



REPORT

ON EXISTING EXTERNAL BOUNDARY WALLS TO
NO'S 1 – 24 WESLEY SQUARE
LONDON, W11

FOR:

**JMW BARNARD MANAGEMENT LIMITED
181 KENSINGTON HIGH STREET
LONDON, W8 6SH**

PREPARED BY:

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CHARTERED SURVEYORS
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AUGUST 2011

NO'S 1 – 24 WESLEY SQUARE, LONDON, W11

ADDRESS OF PROPERTY:

No's 1 – 24 Wesley Square, London, W11

INSTRUCTIONS:

Instructions received from Michelle Soupe of JMW Barnard Management Ltd acting on behalf of the Leaseholders of Wesley Square to carry out an inspection, prepare a report on the brick built boundary garden walls between the Wesley Square properties and the adjoining Lancaster Road.

DATE OF INSPECTION:

18th August 2011.

WEATHER:

Fine and dry.

LIMITATIONS:

Access to the rear gardens was not available at the time of inspection and where necessary arrangements will be made for re-inspections via rear gardens of the Wesley Square properties at a later date so that an addendum to this report can be prepared as required.

Some areas of the wall were over grown with plant / ivy growth and no permanent removal of such vegetation was undertaken.

DESCRIPTION:

The properties which have gardens which back onto the Lancaster Road elevation are:
1, 4–5, 8 – 9, 12–13, 16–17, 20 - 21 and 24. A sketch plan of the rear gardens and Lancaster Road elevation is appended hereto.

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The walls appear to be of original construction and are of one brick thickness (230mm) with an average height of approximately 1.7 metres.

The wall has a brick on edge coping detail and is penetrated by numerous wooden gates which give access to the gardens from the footpath on Lancaster Road.

The numerous gates in the walls affectively sub divide the walls into self supporting (i.e. no real lateral restraint) lengths (9m approx) of wall.

As indicated on the drawing and attached photographs there are obvious defects affecting the wall in a number of areas to different degrees.

A summary of the main defects would be as follows:-

No.24

Separation of the flank section of the garden wall at the junction between the garden wall and the rear wall of the building. In this area the wall appears to have moved inward to varying degrees between 50mm and 80mm.

Vertical cracking to front corner of the flank garden wall at the junction with the main boundary wall elevation to Lancaster Road.

No.17 & 16

Vertical fracture with greatest width at the top.

Nos.12 & 13

Vertical fracture at the junction between the gardens of these two properties, similar to the cracking affecting to No.17.

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No.s 8 & 9

Diagonal cracking to wall running between the junction of the two gardens.

No.s 4 & 5

Wall areas notably leaning inward.

No.1

Slight vertical cracking to curved section of wall.

None of the above defects in themselves indicate significant structural problems or imminent collapse of the wall but it is a clear indication that there is structural movement occurring. This is almost certainly due to a combination of ground movement, quite probably exacerbated by large street trees in the vicinity, as well as lack of lateral support and lack of expansion joint detailing.

It is understood that some additional lateral support has been provided to those areas adjacent to the entrance gates but without carrying out inspections from the individual garden areas no further comment on this situation can be made.

RECOMMENDATIONS:

A verticality survey was carried out to establish the deviation from a vertical line to selected areas of the boundary walls. This data can be used to monitor any future increase in any deviation from the vertical line.

It is recommended that these be monitored over a period of at least 1 year – 18 months to establish whether or not there is any significant / seasonal movement occurring which may need to be addressed.

Obvious cracking in those areas detailed above can easily be repaired and a repair system

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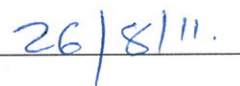
utilizing stainless steel tie bars (such as a Helifix tie bar system) are recommended to add strength to the affected areas.

It was noted that the top few course of virtually all wall areas are showing signs of general deterioration almost certainly due to water runoff and / or frost damage and in future years re-pointing will be required to prevent further deterioration of the wall.

SIGNED



DATED



Mr P.L. Robson F.R.I.C.S.