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Cluttons LLP

53 WARMINSTER RD - PROGRESS

Thursday, 10 November 2022

Prepared For Brymore No 1 Ltd

22 Observation Identified



OBSERVATION 1

Flank wall, chimney stacks, 61 Warminster Road



OBSERVATION 2

59 Warminster Road no chimney stacks



OBSERVATION 3

Roof protected



OBSERVATION 4

Front elevation, 53 Warminster Road.

Shoot to take debris down from roof is ready for tile removal next week.



OBSERVATION 5

Ground floor Flat G

Timber spacer previously noted part the way up the 100mm brick wall separating Flat E



OBSERVATION 6

Ground floor Flat F

Ceiling will need to come down for beam install



OBSERVATION 7

Ground floor Flat F

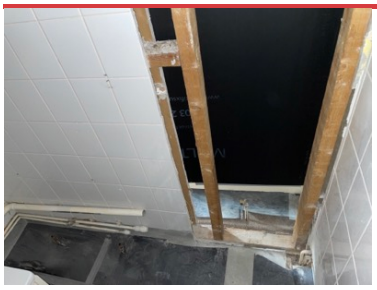
Noted location of Flat D wall above offset from this wall.



OBSERVATION 8

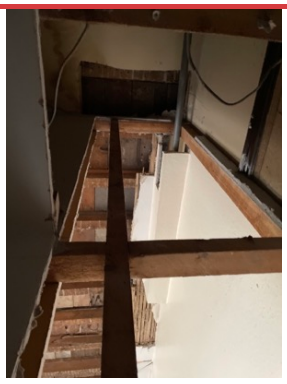
Ground floor Flat F

Lounge looking to kitchen



OBSERVATION 9

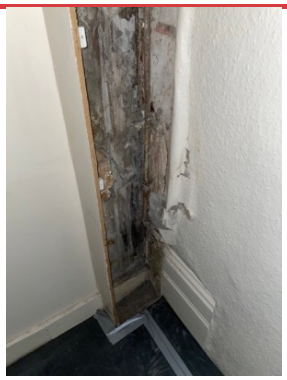
Ground floor Flat F bathroom



OBSERVATION 10

Ground floor flat F

Bathroom, looking up to ceiling



OBSERVATION 11

Ground floor, flat F

Opened boxing within hallway



OBSERVATION 12

Second floor flat B

Latin plaster removed separating flat be from flat a kitchen. The steel beam supporting the pearlings will run within the roof void and down stand into the room on the right hand side and load onto a post which goes down to the ceiling of flat F.

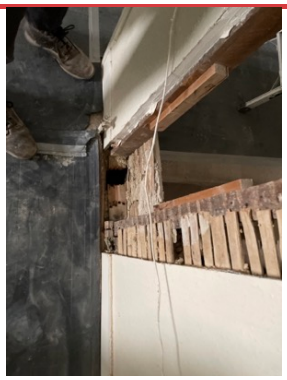


OBSERVATION 13

Second floor flat A.

This is the kitchen side of the previous image showing the kitchen which is backing onto the exposed flatten plaster in flat B.

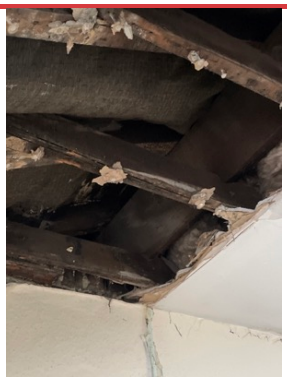
The stud work panel will be cut at the top to expose the location where the steel is fitted within the void of the stud work, and Perlin sought to be temporarily supported and spread across the floor loading



OBSERVATION 14

Second floor flat B

Exposed area of stud from hallway side, looking into the bathroom



OBSERVATION 15

Second floor flat B

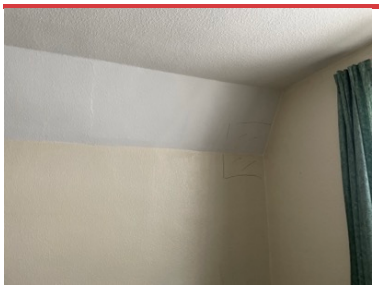
Front bedroom looking at the Pullin and masonry where the front pitched still will not load onto the masonry.



OBSERVATION 16

First floor flat D

Image taken within bathroom , looking through stud work into hallway where plywood will be applied either side as details by Engineer



OBSERVATION 17

Second floor flat A

Scaling to left-hand flank wall.

GP to let Engineer know that still work will be was in the room and not within the roof void. We're ties need to be fitted into the masonry.

We anticipate this will need boxing in forming a small ledge or down stand within the room.



OBSERVATION 18

Second floor flat A

As Observation 17. This is the same detail but to the front bedroom.

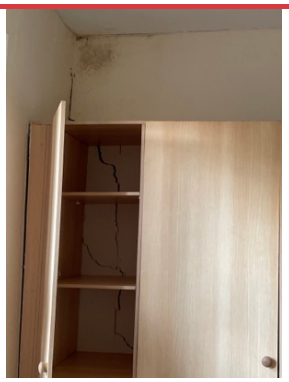


OBSERVATION 19

Lower ground floor flat G

Looking up from kitchen to ceiling separating flat F.

Note the drill, which passes through from the floor above which enables location of the inside face of the wall above in flat F.



OBSERVATION 20

Lower ground flat G.

This is the opposite side to observation 19.

Collins to remove cupboard to enable ceiling to be taken down locally to the separating wall to understand the thickness of this separating wall and location to the flat above wall separation between flat F and Flat E.



OBSERVATION 21

Right-hand flank wall cast-iron thank submerged.

The scaffolding has been breached above, and this loading Post does not provide any load onto the tank anymore.



OBSERVATION 22

As observation, 21