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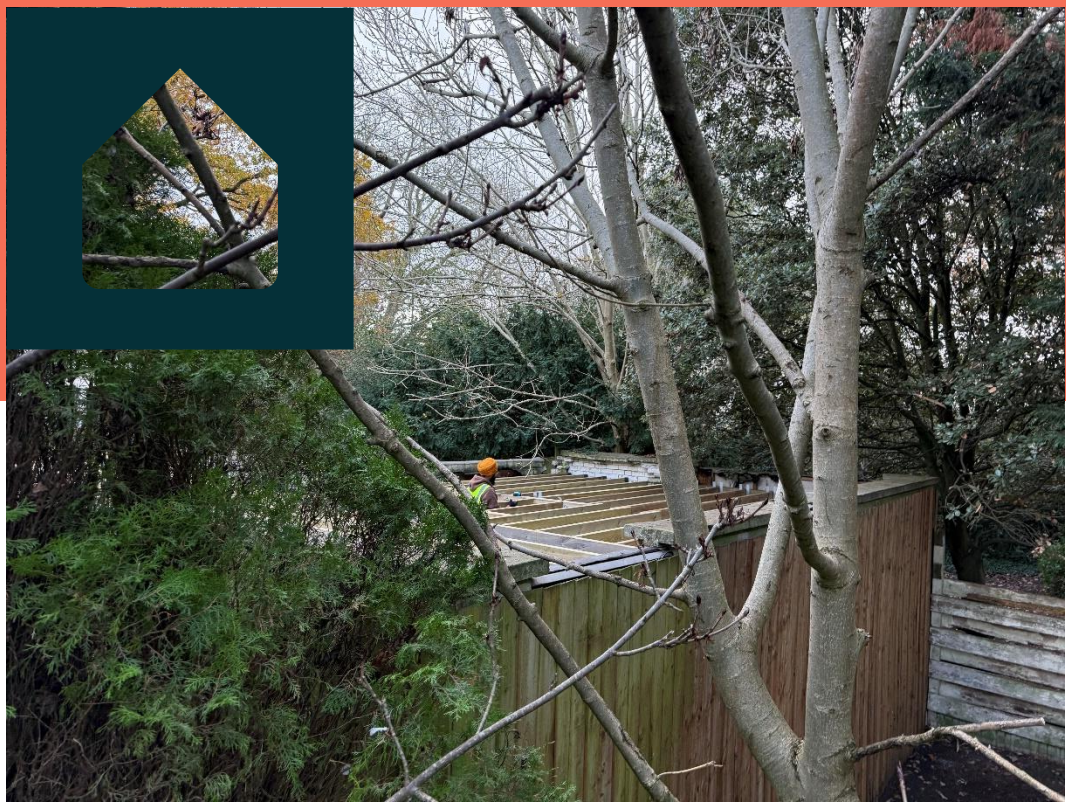
Mount Clare, Minstead Gardens, Roehampton Gate, London, SW15 4EE

Verification and Critical Analysis Survey Report for
Wandsworth Borough Council
2 December 2025
Our Ref: JP/25-03469



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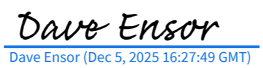
Quality Assurance

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.

We confirm that the undersigned is an appropriately qualified and experienced Chartered Surveyor experienced in the commercial property sector.

Created by:	James Porter BSc (Hons) MRICS James.porter@rapleys.com
Signature:	
Checked by:	Dave Ensor BSc (Hons) MRICS Dave.ensor@rapleys.com
Signature:	

1 INTRODUCTION

ADDRESSEE

Janet Ferguson

Wandsworth Borough Council

Wandsworth High Street

London

SW18 2PT

THE PROPERTY

The Lodge / The Bungalow

Mount Clare House

Minstead Gardens

London

SW15 4EE

THE CLIENT

Wandsworth Borough Council

Wandsworth High Street

London

SW18 2PT

INSTRUCTIONS

1.1 Instructions received from Janet Ferguson of Wandsworth Borough Council to inspect the Property and review the Structural Assessment Report produced by Coyle Kennedy dated 26 November 2025 to verify its competency and adequacy for assessing whether the Property is suitable to be retained in its current form.

1.2 We understand our report is to be sent to the Planning Inspector and be in the Core Document List and will also be referred to in the LPA's Proof of Evidence regarding a Public Inquiry.

1.3 Our Standard Terms of Engagement for building surveys is attached as Appendix 1 for reports of this nature.

DATE AND CIRCUMSTANCES OF INSPECTION

1.4 The premises were inspected by James Porter BSc (Hons) MRICS on 02 December 2025.

1.5 Access was not provided by the property owner, so a limited inspection was undertaken from the public highway.

1.6 The weather conditions at the time of our inspection were overcast and dry.

1.7 We have not undertaken any opening up works or testing to ascertain or validate the fire safety protection and performance of the structure and fabric.

1.8 We have not tested or made any enquiries about items of plant that are permanently located in the property. We may note the presence of visual items and any obvious defects.

CONFLICT OF INTEREST

1.9 We confirm that, as far as we are aware, no conflict of interest exists either personally or with Rapleys, in connection with Wandsworth Borough Council. We would further confirm that Professional Indemnity Insurance on a per claim basis is available in respect of this report.

DISCLOSURE

1.10 This Report is specifically for the addressee stated above.

2 EXECUTIVE SUMMARY

BRIEF DESCRIPTION

2.1 The subject property is a single storey building which is known as “the Lodge” or “the bungalow” and is currently derelict and has been disused for quite some time. We are informed it was originally built as a house for the principal of Garnett College.

2.2 The property is situated within The Alton Conservation Area within the London Borough of Wandsworth and lies within the Mount Clare House Estate, which includes Mount Clare House, a Grade I Listed building and is situated adjacent to the Temple in Grounds of Mount Clare, which is a Grade II* Listed building.

2.3 The property was constructed in the 1960s with external walls formed from cavity wall construction with a stretcher bond brickwork outer leaf and blockwork inner leaf. Internal walls are formed from a combination of brickwork and blockwork and the property was surmounted with asphalt covered flat roofs and parapet walls finished with coping stones. Floors were suspended timber sat on honeycombed brickwork sleeper walls which sit on a ground bearing concrete slab with strip footing concrete foundations. Windows would have likely been formed from timber framed single glazed units with timber entry doors. The property originally provided four bedrooms and typical living quarters consisting of a kitchen, lounge, dining area and study.

OVERVIEW OF CONDITION

2.4 The property is currently in poor condition, not fit for occupation or habitation. Roof structures have collapsed in places, many windows and doors missing and the suspended timber floor largely absent. There are limited finishing materials which remain in situ; plaster has fallen from the walls and since there are no floors or ceilings, there are no floor coverings or ceiling finishes to comment upon.

2.5 The property is currently open to the elements, albeit upon our inspection on 2 December 2025, construction work was taking place to install a new roof structure. At present, the perimeter of the property has been enclosed in its entirety with timber fence panels whilst works are taking place.

2.6 The external surrounding areas of the property are significantly overgrown, and tree branches appear to have damaged the masonry external walls, including coping stone details which have become dislodged in a number of locations.

REVIEW OF STRUCTURAL ASSESSMENT REPORT

2.7 The Structural Assessment Report appears to be factually correct. However, the scope of the report is described as to “evaluate its suitability and structural adequacy for retention”. It does not provide any context as to what use or purpose the structure is to be used for.

2.8 Whilst the report concludes the walls are structurally sound, no intrusive investigations appear to have been undertaken to assess the load bearing capacity of the blockwork walls, the depth of the concrete floor slab and the steel reinforcement contained within or the specification and depth of the foundations. This would be required to meet Part A of the Building Regulations.

2.9 Since the proposed use class of the property requires a change of use application, a “Full Plans” Building Regulations application will be required, and as part of this, any structure to be retained will need to be fully investigated to check its adequacy and whether it is suitable and consistent with modern requirements set out within the Approved Documents.

2.10 This can be notoriously difficult when upgrading existing structures and it is often more cost effective and logistically straightforward to replace elements. We are yet to see any information regarding compliance with Building Regulations, and it is therefore not possible to conclude whether the structure is suitable for conversion to its proposed use.

BUILDING REGULATIONS REQUIREMENTS

2.11 It is our opinion that, since a change of use is required to Sui Generis, there will be a requirement to comply with current Building Regulations. Even if a change of use application was not required, some of the works, such as the replacement of the roof, windows and floor structures and any heating system and electrical installations, would still require Building Control approval.

2.12 At present, we have not seen any structural calculations or intrusive investigations to verify how the existing building structure can be retained and upgraded to comply with Part A of the Building Regulations.

2.13 As detailed within the main body of this report, there are a number of other critical considerations which we are yet to see information regarding, such as how the existing structure can be upgraded to

accommodate the increased levels of insulation required and whether these upgrades will impact the ability to then comply with other Building Regulations, such as Part M.

CONCLUSION

2.14 In our opinion, it is not yet possible to conclude whether the existing structure is suitable to be retained. The Structural Report has not considered the implications of the Building Regulations in relation to the retention of any of the existing structure.

2.15 It is clear that considerable works will be required to the property in order to facilitate the Appellant's proposed use. No details have been provided of the proposed materials and appearance of the building. It is likely that required works will include an increase in the height of the roof and also the parapet walls.

3 GENERAL INFORMATION

ORIENTATION

3.1 For the purposes of this report, we have referred to the front elevation as the façade facing due southwest.

BRIEF DESCRIPTION OF THE PROPERTY

3.2 The subject property is a single storey building which is currently derelict and has been disused for quite some time. We are informed it was previously used as student accommodation and was originally built as the Principal's Residence.

3.3 The property is situated within The Alton Conservation Area within the London Borough of Wandsworth and lies within the Mount Clare House Estate, which includes Mount Clare House, a Grade I Listed building and directly opposite Temple in Grounds of Mount Clare, which is a Grade II* Listed building.

3.4 The property was constructed in the 1960's with external walls formed from cavity wall construction with a stretcher bond brickwork outer leaf and blockwork inner leaf. Internal walls are formed from a combination of brickwork and blockwork and the property was surmounted with asphalt covered flat roofs and parapet walls finished with coping stones. Floors were suspended timber sat on honeycombed brickwork sleeper walls which sit on a ground bearing concrete slab with strip footing concrete foundations. Windows would have likely been formed from timber framed single glazed units with timber entry doors. The property originally provided four bedrooms and typical living quarters consisting of a kitchen, lounge, dining area and study.

DOCUMENTATION MADE AVAILABLE PRIOR TO THE PRESENTATION OF OUR REPORT

3.5 Prior to the presentation of our report, we have been provided with the following:

- Structural Assessment Report produced by Coyle Kennedy, dated 26 November 2025
- Planning & Heritage Statement produced by NTA Planning LLP, dated January 2025
- Design & Access Statement produced by KSR Architects & Interior Designers, dated November 2024
- Existing Site Plan produced by KSR Architects & Interior Designers, dated 14 November 2024
- Photographs of the Property provided by Janet Ferguson of Wandsworth Borough Council

4 BUILDING REGULATIONS REQUIREMENTS

REQUIREMENT FOR BUILDING CONTROL APPROVAL

4.1 The following are extracts taken from the Manual to the Building Regulations produced for His Majesty's Government. This document has been used to assess whether the applicant's proposed conversion works will require Building Control approval and to what extent they will need to comply with.

4.2 The following paragraph provides evidence to show that, due to the Change of Use planning application, the proposed works do require Building Control approval:

Building work – general

A14 Where a building is not exempt, the Building Regulations apply to the types of building work defined in Regulation 3 of the Building Regulations. This can include any of the following work:

a. Erecting or extending a building (Regulation 3(1)(a)).

b. Providing, extending or otherwise materially altering a controlled service or fitting (paragraphs A15 to A18) (Regulation 3(1)(b)).

c. Work required due to a material change of use (paragraph A20) (Regulation 3(1)(d)).

d. Installing cavity wall insulation (Regulation 3(1)(e)).

e. Underpinning a building (Regulation 3(1)(f)).

f. Changes to a building's energy status (Regulation 22).

g. Renovation or replacement of part of the thermal envelope (Regulation 23).

h. Making certain changes to buildings over 1,000m² in area (Regulation 28).

Figure 1: Manual to the Building Regulations, Further Guidance, Section A14

4.3 The following paragraph clarifies which category this project will fall under. We believe since the proposal is to provide temporary accommodation, it is likely to fall into category "c":

Material change of use

A20 The Building Regulations apply to building work when any of the following changes are proposed (this list is a summary of Regulation 5):

a. Changing a building's use to that of a dwelling.

b. Creating a flat.

c. Changing the use to become a hotel or boarding house.

d. Changing the use to become a residential institution.

e. Changing the use to become a public building.

f. Changing the use so that the building would no longer be classed as exempt under Classes 1 to 6 of Schedule 2.

g. Changing the number of dwellings in a building that contains at least one dwelling.

h. Adding a room for residential purposes.

i. Changing the number of rooms for residential purposes in a building with at least one such room.

j. Changing the use to that of a shop.

k. Changing the building to become a relevant building as set out under Regulation 7(4) when it was previously not a relevant building.

Figure 2: Manual to the Building Regulations, Further Guidance, Section A20

4.4 The following table shows which sections of the Approved Documents will be applicable to comply with for a change of use project which intends to form a "hotel or boarding house", which we believe is the correct category for these works:

Table A2 Requirements that apply to material changes of use

Requirement (from Schedule 1 to the Building Regulations 2010)	Material change of use under:											
	All cases	5(a)	5(b)	5(c)	5(d)	5(e)	5(f)	5(g)	5(h)	5(i)	5(j)	5(k)
A1–A3				✓	✓	✓	✓					
B1	✓											
B2	✓											
B3	✓											
B4(1)	✓[1]											
B4(2)	✓											
B5	✓											
Reg. 6(3)												✓
C1(2)		✓	✓	✓	✓		✓[2]	✓	✓	✓		
C2		✓[3]										
C2(c)	✓											
E1–E3		✓	✓	✓				✓	✓	✓		
E4						✓[4]						
F1	✓											
G1	✓											
G2		✓	✓									
G3(1)–(3)	✓											
G3(4)		✓	✓									
G4	✓											
G5	✓											
G6	✓											
H1	✓											
H6	✓											
J1–J4	✓											
K1–K6												
L1	✓											
M1				✓	✓	✓					✓	
P1	✓[5]	✓	✓				✓	✓				
Q1		✓	✓					✓				
R1												

NOTES:
1. B4(1) applies to buildings over 15m high. It applies to the whole building even if the change of use only applies to a part.
2. Where new residential accommodation is created.
3. Applies to the whole building not just the parts converted to residential use.
4. If the public building after the change contains a school.
5. P1 applies in all cases if the electricity supply is shared with a dwelling.
6. Regulations 7(1) and 7(2) always apply to the above requirements.

Figure 3: Manual to the Building Regulations, Further Guidance, Table A2

4.5 As can be seen, this project will be required to comply with the vast majority of sections contained within the Approved Documents.

COMPLIANCE WITH BUILDING REGULATIONS

4.6 This section of the report provides commentary on sections of the Building Regulations and the complications that will be encountered when attempting to demonstrate compliance. It is not an exhaustive list and does not provide commentary on every single section, just those which appear most material to the property.

Structure: Approved Document A

4.7 The existing structural element do not appear to have been verified to check whether they can meet the requirements of Part A of the Building Regulations. Over time, Building Regulations have become more stringent and what was acceptable in the 1960s may no longer be compliant and require upgrades or wholesale replacement. Should the ground bearing concrete slab be insufficient, this would likely need to be replaced. Replacement lintels and new structural roof joists will need to bear

onto the existing structural walls, and we have not seen any calculations to verify the suitability of the structure for this use.

Site preparation and resistance to contaminants and moisture: Approved Document C

4.8 Should the new roof structure be a "cold deck roof system", evidence of how the structural roof timbers will be adequately ventilated to prevent interstitial condensation building up will need to be provided. This is prevalent as it could be a method proposed to try to not increase the height of new roof as much as if it was a "warm deck roof" as some of the insulation could be provided between or below roof joists, thus overcoming issues with detailing around parapet walls.

4.9 At present, we have not seen any details in this regard.

Ventilation: Approved Document F

4.10 Any bathrooms and kitchens proposed will need to be provided with mechanical ventilation which vent to external parts of the property.

4.11 Any new windows will also require trickle vents to provide background ventilation which could alter the appearance of the windows when compared to the existing ones.

4.12 At present, we have not seen any details in this regard.

Conservation of Fuel and Power: Approved Document L

4.13 Compliance with Part L of the Building Regulations will require insulation to be added to the floor and walls of the property. Since the width of the existing cavity of the external walls is below modern requirements (up to 50mm only), filling the cavity with injected insulation will not be sufficient. A further insulated studwork wall will need to be added internally to meet this requirement. This would then need to be reflected on the proposed drawings, which does not appear to have been accounted for on the proposed drawings within the Design & Access Statement. The effect of this could be significant as any reduction in corridor widths could also present problems with compliance with Part M, which stipulates minimum widths in order to accommodate wheelchair users.

4.14 Compliance with current Building Regulations will require adding insulation to the roof structure (increased height) which will lead to detailing issues to the parapet walls which are likely to be too low to accommodate an increase in roof height and would need to be raised in height.

4.15 Replacement windows will need to be double glazed as opposed to the original single glazed windows. This could alter the appearance of the windows when compared to the existing ones.

Access to and use of buildings: Approved Document M

4.16 Should the external walls be required to be insulated internally using insulated lightweight partition walls, this will reduce the sizes of rooms and critically, door openings and widths of corridors. This could have an impact on the ability to comply with Part M of the Building Regulations as minimum widths of these elements are required for wheelchair users.

4.17 Step-free access will need to be provided to the property. Should the existing ground bearing concrete floor slab be proposed to be retained, there will be a requirement to significantly upgrade the thermal conductivity of the ground floor. This could lead to an increase in height of the ground floor which could compromise Part M requirements.

4.18 At present, we have not seen any details in this regard.

CONCLUSION

4.19 Overall, it is considered that insufficient information has been provided by the Appellant to show that the structure can be retained whilst complying with building regulations. In particular, it is considered that building regulations are likely to dictate a number of the aspects of the development. These are likely to dictate the appearance of the final building and also require an increase in height.

5 REVIEW OF STRUCTURAL ASSESSMENT REPORT

INTRODUCTION

5.1 The following excerpt is taken from the Structural Assessment Report:

> **2. Introduction**
>
> **i. Objective of the Project**
>
> Coyle Kennedy Consulting Engineers was appointed to undertake a survey of the existing bungalow within the Mount Clare House complex. This report has been prepared to assess the current condition of the structure and to evaluate its suitability and structural adequacy for retention.

Figure 4: Objective of the Project

5.2 In our opinion, the objective of the report is too narrow. It provides no context as to what the structure is to be retained and used for.

5.3 Furthermore, the only structural elements of the property which remain in situ are the walls and foundations. The roof structure, floor structure, windows and doors are either no longer in situ or are beyond repair and require wholesale replacement.

5.4 The below statement is taken from the Introduction section of the report:

> The existing roof structure was found to be beyond repair, as was the timber subfloor. The roof structure has locally collapsed in certain areas, predominately in the centre of rooms with external areas of roof still intact close to external and internal walls. Both elements are currently in the process of being removed and will require the replacement of the original roof structure. All of the masonry walls were intact at the time of the visit.

Figure 5: Extract regarding the stated condition of the masonry walls

5.5 This describes the masonry walls as “All of the masonry walls were intact at the time of the visit”.

5.6 The below is an image taken from our site inspection:

Figure 6: Image taken from our site inspection

5.7 This image shows the parapet coping stones to be dislodged along the length of wall and a large gap in the parapet where masonry has collapsed. In our opinion, the walls should not be described as all being intact.

5.8 The cause of the walls being in such significant disrepair appears to be caused by the mature trees directly adjacent to the property which have overgrown and literally pushed the masonry walls over. These trees require significant pruning and since the property is within a Conservation Area, this will require a Notification of Proposed Works to Trees in Conservation Areas to be submitted to the Local Authority for assessment.

EXISTING INFORMATION

5.9 A section detail is taken from section 3 of the report as follows:

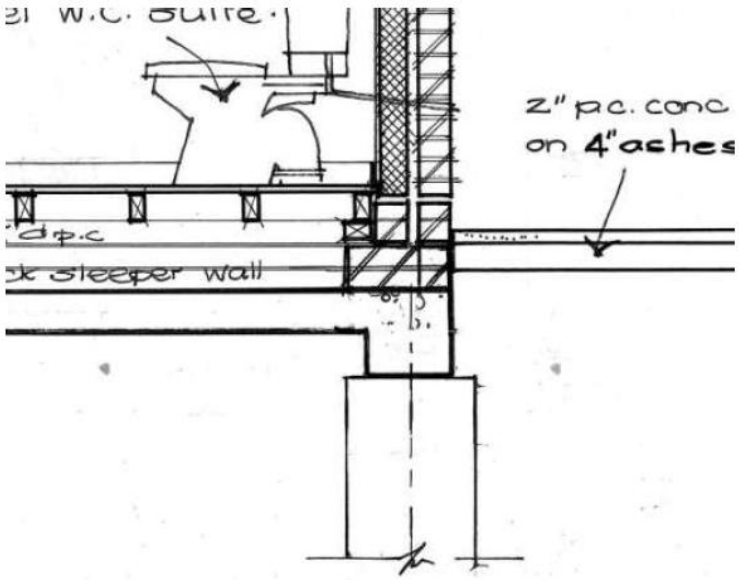


Figure 7: Sectional floor structure detail produced by the original project architect

5.10 This does not provide any information regarding the thickness, reinforcement or concrete specification for the ground floor slab or foundations. Whether this can be proven to be in compliance with Part A of the Building Regulations remains to be seen. In order for this to be verified, we would expect to see intrusive investigations to be undertaken with structural calculations carried out which can be provided to Building Control for review.

5.11 The following sectional detail shows the construction make-up of the original roof structure:

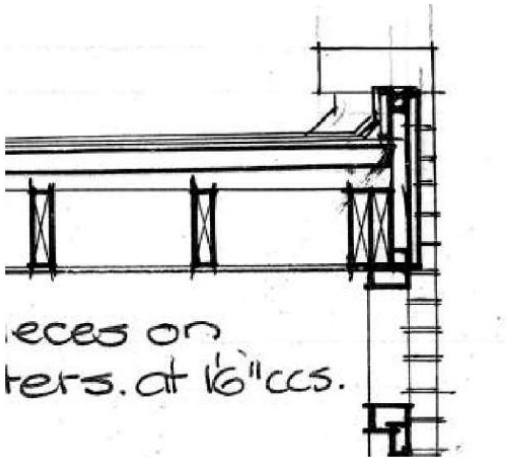


Figure 8: Sectional roof structure detail produced by the original project architect

5.12 This shows the low level of the parapet wall detail for the building. The replacement roof which is required will need to meet Part L of the Building Regulations which will lead to an increase in depth of the overall make-up of the roof structure which will require the parapet walls to be raised to accommodate the change in height.

EVIDENCE OF ORIGINAL STRUCTURE

5.13 The following is taken from section 4 of the report:

> **iv. Raft Slab**
>
> From walking through the property, particularly in areas where the suspended timber floor has been removed, it is obvious that there is a concrete slab below the suspended timber subfloor.

Figure 9: Photograph of the concrete slab below the ground floor joist structure

5.14 The report passes comment to state there is a concrete slab below the suspended timber floor, which is no longer in situ, but does not provide any commentary on whether the floor slab is suitable for retention and can be upgraded to meet Building Regulations.

5.15 We believe this will require the structure to be verified as suitable with intrusive investigations (Part A), insulation will need to be added (Part L), if a suspended timber floor is to be reinstated, the ventilation provision will need to be checked for suitability (Part C) and the new finished floor level will need to be assessed as to whether the build-up can all be done to provide level, step-free access (Part M).

5.16 The below images are taken from the Internal Load Bearing Walls section of the report:

Figure 10: Photographs of an existing window and door to external walls

5.17 This image shows the current arrangement regarding a window and a door to external walls. As can be seen, each aperture has a fan light at the very top which currently extends all the way up to the height of the ceiling to the property. If the depth of the roof joists needs to be thickened or if there was a proposal to insulate from the underside of the joists in any way, the revised ceiling height would interfere with the fan lights. This would mean the design of the windows and doors would need to be altered meaning like for like replacements could not be used.

6 SUMMARY

6.1 It is our opinion that the proposed works will require Building Control approval due to the requirement for a Change of Use planning application. Even if a change of use application was not required, some of the works, such as the replacement of the roof, windows and floor structures and any heating system and electrical installations, would still require Building Control approval. This is fundamental to assessing whether the structure is suitable to be retained as compliance with each relevant section of the Approved Documents will require careful consideration and design. We have not yet been provided with detailed design to show compliance with Building Regulations.

6.2 Furthermore, the Structural Assessment Report lacks detail to demonstrate the existing structures have been verified to check they are suitable to be retained and satisfy the requirements of Approved Document Part A. This would typically involve intrusive investigations to verify foundation depths, location and specification of steel reinforcement in the ground bearing concrete slab and also the specification of the concrete used to cast the slab and strip foundations.

6.3 In any event, only some walls and foundations of the property remain. The remainder of the Lodge including the roof requires wholesale replacement.

6.4 Until further information can be provided to demonstrate the structure can be upgraded without the need for being entirely re-built, it is not possible to definitively say whether it is suitable to be retained.

6.5 Should detailed design and confirmation Building Control are satisfied, we would be happy to re-visit the conclusions made in our report.

Appendix 1

Structural Assessment Report produced by Coyle Kennedy Consulting Engineers

COYLE KENNEDY
Consulting Engineers

Mount Clare House,
London, SW15 4EE

Structural Assessment Report

REF: 25-123-251127-01RP

Civil and Structural Engineers

120 Bunns Lane, Mill Hill NW7 2AS, England. **T**: +44 203 393 1174
GFSC, Moneenageisha Rd, Galway, Ireland. **T:** +353 91 752000
E: mail@coylekennedy.com **W**: www.coylekennedy.com

COYLE KENNEDY
Consulting Engineers

Coyle Kennedy Limited

Chartered Engineers

120 Bunns Lane,
Mill Hill
London
NW7 2AS

Tel: 0203 393 1174

Fax 0203 004 1234

email: mail@coylekennedy.com

Contact:

Tadhg Kennedy BE MEngSc CEng MIEI MIStructE

Director

Revision	Reference	Status	Author	Checked	Date
-	25-123-251126-01RP	-	SP	TK	26th November 2025

1. Contents

2. Introduction

i. Objective of the Project

Coyle Kennedy Consulting Engineers was appointed to undertake a survey of the existing bungalow within the Mount Clare House complex. This report has been prepared to assess the current condition of the structure and to evaluate its suitability and structural adequacy for retention.

ii. Site Visit

A representative from Coyle Kennedy attended the site on 25 November 2025. At the time of inspection, the contractor was present and engaged in clearing debris and deteriorated materials from the property.

The existing roof structure was found to be beyond repair, as was the timber subfloor. The roof structure has locally collapsed in certain areas, predominately in the centre of rooms with external areas of roof still intact close to external and internal walls. Both elements are currently in the process of being removed and will require the replacement of the original roof structure. All of the masonry walls were intact at the time of the visit.

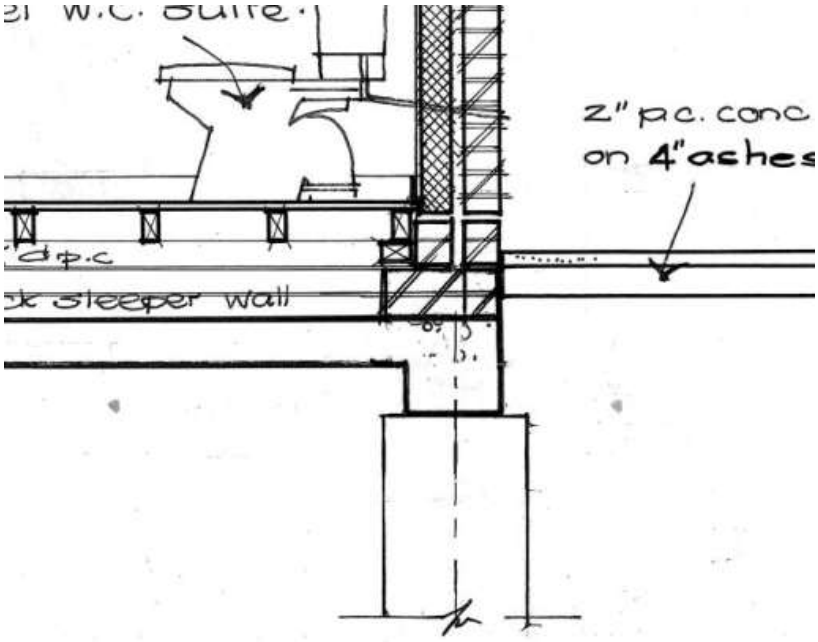
3. Existing Information

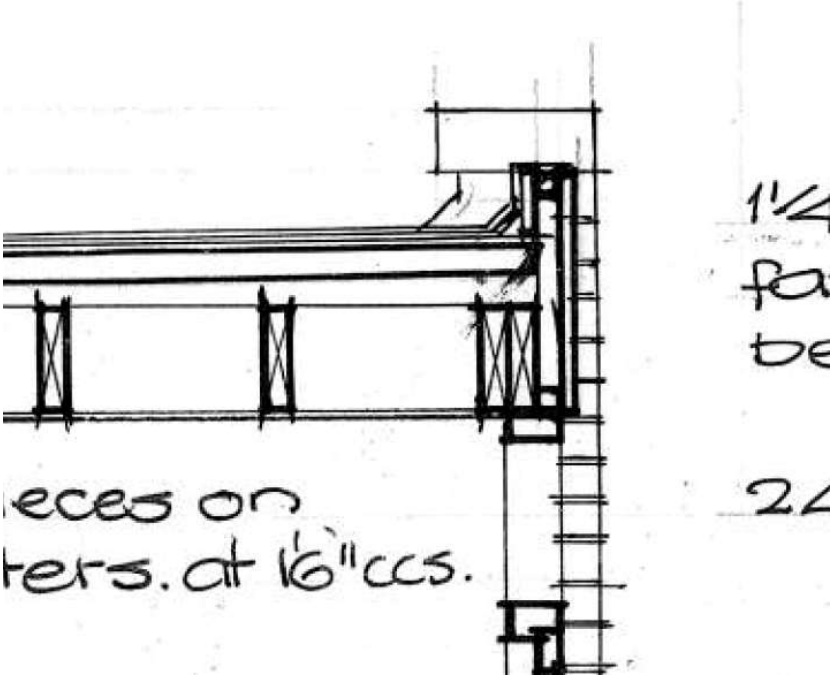
iii. Architectural Drawings

A set of architectural/structural drawings dated 1961 was made available at the time of inspection. These drawings are included in Appendix B of this report.

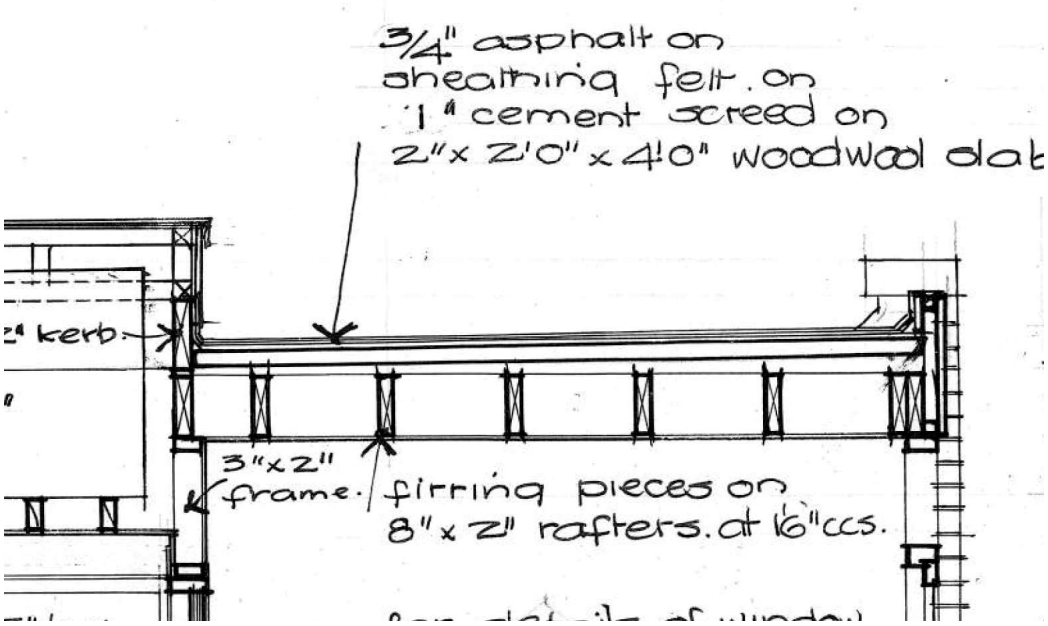
The drawings indicate that the property was constructed as follows:

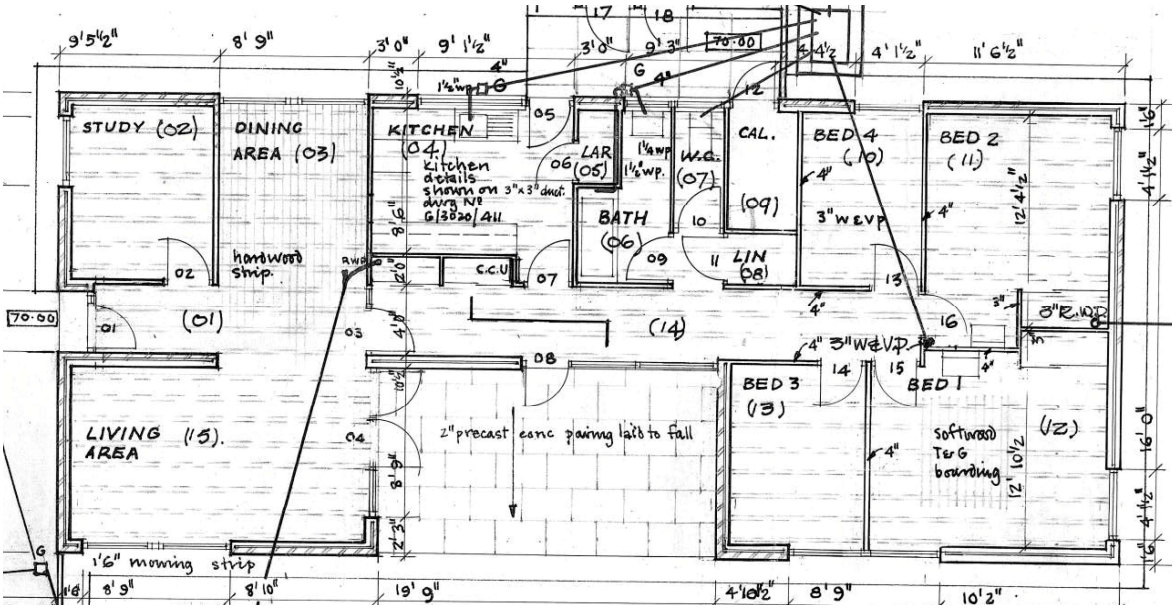
1. A r concrete raft foundation bearing directly onto either deep trench foundations or piles.
2. A raised timber suspended floor supported off the raft slab via sleeper walls.
3. An external cavity wall comprising an internal block leaf and external brick leaf. Each wall panel between openings is constructed as an independent section, with panels tied together at roof level via a continuous timber lintel.





1. Internal walls in the property are blockwork and provide support to the roof structure.
2. The roof comprises of flat roof rafters (8 x 2) which span from the external loadbearing blockwork walls to internal loading bearing blockwork walls.
3. The roof falls centrally to an internal box gutter.


3/4" asphalt on
sheathing felt. on
1" cement screed on
2"x 2'0" x 4'0" woodwool slat
kerb
3"x2"
frame.
firring pieces on
8"x 2" rafters. at 16" ccs.


STUDY (02)
DINING AREA (03)
KITCHEN (04)
Kitchen details shown on 3"x3" duct. dwg No G/3020/411
LAR (05)
W.C. (07)
BATH (06)
CAL. (09)
BED 4 (10)
BED 2 (11)
LIN (08)
C.C.U
hardwood strip.
LIVING AREA (15).
(01)
(14)
BED 3 (13)
BED 1 (12)
2" precast conc paving laid to fall
softwood T&G boarding
1'6" mowing strip
70.00
RWP

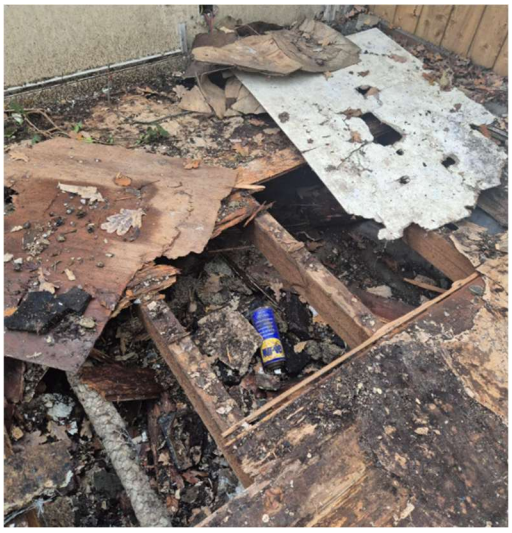
4. Evidence of Original Structure

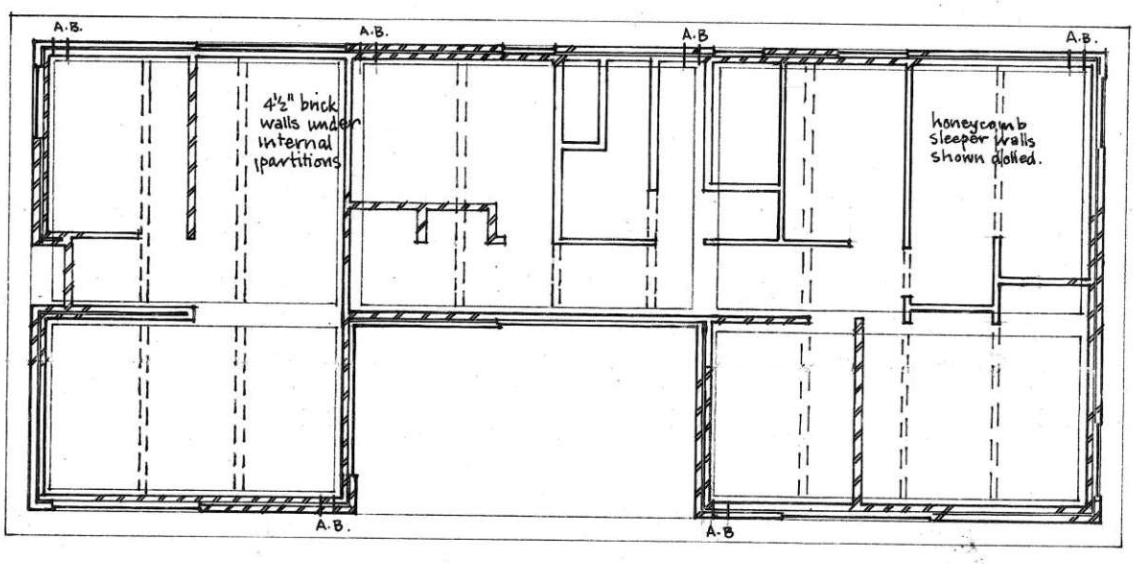
iv. Raft Slab

From walking through the property, particularly in areas where the suspended timber floor has been removed, it is obvious that there is a concrete slab below the suspended timber subfloor.

v. Suspended Timber Flooring

It is evident from the photographs below that the suspended timber floor was supported on sleeper walls, with bricks intentionally omitted within these walls to provide ventilation to the timber structure.





Architectural Layout of Subfloor – which matches what is currently on site.

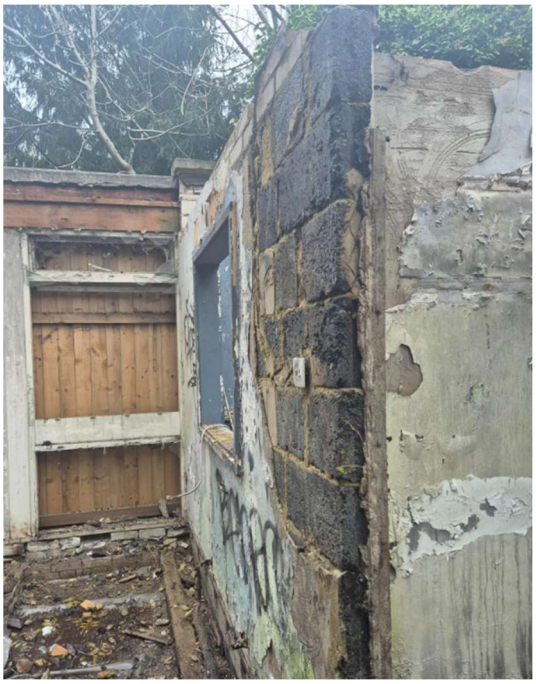
Joist run from left to right.

vi. Existing External Cavity Wall

The external cavity wall was inspected on site and the cavity width was found to be approximately 30–50 mm. The internal blockwork leaf typically extends up to the underside of the flat roof joists, above which it transitions to a solid brick parapet surrounding and covering the joists. The masonry elements were observed to be in good condition, as would be expected as these elements would not be impacted by exposure to the elements.

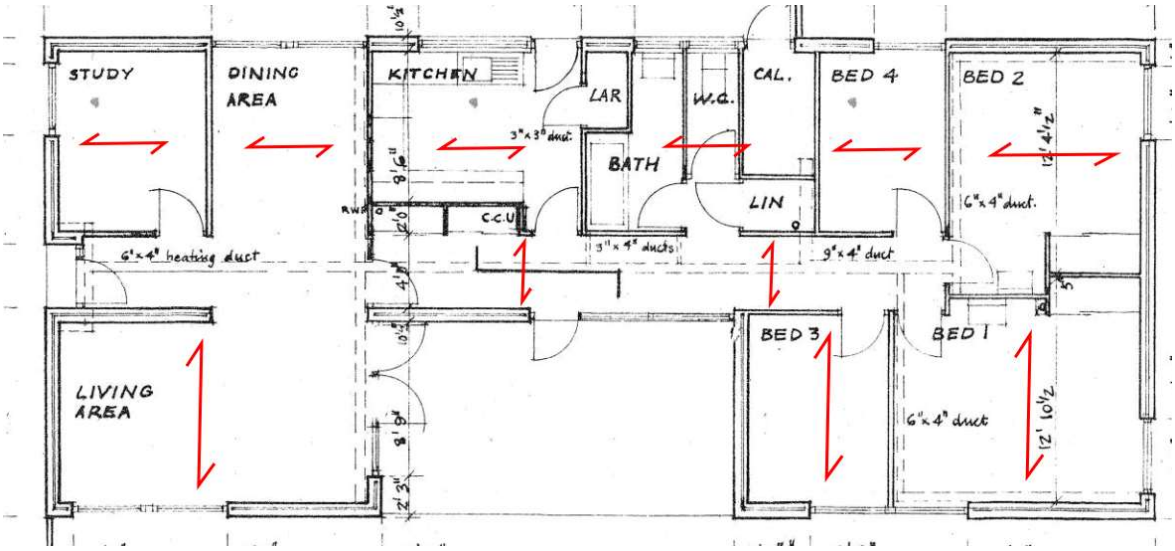
vii. Internal Load Bearing Walls

All internal walls on site are a mixture of blockwork and brick. There is a small section of wall which was the old boiler room that is constructed in brick. This is possibly due to the room only having access externally.

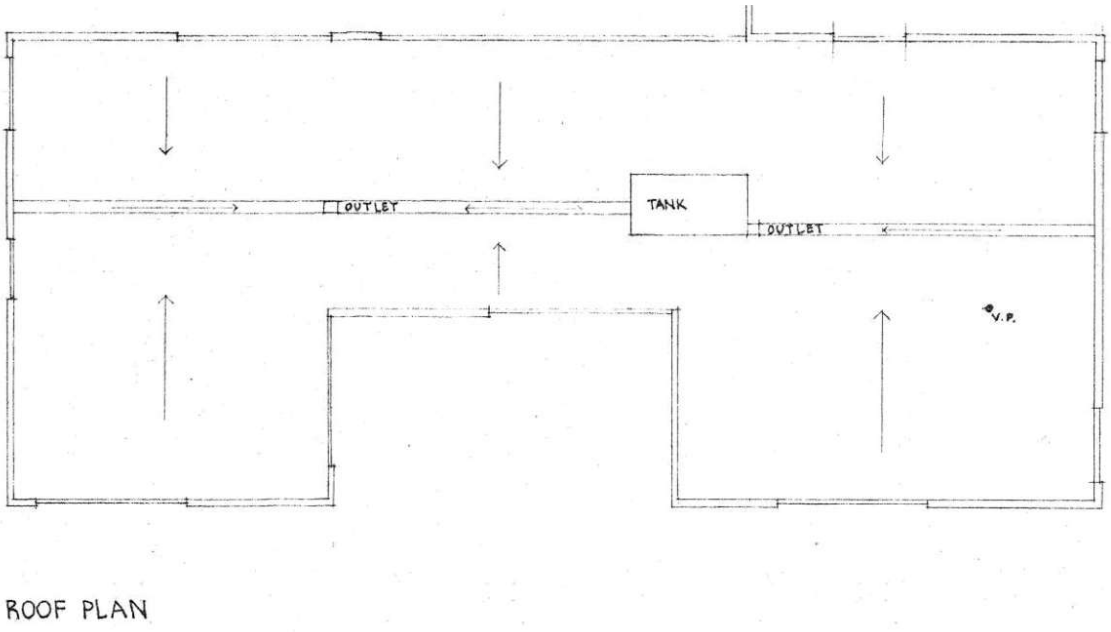


viii. Roof Structure

The existing roof structure has been confirmed as comprising 8" × 2" joists at 400 mm centres. Although the majority of the roof has now been removed, several sections remain in place and were inspected. The joists span between the external walls and the internal loadbearing walls, as illustrated in the markup below. The joists are overlapped and supported on the internal walls while at the external cavity walls they are pocketed into the masonry.



Span of Roof Joists



Roof Fall

5. General Condition of Property

The roof and internal areas have been exposed to the elements, resulting in progressive structural deterioration of the timber elements. The timber suspended floor and roof timbers have decayed and as such will be required to be repaired and replaced.

6. Conclusion & Recommendations

The structural loadbearing elements of the property are in sound condition. Although the walls have been exposed for an extended period, they remain structurally robust throughout. No cracking or signs of settlement were observed, indicating that the existing raft slab continues to perform in accordance with its original design intent.

However, several areas of the masonry have been inspected and will require repair, particularly around the former roof-joist bearings and at window corners. The parapets to the external walls will also need to be carefully stripped back to facilitate the repair of the roof structure as per the original drawing.

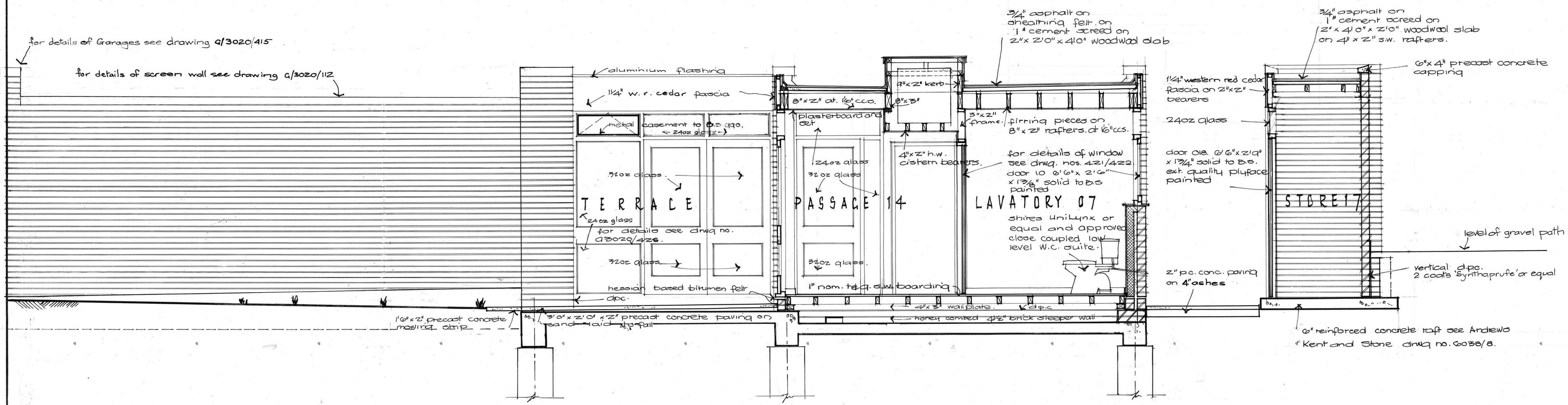
From a structural perspective, there is no reason why the existing standing structure cannot be retained. It remains in a condition capable of safely supporting both vertical and lateral loadings.

To eliminate combining new and old timbers, it is also recommended that the installation of the new subfloor and roof is done with new timbers members throughout.

From the site inspection, it appears that the structure was constructed substantially in accordance with the drawings provided in the attached Appendix.

7. Appendices

ix. Existing Drawings



NOTES

REVISIONS

No.	Date

RT/C/072

LONDON COUNTY COUNCIL
ARCHITECT'S DEPARTMENT
GENERAL DIVISION
Waterloo 5000 Extension: 3416

Architect to the Council

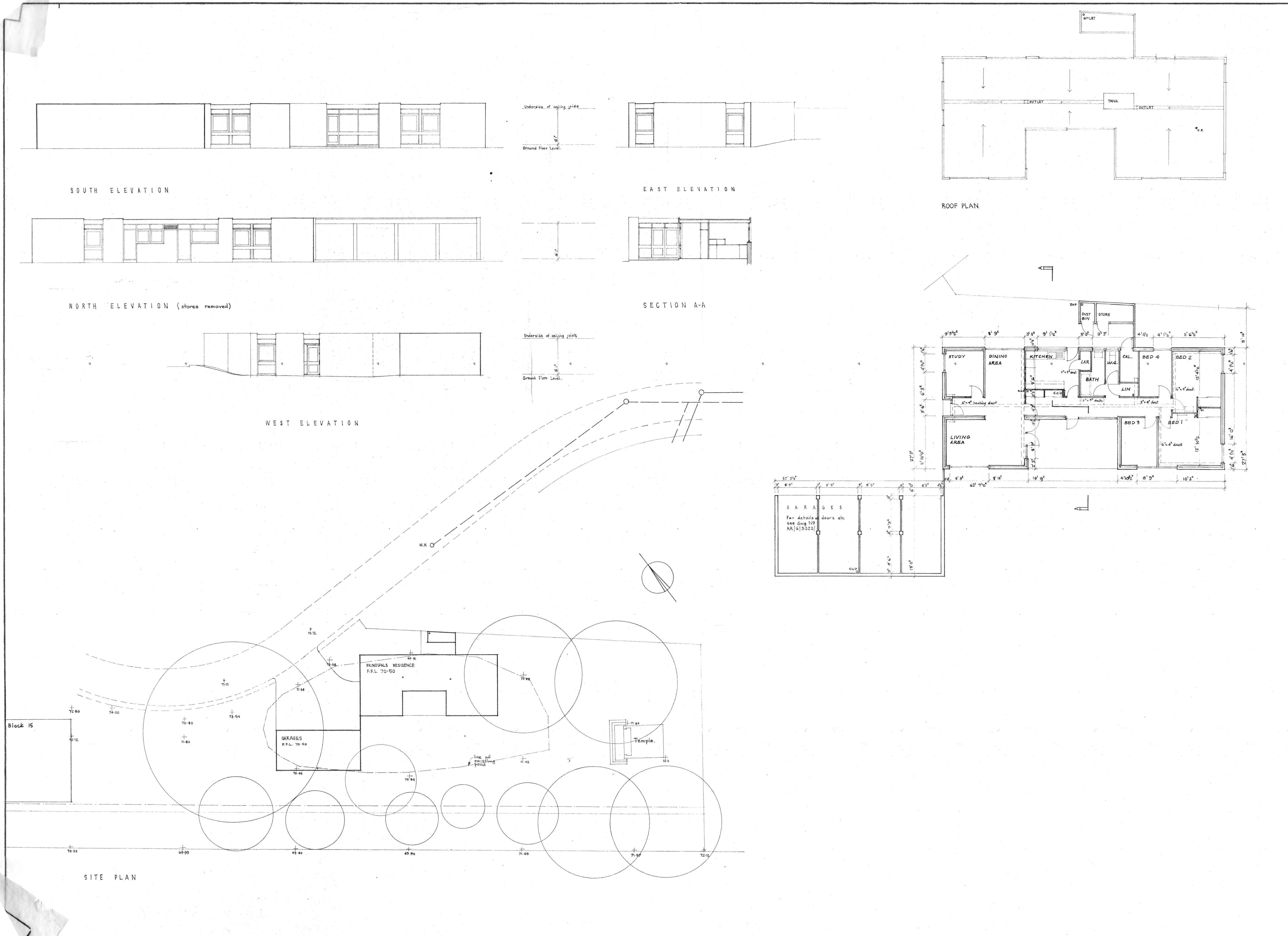
Drawn: JEB Checked: RJM

Job: GARNETT COLLEGE ROEHAMPTON
MOUNT CLARE HOUSE SITE

Title: PRINCIPAL'S RESIDENCE SECTIONS (2)

Scale: ½" to 1'0" Date 11·3·61

Div.	Job No.	Drwg. No.	Rev.
G	3020	413	



RT/C/069

NOTES

REVISIONS

No	Date

LONDON COUNTY COUNCIL
ARCHITECT'S DEPARTMENT
GENERAL DIVISION
Waterloo 5000 Extension 8256

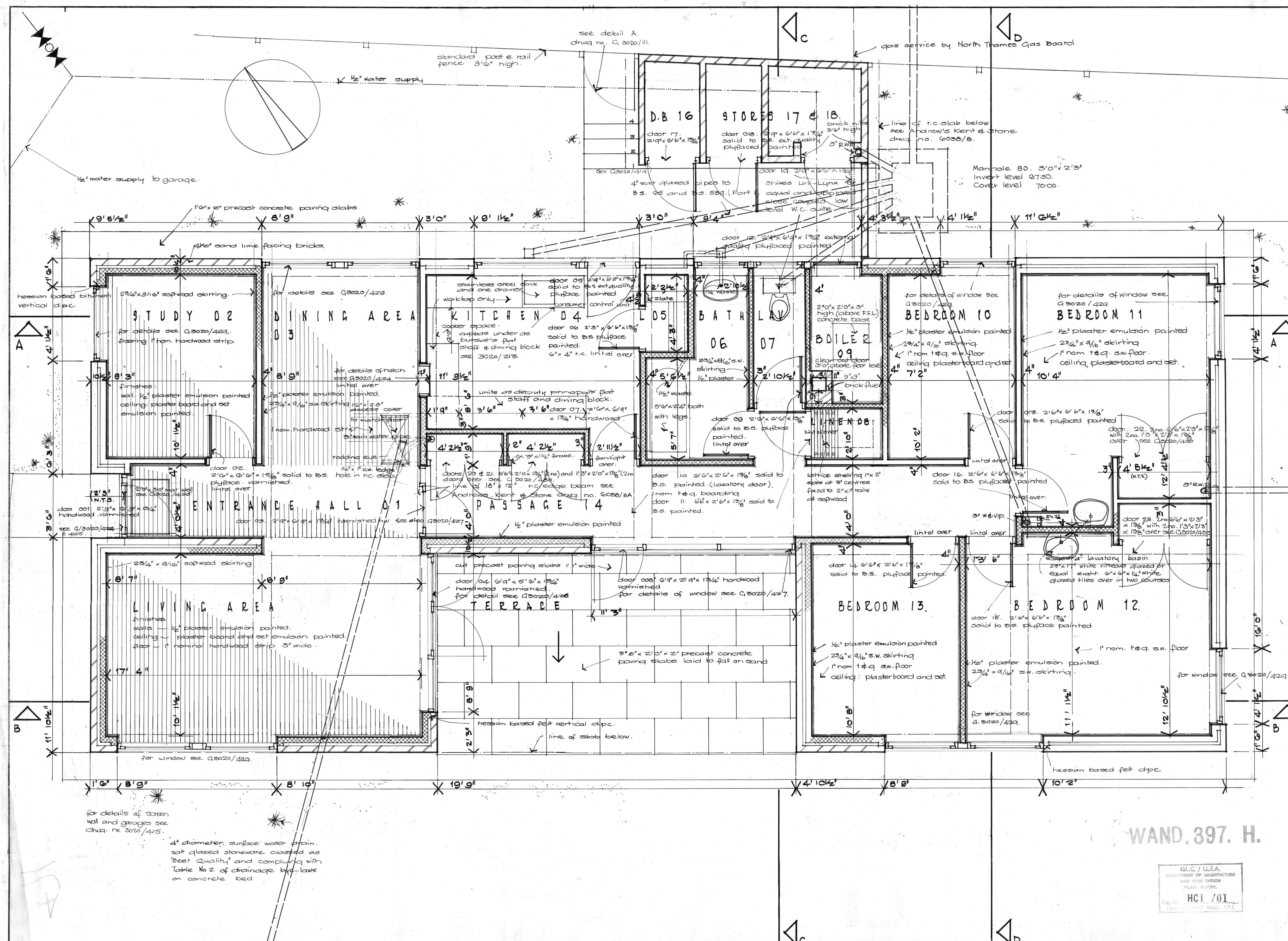
Architect to the Council
Drawn: AV Checked:

Job: GARNETT COLLEGE ROEHAMPTON

Title: PRINCIPALS RESIDENCE AND GARAGES GENERAL ARRANGMENT

Scale 1/8" & 1/16" - 1'0" Date 27·6·60

Div.	Job No.	Drwg. No.	Rev.
G	3020	P/401	



NOTES

This drawing supercedes drwg no. 3020/ P/ 411.

see drwg. no. NC/3020/29A for layout & details of boiler room.

REVISIONS

No.	Date	
		Variations not measured.
1.	16.3.61.	¼" polished plate omitted 32oz glass substituted
2.	21.7.61.	Add 3'0" x 2'0" mat well see G3020/425.
3.	21.7.61.	Omit 1'4" x 1'4" access cover on 3" x 1" ledges and substitute 1'6" x 2'8" access cover on 1½" x 1" ledges.
4.	21.7.61.	Windows as drwg no. G3020/267 & 323. omitted and windows as drwg. no. G3020/429 substituted.
5.	21.7.61.	Cupboards in Hall and Bedrooms omitted and cupboards as drwg no. G3020/430.
6.	21.7.61. A	Store 18 and door 19 added. Stores generally revised.
7. B	19.9.61	Heating revised.

RT/C/070

LONDON COUNTY COUNCIL
ARCHITECT'S DEPARTMENT
GENERAL DIVISION
Waterloo 5000 Extension: 8416.

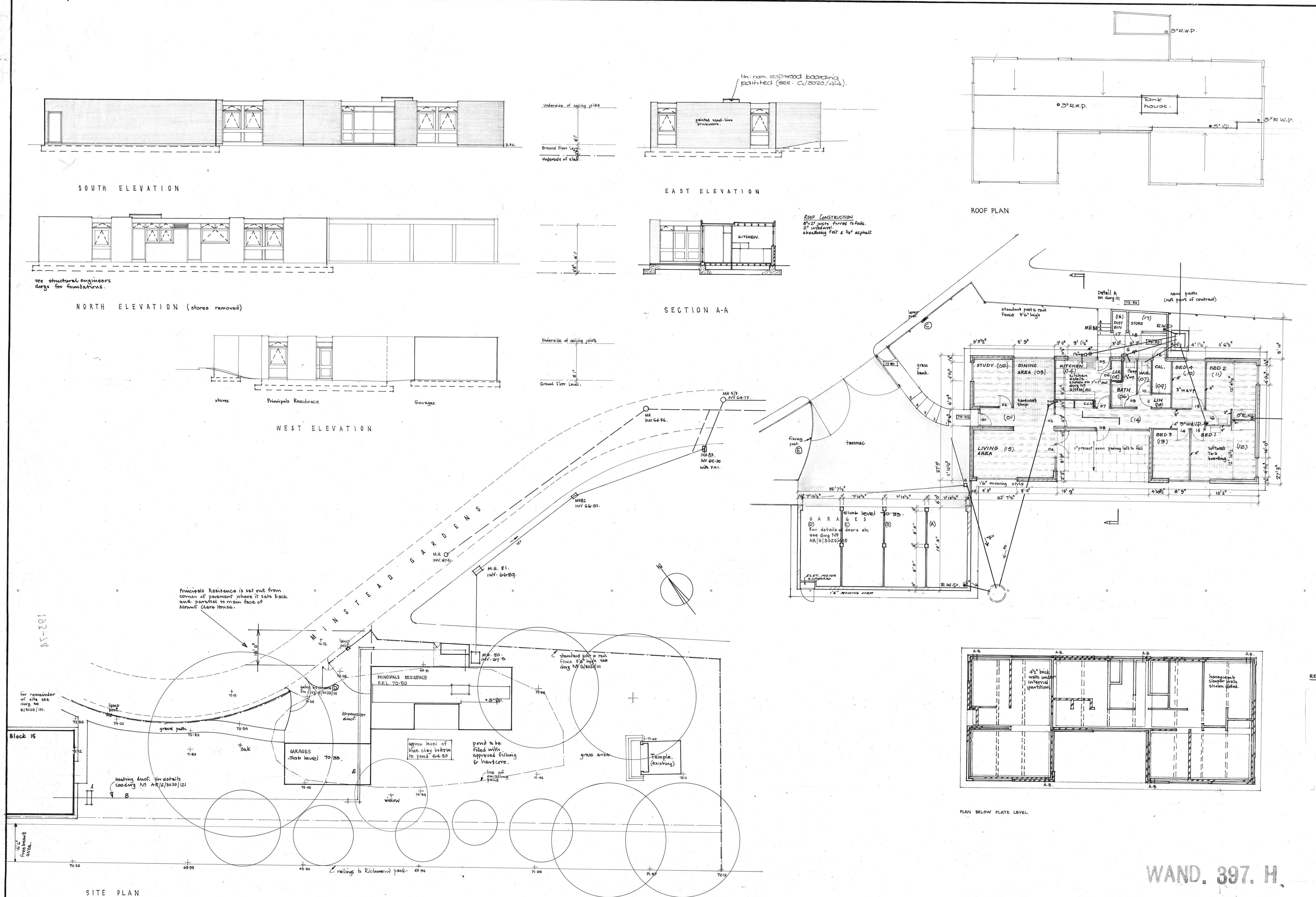
Architect to the Council
Drawn John Barry Checked: AW

Job GARNETT COLLEGE ROEHAMPTON
MOUNT CLARE HOUSE SITE

Title PRINCIPAL'S RESIDENCE PLAN

Scale ½" = 1'0"		Date 15. 3. 61	
Div. G	Job No. 3020	Drwg. No. 411	Rev. B

WAND. 397. H.



WAND. 397. H

G.L.C. / I.L.E.A.
DEPARTMENT OF ARCHITECTURE AND CIVIC DESIGN
PLAN ROOM.
Reg. No. AA1 /07
S.B.B. COUNTY HALL S.E.1.

NOTES

- $+_{71\cdot42}$ denotes existing levels.
- [70·00] denotes new levels.
- G denotes trapped gulley
- Windows.
  - To Dining area, Study, Living area } all as hostel units.
  - To Bedrooms – as staff & Dining block.
- 10½" external cavity walls 4½" sand lime brick outer 4" clinker inner skin.
- A.B. denotes Air Brick.

REFERENCE DRAWINGS.
site works. G.3020/111.
½" sections and plans 411/412 & 413
½" roof plan. G.3020/414
garages. G.3020/415
kitchen window. G.3020/421/422 & 423.
Entrance door. /424.
Hatch /425.
Living Rm. window. /426
Window and doors to passage /427.
Internal door frames/428
For details of reinforced rafts see structural engineers dwgs.

For details of finishes to floors, walls, and ceilings, see schedule of internal materials and finishes.

REVISIONS

No	Date	VARIATIONS NOT MEASURED
1.	27/4	2in woodwool insulation to tank house omitted. JB
2	27/4	2"x2" diagonal bracing to tank house omitted. JB
3	27/4	1¼" hardwood cladding to tank house omitted and 1 nom. softwood boarding added. softwood to be painted.
4	27/4	9"x2" kerb omitted and 6"x2" added to tank-house. JB
5.	27/4	layout of rafters over dust bin revised. JB
6.	27/4	position of R.W.P. to store area revised. JB
7.	27/4	position of vent-pipe revised. JB
8.	27/4	Position of R.W.P. to eastern area of roof revised. JB
9.	27/4	8"x2" rafters over passage omitted and 4"x2" rafters added and extended over areas adjacent to passage. JB
10	27/4	layout of rafters over bedroom 3 revised. JB
11.	27/4	rafters at 16" centres instead of at 18" centres. JB
12	1/5	drainage revised. JB
13.	1/5	Store and garage levels revised. JB
14	1/5	Fanlights to doors 01/05 and 04 omitted. JB

REV A

RT/C/067

LONDON COUNTY COUNCIL
ARCHITECT'S DEPARTMENT
GENERAL DIVISION
Waterloo 5000 Extension: 8256

Architect to the Council
Drawn: AV Checked: AV

Job
GARNETT COLLEGE
ROEHAMPTON
MOUNT CLARE HOUSE SITE

Title
PRINCIPALS RESIDENCE AND GARAGES GENERAL ARRANGMENT

Scale ⅛" & 1/16" – 1'0"	Date: November 1960	
Div. G	Job No. 3020	Drwg. No. 401	Rev. A

For further details contact:
James Porter
07896 471140
james.porter@rapleys.com
One Upper James Street London
W1F 9DF

rapleys.com
0370 777 6292

RAPLEYS