

CONDITION REPORT

FOR
THE EXISTING TIMBER PORCH TO BE REBUILT LIKE FOR
LIKE AND THE WINDOW AND TIMBER PORCH
REPAIR/REDECORATION WORKS

AT
MOUNTFORD HOUSE,
7 TOTTENHAM GREEN EAST,
LONDON,
N15 4UU

BY



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FOR
SANCTUARY HOUSING ASSOCIATION



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JB/24176

<u>Item</u>	<u>Condition Notes</u>	<u>Picture</u>
<u>Right Porch</u>	Photo taken in January 2020 before the scaffold was installed. Shows clear signs of bowing at the bottom of the architrave. The whole entablature is leaning and dropping to the left side.	
Right Porch	A supporting scaffold has been installed. Both bowing and leaning are more severe now. The extent is covered by the scaffold support securing the porch in place.	
Left Architrave	The left side of the architrave is completely removed and internal timber rot and decay are now visible.	

Timber door surround and underside of architrave	The underside of the architrave has been removed. Shows severe internal timber rot and decay. Large chips in the timber. Horizontal splits and flaking paint	
View of the underside of the cornice	Shows severe internal timber rot and decay. Some timber battens, supports, side and underside of the architrave are removed. Cornice damage from timber rot and decay also.	
Internal side of architrave	Timber rot and decay running horizontally. Vertical and horizontal splits.	

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Timber base	Areas of rot and decay, causing the timber to chip off. Horizontal splits.	
Fluted Column, Capital and underside of architrave	Shows severe internal timber rot and decay.	
Potential timber lintels.	The majority of the timber now missing. Severely decayed timbers, potentially used as a lintel. Clearly failed.	

External wall	Assumed timber lintels removed. Timber battens dropped lower. Severe decay and rot to all timbers.	
Above column capital	Removed timbers, clear signs of rot and decay. Peeling paintwork and discoloration.	
Underside of cornice and timber lintel.	Shows severe internal timber rot and decay. Some timber battens, supports, side and underside of the architrave are removed. Cornice damage from timber rot and decay also. Majority of the timber now missing. Severely decayed timbers, potentially used as a lintel. Clearly failed.	

<u>Left Porch</u>		
Frieze	Cracks and splits at the midpoint between the triglyphs.	
Right column and base.	Exposed concrete column. Exposed timber shows rot and decay. Concrete base paint flaking and discolouration through oxidation.	
Entablature front and underside areas. Column capital and fluted shaft.	Weathered timber has caused the timber to fade and discolour. There are signs of mould and mildew. The underside of the architrave has a split from one side to the other.	

<u>Bow window</u>	Timber sash bow window Single pane glass White paint finish which is in general poor condition and has significant discolouration.	
Timber and concrete window cill	Clear signs of rot on the timber cill. Paint failure has led to cracks and peeling. Discoloration to the white paint. Cracks and peeling on the paint to the concrete cill. Small signs of mildew.	
Timber and concrete window cill	Further examples of cracks peeling and discoloration.	
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