Gary Page
Cluttons LLP

53 WARMINSTER ROAD - PROGRESS

Tuesday, 25 October 2022

Prepared For Brymore No 1 Ltd

32 Observation Identified



OBSERVATION 1

Front elevation



OBSERVATION 2

Flat F - Rear

Proposed steel bearing on concrete padstone.

Collins will drill to determine wall thickness to rear and right flank wall.

There may be a need to extend the steel beam length to the flank wall spanning onto the dividing wall with Flat E which is occupied.



OBSERVATION 3

Lath and plaster has come away from floor joists so whole lath and plaster is to be removed in rear lounge.



OBSERVATION 4

Flat F rear wall

Loose brickwork. Likely local rebuild.

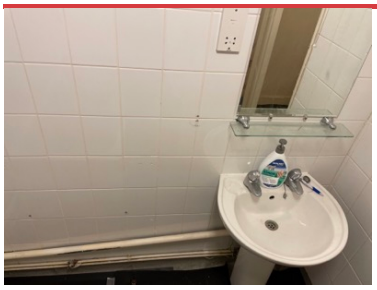
Thickness of wall to be checked fir steel bearing



OBSERVATION 5

Flat F rear wall in kitchen ceiling void

Remove cladding within void and widen ceiling opening



OBSERVATION 6

Flat F

Reference location within lounge to replicate location of works within bathroom.

Open up for strengthening to partition.



OBSERVATION 7

Flat F lounge

Stud wall strengthening

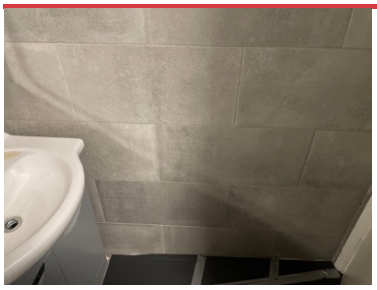
As Observation 6 but with lounge



OBSERVATION 8

Flat D first floor hallway

Structural partition



OBSERVATION 9

Flat D first floor bathroom

Opening up of wall tiles.

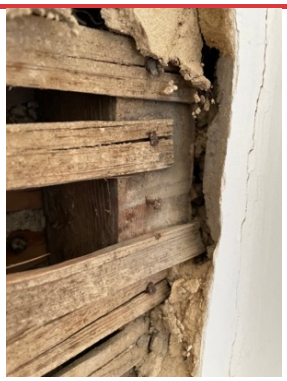
Do we know what tile this is?



OBSERVATION 10

Flat D first floor

Partition strengthening here which is the opposite side to bathroom



OBSERVATION 11

Flat D first floor rear lounge

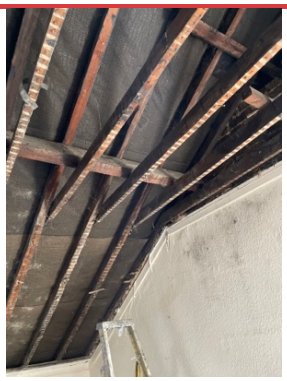
Steel post location. Junction with rear wall and separation with Flat C.



OBSERVATION 12

Flat D

Rear wall thickness circa 425mm, TBC



OBSERVATION 13

Flat B

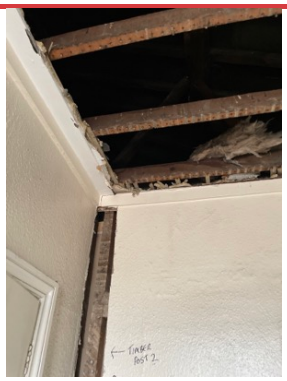
Right flank wall

Bulging chimney to back of this



OBSERVATION 14

Flat B



OBSERVATION 15

Flat B

Strengthening works to partition

Aligns height of building . Check position full height.



OBSERVATION 16

Flat B rear wall

Steel post location



OBSERVATION 17

Flat B rear wall

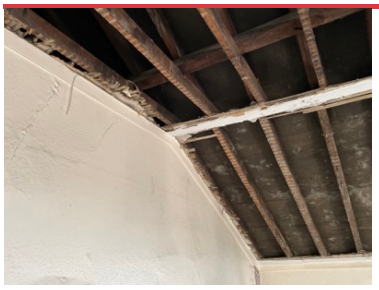
As image 16 base of post



OBSERVATION 18

Flat B rear lounge

Roof timbers noting purlin location for temporary works



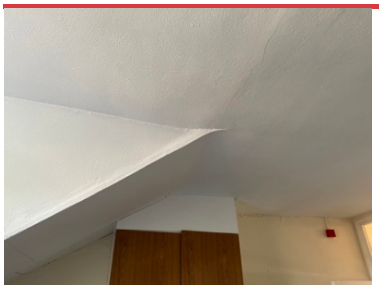
OBSERVATION 19

Flat B rear lounge



OBSERVATION 20

Flat B rear lounge



OBSERVATION 21

Flat B cupboard to be removed and ceiling opened above



OBSERVATION 22

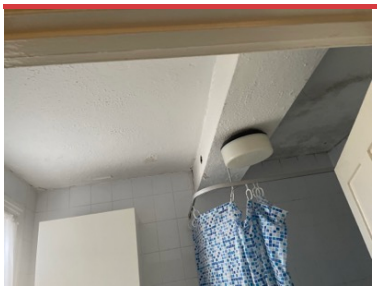
Flat A

Helifix externally. Malcolm to confirm



OBSERVATION 23

Flat A. Wall to staircase.



OBSERVATION 24

Flat A

Artex asbestos containing

Label door and close



OBSERVATION 25

Right flank wall second floor lintel dropped to be rebuilt



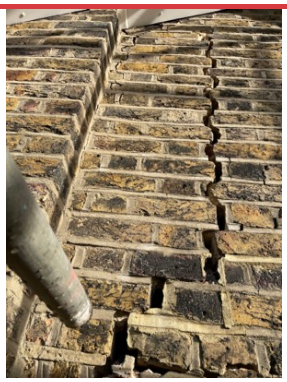
OBSERVATION 26

Right hand flank wall bulge



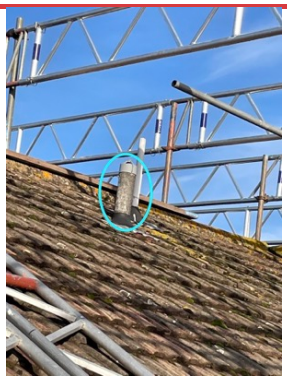
OBSERVATION 27

Large crack above dropped window



OBSERVATION 28

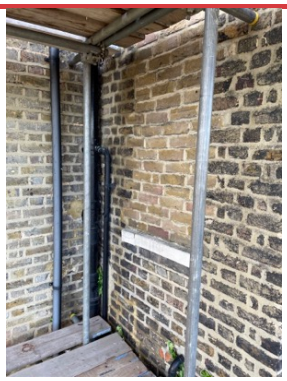
As 27 crack extending to roof



OBSERVATION 29

Asbestos flue to be removed here and in void.

Trace how far is goes down through the building for records



OBSERVATION 30

Rear of left hand extension



OBSERVATION 31

Front of left hand extension. Helifix planned internally. As we have access complete internally.

OBSERVATION 32

Tank to be uncovered at junction with right flank wall