

MISTRY DESIGN
Civil / Structural Engineers

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METHOD STATEMENT
FOR
REMEDIAL STRUCTURAL WORKS
DUE TO DRY ROT

AT

37 NORTH ROAD,
LONDON
N6 4BE

17th February 2025

BRIEF OF SCOPE OF WORKS:

The property at 37 North Road, London has suffered from Dry rot which has spread from the brickwork to most timbers attached to the walls, such as lintels, wall plates, floor and ceiling joist and skirtings. The infection has spread throughout the floors and has also reached the Basement. In the front façade a part of the front wall head, including the decorative render cornice has disintegrated.

A specialist company “Hutton & Rostron Environmental Investigations Ltd”, has been appointed to investigate and mark out the most affected areas of dry rot in the building.

Set out below is the Method Statement for the replacing the structural elements of the building.

A full height scaffolding to be provided in the front and rear of the building for access to the damaged wall, cornices and window lintels.

Acrow props to be provided to the floor and ceiling joist most affected by the dry rot.

All works to be carefully done in the building to minimise disturbing the existing brickwork, use only hand tools like chisels and hammer to remove the rotten timber and affected brickwork.

1.0 FLOOR, CEILING JOISTS AND RAFTERS:

Where the ends of the joists are affected by dry rot. Only one area of the building to be worked on at any one time.

- a) Temporary support all the joists affected by the dry rot.
- b) Cut off the dry rot length of the joist.
- c) Remove the loose brickwork where the joist was supported and rebuild to match the existing brickwork using special “Prompt” mortar.
- d) Fix a similar joist parallel to the cut joist with a lap length of one third the length of the span of joist.
- e) Bolt the two joists together using M6 bolts at 250mm c/c and staggered.
- f) Wrap DPM around the end of the joist on all four sides and the cut end.
- g) Use a joist hanger built into the rebuilt brickwork to support the end of the spliced joist.
- h) Provide mild steel galvanised straps tying the floor joists horizontally to the brick wall (Section D-D).

Repeat the above sequence for all joists in one area, dry pack between the existing brickwork and the new rebuilt brickwork as necessary. Let the brickwork set for 7 days before moving to another adjoining area.

2.0 WALL PLATES:

Some of the wall plates under floor joists and under the roof rafters have deteriorated due to dry rot. Only one area of the building to be worked on at any one time.

- a) Temporary support all the joists where the wall plate has deteriorated.
- b) Carefully remove the wall plate without disturbing the surrounding brickwork, one course of brickwork may have to be removed to insert the new wall plate.
- c) Make good the brick course where the new wall plate will be positioned.
- d) Insert the wall plate with DPM wrapped on the three sides touching the brickwork.
- e) Rebuild the brickwork on top of wall plate and rebuild any loose brickwork in the area.
- f) Provide mild steel galvanised straps tying the wall plates to the brick wall below (Section E-E).

Repeat the above sequence for all wall plates in one area, dry pack between the existing brickwork and the new rebuilt brickwork as necessary. Let the brickwork set for 7 days before moving to another adjoining area.

3.0 WINDOW LINTELS:

A number of window lintels have been affected by dry rot and require replacing. Where the wall is 225mm thick, there is a brick arch on the external face and a timber lintel on the inner leaf. Where the wall is 325mm thick, again there is a brick arch on the external face and there are two timber lintels supporting the wall over.

Only one window to be worked on in any one area.

- a) Temporary support the brick arch using small acrow props or timber post support.
- b) Temporary support the brickwork above the timber lintel using acrows with prop support.
- c) Carefully remove the rotted timber and any loose brickwork around the lintel.
- d) Prepare the brickwork on both sides of the window for a new precast concrete lintel size 100x147mm high.
- e) Position the precast concrete lintel and dry pack or rebuild the brickwork as necessary around the new lintel.

Let the brickwork and lintels set for 7 days before moving to another window in the adjoining area. Note where the wall is 325mm thick, use 2no. 100x147mm lintels.

Some of the internal door lintels in timber have also been affected by dry rot. These lintels to be replaced using precast lintels and sequence as above.

4.0 FLOOR JOISTS FULLY AFFECTED BY DRY ROT:

There are a number of small areas where all of the joists are affected by dry rot, these have been marked by the Specialist Consultant H&R.

- a) Cordon off this area before starting work on the floor.
- b) Carefully remove the floor boards and joists carefully so as not to disturb the brickwork where they are supported.
- c) Brick up the holes where the joists were supported, with joist hangers built in to support the new joists.
- d) Wrap the new joist ends in DPM, before positioning in the hangers.
- e) Fix new floor boards with a DPM between the wall and the board.

Once finished, let the brickwork set for 7 days before removing the cordon.

5.0 CRACKS IN BRICKWORK:

Where there are small cracks 2-4mm wide, these cracks to be exposed, full length and repointed with lime mortar, allowing to set before plastering over.

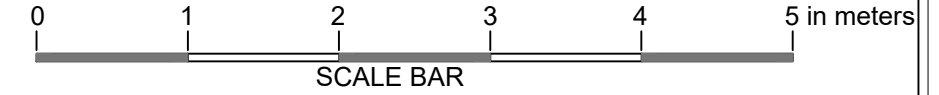
Where there are larger cracks, Engineer to be consulted.

6.0 DAMAGED CORNICE IN THE FRONT FAÇADE CORNER:

This work to be done by a specialist contractor.

- a) Dismantle the sandstone cornice carefully, one slab at a time, and noting how the cornice was built.
- b) Remove the slabs and any loose brickwork below.
- c) Rebuild the brickwork as before and rebuild the cornice corbelling using sandstone slabs or similar.
- d) Strap the cornice down using mild steel galvanised straps, min. 1 m down and screwed to good brickwork below.
- e) Finish the cornice detail to match existing cornice.

SCALE
1:50



REAR

Existing floor joists to be supported in joist hangers

kitchen

dining

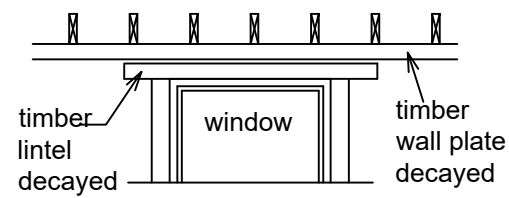
ELEVATION F

2no. new
100x140mm
deep precast
lintels

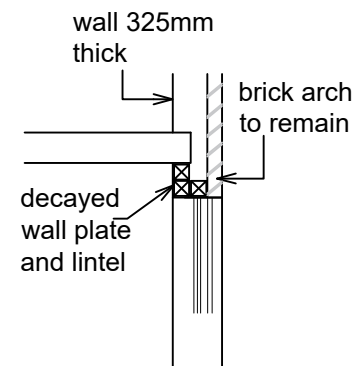
FRONT

landing joists
decayed joists to be
replaced to match existing
and supported on joists
hangers with ends
wrapped in dpm

LOWER GROUND PLAN



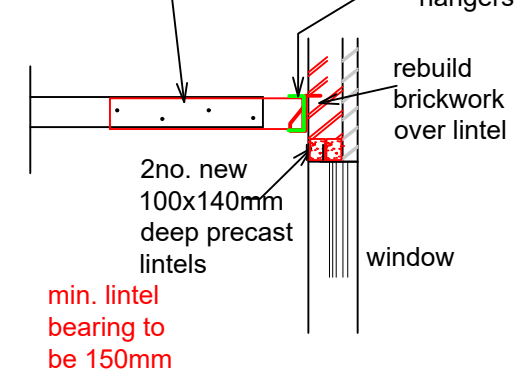
ELEVATION F



SECTION F - F
EXISTING

decayed joist cut back to good portion
and paired with a similar joist, with
lap equal to $\frac{1}{3}$ of the length of the joist.
Joists bolted together using M6 bolts
at 250mm c/c and staggered.

new joist wrapped
with dpm and
supported on joist
hangers



SECTION F - F
PROPOSED

PROJECT:

PROPOSED MEASURES TO
ERADICATE DRY ROT IN THE
PROPERTY

TITLE:

PROPOSED PLANS AND
SECTIONS - SHEET 1

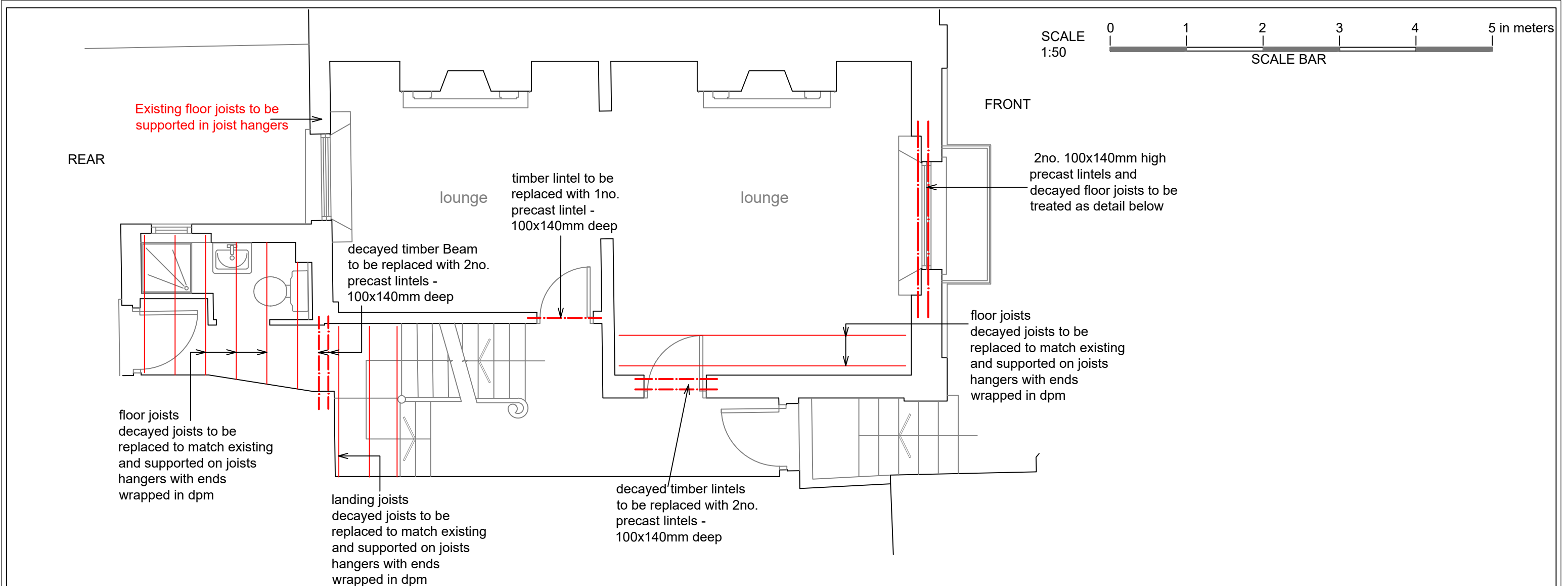
ADDRESS:

37 NORTH ROAD
LONDON
N6 4BE

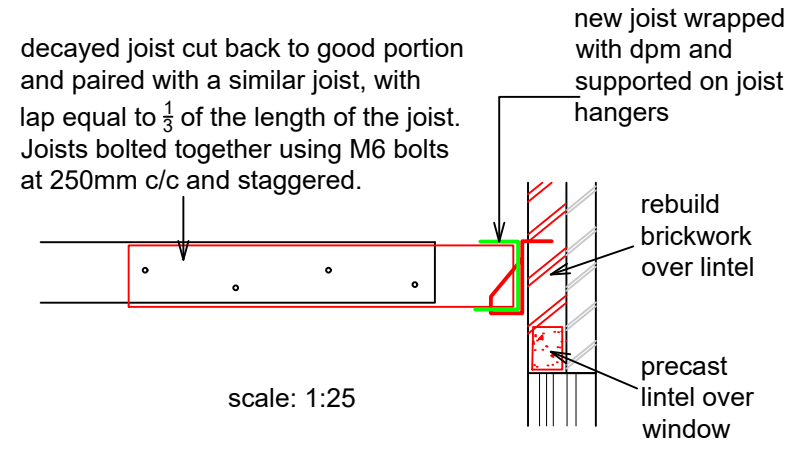
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Date: February 2025

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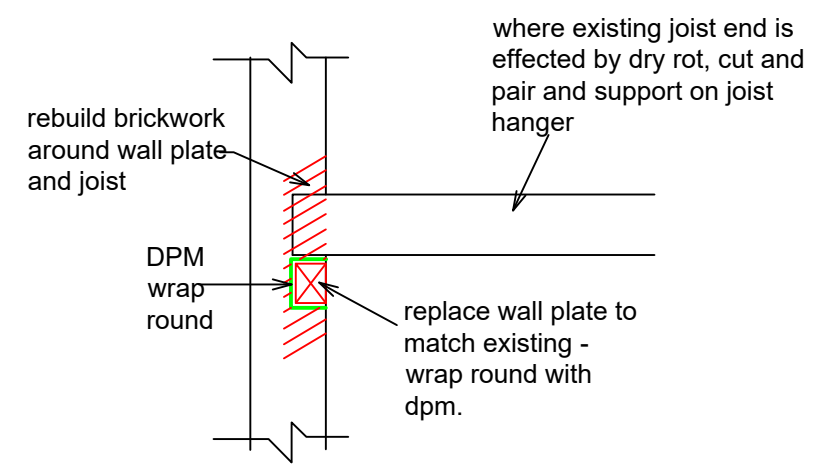


GROUND FLOOR PLAN



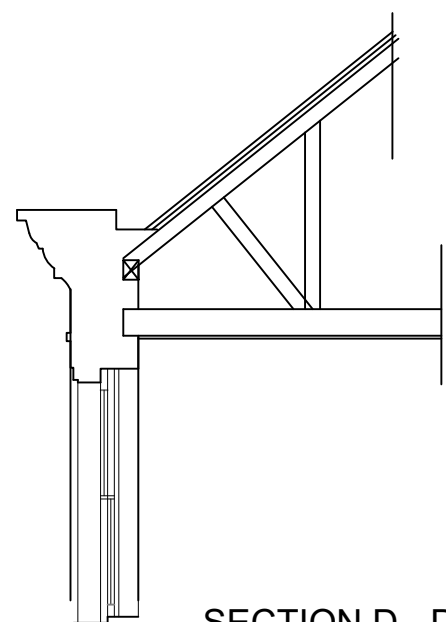
TYPICAL DETAIL WHERE JOISTS ARE SUPPORTED ON JOIST HANGERS

NOTE: where the wall are rebuilt use matching bricks and "Prompt" mortar.

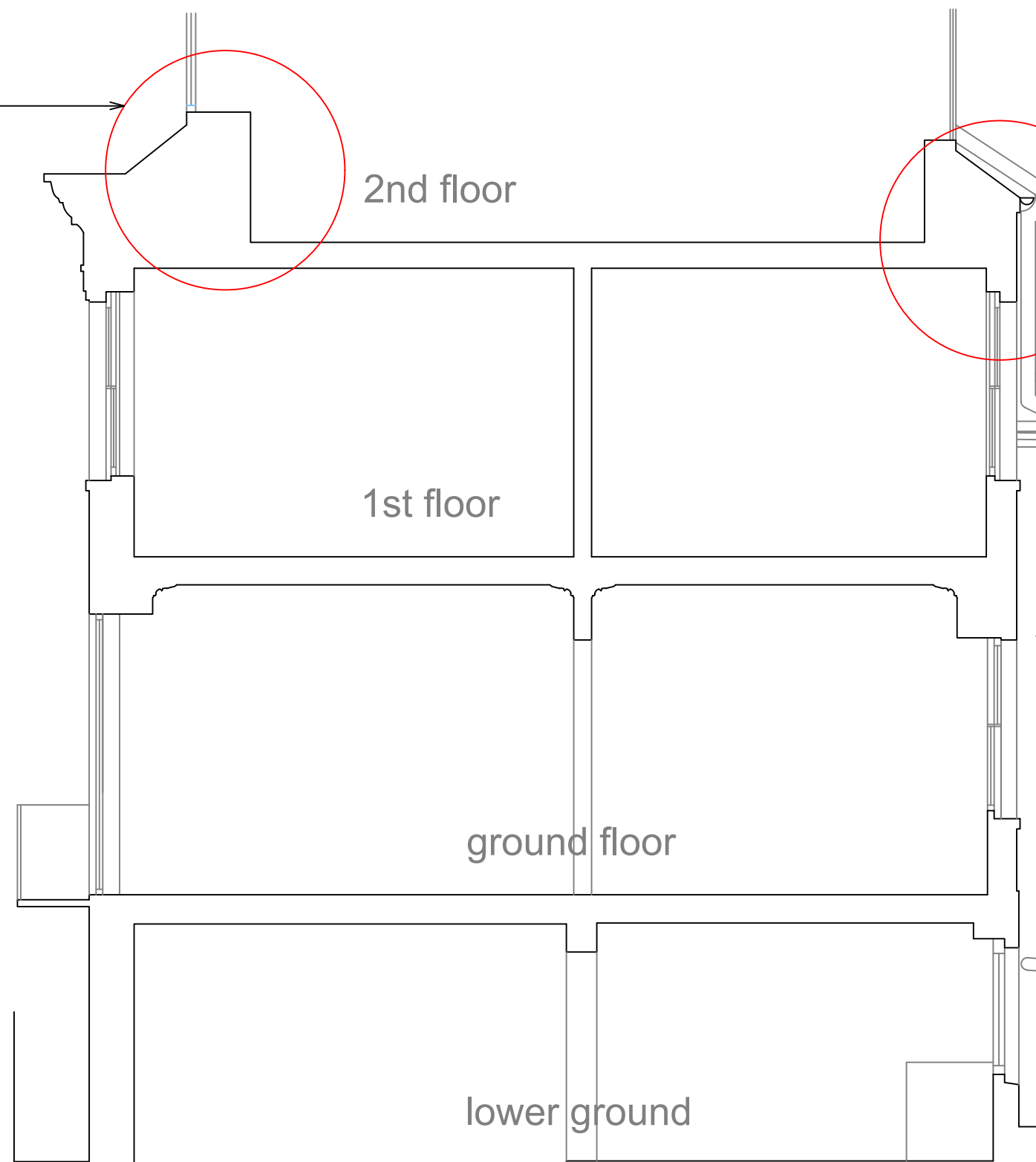


TYPICAL DETAIL WHERE WALL PLATES ARE CHANGED

PROJECT: PROPOSED MEASURES TO ERADICATE DRY ROT IN THE PROPERTY	
TITLE: PROPOSED PLANS AND SECTIONS - SHEET 2	
ADDRESS: 37 NORTH ROAD LONDON N6 4BE	
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SECTION D - D
EXISTING



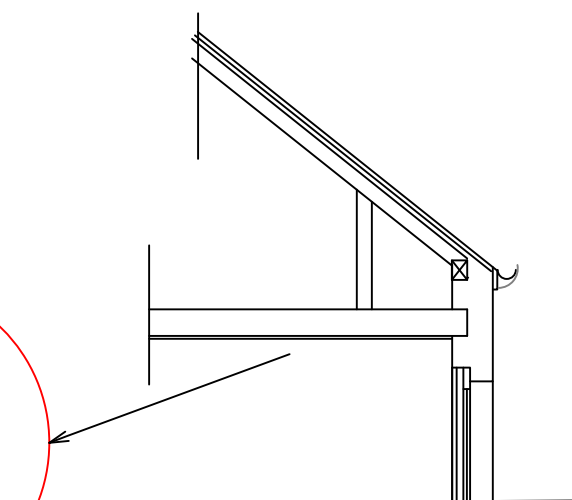
2nd floor

1st floor

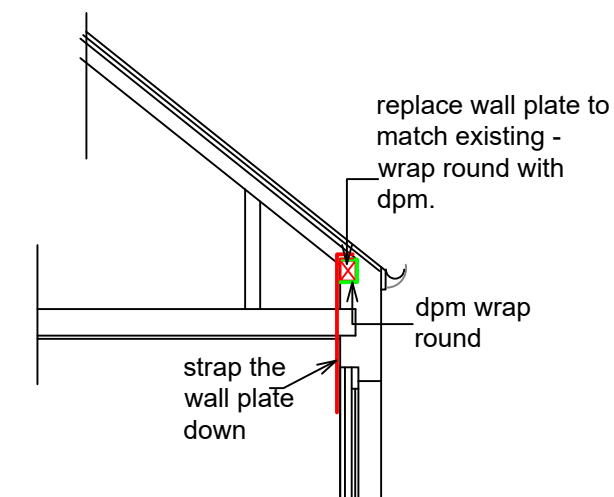
ground floor

lower ground

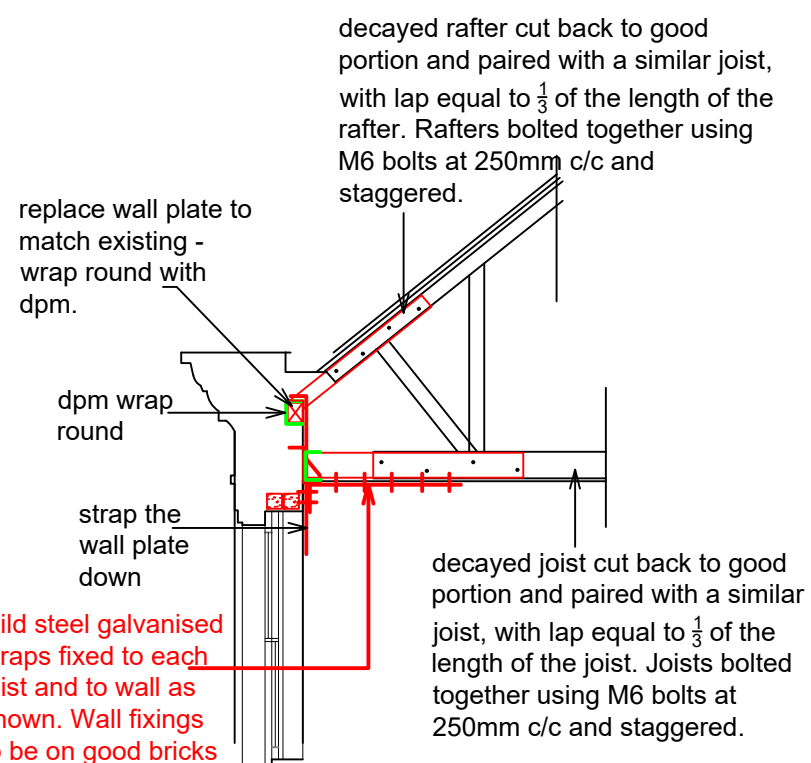
Section A - A



SECTION E - E
EXISTING



SECTION E - E
PROPOSED



SECTION D - D
PROPOSED

FRONT

PROJECT:

PROPOSED MEASURES TO
ERADICATE DRY ROT IN THE
PROPERTY

TITLE:

PROPOSED PLANS AND
SECTIONS - SHEET 4

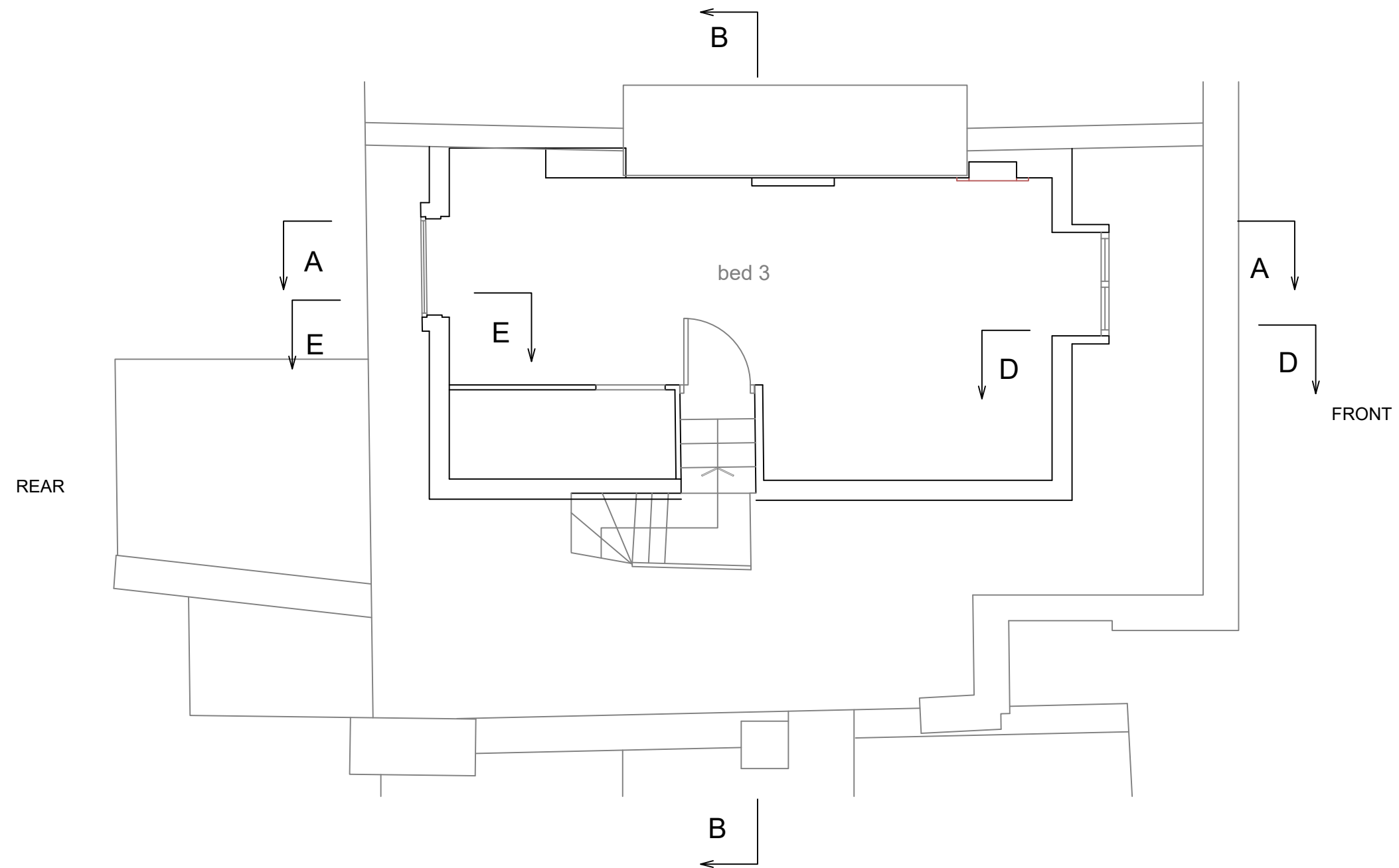
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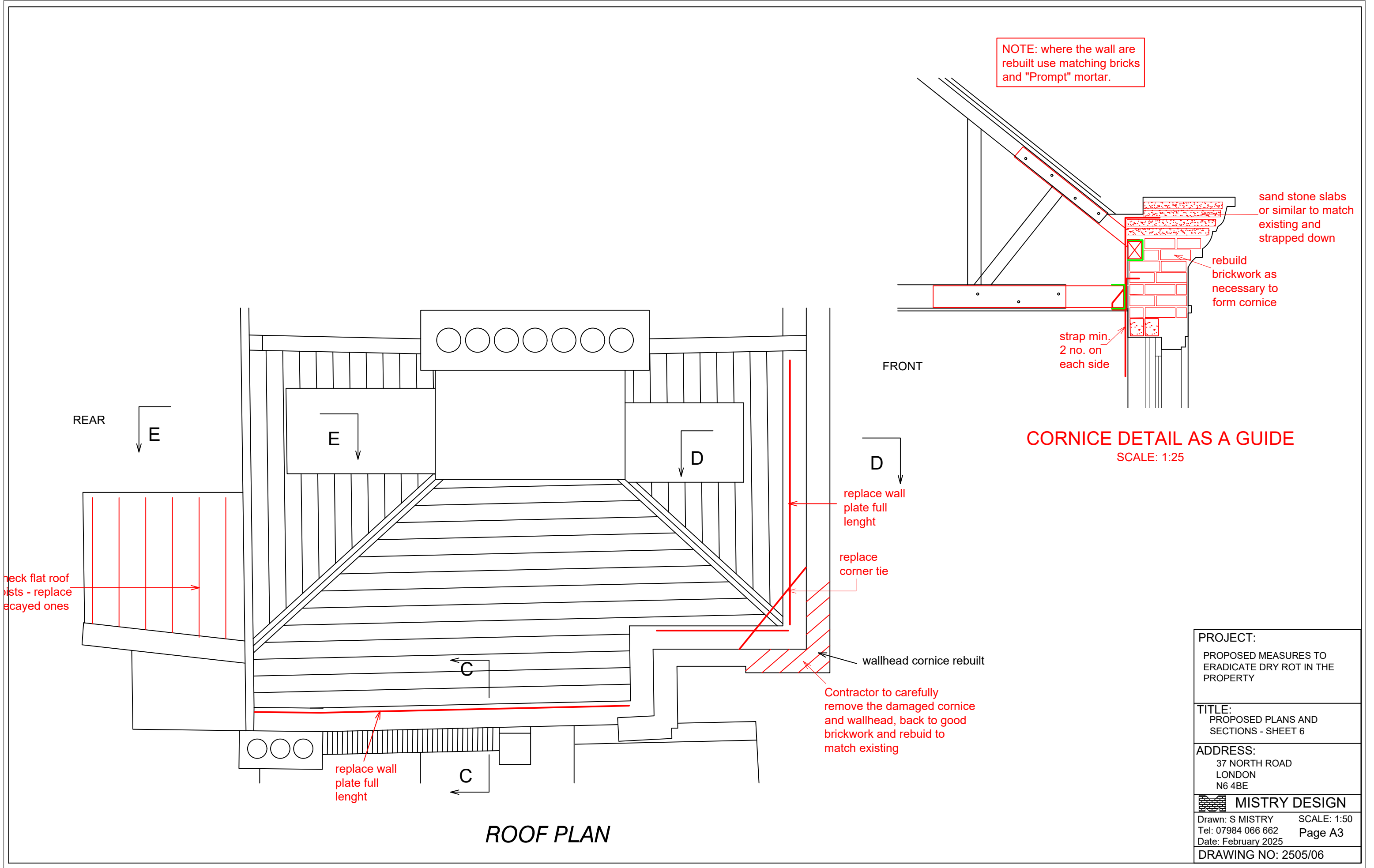
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SECOND FLOOR PLAN

PROJECT: PROPOSED MEASURES TO ERADICATE DRY ROT IN THE PROPERTY	
TITLE: PROPOSED PLANS AND SECTIONS - SHEET 5	
ADDRESS: 37 NORTH ROAD LONDON N6 4BE	
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Tel: 07984 066 662	Page A3
Date: February 2025	
DRAWING NO: 2505/05	



NOTE: where the wall are rebuilt use matching bricks and "Prompt" mortar.

sand stone slabs or similar to match existing and strapped down

rebuild brickwork as necessary to form cornice

strap min. 2 no. on each side

FRONT

CORNICE DETAIL AS A GUIDE
SCALE: 1:25

replace wall plate full length

replace corner tie

wallhead cornice rebuilt

Contractor to carefully remove the damaged cornice and wallhead, back to good brickwork and rebuild to match existing

replace wall plate full length

check flat roof gists - replace decayed ones

ROOF PLAN

PROJECT:

PROPOSED MEASURES TO ERADICATE DRY ROT IN THE PROPERTY

TITLE:

PROPOSED PLANS AND SECTIONS - SHEET 6

ADDRESS:

37 NORTH ROAD
LONDON
N6 4BE



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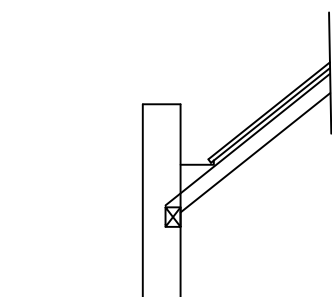
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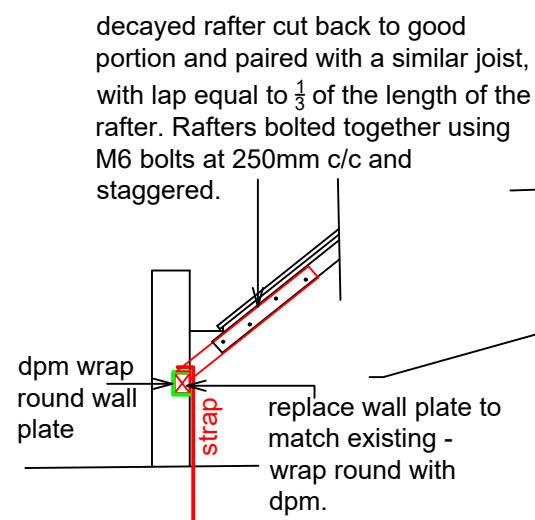
Page A3

Date: February 2025

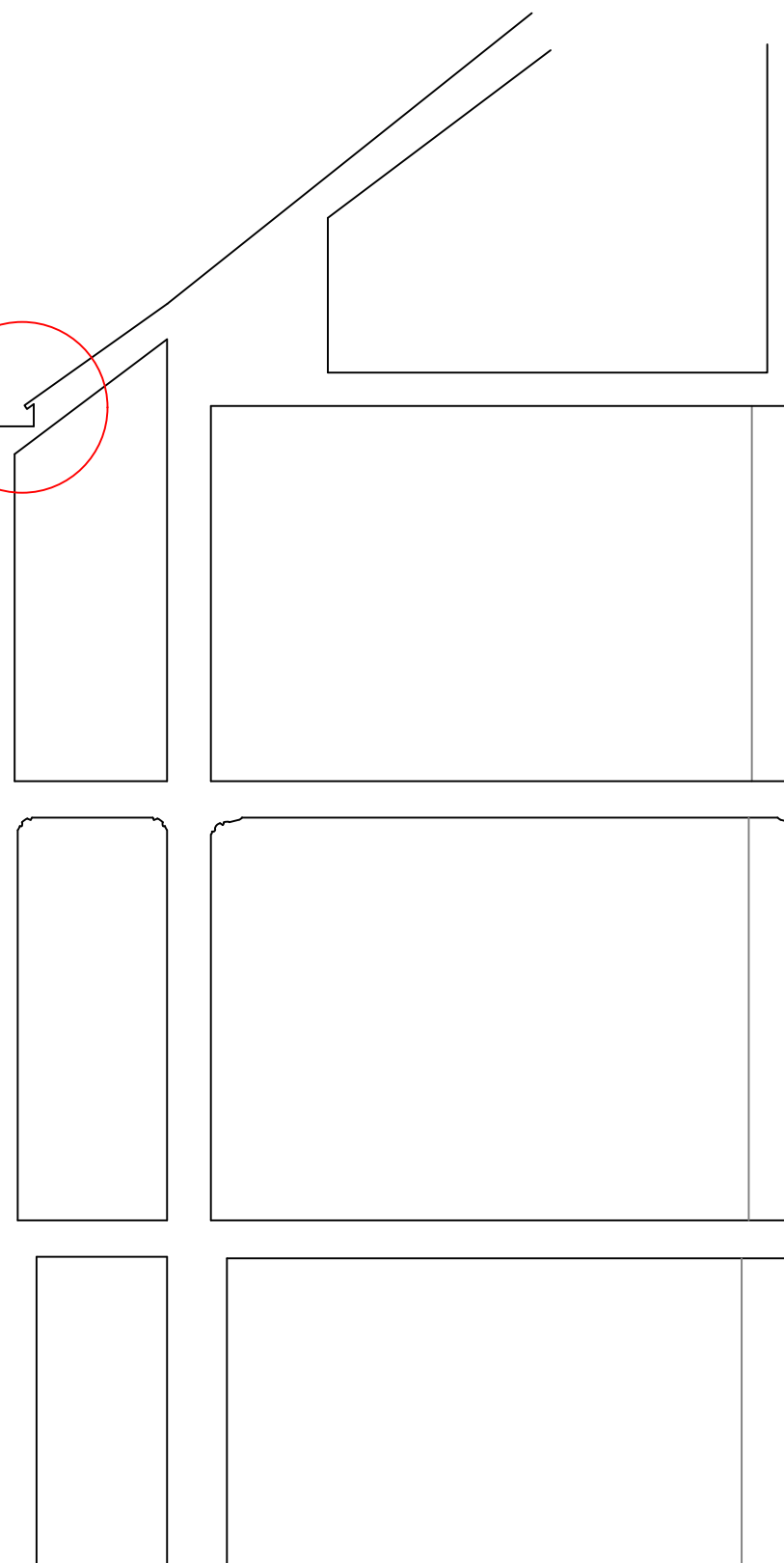
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SECTION C - C
EXISTING



SECTION C - C
PROPOSED



Section B - B

PROJECT: PROPOSED MEASURES TO ERADICATE DRY ROT IN THE PROPERTY	
TITLE: PROPOSED PLANS AND SECTIONS - SHEET 7	
ADDRESS: 37 NORTH ROAD LONDON N6 4BE	
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