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Cluttons LLP

53 WARMINSTER RD - PROGRESS

Tuesday, 1 November 2022

Prepared For Brymore No 1 Ltd

23 Observation Identified



OBSERVATION 1

Front Elevation

Temporary roof is on.

THS attended.

As many inspection point are documented as can be observed.



OBSERVATION 2

Flat F - Rear

Rear ground floor fully exposed due to loose heavily overboarded lath and plaster



OBSERVATION 3

As Observation 2

Rear and wall to the right is 350mm thick



OBSERVATION 4

As Observation 2

Stud wall opened up along alignment of beam.

Note that the steel post needs to load onto the new bay window steel.

Do we need to bring the post into the room and extend beam from flank External wall to wall between Flat E and F? Wall thickness determined later today.



OBSERVATION 5

Flat F - Rear

Cladding within ceiling void removed to consider loading point from beam beneath bay



OBSERVATION 6

Flat F

Post Inspection Note

Just been informed the masonry element between Flat F and E is 100mm with 20mm plaster either side. So 140mm overall.

Note timber section at the bottom of the image. See Photo 11.



OBSERVATION 7

As Observation 6 - Rear

Thick plaster to wall noted



OBSERVATION 8

Flat F - rear bay inside roof

Ground floor rear bay, Below roof of bay.

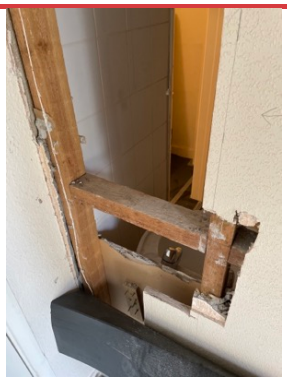
There appears to be an old wasp or bee nest.



OBSERVATION 9

Flat F

Ceiling within rear lounge room



OBSERVATION 10

Flat F - Rear

Partition between lounge and bathroom exposed for strengthening studwork



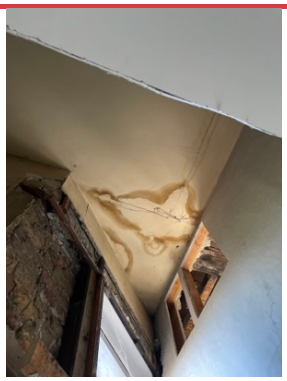
OBSERVATION 11

Flat F - rear

Partition separating Flat F and Flat E

Note timber. Is this an old door opening.

Will this affect loading from revised bay window loading



OBSERVATION 12

Flat F - Rear kitchen

Original ceiling within kitchen to come down to see extent if timber support



OBSERVATION 13

Flat F front lounge

ACM check

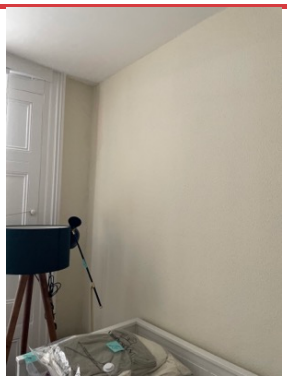


OBSERVATION 14

External tank exposed

Spanning of scaffold as contractor had not realised their loading point.

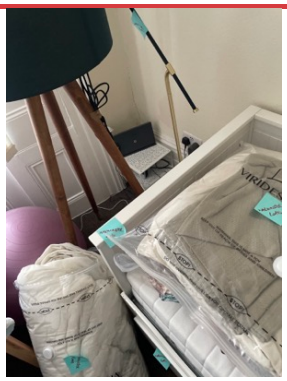
Okay to backfill?



OBSERVATION 15

Flat E

Wall separating Flat F where loading from revised bay window may be required.



OBSERVATION 16

Flat E

As Observation 15



OBSERVATION 17

Flat E

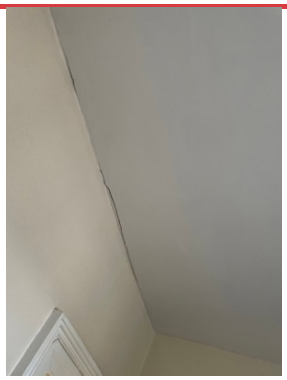
Rear kitchen



OBSERVATION 18

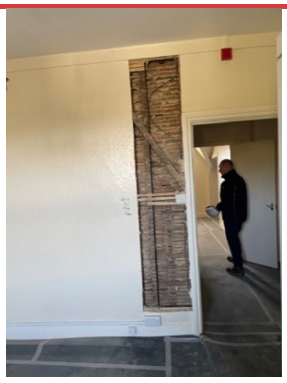
Flat E

Left flank side hallway



OBSERVATION 19

Flat E



OBSERVATION 20

Flat C - Front bedroom

Stud wall separating hall exposed where stu strengthened

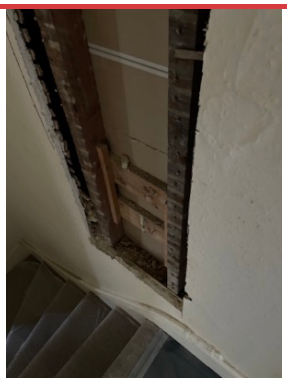


OBSERVATION 21

Flat C

Central hallway stud exposed separating the rear lounge.

Depth from back of lath to wall finish is 120mm.



OBSERVATION 22

As Observation 21



OBSERVATION 23

Flat B - Front

Wall separating Flat B to Flat A.

Lath and plaster is loose.

Expose stud wall to enable route of steel to be decided.

Proposed to complete, Wednesday 2 November.

QUESTION; is pitched steel within stud as designed. Probably best it is as the front room has masonry to support from and for alignment would need to be aligned with the existing partition.

Blue beam runs beneath existing purlins.