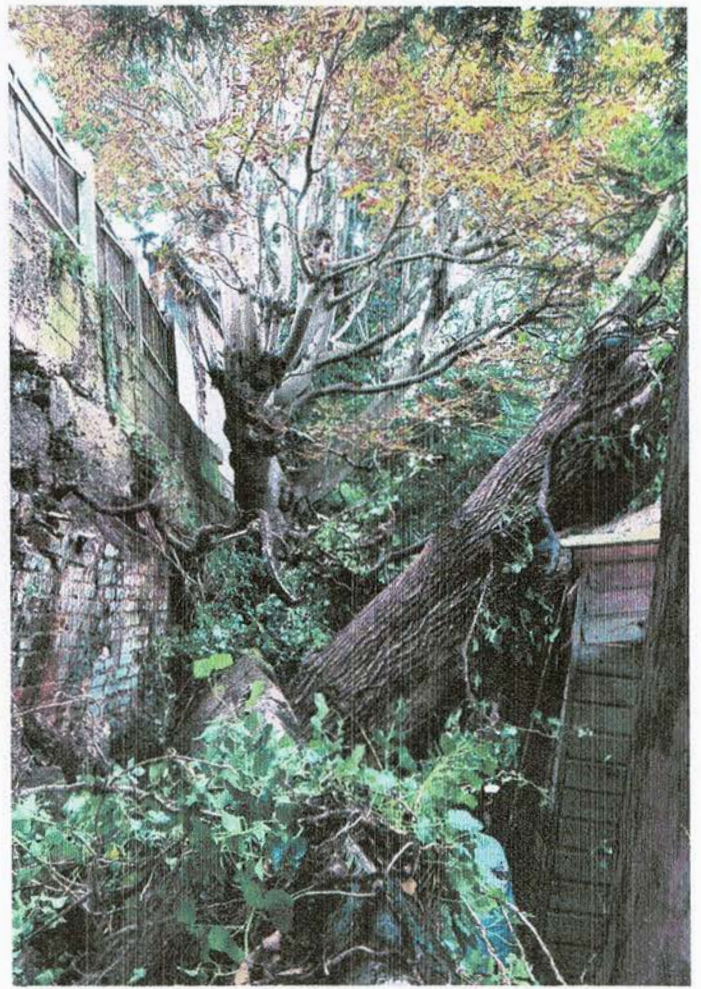
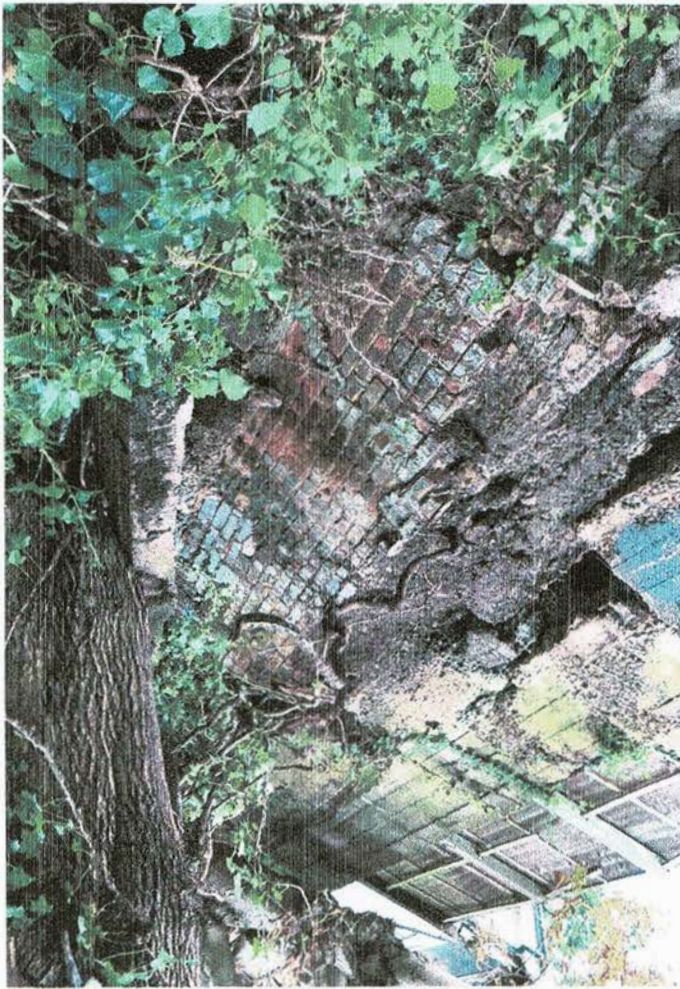
Complete estimated costs of labour and materials -

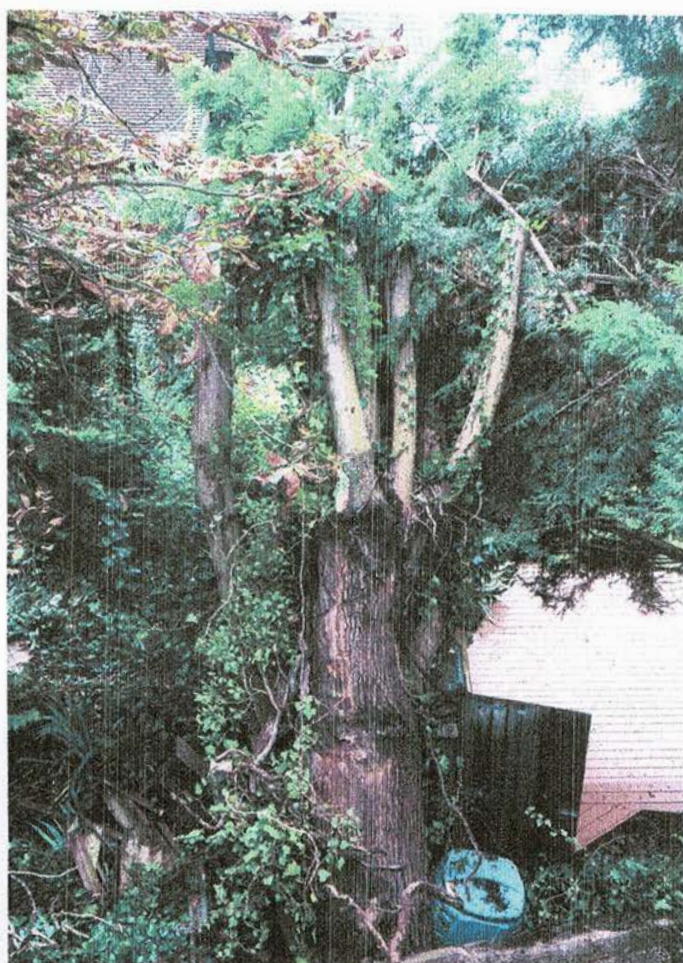
<u>Subtotal</u>	<u>£ 7,950.00</u>
<u>Vat @ 20%</u>	<u>£ 1,590.00</u>
<u>Total</u>	<u>£ 9,540.00</u>

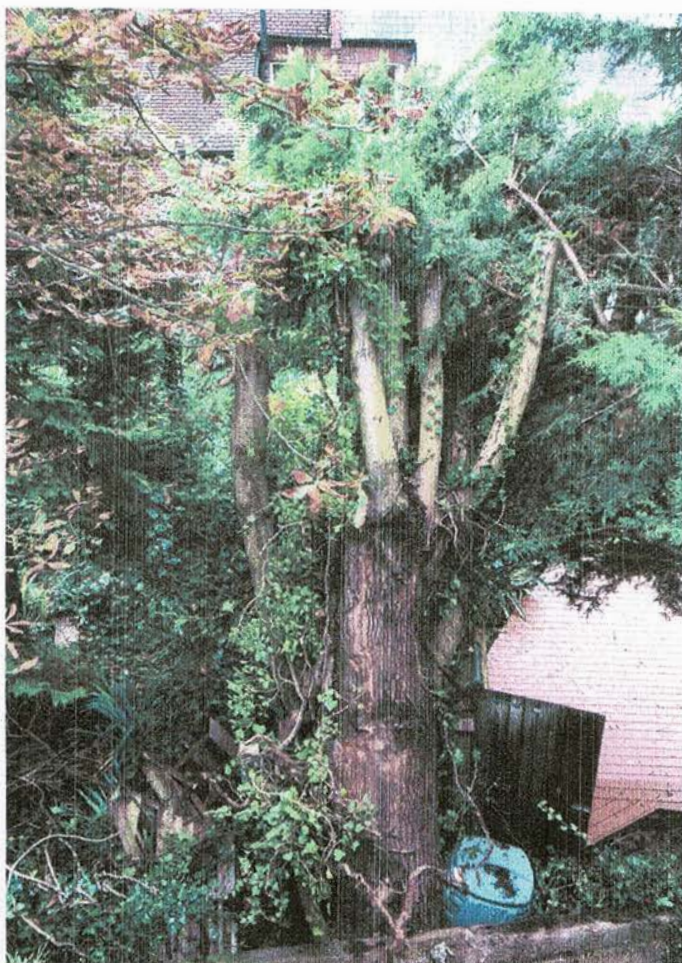
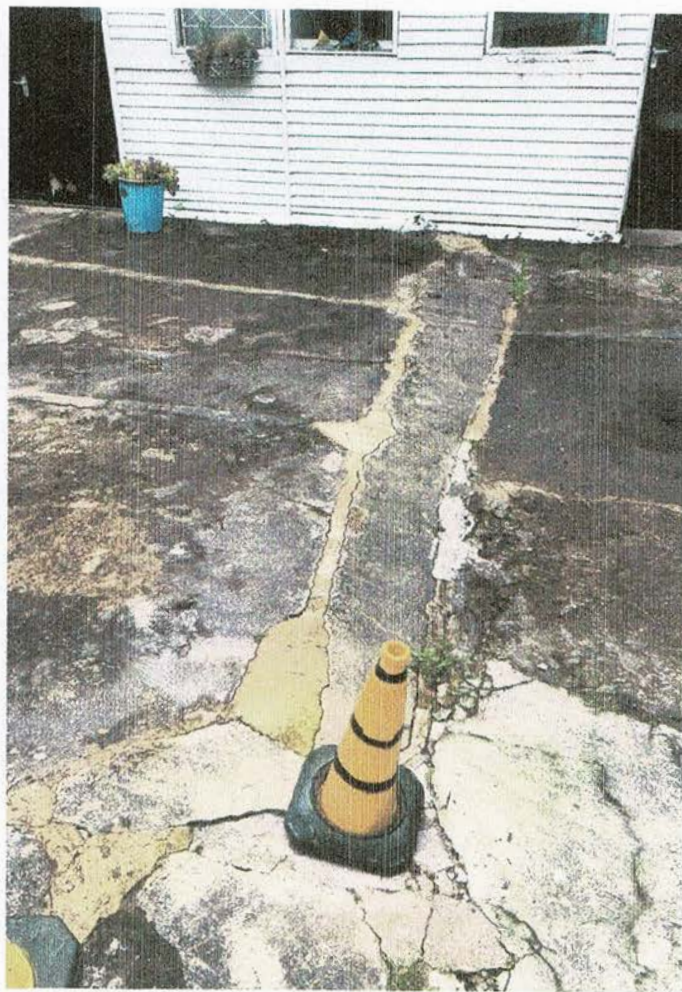
Before works

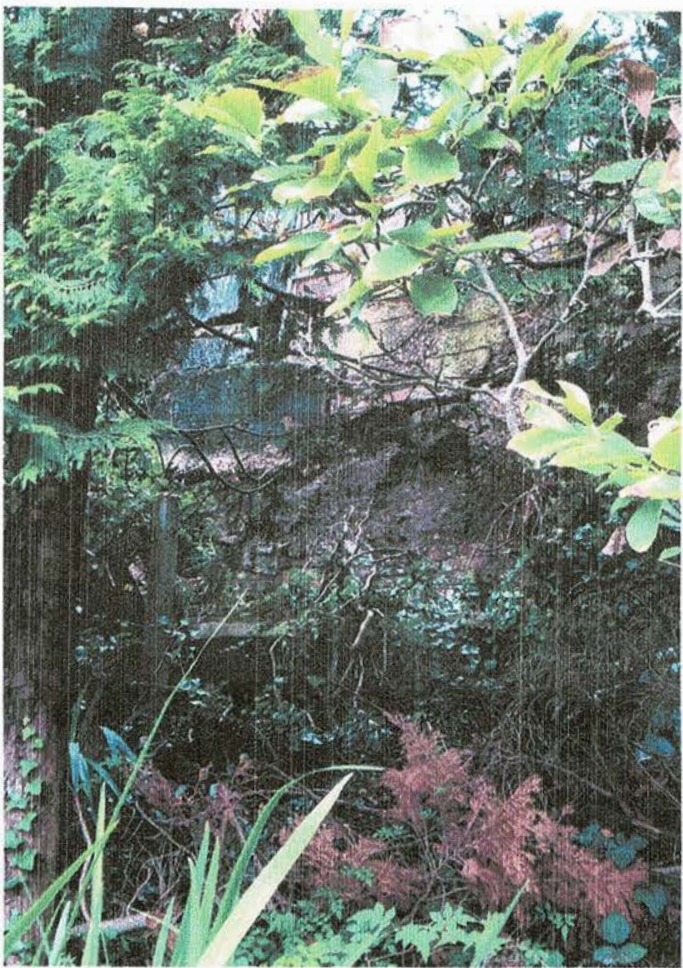
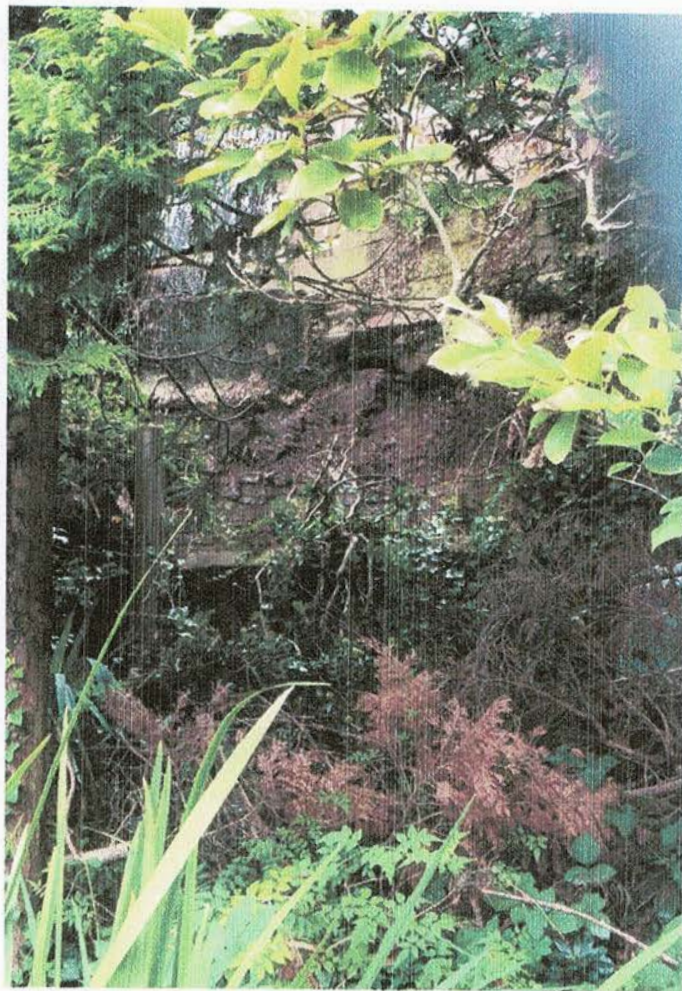
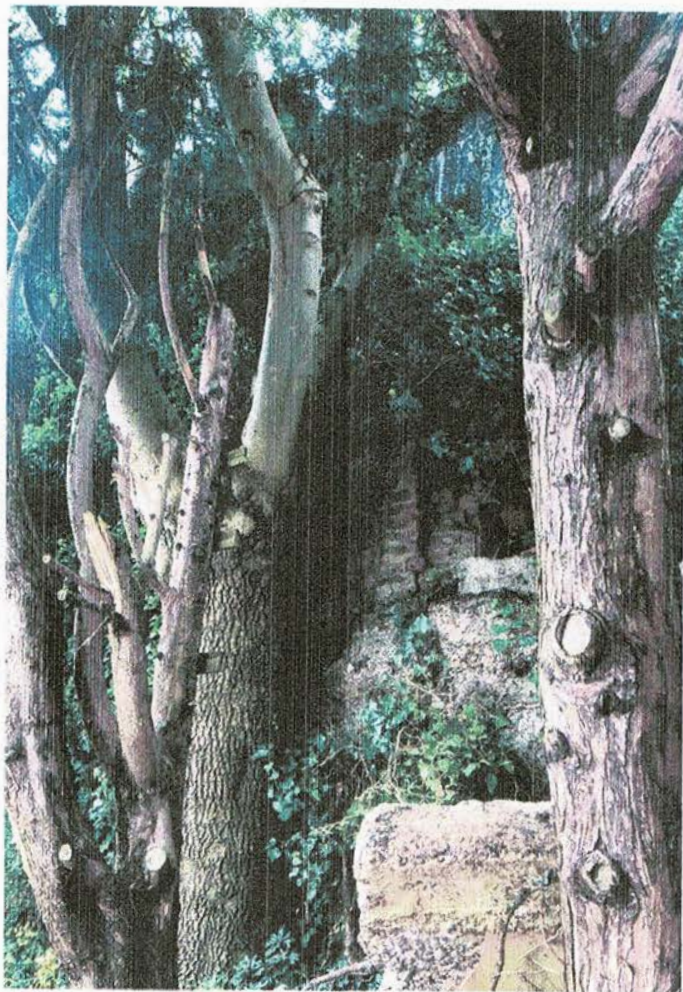


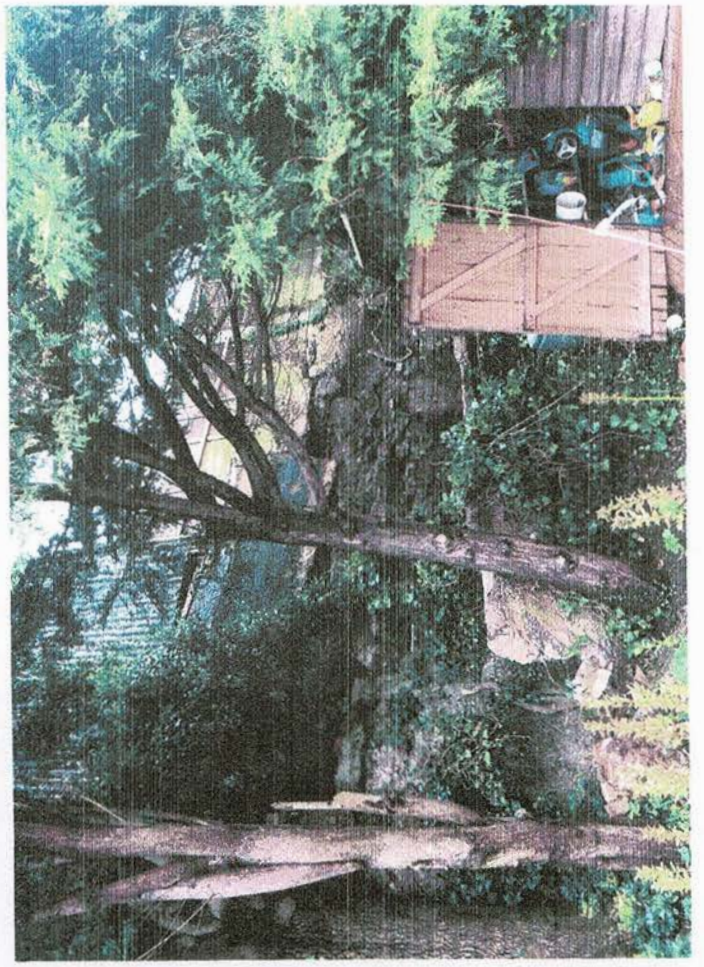
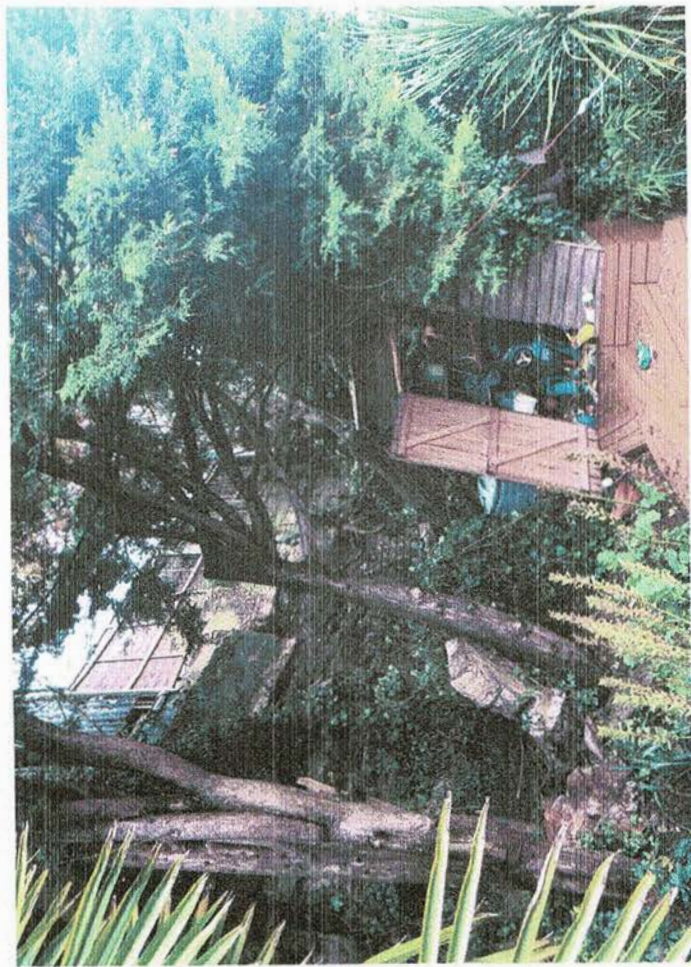
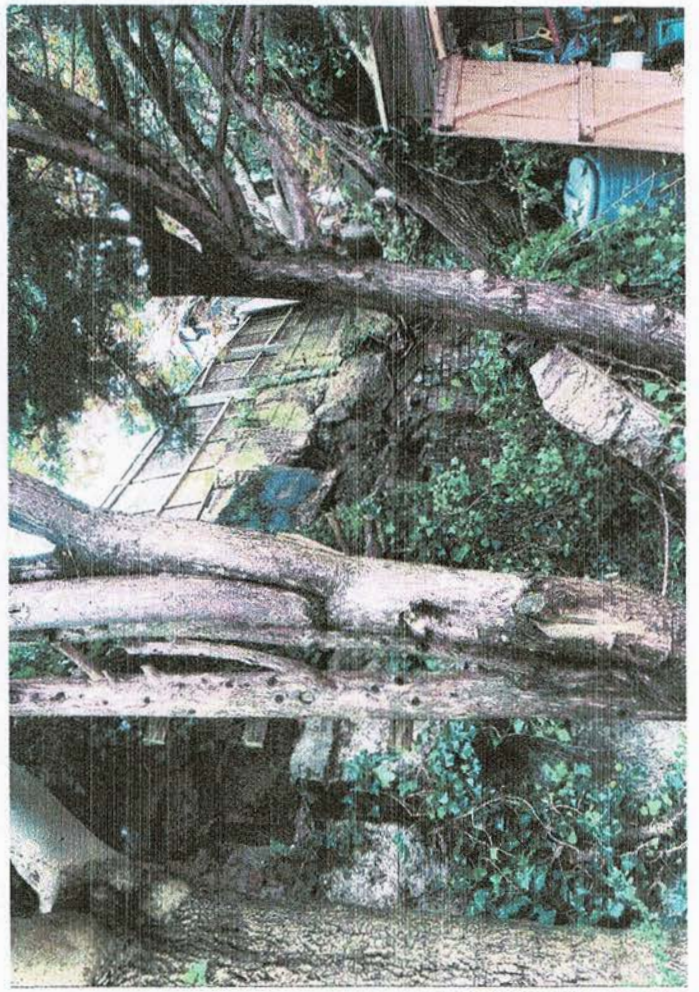
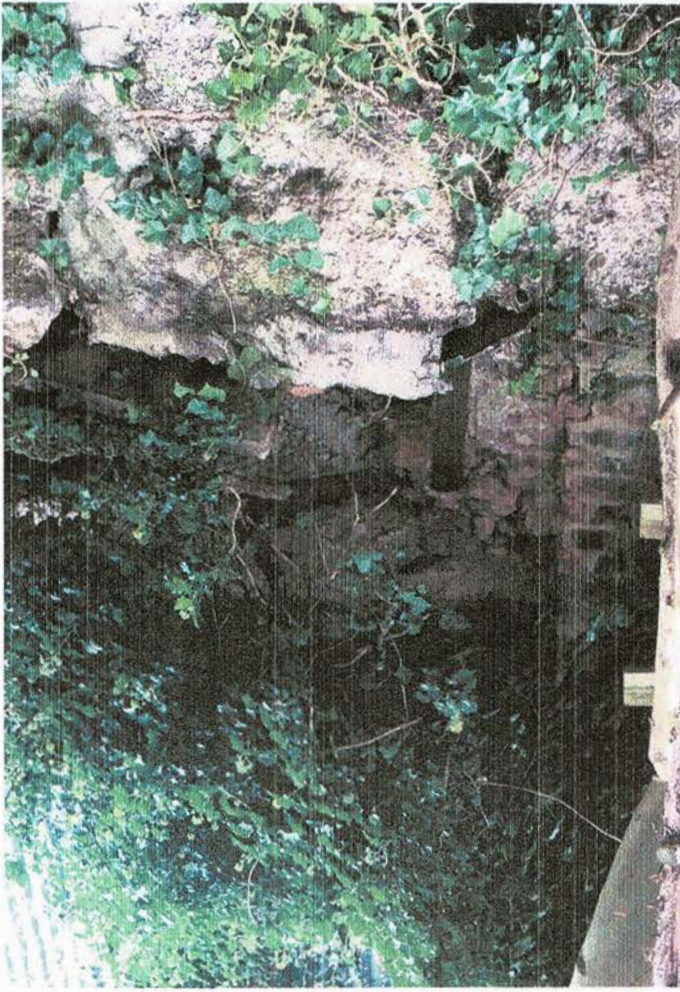


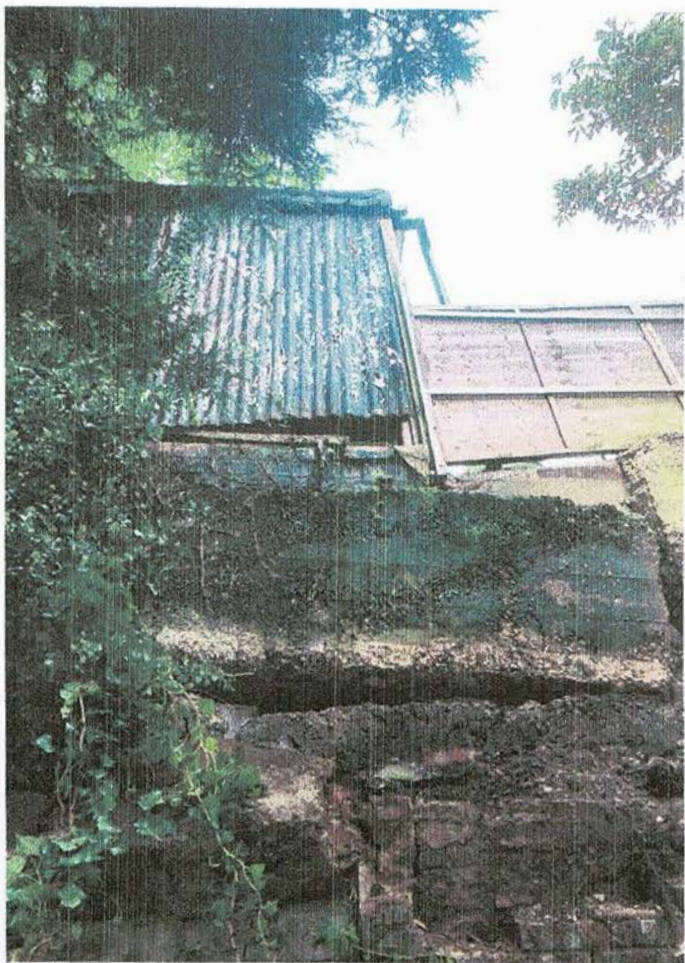












Jacqueline Clarke

From: [REDACTED]
Sent: 28 December 2021 13:11
To: [REDACTED]
Subject: Ellington Road front left unit - Roof leaking again
Attachments: Leaking Roof Dec 21.pdf; Untitled attachment 10736.htm

Importance: High

Hi [REDACTED]

So sorry to trouble you again so soon - and during the holiday period. Hope this finds you well.

I'm afraid my roof has started leaking heavily again when it rains - the same place as before - despite your team's best efforts back in January. Two full buckets and a bowl of rainwater over the weekend. The mould on the ceiling has also got worse.

See diagram below + previous emails from January to and from [REDACTED] (not sure if he's still with you?) which had photos.

I would be most grateful if you could make it a priority. If your team can't do a proper repair immediately for any reason, could they possibly put a tarpaulin over the roof to protect my studio and my work?

best wishes and kind regards,

[REDACTED]

Jacqueline Clarke

From: [REDACTED] n>
Sent: 22 February 2022 11:47
To: [REDACTED]
Subject: Re: Ellington Road front left unit - Roof leaking again!
Attachments: P1030212.jpeg; Untitled attachment 11605.htm; P1030211.jpeg; Untitled attachment 11608.htm; Leaking Roof Dec 21.pdf; Untitled attachment 11611.htm; P1030205.jpeg; Untitled attachment 11614.htm

Hi [REDACTED]

Sorry to report that the roof is leaking again - it started a week ago with the return of heavy rain and wind after the weeks of dry weather. I didn't want to trouble you while the storms were still raging, but hope now the weather might get a bit more settled, so your maintenance team could have another look at it.

Meanwhile I have two buckets and a bowl in place - see attached photos. The black mould is getting steadily worse, and my fear is the ceiling coming down and damaging my work. See also the diagram from December.

Maybe the water is tracking across from somewhere less obvious?

Kind regards,

[REDACTED]

Jacqueline Clarke

From: [REDACTED]
Sent: 19 February 2022 11:43
To: [REDACTED]
Subject: Roof @ 10 Ellington Road

As you may already be aware, the storm on Friday did some damage to your roof at Ellington Place. Much of the ash felt has ended up strewn across our garden. There is some damage to our plants and to avoid further damage I have collected all the pieces and wood into a pile. Some I can't reach though. Can you organise your maintenance team to collect the pieces on Monday. They may need a ladder to retrieve the final piece hanging over the fence.

More worrying is the blocks that broke off and flew into our garden. They could have caused significant damage. Can I please have your reassurance that the roof will be made safe as soon as possible.

Thank you in advance.

[REDACTED]





Jacqueline Clarke

From: [REDACTED]
Sent: 03 January 2023 11:03
To: [REDACTED]
Subject: 12d Ellington Road

I am just following up from our conversation earlier. Here are the photos I took on 24/12. The white stuff is soap flakes or soap residue. Whilst this may relate to the unblocking of the drain on the 23/12 that you mentioned, it is not satisfactory for us that any drain issues result in a flooding of our patio. This keeps happening and is frustrating to have waste water. I appreciate the offer of cleaning the patio but a long term solution to prevent this is needed.

As I also mentioned, more of the felt roof has peeled off into our garden. We would be grateful if you can ensure the roof felt is further secured to prevent this happening.

I look forward to hearing from.

[REDACTED]