

Carefully remove and replace a section of plaster and straps behind the sink where damaged at low level. Renew of a section of associated skirting to match existing.. The removal and subsequent refitting of the RH panelling to the window reveal may be required to assess the condition of concealed timber behind and carry out any repairs required.

Renew the paneling and skirting to the window reveal to match that in the adjacent bathroom. Carry out repairs to the window frame and cill to ensure that the window is weatherproof.

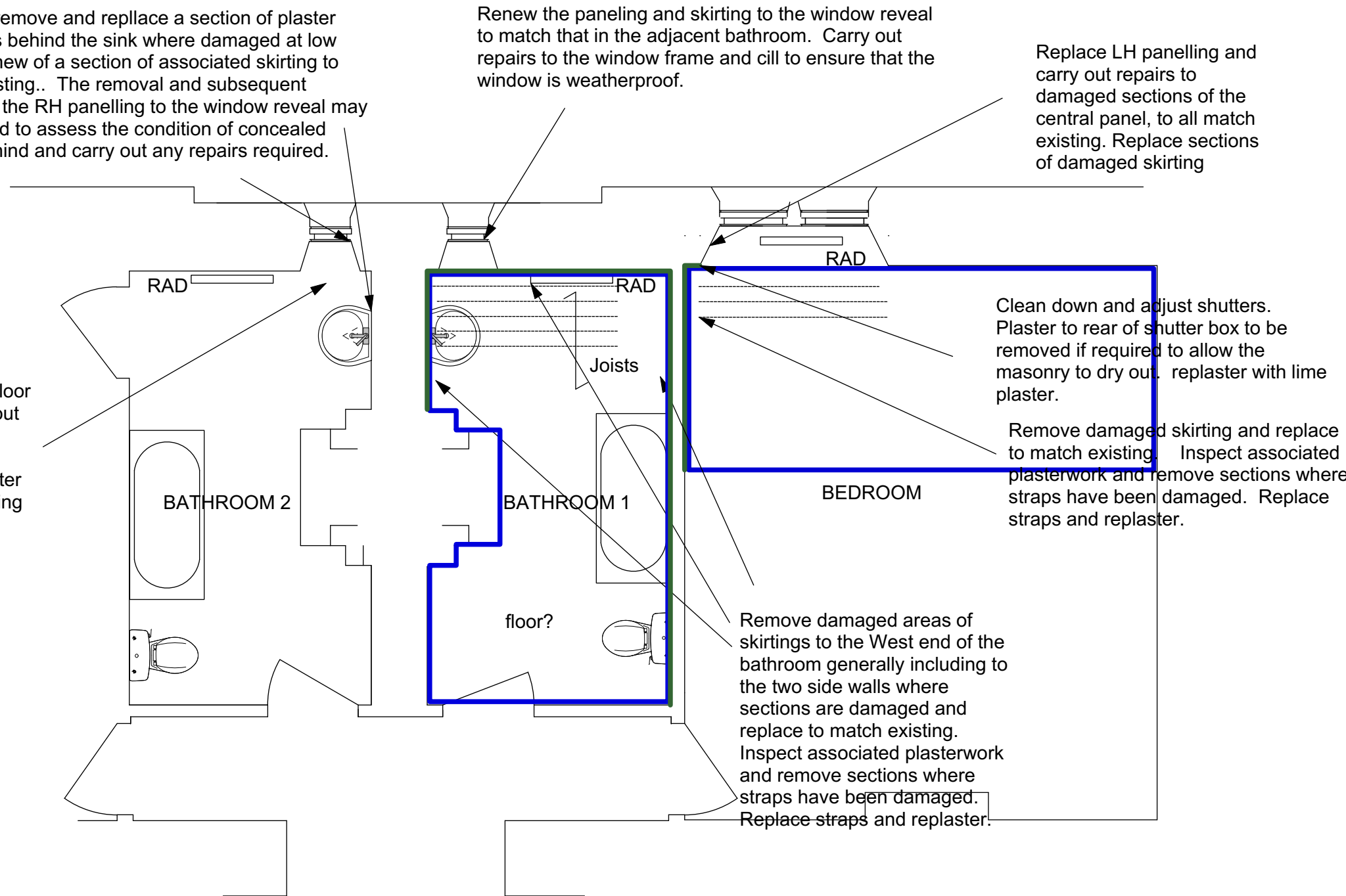
Replace LH panelling and carry out repairs to damaged sections of the central panel, to all match existing. Replace sections of damaged skirting

Renew damaged floor boards and carry out minimal repairs to joists to avoid disturbing the plaster ceiling in the drawing room.


Clean down and adjust shutters. Plaster to rear of shutter box to be removed if required to allow the masonry to dry out. replaster with lime plaster.


Remove damaged skirting and replace to match existing. Inspect associated plasterwork and remove sections where straps have been damaged. Replace straps and replaster.

Remove damaged areas of skirtings to the West end of the bathroom generally including to the two side walls where sections are damaged and replace to match existing. Inspect associated plasterwork and remove sections where straps have been damaged. Replace straps and replaster.



**KEY**

 Plaster, laths and battens removed to approx 1 - 1.5m high in areas affected by dry rot to remove damaged material. Walls made good using lime plaster.

 Area where floor joist renewal is expected to be required to replace timber damaged by dry rot. Floor boards to be replaced to match existing where boards are damaged beyond repair.

Please note that due to access limitations there have had to be some assumptions made on thickness of external walls etc

**EMBLETON TOWER  
EMBLETON  
ALNWICK**

**PLAN OF NORTH WEST BEDROOM  
AND ADJACENT BATHROOMS  
SHOWING WORKS REQUIRED TO  
REPAIR DAMAGE DUE TO DRY ROT**

Scales 1:50

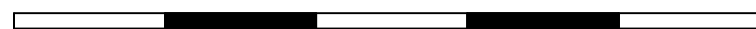
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5M



All dimensions should be checked on site.  
Do not scale from this drawing

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