

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



ATP Architects + Surveyors Ltd
Brook House
2A Coventry Road
Ilford
Essex
IG1 4QR
T: 020-8532-4141
E: jagjitb@atpgroup.co.uk

FOR
SANCTUARY HOUSING ASSOCIATION



Sanctuary House
Chamber Court
Castle Street
Worcester
Worcestershire
WR1 3ZQ

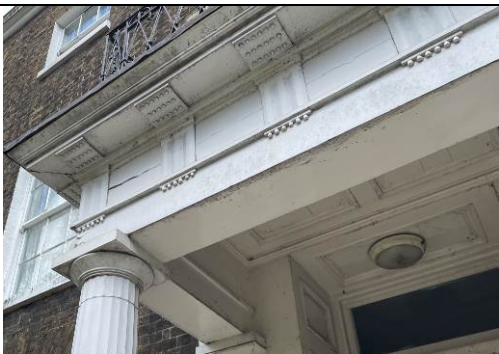
November 2024
JB/24176

<u>Item</u>	<u>Condition Notes</u>	<u>Picture</u>
<u>Right Porch</u> Photo 1	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 Photo 2	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 Photo 3	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 Photo 4	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 Photo 5	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 Photo 6	Timber rot and decay running horizontally. Vertical and horizontal splits.	

Internal side of the architrave Photo 7	Timber rot and decay running horizontally. Vertical and horizontal splits.	
Timber base Photo 8	Areas of rot and decay, causing the timber to chip off. Horizontal splits.	
Fluted Column, Capital and underside of architrave Photo 9	Shows severe internal timber rot and decay.	
Potential timber lintels. Photo 10	The majority of the timber now missing. Severely decayed timbers, potentially used as a lintel. Clearly failed.	

External wall Photo 11	Assumed timber lintels removed. Timber battens dropped lower. Severe decay and rot to all timbers.	
Above column capital Photo 12	Removed timbers, clear signs of rot and decay. Peeling paintwork and discoloration.	
Underside of cornice and timber lintel. Photo 13	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> Photo 14		
Frieze Photo 15	Cracks and splits at the midpoint between the triglyphs.	
Right column and base. Photo 16	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. Photo 17	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> Photo 18	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 Photo 19	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 Photo 20	Further examples of cracks peeling and discoloration.	
Timber and concrete window cill Photo 21	Further examples of cracks peeling and discoloration.	