

37 North Road, N6: Interim visit to review initial stabilisation repairs

Site note 2 for 26 February 2026, job no. 162-58

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Distribution:

Mr Douglas Paskin

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1 INTRODUCTION

1.1 AUTHORITY AND REFERENCES

H+R carried out a site visit to 37 North Road, London, N6 on 26 February 2026 in accordance with instructions from Mr Douglas Paskin. Drawings provided by the client were used for the identification of structures. For the purpose of orientation in this report, the building was taken as facing east

1.2 AIM

The aim of this survey was to review progress to date on the property refurbishment, specifically the initial stabilisation works which were necessary to arrest the severe decay issues which had led to the property being placed on the heritage at risk register. Snagging advice is provided where additional works may be needed to mitigate residual risks as well as for completion of the final refurbishment scheme

2.1 H+R STAFF ON SITE

Tim Jordan

2.2 PERSONNEL CONTACTED

Mr Douglas Paskin

For limitations that apply to this site note please see section 5

3 OBSERVATIONS AND RECOMMENDATIONS

3.1 SUMMARY

The works to date were deemed to have been successful in stabilising the property from the effects of dry rot infection and decay which had previously threatened almost total collapse/loss of the internal timber structure of the building. In accordance with H+R report recommendations issued in November 2024, internal timber structures have been repaired and isolated from potential future effects of latent fungus (which in any case will remain within the brickwork). External envelope repairs (roofing and facades) were nearing completion

3.2 SPECIFIC ACTION POINTS

- 1 *Asbestos chimney pot cowl to be removed under controlled conditions*
- 2 *Damaged historic chimney pot to be replaced (I will track down a company I have come across before)*
- 3 *Lead flashing chases need to be sealed around the roof perimeter*
- 4 *Front gutter ledge pending upstand and cornice flashing in lead*
- 5 *110mm dia. roof drainage pipework recommended in cast iron*
- 6 *Pitch vents (2no) recommend to be removed and slated whilst installing roof maintenance access window*
- 7 *Recommended roof build-up will be insulation between and under rafters, leaving 50mm gap below slate membrane, and providing VCL below insulation before plastering. The roof shape is complex so the VCL needs to be very carefully installed and verified before plastering starts*
- 8 *Render and paint pending at rear elevation, cracked sill to be repaired*
- 9 *Lead flashing suggested for first floor window sill (south-east) or use of a stone element*
- 10 *Ivy roots to be burnt off and bricks cleaned at frontage (suggest Rockman provide a trial panel first)*
- 11 *Minor render repairs prior to painting at high level frontage*
- 12 *Areas of render replacement needed for frontage low level (flank wall beside entrance and following proposed lightwell alterations)*
- 13 *Balcony balustrade to be restored, metal feet to be set into wall and stone ledge using lead caulking within dovetailed masonry pockets*
- 14 *There is a tie beam in the roof structure over the stairwell which H+R suggest is provided with a restraint connection to the brickwork of the rear wall*
- 15 *Fireplaces at all (4no) floor levels are recommended to remain open to provide trickle ventilation of interiors. Intumescent baffle grilles can be fitted into the base of flues to moderate airflow volume*
- 16 *Ensure all window and door frames are repaired and isolated from brick reveals using strips of DPM. External mortar weatherseals can be completed once frames are back in-situ*
- 17 *All staircase landings to be reinstated with DPM isolation from brickwork*

- 18 *It was unclear whether 3no. recommended joist repairs has been made at south-west corner of first floor rear room; this should be exposed and checked (or verified by the builder)*

4 H+R WORK ON SITE

- 4.1** H+R inspected all structural timbers by deep drilling and probing, as necessary, so as to determine their decay state and deep moisture content
- 4.2** H+R inspected the structure for defects liable to allow water penetration before and after refurbishment

5 LIMITATIONS

5.1 GENERAL

This survey was confined to the accessible structures. Only where described herein, concealed materials and cavities have been investigated by the use of high-powered fibre optics. The condition of concealed materials may be deduced from the general condition and moisture content of the adjacent structure. Only demolition or exposure work can enable the condition of materials to be determined with certainty, and this destroys what it is intended to preserve. Specialist investigative techniques are therefore employed as aids to the surveyor. No such technique can be 100 per cent reliable, but their use allows deductions to be made about the most probable condition of materials at the time of examination. Structures were not examined in detail except as described in this report, and no liability can be accepted for defects that may exist in other parts of the building. We have not inspected any parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect or in the event that such part of the property is not free from defect it will not contaminate and/or affect any other part of the property. Investigation of moisture distribution has been made only where applicable and to the extent described herein

5.2 CDM

The sample remedial details and other recommendations in this report are included to advise and inform the design team appointed by the client. The contents of this report do not imply the adoption of the role of Principal Designer by H+R for the purposes of the Construction (Design and Management) (CDM) Regulations 2015

5.3 BUILDING SAFETY ACT AND BUILDING REGULATIONS

H+R should not be considered as a designer under the Building Safety Act 2022 or the Building Regulations as amended. The client and design team should ensure that appropriate arrangements have been made where the Building Regulations apply and that the appropriate duty holders are in place and applications are made for Building Regulations approval

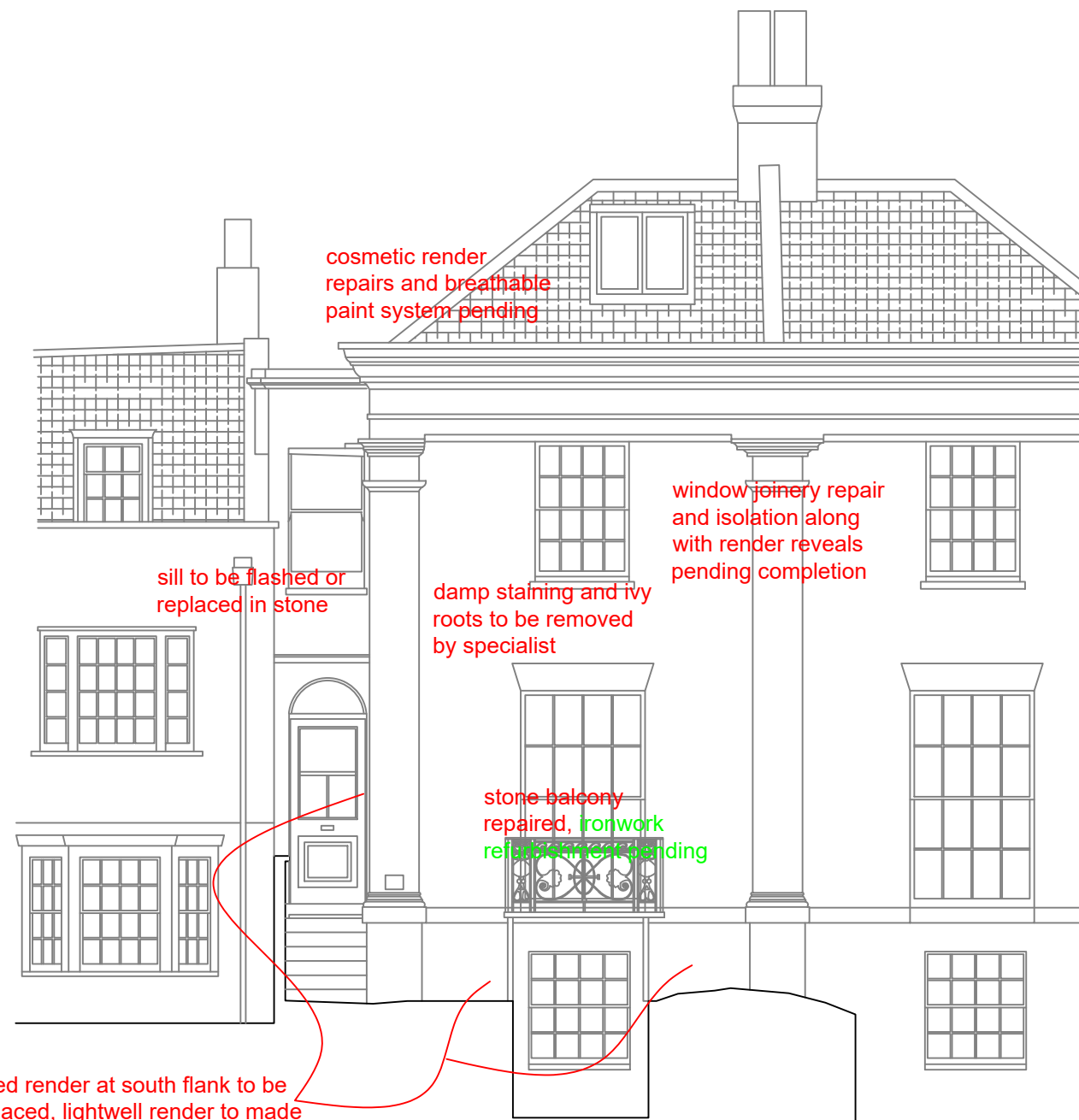
5.4 FIRE SAFETY

H+R have not carried out any risk assessments, surveys, investigations or analysis of fire safety risk, including compartmentation and structural fire performance of materials. It is recommended that the client and design team seek the guidance of appropriately qualified fire engineers or fire risk assessors as applicable

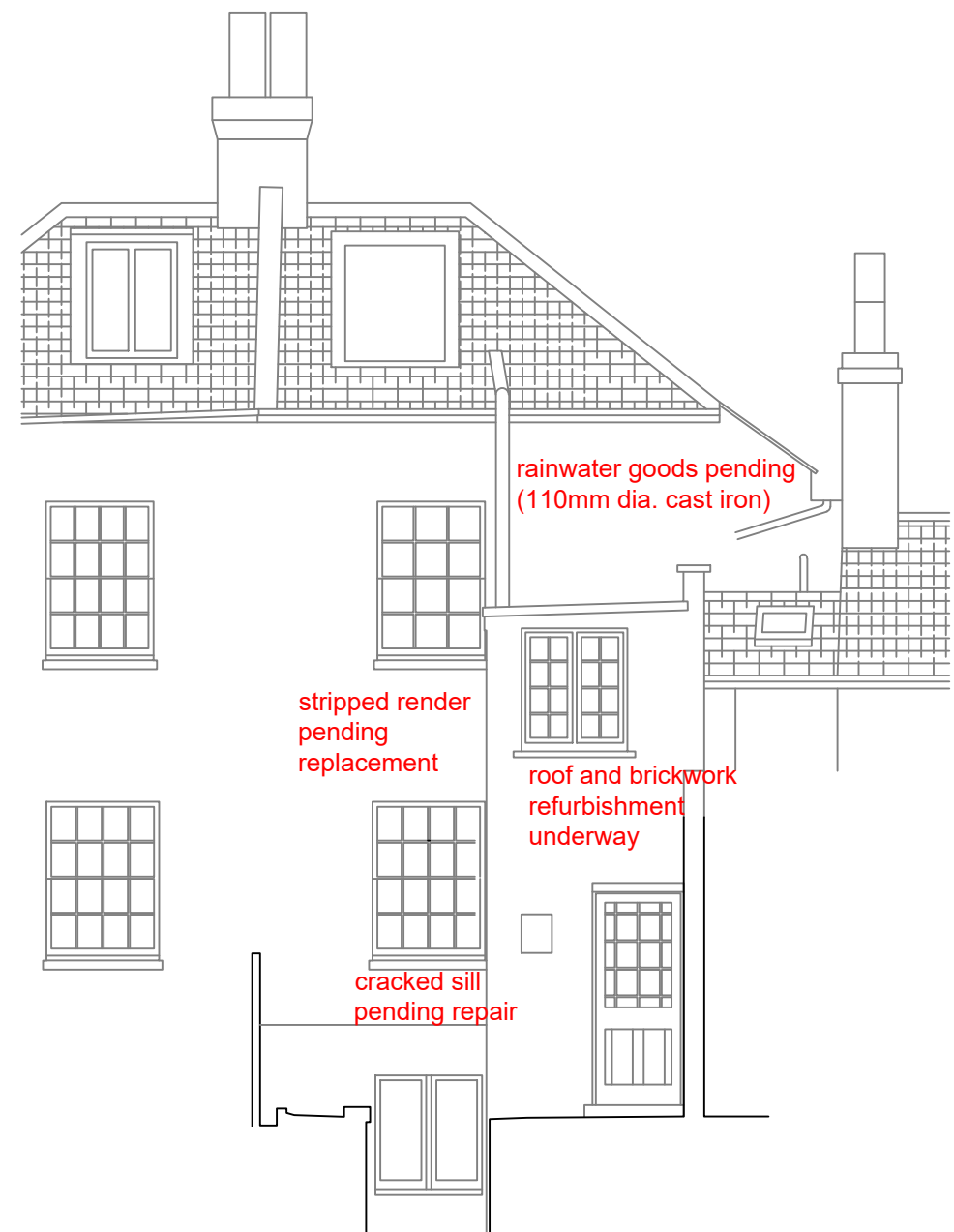
5.5 PLANNING PERMISSION AND LISTED BUILDING CONSENT

Listed buildings have statutory protection and works or alterations that may include fabric removal, some repairs, extension and demolition will require listed building consent. It is the responsibility of the client to ensure listed building consent is obtained where this is necessary

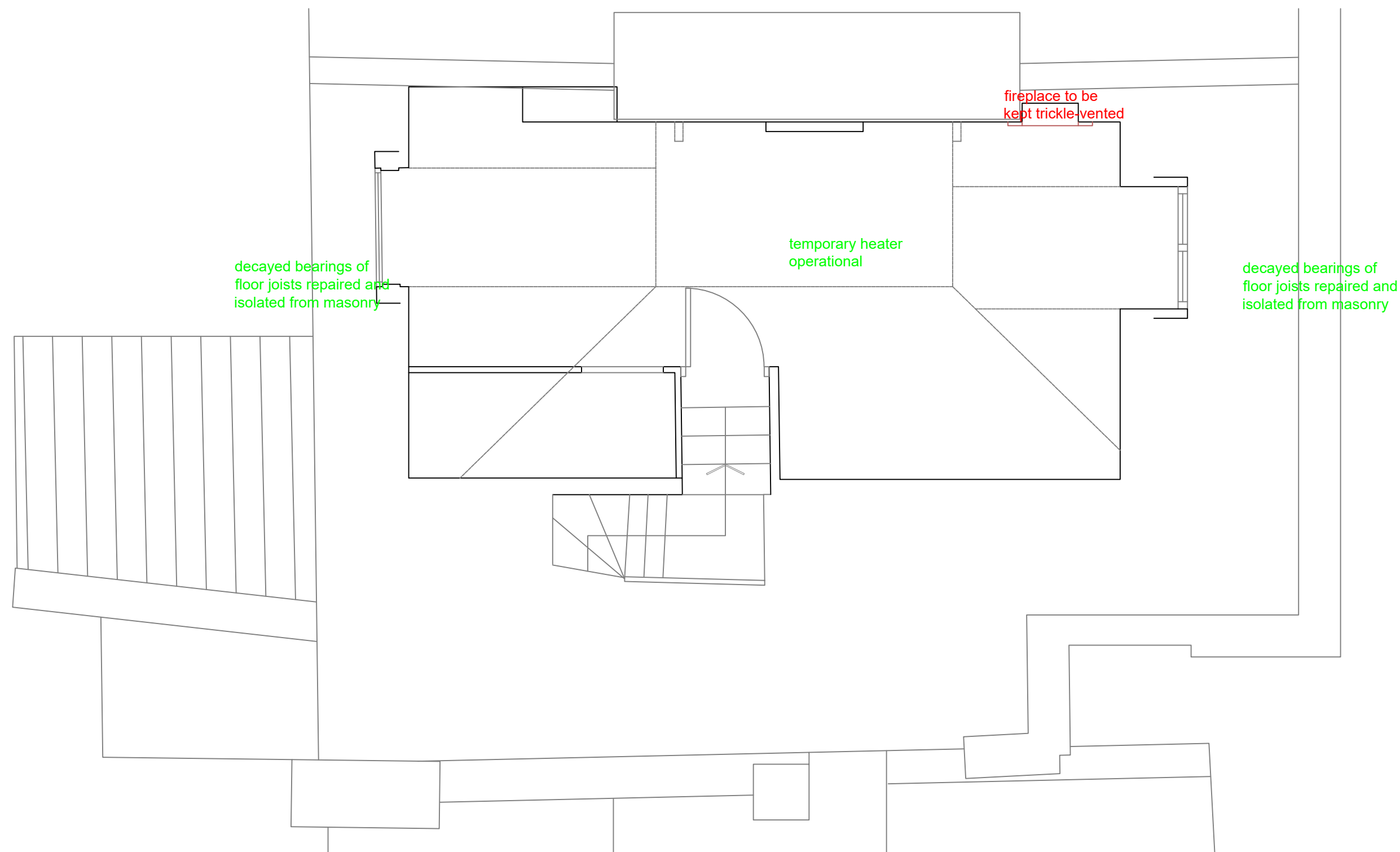
Attachment A

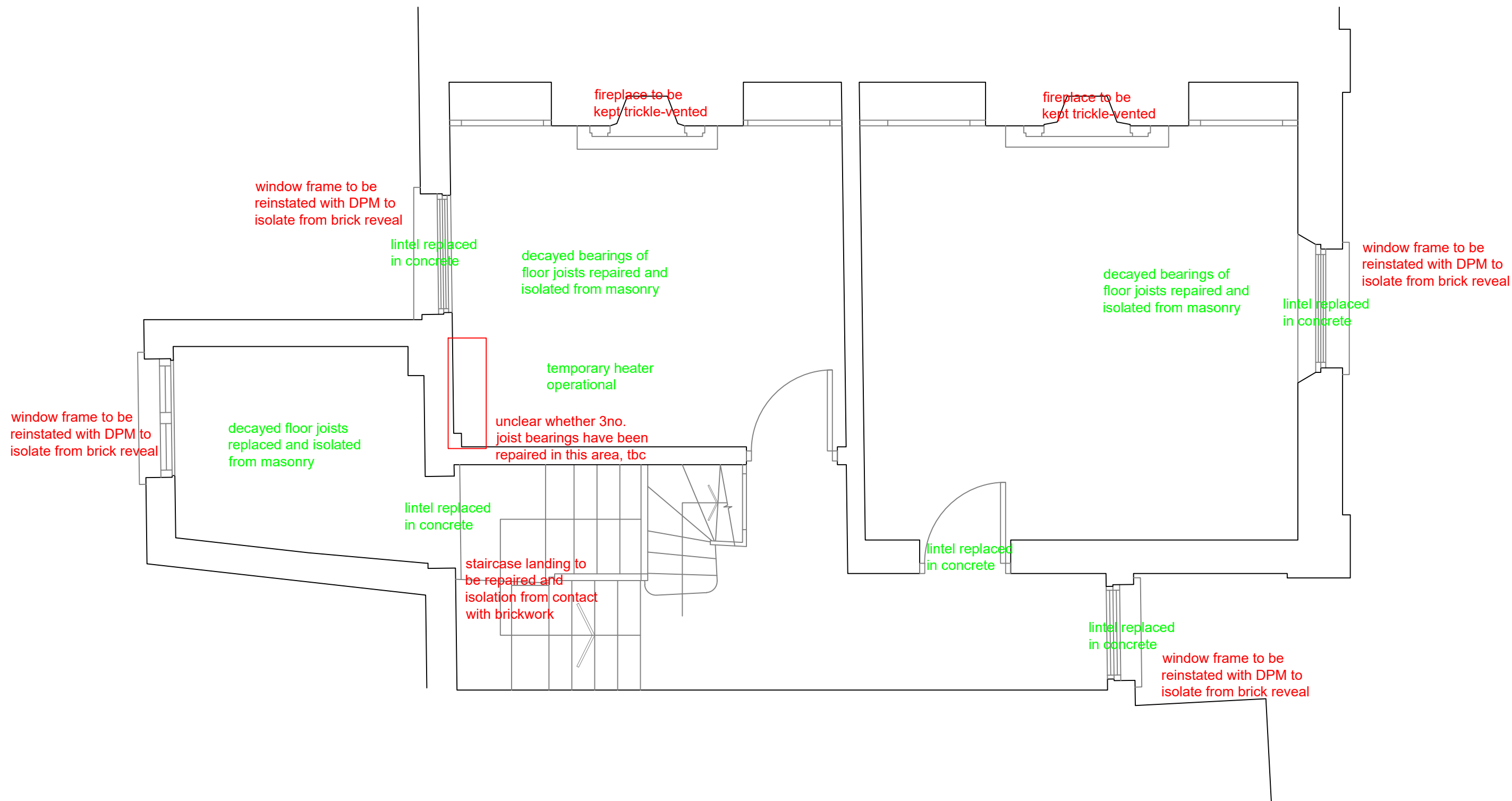


FRONT ELEVATION

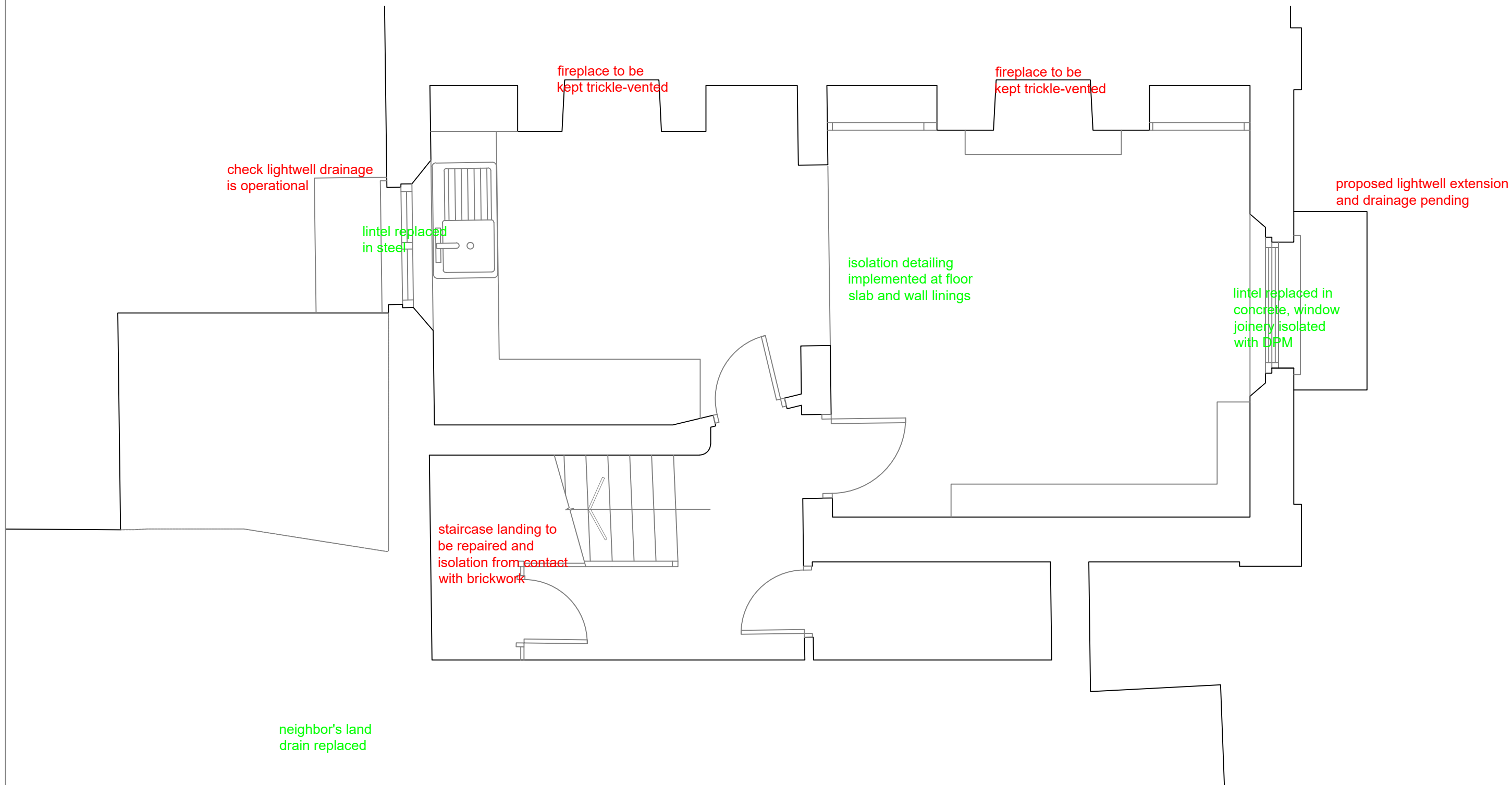


REAR ELEVATION









Attachment B



Fig 1:

East frontage; temporary scaffold roof and enclosure in place to protect structure and allow drying during refurbishment works (there had previously been severe roof leaks)



Fig 2:

East frontage



Fig 3:

Roof, east pitch; traditional repair materials (Welsh slate, lead sheet, lime render) nearing completion. Final upstand detail and flashing pending upon cornice



Fig 4:

East frontage, cornice; lime render repairs complete. Final cosmetic render touch-ups and paintwork (breathable mineral silicate system) pending



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Fig 5:

Roof, south pitch; repairs nearing completion. Lead flashing and paintwork pending for wallheads



Fig 6:

South flank; refurbished render pending touch-ups and paintwork



Fig 7:

Roof, south pitch; chimneys on party wall line temporarily closed. Mortar repairs completed to wall head



Fig 8:

Roof, south and west pitches; slate, lead and brickwork repairs nearing completion. Remedial works to chimneypots pending. Slate vents in south pitch recommended for removal



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Fig 9:

Roof, west pitch; repairs nearing completion. Seal for mortar chases at lead flashing was pending



Fig 10:

Roof, west pitch; repairs nearing completion. Traditional welsh slate with modern breather membrane as a fail-safe underlay. Cast iron eaves gutter was pending



Fig 11:

Roof, west pitch; render to be patched upto underside of slate verge. Cast iron rainwater goods pending



Fig 12:

Rear (west) elevation; replacement of decayed outshot roof pending. Consolidation of brickwork pending along with render and/or breathable paint finish



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Fig 13:

Rear (west) elevation; render and breathable paint finish pending (previous poor quality render coating had comprehensively failed by debonding)



Fig 14:

Rear (west) elevation; render and breathable paint finish pending



Fig 15:

Rear (west) elevation; render and/or breathable paint finish on outshot remained pending



Fig 16:

Rear (west) elevation; render and breathable paint finish pending. Window joinery refurbishment pending



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Fig 17:

East frontage, first floor; masonry repairs nearing completion



Fig 18:

East frontage, first floor; render capital repair nearing completion (pending breathable paint finish). Render sill on inset window suggested to be flashed in lead or replaced in stone for durability/resilience)



Fig 19:

East frontage, ground floor; render weatherseal at window reveal to be re-done once joinery refurbishment has been completed. Specialist cleaning of salt/damp staining and ivy roots pending



Fig 20:

East frontage, ground floor; refurbishment of stone balcony nearing completion (pending iron balustrade repairs and re-attachment to stone slab and brick elevation)



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Fig 21:

East frontage, ground floor; render repairs to be re-done at flank wall. South boundary wall to be refurbished



Fig 22:

East frontage, ground floor; render repairs to be re-done at flank wall (recent skim applied has not bonded)



Fig 23:

Second floor (attic), east side; piece-in timber repairs complete at interface with dry rot infected wallhead



Fig 24:

Second floor (attic), west side; piece-in timber repairs complete at interface with dry rot infected wallhead



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Fig 25:

Second floor (attic), west side; piece-in timber repairs complete at interface with dry rot infected wallhead



Fig 26:

Second floor (attic), west side; piece-in timber repairs complete at interface with dry rot infected wallhead. Rafter feet and floor joists isolated from the brickwork using DPM



Fig 27:

First floor, east side; piece-in timber repairs complete at interface with dry rot infected wallhead (underside of second floor). Corner ties installed to connect frontage to party wall

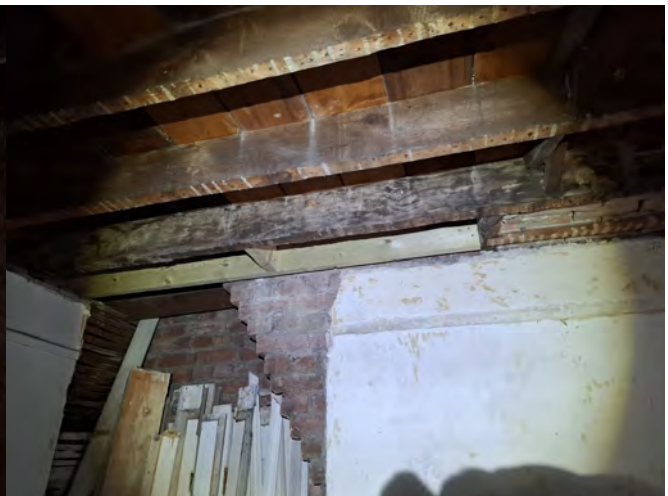


Fig 28:

First floor, north side; piece-in timber repairs complete (underside of second floor)



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Fig 29:

First floor, east side; temporary boarding on fireplace pending removal for reinstatement of a chimneypiece and trickle ventilation up the flue

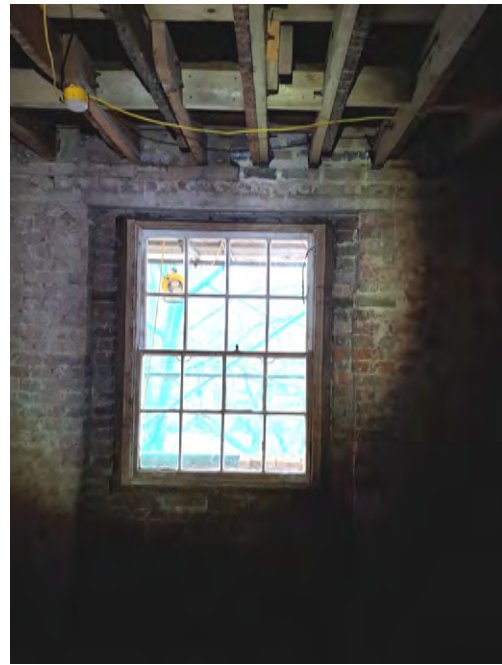


Fig 30:

First floor, east side; decayed timber lintel replaced in concrete due to latent decay risk



Fig 31:

First floor, east side; piece-in timber repairs complete at interface with dry rot infected wallhead (note protective isolation detailing underside of second floor)



Fig 32:

First floor, south side; piece-in timber repairs complete at interface (underside of second floor). Decayed timber lintel replaced in concrete due to latent decay risk



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Fig 33:

First floor, south side; piece-in timber repairs complete at interface with dry rot infected wallhead (underside of roof). Decayed timber lintel replaced in concrete due to latent decay risk



Fig 34:

First floor, south side; piece-in timber repairs complete at interface with dry rot infected wallhead (underside of roof)



Fig 35:

First floor, west side; temporary boarding on fireplace pending removal for reinstatement of a chimneypiece and trickle ventilation up the flue



Fig 36:

First floor, west side; piece-in timber repairs complete at interface with dry rot infected wallhead (underside of second floor). Decayed timber lintel replaced in concrete due to latent decay risk



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Fig 37:

First floor, west side; underside of roof structure

Tie beam into rear elevation does not appear sufficiently attached—reinforcement suggested



Fig 38:

First floor, west side; stairwell

Repair and isolation of stair landing was pending. Decayed timber lintel replaced in concrete due to latent decay risk



Fig 39:

Ground floor, west side; stairwell

Repair and isolation of stair landing was pending



Fig 40:

Ground floor, east side; front door frame replacement and isolation pending. Overhaul of door leaf pending



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Fig 41:

Ground floor, west side; damaged plaster removed to encourage drying (reinstatement pending)

Fig 42:

Ground floor, east side



Fig 43:

Ground floor, east side; piece-in timber repairs complete at interface with dry rot infected wall (underside of first floor). Decayed timber lintel replaced in concrete due to latent decay risk



Fig 44:

Ground floor, south side; internal door lintel previously suspected to be vulnerable to decay was exposed and confirmed to be dry and free of decay (suitable for retention in-situ)



Fig 45:

Ground floor, west side; underside of first floor in outshot wing. New timbers isolated from the dry rot infected brickwork to mitigate against recurrence of decay

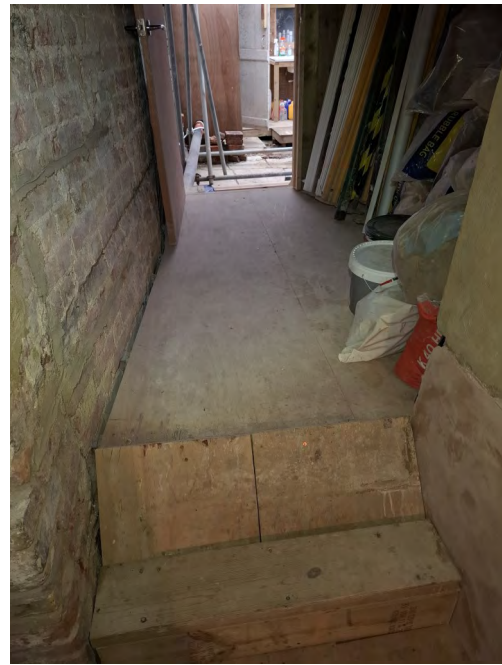


Fig 46:

Ground floor, west side; floor in outshot wing. New timbers isolated from the dry rot infected brickwork to mitigate against recurrence of decay



Fig 47:

Ground floor, west side; stairwell

Repair and isolation of stair landing was pending



Fig 48:

Basement, south side; completion of remedial wall and floor linings to isolate interiors from damp affected and dry rot infected brickwork structure behind



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Fig 49:

Ground floor, west side; stairwell
Repair and isolation of stair landing was pending.
All new and existing joists bearing into brickwork recommended for isolation



Fig 50:

Basement, east side; completion of remedial wall, window and floor linings to isolate interiors from damp affected and dry rot infected brickwork structure behind. Fireplace and ventilation detail pending



Fig 51:

Basement, west side; completion of remedial wall, window and floor linings to isolate interiors from damp affected and dry rot infected brickwork structure behind. Fireplace and ventilation detail pending



Fig 52:

Ground floor, east side; confirmation of completed timber repair and isolation detail for floor joists to mitigate against decay recurrence in dry rot infected brickwork



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