

SURVEY OF SIGNIFICANCE THIRD (top) FLOOR PLAN

SUMMARY - OVERALL VERY POOR CONDITION - UNSTABLE AND ROTTEN - SERIOUS WATER INGRESS WITH SUBSEQUENT DAMAGE TO STRUCTURAL ELEMENTS

STAIRS

VERY STEEP AND DEFLECTING SLIGHTLY - MISSING SPINDLES
20TH CENTUREY PARTITIONS AND PIECING-IN OF TIMBER USED TO INFILL STAIR TO SEPARATE IT FROM BELOW
THE WORK IS UNPROFESSIONAL AND COMPROMISES THE ORIGINAL ELEMENT

A 1 M RAKING CRACK AT LANDING OF STAIRS

FRONT ROOMS

LATHER AND PLASTER PARTITION (RUNNING EAST TO WEST) DEFLECTING CRITICALLY AND TWISTING LATERALLY

HEAD OF DOOR D4 DROPPED 250MM AND HAS BEEN REPAIRED IN SITU

PLASTER HAS FALLEN AWAY EXPOSING LATHE - WHICH IS WET - THERE IS NO KEY BETWEEN THE LATERAL WALL AND THE FRONT FACADE MEANING THE WALL IS UNSUPPORTED

CEILING HAS POLYSTYRENE TILES IN PLACES WITH 20TH PLASTERBOARD ABOVE
THERE IS PARTIAL COLLAPSE IN SOUTH EAST CORNER ALLOWING VISUAL INSPECTION OF ROOF TIMBERS ABOVE
SEE CONDITION SURVEY ATTIC FLOOR DRAWING 31

WATER ENTERED THE BUILDING DURING THE SURVEY - WALLS ARE SATURATED ON EASTERN SIDE
PARTICULARLY WET UNDER SOIL AND VENT PIPE

MANY WALLS HAVE BLOWN AND ARE MISSING PLASTER SOME WALLS ARE BLACK - CONSISTENT WITH SMOKE DAMAGE
THERE IS AN ODOUR OF SOOT

OTHERS COULD NOT BE INSPECTED DUE TO EMBOSSED WALLPAPER FINISH - BUT PAPER PEELING AND DAMP DETECTED BEHIND

WINDOWS TO FRONT ARE IN VERY POOR CONDITION DUE TO LACK OF MAINTENANCE
BUT COULD BE REPAIRED BY A SPECIALIST AS THEY APPEAR TO BE SURVIVING ELEMENTS
WALLS UNDER WINDOWS ROTTEN

SURVIVING SKIRTINGS - IN POOR CONDITION - DUE TO EXPOSURE TO WET

CUPBOARD AND SHELVES ORIGINAL - FAIR CONDITION

DOORS ORIGINAL BUT SEVERELY COMPROMISED BY FLOOR DEFLECTIONS

REAR ROOMS

SMALLER ROOM - SOUTH - HAS A CONTINUOUS RAKING CRACK TO SW CORNER
FLOORS DEFLECTING NORTH TO SOUTH
PLASTER WALLS ARE IN POOR CONDITION AND THERE IS EVIDENCE OF MOISTURE BUILD UP
ROT TO WALLS AND BLACK STAINING

CASEMENT WINDOW CRITICAL CONDITION AND READY TO COLLAPSE - TIMBERS ROTTEN AND GLASS LOOSE

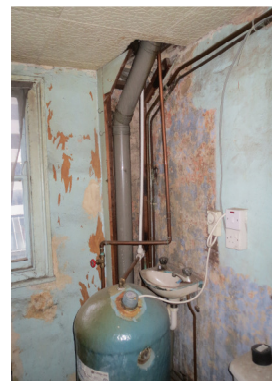
LARGER ROOM - ROTTEN AND DAMP SLOPING WALLS
PLASTER BLOWN AND DAMP TO THE TOUCH
DOOR DEFLECTED SIGNIFICANTLY AND WILL NOT CLOSE - ARCHITRAVE COMPROMISED
FLOORS SLOPING IN SEVERAL DIRECTIONS - ORIGINAL WIDE BOARDS HERE IN GOOD CONDITION AWAY FROM WATER INGRESS



twisting to partition



raking crack to mansard roof at rear



water ingress



door fitted with infill panel due to deflection

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DRAWING
CONDITION SURVEY
third floor plan

DRG. No 30	REVISION -
SCALE 1:50 @ A 3 paper	DATE 12 jan 2018

