DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA
0207 936 3668

info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

# SCHEDULE OF CONDITION

**OF**

**The perimeter boundary of Osborne Grove Nursing Home,**
**16 Upper Tollington Park,**
**Finsbury Park, London, N4 3EL**

**Taken On: 1st December 2021**

Ref: 21525

**Also at:**
Delva Patman Redler LLP
The Quay
12 Princes Parade
Liverpool L3 1BG

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## Preliminary Notes

This is a Schedule of Condition prepared by Richard Nutt of Delva Patman Redler LLP following an inspection undertaken on 1st December 2021 from 2.00pm. The weather at the time of inspection was cold with sporadic showers.

This Schedule has been prepared following a visual inspection only and no intrusive investigations or opening up of any kind have been undertaken.

References to front, rear, left and right walls are taken from the perspective of the observer facing the boundary. To the south, east and west boundaries this is standing within the site and facing out. The northern wall along Upper Tollington Park is inspected from both sides.

The purpose of this Schedule is to record the condition of the boundaries of the site at 16 Upper Tollington Park. This Schedule is not to be taken as an exhaustive description of each and every defect or blemish.

Abbreviations:

- PW = party wall
- LH = left hand
- RH = right hand
- Approx = approximately

| Item | Description | Condition |
|---|---|---|
| Boundary wall along Upper Tollington Park<br><br>Photos 1-58 | The boundary wall separates the site from the pavement running along the southern side of Upper Tollington Park.<br><br>It is of 9'' brick construction with piers at various points along the length. Between the piers is a low-level wall (5-6 courses) topped with special Staffordshire Blue bricks (likely engineered). Metal railings are fixed above the wall.<br><br>The bricks are laid in English Bond method (excepting the curves where it is staggered header). The piers are 18''x18'' in size, approx. 1.8m in height and are topped with a concrete coping stone.<br><br>The general condition of the pointing to the full length of wall is worn but satisfactory, though there is sporadic missing or chipped mortar.<br><br>The overall condition of the Staffordshire Blue bricks is ok though there are a very significant number in a very poor condition with sporadic spalling and chipping.<br><br>The railings are in a poor, weathered state. The galvanised paint is worn and generally showing signs of surface rust.<br><br>They are still securely fastened.<br><br>For ease of reference the boundaries are described in sections between piers and/or changes of direction of the wall.<br><br>The inspection begins facing into the site, beginning at the left-hand end of the wall (the north-east corner of the site) and working along to the right (west). | **Section 1**: No signs of any damage to the 1st pier.<br><br>The wall runs for approx. 3m until reaching the next pier.<br><br>There is a stepped crack through the brickwork and mortar joints approx. 2.4m along.<br><br>No damage noted to the 2nd pier.<br><br>**Section 2:** Between the 2nd and 3rd pier is a locked railing gate, approx. 6ft in height.<br><br>No damage noted to the 3rd pier.<br><br>**Section 3:** There is a crack through the first course of bricks approx. 300mm to the right of the left-hand pier.<br><br>There is cracking to a brick course approx. 12 courses up on the 4th pier (for reference, this is the pier beside the parking pay machine). A header brick is cracked across a corner, this crack extends along the mortar joint to the right-hand side of the pier.<br><br>**Section 4:** This section is approx. 1.4m in length. There is a full height stepped crack approx. 600mm from the left-hand pier. The last Staffordshire Blue brick on the right-hand side is missing.<br><br>The green gates leading to the former nursing home are approx. 7ft in height and in good condition.<br><br>**Section 5:** The wall continues straight from the right-hand side of the green gates for approx. 10m along before turning into the site.<br><br>There is stepped cracking adjacent to the green post to the bottom three courses.<br><br>A further full height crack approx. 1m to the right.<br><br>A more severe full height stepped crack approx. 2.2m from the left-hand side of this section (the green post of the gates).<br><br>A further full height crack approx. 6m to the right from the green post and situated in line with one of the railing supports.<br><br>There is a smaller stepped full height hairline crack at the end of this 10m section of wall, just before the wall turns in at a right angle into the site. |

| Item | Description | Condition |
|---|---|---|
| | | **Section 6:** The wall turns into the site for approx. 1m before turning and continuing along the pavement for approx. 8m, until reaching the pier to the left of the entrance gate into the Stroud Green Clinic.<br><br>Some worn and missing pointing around a few bricks but no cracks to note.<br><br>**Section 7:** The coping stones are missing from the top of both piers either side of the pedestrian gate into Stroud Green Clinic.<br><br>Crazed cracking to the resultant exposed cement course.<br><br>The internal corners of both piers are chipped/damaged in various places.<br><br>There is cracking through mortar joints of the top 5 courses of the right-hand pier.<br><br>**Section 8:** The next section of wall continues straight for approx. 10m from the right-hand pier, until it turns at a right angle towards the street.<br><br>There is a hairline crack through the bottom 3 courses, approx. 4m to the right of the pier.<br><br>A further 2m to the right is a more prominent full height stepped crack.<br><br>There is significant full height cracking on the return wall from the concrete Staffordshire Blue corner detail down to the ground.<br><br>Severe spalling to the right-hand Staffordshire Blue brick in this area.<br><br>**Section 9:** The wall continues approx. 6m along the pavement before curving around and heading into the site for approx. 5m, where it stops at the automatic entrance gate for vehicles.<br><br>There is severe spalling damage to the Staffordshire Blue brickwork on the curve of the wall.<br><br>**Section 10:** The vehicle entrance gate is approx. 5m wide. To its right-hand side the wall returns out towards the road for approx. 4m before curving around and then continuing for a further 2m along the pavement.<br><br>A small area of the brickwork at the beginning of the curve has been rendered over. |

| Item | Description | Condition |
|---|---|---|
| | | Just beyond this, on the curve, the wall is in a particularly poor condition. There is extensive cracking and moss growth to the mortar joints, particularly on the Staffordshire Blue brickwork, as well as severe spalling to these bricks.<br><br>Mortar is missing between the railing support and the Staffordshire Blue brickwork, as the wall straightens. The brick below this is damaged.<br><br>Finally, at the end of the wall, there is damage to the brickwork on the 3rd course up and the mortar joint at the end between the Staffordshire Blue brick and the final railing support is missing. |
| Photos 59-83 | **Inspecting the internal side of the wall.**<br><br>Standing within the site, facing the road.<br><br>Beginning at the north-east corner of the site and working along to the left (to the west).<br><br>The sections correspond with the sections used when describing the external side of the wall. | **Sections 1-3**: Unable to access and inspect these sections.<br><br>**Section 4**: Area largely obscured by vegetation. No damage visible.<br><br>**Section 5**: The crack observed on the outside 2.2m from the green gate is also present on the internal side.<br><br>The crack that was in line with a railing support is also present on the internal side.<br><br>**Sections 6-7**: No cracking to note.<br><br>**Section 8**: This 10m section is partially obscured by vegetation. The crack observed on the outside 6m from the start of this section is also full height on the internal side.<br><br>At the end of this section, there is a significant full height stepped crack.<br><br>**Section 9:** There is intermittent full height stepped cracking on the curve of the wall.<br><br>**Section 10:** There is a raised bed and vegetation and litter that obscure all but the Staffordshire Blue course of the wall. No damage noted. |
| Western Boundary Wall<br><br>Photos 84-109 | This feather edge vertical board panel boundary fence separates the site from commercial premises, although it appears there is a secondary concrete panel fence behind it for approx.. 20m at the northern end of this boundary. | To the northern end of wall, the first 5m are obscured by vegetation.<br><br>**Section 2:** Only left-hand side visible. Left hand support post is leaning inwards.<br><br>**Section 5:** A bush is growing between the gravel board and panelling, distorting the board outwards. |

| Item | Description | Condition |
|---|---|---|
| | The feather edge panel fence is 6ft in height with timber posts approx. every 3m and timber gravel boards.<br><br>The fence is old and generally in a poor condition. There is significant movement in the fence and some of the posts are leaning over.<br><br>The fence is described in 3m sections that are demarcated by the posts, starting at the northern end, at the junction with the western end of the boundary wall along Upper Tollington Park. | **Section 6:** For reference: a CCTV pole is fixed directly in front of the left-hand post of this section.<br><br>There is bowing of the fence inwards, similarly with the 7th and 8th sections.<br><br>**Section 15:** For reference, there is a CCTV post and a lamppost within this section.<br><br>**Sections 16-17:** In poorer condition. The post between the 2 leans inwards and panels are secured by horizontal timbers that have been roughly fixed to the panels and the posts. The gravel boards are missing/detached from the fencing and the support posts.<br><br>**Sections 18 & 20:** The gravel boards are missing<br><br>**Section 22:** The panelling is pushed outwards and is detached from the gravel board. The left-hand part of this section is obscured by a storage container, as is the right-hand side of the 23rd section.<br><br>The 24th section is the final section and is extensively obscured by vegetation. What can be seen of the section does not appear damaged. |
| Southern Boundary Wall<br><br>Photos 110-129 | The boundary separates the site from the rear gardens of houses on Perth Rd.<br><br>It consists of at least 2 separate walls. The first, beginning in the south-east corner is of 9'' Monk bond brick construction, approx. 4ft in height, with brick-on-edge at the top<br><br>The wall then changes, increases in height to approx. 5ft and is of Flemish bond. There is chain link fencing above this, supported by galvanised angle bar fixed to the wall, and barbed wire at the top.<br><br>Generally, the wall is aged, with sporadic areas of loose or missing pointing. Also, sporadic areas of moss growth on mortar joints and discolouration which may indicate damp. | **Section 1:** This is a section approx. 6m long.<br><br>The first 3m are obscured by vegetation, with growth also over the top of the wall along the full length. No damage noted to the visible areas of this section.<br><br>**Section 2:** This is the section beginning with where the wall increases to approx. 5ft in height.<br><br>There is significant cracking for the full length of this section between the top 2 courses below the brick-on-edge detail.<br><br>After approx. 6m the brickwork is in a poorer state, with a greater concentration of missing/cracked mortar joints, moss cover and discolouration.<br><br>Approx. 1m further along, metal railings run perpendicular from the wall. There is significant vegetation obscuring the wall at this point.<br><br>Continuing along to the left, the wall is visible for approx. 7m before it then being obscured by thick vegetation. |

| Item | Description | Condition |
|---|---|---|
| | Beginning in the south-west corner of the site and moving along to the left (east). | There is area of brickwork in a poorer state, similar to that just described 1m to the right of the railings, with vertical stepped mortar cracked joints, approx. 5m to the left of the railings.<br><br>For the next approx. 19m no inspection possible because of thick vegetation.<br><br>The vegetation comes to an end where a gate leads to a path between the boundary wall and the building. The wall continues for a further approx. 18m until it reaches the end of the southern boundary.<br><br>The pointing is in poor condition approx 3m to the left of the gate and 1m from the ground, with signs of damp to the brick on edge and the two courses beneath this.<br><br>A further 2m along there is significant full height step cracking. The poor condition of the mortar joints continues for a further 1.5m for the top three courses beneath the brick on edge detail.<br><br>There is some vegetation that obscures the wall between 7m and 9m.<br><br>Approx. 3m from the end of the wall the bottom three courses have spalled and the pointing in this localised area is poor. |
| Eastern Boundary Wall<br><br>Photos 130-159 | This wall, for the southern approx. 50m of its length, is the rear wall of a row of garages.<br><br>For the remainder it separates the site with a house on Upper Tollington Park.<br><br>At the southern end of this wall, it appears that a section of the original wall wall has been rebuilt recently. | The wall is a 9'' Flemish bond brick wall approx. 5m in length and approx. 4m in height.<br><br>Attached to the wall full length is mesh fencing that is approx. 5m in height with barbed wire at the top and this is supported by full height angle bar.<br><br>The pointing is in poor condition and much of the 1st part of the wall is obscured by vegetation.<br><br>After approx. 5m, the newer section of wall starts, for approx. 5m. It is of stretcher bond type with piers at the start, middle and end.<br><br>No damage noted to this section, though it's noted that it appears that an animal has burrowed under the wall on the left-hand side.<br><br>The older wall then continues.<br><br>There are at least 4no. air vents built into the wall.<br><br>The wall is approx. 2.5m high though it appears higher since the ground level at the |

| Item | Description | Condition |
|---|---|---|
| | | base of the wall is significantly higher than the level of the surrounding ground.<br><br>Overall, note this section of wall appears in poor condition. It is difficult to identify poor mortar joints or cracking to the mortar or more significant cracks because it is painted white. Occasional spalling is visible to individual bricks.<br><br>There are railings running perpendicular to the wall approx. 24m from the southern end. Just to the right of the railings is cracking that begins six courses from the top and steps down through 8-10 courses of brickwork.<br><br>The wall continues along from the railings for a further 18m before no longer being visible down the side of the building.<br><br>There is a small area of older brickwork approx. 5m to the right from there, which is in an aged condition.<br><br>The wall changes approx. 3m before disappearing down the side of the building. It is rendered, the render has cracked and fallen off in places. It is partially obscured behind vegetation.<br><br>The building ends a further approx. 25m to the north. This is approx. 10m from the northern boundary with Upper Tollington Park.<br><br>The wall that is visible and runs behind the building is of a recent construction. It is Flemish bond and approx. 3m in height. It ends with an 18inch pier.<br><br>The wall that continues is of English bond type. It is approx. 2.5m in height with copings at the top, although one of the copings is missing.<br><br>The first 2m is visible, then beyond this there is feather edge fence panelling that encloses the substation.<br><br>From what can be seen of the wall, it is in fair condition although weathered and old.<br><br>There are cracks to the mortar beneath several coping stones. |


Photo (1)


Photo (2)


Photo (3)


Photo (4)


Photo (5)


Photo (6)


Photo (7)


Photo (8)


Photo (9)


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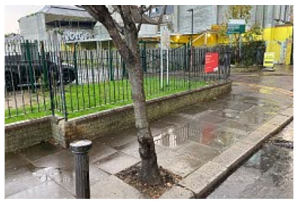

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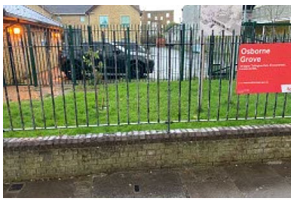


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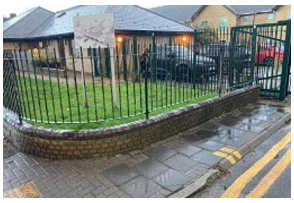

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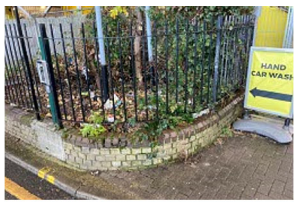


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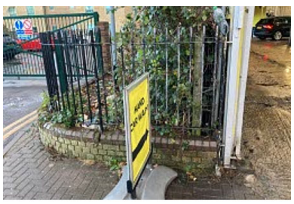

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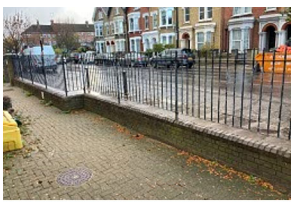

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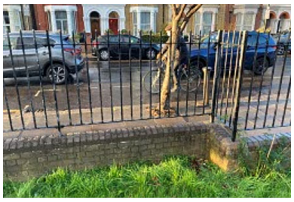

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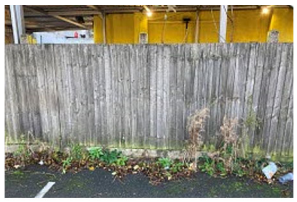

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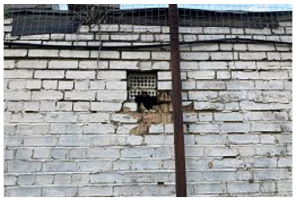

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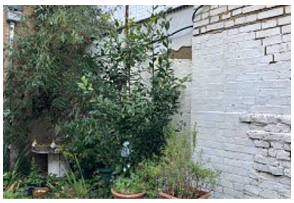

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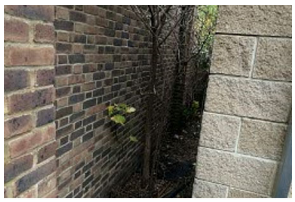

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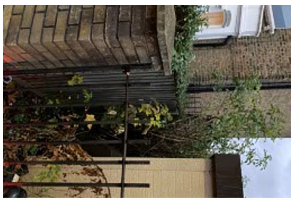
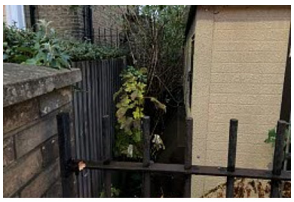

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