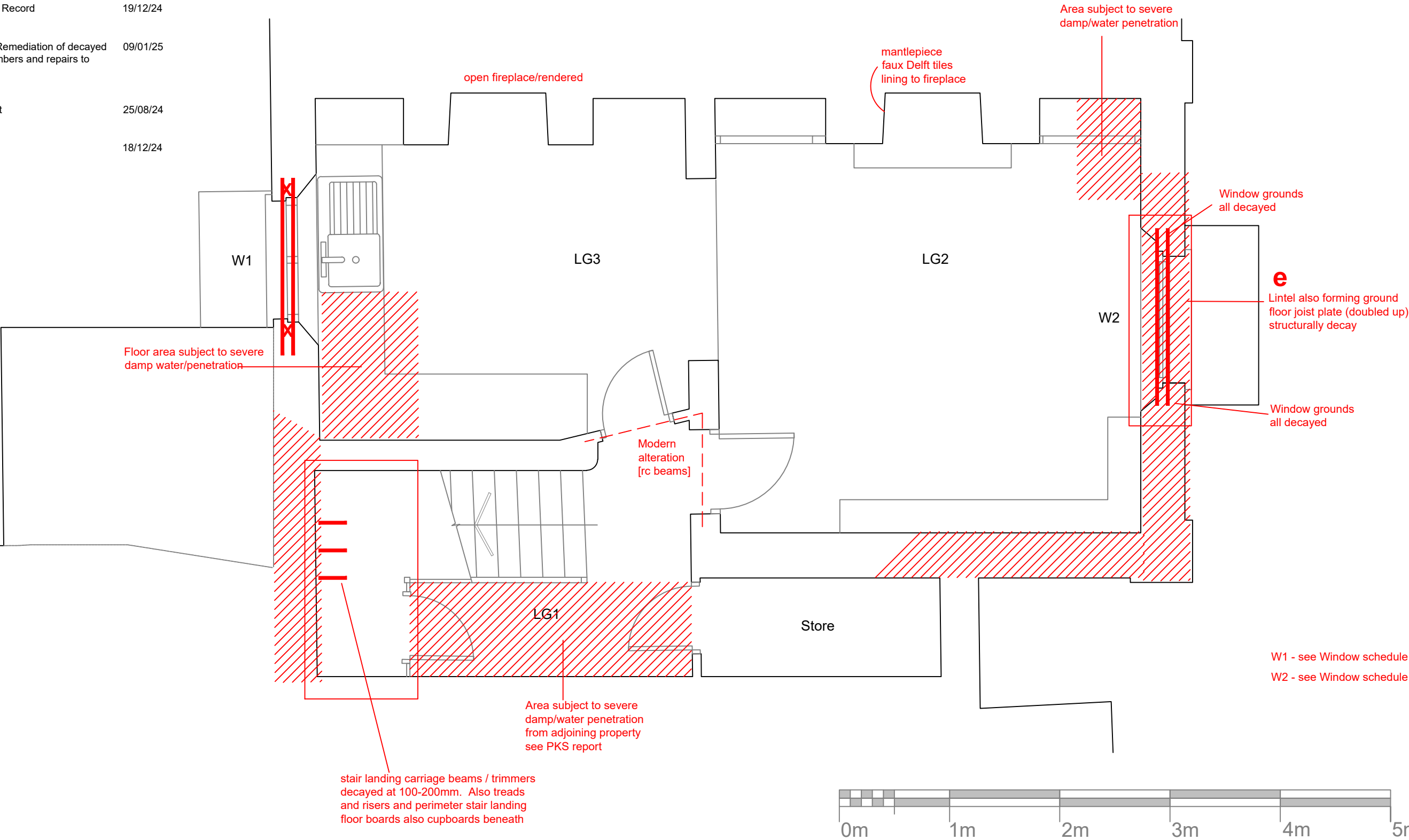


Proposals to be read with reference to
The following documents and drawings:

- Dry Rot and Timber Investigation and Methodology Statement [Hunter & Rostrun - H&R] 18/11/24
- Level 2 Historic Building Record [H&R] 19/12/24
- Heritage Statement for Remediation of decayed and Dry Rot infested Timbers and repairs to Exterior [H&R] 09/01/25
- Structural Survey Report [Bailiss & Co] 25/08/24
- Initial Condition Survey [H&R] 18/12/24

Drawings based on
Hutton & Rostron
Dry Rot / Survey Report



37 North Road, N6 - Lower Ground Floor
Timber and Damp Condition Investigation

Drawings as Existing

Ceilings:
LG3 - plasterboard
LG2 - plasterboard
part lathe & plaster
LG1 - plasterboard

Existing walls:
Cementitious wall plaster
Sirapite finish throughout
LGF

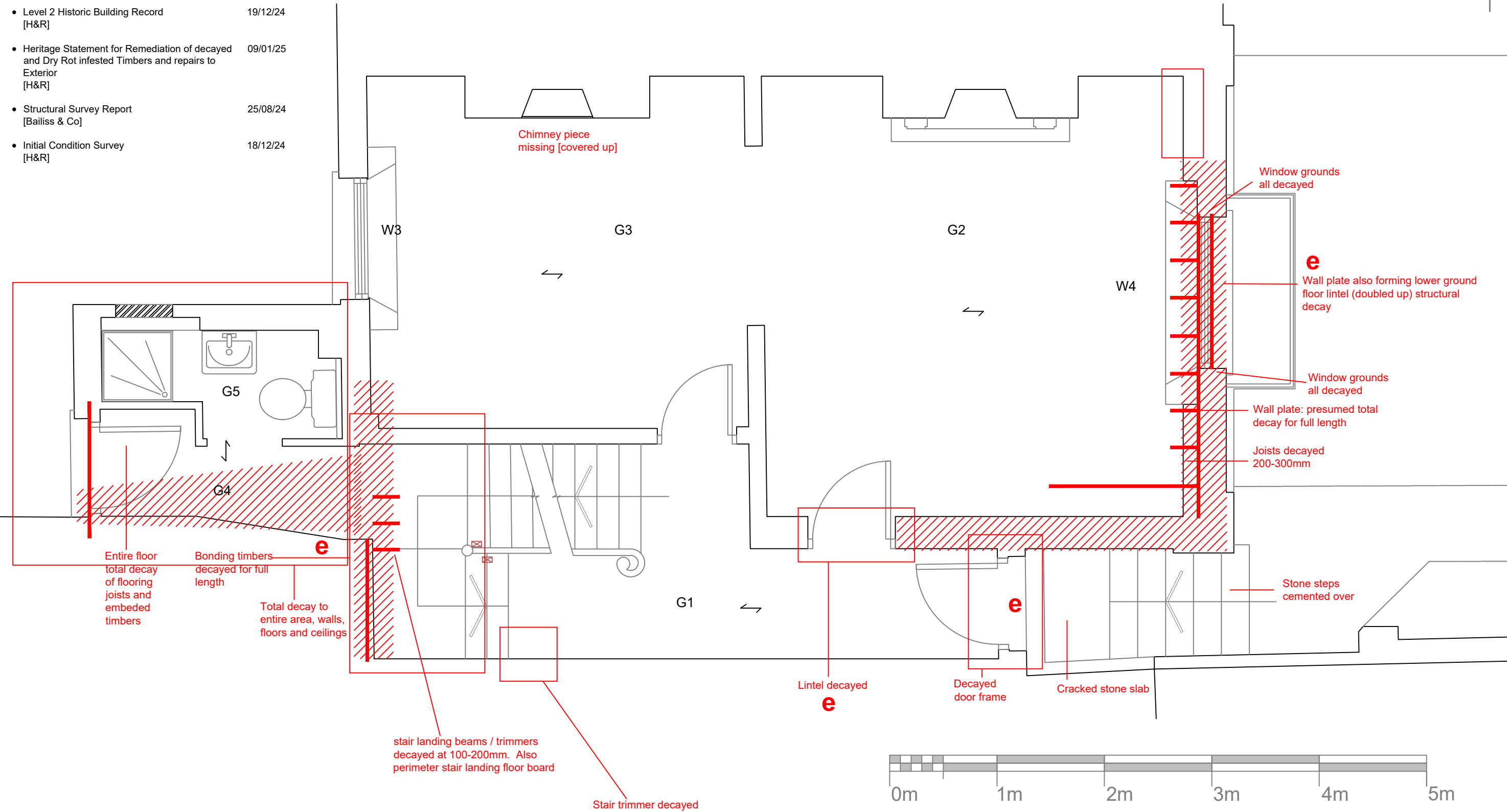
LGF composition
concrete [screed 50-70mm]
Asphalt and vinyl tiles finish
[see Initial Condition Survey
H&R]

- Key:**
- e** Structural engineer comment/proposal
 - Area subject to dry rot infection (*Serpula lacrymans*) / timber decay
 - Structurally decayed timber element
 - Decayed bearing end of lintel / joist or beam
 - Joist direction
 - Area subject to total decay

Proposals to be read with reference to
The following documents and drawings:

- Dry Rot and Timber Investigation and Methodology Statement [Hunter & Rostrun - H&R] 18/11/24
- Level 2 Historic Building Record [H&R] 19/12/24
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Drawings based on
Hutton & Rostron
Dry Rot / Survey Report



37 North Road, N6 - Ground Floor
Timber and Damp Condition Investigation
Drawings as Existing

Ceilings:
G1, G2, G3 - lathe & plaster

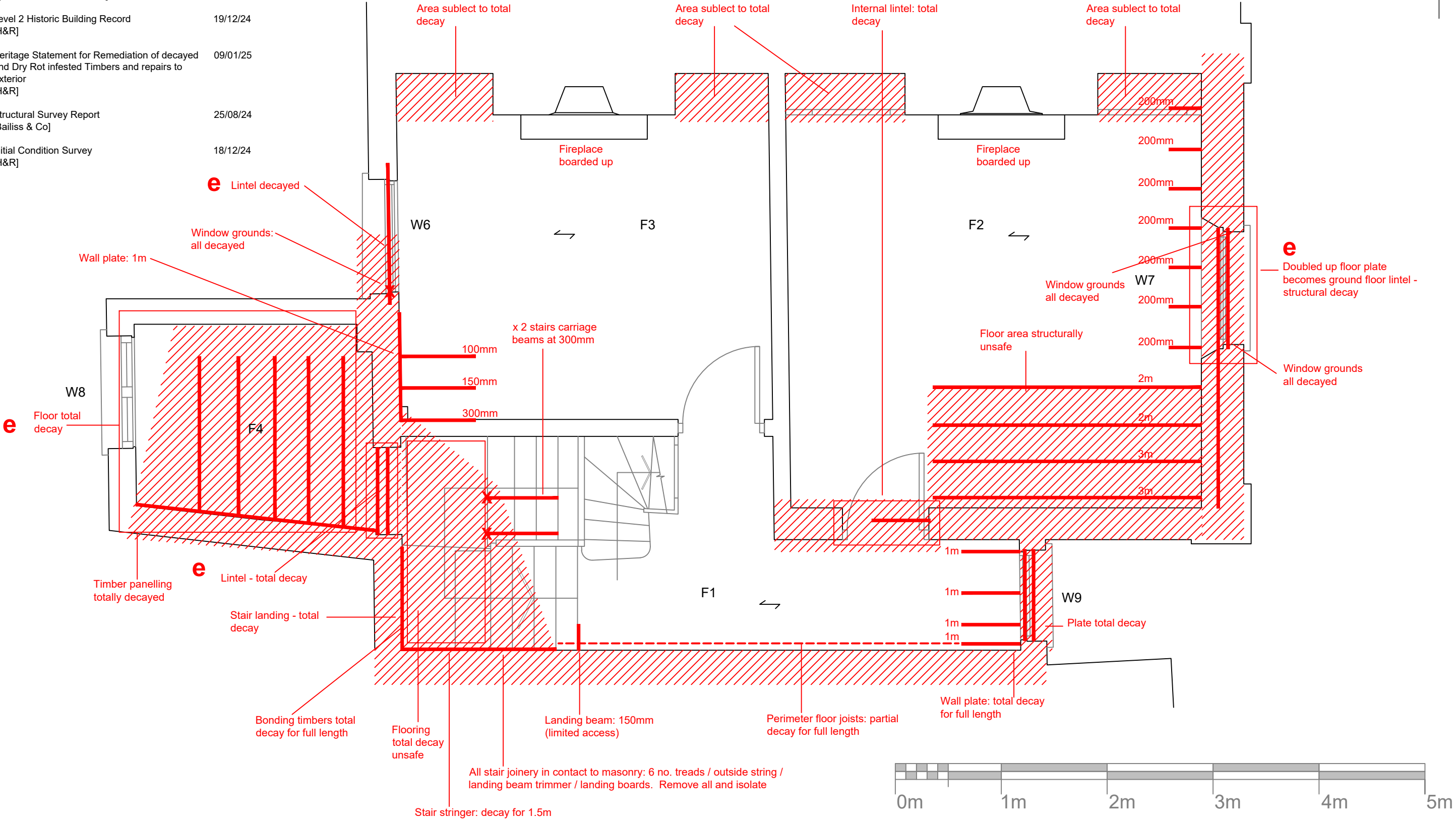
Existing walls:
G4, G5 - plasterboard
Stud walls - lathe & plaster
On brickwork - lime plaster

- Key:**
- e** Structural engineer comment/proposal
 - Area subject to dry rot infection (*Serpula lacrymans*) / timber decay
 - Structurally decayed timber element
 - Decayed bearing end of lintel / joist or beam
 - Joist direction
 - Area subject to total decay

Proposals to be read with reference to
The following documents and drawings:

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- Level 2 Historic Building Record [H&R] 19/12/24
- Heritage Statement for Remediation of decayed and Dry Rot infested Timbers and repairs to Exterior [H&R] 09/01/25
- Structural Survey Report [Bailiss & Co] 25/08/24
- Initial Condition Survey [H&R] 18/12/24

Drawings based on
Hutton & Rostron
Dry Rot / Survey Report



37 North Road, N6 - First Floor
Timber and Damp Condition Investigation

Drawings as Existing

Ceilings:
F1, F2, F3 - lathe & plaster

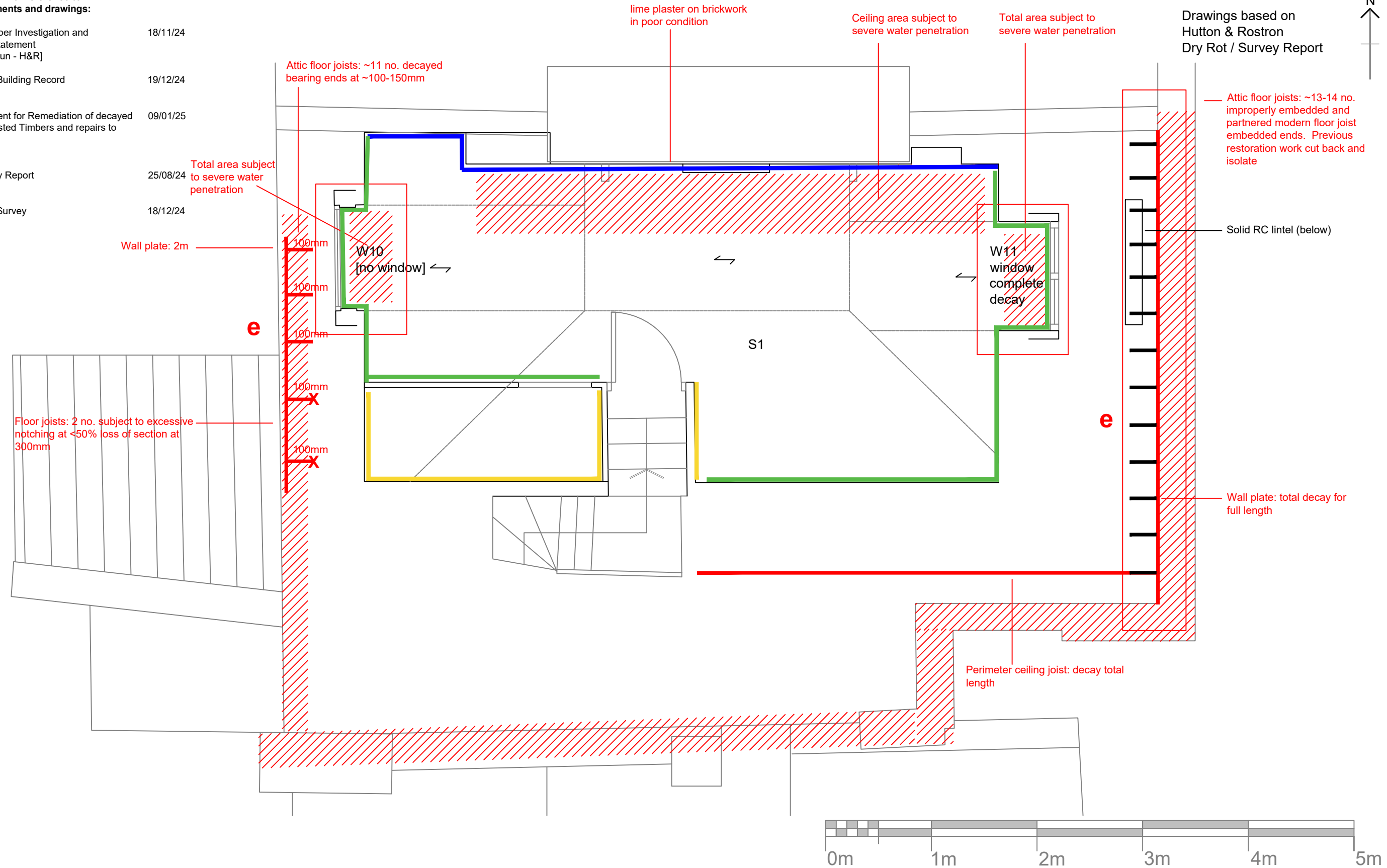
Existing walls:
F4 - plasterboard
Stud walls - lathe & plaster
On brickwork - lime plaster

- Key:**
- e** Structural engineer comment/proposal
 - Area subject to dry rot infection (*Serpula lacrymans*) / timber decay
 - Structurally decayed timber element
 - Decayed bearing end of lintel / joist or beam
 - Joist direction
 - Area subject to total decay

Proposals to be read with reference to
The following documents and drawings:

- Dry Rot and Timber Investigation and Methodology Statement [Hunter & Rostrun - H&R] 18/11/24
- Level 2 Historic Building Record [H&R] 19/12/24
- Heritage Statement for Remediation of decayed and Dry Rot infested Timbers and repairs to Exterior [H&R] 09/01/25
- Structural Survey Report [Bailliss & Co] 25/08/24
- Initial Condition Survey [H&R] 18/12/24

Drawings based on
Hutton & Rostron
Dry Rot / Survey Report



37 North Road, N6 - 2nd Floor
Timber and Damp Condition Investigation

Drawings as Existing

Ceilings:
S1 - lathe & plaster partial
ceiling collapse

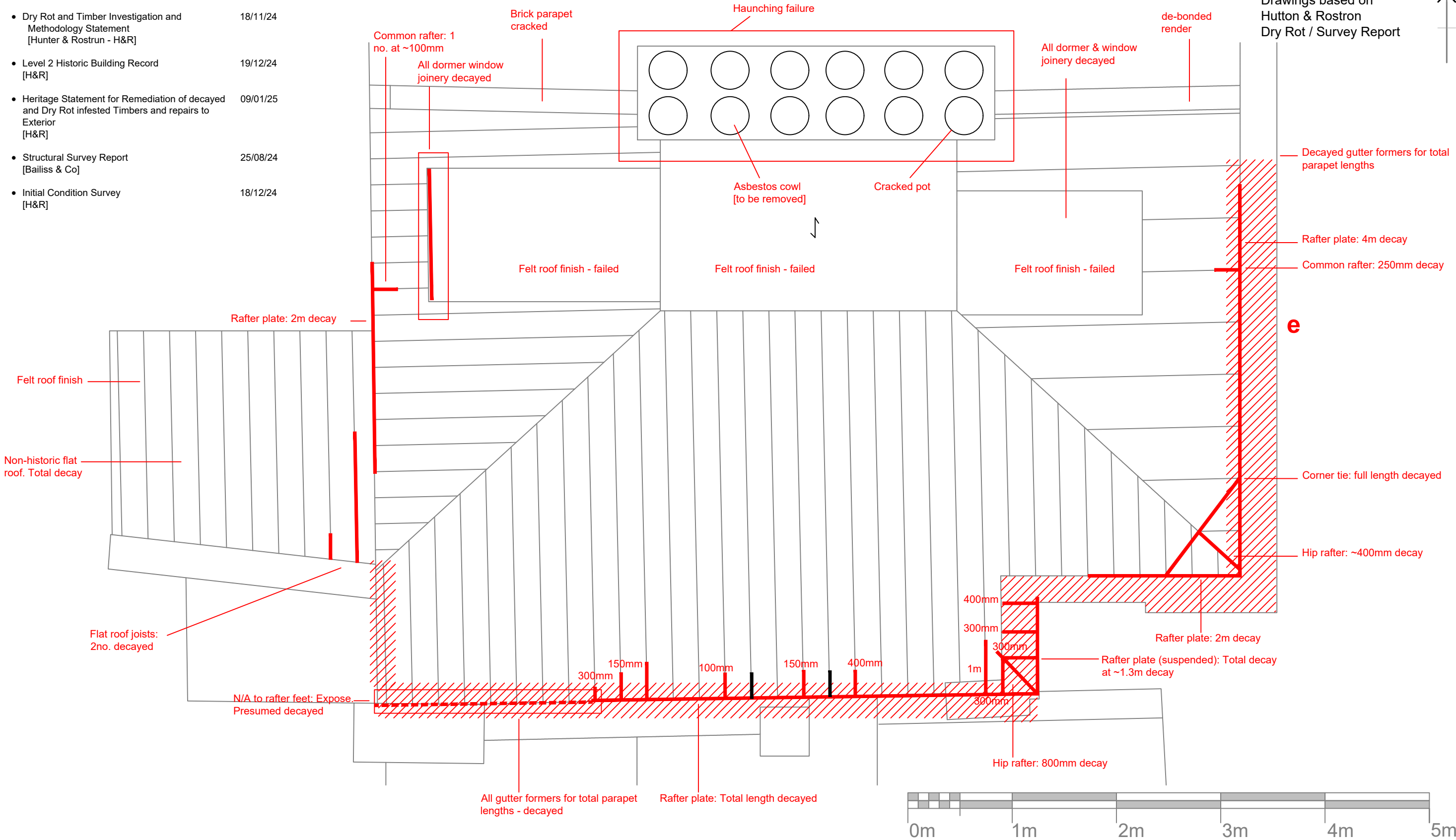
- Existing walls:
- Studwork - lathe & plaster poor condition
 - On brickwork - lime plaster
 - T&G boarding

- Key:**
- e** Structural engineer comment/proposal
 - /// Area subject to dry rot infection (*Serpula lacrymans*) / timber decay
 - Structurally decayed timber element
 - x Decayed bearing end of lintel / joist or beam
 - ↔ Joist direction
 - Area subject to total decay

Proposals to be read with reference to
The following documents and drawings:

- Dry Rot and Timber Investigation and Methodology Statement [Hunter & Rostrun - H&R] 18/11/24
- Level 2 Historic Building Record [H&R] 19/12/24
- Heritage Statement for Remediation of decayed and Dry Rot infested Timbers and repairs to Exterior [H&R] 09/01/25
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- Initial Condition Survey [H&R] 18/12/24

Drawings based on
Hutton & Rostron
Dry Rot / Survey Report



37 North Road, N6 - Roof
Timber and Damp Condition Investigation

Drawings as Existing

ROOF:
Slopes - Spanish slates [poor quality modern]
generally failed
Flashings - lead generally failed part replaced with
flashband in many places
Valleys - lead [failed - incl gutter board]
Gutters - pvc

- Key:**
- e** Structural engineer comment/proposal
 - Area subject to dry rot infection (*Serpula lacrymans*) / timber decay
 - Structurally decayed timber element
 - Decayed bearing end of lintel / joist or beam
 - Joist direction