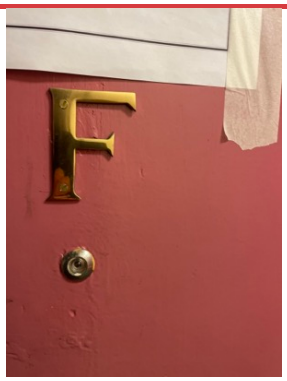
Gary Page
Cluttons LLP

53 WARMINSTER ROAD - STRUCTURAL WORKS

Friday, 3 March 2023

Prepared For Addington Capital

84 Observation Identified



OBSERVATION 1

Flat F



OBSERVATION 2

Front room, steel strap extending from front elevation along right-hand flank wall



OBSERVATION 3

Front room steel strap extending along right-hand flank wall



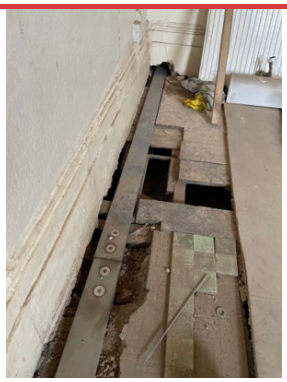
OBSERVATION 4

Middle bedroom steel strap extending along right-hand flank wall



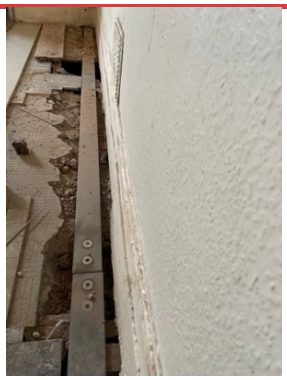
OBSERVATION 5

Middle bedroom steel strap extending along right hand flank wall



OBSERVATION 6

Rear lounge steel strap standing alone, right hand side wall to rear elevation



OBSERVATION 7

Rear lounge steel strap extending along right hand all into and through rear elevation



OBSERVATION 8

Rear lounge steel beam which it stands for right-hand front call, Bernice Bay and extend through into flat a where a column is supporting load to the foundation



OBSERVATION 9

Rear lounge, beam pad stone right-hand flank wall



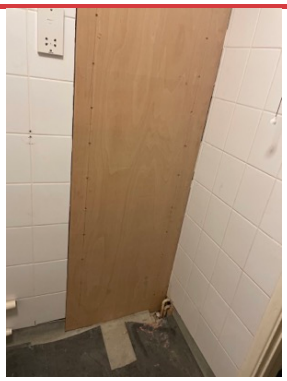
OBSERVATION 10

Rear kitchen steel beam extending across bay into flat E within kitchen ceiling void



OBSERVATION 11

Rear lounge structural stud constructed to wall separating bathroom



OBSERVATION 12

As observation, 11.

Bathroom structural stud wall



OBSERVATION 13

As Observation 12.

Bathroom structural stud extending up into ceiling void below flat D



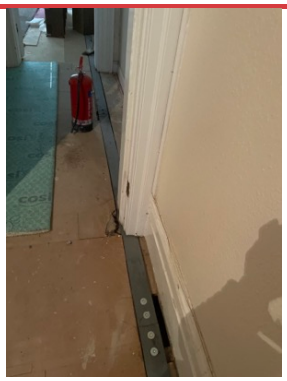
OBSERVATION 14

Flat E



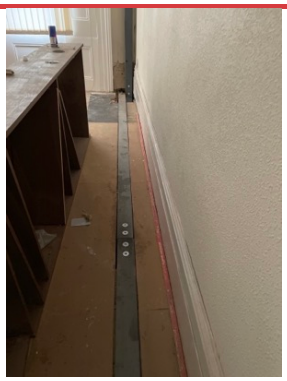
OBSERVATION 15

Front room steel strap running along central wall which separates the staircase and extending into the hallway.



OBSERVATION 16

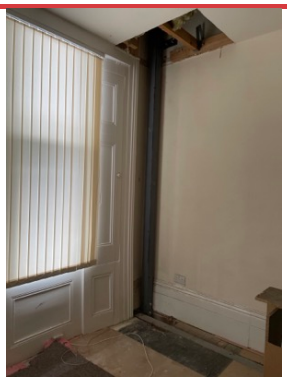
Front room strap running alongside main staircase all and extending to rear elevation



OBSERVATION 17

As Observation 16

Rear room, steel strap running centrally extending to rear elevation alongside vertical column from flat B



OBSERVATION 18

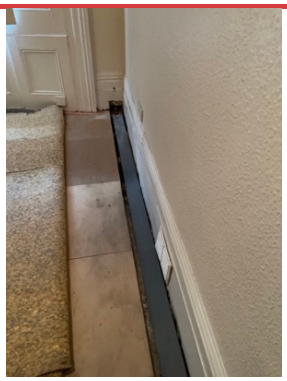
Rear room , rear elevation, vertical column extending from flat D into flat E and then down into flat G



OBSERVATION 19

As Observation 18.

Rear room looking down from flat E into flat G where new deep concrete footing taken down to the depth of the new underpinning footing depth has been installed



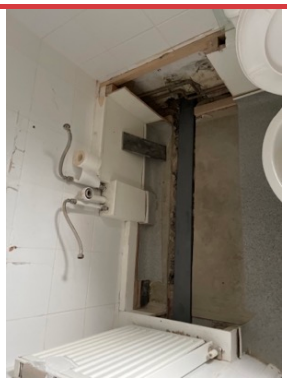
OBSERVATION 20

Front room, steel strap extending from front elevation alongside left-hand flank wall



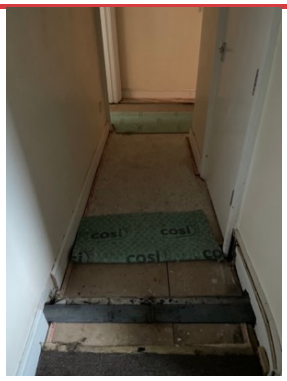
OBSERVATION 21

Front room, steel strap extending along left hand, flank, wall from front elevation through bathroom floor



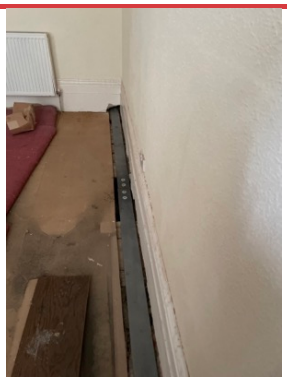
OBSERVATION 22

Steel strap extending from the front room through bathroom floor



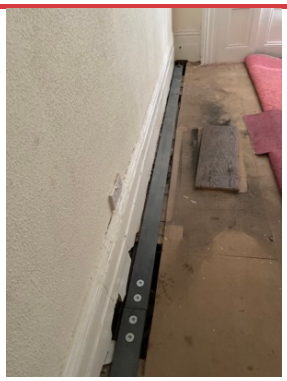
OBSERVATION 23

Steel strap extending through hallway into rear room



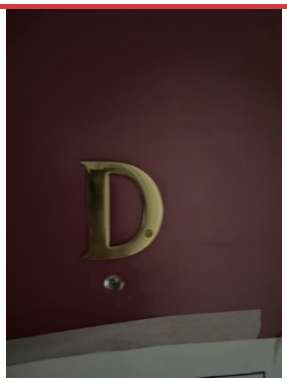
OBSERVATION 24

Still strap extending through rear room, along left hand flank wall to rear elevation



OBSERVATION 25

Steel strap extending through rear room to rear elevation aong left hand flank wall.



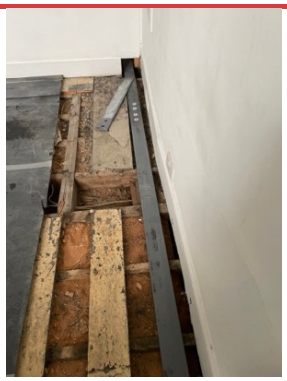
OBSERVATION 26

Flat D



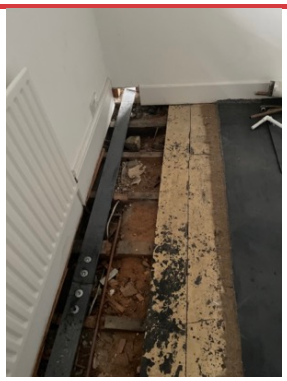
OBSERVATION 27

Front room. Strap extending alongside right-hand flank wall from front elevation



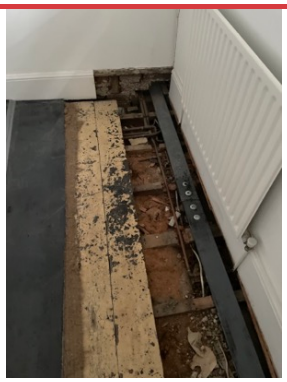
OBSERVATION 28

Front room, steel strap, extending along right hand flank wall to central bedroom



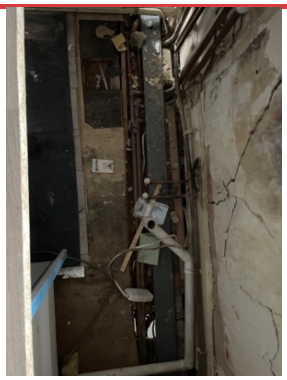
OBSERVATION 29

Strap extending along right hand from front room through central room.



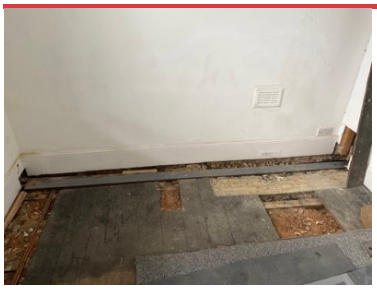
OBSERVATION 30

Strap extending along right-hand flank wall from front room through central room.



OBSERVATION 31

Steel scrap extend, an alarm right hand through kitchen from central room to rear lounge



OBSERVATION 32

Steel strap extending along right hand, so cool and out of rear elevation



OBSERVATION 33

Rear room we're strap extends through rear wall via threaded bar



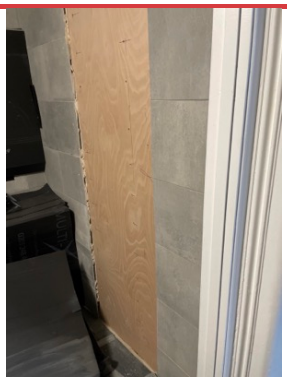
OBSERVATION 34

Rear room, column to rear wall. Steel column extending through flat B down into flat E



OBSERVATION 35

Structural stud work from hallway separating bathroom



OBSERVATION 36

As Observation 35.

Structural studwork within bathroom extending



OBSERVATION 37

As Observation 36.

Structural stud work extending up into ceiling from bathroom below flat B



OBSERVATION 38

Flat C



OBSERVATION 39

Steel scrap outstanding at picture rail height from front elevation to ceiling void above a bathroom



OBSERVATION 40

As Observation 39 looking towards bathroom, ceiling void



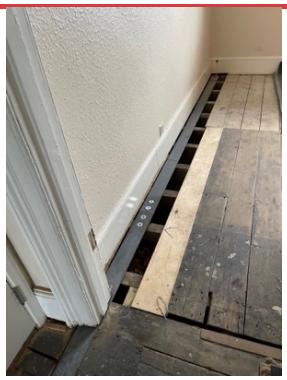
OBSERVATION 41

Extending strap from bathroom ceiling void to rear elevation



OBSERVATION 42

As Observation 41 extending towards rear elevation



OBSERVATION 43

Steel strap extending central from front elevation through front room



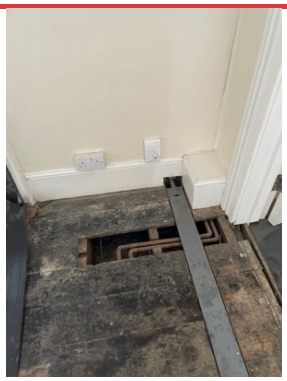
OBSERVATION 44

Steel strap extending from front room, through hallway to rear elevation



OBSERVATION 45

As. Observation 44 extending centrally through rear room to rear elevation



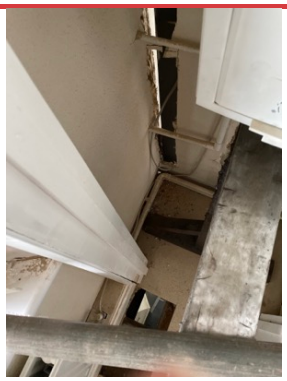
OBSERVATION 46

As Obsery44



OBSERVATION 47

Rear kitchen stud wall opened up to enable installation of steel column noted within flat D.



OBSERVATION 48

As Observation 47



OBSERVATION 49

Flat G



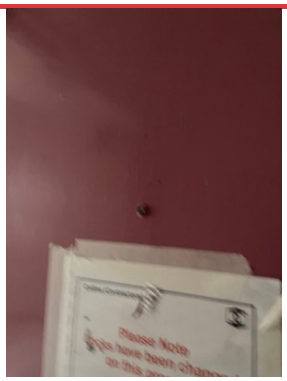
OBSERVATION 50

Column extending from flat E down into flat G



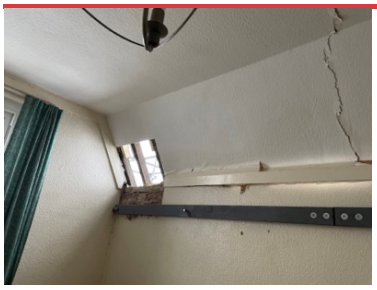
OBSERVATION 51

Rear room backing onto kitchen ant rear elevation. New concrete footing which is taken down in accordance with the underpinning footing design which is 750 mm below the existing footing.



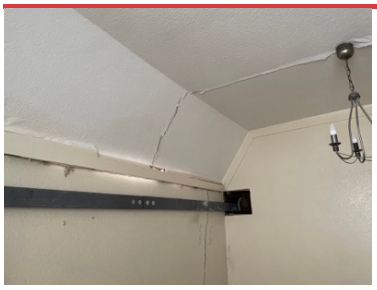
OBSERVATION 52

Flat A no door marking



OBSERVATION 53

Front room strap extending from front elevation along left-hand flank wall at picture rail height through into bathroom, ceiling void



OBSERVATION 54

As Observation 53.

Front room extending from the front elevation, through to bath-room ceiling void



OBSERVATION 55

Front room strap extending from bathroom ceiling void through to rear elevation



OBSERVATION 56

As Observation 55 looking towards rear elevation



OBSERVATION 57

As Observation 56



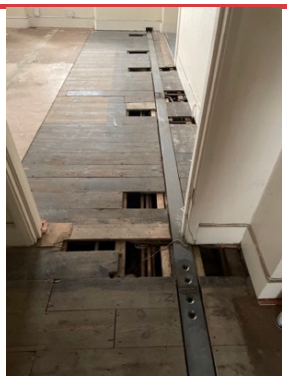
OBSERVATION 58

Front room central strap in floor, extending from front elevation through to hallway



OBSERVATION 59

Front room looking towards rear elevation. Strap extending through floor avoid centrally towards rear elevation.



OBSERVATION 60

As observation 59



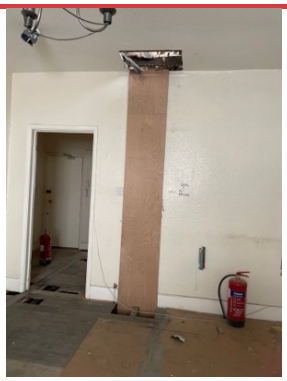
OBSERVATION 61

As Observation 59



OBSERVATION 62

As Observation 59



OBSERVATION 63

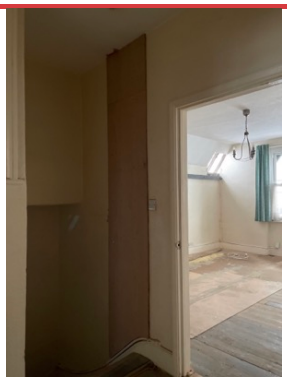
Rear room structural stud work between rear room and hallway bathroom staircase.



OBSERVATION 64

As observation, 63

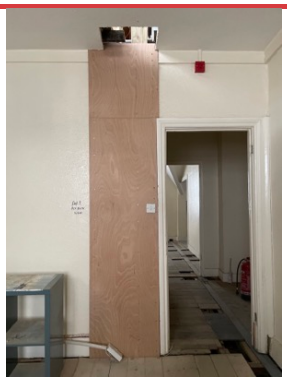
Timber post, extending from Structural, studwork up to existing Valley beam



OBSERVATION 65

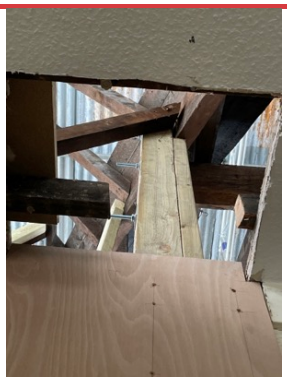
As Observation 63.

Hallway side of Structural studwork at stairs, down into bathroom looking towards rear elevation



OBSERVATION 66

Front bedroom structural stud work, adjoining hallway service cupboard



OBSERVATION 67

As Observation 66.

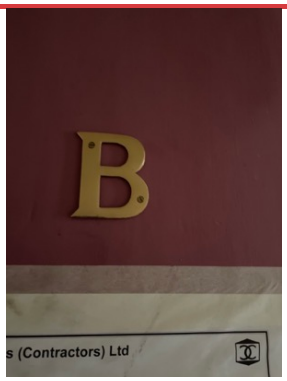
Structural, post extending from structural stud work extending up to underside of valley beam



OBSERVATION 68

As Observation 67

Inside service cupboard, looking to back of Structural Studwork



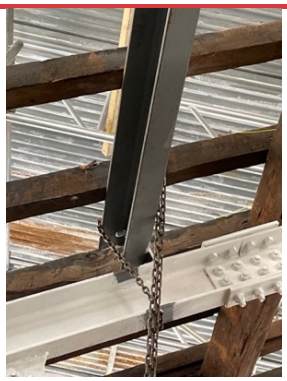
OBSERVATION 69

Flat B



OBSERVATION 70

Rear bedroom structural steel work, extending up from main staircase masonry supporting existing purlins



OBSERVATION 71

Front bedroom steel extending from purlin support with new steel purlin, extending across to right-hand flank wall



OBSERVATION 72

Front bedroom location, where steel purlin will be supported on right-hand flank wall. Purlin currently temporarily supported awaiting wall build



OBSERVATION 73

Kitchen masonry wall to be rebuilt



OBSERVATION 74

Rear lounge masonry wall to right-hand flank wall. We built where chimney breast had structural movement.



OBSERVATION 75

Rear lounge. Structural steel column and purlin in steel support between flat A and flat B.



OBSERVATION 76

As observation 75

Steelwork extending beneath lounge purlin with new steel purlin extend to right hand flank wall



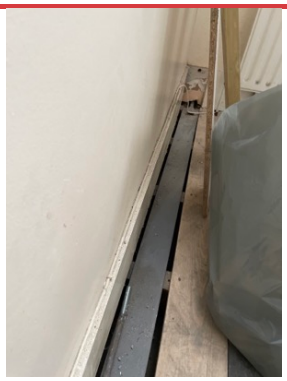
OBSERVATION 77

As observation 75, also showing rear lounge ceiling joists being fitted



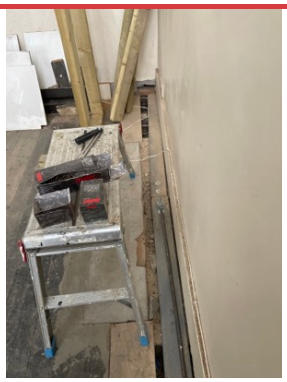
OBSERVATION 78

Rear lounge structural purlin, extending across to right-hand flank wall, currently temporarily supported until masonry wall completed



OBSERVATION 79

Front bedroom steel strap extending from front elevation along right-hand flank wall



OBSERVATION 80

As observation, 79

Front room. Strap extending a long right-hand flank wall to central bedroom



OBSERVATION 81

Central bedroom steel strap extending along right-hand flank wall. Image is where strap extends from front bedroom into central bedroom



OBSERVATION 82

As observation, 81 showing strap, exiting the central bedroom passing into the kitchen



OBSERVATION 83

Rear lounge, steel strap extending alongside newly built right hand flank masonry wall



OBSERVATION 84

Rear lounge steel strap extending along right-hand front wall exiting out of rear elevation