

05th June 2023

Our Ref : 4047/L230605.skp.jbd

Your Ref :

Elrose Properties Ltd
30 Winscombe Way
Stanmore
HA7 3AU

Dear Rebecca

**RE : 1 CROMWELL PLACE, LONDON N6 5HR
INSPECTION OF FRONT ELEVATION & FRONT BOUNDARY WALL AREAS**

Instructions are received from Rebecca Crawford, confirmed in her email of 11th May 2023 to carry out a general inspection of the front elevation of the property to assess whether there are any significant issues and also to inspect the front boundary wall areas to confirm whether they are in a dangerous condition and if not, what suitable repairs should be carried out to maintain their current condition.

INSPECTION ON 1ST JUNE 2023

1 Cromwell Place, is a substantial detached house converted into a number of flats at some time in the past. It is Edwardian in nature with solid brick external wall areas to the main house. General viewing throughout the front elevation confirms that the front wall is currently true and vertical, reasonably well pointed with no significant defects noted. There is no evidence of subsidence or structural distress seen throughout the front elevation.

In respect of the boundary walls, these are of mixed construction with a section that appears to have been rebuilt to the right hand side of the pedestrian access area and steps up to the raised garden. These are in a relatively new soft brickwork that is clearly significantly face damaged throughout. It is however true and vertical. In respect of this area, we would recommend that a couple of drainage holes are introduced at low level. These should be introduced with a core-drill and the holes then lined either with a terracotta or plastic tube. The reason for this is to provide some pressure release from the soil generally behind this area. All ivy on this area should then be removed. I do not believe however that it would be any use carrying out pointing or face repairs as this wall is too badly damaged in this regard, albeit that the pointing is currently sound, despite this causing the face damage issues.

Behind this area there are then 2 retaining wall structures, retaining the upper front garden area. Again, these are in structurally sound order, but the upper 4 or 5 courses are clearly slightly leaning and have general pointing defects throughout these areas (see Photographs 8 & 9). In my opinion thus, it would be sensible for these areas to be repointed, although you could consider re-building the upper 3 or 4 courses both to the

front face and the return where there are a number of bins. Any repointing should ideally be in lime mortar.

In respect of the main boundary walls to the left hand side of the pedestrian access and returning around to the garage driveway, these are constructed of solid soft-red brickwork with stone coping stone details at high level. They are reasonably true and vertical, but it is acknowledged that they have suffered slightly and indeed they are not perfectly vertical. They are however, in my opinion, still in structurally sound order and structurally in better condition than many boundary walls in the immediate area. The main concern is the significant amount of vegetation directly behind the wall areas and indeed a significant tree in the left hand corner. As a 1st instance, we believe that all vegetation should be removed and the tree either removed or pruned and pollarded as much as possible.

In respect of the repairs required, we would suggest the following:

1. The introduction of 2 drainage holes within each section of wall again using a core-drill and the drainage holes then being lined with a terracotta or plastic tube.
2. All wall areas will then need to be carefully raked out where possible and this may be difficult where an amount of cement and sand mortar has been introduced. Once all areas have been raked out then all wall areas should be repointed in a lime mortar.
3. There are a number of damaged bricks where either the faces are damaged or indeed they are generally deteriorated particularly seen within the column detailing. We would thus recommend that approximately 20 bricks are cut out or replaced prior to the general repointing works required.
4. The upper coping stones to the right hand side are displaced probably having some root damage within these areas. They will need to be taken off, any roots removed and again re-bedded with a lime mortar bedding.

To the left hand side and running up to the garage, there is what appears potentially to be an original wall, albeit that it does appear that at least some or most of this area has been replaced with a concrete wall. We are unaware as to whether this is reinforced. It is however significantly out of level and it has split at the junction to the original front brick wall area. This wall is approximately 600mm to 700mm in height and although is leaning, does not in my opinion, represent a dangerous structure. It may be wise for this area to again have some drainage holes introduced, possibly 2, to the lower section, although we are unsure whether this will be possible due to the general construction of this area. The front cracked section should then be raked out and repointed and if possible, some additional restraint introduced to tie this front section of wall into the front brick boundary wall area. This last aspect may be difficult but should be investigated during the building works. This area should then be monitored on a regular basis to see if there is any further deterioration.

penningtonphillips

You finally asked me if I could recommend a contractor and I can highly recommend Peter of Structum, who's details are as follows:

Peter Cepuchowicz

Structum Ltd

0208 829 0458

07821917691

peter.c@structum.co.uk

Please do not hesitate to contact the undersigned should you require any further information. The attached record photographs are appended to this report.

Yours sincerely,

**Stanley
Phillips
BSc
FRICS**

Digitally signed by: Stanley Phillips BSc
FRICS
DN: CN = Stanley Phillips BSc FRICS C
= AD O = Pennington Phillips Surveying
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Stanley K Phillips BSc FRICS

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Photograph No. 1



Photograph No. 2



Photograph No. 3



Photograph No. 4



Photograph No. 5



Photograph No. 6



Photograph No. 7



Photograph No. 8



Photograph No. 9



Photograph No. 10



Photograph No. 11



Photograph No. 12



Photograph No. 13



Photograph No. 14



Photograph No. 15



Photograph No. 16



Photograph No. 17



Photograph No. 18