

GMA

GOODMAN MANN ASSOCIATES

INTERNAL AND EXTERNAL
SCHEDULE OF CONDITION

upon the property
known as

WREN TOWER,
ST MARY'S,
SOMERSET GARDENS,
LONDON EC4



CHARTERED SURVEYORS

31 ST JAMES'S PLACE, LONDON, SW1A 1NR.

TEL: 020-7409 2484 FAX: 020-7629 1719

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CHARTERED SURVEYORS

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Ref: C:ASA/mk/6397
 Inspection Date: 22nd June 01

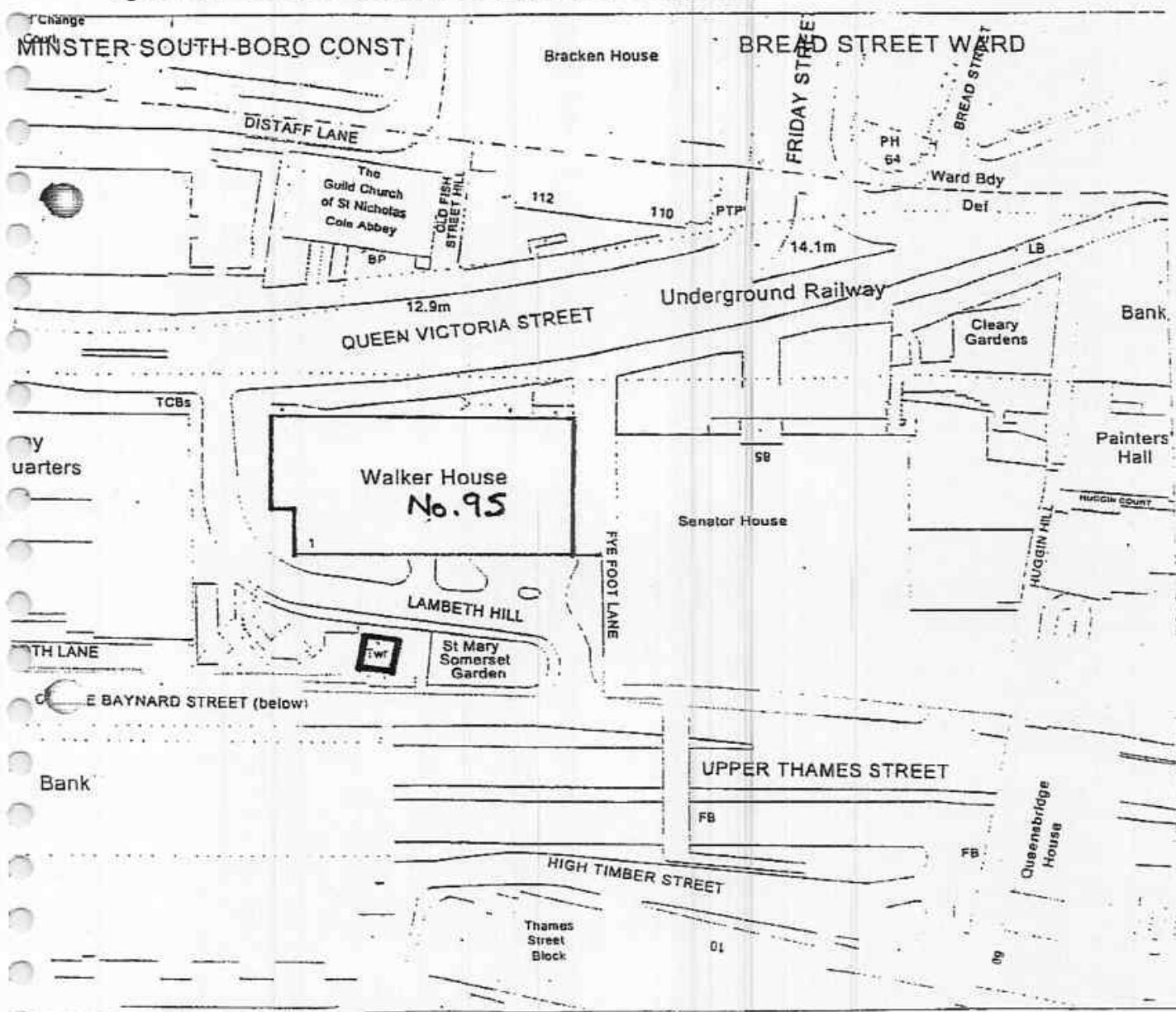
1.0 **Preambles**

- 1.1 This Schedule of Condition has been prepared on behalf of Legal & General Assurance Co., Limited to record the external condition of the Wren Tower, St. Mary's, Somerset Gardens, London EC4 as shown on the attached location plan prior to the demolition and reconstruction works to Walker House.
- 1.2 Unless otherwise stated, the building is in reasonable condition having due regard to its age and character.
- 1.3 This Schedule refers to the building and land as indicated on the attached plan but does not record the condition of:-
 - Concealed or inaccessible surfaces,
 - Service installations,
 - Minor surface blemishes.
- 1.4 This Schedule comprises text supported by colour copy photographs.
- 1.5 The original photographs are held by Goodman Mann Associates.
- 1.6 Castle Baynard Street elevation is deemed to face due South.

	<u>LOCATION</u>	<u>CONSTRUCTION</u>	<u>CONDITION</u>
2.0	<u>EXTERNAL</u>		
	<u>Roof</u>		<p>Portland stone facings with mortar pointed joints.</p> <p>8 No. finial cappings to parapet walls, (See general photographs 1-11), commencing at central North finial.</p> <p>Stonework is atmospherically soiled and stained. Stone facings generally are weathered with sporadic delamination.</p> <p>Isolated stone repairs to finials.</p> <p>Mortar joints variable with the majority soundly adhering but sporadic areas of loose, missing and eroded pointing.</p> <p>Surface cracks noted in the following locations:-</p> <ul style="list-style-type: none"> • Vertical 1.0-3.0mm crack, full height to South East internal corner extends from lead flashings up to underside of parapet copings. • Horizontal 0.1-1.0mm crack extends through 2 No. stone faces on North inner face of parapet 4th course up from flashings above roof access enclosure. • Diagonal 1.0-5.0mm crack to 1st course above flashing in South East corner. • Diagonal crack 1.0-3.0mm through face of 4th stone course above flashing to West parapet, 3 No. stones in from North West corner.

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**WALKER HOUSE
QUEEN VICTORIA STREET, LONDON, EC4**



Site Location Plan.

LOCATION	CONSTRUCTION	CONDITION
2.2	Roof	<p>Sheet lead flat roof with lead cover flashings set into brick upstands.</p> <p>Sheet lead parapet gutter.</p> <p>Cement render to brick courses above flashings is spalled and cracked in localised areas, particularly to West elevation.</p> <p>7 No. patch repairs to roof leadwork.</p> <p>Lead sheeting is sporadically indented, scratched and scored. Split through central lead sheet at approximately mid point of roof.</p> <p>Minor erosion of pointing to joint above turned in flashings on West and North elevations.</p> <p>Lead cover flashing across entrance enclosure is loose and dislodged. (See photograph 2.3)</p> <p>Lead cover flashing to North elevation is split at approximately mid length.</p> <p>Roof surface around access enclosure is littered with debris and pigeon guano.</p> <p>Gutter is silted and requires cleaning out.</p> <p>Door has been removed from opening and lies on roof surface.</p> <p>Framework is damaged and door is in poor order. (See photograph 2.3).</p>
2.3	Access Doorway	<p>Timber boarded and framed access door to roof.</p>
2.4	North Elevation (See photographs 1 & 2)	<p>Portland stone facings incorporating decorative cornice details and relief around openings at all levels and brick infill panel at ground level.</p> <p>The first 5 No. stone courses from ground level are extensively spalled and water damaged. (See photograph 3)</p> <p>A large proportion of the stone facings between ground and 2nd floor have hairline fractures.</p>

LOCATION	CONSTRUCTION	CONDITION
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- The stonework is extensively atmospherically soiled, especially at lower levels.
- Downpipe is in poor decorative condition, paintwork is rusting and flaking.
- Lower 6 No. courses of stonework are extensively spalled, eroded and generally weather damaged.
- The render plinth is unkeyed to the base of the infilled opening and missing in places. (See photograph 2)
- There are historic stone repairs.
- The stonework is extensively soiled throughout with heavier deposits occurring between the ground and 1st floor level. (See photograph 3).
- The stone detailing throughout is eroded.
- Lower 6 No. courses to stonework are corroded and spalled throughout. (See photograph 2)
- There are historic stone repairs and repointing.
- 1 No. cracked stone to 9th course from finished ground level to East side of door opening. (See photograph 2)
- 2 No. cracked stone facings between the 1st and 2nd cornice detail. (See photograph 1)
- The stonework is extensively soiled at ground level but less so at 1st floor level.
- 1 No. cast iron downpipe.
- Portland stone facings incorporating decorative cornice details and relief around openings at all levels and cement finish rendered panel to entrance way.
- Portland stone facings incorporating decorative cornice details and relief around opening at all levels and painted timber doors.
- 2.5 East Elevation
(See photograph 1)
- 2.6 South Elevation
(See photograph 1)

LOCATION	CONSTRUCTION	CONDITION
		The stone detailing around the entrance doors is sporadically eroded. Repairs are extensively crazed and spalled. The stone threshold and entrance steps are soiled and worn.
		Paintwork is in poor order with large areas of missing and flaking paint to lower sections of doors.
		The lower 5 No. stone courses are extensively worn and eroded. There are historic stone repairs. Stonework is extensively soiled at ground and 1 st floor levels. The upper sections are showing signs of light soiling and water streaking below cornice window openings. (See photograph 1)
2.7	West Elevation (See Photograph 2.4.1)	Portland stone facings incorporating decorative cornice details and relief around openings at all levels and brick infill panels at ground level.
3.0	<u>INTERNAL</u>	
	<u>Third Floor</u>	
3.1	<u>Walls</u>	Red facing brickwork with mortar pointed joints relieved by stone facings around window openings, archways and staircase enclosure.
		Surfaces generally are in poor order, heavily soiled and stained. Brickwork facings and pointed joints are extensively spalled and eroded. (See general photograph 1).

LOCATION CONSTRUCTION CONDITION

Upper halves of stone detailing to windows and archways are spalled. Lower halves have negligible erosion. (See photograph 2). Cracks through fabric noted in the following locations:-

- Vertical stepped 1.0-2.0mm crack 2.5m long extends down through stone facings of staircase enclosure at junction with North elevation brickwork.
Crack extends down from junction of hard and soft stonework to junction with brickwork then to vertical joint of hardstone facing over doorway head terminating behind light conduit.
- Vertical stepped 1.0-2.0mm crack, approximately 2.6m long, extends down from joint of bottom segment of East window cill through brickwork facings to corner stone at junction of archway opening beneath and staircase enclosure. (See photograph 3).
- Vertical stepped 1.0-2.0mm crack, approximately 2.8m long, extends down centrally through South elevation from joint of central segment of window opening through brickwork to central segment of archway beneath. Keystone to same has settled slightly and stone joints are both cracked, 1.0-2.0mm.

<u>LOCATION</u>	<u>CONSTRUCTION</u>	<u>CONDITION</u>
		<p>GOODMAN MANN ASSOCIATES</p> <ul style="list-style-type: none"> • Vertical stepped 1.0-2.0m crack, 2.5m long, extends centrally within West elevation from joint of central stone segment of window opening down through brickwork to head of archway beneath. Note : keystone to archway has settled and stone joints are cracked, 1.0-2.0mm. • Saw cut to brickwork above last extends through 6 No. courses. • Brickwork and stonework to 3rd floor is largely out of view but where surfaces are visible their condition is generally in keeping with the 3rd floor, ie., heavily soiled and stained with widespread deterioration of the fabric including spalling of brick faces and stone detailing. (See general photographs 4 & 5)
3.2	<u>Floor</u>	<p>Suspended timber floor with timber boarded covering.</p> <p>Floor is heavily soiled with water staining noted centrally to large trapped door and towards South West corner. (See photograph 1)</p> <p>Large joints between floor boarding.</p> <p>Evidence of wood boring insect infestation to boarding in localised areas.</p> <p>Floor levels are uneven and boarding is loose under foot.</p> <p>Pigeon guano staining to, concrete framework.</p> <p>3rd floor structure has been removed and a reinforced concrete framework inserted.</p>
3.3	<u>Windows</u>	<p>Circular timber framed with clear single glazing.</p> <p>Surfaces are soiled and stained.</p> <p>Netting fixed to frame of North and West windows which are half open.</p>

LOCATION	CONSTRUCTION	CONDITION
3.4 Rainwater Goods	Cast iron downpipe fixed in North West corner.	3 No. cracked squares noted in total although close examination was not possible.
3.5 Doorway	Door opening formed through stone facings onto spiral staircase.	Surface of downpipe and joint couplings are spot corroded and corroding respectively. (See photograph 1).
3.6 Lighting	Surface fixed metal conduit and boxes with surface bulkhead fittings.	Untested and non operational. Conduit boxes are corroded.
4.0 Half Landing Cupboard		
4.1 Soffit	Stone facings.	Poor order with spalled and water damaged facings.
4.2 Walls	Stone facings.	Poor order with water damaged facings.
4.3 Floor	Solid stone.	Uneven and pitted.
4.4 Doorway	Stone facings and detailing around entrance.	Door has been removed and hinges are rusting. Large vertical full length cracks through stone facings of North reveal, 1.0-10.0mm. (See photograph 1).
5.0 Second Floor		
5.1 Ceiling	Exposed 3 rd floor timbers. (See general photograph 1).	Timbers are soiled and stained with light visible through open joints of floor boarding above.

LOCATION	CONSTRUCTION	CONDITION
5.2	Walls	Red facing brickwork with mortar pointed joints relieved by stone facings around window openings, archways and staircase enclosure. Brickwork facings and stone detailing is generally in poor order although extent of spalling and erosion of facings is not as extensive as the 3 rd floor. (See general photograph 1 & 5.4.1)
5.3	Floor	Suspended timber floor with close timber boarding. Floor surface is soiled, stained and dusty. Several floorboards have been removed for ventilation. Floor level is uneven.
5.4	Rainwater Goods	Cast iron downpipe fixed in North West corner. Surface of downpipe and joint couplings are spot corroded and corroding respectively. (See general photograph 1)
5.5	Cold Water Storage	Cold water storage tank encased in timber enclosure with downpipe to WC at 1 st floor. Untested and non operational.
5.6	Window Openings	3 No. large arched window openings with stone detailing and louvred vents. Surfaces are heavily atmospherically soiled. (See general photograph 1).
5.7	Access Hatch	Timber framed and boarded hatch way and hatch. Surfaces are atmospherically soiled and hatch is wedged open for ventilation.
6.0	First Floor	
6.1	Soffit	Exposed suspended timber floor. Floor timbers are in reasonable order, plaster board ceiling has been removed and remnants of board remain around nail fixings. (See general photograph 1).

LOCATION	CONSTRUCTION	CONDITION
		<p>Paintwork is in poor order, plasterboard is sagging and stained.</p> <p>Junction of plasterboard with walls is cracked and open.</p>
6.2 <u>Walls</u>	<p>Painted brickwork with stone detailing around window and door openings.</p>	<p>Surfaces generally are heavily soiled and stained and in poor order. (See Photograph 1)</p> <p>Brickwork facings are water damaged and spalled in North West corner above window opening.</p> <p>Soft stone facings are eroded.</p> <p>Cracks through fabric noted in the following locations:-</p> <ul style="list-style-type: none"> • Cracks, 1.0-3.0mm, extend through key stone over centre of North window opening extending through underside of archway to face of window. (See Photograph 2). • Vertical crack 1.0-3.0mm extends West from last through reveal of window opening down to window cill., Approximately 2 metres in length. (See Photograph 3). • 2 No. vertical cracks, 1.0-3.0mm, to raking wall of staircase through stone facings extending down from soffit to start of brickwork courses. • 1.0-3.0mm cracks extend through keystone of East archway through underside of stone joints to East elevation.

LOCATION	CONSTRUCTION	CONDITION
		<ul style="list-style-type: none"> Vertical crack, 1.0-3.0mm, extends down from soffit centrally over South window arch, through keystone and stone joints to underside of archway towards window head. (See photograph 4) Vertical crack, 1.0-3.0mm, to internal junction of solid partition and North / South walls running full height. Stone joints above West window are 1.0-3.0mm cracked. (See photograph 5)
		<p>Painted plaster finish to solid partition with melamine faced WC cubicle.</p> <p>Brickwork and stonework above West window archway is water stained and spalled. Paintwork to partition is soiled, stained and flaking. Face of render is sporadically cracked and crazed with live areas. Face of WC cubicle has been overpainted, paintwork is in very poor condition.</p>
6.3	Floor	<p>Suspended timber floor with close timber boarding.</p> <p>Floor surfaces heavily soiled and stained. Floorboards have been removed and central trap door is open for ventilation. (See general photograph 1).</p> <p>Very poor order, vinyl is cracked, crazed and lifting. (See photograph 2).</p>
6.4	Windows	<p>Timber framed circular windows with clear glazed squares. (See general photograph 1)</p> <p>Windows are heavily soiled and stained. All glazing is in good order to main room. 1 No. cracked square to WC window.</p>

LOCATION	CONSTRUCTION	CONDITION
		Opening lights are tight in frame and wedged shut. Timber joints are cracked and open.
6.5	<u>Doors</u>	Decorations are in poor order. WC door has dropped and binds against frame. Bottom edge of cupboard door has decayed and is friable. WC cubicle door has dropped and binds against floor. Note : hinges and locks are rusted to all doors. Decorations are in poor order, timber boarding is twisted and hinges are corroding.
		Timber framed and boarded entrance door
6.6	<u>Sanitaryware</u>	White china WC pan and cistern with plastic seats and Belfast sink with electric hot water heater and cold water mains services.
6.7	<u>Lighting</u>	Suspended ceiling pendant with metal conduit and switch boxes.
6.8	<u>Power</u>	Surface fixed metal conduit and switched sockets.
6.9	<u>Rainwater Goods</u>	Cast iron rainwater downpipe. Surface and joint couplings are corroding. (See photograph 1)

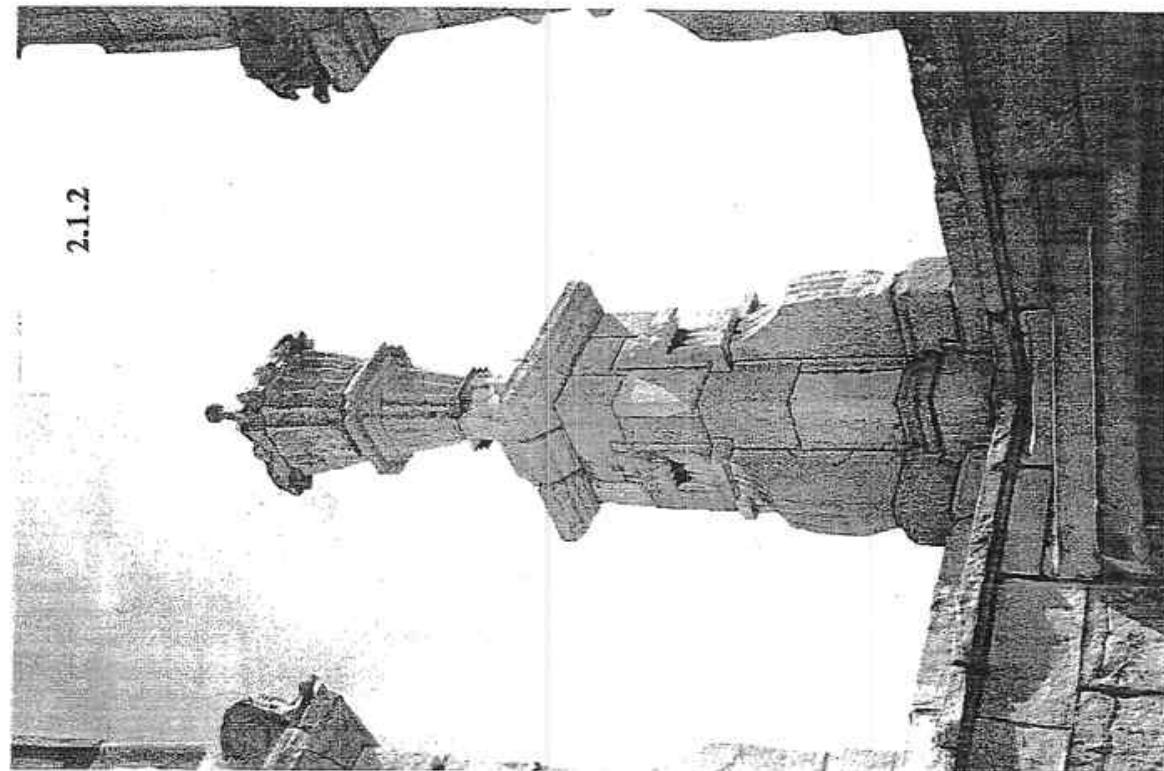
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LOCATION	CONSTRUCTION	CONDITION
7.0	<u>Ground Floor</u>	
7.1	<u>Ceiling</u>	Sandstone dome with moulded stone cornice to perimeter. Facing are eroded and stone joints are sporadically cracked and open. (See general photographs 1, 2 & 3). Joints of moulded cornice are open with sporadic movement / settlement of cornice sections.
7.2	<u>Walls</u>	Stone facings to corner columns with brick infill panels. Surfaces are generally atmospherically soiled and stained. Stonework and joints at high level predominantly to West side are water stained and damaged. Settlement of stonework to heads of archways with open stone joints and displacement of stone sections. (See photographs 2, 3 & 4). Stone facings are sporadically impact damaged and eroded. Brickwork to West services enclosure is badly stained. Brickwork to North and East infill panels is unevenly coursed and irregular. Rendered section beneath last is water damaged and render has spalled and cracked. (See photograph 5). Brickwork and stonework to courses above ground level are salt and water stained.

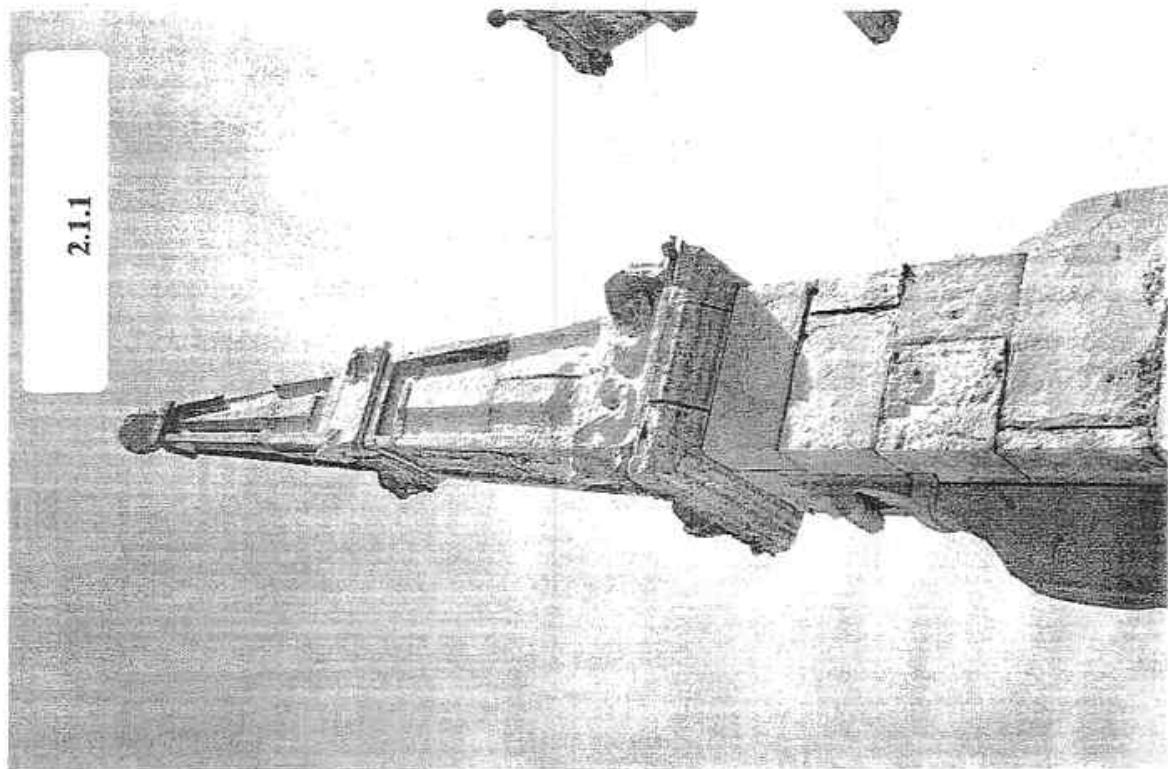
LOCATION	CONSTRUCTION	CONDITION
7.3 Floor	Timber boarded on solid floor. Inset sealed manhole cover.	Floor surface is soiled, stained and dusty. Boarded joints are open, boarding in North West corner has been displaced. (See photograph 7.2.5).
7.4 Doors	Large panelled entrance double doors and 2 No. sets of double doors to North and East enclosures. Timber framed and boarded entrance door to staircase. Timber panelled door set within timber frame to services enclosure.	Surfaces to all doors are dirty, soiled and stained. Paintwork is flaking and in poor order. (See photograph 1) Large double doors to North and East wall recesses are impact damaged, framework is decayed and timber panels are split. Doors do not swing freely other than services enclosure door and staircase door.
7.5 Services	Incoming company mains connected to disused meters and fuseboards. (See general photograph)	Untested, non operational.
7.6 Lighting	Suspended ceiling pendant.	Untested, non operational.
7.7 Water Mains	Copper pipe connected to incoming lead water mains. (See general photograph)	Untested lagging is incomplete.
7.8 Rainwater Goods	Cast iron downpipe.	Downpipe and couplings are corroding.

LOCATION		CONSTRUCTION	CONDITION
8.0	<u>Staircase</u>	Stone faced spiral staircase. (See general photograph)	Surfaces generally are dusty and dirty. Stone treads, risers and facings to walls are sporadically eroded, impact / water damaged. Stone joints are sporadically cracked and open. Pigeon nests at high level with extensive guano staining.
8.1	<u>Staircase Lighting</u>	Surface fixed bulkhead fittings with metal conduit.	Untested and non operational.

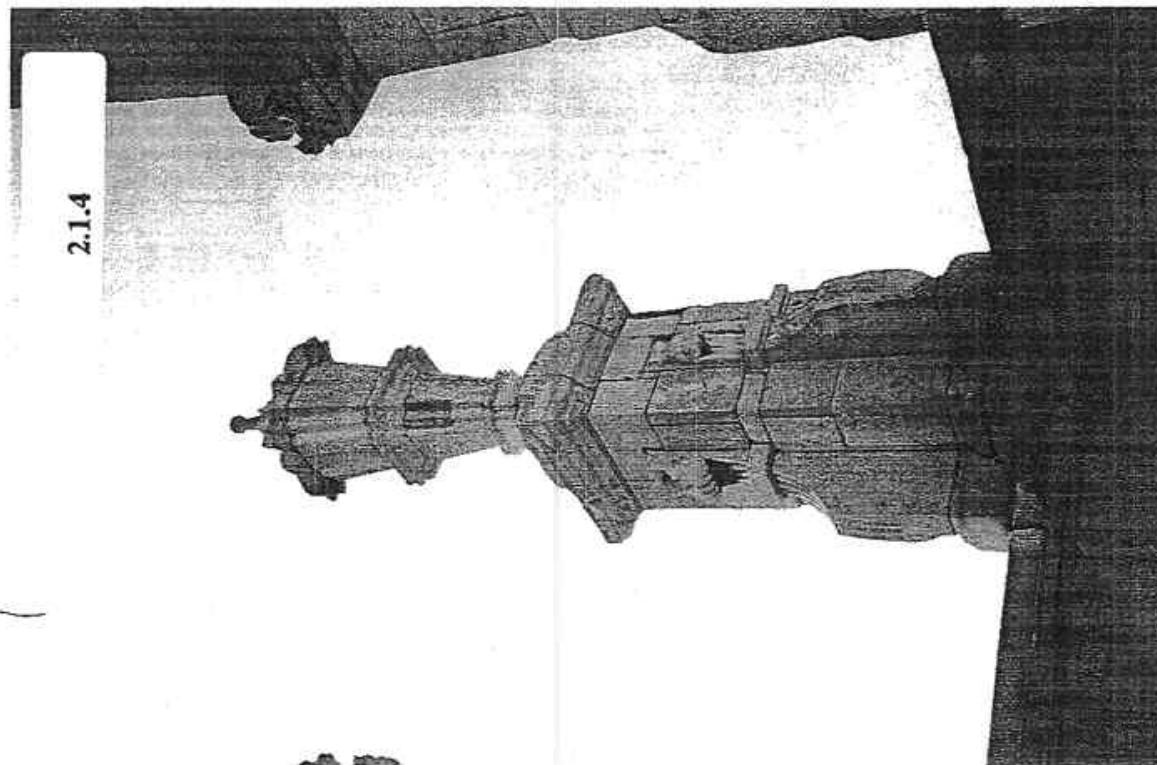
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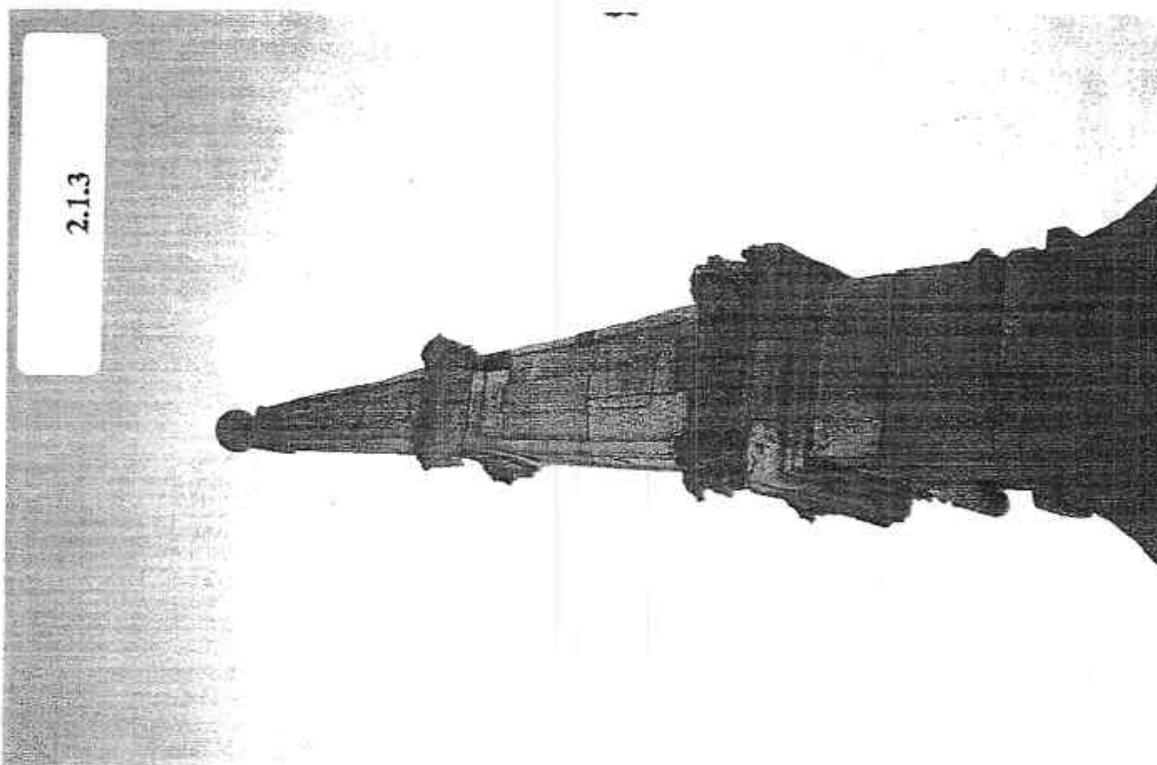
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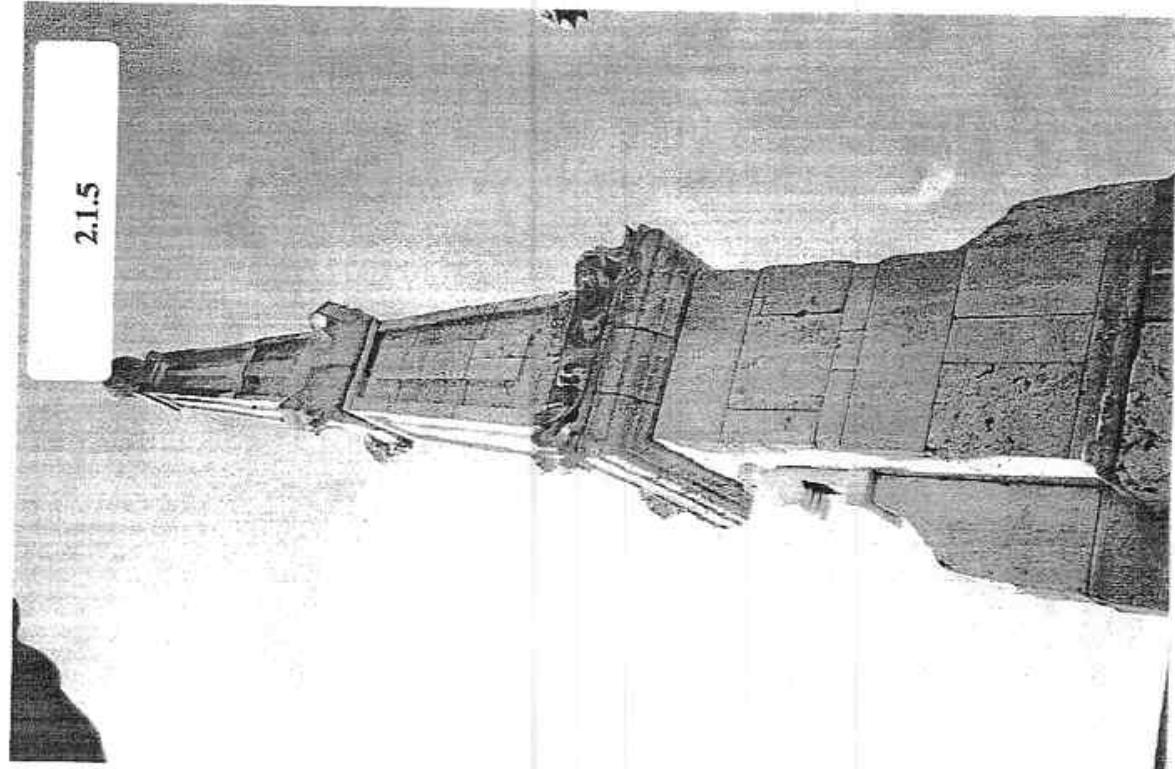
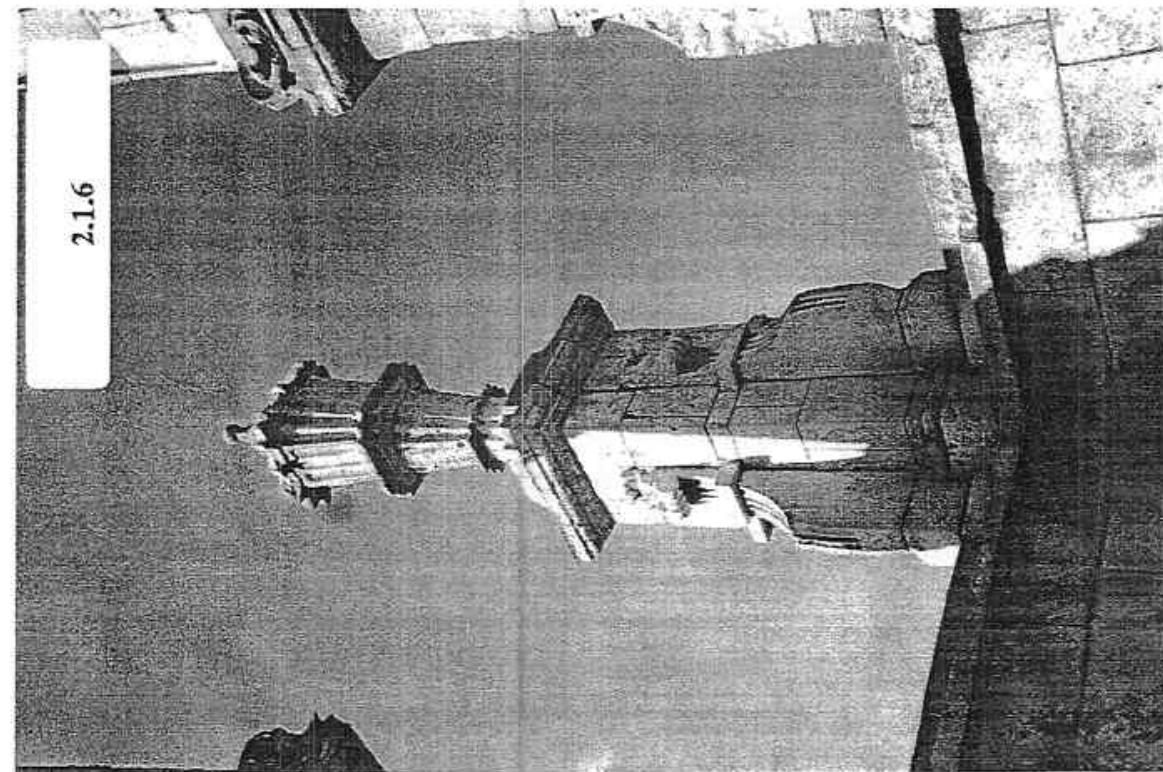


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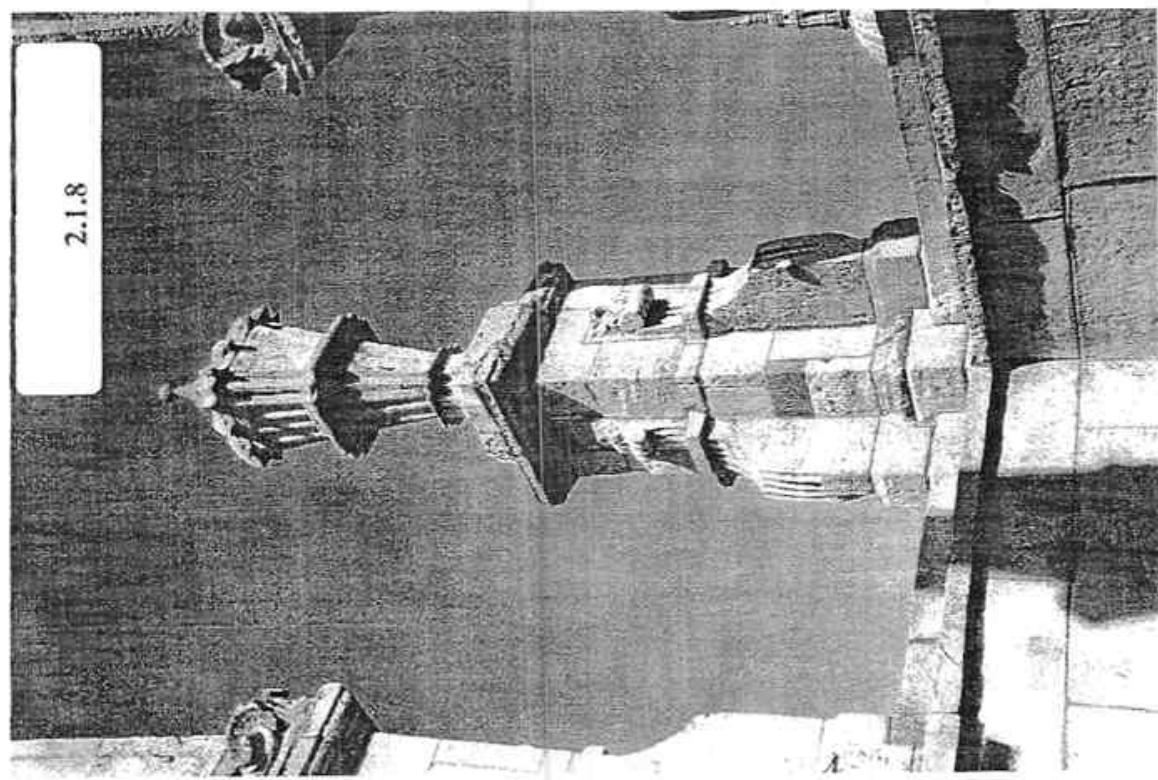


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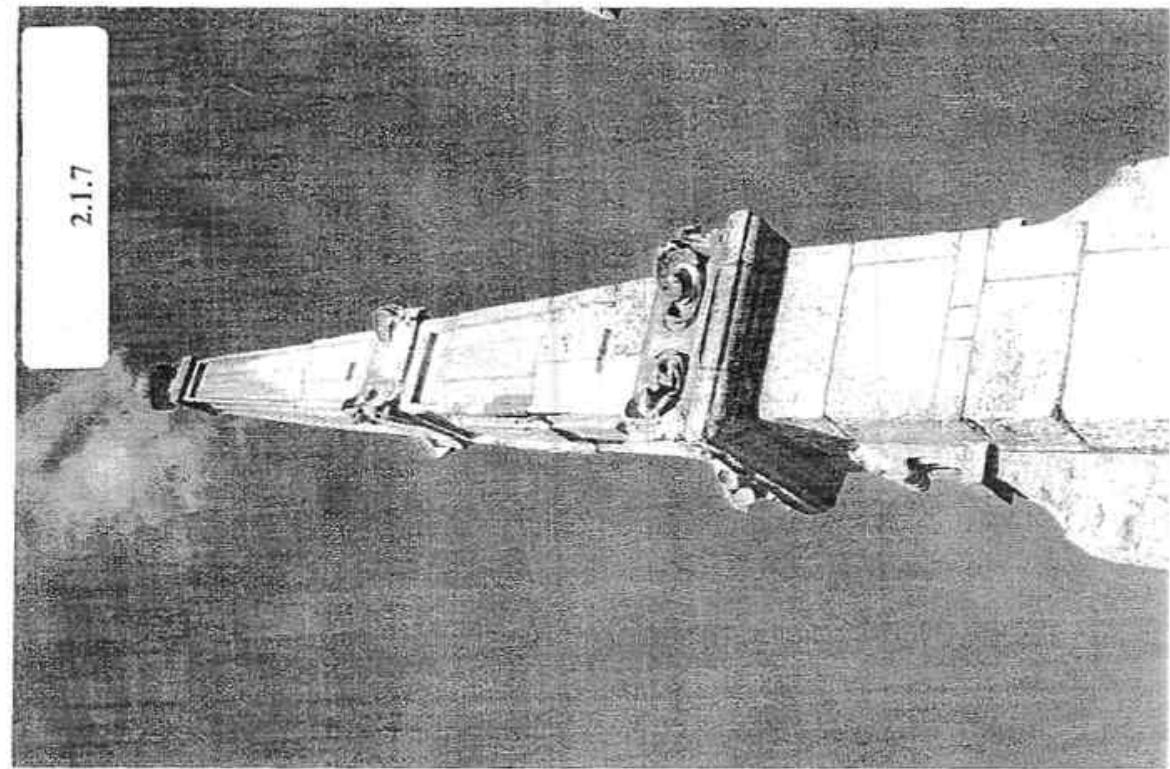




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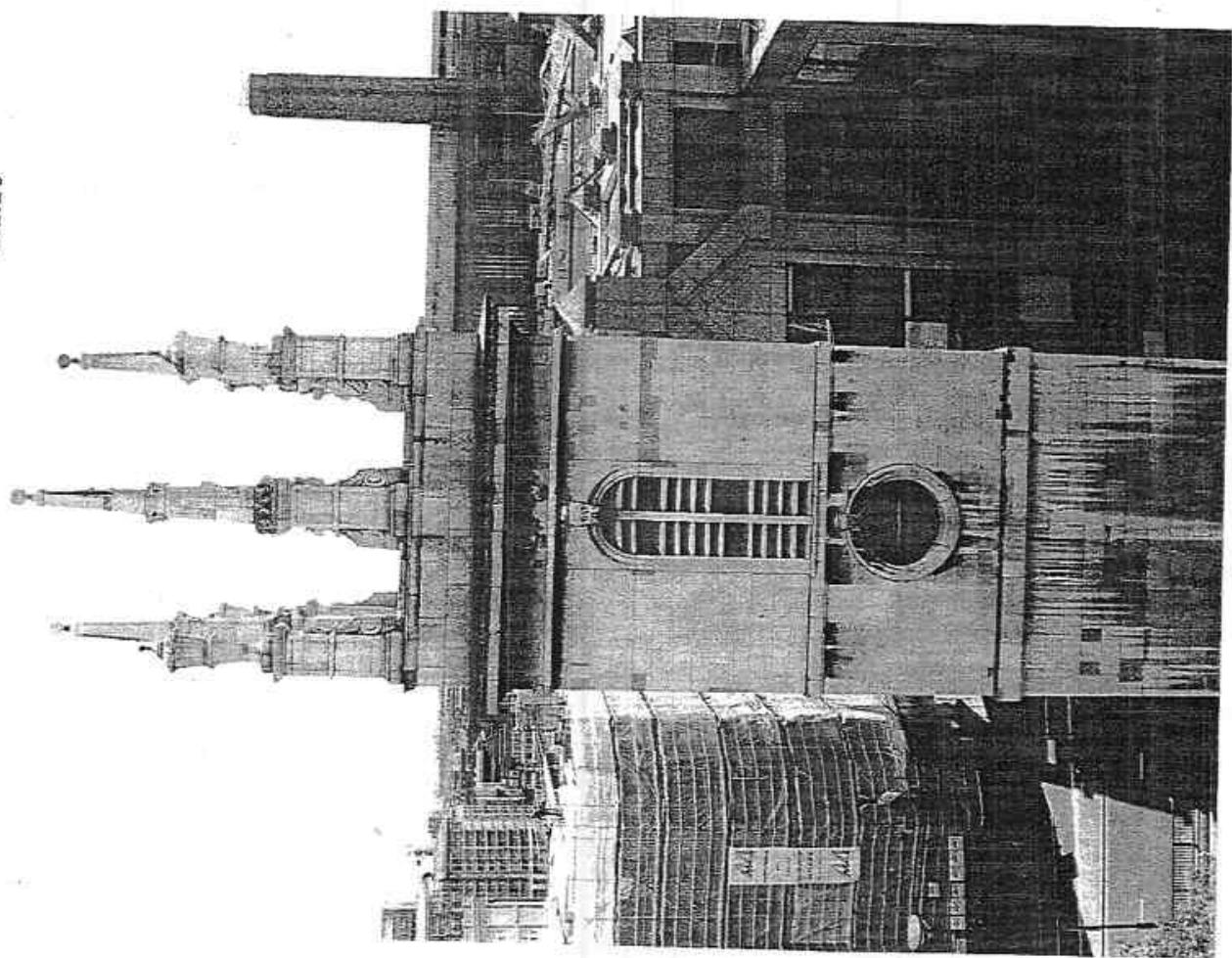


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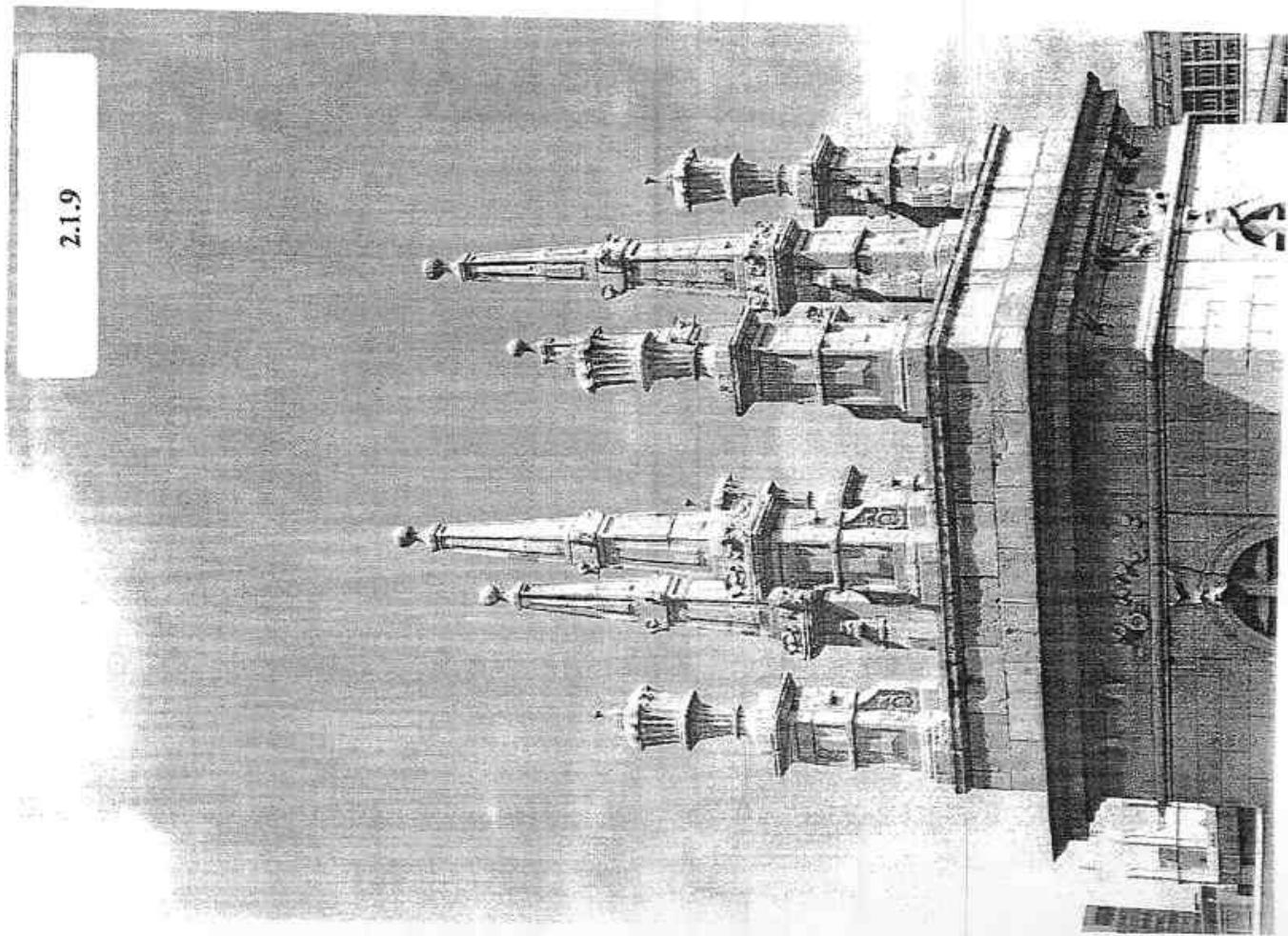


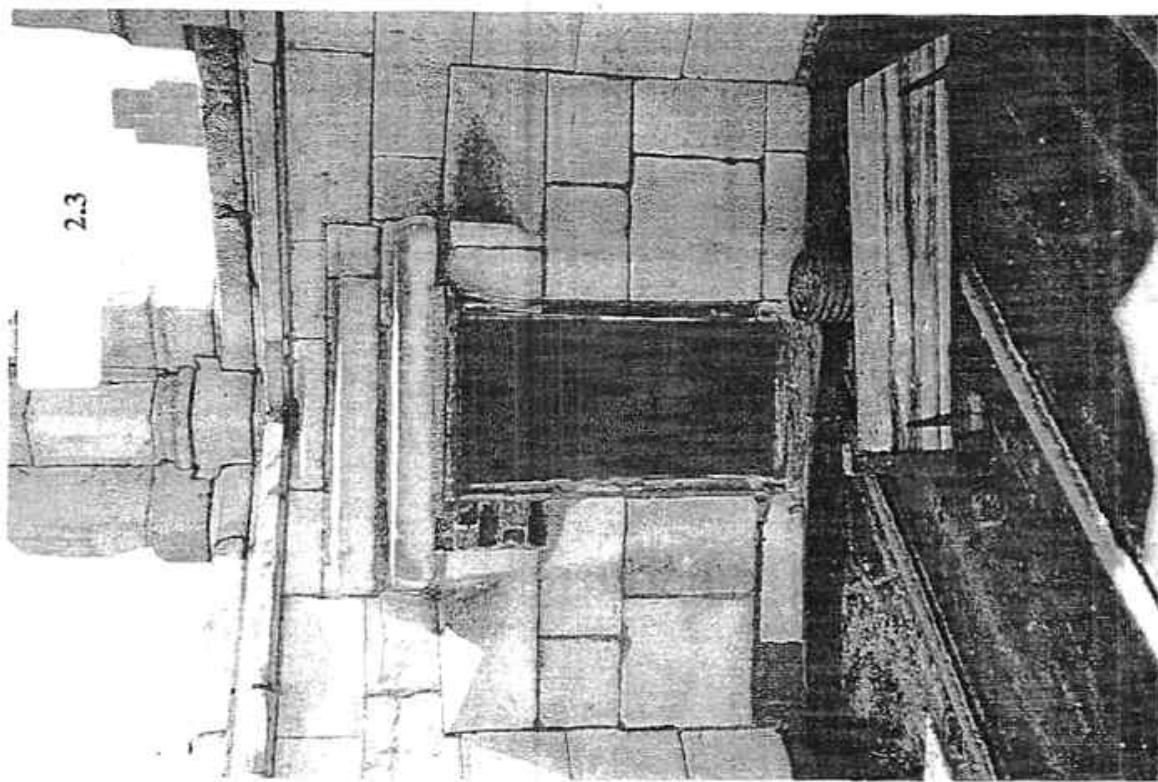
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2.1.10



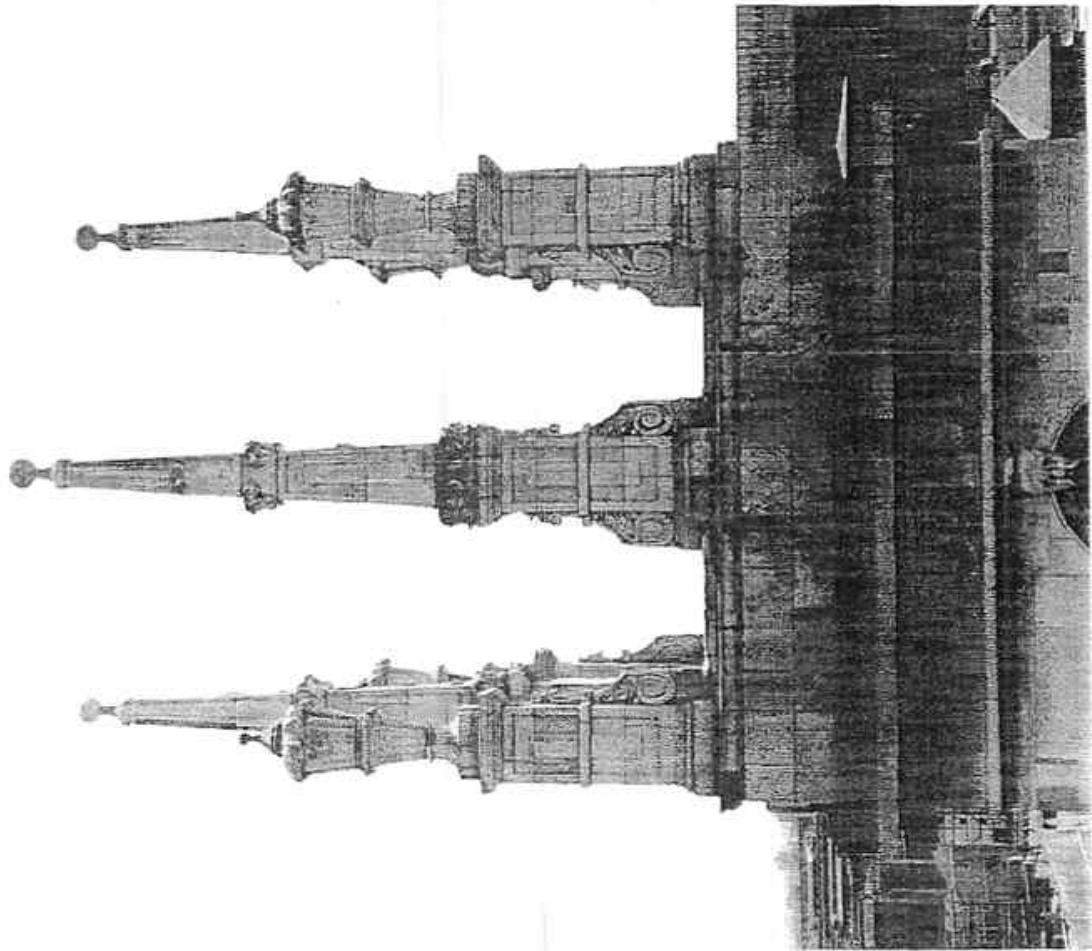
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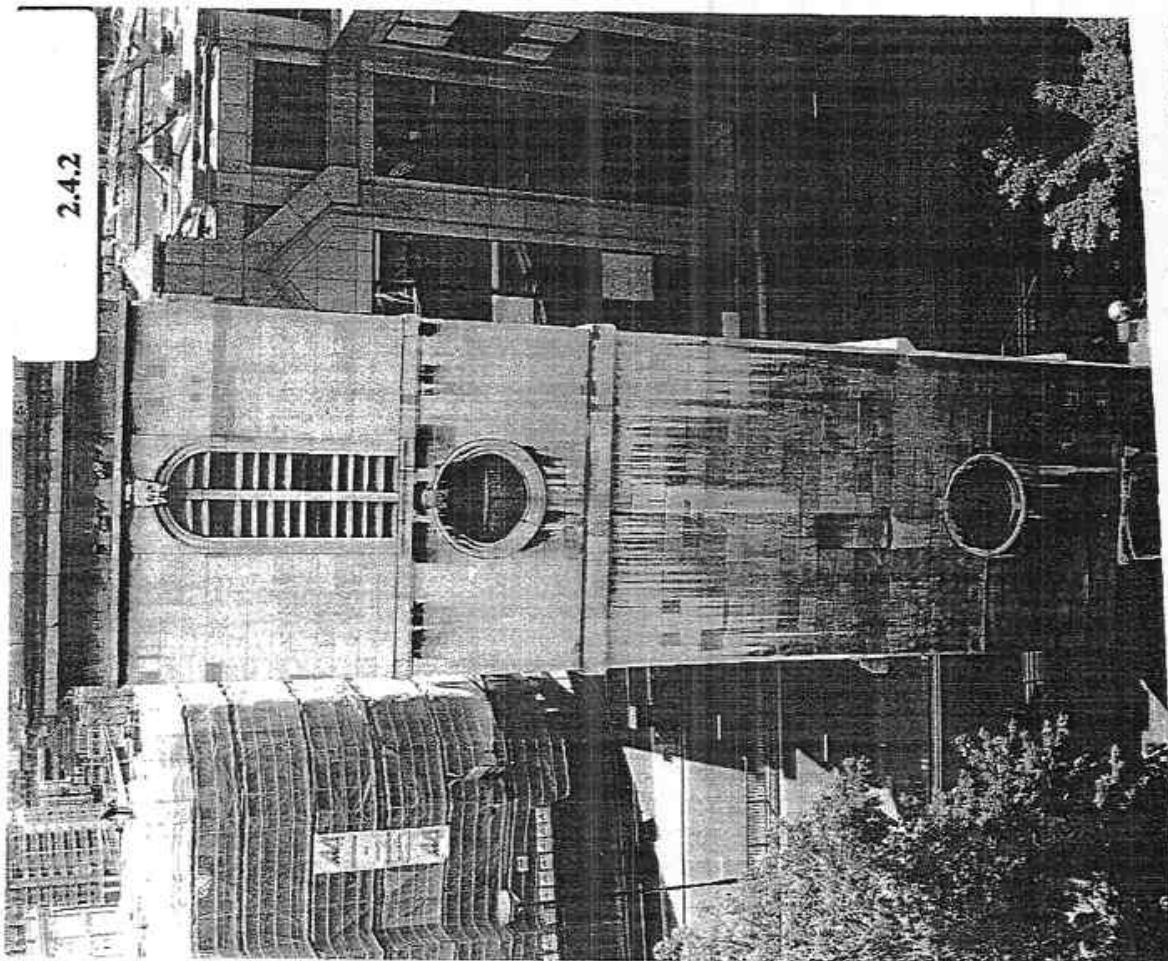
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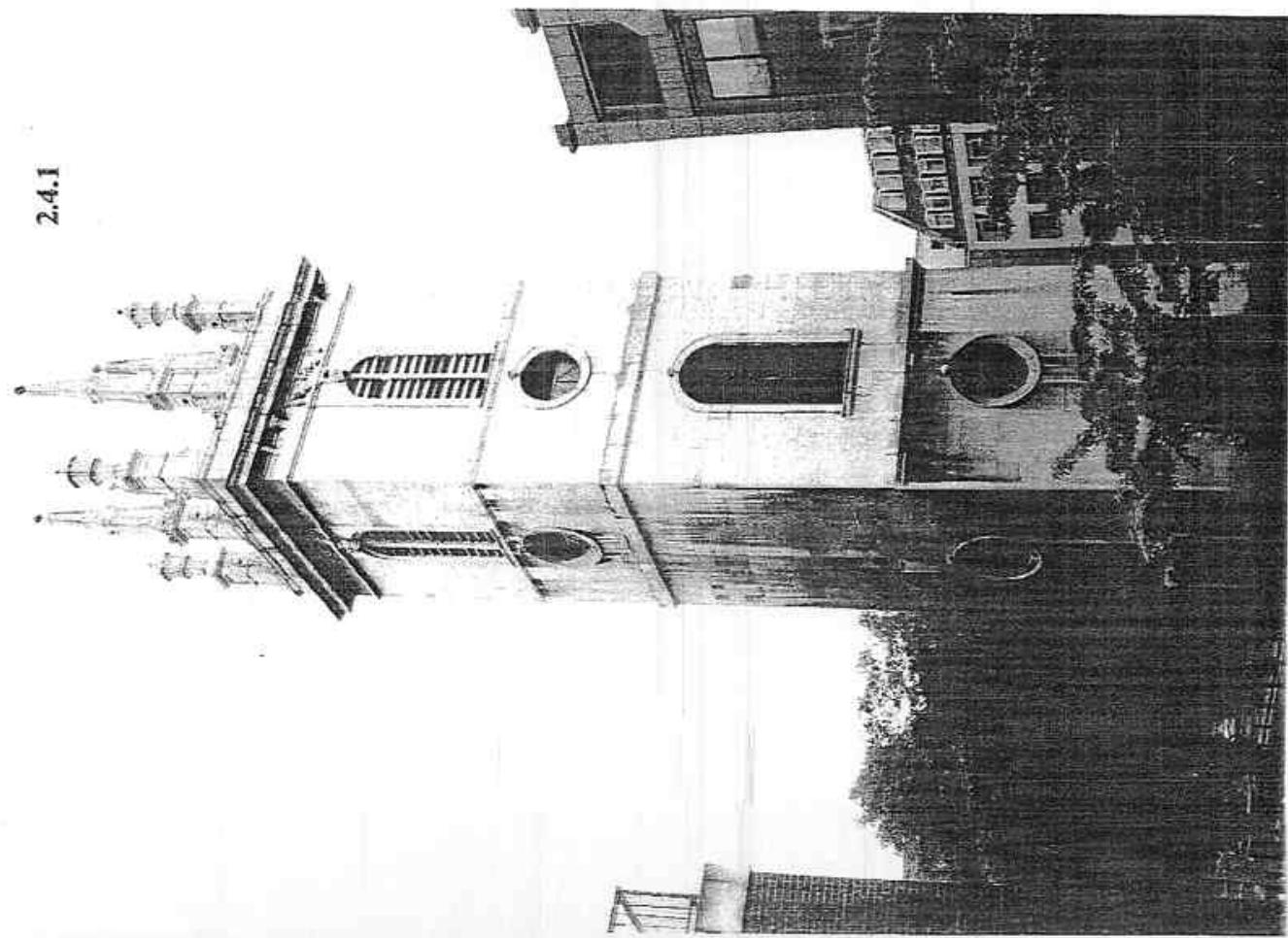


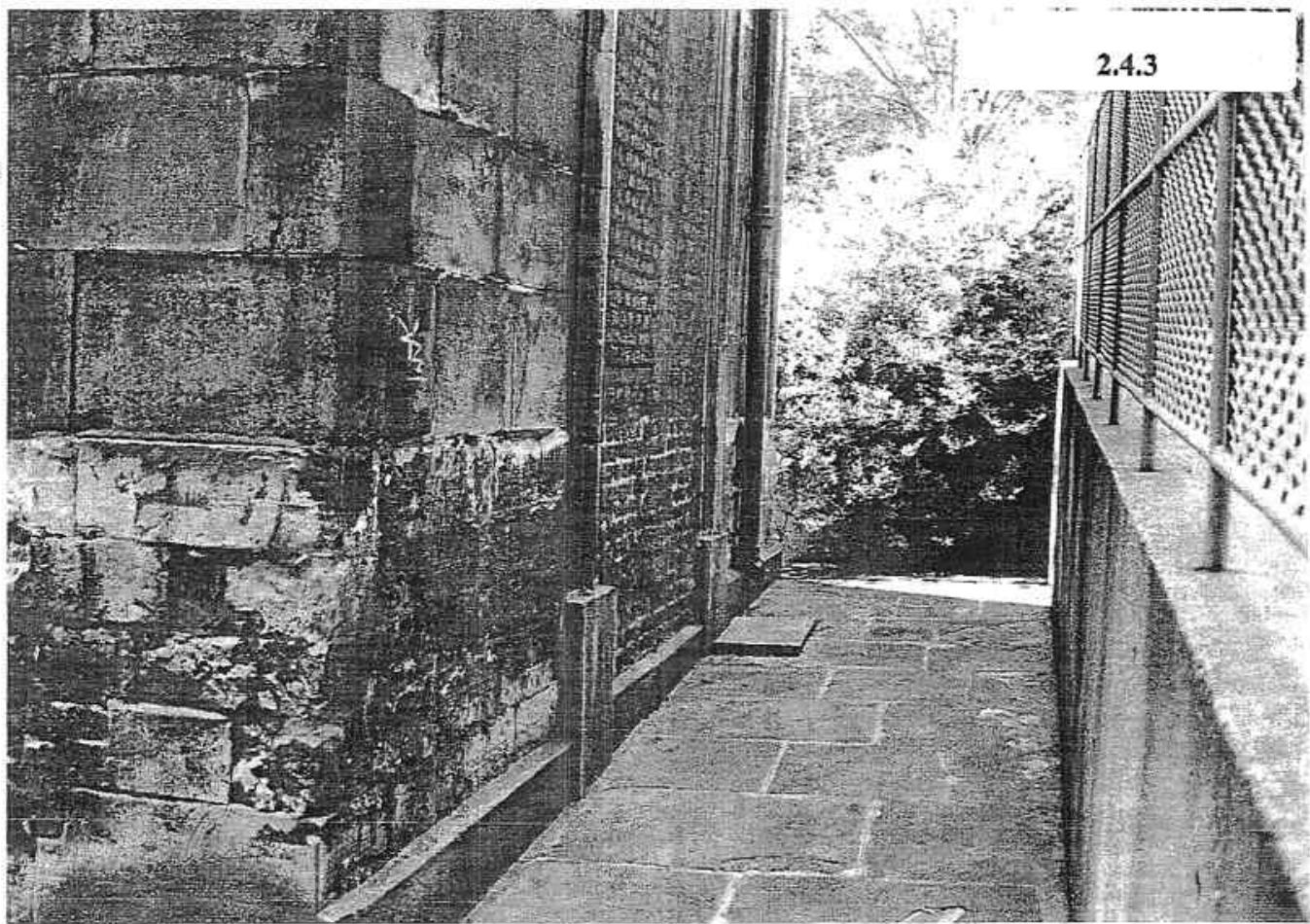
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2.4.2



2.4.1





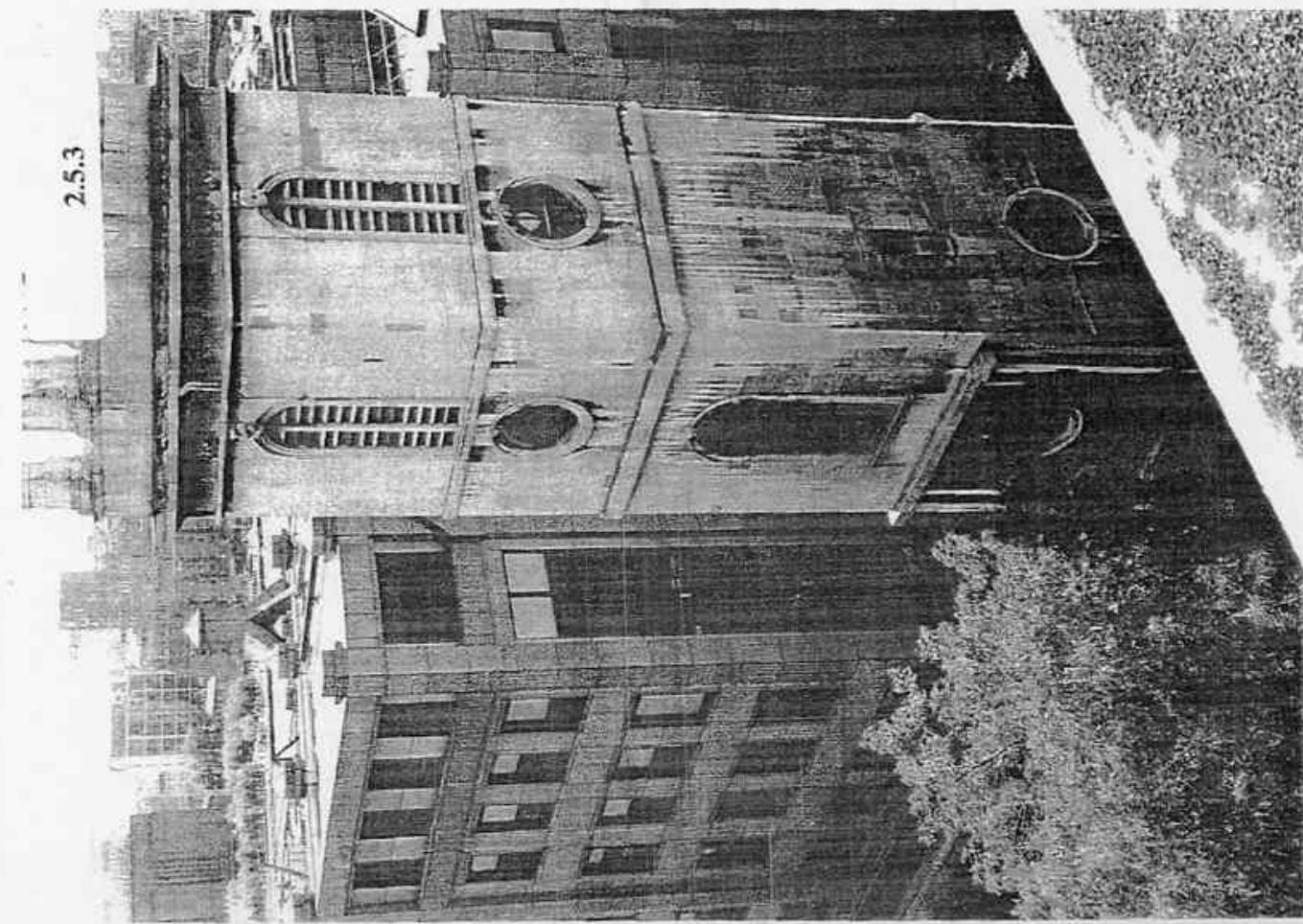
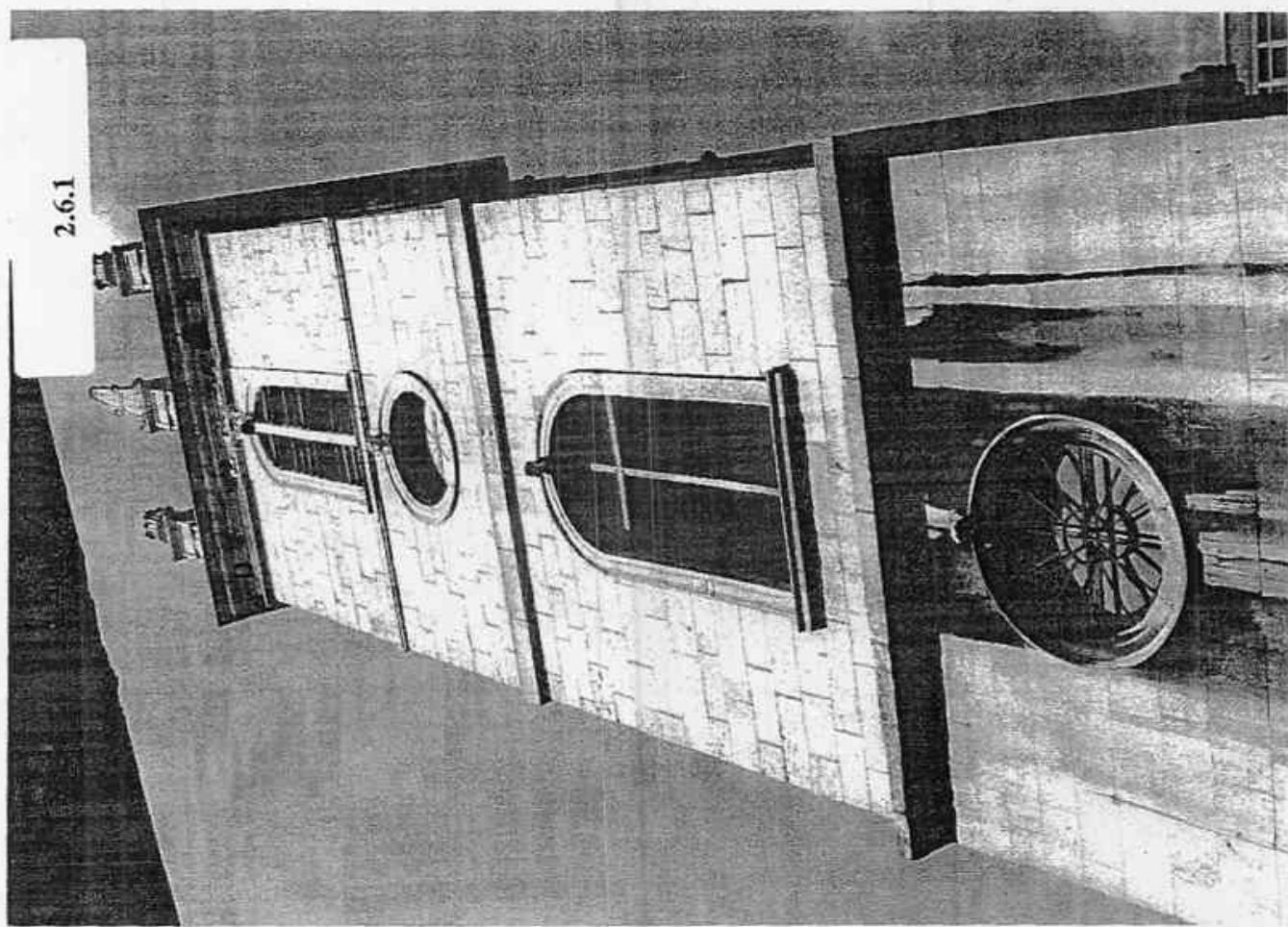
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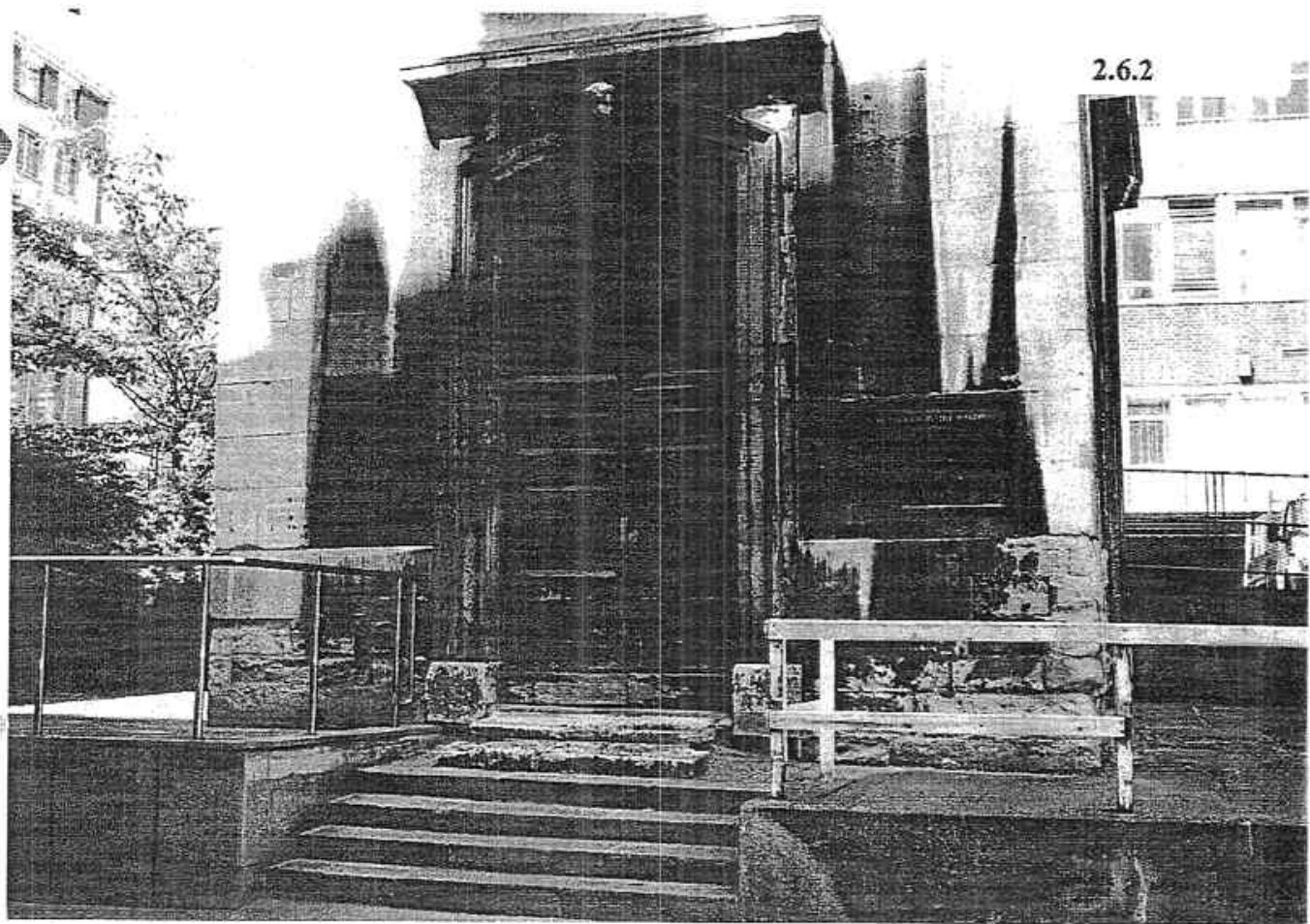


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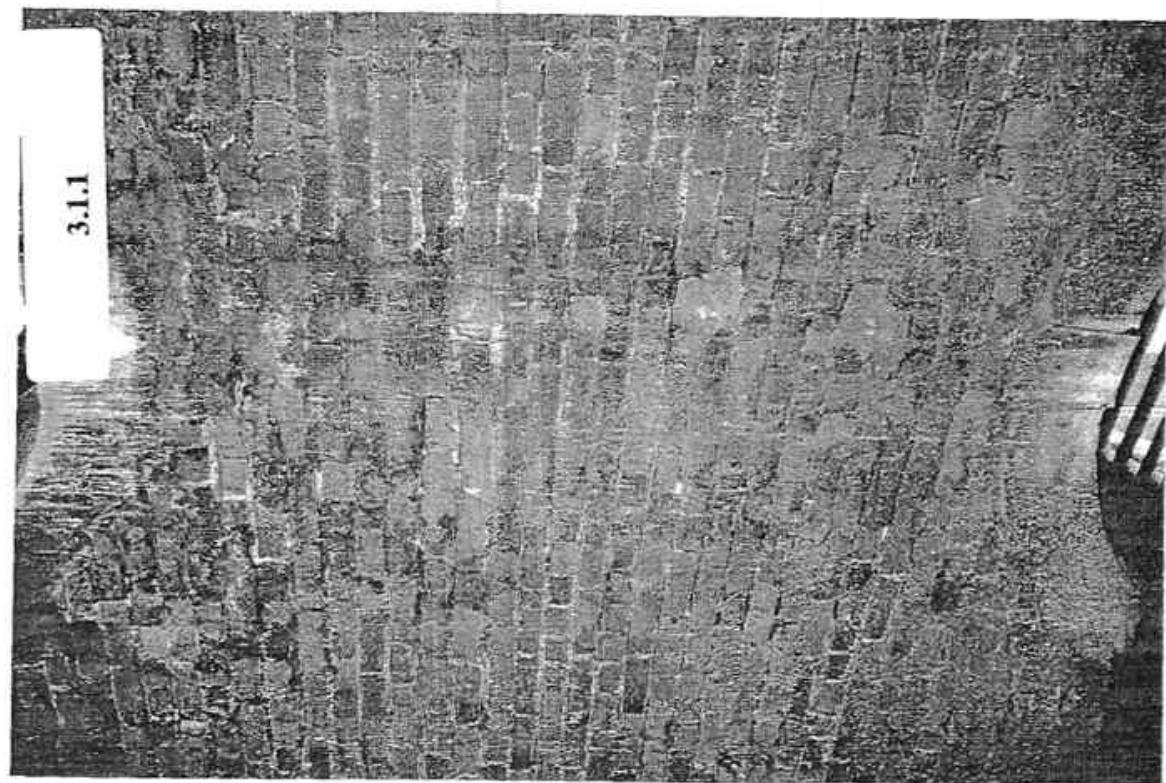


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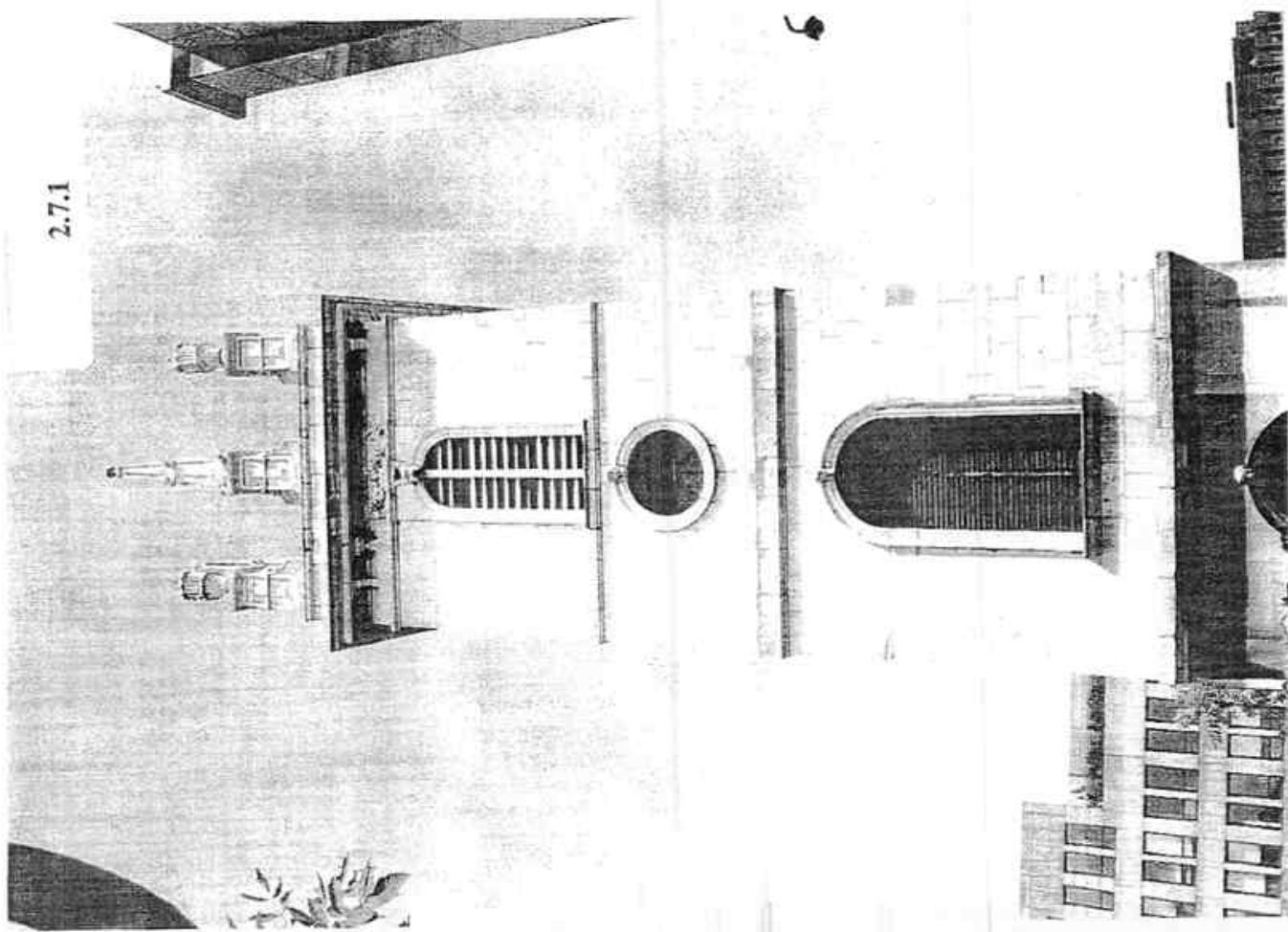


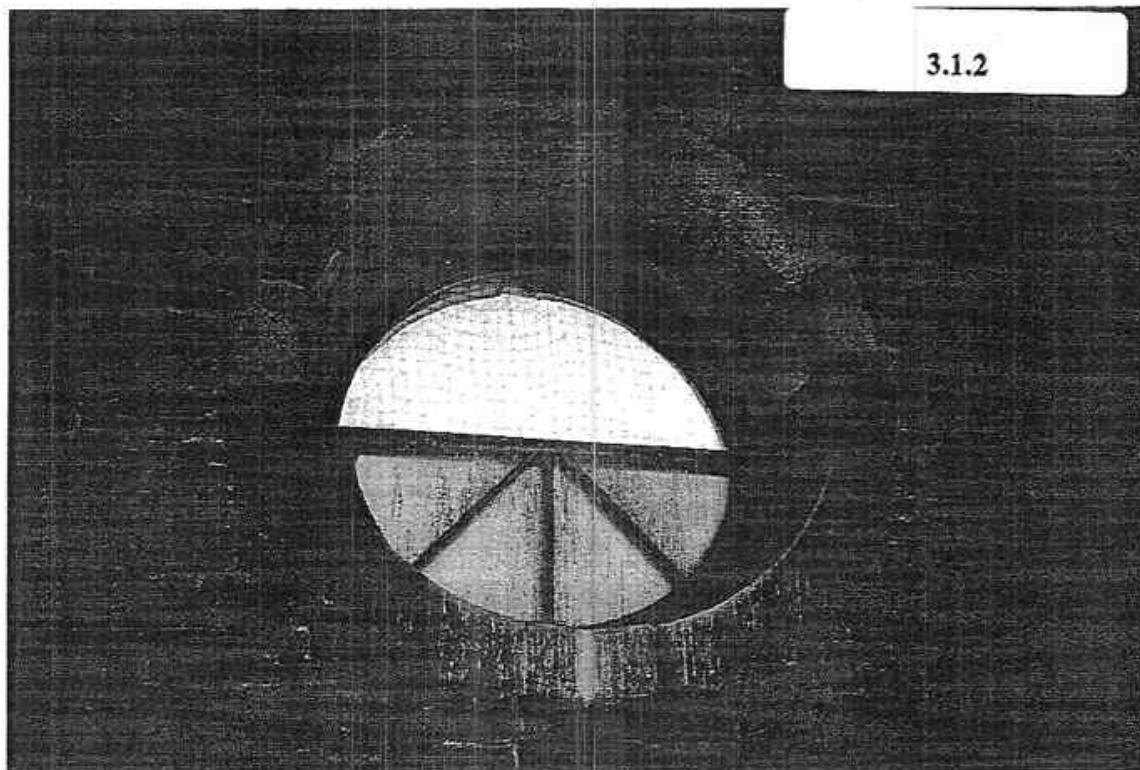
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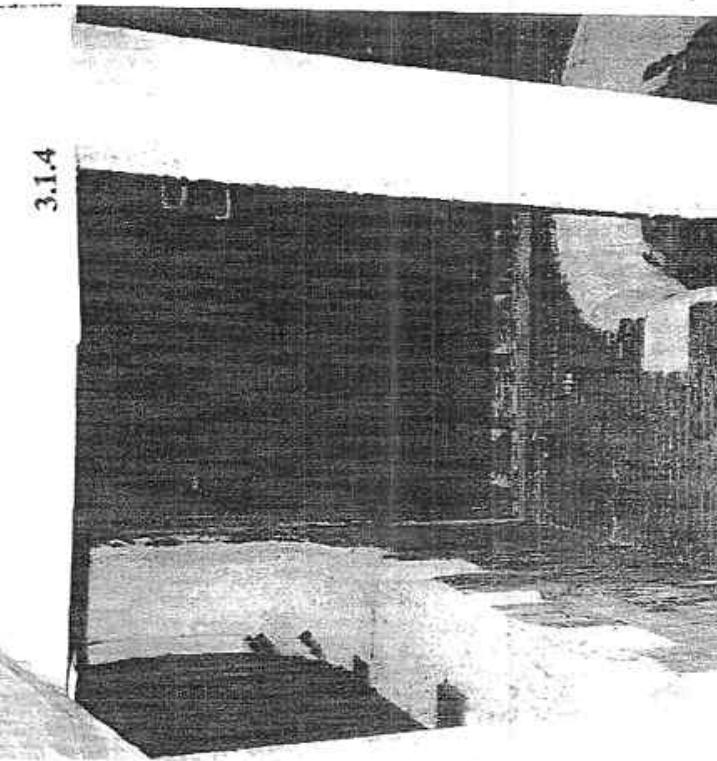


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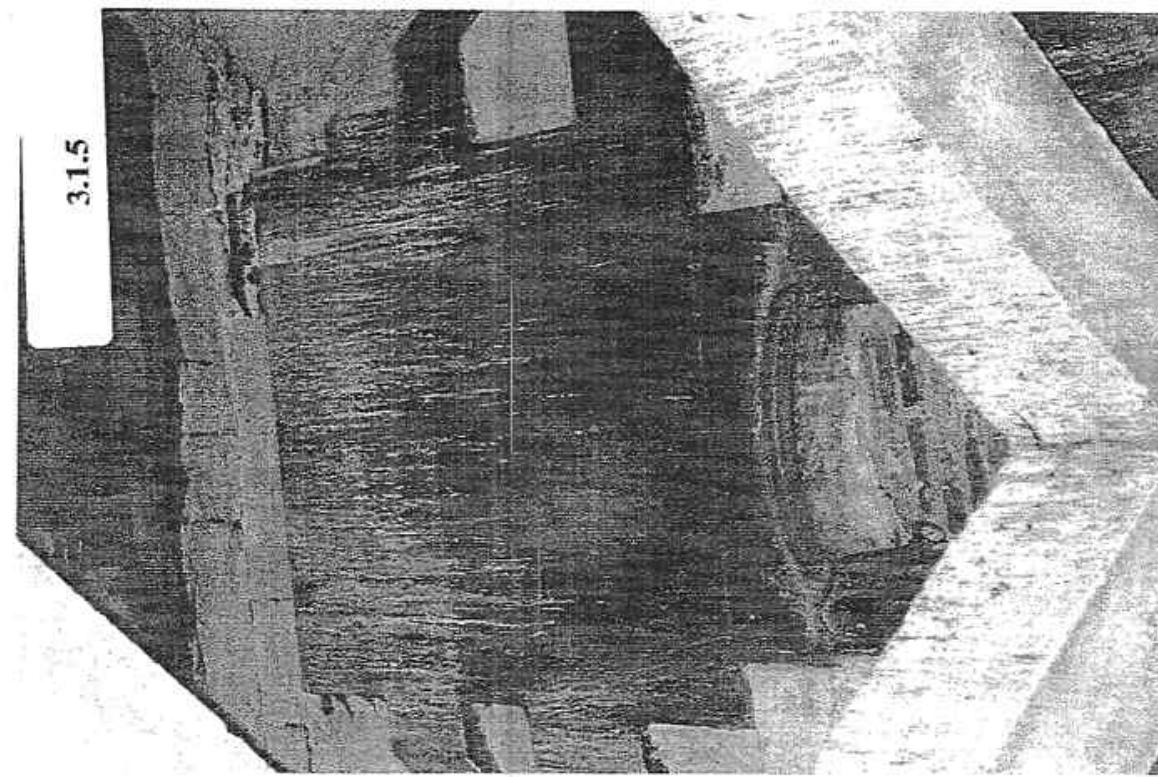


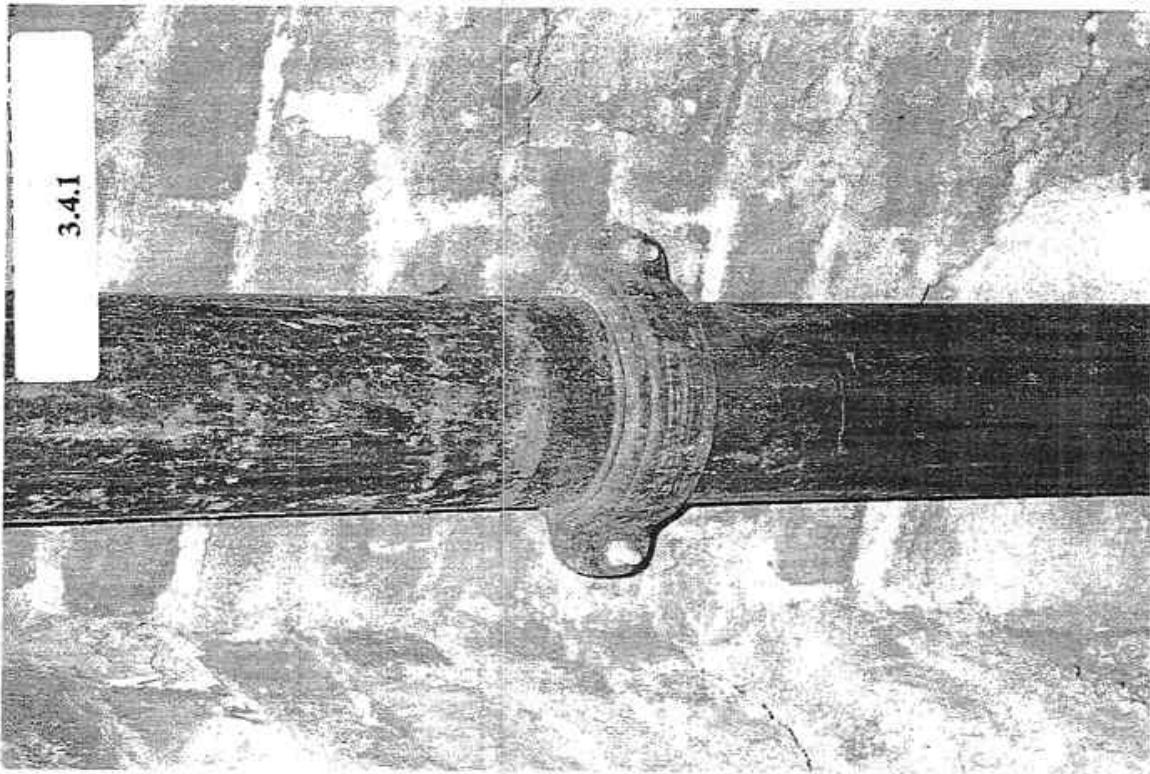


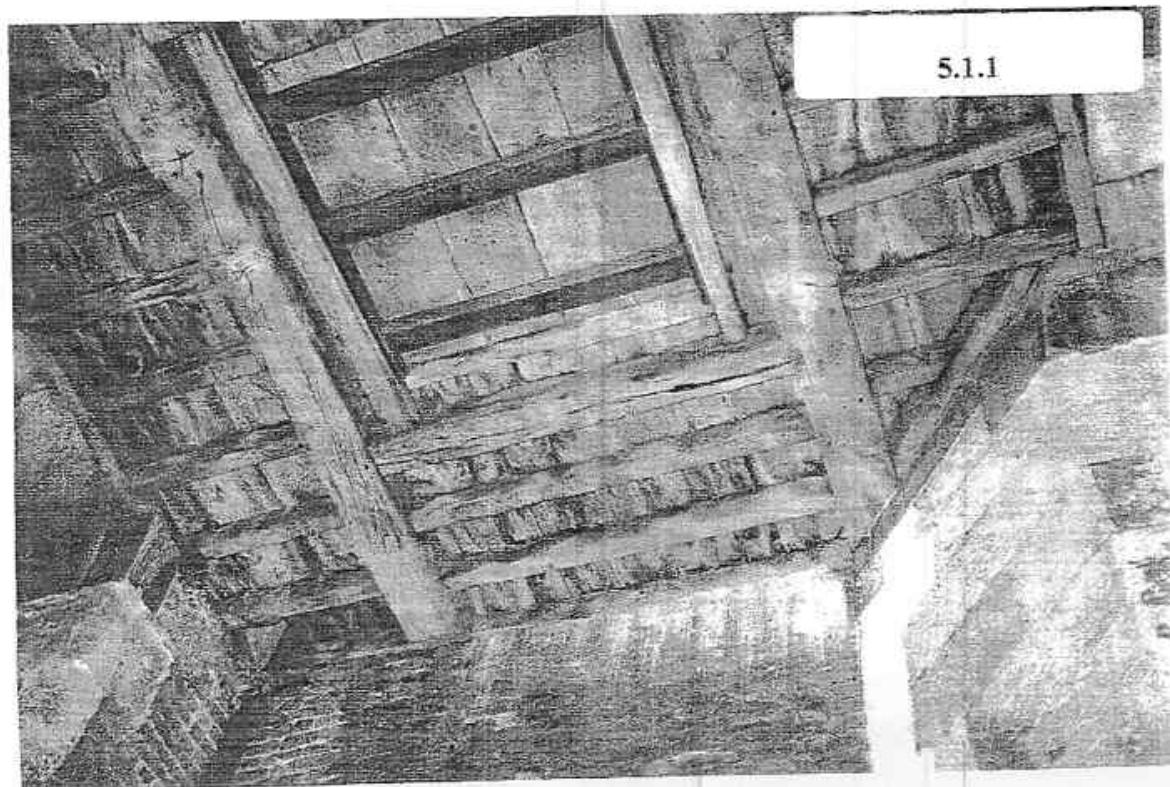
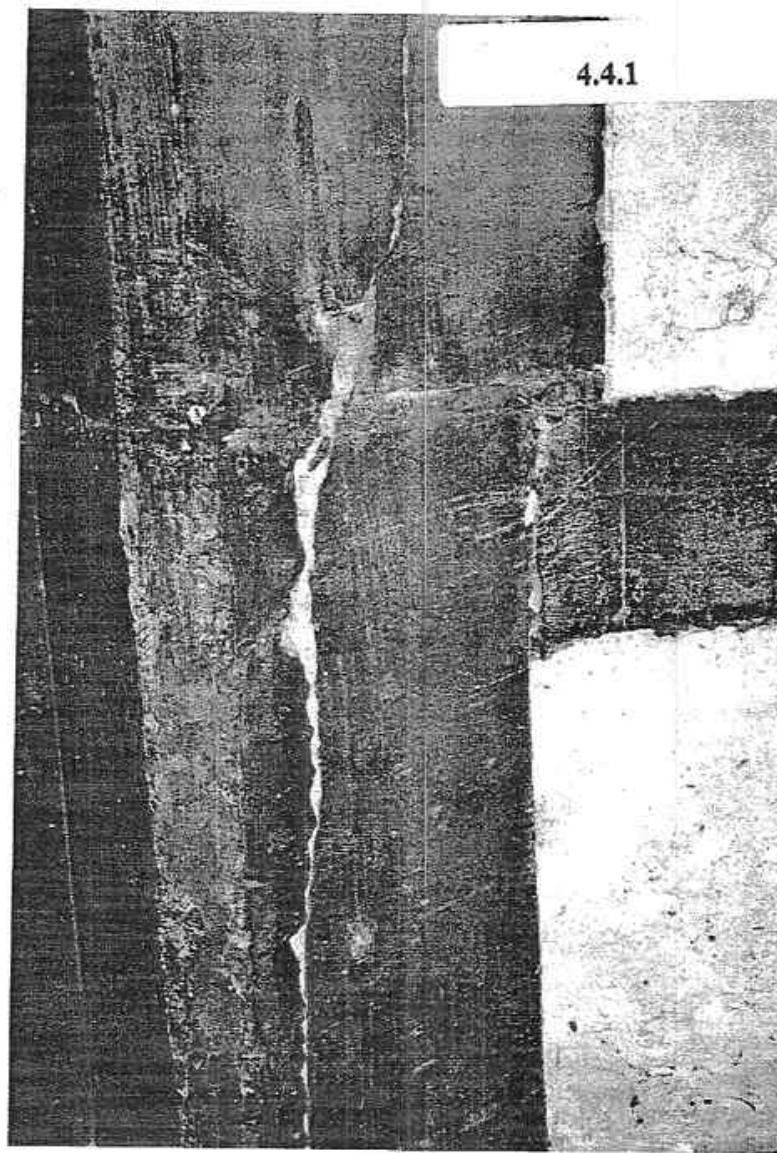
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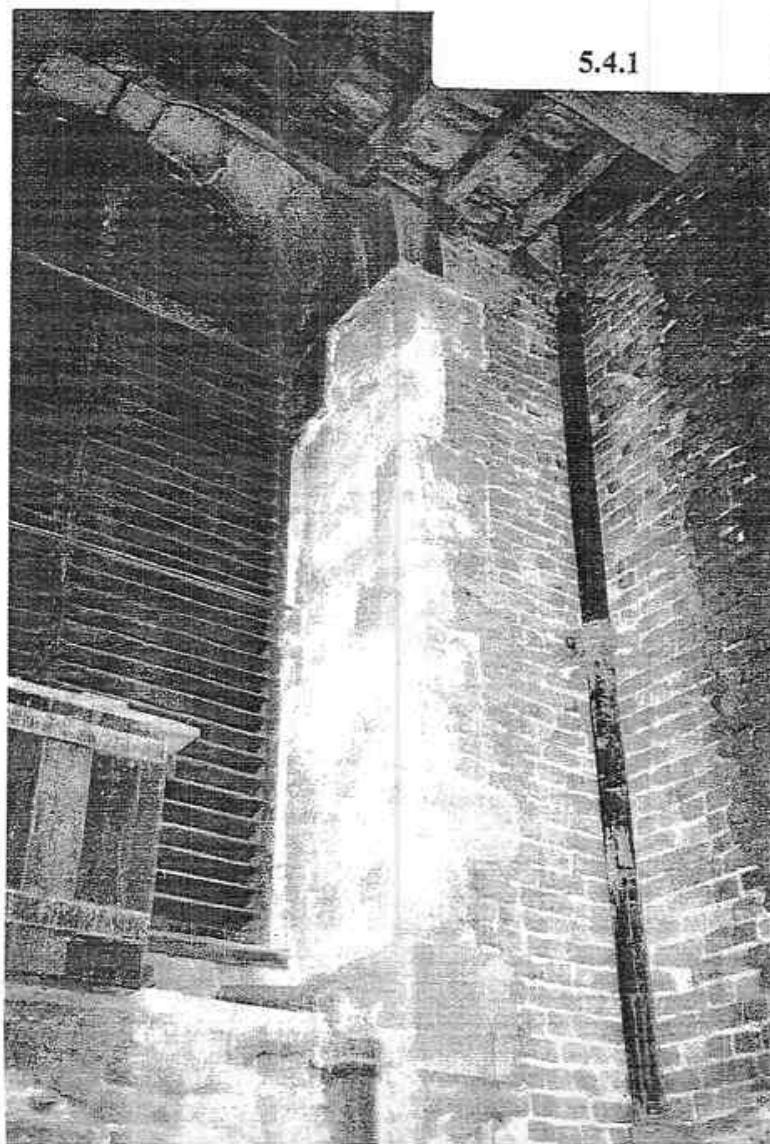
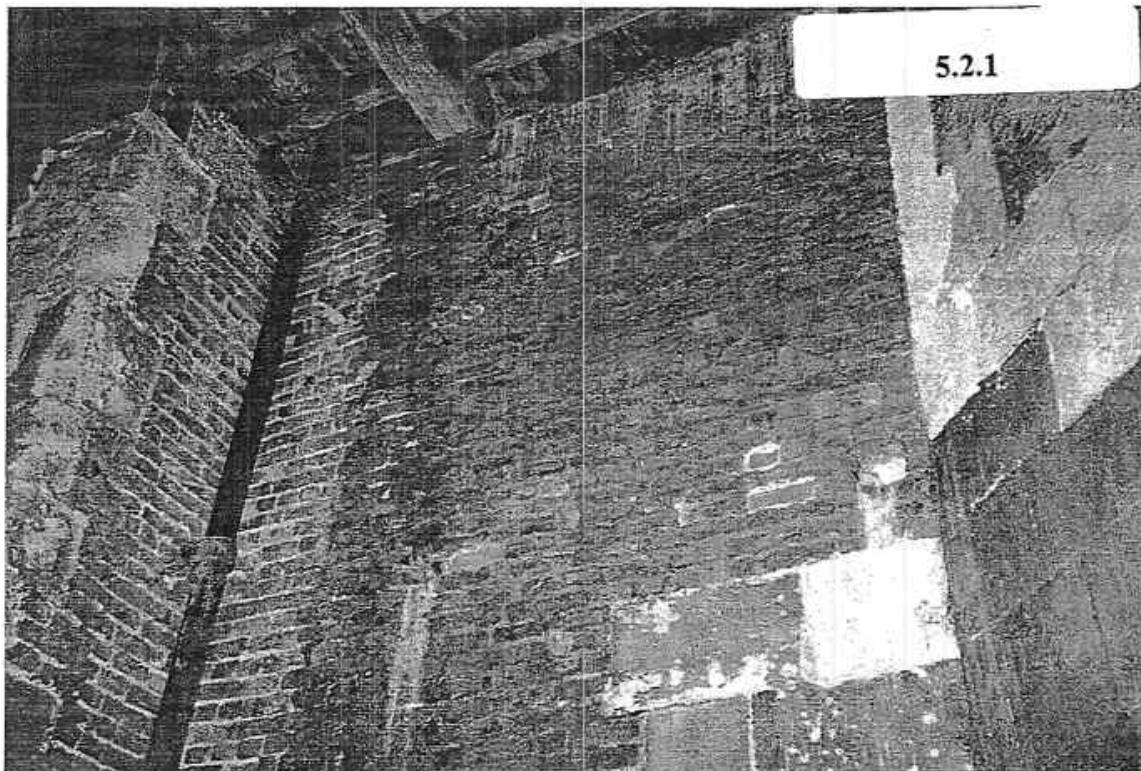


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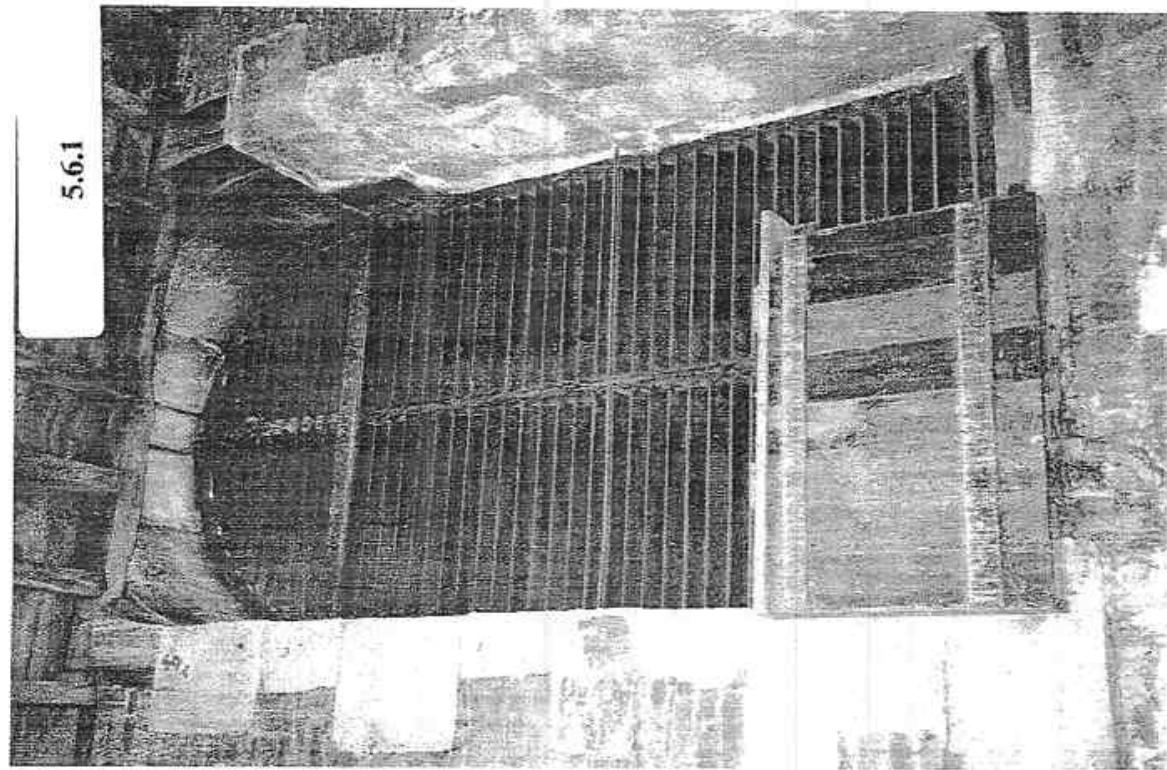




6.1.1



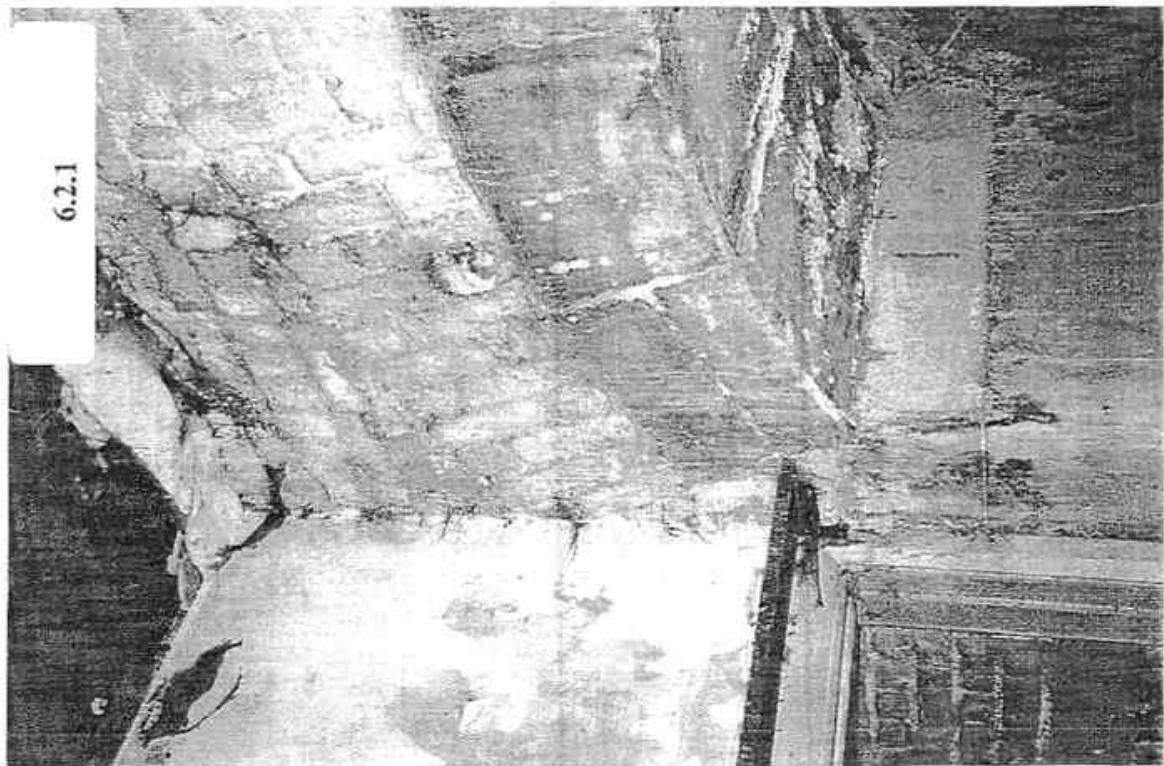
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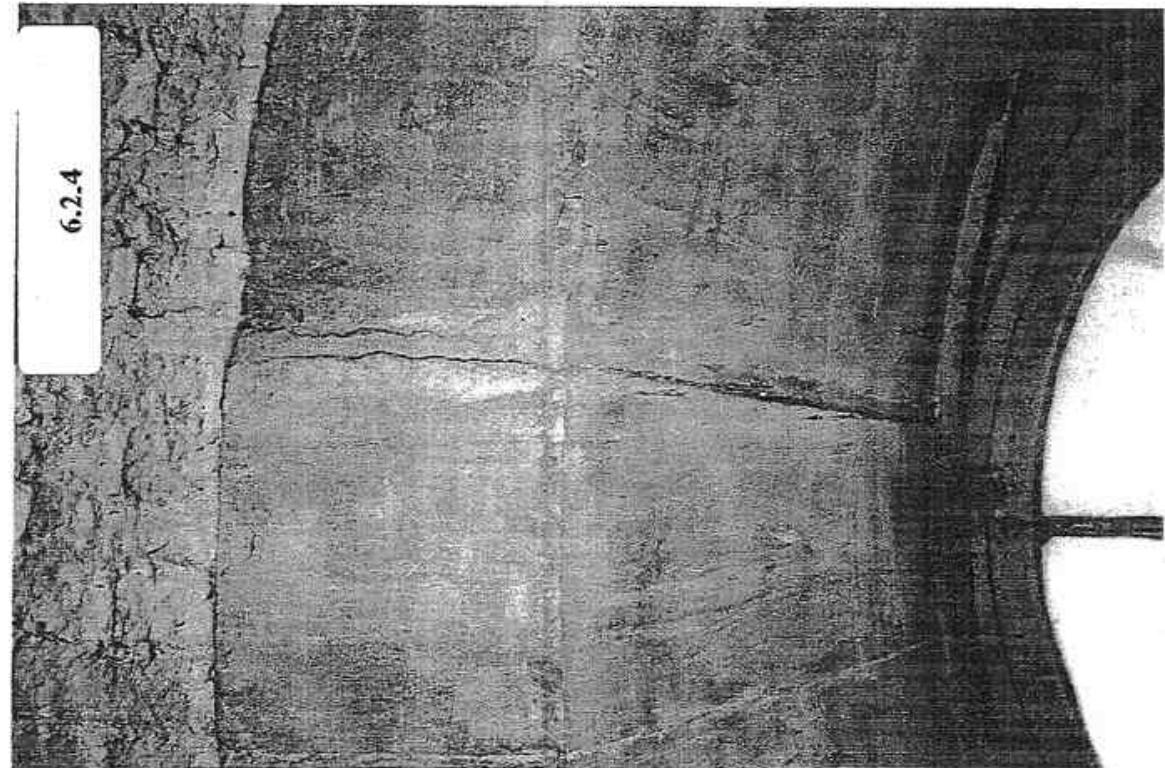
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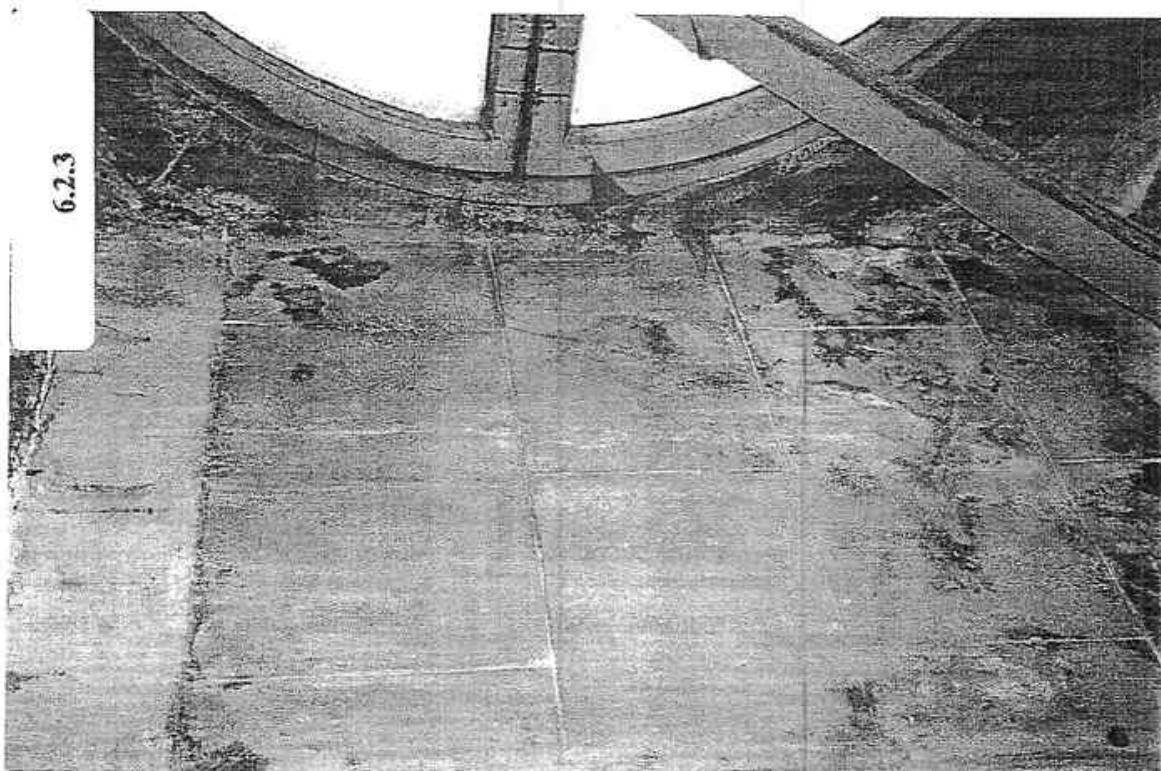
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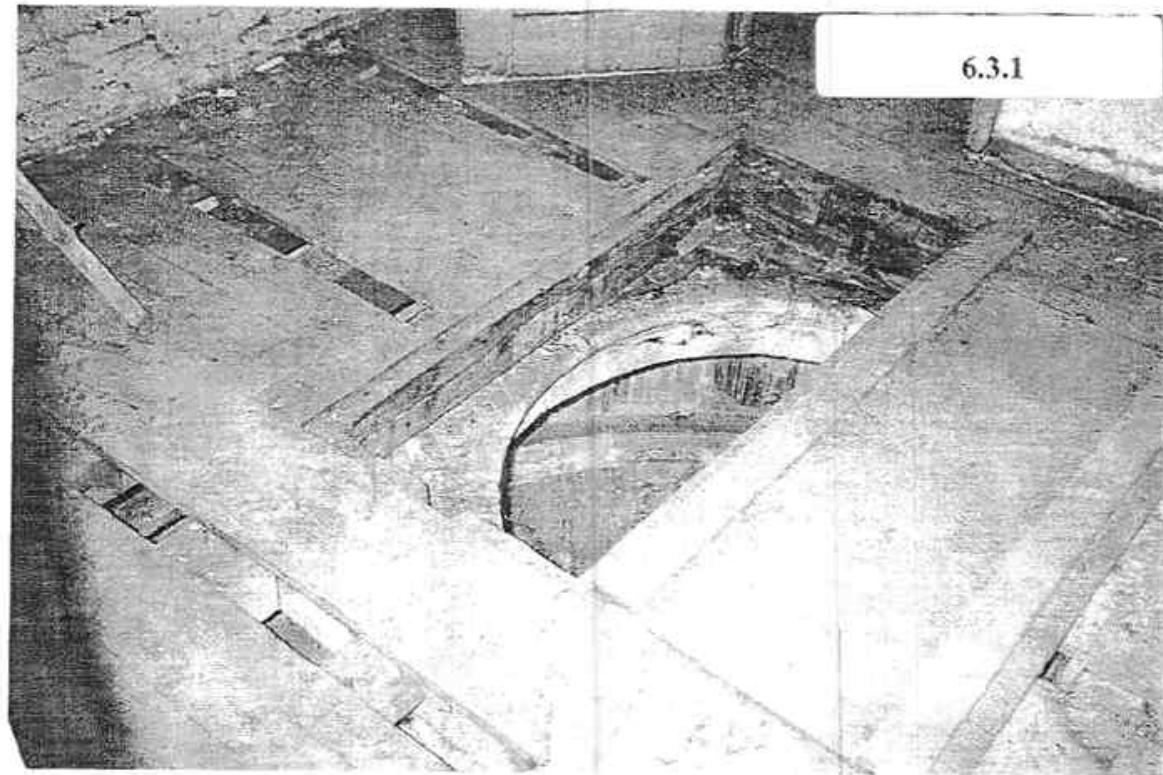
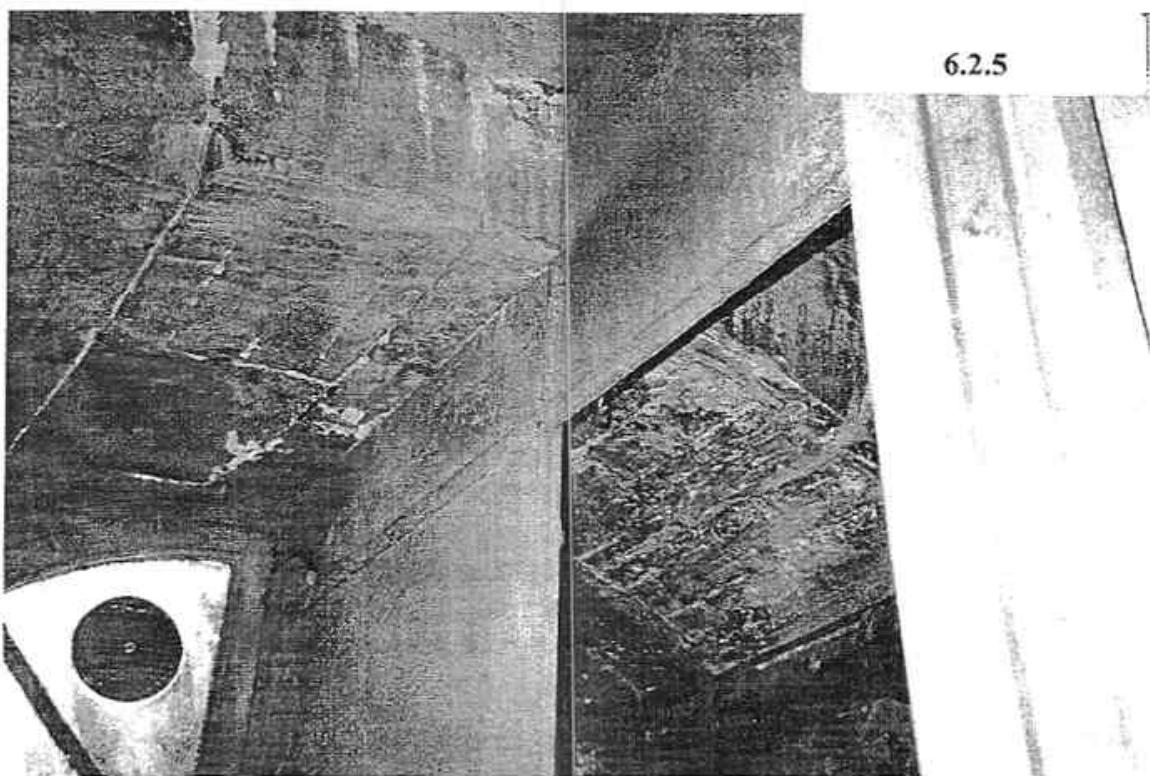


6.2.4

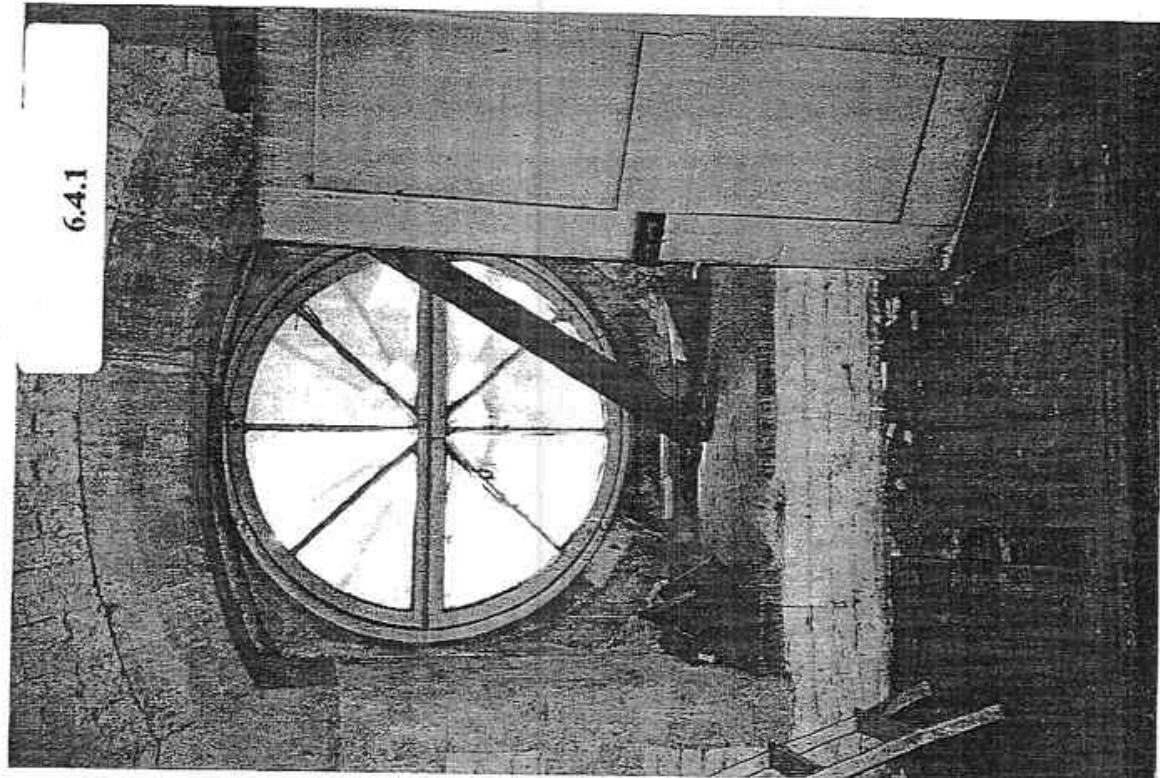


6.2.3

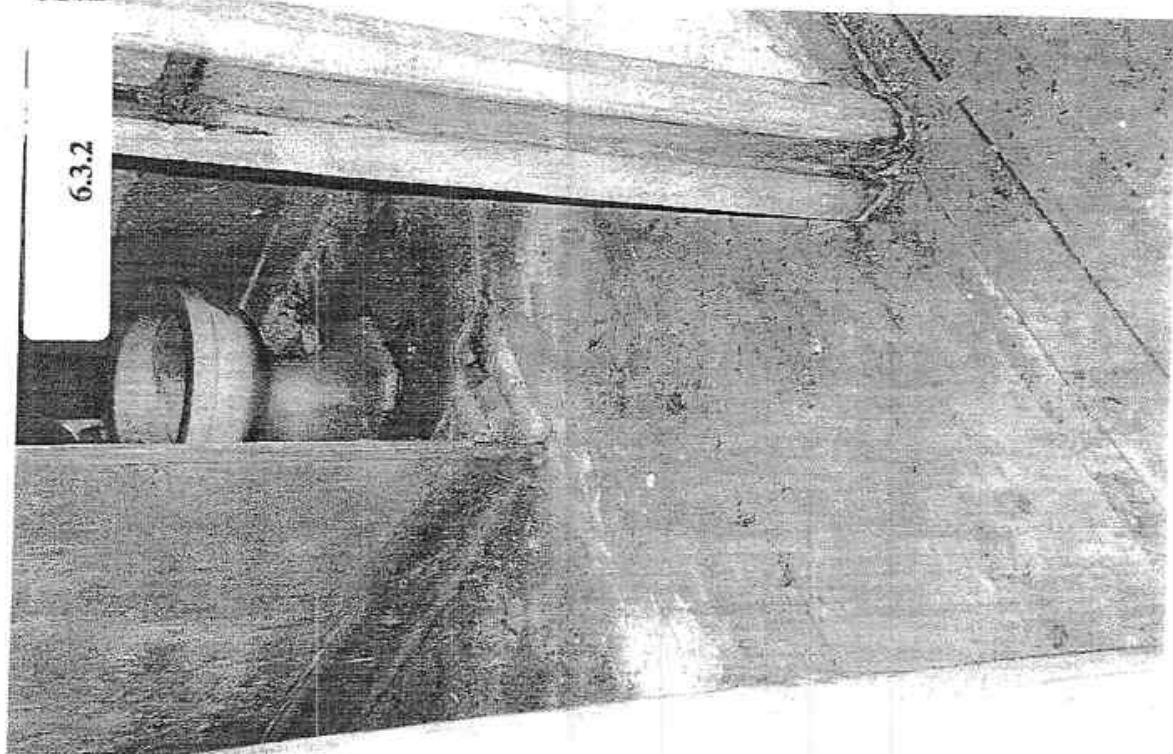


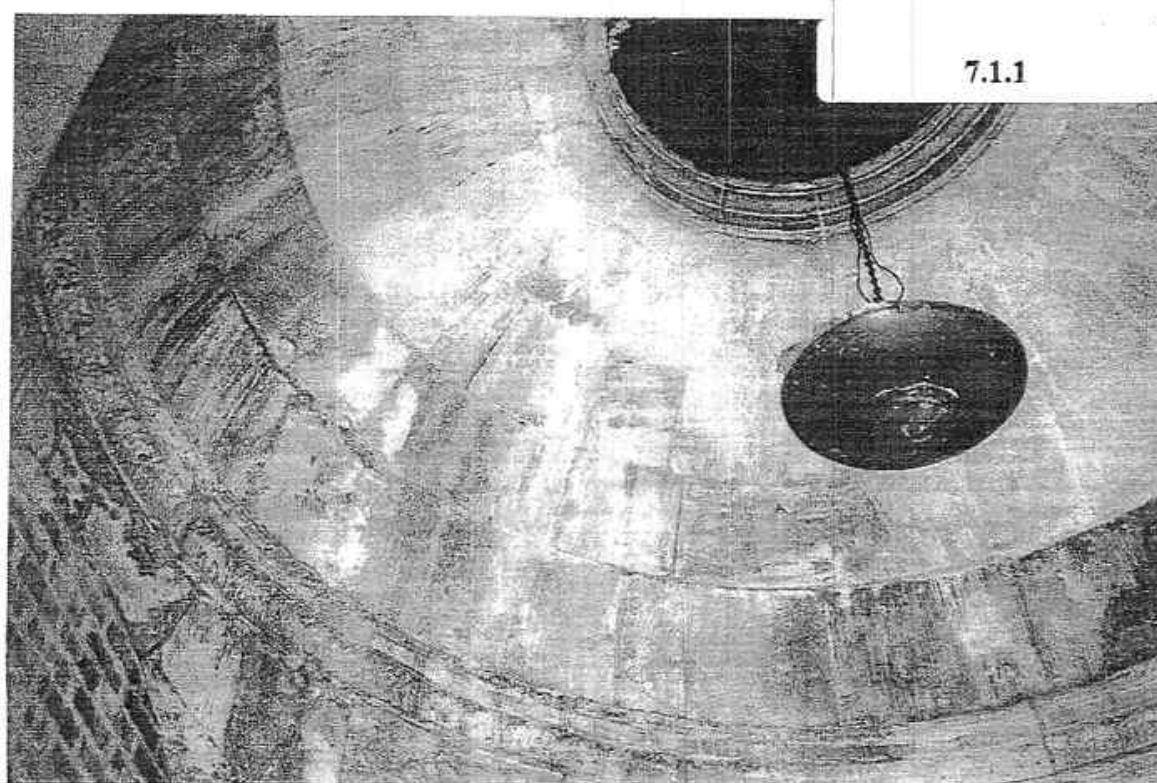
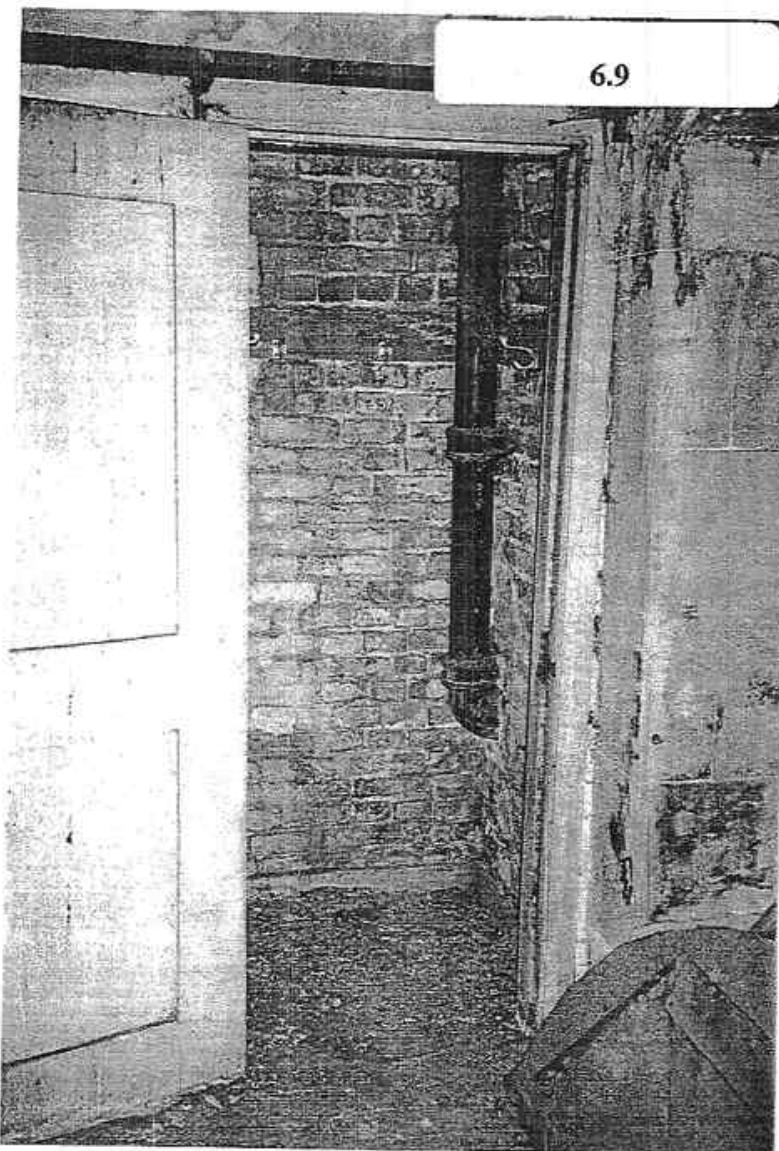


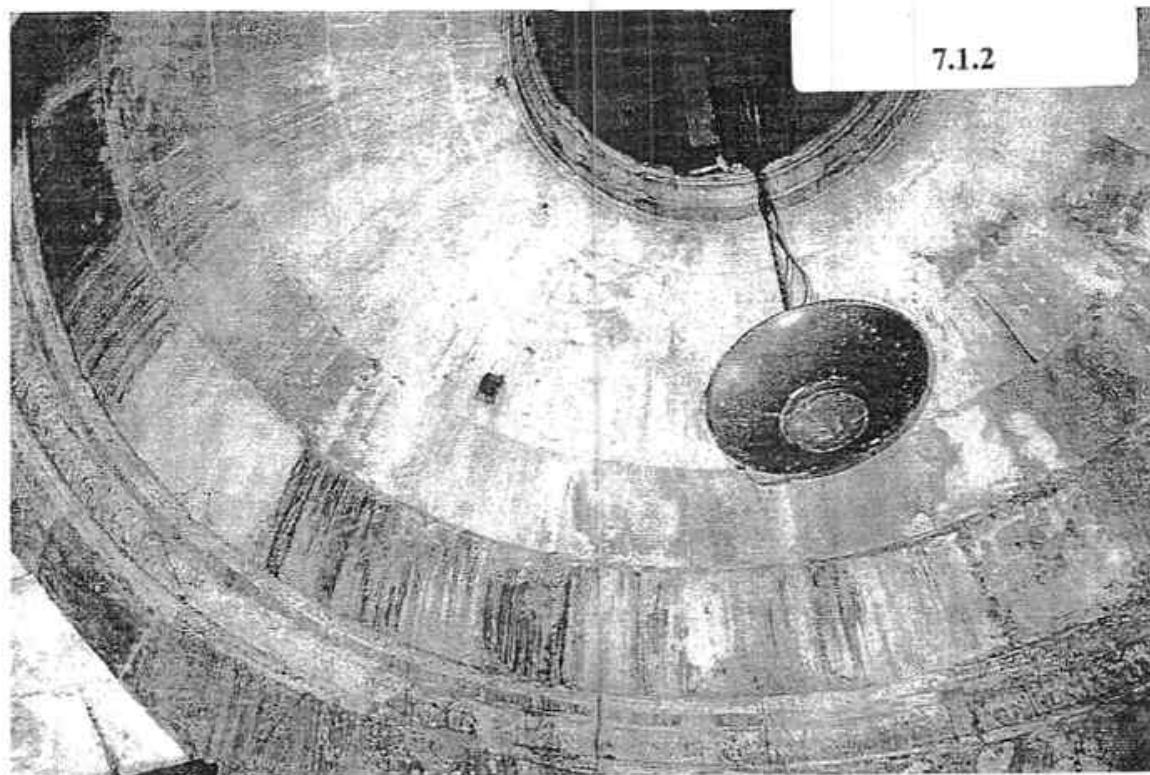
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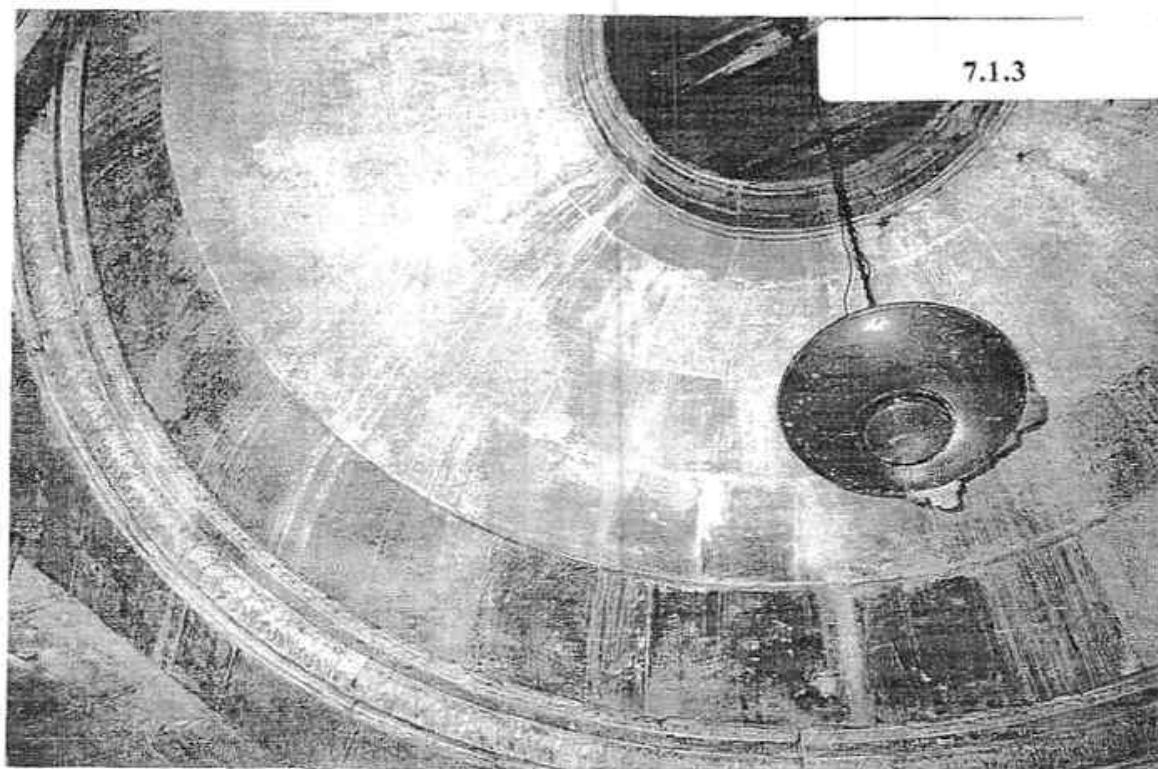
6.3.2





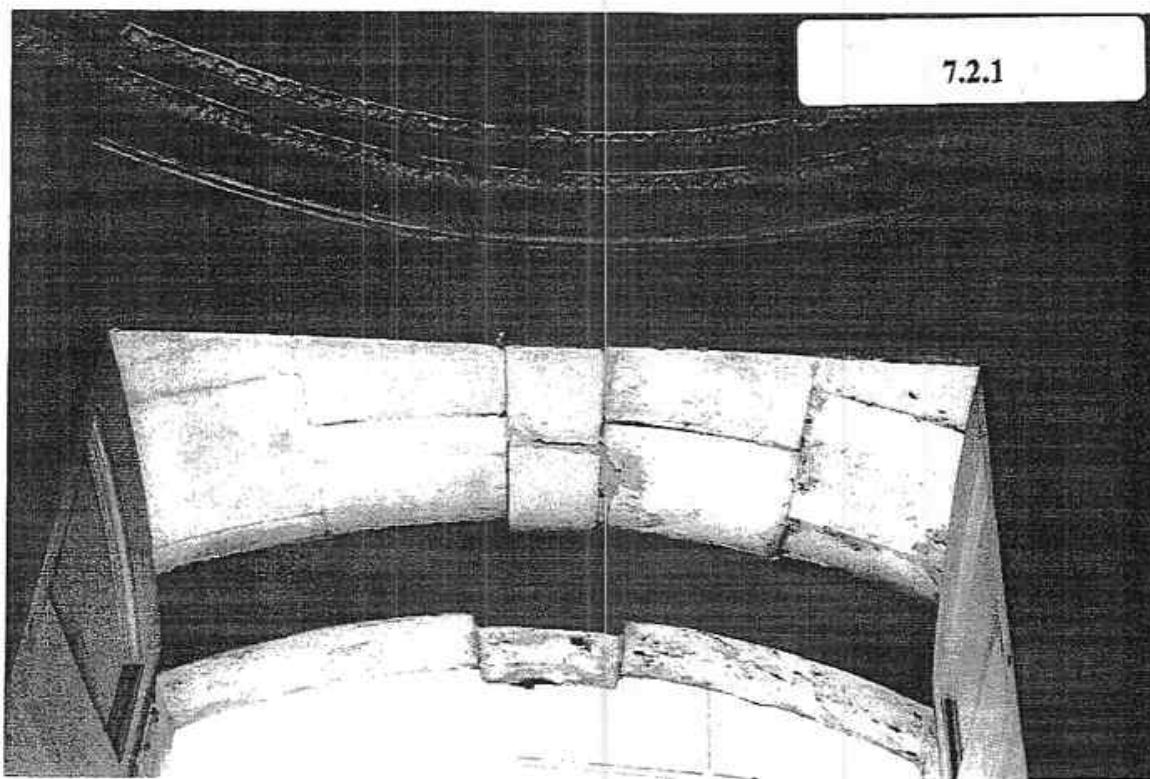


7.1.2

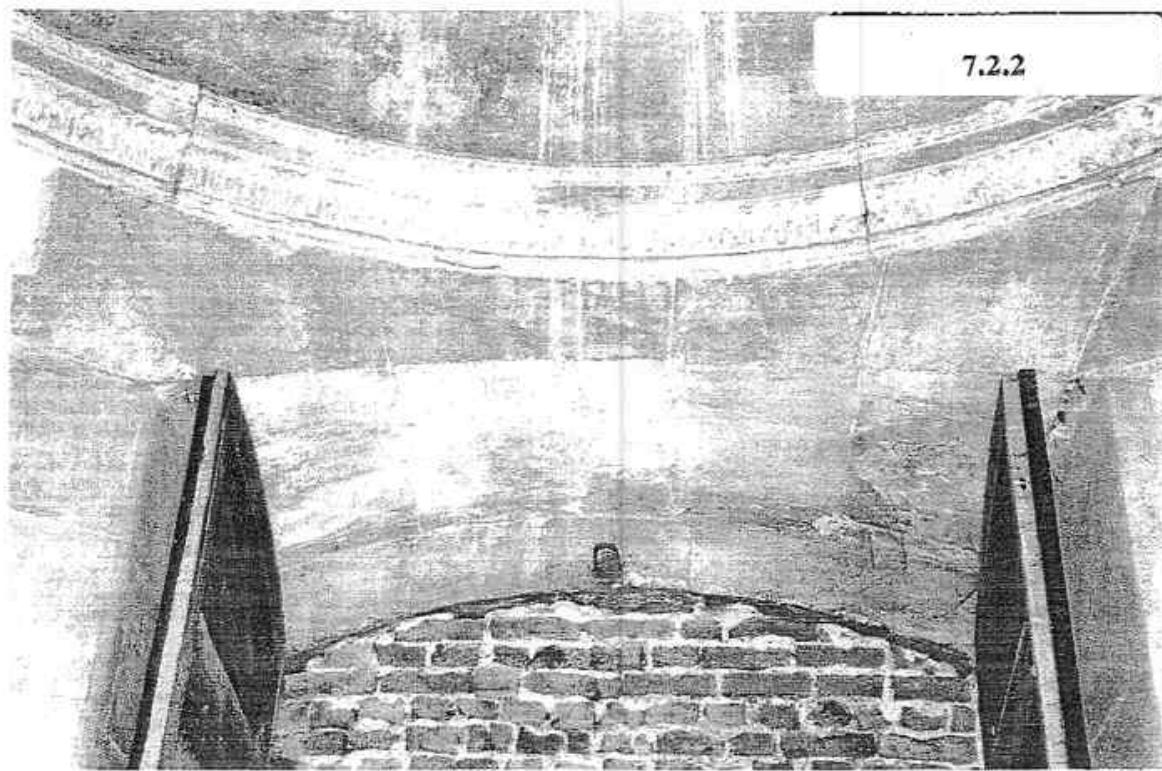


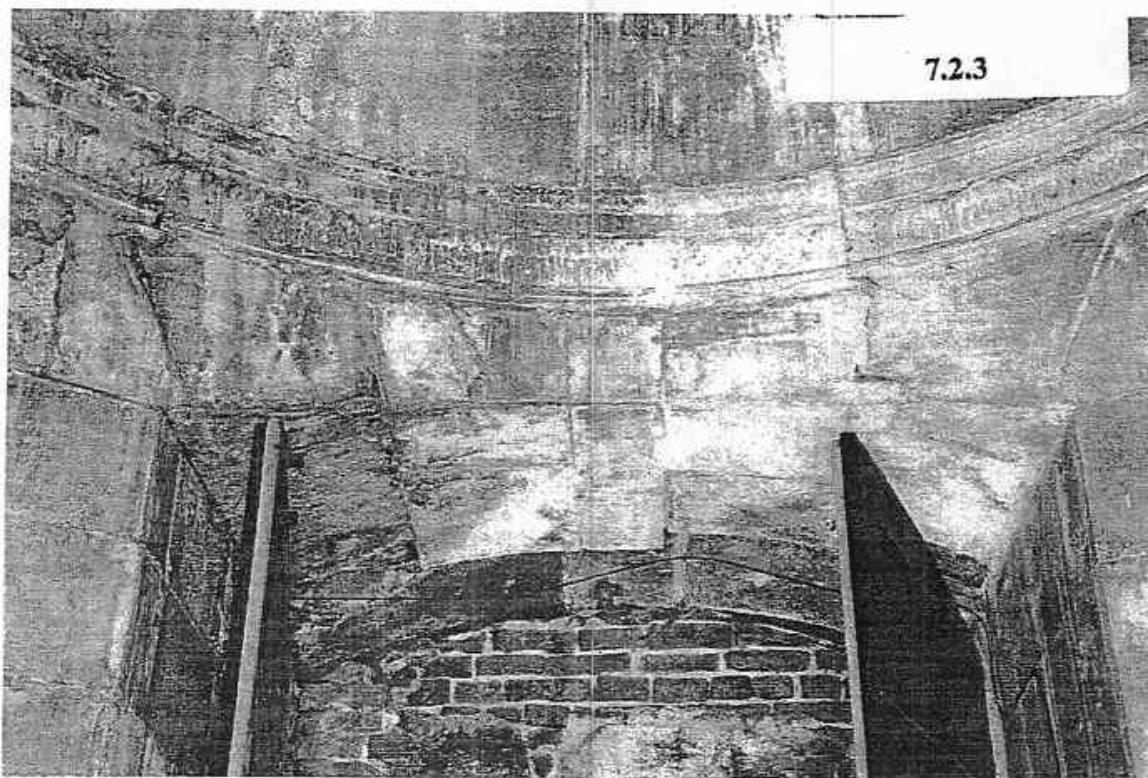
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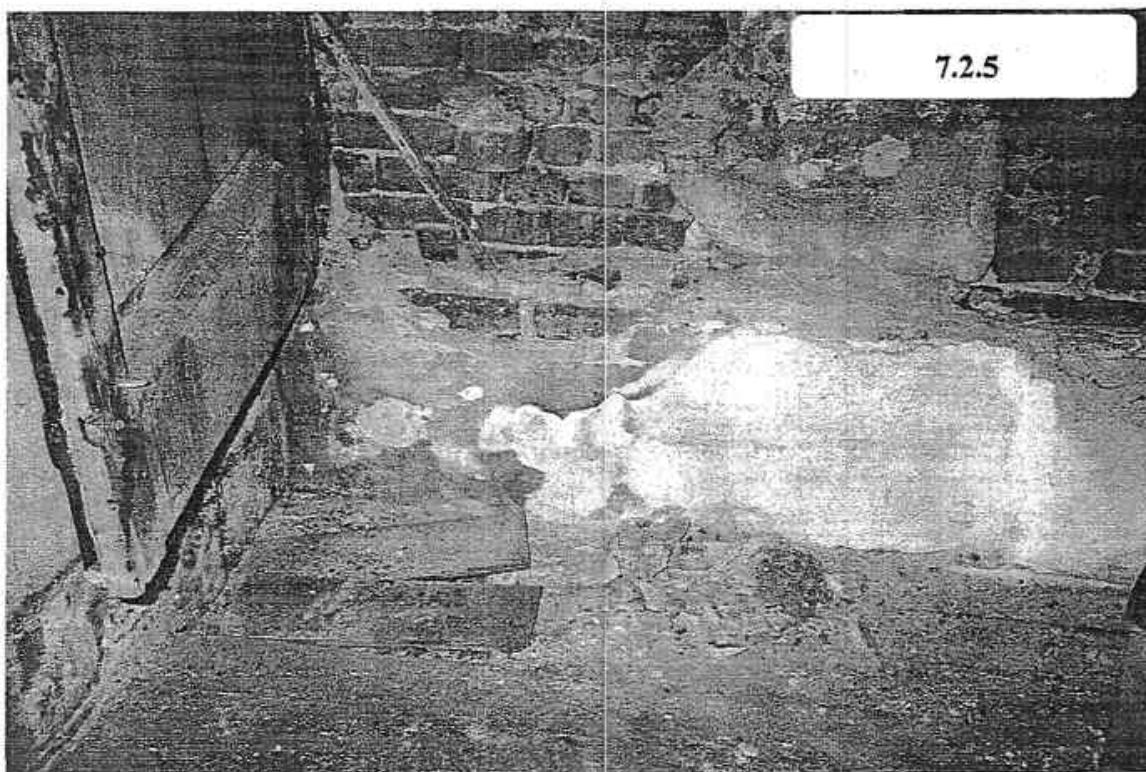
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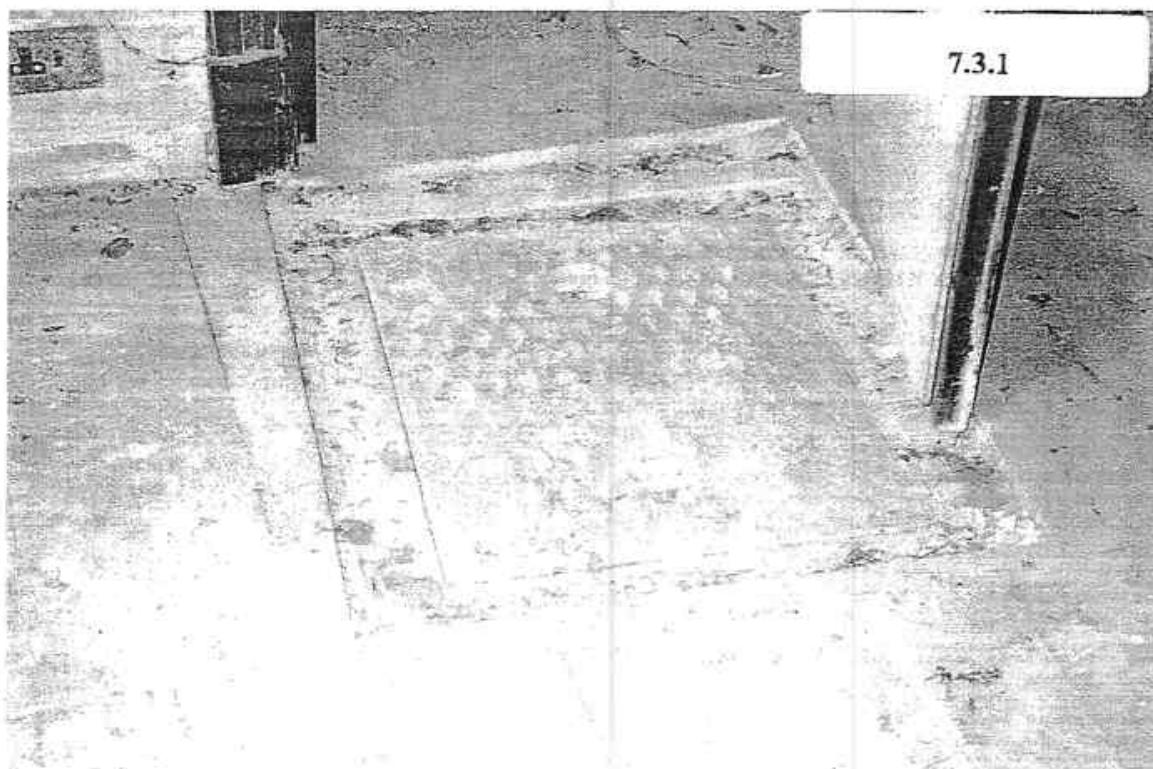
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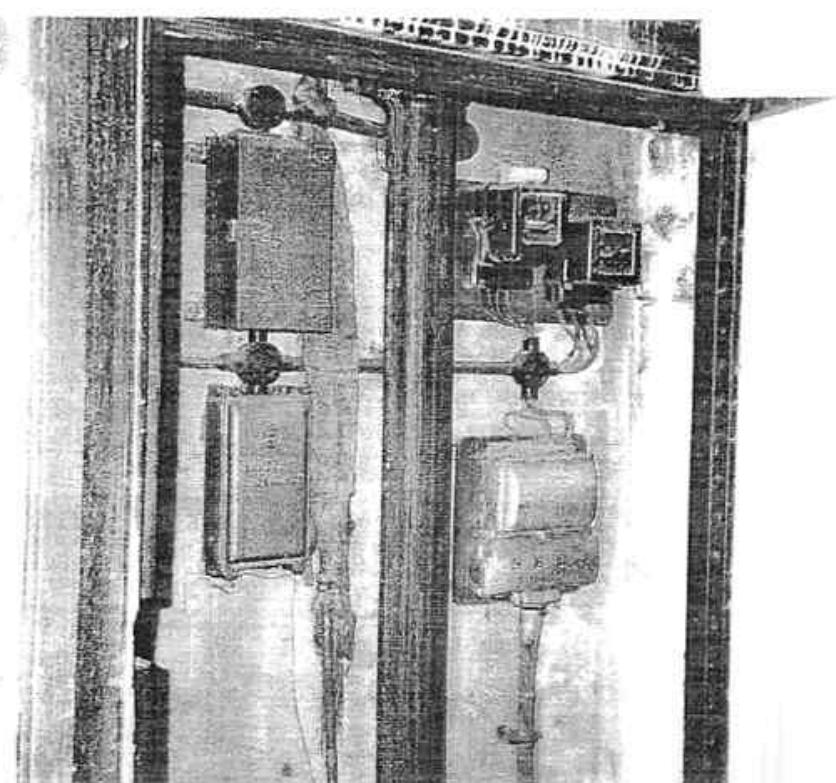
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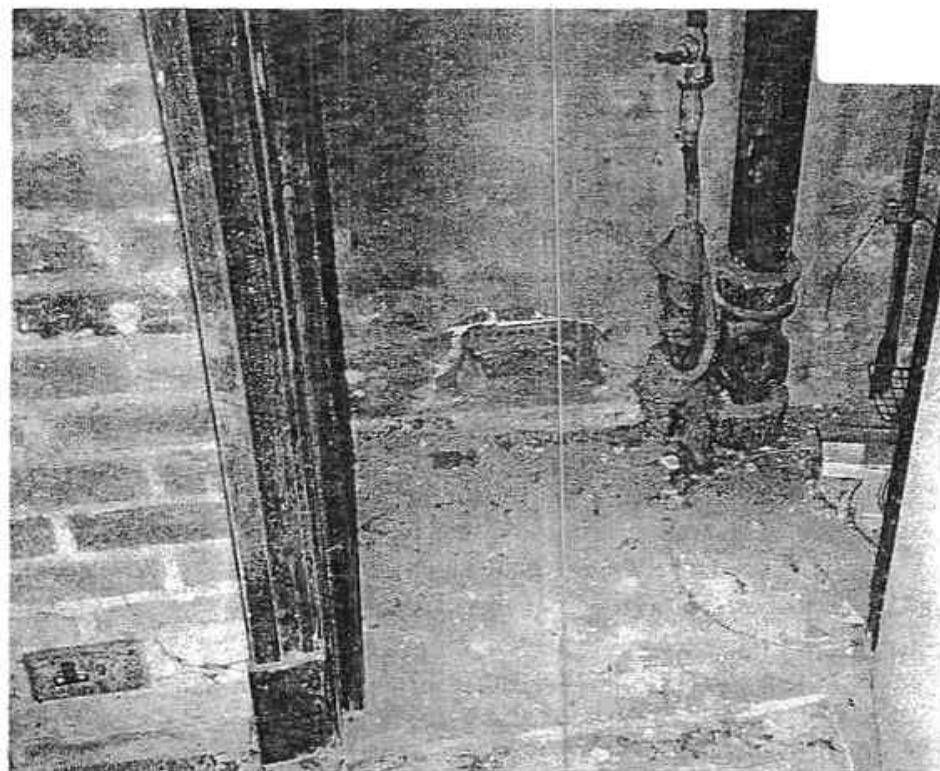
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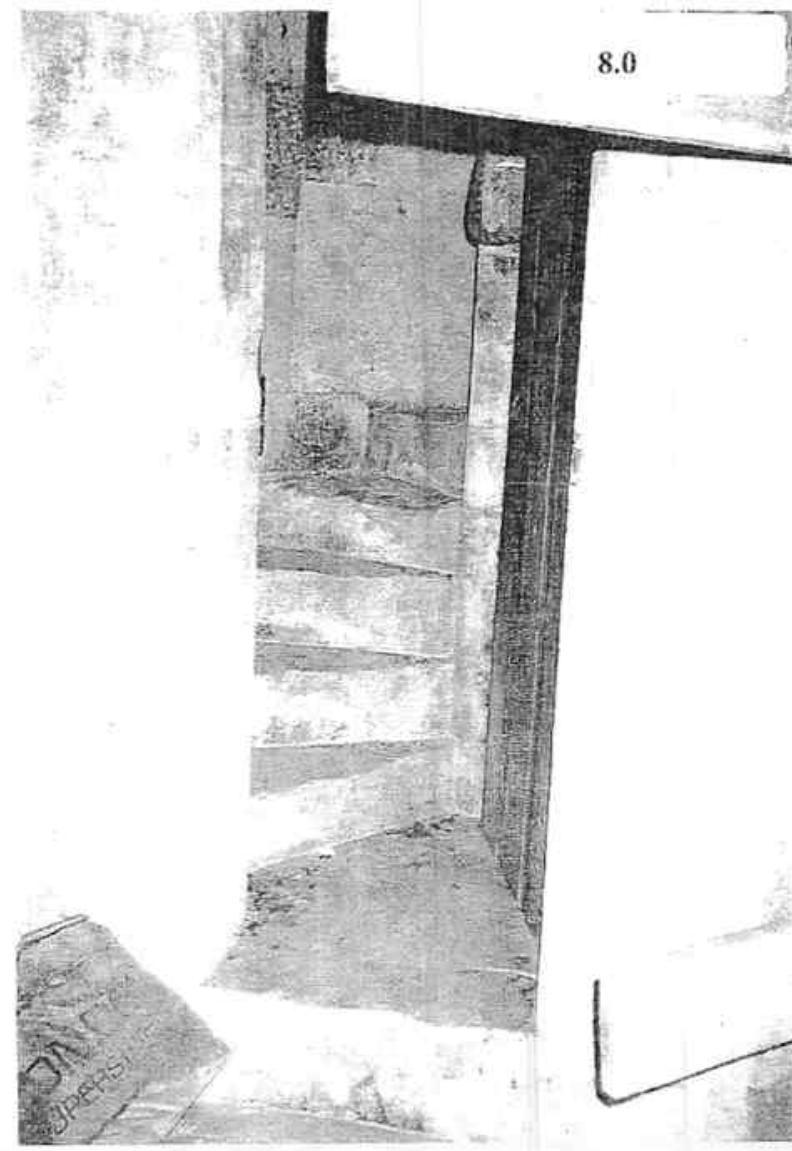
7.4.1



7.5



7.7



8.0