

switch adjacent to Flat 2 front door is not working and the switch internally at the front door works the front hall light only. [Light outside Flat 2 not working]

4. Flat 2 is in basic a clean / tidy condition.
5. By overall visual inspection, the walls and ceiling are in good condition with no obvious damage or cracks etc.
6. Flat 2 is a basic rectangle, the original chimney and adjacent brick cross wall were removed as per the planning application stated above – the chimney stack and cross wall also being removed on both first and second floor, and floors / ceilings made good.
7. From rear view externally, the chimney stack has basically been removed. There is a shallow boxing approx. 480mm wide across the ceiling of Flat 2 below the line where chimney was removed, would assume this is supporting timber for floor load only of the 1st floor therefore nominal structural loading.
8. The walls around the Flat have been plasterboard lined – some dot and dab and others being timber stud partitions. Some insulation may have been included on external wall.
9. All the 'new' internal walls are 100mm timber stud partitions with plasterboard and skim coat – the planning drawings show this relating to ALL walls within the 'shell' of the flat.
10. There is also a shallow step on the bathroom side of the old chimney breast wall – full width of the building, [there was a step up into the original rear room].

Alterations

11. Alterations were carried out by Gecko Home Improvements Ltd in approx. May 2010 to amend the one bedroom flat to a studio flat, creating a much larger open area by removing the cramped feel of two small separate rooms.
12. The work involved putting a replacement 'L' shaped Kitchen adjacent to the Bathroom and external walls and removing the Bedroom plaster board lined timber stud partition walls and making good to affected walls and ceiling plus new similar floor covering to previous. In this respect, it should be noted that bedroom cross wall removed [parallel to chimney breast wall] was approx. 750mm the Bathroom side of the old chimney breast and not under it.

Chimney Breast Removal

13. It is evident that the Chimney Breast was removed as part of the 1985 conversion works.