Gary Page
Cluttons LLP

53 WARMINSTER ROAD

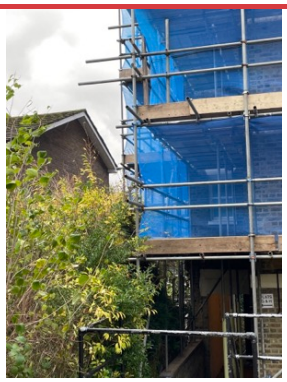
Thursday, 24 November 2022

Prepared For Addington Capital

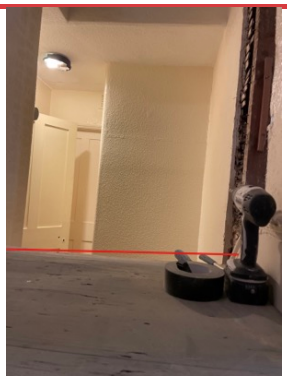
18 Observation Identified



OBSERVATION 1



OBSERVATION 2



OBSERVATION 3

Flat A second floor

Tie location within left flank wall to be reviewed by Malcolm.

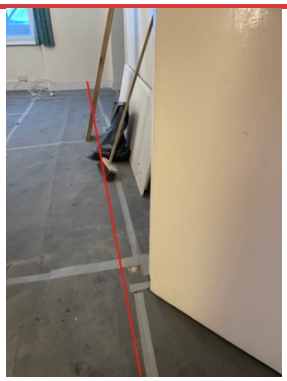
Possibly elevate above lobby ceiling



OBSERVATION 4

Flat A second floor

Original tie location. Possibly move new tie in floor back to higher level to avoid crossing through WC lobby



OBSERVATION 5

Flat A second floor

Can we offset tie so it rinds through the door opening rather than up against partition



OBSERVATION 6

Flat B second floor

Malcolm can we offset from right flank wall to avoid temporary works?



OBSERVATION 7

Flat B second floor

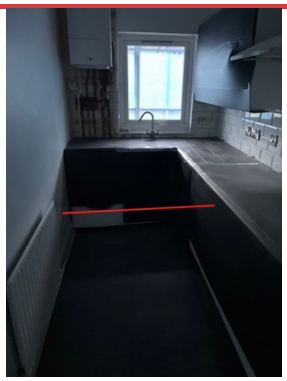
Kitchen base unit to be removed to enable floor tie to be laid. Also review pipe work to select the best line for tie if we have flexibility to offset from flank wall



OBSERVATION 8

Flat D first floor

Tie up against wall so as to Elbe front tie plate to avoid bay window

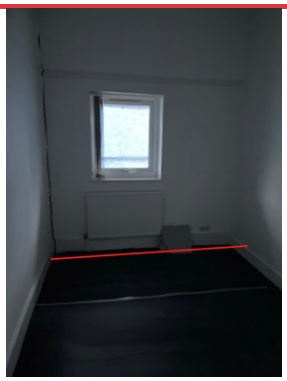


OBSERVATION 9

Flat D first floor

Kitchen units to be removed, salvaged

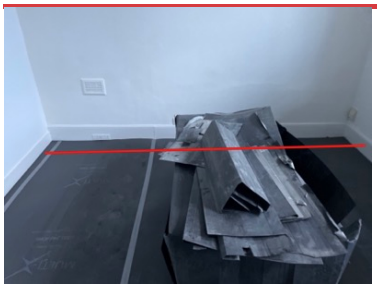
Note pipework. Check for conflict/ obstruction



OBSERVATION 10

Flat D first floor

Tie location okay



OBSERVATION 11

Flat D first floor

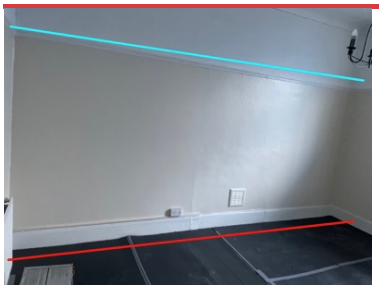
Floor tie okay



OBSERVATION 12

Flat D first floor

Tie against flank wall to enable bay to be avoided when plate fitted



OBSERVATION 13

Flat C second floor

Tie location against left flank wall to be reviewed by Malcolm

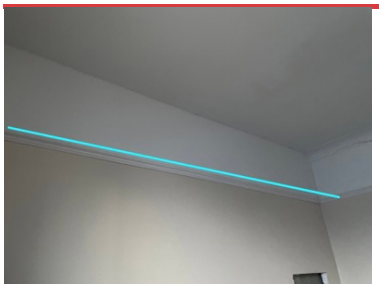
Possibly elevated to picture rail height due to conflict where it passes through the left flank extension



OBSERVATION 14

Flat C first floor

Conflict noted in Observation 13



OBSERVATION 15

Flat C second floor

Potential raised tie position due to conflict noted in Observation 14.



OBSERVATION 16

Flat F upper ground floor

Tie location okay



OBSERVATION 17

Flat F upper ground floor

Cupboard to be removed



OBSERVATION 18

Flat F upper ground floor

Cupboard to be removed

Flat E?? Tie runs through here

We may need to postpone this until 2023 as occupier storage material here