

This document is an addendum to the Banfield Wood LLP Structural Condition Survey (Rev D 25.01.2024). Additional intrusive investigations were undertaken following completion of the report. The additional investigations aimed to expose the existing floor joists to the upper residential floors at multiple locations and remove finishes locally from walls to ascertain if they comprise modern stud partitions or original timber load bearing walls.

The following pages show our findings from the investigations. The floor joists are original and span from the external walls onto an original central spine wall. The spine wall is constructed as original timber studs with lathe and plaster finishes to both sides. The wall has been altered in the past to create new openings to serve the existing residential arrangement.



*Photo taken between ceiling and floor boards (first to second floor)*

*Original floorboards, nailed perpendicular to joists*

*Original lathe and plaster*

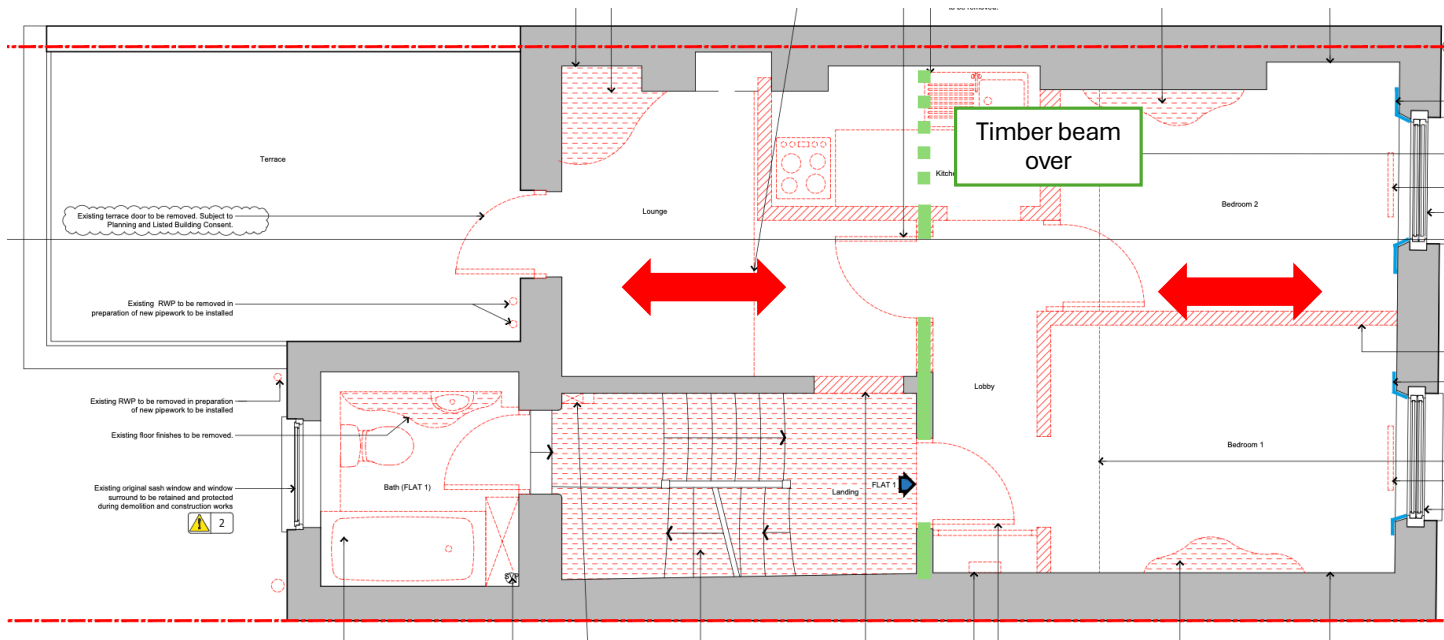
*Original timber joists*

*Line of original timber stud*

*Modern plasterboard ceiling*



*Photo taken of spine wall at first floor level*

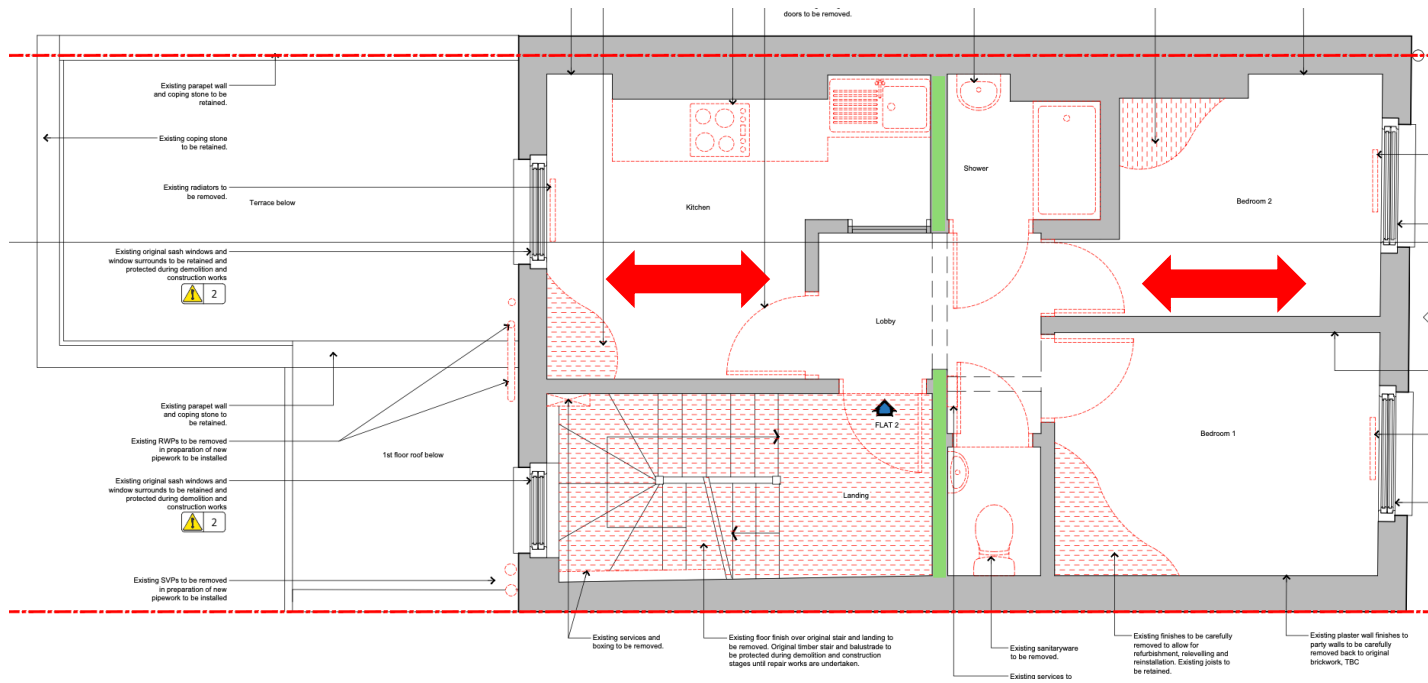


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 Denotes original (circa 1800s) timber structural stud wall. Some of the existing studs have been removed to open up the space and form new openings and kitchen space. The structural stud wall is supported on the steel beam below (in ceiling of commercial)



Denotes span of original floor joists.  
 170 x 40 @ 450mm Ctrs

## First Floor Structure

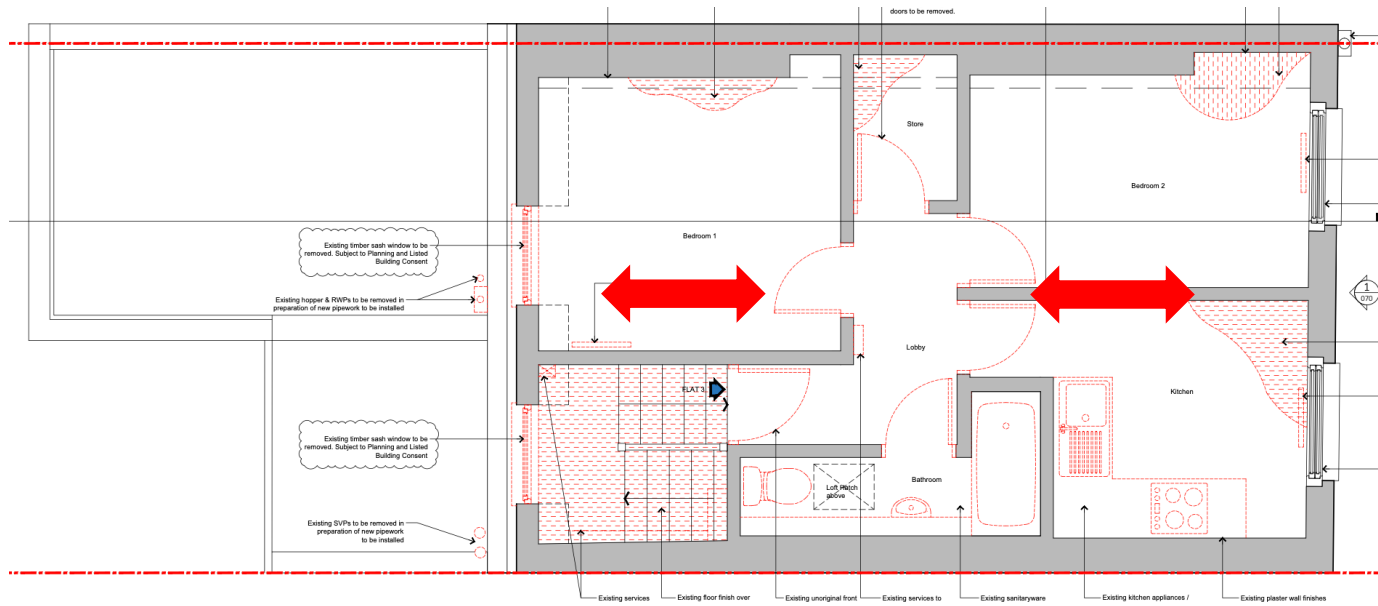


Denotes original (circa 1800s) timber structural stud wall. Some of the existing studs have been removed to open up the space and form the existing hallway area. Nevertheless, the header plate remains in place. The stud wall is supported on the corresponding wall at first floor level below



Denotes span of original floor joists.  
165 x 40 @ 400mm Ctrs

## Second Floor Structure



**Third Floor Structure**

Existing internal partitions do not line up with the original spine wall below. Unclear whether any of the existing partitions are original.

From inspection of the attic joists, it is clear the joists are supported on the internal partitions at this level.

Intrusive investigations will be required to better understand which partitions are original



Denotes span of original floor joists.

145 x 40 @ 400mm Ctrs