

EXISTING FRONT (EAST) ELEVATION



SUMMARY - BRICKWORK REQUIRES ATTENTION - VERY POOR AT PARAPET
SOME MORTAR LIES FORWARD OF THE BRICK FACE AND IS CAUSING HARM

PATCH REPAIRS AND REPOINTING GIVES THE FACADE AN UNTIDY APPEARANCE
CEMENTITIOUS MORTAR IS IN EVIDENCE - SOME BRICKS HAVE DELAMINATED
DUE TO INABILITY TO EVAPOURATE MOISTURE THROUGH THEIR ADJACENT JOINTS

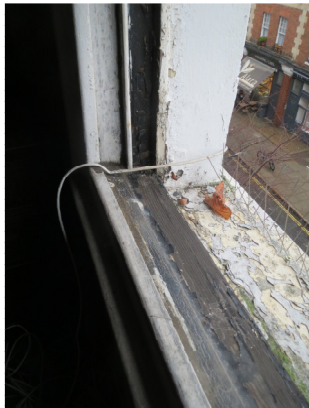
THERE ARE RAKING CRACKS UNDER THE THIRD FLOOR WINDOW - STRUCTURAL
DEFECTS OCCUR INSIDE

FLAT GAUGED BRICK ARCH HAS BEEN PAINTED - THE PAINT MAY BE
HARMING THE BRICK

PARAPET STONES ARE BADLY WEATHERED AND DELAMINATING
BEDDING MORTAR NOT POSSIBLE TO INSPECT DURING SURVEY

6 - OVER - 6 SASHES IN VARIOUS FORMS ARE PRESENT ON THIS FACADE
THEY VARY IN TERMS OF GLAZING BAR MOULDINGS AND GLAZING BAR SIZES
SUGGESTING A NUMBER HAVE BEEN REPLACED WITH HISTORICALLY-REFERENCED
NEW SASHES
ALL WINDOWS REQUIRE RECEDORATION TO ENSURE A WEATHERTIGHT FINISH

CLOSE INSPECTION OF SILLS AND REVEAL AND WINDOW SURROUNDS WHEN VIEWED
FROM INSIDE SHOW FLAKY PAINT AND OPEN CRACKS ALLOWING WATER INGRESS



SHOPFRONT NOT PART OF THE APPLICATION



T: +44 (0)20 8498 0211
W: bridgetsheppard.com
E: bridget.sheppard@btinternet.com

1A Bramley Close
Woodford Green
Essex. IG8 7PL

CLIENT Venoru Ltd	
PROJECT 49 Marchmont Street, WC1N 2AN	
DRAWING CONDITION SURVEY FRONT ELEVATION	
DRG. No 33	REVISION -
SCALE 1:50 @ A3 PAPER	DATE 12 JAN 2018