



F O X T O N
▶ PROJECTS ◀

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APT 2 & 7 DRY ROT EXTENT AND REMEDICATION PLAN

Petrellen Court

Saturday, 24 August 2024

Prepared For Selleck Nichols

25 Progress & Actions Identified



**FLAT 7 BATHROOM/ EN SUITE
PRIOR TO EXPOSURE**

Former Staircase 1st Floor, Dry Rot
Apparent when removing staircase.
Floor Joists installed and
Temporary Deck Laid to Remove
render and Expose Rot



FLAT 7 INITIAL EXPOSURE



FLAT 7 EXPOSURE CONTINUED



**FLAT 7 EXTENT OF ROT
CONTINUED ALL THROUGH
WALL LHS**



FLAT 7 LHS EXTENT OF ROT

Render Collapsed from wall in 1 sheet(Note Acrows beneath first floor framing down to basement to prevent collapse.)



ALTERNATIVE VIEW TO FLAT 7 LHS



**FLAT 2 LHS WALL BELOW
PICTURES ABOVE**



**FLAT 2 LOOKING TOWARDS
MASONRY WALL**

This is the remaining section of the collapsed wall



FLAT TWO LHS ALTERNATIVE VIEW



LINTELS TO MASONRY WALL



AS ABOVE LOOKING IN



**TEMPORARY STEEL INSTALLED
TO REPLACE ROTTEN TIMBER
LINTEL**



**FLAT 2 LIVING ROOM DOOR
PRIOR TO REMOVAL**

Rot has spread through entire
length of hallway



**OVERVIEW OF SUPPORTS &
ACTIONS TO PREVENT
DAMAGE TO REMAINING
BUILDING & PROTECT CORNICE**



**RENDER REMOVED EXPOSES
ROT BEHIND CORNICE**



TIMBER LINTEL ROTTEN



**FLAT 2 BEDROOM 1 DOORWAY
PRIOR TO REMOVAL**

General Note all door frames and
architraves have been retained for
reinstallation once spray treatment
professionally applied



**BACK OF CORNICE ONCE WALL
REMOVED**



**ALTERNATIVE VIEW BACK OF
CORNICE**



**SUPPORTS INSTALLED TO
STABILISE WHILST WALL
FRAMING REMOVED**



**AS ABOVE SUPPORT FIXED TO
NEW WALL INSTALLATION**



OVER VIEW OF METHODOLOGY FOR REMOVAL AND REPLACEMENT

Removing 3 to 4 Studs at a time and Replacing before moving onwards.

Double Plate used to allow build in sections and continue. All Timbers Joined have had 3 Coats of Sika Guard between them prior to installation as the spray treatment to follow may not penetrate between.

DPC have been used in addition to provide physical barrier as well as chemical where new timber meets old timber. Existing Timbers have also been treated where timber plates connect to them.

The Intention behind doing 3 to 4 timbers at a time is to allow us to replace the structure as we go. The cornice (Now cleaned of rot) can then be reconnected to the new installation as we work through.



AS ABOVE ALTERNATIVE VIEW



**PROTECTION USED BETWEEN
NEW TIMBER & CONNECTIONS**

PHOTOS TO FOLLOW

As Per Advice of Rot & Damp Specialist David Reynolds. 1 side of all walls Apt 7 Bed 1, Dining, Inner hall and Living room to allow for full spray treatment.

Masonry wall to be full spray treated to create a chemical barrier, then sika damproofing slurry to be applied to create additional physical barrier.

Rotten walls to be continued with the above methodology in attempt to retain cornice.

Note No Rot visible to Barrel Rolled Ceiling Framing so will be sprayed thoroughly to prevent ingress.