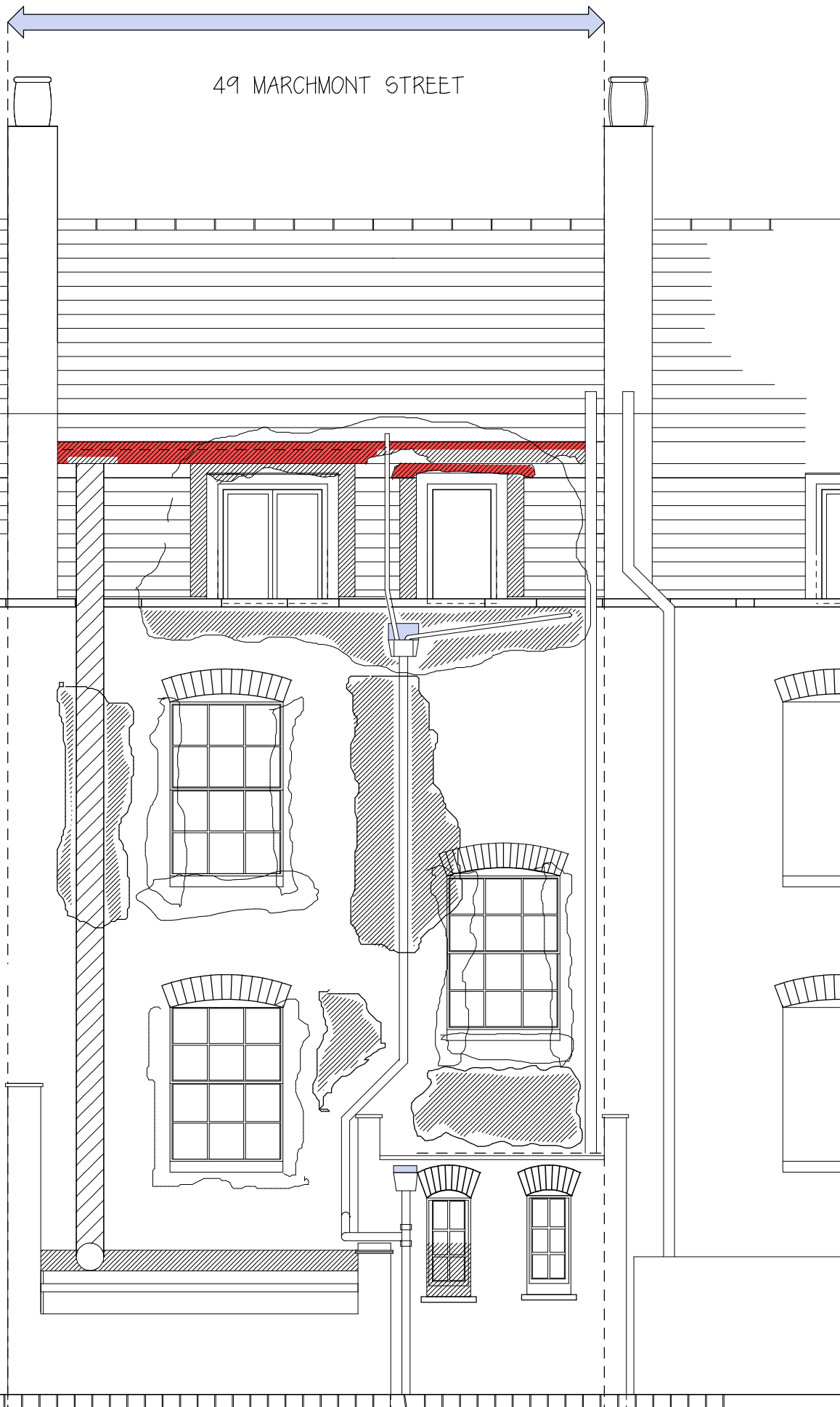




WINDOWS - condition of rendered reveals poor - render flaky and de-bonded allowing water ingress behind, sub sills - surface friable; external timber sills very poor, paint finish missing, rot to bottom rails - sanding back, filling and redecoration recommended



SUMMARY OF CONDITION

- brick pointing is poor in localised areas - brick vulnerable to leaks from pipes and poorly detailed weatherings - saturation stains visible
- some cementitious mortar repointing has caused brick decay and delamination - repointing recommended
- leadwork at roof and around mansard windows loose and failing
- parapet stones are decaying and loose masonry in evidence below parapet gutter (viewed from closed window) appears in very poor condition equires reconstruction and re-lining in lead
- 20th century extension in fair condition although roof finish has a short lifespan, falls are poor and lead upstands require closer investigation
- lead box over drainage runs on flat roof in poor condition and allowing localised water retention

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CLIENT Venoru Ltd	
PROJECT 49 Marchmont Street, WC1N 2AN	
DRAWING CONDITION SURVEY REAR ELEVATION	
DRG. No 34	REVISION -
SCALE 1:50 @ A3 PAPER	DATE 11 Jan 2018

EXISTING REAR ELEVATION

