

PARTIAL SCHEDULE OF CONDITION

of

**67 CROMWELL AVENUE
LONDON
N6 5HS**

in the vicinity of proposed notifiable works

to

**69 CROMWELL AVENUE
LONDON
N6 5HS**

Gerard Guinan

(Surveyor to the Building Owner)

Mark Behan

(Surveyor to the Adjoining Owner)

**Date of Inspections: Friday, 10th November 2023
Thursday, 23rd November 2023**

**Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS**

TERMS OF REFERENCE

Purpose of Schedule

To record the condition of the Adjoining Owners' property by recording the presence of defects that could be mistaken as having arisen during the course of, or as a consequence of, undertaking the works described in the attached award under the Party Wall etc. Act 1996.

This is not a stand alone document, but is to be read in conjunction with the attached award.

Scope of Schedule

Where the term 'no relevant defects' is used in the following Schedule, this is intended to indicate the lack of any notable visual blemishes or cracks and the like to the particular area. Crack widths stated are approximate only in that no actual measurements were taken unless stated otherwise. Some characteristics are recorded by photograph only. Reference to left and right is when standing facing the area being described.

Limitations & Circumstances of the Inspection

The inspection was of a limited visual nature only and in that no invasive investigation or inspections were carried out, but the scope of the inspections was considered generally to be sufficient for the purposes of this Schedule.

10th November 2023: Weather conditions were overcast and dry, other than an intermittent shower.

23rd November 2023: Weather conditions were overcast and dry.

Photographs

Photographs ref. 10112023_001 – 647, as taken on 10th November 2023, and photographs ref. 23112023_648 - 866, as taken on 23rd November 2023, form part of this Schedule of Condition and will be held on the files of the two surveyors for a reasonable period following completion of the works for reference in the event of a query arising.

General Observations and Background

The two properties, 67 & 69 Cromwell Avenue, are attached in the form of semi-detached houses, both with partial cellars situated towards the rear of each property. 67 Cromwell Avenue is predominantly three-storey, which includes rooms within the roof space with brick-built dormers to the front elevation – all believed to be as originally built. 69 Cromwell Avenue is of a similar form.

The properties are built on a bi-directional sloping site in that Cromwell Avenue slopes up from its junction with Hornsey Lane, whereas beyond the rear boundary to both properties, the land is approximately 7m lower than the respective rear gardens to both 67 & 69 Cromwell Avenue.

69 Cromwell Avenue is understood to have been converted into 4 no. self-contained flats before being purchased by the current owner of the property (the Building Owner) approximately two years ago. It is further understood that since purchasing the property, the Building Owner has "gutted out" the property by way of removing all redundant fittings, finishes and services, including plasterwork from the party wall. It is also noted that chimney breasts have been removed from the party wall, but it is understood that such works were carried out as part of the flat conversion prior to the Building Owner purchasing the property.

The Adjoining Owner has advised that the above works to date as carried out by the Building Owner have caused a certain amount of crack damage to plaster finishes and the like to their property and have advised that within the last five years or so they have undertaken extensive plaster repairs and improvements to the finishes to party wall. The alleged damage is beyond the scope of this Schedule of Condition to note or otherwise comment upon.

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

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Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

			Note: The door to the front room – the head slopes down and away from the partition wall to the shower room, and with a corresponding tapering gap under the door in the closed position.
36 - 51	Shower room – rearwards of front room as described above (between front room and stairwell):	In the process of being redecorated, otherwise, finishes comprise of large format porcelain or similar tiles to walls and the floor. WC, wash hand basin and shower cubicle. Note: The shower room has a vaulted ceiling, at the head of which is a Velux roof window, and with the surrounding finishes being in smooth plaster with what looks like a specialist paint finish in terms of its shower room location. Painted joinery to the door and frame.	No relevant defects apparent.
52 - 145	Landing and staircase:	Finishes similar to as before described to the front room, but noting there is a Velux roof window in the form of a skylight set within the horizontal ceiling section above the stairwell, whereas towards the rear there is a vaulted ceiling arrangement set within the sloping ceiling that accommodates a rear window opening that accommodates an original style sash window in painted joinery and secondary glazing – overlooking the rear pitched roof. Ceiling access hatch to the roof space.	To the short section of partition wall as between the front main bedroom and the rear main bedroom, there is a diagonal minor crack as between the skirting board and the forward door frame. Still in this location, there is intermittent hairline cracking at the ceiling junction with the partition; hairline crack runs downwards from the ceiling junction and forwards at a steep angle, terminating at the head of the rear corner of the architrave to the door frame to the rear bedroom. To the partition that separates the landing from the main rear bedroom, so parallel to the staircase balustrading, there is a hairline crack that commences approx. 600mm forwards of the short section of staircase that leads downwards – the crack runs

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

			forwards and upwards at a steep angle, passing behind a picture before adopting a more vertical characteristic and terminating at the ceiling junction. In this location going rearwards, there are several hairline cracks in the vicinity of the sloping ceiling/partition junction, and as one walks down the short section of stairs there is some barely visible intermittent hairline cracking at the sloping ceiling/partition junction; at a point approx. 700mm away from the rear wall, a hairline crack runs away from the bedroom partition and rises and then fades after a distance of approx. 200mm – to the right of this characteristic is a stronger hairline crack that runs up from the junction of the rear wall – up the sloping ceiling and then turns right and runs across to the ornamental ceiling cut-out that accommodates the rear window – at the vertical section of this cut-out the crack continues and runs rearwards up to the sloping section – by approx. 200mm, whereas rearwards near to the apex of this characteristic there is a further hairline crack that runs across and terminates with the short vertical section that is nearest to the party wall. Still in this location, from the head of the ceiling cut-out there is a strong minor crack that runs in an “L” shape rearwards for a short distance and then runs across in the form of a straight line, terminating at the junction with the party wall. In this location, there is minor cracking at the junction of the sloping ceiling and the party wall, which continues up to where the ceiling becomes horizontal, but just before this there is a strong curved crack that runs out onto the ceiling and with a secondary hairline crack running rearwards for approx. 200-300mm; from where the curved crack adjoins the party wall, a hairline crack runs vertically downwards and then slopes rearwards at a steep angle, running behind the lower right-hand corner of a
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Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

			picture and then continuing downwards in an irregular fashion, terminating at the junction of a small shelf approx. 150mm wide where there appears to be a horizontal ducting arrangement. Where the party wall adjoins the rearmost wall, there is a hairline crack that runs down the internal angle and disappears behind bookshelves. In this location, as between the party wall and the rear window frame, there is a hairline crack that runs vertically down and disappears behind a wall-mounted picture. Reverting back to the rear window, there is hairline shrinkage cracking as between the window frame and the plaster finishes, top left and right-hand corners, as well as at the junction of the horizontal architrave in this location. Beneath the left-hand end of the window sill, a hairline crack runs down and terminates at the junction with a thickening of the wall in this location – unsure if this is thickening or more likely just simply ducting. Reverting back to the party wall, there is minor strong cracking just below the ceiling by approx. 50mm or so ranging from hairline to minor to 1-2mm - the crack runs from a corner pier/projection – runs rearwards in a wavy but approx. parallel line to the ceiling, with minor loss of plaster at a point approx. 600mm rearwards of the thickening – the crack continues and links up more or less with the curved crack as before described. Referring back to the corner thickening at the junction of the party wall and the shower room partition, the cracking to the party wall continues onto the rear face, which is approx. 75mm in width, whereas at the junction of the thickening and the shower room partition, there is a hairline crack full height as from the staircase bulkhead up to the ceiling – where the crack continues for a length of approx. 200mm or so and thereafter the
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Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

			junction is intact. Looking at the partition wall to the shower room, a hairline crack runs up at a steep angle from the rear top corner of the architrave and returns onto the ceiling. If one looks carefully in this location, a hairline crack can be seen running approx. parallel between the loft hatch for the ceiling and the partition wall, continuing around the architrave junctions in this location.
146 – 153	Rear lower pitched roof as viewed from landing window:	Slate clad roof incorporating 3 no. Velux-style roof windows. Brick parapet walls that have been repointed in sand/cement and incorporating 2 no. chimney stacks – the rear one having been reduced in height and capped off with a concrete coping. The forward one has also been reduced in height and incorporates a gas flue or similar terminal. Lead flashings at abutments with parapet walls and chimney stacks. Stone coping to the parapet wall.	1 no. cracked slate noted as between the upper corner of the Velux roof window nearest to the window, but otherwise photographic record taken.
156 – 176	Rear bedroom:	Photographic record taken.	Photographic record taken.
177 – 184	Front bedroom:	Photographic record taken.	Photographic record taken. Note: Decorator working on chimney breast in front right-hand corner.

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

	<u>First Floor</u>		
185 – 231	Staircase leading down from top floor landing to first floor landing area:	Decorative finishes as before described to the top floor landing area above, other than to note that there is an ornamental cornice to the ceiling perimeter to the main staircase area.	When approaching the bottom of the staircase and looking up at the ornamental cornice, there is hairline cracking at the junction of the cornice and the party wall, but restricted to the rear end detail of the cornice only. Looking at the cornice to the forward partition wall that separates the landing from the front bedroom (that is adjacent to the party wall), a diagonal hairline crack runs through the bottom vertical section of the cornice and continues down the face of the wall and connects up with the party wall, but thereafter the party wall/partition junction is intact. To the forward partition wall, a hairline crack approx. 600mm to the left of the front bedroom door frame commences immediately beneath the bottom edge of the cornice – barely visible until about 100mm or so downwards where the hairline crack becomes more visible, and continues down in primarily a vertically but slightly wavy fashion, and disappears behind the right-hand end of a radiator. To the cornice above the door to the front bedroom, there is hairline cracking through the horizontal section for a length of approx. 600mm or so, returning round in the form of a barely visible hairline crack and running rearwards to the internal angle to the cornice that is to the partition that separates the rear bedroom from the landing area. Continuing with this cornice, if one looks carefully there are further intermittent fine hairline cracks full length – not clearly visible in photographs 209 – 216.

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

			To the partition wall that separates the rear bedroom from the landing, there is a hairline crack that runs down from the junction with the cornice, approx. 80mm forwards of the partition to the forward bedroom – the crack fades at a point approx. 300mm beneath the head of the nearby door frame. To the rear side of the door frame to the rear bedroom, a hairline crack runs vertically up for a short distance and then curves rearwards in the form of a steep angle, but terminates at the cornice junction. Following this partition rearwards, at the junction of the horizontal ceiling and the sloping soffit of the short staircase section above, a hairline crack runs down the face of the wall – running rearwards at a steep angle and disappearing behind a wall-mounted mirror, but noting that just above the mirror the crack adopts a “Y” shape with a leg that runs up at a shallow angle and fades before reaching the rearwards abutment. Still in this location, at the sloping soffit to the ceiling and the horizontal section, there is a minor crack full width between the bedroom partition and the down-stand newel post. To the forward section of ceiling, there is a hairline crack full width as between the cornice to the rear bedroom partition and the cut-out for the staircase opening. The lower section of this landing leads through to an open area with built-in cupboards and further doorways etc. – see later. To the walling either side of the opening leading through to the rear area, there are no relevant defects apparent. To the party wall in this location, so the section of wall to the landing before going down the staircase to the raised ground floor,
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Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

			there is a hairline crack that emanates above the level of a floor-standing table – the crack runs upwards and rearwards at a steep angle before adopting a “Y” shape – 1 no. leg continuing rearwards for a length of approx. 500mm or so and with the other leg running forwards and upwards at an angle, which is only really visible with the aid of a torch, but appears to fade more or less in line with the top of the staircase. Note: To the bulkhead above the opening leading through to the rear area, there is a hairline crack that runs up from a wall-mounted sounder of sorts – runs up at an angle, but barely visible and fades after approx. 300mm or so.
232 – 246 333 - 336	Rear area that leads through to rearmost bedroom:	Finishes typically as before described, but with 3 no. Velux roof windows to a sloping ceiling arrangement within the pitched roof above. Laminate/wood strip floor finish. Built-in cupboards with sliding doors to the party wall – but with no backs and indeed, looking in the rearmost wardrobe there is a ceiling hatch to the roof space above.	To the left-hand side when accessing this area, there is a hairline crack to the internal angle as between the left-hand reveal and the soffit, and with a hairline crack extending onto the soffit for approx. 150mm just forwards of the rearmost edge on the left-hand side. Looking at the bulkhead arrangement where adjoining the boarding above the wardrobes, there is a hairline crack full height and extending to the soffit/boarding junction full width. There is also hairline/minor cracking where the boarding above the wardrobes adjoins the sloping ceiling detail. To the door frame on the left-hand side, a hairline crack steps up and away from the rear top corner – runs at an angle in the form of a hairline crack that fades after a distance of 600-700mm or so. Where this partition adjoins the forward bulkhead, there is a hairline crack full height.

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

247 – 270	Rear bedroom:	Decorative finishes generally as before described and incorporating a single glazed, original-style sash window overlooking the rear garden. Chimney breast to the party wall with an original-style surround and fireplace – not in use.	To the partition wall to the wardrobes to the landing area, there is a horizontal minor crack that runs away from the party wall for a length of approx. 300mm or so and then curves upwards in the form of a hairline crack that fades before reaching the ceiling junction. Just to the right of this characteristic above the left-hand side of the door frame, a hairline crack runs down from the ceiling just off the vertical, but fades after approx. 200mm or so. To the right-hand side of this door frame, a hairline crack runs up at a steep angle for a length of approx. 100mm or so. Where this partition wall adjoins the external wall, there is a hairline crack that commences just below the ceiling and runs down full height to where a chest of drawers is situated, but noting for the lower 500mm or so the hairline cracking is more pronounced with minor loss of plaster/paper finish. Where the external wall adjoins the rearmost external wall, there is a hairline crack that commences approx. 400mm below the ceiling and continues downwards full height, being slightly more pronounced to the lower part. In this location, there is minor cracking at the junction of the top edge of the skirting board and the wall full length, but fades in the vicinity beneath the window opening. Where the face of the chimney breast adjoins the ceiling – just onto the ceiling – there is what appears to be 2 no. popped nail heads, albeit the finishes are virtually all intact.

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

271 - 273	General view of rear garden areas as viewed from rear bedroom window:	Photographic record taken.	Photographic record taken.
	Bathroom adjacent to bedroom:	Decorator/works in progress – not inspected.	N/A.
274 - 297	Master bathroom/shower room adjacent to party wall:	Smooth plaster with emulsion or similar paint finish to the ceiling, walls and partitions, other than where enclosed by the bath, WC, shower cubicle, wash hand basin and the like, in that there is generally ceramic/porcelain or similar tiling to just above window sill height and to approx. 2.2m to the shower cubicle area. Wood strip floor finish. Original-style single glazed sash window in painted joinery overlooking the front and with secondary glazing. Full height feature door leading through to a forward wardrobe/dressing area – see later.	No relevant defects apparent other than barely visible “L” shaped hairline cracking to the ceiling in the vicinity of the 4 no. ornamental pendant light fittings.
298 - 302	Dressing/ wardrobe area:	Finishes typically as before described, but incorporating bespoke built-in wardrobe with sliding doors.	No relevant defects apparent. Note: Within the built-in wardrobes there is dry-lining or similar.

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

303 - 332	Master bedroom:	Photographic record taken.	Photographic record taken. Note: The door that leads from the landing through to the master bedroom suite binds in the frame. Currently in the process of being adapted in terms of preparation and shaving etc.
337 - 352	Rear bedroom:	Photographic record taken and of rear external areas as viewed from the rear window.	Photographic record taken, other than to note that the door binds slightly within the frame.
	<u>Ground Floor</u>		
356 - 380	Staircase area leading down to main entrance hallway:	The party wall and the sloping staircase soffit are both similar to as before described – lining paper and/or smooth plaster with emulsion or similar paint finish, and with painted joinery to the staircase other than the stained handrail. Carpet floor finish.	Just above the line of the landing, a barely visible hairline crack rises up at a steep angle, running forward slightly and becoming more noticeable, but still in the form of a hairline crack. This continues upwards and terminates at the junction with the sloping staircase soffit, but noting that approx. 1200mm or so above landing level a second leg of the crack runs downwards and forwards, but barely visible and fades after approx. 300mm or so. The junction between the sloping soffit of the staircase and the party wall is noted to be intact. Towards the bottom of the staircase and looking forwards, at the junction of the sloping soffit and horizontal ceiling, there is a hairline crack full width at this junction as between the party wall and the down-stand newel post, noting that there is a more noticeable hairline crack that runs from the newel post towards the party wall, but fades before reaching the cornice detail. In line with the fourth nosing, as counted down from the top of the staircase, there is a barely visible hairline crack that runs perpendicular to the string of the

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

			staircase – runs forward, but fades after a length of approx. 1m or so. In fact, if one looks carefully in this location with the aid of a torch, there are further barely visible hairline cracks in the form of map pattern cracking, but just localised – not extensive. Approx. 300mm up the slope of the soffit of the staircase from the raised ground floor ceiling, a hairline crack runs away from the internal angle - predominantly vertical but leaning towards the rear, at a steep and then shallower angle as it runs towards the staircase, but fades at a point approx. 900mm above the staircase. Still in this location, if one looks carefully again with the aid of a torch, there is a barely visible vertical hairline crack above the first tread commencing more or less immediately above the string to the staircase, but after approx. 1m or so adjoins a “T” shape with legs running forwards and rearwards, noting in this location the plasterwork is locally unkeyed. Refer to the following section for the ground floor hallway generally.
381 – 439	Main entrance hallway:	Finishes generally as before described, but noting the floor is finished with porcelain or similar floor tiles. Painted joinery to the front entrance door incorporating leaded light detailing. Ornamental cornice to the ceiling perimeters and with an arched bulkhead with ornamental finials either side.	To the ceiling in the forward party of the hallway, just rearwards of a ceiling rose, there is a hairline crack full width, extending through the cornice to the party wall and running forwards through the horizontal part of the cornice in the form of intermittent hairline cracking – see photographs; the ceiling crack also extends intermittently in the form of barely visible hairline cracking through the cornice to the partition wall to the front lounge and continues down more visibly on the face of the partition wall in the form of a hairline crack that runs down at a steep angle and terminates at the junction of the forward end of the door frame to the front
661 - 714			

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

			lounge. Again, the cornice to the partition wall to the front lounge is characterised by a certain amount of hairline cracking – see photographs. To the party wall just forwards of a wall-mounted control panel, a hairline crack runs up and forwards at a steep angle and disappears behind a wall-mounted picture. In fact, if one looks carefully at this section of the party wall – as between the front entrance door and the commencement of the staircase, there are some fine hairline cracks, some of which are barely visible unless one looks with the aid of a torch. Moving through to the rear part of the hallway, there is a hairline ceiling crack that extends from approx. 300mm forwards of the down-stand newel post that is furthest away from the party wall, and the crack then terminates through the horizontal part of the cornice to the adjacent partition wall.
440 – 452	Hallway area leading through to rear kitchen and cellar:	Decorative finishes similar to as before described, but incorporating a laminate/wood strip floor finish. Note that there is a cloakroom also.	No relevant defects apparent. Similarly, within the cloakroom that has boarded walls.
453 - 476	Through lounge:	Photographic record taken.	Photographic record taken.
477 – 491	Kitchen:	Smooth plaster with emulsion or similar paint finish to walls, partitions and ceiling, other than on the party wall where there are built-in floor units and wall units, and with built-in appliances. Large format porcelain or similar floor tiles. Matching skirting detail. Bi-fold doors opening	Other than where there is some intermittent hairline cracking where the wall units abut the ceiling, there are no relevant defects apparent. Diagonal hairline crack to a floor tile – adjacent to the rearmost end of the kitchen units and the rear bi-fold doors.

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

		to a rear patio area and with double doors opening to a side patio. Glass/Perspex splashback as between worktops and the underside of wall units.	
492 - 512	Cellar:	Starting with the staircase that leads down, the staircase is finished with a laminate boarding, whereas the party wall is smooth plaster with an emulsion or similar paint finish, but incorporating horizontal timber ducting in painted joinery and with a forward cupboard beneath the stairs above. To the lower forward end of the staircase area, there is painted brickwork that extends through into the main cellar area, the painted brickwork running full width of the house and separating the cellar area from the forward floor void. Finishes within the cellar principally comprise of a ceramic floor tile finish, but otherwise, refer to photographs as to finishes and circumstances.	Photographic record taken.
	<u>EXTERNAL CONDITION</u>		
	<u>Rear Elevation and Areas</u>		
513 - 526	Main rear elevation:	Facing brickwork – believed to be the original brickwork built in lime mortar, but subsequently repointed with cement mortar. Painted	Looking at the left-hand side, so in the vicinity of the party wall, there is a vertical line of hairline cracking that runs through the bricks and the mortar joints, commencing more or less at the level of the lower-

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

		sand/cement plinth at the base of the wall. Soldier arch above bi-fold doors at ground floor level. Arched window head to first floor window opening. Verge detail to roof edge. To the left-hand side in the vicinity of the party wall, there is a projection approx. 1½ no. bricks in width and finished with a small pitched slate roof sealed to the walling to 69 Cromwell Avenue by means of a sand/cement fillet.	pitched roof to 69 Cromwell Avenue, and continuing upwards to approx. two-thirds of the height – as far as can be seen from this vantage point. Otherwise, there are no relevant defects apparent, apart from the odd isolated cracked bricks. Note that the 1½ brick projection that runs rearwards from the rear elevation is believed to be a party structure as it is believed to align with the party parapet wall at high level, such that the proposed removal of the existing pitched roof extension to 69 Cromwell Avenue will result in the exposure of the party wall.
527 - 546	External areas:	Photographic record taken.	Photographic record taken, other than to note that the garden slopes down towards the rearmost boundary where there is a significant change in levels in terms of the ground being much lower beyond the rear boundary – by approx. 7m. Note: The Adjoining Owner has advised that within the boundary fencing that separates the two properties, there is an old/possibly original remnants of an iron/metal fence – not visible at the time of inspection due to arrangement of fences and dense foliage etc. but believed to exist within the fencing etc. and requesting that any such old/original features should be retained.
	<u>INTERNAL CONDITION (CONT'D/...)</u>		

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

547 - 549	Entrance lobby:	Photographic record taken.	Photographic record taken, but noting that both the main entrance door and inner hall door open and close within their frames.
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Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

	<u>EXTERNAL CONDITION (CONT'D/...)</u>		
	<u>Front Elevation and Areas</u>		
560 - 607	Front elevation:	Solid type facing brickwork – believed to be the original built in lime mortar and subsequently repointed with cement mortar. The walling incorporates ornamental detailing to window openings and the main front entrance in the form of painted stonework, and similarly to the front two storey bay. Brick dormer windows straddle the eaves and the main roof, noting there is a shared arrangement in this regard with 69 Cromwell Avenue. Slate-clad pitched roof with 2 no. Velux roof windows and roof vents, as well as slate roof detailing behind the brick-fronted dormer windows. Rendered finish to the party parapet wall, which is sealed to the slate roof with lead or similar flashings. Brick-built chimney stack.	To the ornamental arched head arrangement above the main entrance door, there is slight displacement in what is in effect the lintel arrangement, as characterised by slight misalignment of the mouldings and an associated hairline crack that runs across the soffit of the opening and vertically upwards and terminates at the junction of the projecting detail; above this area, but to the right, there is a crack through one of the bricks, being just off the vertical and approx. 1mm in width - which then steps upwards to the left in a similar fashion but widening slightly, and then tapering slightly and terminating just below the left-hand end of the corbel to the left-hand end of the first floor window sill. Intermittent hairline and minor cracking where the entrance door frame abuts the reveal detailing. Above the head of the first floor window opening, in the vicinity of the party wall line, there is a zone of predominantly vertical cracking ranging from hairline to minor/1mm – more or less in line with the right-hand end of the dormer window sill, noting that to the left-hand end of the sill, there is a zone of vertical green staining running down towards the head of the lower window opening. To the painted stonework detailing to the brick-fronted dormer shared with 69 Cromwell Avenue, there is a vertical hairline crack – left-hand side of the window

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

			opening as between the window detailing and the stepped stonework detailing beneath the sloping coping detail. To the front two-storey bay at ground floor – where the painted stonework to the bay adjoins the brickwork of the main front wall - the mortar joint above the ornamental pier detail to the bay has been repaired in the past and is currently intact, but there is a similar repair to the brickwork to the frontage adjacent to the ornamental pier detail to the bay where the repair is locally raised and affected by minor cracking for 5 no. brick courses, and thereafter running downwards there is minor cracking to the mortar joint as between the brickwork and the bay; there is some minor cracking at first floor where the right-hand side of the bay adjoins the brickwork. To the front face of the bay, there is a vertical hairline crack to the first floor window sill – to the right of centre – and with the crack extending under and across the soffit of the sill. To the front face of the bay at ground floor level – right-hand side of the window head – there are 2 no. vertical hairline cracks; the right-hand crack curves slightly, but ceases before reaching the projecting ornamental detail above and is approx. 300mm or so in length; the left-hand crack is minor, being approx. 1mm in width to its lower part, but tapering to hairline as it runs upwards and steps up and through the ornamental projecting detail above, noting that there is a similar characteristic to this detail to the left by 100mm or so; the vertical crack then curves and runs horizontally to the left in the form of a hairline crack, but widening to minor across the soffit of the opening, noting this is a curved soffit
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Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

			detail; there is intermittent hairline and minor cracking where the soffit and reveal details in this location about the window frame. Referring back to the right-hand side of the bay, there is a horizontal hairline crack approx. 200mm above the ornamental pier detail to the bay and extending across the reveal/soffit junction. To the front face of the bay at ground floor – left-hand side, there is a horizontal line of what appears to be an historic repair approx. 200mm or so above the ornamental pier detailing – above this characteristic there is a vertical hairline crack which then runs to the left, continuing upwards at a steep angle and noting that there is hairline cracking either side in close proximity to the angle to the projecting horizontal detailing in this location. To the bay at first floor where abutting the brickwork on the right-hand side, there is minor cracking to the mortar joint to the upper section as between the sill and the ornamental detail – below which by approx. 400mm there is a horizontal characteristic in the form of raised finishes – unsure if cracking when viewed from ground level. Where the ground floor bay adjoins the brickwork on the right-hand side, the mortar fillet is generally intact, but there is some localised cracking and disturbance in the vicinity of the ornamental detail. Minor cracking in this location to the curved window head.
608 - 647	Front external areas and boundary walling:	Photographic record taken.	Photographic record taken.

Partial Schedule of Condition
67 Cromwell Avenue, London, N6 5HS

	As noted and recorded on 23rd November 2023		
648 - 714	Roof space:	Original common/stock brickwork to the party wall in lime mortar. Timber roof frame with underfelt. Enclosure to the Velux window opening to the rear roof slope – timber framing with insulation. Boarded floor joists. Limited view due to usual roof space configuration and stored items.	No relevant defects apparent to the party wall brickwork where visible forwards and rearwards of the framing to the Velux window opening. It is noted that where the rear rafters abut the ridge board, the rafters are set down from the ridge board by comparison to the front rafters, which butt up to the face of the ridge board.
715 – 866	Party wall as viewed from within 69 Cromwell Avenue:	Photographic record taken.	Photographic record taken.

END