COYLE KENNEDY
Consulting Engineers

Mount Clare House,
London, SW15 4EE

Structural Assessment Report

REF: 25-123-251127-01RP

Civil and Structural Engineers

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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.

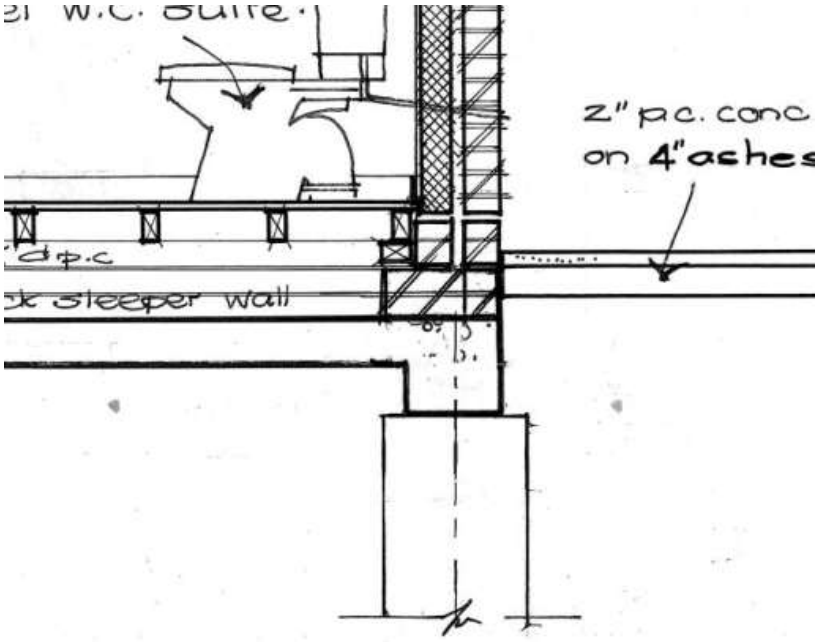
3. Existing Information

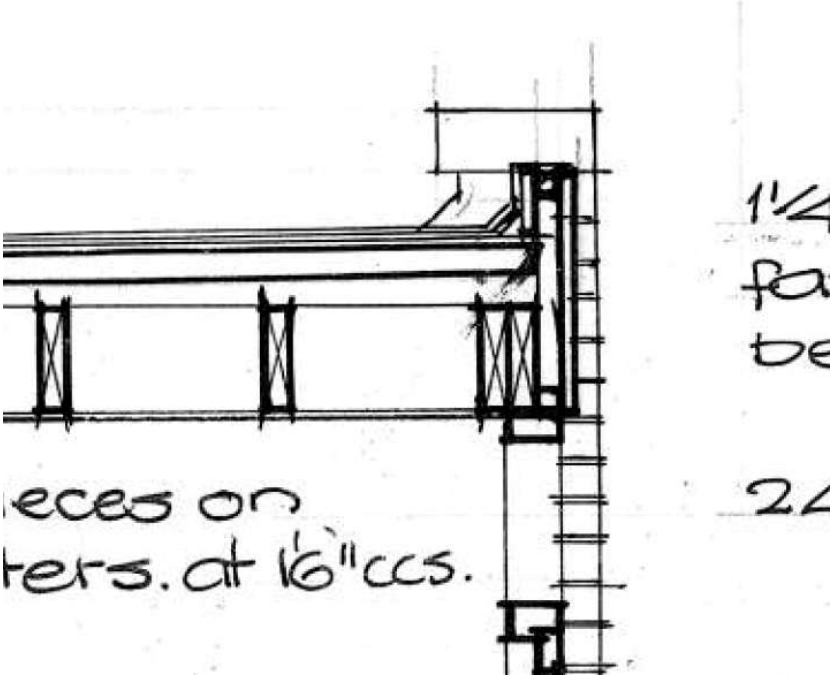
iii. Architectural Drawings

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.

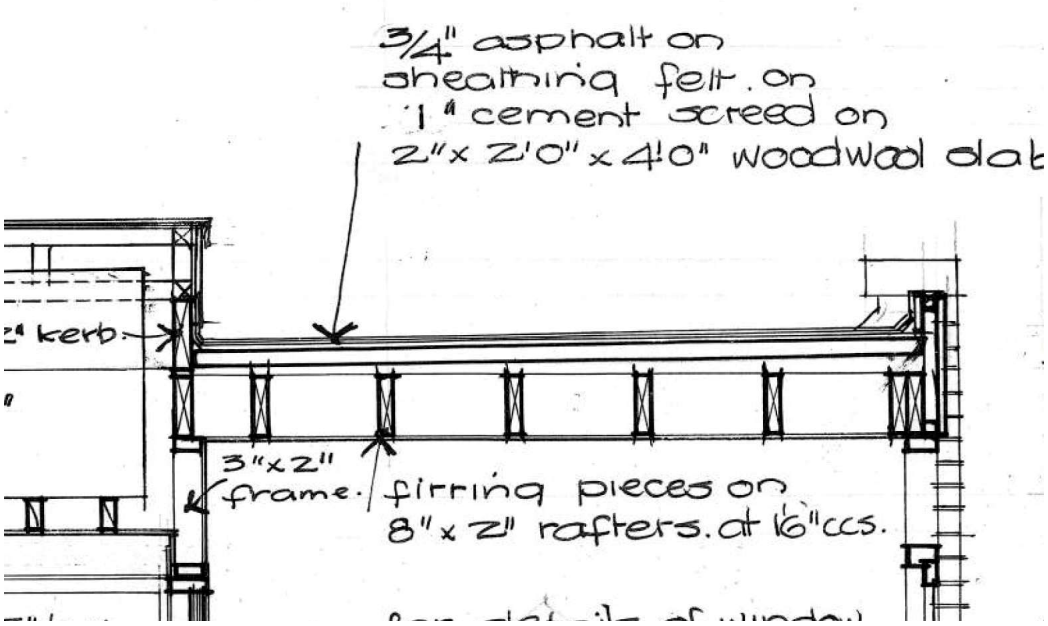
The drawings indicate that the property was constructed as follows:

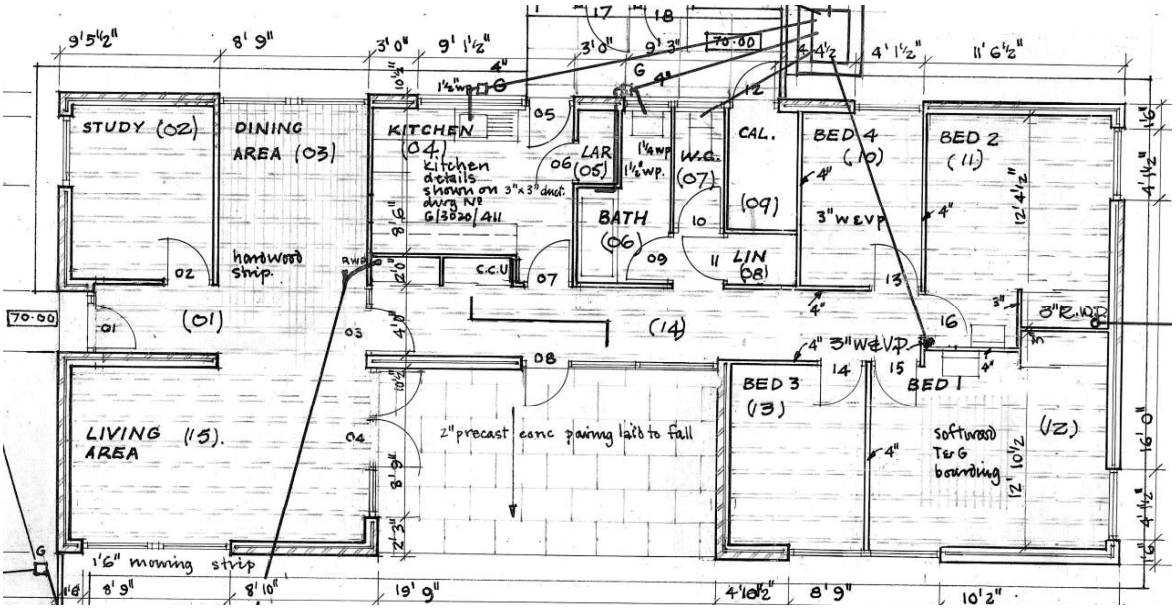
1. A r concrete raft foundation bearing directly onto either deep trench foundations or piles.
2. A raised timber suspended floor supported off the raft slab via sleeper walls.
3. An external cavity wall comprising an internal block leaf and external brick leaf. Each wall panel between openings is constructed 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.
(01)
LIVING AREA (15).
(14)
BED 3 (13)
BED 1
(12)
softwood T&G boarding
2" precast conc paving laid to fall
1'6" mowing strip
3" W&V.P.
RWP
70·00

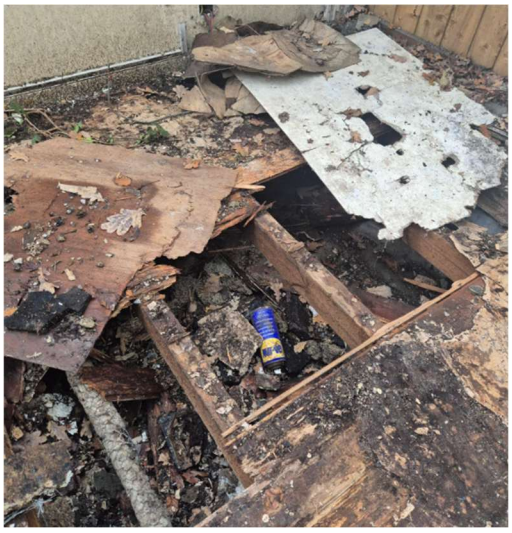
4. Evidence of Original Structure

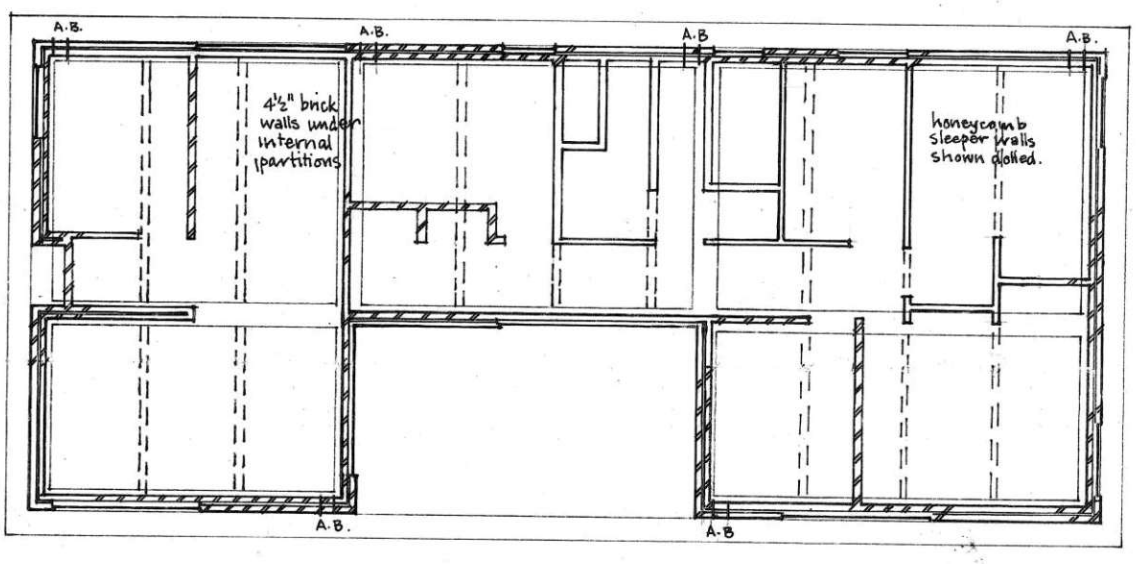
iv. Raft Slab

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.

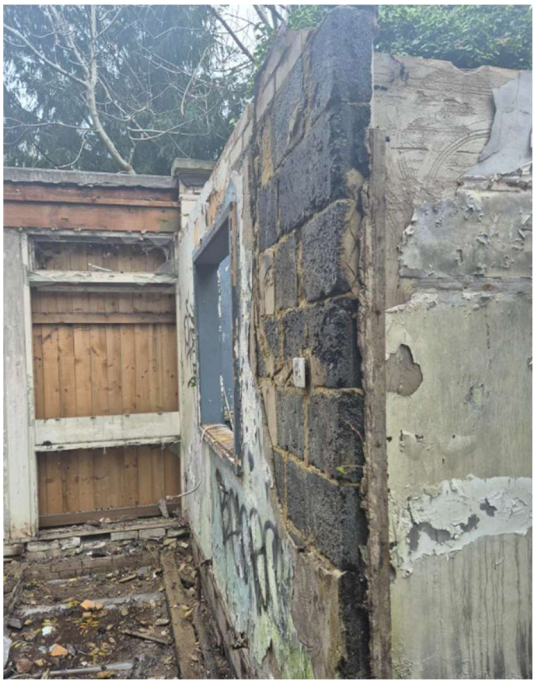
Joist run from left to right.

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.

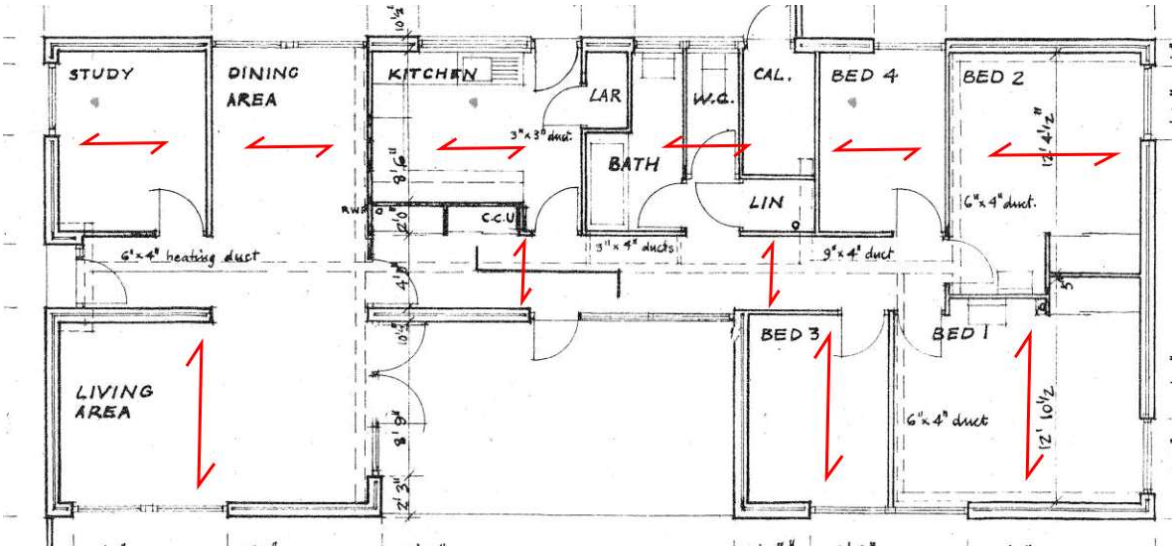
vii. Internal Load Bearing Walls

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.

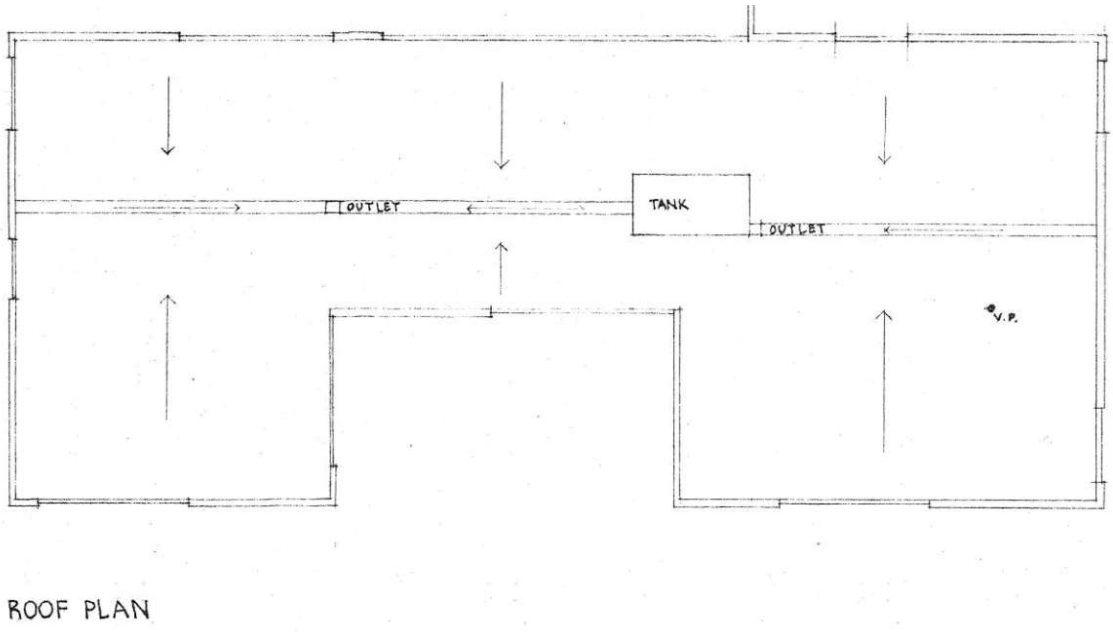


viii. Roof Structure

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.

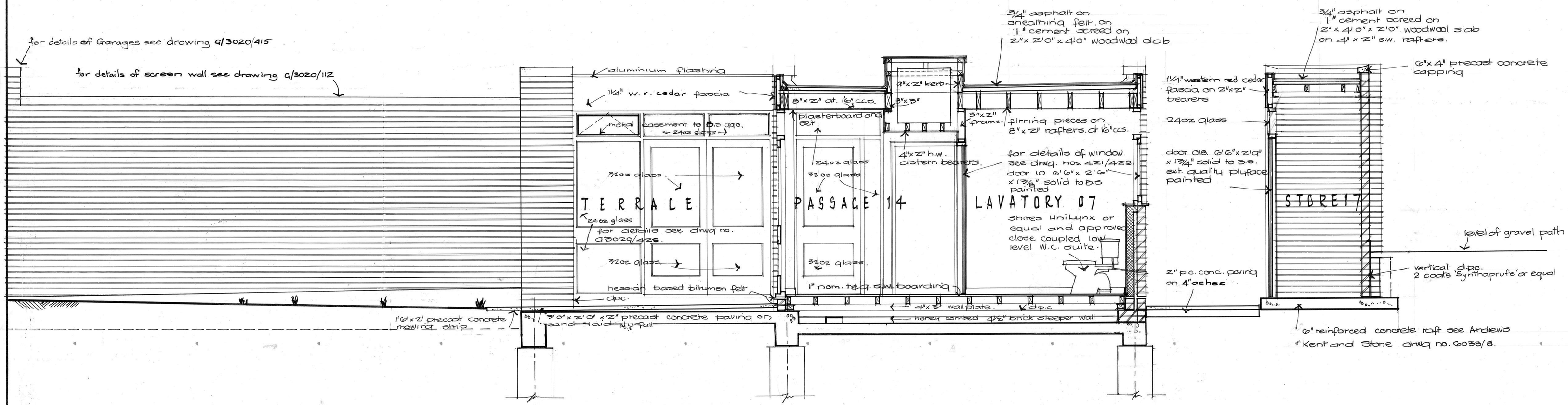
From a structural perspective, there is no reason why the existing standing structure cannot be retained. It remains in a condition capable of safely supporting both vertical and lateral loadings.

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

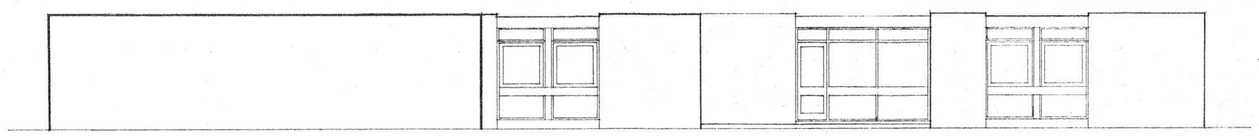
Drawn: JEB Checked: RJM

Job: GARNETT COLLEGE ROEHAMPTON
MOUNT CLARE HOUSE SITE

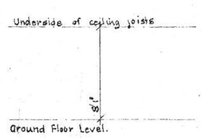
Title: PRINCIPAL'S RESIDENCE SECTIONS (2)

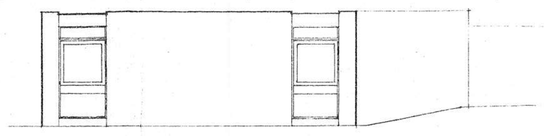
Scale: ½" to 1'0" Date 11·3·61

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

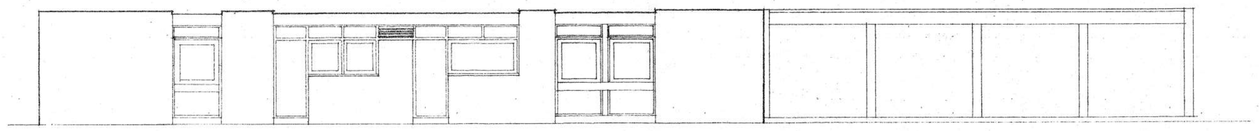


SOUTH ELEVATION

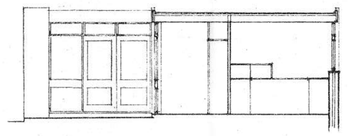




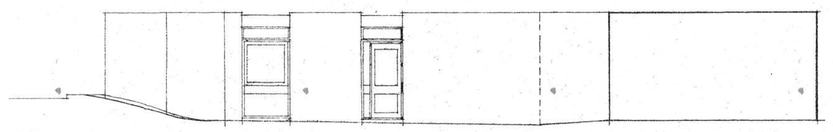
EAST ELEVATION



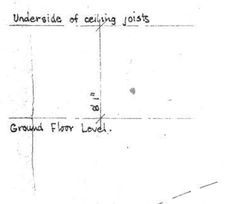
NORTH ELEVATION (stores removed)

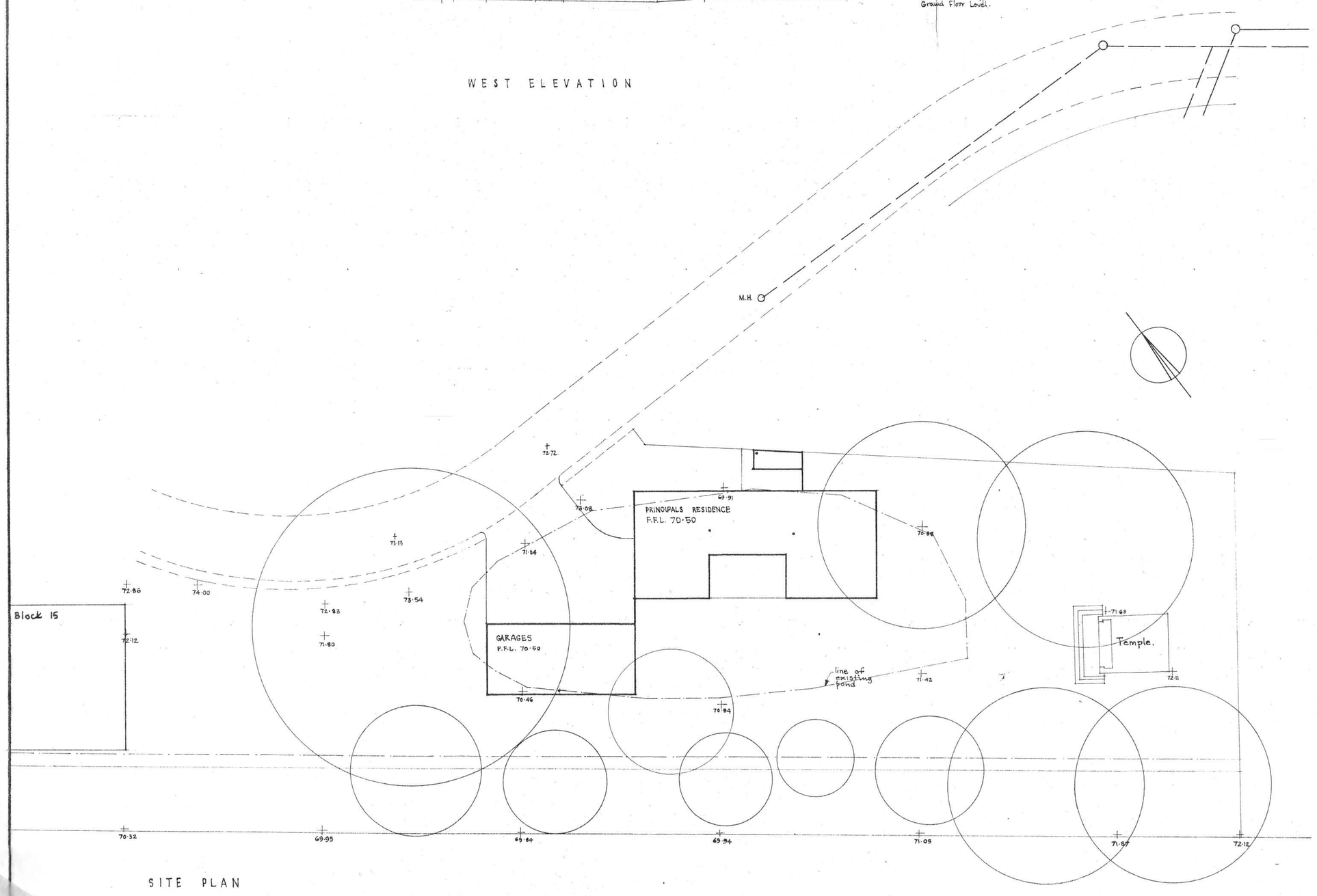


SECTION A-A

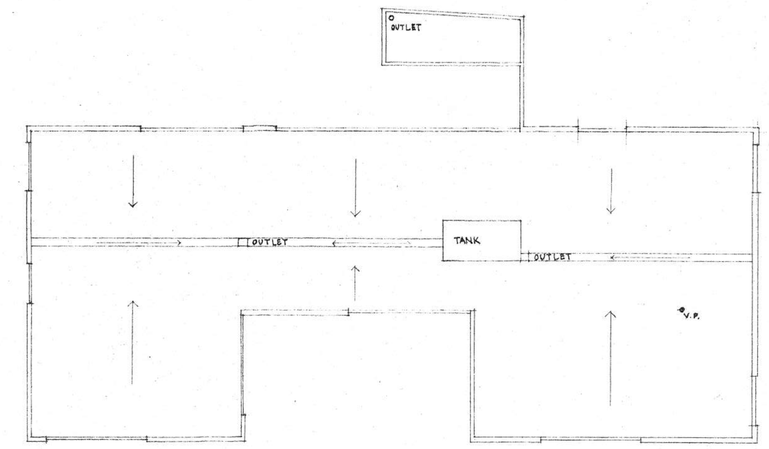


WEST ELEVATION

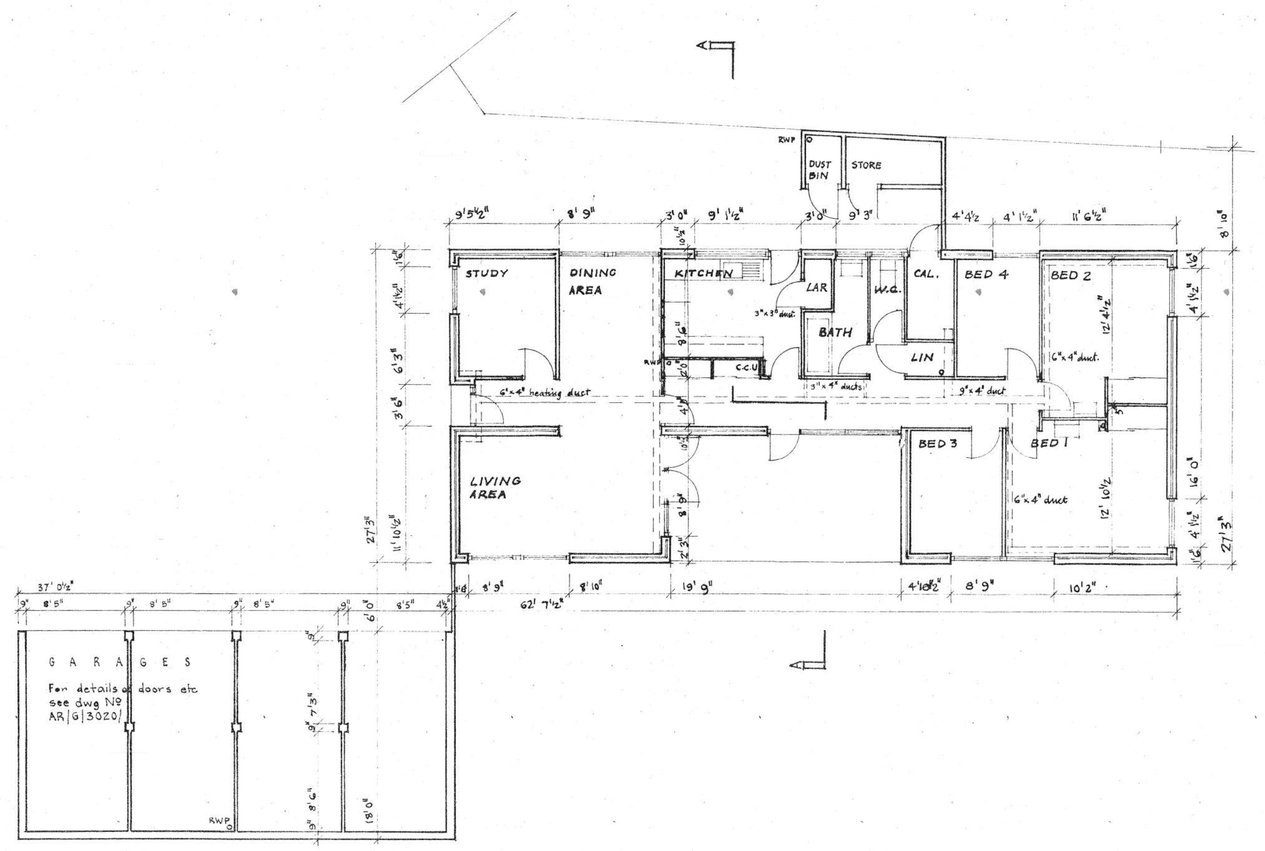




SITE PLAN



ROOF PLAN



NOTES

REVISIONS

No	Date

RT/C/069

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

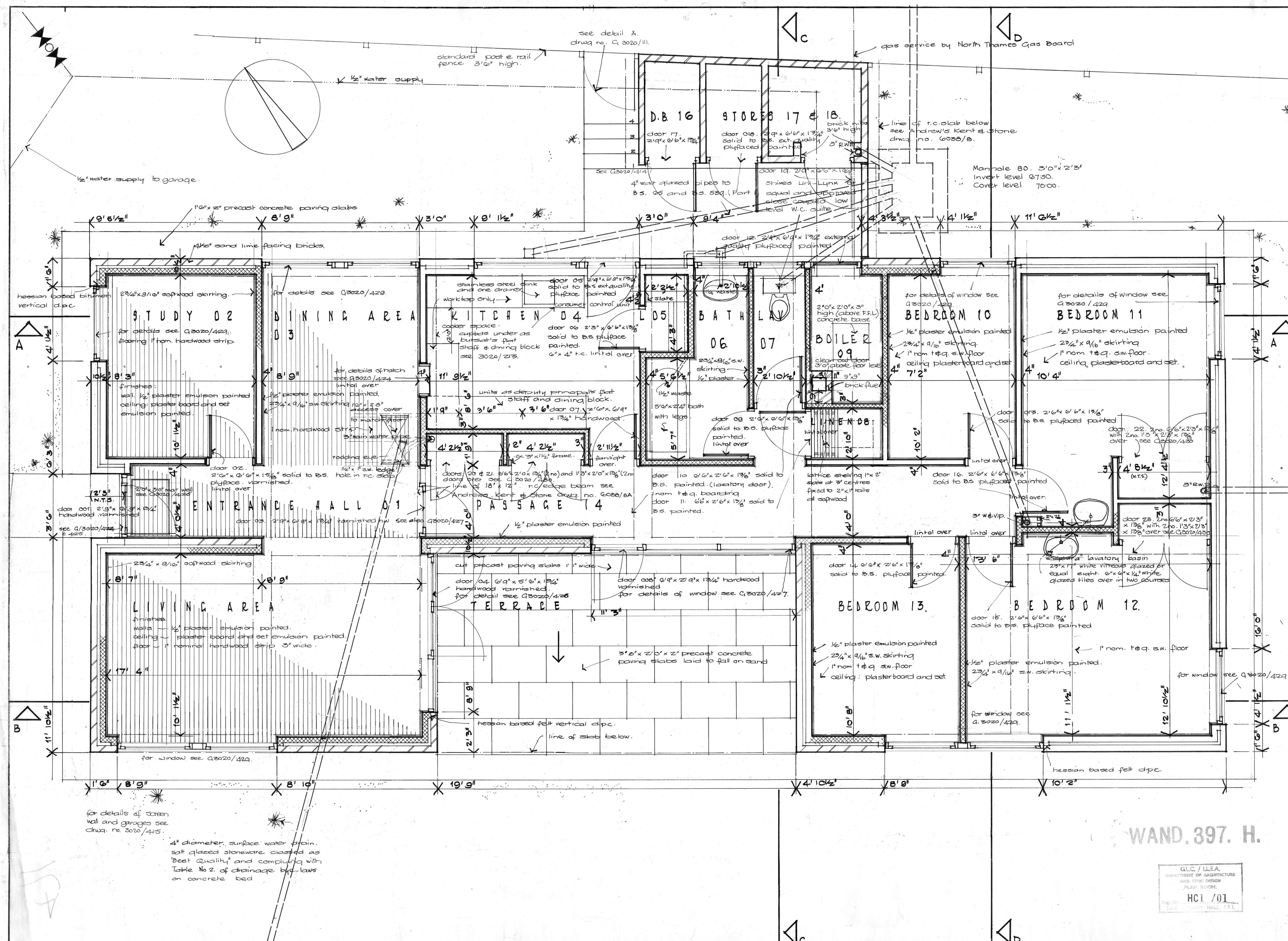
Architect to the Council

Drawn: AN Checked:

Job
BARNETT CRESCENT
HOLCHAMPTON

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. NG/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. A	21.7.61.	Store 18 and door 19 added. Stores generally revised.
7. B	19.9.61	Heating revised.

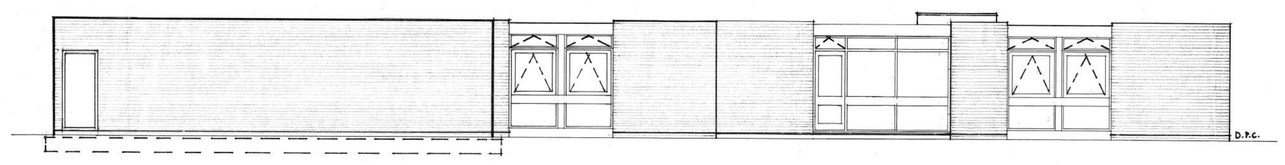
LONDON COUNTY COUNCIL
ARCHITECT'S DEPARTMENT
GENERAL DIVISION
Waterloo 5000 Extension: 8416.

Architect to the Council
Drawn John Barry Checked: AN

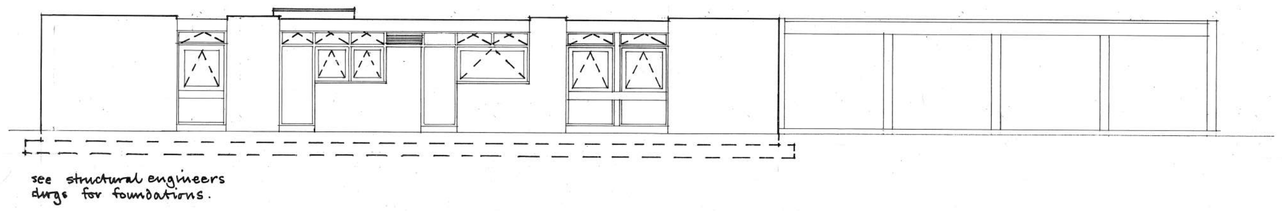
Job: GARNETT COLLEGE ROEHAMPTON
MOUNT CLARE HOUSE SITE

Title: PRINCIPAL'S RESIDENCE PLAN

Scale	⅛" = 1'0"	Date	15. 3. 61
Div. G	Job No. 3020	Drwg. No. 411	Rev. B

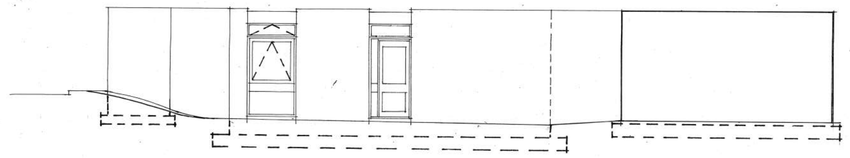


SOUTH ELEVATION

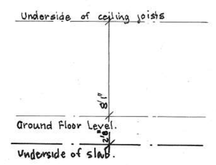


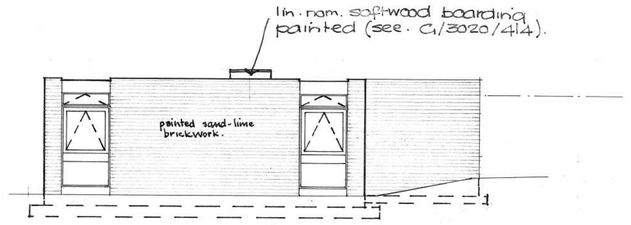
see structural engineers
dwgs for foundations.

NORTH ELEVATION (stores removed)

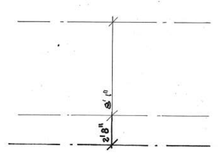


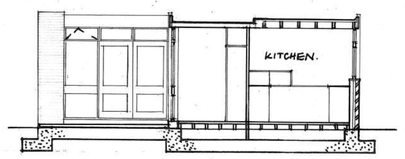
WEST ELEVATION





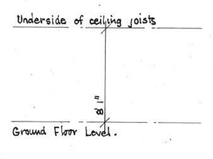
EAST ELEVATION

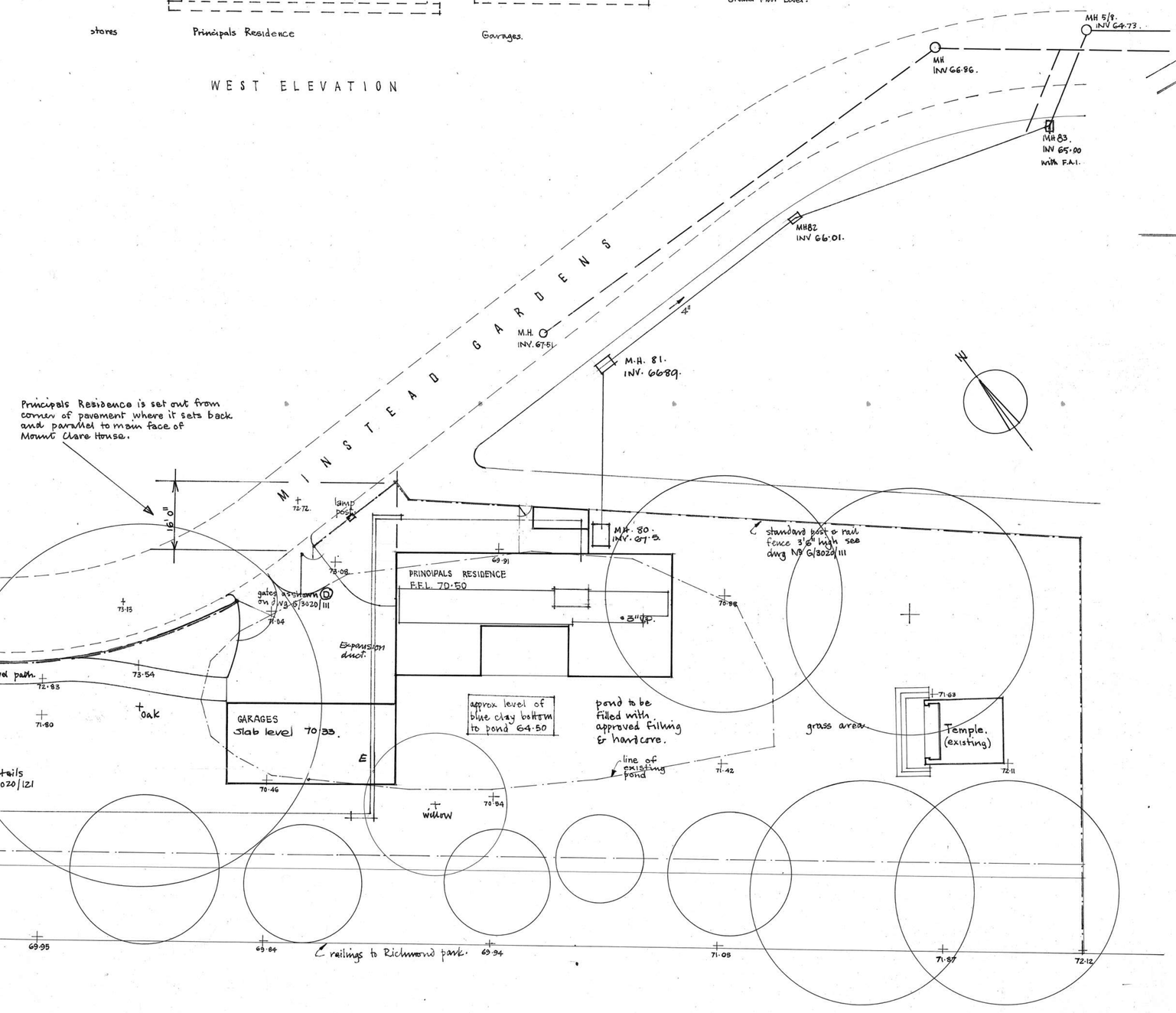




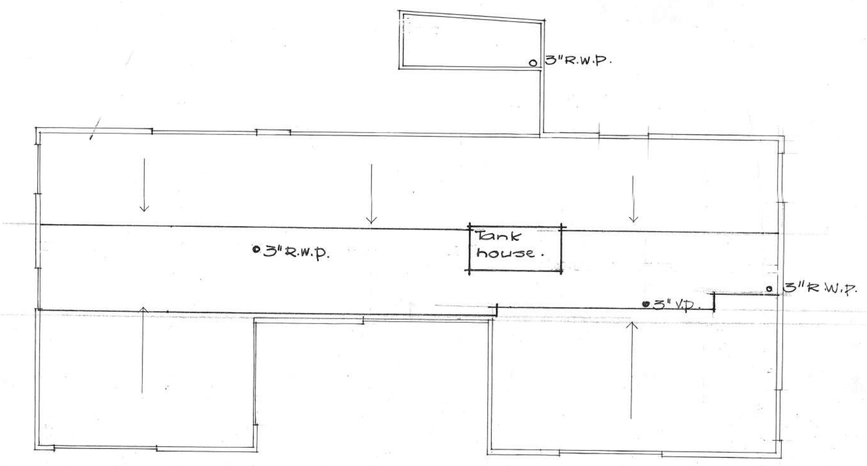
SECTION A-A

ROOF CONSTRUCTION
8"x2" joists firred to falls.
2" woodwool slab.
sheathing felt & ½" asphalt

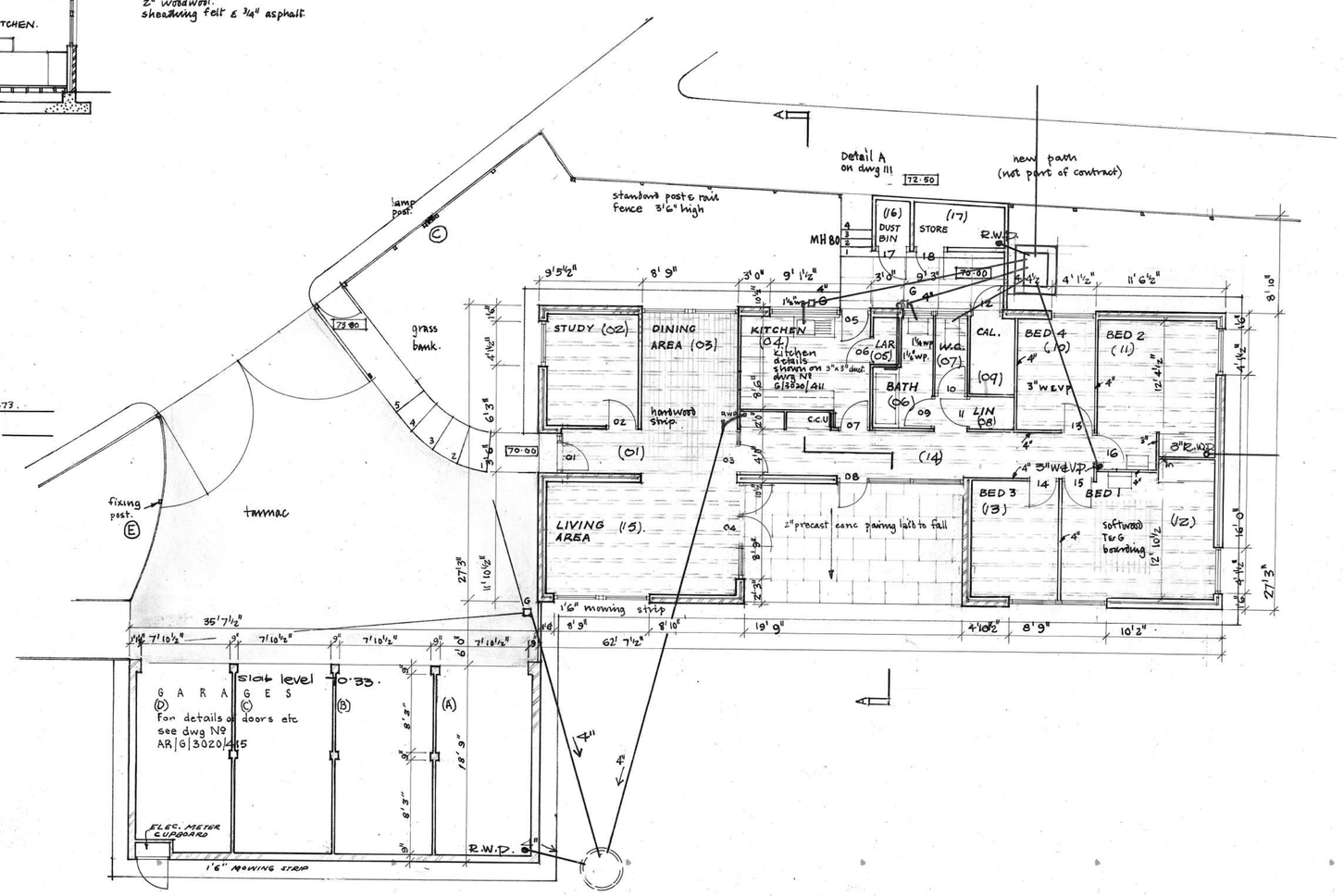


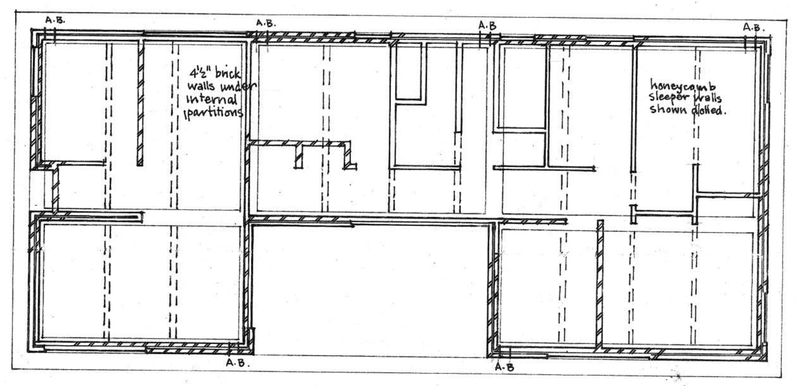


SITE PLAN



ROOF PLAN





PLAN BELOW PLATE LEVEL

NOTES

- $\frac{+71.42}{}$ denotes existing levels.
- $\frac{70.88}{}$ denotes new levels.
- G denotes trapped gulley
- Windows:
  To Dining area) all as
  Study) Hosted
  Living area) 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. C/3020/111.
½" sections and [illegible] 411/412 & 413
½" roof plan. C/3020/414
Garages C/3020/415
Kitchen window. C/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.
2.	27/4	2"x 2" diagonal bracing to tank house omitted.
3.	27/4	1¼" hardwood cladding to tank house omitted and 1 nom. softwood boarding added. softwood to be painted.
4.	27/4	9" x 2" kerb omitted and 12" x 2" added to tank – house.
5.	27/4	layout of rafters over dust bin revised.
6.	27/4	position of R.W.P to store area revised.
7.	27/4	position of vent-pipe revised.
8.	27/4	Position of R.W.P. to eastern area of roof revised.
9.	27/4	8"x 2" rafters over passage omitted and 4" x 2" rafters added and extended over areas adjacent to passage.
10.	27/4	layout of rafters over bedroom 3 revised.
11.	27/4	rafters at 16" centres instead of at 18" centres
12.	1/5	drainage revised
13.	1/5	Store and garage levels revised
14.	1/5	fanlights to doors 01/05 and 04 omitted.

REV A

RT/C/067

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

Architect to the Council
Drawn: AN Checked: AN

Job: GARNETT COLLEGE ROEHAMPTON
MOUNT CLARE HOUSE SITE

Title: PRINCIPALS RESIDENCE AND GARAGES GENERAL ARRANGMENT

Scale 1/8" & 1/16" – 1'0" Date: November 1960

Div.	Job No.	Drwg. No.	Rev.
G	3020	401	A