

37 North Road, Highgate: Initial Condition Survey (Visual Assessment)

Site note 1 for job no. 162-58

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Attachments

A Schedule of initial observations and recommendations

Distribution:

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1 INTRODUCTION

1.1 AUTHORITY AND REFERENCES

Hutton + Rostron carried out a site visit to 37 North Road on 18 December 2024 in accordance with instructions from Douglas Paskin by completed order form dated 9 December 2024, received by email 9 December 2024 [12:58]. Reference was made to drawings supplied by Douglas Paskin, referenced 37 North Road, N6 4BE (October 2024) for the identification of structures. For the purpose of orientation in this report, the front elevation of the building faces east onto North Road

1.2 AIM

The aim of this condition survey (visual assessment) was to establish the condition of the building's fabric to inform and plan onward phased repair

2 STAFF ON SITE AND CONTACTS

2.1 H+R STAFF ON SITE

Katie McAndrew

2.2 PERSONNEL CONTACTED

Douglas Paskin

For limitations that apply to this site note please see section 8

3 OBSERVATIONS AND RECOMMENDATIONS

3.1 SIGNIFICANCE

- 1 37 North Road is a grade II listed building (listed 10 May 1974) forming one of a composition of four dwellings which are collectively listed under the following list entry:

37-43 North Road N6

Earlier C19, 2 pairs, linked in centre by recessed porch wings. Each 2-storey and basement. 1 large window per storey and 1 window in porch wing. Bright red brick with cement anthemion capped pilaster strips resting on cemented basement and under cement entablature and cornice. Porch wings also cemented. Slate hipped roof to each pair. Not attractive but have distinct character, Nos 37 and 43 have modern dormers

- 2 The significance of a heritage asset, as defined in National Planning Policy Framework (Dec 2024) and the Government's Planning Practice Guidance, is the sum of its archaeological, architectural and artistic, and historic interests. In assessing 37 North Road its significance is defined as:
- 3 **Archaeological interest:** 37 North Road was built as part of a terrace of four dwellings in the early 19th century. Its fabric reflects its early 19th century period of construction incorporating some identifiable later 19th and 20th century alterations. The interests of the 37 North Road, in terms of understanding its building type and construction, are transparent and consequently the building does not hold potential for further evidence of past human activity. 37 - 43 North Road replaced earlier buildings on the site but as previous buildings were cleared away entirely and these buildings were built with basements, the ground would have been heavily disturbed and there is likely limited potential for surviving below ground evidence of past human activity in this locality
- 4 **Architectural and artistic interest:** The architectural interests of 37 North Road derive from it being part of a consciously designed early 19th century terrace of four dwellings, which presents a unified exterior and originally would have had recurrent corresponding internal layouts (assume now altered across the terrace) with the original internal layout remaining discernible within 37 North Road. The external decoration of the front elevation of the terrace is particularly notable as it is designed utilising bold pilasters and entablature detailing across the entire façade and includes decorative cast-iron work to ground floor balconettes. In contrast the interior decoration is reflective of a modest abode which notably accords with the status of rooms i.e. principal ground floor rooms used to entertain and receive guests incorporate greater and slightly more fanciful decorative features. 37 North Road retains original and historic fabric externally and within its interior
- 5 **Historic interest:** The past lives of those associated with 37 North Road reflect the status the building held when it was originally built and though its history. This history contributes to understanding of the building and particularly an understanding the history of the local area and its community. No standout or specific figures or events have been identified with or connected to the building

3.2 SUMMARY OF CONSTRUCTION

- 1 37 North Road is built to traditional construction practices reflective of early 19th century construction with solid masonry walls, suspended timber floors and a timber roof structure. External construction materials comprise of slate, brick, render, timber windows, timber doors and cast-iron work for decorative features. Internal construction materials incorporate lath and lime plaster finishes and timber joinery (floorboards, skirtings, architraves, doors, staircase etc)

3.3 BACKGROUND

- 1 **Risk register status:** 37 North Road presently appears on the Historic England at Risk register where it is identified to be in poor condition and at immediate risk of rapid deterioration or loss of fabric. The building has been unoccupied for around eighteen months and in a dilapidated and deteriorating state for decades. In its current condition the building is not fit for habitation and required a scheme of works to bring it back to a state where it can be occupied again. The building had not been wind and watertight for many years and this has led to moisture related defects including an outbreak of dry rot. In 2024 the building was acquired by a new owner who is seeking to address its dilapidated state, bring it back into use as a single dwelling house and facilitate its removal from the risk register
- 2 **Local planning authority enforcement:** The building's current owner is aware that in 2017 Haringey Council served a s215 notice on the building's previous owner/occupant which was not complied with. Furthermore, it is understood that in March 2023 the Council were seeking to implement works under the outstanding notice, although seemingly got no further than clearing the garden. The building's new owner has only recently been furnished with a copy of the notice
- 3 **Interim building protection and drying down:** Since acquiring the building in 2024 the new owner has introduced interim protection measures at the building to prevent ongoing rainwater ingress into the building, allow the building to dry out and impede the dry rot infection. A scaffold system has been erected around the building supporting a tin roof and high-level scaffold sheeting. The tin roof and scaffold sheeting is protecting the roof and upper parts from further rainwater penetration and helping facilitate drying out of the fabric. Additional background heating (portable heaters) have also been installed within the building to aid the drying out process and restore dry internal conditions. The removal of some plaster finishes for localised opening is facilitating ventilation that aids drying down. The interim building protection and drying down measures will remain in place while works covered by this application are carried out
- 4 **Other assessments:** Following the building being acquired by its new owner in 2024 several assessments have already been undertaken to the establish an understanding of the architectural and historic interests of the building and condition of specific elements of the fabric. In conjunction with this report the following assessments/reports have been prepared in November and December 2024: Dry rot and timber condition investigation report by H+R (dated 1 November 2024), Façade masonry condition investigation (dated 28 November 2024 and Level 2 historic building record for 37 North Road, Hornsey by H+R (dated 18 December 2024)

3.4 OBSERVATIONS OF CONDITION AND INITIAL RECOMMENDATIONS

Full observations and recommendations provided in Attachment A. The key points to note at this time are as follows:

- 1 At the time of the initial condition survey it was identified that a covered scaffold system was in place to protect the roof and upper parts from further rainwater penetration and help facilitate drying out of the fabric. Additional background heating (portable heaters) are also in place

Recommendation: Retain extant building protection and drying down measures until a time when the building envelope is wind, watertight and structurally sound and dry internal conditions are restored
- 2 From initial condition survey and as established through prior survey, it is identified that the building presents structurally significant defects associated with long-term water ingress, a resultant dry rot infection and associated timber decay

Recommendation: Undertake repairs to structural timbers allowing for removal of decayed parts and repair. Undertake repairs to structural defects within east (front) elevation cornice. Undertake repairs as soon as practically possible following recommendations from H+R Dry Rot and Timber Condition Report (dated 1 November 2024), and appointed Structural Engineer and allowing for listed building consent to be obtained for works

- 3 From initial condition survey and as established through prior survey it is identified that the external envelope of the building is not wind and watertight with critical defects in the rainwater disposal system, roof covering and junctions, dormer structures, chimneystack, brickwork party wall and junctions, east (front) elevation cornice and render finishes.

Recommendations: Undertake critical repairs to the building's external envelope to ensuring the roof, rainwater disposal and masonry façades are wind and watertight. Undertake repairs as soon as practically possible following recommendations from H+R Façade Masonry Condition Investigation dated 28 November 2024 and appointed Structural Engineer and allowing for listed building consent to be obtained for works

- 4 From initial condition survey it is identified that the exterior retains a good amount of original and historic fabric such as windows and a cast-iron balconette, although this fabric has not been well maintained for a long period of time

Recommendations: Develop a scheme of external refurbishment allowing for retention and localised repair of original and/or historic fabric and features. This work may be planned to come after items 2 and 3 above in a single phase of works or as multiple phases of work

- 5 From initial condition survey it is identified that the condition of the interior renders the building uninhabitable, but the building retains a good amount of original and historic internal fabric, although some of this fabric has been damaged by long-term water ingress and the associated dry rot infection

Recommendations: Develop a scheme of internal refurbishment allowing for retention and repair of original and/or historic fabric and features. Where such fabric and features are beyond repair replace on a like for like basis. This work may be planned to come after items 2 and 3 above in a single phase of works or as multiple phases of work. Where works may involve substantial repair or alteration allow for listed building consent to be obtained for works

4 H+R WORK ON SITE

- 4.1** H+R undertook a visual inspection of the building to provide an initial assessment of condition
- 4.2** H+R were able to access the exterior up to roof level because of the presence of scaffolding and were able to access the entire interior of the building

5 PROPOSED ACTION BY H+R

- 5.1** H+R will advise on repair and conservation of the building if instructed
- 5.2** H+R will review proposed repair and refurbishment works as these become available if instructed
- 5.3** H+R will return to site to undertake further inspection of the fabric, if instructed
- 5.4** H+R will liaise with conservation and historic building authorities, if instructed, so as to ensure the cost-effective conservation of original fabric

6 INFORMATION REQUIRED BY H+R

- 6.1** H+R require up-to-date copies of project programmes, as these become available
- 6.2** H+R require copies of up-to-date lists of project personnel and contact lists as these become available
- 6.3** H+R require copies of proposed works for comment as these become available
- 6.4** H+R should be informed as a matter of urgency if further significant water penetration occurs onto site; so that advice can be given on cost-effective remedial measures, to minimise the risk of cost or programme overruns and so as to minimise the risk of damp or decay problems during the latent defect period

7 ADMINISTRATION REQUIREMENTS

- 7.1** H+R require formal instructions for further investigations and consultancy on this project
- 7.2** H+R require confirmation of distribution of digital and printed copies of reports and site notes

8 LIMITATIONS

8.1 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 or other means. 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

8.2 CDM

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

8.3 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

8.4 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

8.5 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. Where works to any building, listed or otherwise, constitute development requiring planning permission it is the responsibility of the client to ensure planning permission is obtained where this is necessary

INITIAL CONDITION SURVEY (VISUAL ASSESSMENT): SCHEDULE OF INITIAL OBSERVATIONS AND RECOMMENDATIONS

NOTE: WORKS HIGHLIGHTED IN YELLOW AS ESSENTIAL REPAIRS TO BE UNDERTAKEN AS SOON AS PRACTICALLY POSSIBLE UNDER A PHASE ONE OF WORKS

This document shall be read with due regard to the following documents:

- H+R Dry Rot timber condition investigations dated 1 November 2024
- H+R Façade Masonry Condition Investigation dated 28 November 2024

REFERENCE	ITEM	OBSERVATIONS	INITIAL RECOMMENDATIONS AND COMMENT	ADDITIONAL NOTES
EXTERIOR				
	Roof covering	Small leaded flat roof with slate roof coverings to pitched roofs with rolled lead verge detailing. East slope showing localised soiling with at least 6 no. slipped/displaced slates. South slope as 21st century replacement slates (laid after December 2013), assume Spanish slate with 21st century lead detailing to verges showing limited soiling to lower slate courses and temporary flash band repairs at verges. West slope showing localised soiling with at least 5 no. slipped/displaced slates and temporary flash band repairs. East and west slope slate finishes laid over felt and sarking board. South slope overlaid with assumed breather membrane (laid after December 2013).	Allow to: • lift and relay roof covering. • Retain Welsh slate where capable of reuse. • Replace membrane • Replace failed felt flat roof area with lead (i.e. code 5). • Reinstate verge and ridge in lead (i.e. code 5) Any works undertaken to or in the vicinity of the party wall will required a party wall notice under the provisions of the Party Wall Act 1996. Appoint a party wall surveyor	Repairs essential as part of a phase one of works Appointed
	Dormer structure (excluding window)	East slope incorporating 1 no. flat roof dormers, as mid-20th century insertion, with Zinc finish to flat roof and cheeks/ West slope incorporating 1 no. flat roof dormer, as original dormer, with felt finish to flat roof, and cement render checks over EML, showing perishing and failing felt finish at end of serviceable lift and staining to checks.	Allow to: • Remove current failed felt and zinc finishes • Repair timber structures • Dress in lead (i.e. code 5)	Repairs essential as part of a phase one of works
	Chimneystack	The south side of the chimneystack associated with 37 North Road showing brickwork defects including spalling, wide spread presence of cement-based pointing and cement based 'plastic repairs' across the face of some brick. The flaunching has failed and at least 3 no. chimney pots are modern replacements with at least one presenting an assumed asbestos cement cowl. 1 no. pot is showing clay failure. The south side of the chimneystack serving 37 North Road requires repair to ensure it is structurally sound and properly detailed	Detailed assessment of facade masonry prepared prior under H+R Façade Masonry Condition Investigation dated 28 November 2024 Allow to: • Remove ACMs (asbestos containing materials being assumed cement cowl and possibly flue riser), • brickwork repairs, • resetting of chimney pots in renewed flaunching • provision of flue liner and ventilation Any works undertaken to or in the vicinity of the party wall will required a party wall notice under the provisions of the Party Wall Act 1996. Appoint a party wall surveyor	Repairs essential as part of a phase one of works
	Rainwater disposal	Parapet gutters taking rainwater from east and south roof slopes with black plastic guttering taking rainwater from west roof slope, all discharging to hopper at south corner of west roof slope and onward to black plastic downpipes. Parapet gutters are lead lined with leadwork showing cracking and defect soiling and staining. Black plastic rainwater goods on plastic brackets	Allow to: • Replace parapet gutter lead work • Replace plastic rainwater goods	Repairs essential as part of a phase one of works

REFERENCE	ITEM	OBSERVATIONS	INITIAL RECOMMENDATIONS AND COMMENT	ADDITIONAL NOTES
	East elevation (front elevation)	Brickwork: Red brick laid in a bastardized Flemish bond and presenting later cement pointing. Pilaster, capital and entablature features to facade in cement-based render showing significant defect to wall head with failure of cornice detailing at south-east corner including localised loss of render finish and localised cracking to cornice elsewhere, limited brick failure with bricks presenting damaged or spalled faces, salt staining, surface damage from previous plant attachment. Render to return showing deboned render and presence of plant growth in cracks Door joinery: Front door painted timber with single lower raised and fielded panel and upper part glazed in three pane glazing arrangement showing soiling, wear and tear. Plain glazed half round fanlight over door showing Window joinery: Lower ground floor, 1 no. eight by eight pane, singled glazed, painted white. Windows set back with opening with only sashes visible and sash box entirely concealed. Window set below architrave detail showing soiling, wear and tear. Ground floor, 1 no. large vertical sliding sash, eight by eight pane, singled glazed, painted white. 2 no. sash window handles present to upper meeting rail. Windows set back with opening with only sashes visible and sash box entirely concealed. Window set below rubbed flat arch brick lintel. First floor, 1 no. vertical sliding sash (notably smaller than ground floor sash directly below), eight by eight pane, singled glazed, painted white. 2 no. sash window handles present to upper meeting rail. Windows set back with opening with only sashes visible and sash box entirely concealed. Window set below architrave showing soiling wear and tear Attic floor, 1 no. side hung casement, plain glazed (without glazing bars), single glazed, painted white showing decayed cill with peeling, failing paint finishes and rusting hinges. Dormer and window mid-20th century insertion. Ironwork balconette to ground floor window incorporating anthemion and Vitruvian scroll cast-iron balustrade and stone platform showing damage to edges of stone platform and localised loss of cast-iron parts along with flaking and failing paint finishes. Platform currently propped.	<i>Detailed assessment of facade masonry prepared prior under H+R Façade Masonry Condition Investigation dated 28 November 2024</i> Allow to: - Remove vegetation - Repair wall head and cornice - Repair brickwork with localised replacement of c. 10 no. spalled/damaged faces - Replace defective render - Retain and refurbish front door allowing for localised repair - Retain and refurbish fanlight allowing for localised repair or consider replacement - Retain and refurbish multi-paned sash windows allowing for localised repair - Allow for wholesale replacement of window within dormer - Repair cast-iron balconette – seek specialist advice	<i>Brickwork repairs essential as part of a phase one of works</i>
	West elevation (rear elevation)	Elevation: Main range painted render with evidence of incised detailing suggestive of an ashlar style decorative finish historically showing poor past repair with undecorated cement based patches, cracking and blistering surface finish, soiling and marks from previous plant growth and consideration to this being a poor-quality render finish. Flat roof addition in painted brick showing surface staining and marks from previous plant growth and areas of blistering paint and cracked paint finishes Doors: Back door painted timber with solid lower part presenting incised panel detailing and upper part glazed in multiple glazing arrangement with margin lights showing soiling, wear and tear. Windows: Lower ground floor, 1 no. side hung casement, plain glazed (without glazing bars), single glazed, painted white. As later replacement showing decay. Ground floor, 1 no. vertical sliding sash, eight by eight pane, singled glazed, painted white. 2 no. sash window handles present to upper meeting rail. Windows set back with opening with sash box part visible showing soiling, wear and tear. First floor (main range), 1 no. vertical sliding sash six by six pane, singled glazed, horns present, painted white. Windows set back with sash box part visible. Assume later replacement window showing soiling, wear and tear. First floor (flat roof addition), 1 no. flush fitted side hung casement eight by eight pane, single glazed, painted white showing soiling, wear and tear,	<i>Detailed assessment of facade masonry prepared prior under H+R Façade Masonry Condition Investigation dated 28 November 2024</i> Allow to: - Replace render - Remove paint from addition and decorate - Retain and refurbish back door allowing for localised repair - Retain and refurbish windows allowing for localised repair - Allow for reinstatement of a window to attic dormer	<i>Brickwork/render repairs essential as part of a phase one of works</i> <i>Other works to be covered at follow on phase of refurbishment and subject to further review</i>

REFERENCE	ITEM	OBSERVATIONS	INITIAL RECOMMENDATIONS AND COMMENT	ADDITIONAL NOTES
		Attic floor, Window missing and opening covered by sheet plastic		
INTERIOR				
	Roof structure	Slates overlaying timber roof structure comprising of mill sawn manufactured softwood timbers showing decay to wall plates and rafter baring ends caused by water ingress and dry rot infection	<i>Detailed assessment of timber parts prepared prior under H+R Dry Rot timber condition investigations dated 1 November 2024</i> Allow to: Repair with remedial works to address decayed parts	Repairs essential as part of a phase one of works
	Floor structures	Timber floor structure comprising of mill sawn manufactured softwood timbers showing decay to joist bearing ends and some wholesale joists caused by water ingress and dry rot infection	<i>Detailed assessment of timber parts prepared prior under H+R Dry Rot timber condition investigations dated 1 November 2024</i> Allow to: Repair with remedial works to address decayed parts.	Repairs essential as part of a phase one of works
Second Floor				
S1 including S1a	Attic floor (second floor) bedroom	Ceiling: S1 with ceilings removed, roof structure and underside of roof coverings visible. Marks to underside of rafters' indicative of original lath and plaster finishes. S1a with ceiling decorated horizontally laid timber boards with remain of lining paper over them showing remaining lining paper with some water staining and peeling off boards. Note: it is understood the ceiling had partially collapsed and was damaged, part missing and live (detached from laths and/or rafters), presenting extensive cracking, water staining, dampness and mould growth which was why it was removed. Walls: North wall as party wall with 39 North Road, decorated lime plaster over brickwork showing loss of decorative finish, dampness and mould growth to upper parts. Skirting comprising of simple (unprofiled) decorated timber skirting boards showing soiling, wear and tear. East, south and west walls with lath and plaster wall finishes removed exposing timber structure. Markings to internal side of ashlar timbers indicative of original lath and plaster finishes. South wall (west end) with 1 no. cupboard formed of timber panelling. S1a with walls decorated horizontally laid timber boards with remain of lining paper over them showing remaining lining paper with some water staining and peeling off boards. Floor: Floorboards extending through both spaces orientated north/south (over joists orientated east/west), butted, showing heavy soiling, wear and tear. Hearth visible within floor in location of former fireplace with rough surface finish. Internal doors: 1 no. four-panelled painted door with lock case to inner (room) side and key plate to outer side, showing soiling wear and tear. S1a with 1 no. four-panelled painted door, key plate to room side and keyhole outer side Fireplace: North (party) wall contains 1 no. fireplace aperture to east side. Fireplace missing and opening boarded over with plasterboard.	Allow to: - Reinstate ceiling following repairs to structural timbers - Reinstate wall finishes and plasterwork - Retain extant skirting and reinstate missing skirting to match - Retain and refurbish boarding in cupboard - Retain and clean up floorboards - Retain and clean up internal doors	Works to be covered at follow on phase of refurbishment and subject to further review
First Floor				

REFERENCE	ITEM	OBSERVATIONS	INITIAL RECOMMENDATIONS AND COMMENT	ADDITIONAL NOTES
F1 including F1a	Landing including staircase to attic floor and cupboard under the stairs	Ceiling: Ceiling removed, open to underside of joists with part roof structure and underside of parapet gutter visible along south wall. Structural timbers forming part of roof structure showing decay to joist bearing ends and heavily decayed wall plate at wall head. Marks to underside of rafters' indicative of original lath and plaster finishes. Note: Evidence of past repair to south-east corner. Walls: Decorated lime plaster over brickwork. Plaster finish on south wall appears to be of two coats (scratch coat and finish coat) @ 20mm thick. Plaster finishes showing blistering plaster and decorative finishes, water staining and localised areas of missing plaster across all surfaces. Skirting comprising of simple (unprofiled) decorated timber skirting boards decayed along east wall and showing soiling, wear and tear elsewhere Floor: F1 and F1a, floorboards orientated north/south showing soiling wear and tear. Internal doors: Doors reference with associated rooms. Note architrave facing hallway and door lining built up from plain boards with applied beading showing section missing to lower parts and associated timber decay (to east side of door), blistering paint finishes, mould growth and staining. Staircase: Staircase between ground and first floor (upper flight): Dog leg arrangement, open string with timber balustrade comprising of stick spindles and polished wood handrail. Treads) with pronounced nosing, risers. Square newel to first floor integrated with panelling. Newel missing at landing. Evidence of timber decay to stringer adjacent to south wall and at least 6 no. collapsed treads (to south end) associated with dry rot infection. Staircase: between first and attic (second) floor: Winder arrangement comprising of eight steps to small landing then turning into three steps up to attic floor. Enclosed on west and south side with a panelling. Stair treads of various width specific to wider form and pronounced nosing. Risers @ 210mm (height).	Allow to: - Reinstate ceiling following repairs to structural timbers - Removed damaged plaster from walls, remove visible remains of dry rot infection and reinstate plaster finishes on a like for like basis - Retain good extant skirting and reinstate missing or decayed skirting to match - Retain and clean up floorboards - Retain and reinstate damaged parts of architrave to match existing - Repair staircase allowing replacement of decayed parts – see specialist advice	Works to be covered at follow on phase of refurbishment and subject to further review
F2	Bedroom	Ceiling: Decorated lath and plaster with patches of gypsum-based plaster and plasterboard (formally at perimeter of room) showing plasterboard removed to east side and decay joist bearing ends exposed. Walls: <u>North</u>, <u>east</u> and <u>south</u> as decorated lime plaster over brickwork with evidence of localised use of gypsum plaster, particularly along east and south wall. <u>West</u> wall as decorated lime plaster over assumed studwork. Walls showing widespread damage to east and south wall with loss of decorative finishes, localised patches of exposed brickwork, water staining and presence of dry rot hyphae across walls (across plaster and over exposed brickwork). Decorative finishes (wallpaper) peeling away along west wall. Skirting comprising of simple (unprofiled) decorated timber skirting board missing section to south wall, evidence of decay at east wall and general soiling, wear and tear elsewhere. Picture rail comprising of rounded rail missing along part east wall and damaged to south wall. Floors: Floorboards orientated north/south showing heavy soiling, wear and tear with 2 no. rows of boards lifted along east side of room. Internal doors: 1 no. four paneled door, painted, plain (without beading detail). Lock case missing to inner (room) side and key plate to outer side. Door set within profiled architrave built up from plain boards with applied beading. Architrave fixed to timber grounds (timbers embedded within walls) within opening with architrave missing to east side of door, decay evident in	Allow to: - Repair ceiling following repairs to structural timbers - Removed damaged plaster from east and south walls, remove visible remains of dry rot infection and reinstate on a like for like basis - Retain good extant skirting and reinstate missing or decayed skirting to match - Retain picture rail and replace missing parts to match - Retain and clean up floorboards and relay lifted boards - Retain and clean up internal door and cupboard door - Reinstate damaged architrave to match existing	Works to be covered at follow on phase of refurbishment and subject to further review

REFERENCE	ITEM	OBSERVATIONS	INITIAL RECOMMENDATIONS AND COMMENT	ADDITIONAL NOTES
		section over door and exposed timber grounds decayed. Fireplaces: North (party) wall contains 1 no. fireplace aperture. Fireplace missing and opening boarded over with plasterboard. Hearth is visible within floor which is heavily soiled. Fixtures and fittings: Cupboards either side of chimney breast. East side cupboard with later modified door painted timber door within profiled architrave. West side cupboard with four panels, painted, plain (without beading detail) door within profiled architrave. Sash window set within splayed timber reveal with timber window back below window showing decay to architrave to south side of window and damage to window back.		
F3	Bedroom	Ceiling: Decorated lath and plaster showing localised damage with area of plasterwork missing at west side of ceiling adjacent to window, exposed lath's part missing and/or decay and exposed joists with decay and surrounding decorative finishes (ceiling paper) peeling away. Walls: North, south and west as decorated lime plaster over brickwork. East wall as decorated lime plaster over assumed studwork. East showing localised loss of plasterwork adjacent to window along with peeling and blistering decorative finishes and plasterwork above and below window. South showing damaged and peeling decorative finishes and mold growth. Remaining walls showing light soiling, wear and tear only. Skirting comprising of simple (unprofiled) decorated timber skirting boards, showing staining and heavy soiling below window otherwise limited soiling, wear and tear on other walls. Floors: Floorboards orientated north/south showing heavy soiling, wear and tear. Internal doors: 1 no. four paneled door, painted, plain (without beading detail), lock case and handle to inner (room) side and key plate to outer side showing limited soiling, wear and tear. Door set within profiled architrave built up from plain boards with applied beading showing limited soiling wear and tear. Fireplace: North (party) wall contains 1 no. fireplace aperture. Fireplace missing and opening over boarded with plasterboard. Hearth visible in floor with damage at corners assume where fire surround has previously been removed. Fixtures and fittings: Cupboards either side of chimney breast. East and west side cupboards with four panel, painted, plain (without beading detail) door within profiled architrave showing limited soiling, wear and tear. Sash window set within profiled architrave showing soiling, wear and tear.	Allow to: - Repair ceiling following repairs to structural timbers - Removed damaged plaster from east and south walls, remove visible remains of dry rot infection and reinstate on a like for like basis - Retain and clean skirting - Retain and clean up floorboards - Retain and clean up internal door and cupboards	Works to be covered at follow on phase of refurbishment and subject to further review
F4	Former bathroom	Ceiling: Ceilings removed, roof structure/joists visible showing decayed timbers. Evidence of previous plasterboard ceiling finish. Walls: Plaster finish on brickwork, appearing to be possible lime plaster finishes with gypsum skim showing staining and blistering plaster finishes with plaster missing in localised areas across walls. No skirting. Floor: Floorboards orientated east/west with widespread decay of boards and loss of boards.	Allow to: - Reinstate a ceiling following repairs to structural timbers - Remove damaged plaster from walls, remove visible remains of dry rot infection and reinstate plaster finishes and skirting - Remove decayed floor covering and install and new floor covering following repairs to structural timbers - Install door and architrave	Works to be covered at follow on phase of refurbishment and subject to further review

REFERENCE	ITEM	OBSERVATIONS	INITIAL RECOMMENDATIONS AND COMMENT	ADDITIONAL NOTES
		Internal door: none		
Ground Floor				
G1	Hallway	Ceiling: Assume decorated lath and plaster showing damage to east side with failing decorative finishes, water staining and mold growth and damage at west side below staircase with water staining and dry rot fruiting body present. Walls: Decorated lime plaster over brickwork. Plaster finish on south wall appears to be of two coats (scratch coat and finish coat. Walls showing localised damage to east wall around fanlight with water staining, blistering paint finishes, localised damage to south wall with area of brickwork exposed, localised damage to west wall with loss of decorative finish and widespread water staining. and general soiling wear and tear. Skirting comprising of profiled painted timber skirting boards showing heavy soiling with wear and tear. Cornice comprising of molded cornice showing damage to eastern section above front door with water damage and blistering paint finishes. Floor: Modern checkered pattern vinyl floor covering over assumed floorboards. Vinyl floor covering is heavily soiled. Internal doors: N/A referenced with rooms. Staircase: Staircase between ground and first floor (lower flight): Dog leg arrangement, open string with timber balustrade comprising of stick spindles and polished wood handrail. Treads with pronounced nosing, risers. Curtail step to bottom of flight. Staircase with structural failure at landing with loss of some parts and temporary support in place to facilitate access. Treads, risers and handrail to other parts showing soiling, wear and tear. Staircase: between ground floor and lower ground floor (upper flight): Dog leg arrangement, closed string with timber balustrade comprising of stick spindles (and polished wood handrail. Treads with pronounced nosing, risers Turned newel. Treads and risers showing soiling, wear and tear.	Allow to: - Repair ceiling following repairs to structural timbers and removal of visible dry rot - Removed damaged plaster from east and south walls, remove visible remains of dry rot infection and reinstate on a like for like basis - Retain and repair cornice, damaged parts to be replaced to match existing – Seek specialist advice - Retain and clean skirting - Retain and clean up floorboards - Retain and clean up internal door and cupboards - Repair staircases – see specialist advice	Works to be covered at follow on phase of refurbishment and subject to further review
G2	Reception/lounge room	Ceiling: Assume decorated lath and plaster showing damage and defect to south-east corner with blistering paint finishes, soiling and remains of dry rot fruiting bodies present. Walls: North, east and south as decorated lime plaster over brickwork. West wall as decorated lime plaster over assumed studwork. Walls showing damage and defect to south-east corner with localised loss of plaster particularly adjacent to window architrave, blistering finishes, water staining and presence of dry rot fruiting bodies and dry rot hyphae across wall. Skirting comprising of profiled painted timber skirting boards showing wear and tear. Cornice comprising of molded cornice, assume plaster showing damage and defect and south-east corner with blackened surface, distortion and presence of dry rot fruiting bodies. Floor: Floorboards orientated north/south showing 2 no. floorboards lifted at threshold with window and general soiling, wear and tear to remaining floor. Internal door: Missing. Profiled architrave to doorway opening built up from plain boards with applied beading, showing soiling wear and tear. Fireplace: Marble surround with decorative cast-iron hob grate showing very	Allow to: - Repair ceiling following repairs to structural timbers - Removed damaged plaster from east and south walls, remove visible remains of dry rot infection and reinstate on a like for like basis - Retain and clean up skirting - Retain and repair cornice - Retain and clean floorboards. Reinstate lifted boards - Retain and clean architrave - Reinstate internal door - Retain and clean fireplace surround and cast-iron hob - Retain, repair and clean up shutters	Works to be covered at follow on phase of refurbishment and subject to further review

REFERENCE	ITEM	OBSERVATIONS	INITIAL RECOMMENDATIONS AND COMMENT	ADDITIONAL NOTES
		limited soiling, wear and tear. Hearth visible in floor. Window fixtures: Sash window set within splayed reveal incorporating full height paneled shutters showing soiling, wear and tear to shutters.		
G3	Reception/lounge room	Ceiling: Assume decorate lath and plaster showing mould growth to north-west corner Walls: <u>North</u>, west and <u>south</u> as decorated lime plaster over brickwork. <u>East</u> wall as decorated lime plaster over assumed studwork showing limited wear and tear. Skirting comprising of profiled painted timber skirting boards showing limited soiling, wear and tear. Cornice comprising of molded cornice, assume plaster showing blistering paint finishes. Floor: Floorboards orientated north/south showing soiling, wear and tear. Internal doors: 1 no. four paneled door, painted with beaded embellishments within panels. Inner (room) side with beehive door handle and key plate to outer side. Door set within profiled architrave built up from plain boards with applied beading showing limited soiling, wear and tear. Fireplace: Missing. Window fixtures: Sash window set within splayed reveal incorporating paneled shutters and timber window back below window showing limited soiling, wear and tear. Cupboards: One third height cupboards and shelving to either side of chimneybreast. Double paneled doors showing limited wear and tear. Shelving above assumed modern.	Allow to: - Repair ceiling - Retain and clean wall surfaces - Retain and clean skirting - Retain and clean cornice removing blistering paint - Retain and clean floorboards - Retain and clean internal door and cupboards - Retain and clean shutters - Consider reinstating a fireplace surround and opening aperture	Works to be covered at follow on phase of refurbishment and subject to further review
G4	Rear hallway	Ceiling: Assume decorated lath and plaster showing damage, peeling and blistering paint finishes and water staining. Walls: <u>North</u> wall as hardboard partition. <u>South</u> wall, with full height vertical Wainscott timber boards over brickwork fixed by timber grounds within wall showing approx. 40% missing boards and widespread timber decay with blistering and peeling finishes to remaining boards along with decayed timber grounds. Floor: Ply over assumed floorboards showing damage to ply surface and decayed floorboards beneath.	Allow to: - Replace ceiling - Remove decayed wainscoting and defective plaster and remove visible remains of dry rot infection replaster space - Remove and replace floor	Works to be covered at follow on phase of refurbishment and subject to further review
G5	Former bathroom	<i>Bathroom fittings removed</i> Ceiling: Unconfirmed, possibly cement board, showing damage and heavy soiling and staining. Walls: <u>North</u>, <u>east</u> and <u>west</u> walls as gypsum plaster on brickwork with former tiled surface removed, showing damage and heavy soiling and staining. South wall as hardboard partition. Floor: Screed, assume levelling screed, over possible floorboards showing damage to screed surface.	Allow to: - Remove defective ceiling and any remains of dry rot infection and replace - Remove defective plaster and replaster space - Remove and replace floor	Works to be covered at follow on phase of refurbishment and subject to further review
Lower ground floor				

REFERENCE	ITEM	OBSERVATIONS	INITIAL RECOMMENDATIONS AND COMMENT	ADDITIONAL NOTES
LG1 including LG1a and LG1b	Hallway	Ceilings: LG1 assume lath and plaster. LG1a as underside of staircase. LG1b as sheet board. Walls: LG1 as decorate gypsum plaster over brickwork showing general wear and tear to plaster surfaces. Skirting missing. LG1a and LG1b as undecorated gypsum plaster showing surface cracking, Floor: LG1 and LG1a as diamond patterned sheet vinyl floor tiles over concrete showing heavy soil to floor surface and damaged area adjacent south wall with large hole in floor. LG1b as floorboards orientated east/west showing soiling (<i>Note floorboards covered by items and not fully visible</i>). Door: LG1a with 1 no. painted timber door showing hole cut in upper part along with soiling, wear and tear to surface finishes. LG1b with 1 no. painted plank and batten door with upright handle showing soiling, general wear and tear to surface finishes. Staircases: Staircase between ground floor and lower ground floor (<i>lower flight</i>): Dog leg arrangement, closed string with timber balustrade comprising of stick spindles and polished wood handrail showing localised damage and decay to underside.	<i>Allow to:</i> - Further inspect damaged ceiling before repair - Consider options for refurbishing wall finishes - Remove vinyl floor tiles - Retain and repair doors - Retain and repair staircase	<i>Works to be covered at follow on phase of refurbishment and subject to further review</i>
LG2	Dining room	Ceiling: Assume decorated lath and plaster with gypsum finishes, showing damage to south-east corner of room and along south side of room with water staining, blistering and peeling decorative finishes and remains of a dry rot fruiting body, damage associated with water ingress and dry rot. Walls: Gypsum and cement-based plasters over brickwork part decorated/part as exposed gypsum showing water staining blistering and peeling decorative finishes in south west corner of room and above window and with general wear & tear to all surface finishes. Skirting @ 125mm (height) modern, missing along east wall and part south wall showing soiling and wear and tear to surface finishes. Floor: Concrete floor with surface cracking adjacent to fireplace. Internal door: 1 no. undecorated modified timber four panel door with glazed upper lights inserted into upper panels. Fireplace: Timber surround showing localised damage to lower part of 1. No post and soiling plus general wear and tear to surface finishes. Decorated delft style tiles to fireplace opening with soiling. No grate. Fixtures and fittings: Cupboards either side of chimneybreast, architraves present showing soiling and general wear and tear to surface finishes. No doors missing.	<i>Allow to:</i> - Further inspect damaged ceiling before repair - Consider options for refurbishing wall finishes - Retain and repair internal door - Retain and clean fireplace surround and tiles	<i>Works to be covered at follow on phase of refurbishment and subject to further review</i>
LG3	Former kitchen	<i>Note kitchen unit fittings and appliances removed</i> Ceiling: Decorated plasterboard showing 3 no. areas of opening up to west side exposing floor structure above. Mould growth at north-east corner. Heat discolouration above lighting. Walls: Gypsum and cement-based plasters over brickwork part decorated/part as exposed gypsum showing water staining below window, damage to plasterwork at upper corner of window and presenting general wear & tear to surface finishes. Area of tiling as band running along middle of wall at south	<i>Allow to:</i> - Further inspect damaged ceiling and consider option for repair - Consider options for refurbishing wall finishes - Retain and repair internal door - Retain and clean fireplace	<i>Works to be covered at follow on phase of refurbishment and subject to further review</i>

REFERENCE	ITEM	OBSERVATIONS	INITIAL RECOMMENDATIONS AND COMMENT	ADDITIONAL NOTES
		and west wall and within fireplace opening with at least 10 no. tiles displaced on south wall. No skirting. Floor: Concrete floor Internal door: 1 no. undecorated plank and batten door with latch to room side and upright handle to outer side showing crack to upper part of 2 no. planks, discoloration of wood around handle and soiling to lower part		