



**BUNDLE 6 B: Heritage Condition Survey (15/07/25) –
supports.**

**The Old Vicarage, Homington Road, Coombe Bissett,
Salisbury, Wiltshire SP5 4LR**

**Proposal: Replace existing dwelling with a new dwelling,
hard and soft landscaping, ecological and tree mitigation**

Historic Building Condition Survey

**Old Vicarage, Homington Road,
Coombe Bissett, Wiltshire.**



January 2025

Reference: 24929

**OLD VICARAGE
HOMINGTON ROAD
COOMBE BISSETT
SALISBURY
WILTSHIRE**

Historic Building Condition Survey

Prepared on behalf of

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By

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Reference: 24929

January 2025

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**OLD VICARAGE
HOMINGTON ROAD
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WILTSHIRE**

Historic Building Condition Survey

Summary



Fig: The Old Vicarage from the northwest

The Historic Building Advisory Service was commissioned by Mr D Walker to undertake an historic building condition survey at Old Vicarage, Homington Road, Coombe Bissett,

Salisbury, Wiltshire. The purpose of the survey was to attempt to ascertain the overall state of repair and the condition of the property and how it may affect future occupants.

This report is intended to consider the overall construction and the condition of this building so as to ascertain its overall condition. This should not be considered to a pre-purchase survey or similar, as it will concentrate on the form of construction seen, its overall condition and defects and problems that were obvious or could be reasonably anticipated.

The building contains elements that possibly date to the very late 18th C or early 19th C, particularly the north side of what is now the west three storey part of the main building. When built it was evidently a small four room, two storey, cottage with a central entrance corridor. That part was much altered and adapted in several stages through the 19th C and into the 20th C.



Fig: The Old Vicarage from the southeast

Next seem to have been the addition of the two storey east end section and probably an addition to the back of the original cottage as a kitchen. There was then a significant remodelling of the whole house, with the addition of the service block at the very end of the 19th C. Then in the 20th C, possibly the 1920s or very early 1930s, the west part was extended upwards by an extra storey with the mansard roof and severe remodelling was undertaken internally to reshape the whole of the rest of the house. This latter work

included changing the room layouts, the introduction of the large formal stair arrangement and the erection of the service block on the south side.

Further alterations, adaptations and changes appear to have occurred to the building in the third quarter of the 20th C with the addition of garages and then in the fourth quarter the swimming pool and associated plant room, conservatory etc. were added. Further 'modernisation' was undertaken with the insertion of plastic windows and other changes internally and externally all the way around.

The building to the main part, is suffering from severe wet related decay entry right the way through with internally the loss of ceilings, damages to walls and in certain areas roof structure is also greatly affected and will require localised rebuilding.

When considering the structure of the house, there is long term movement within the three storey west section of the main house in the section of the north wall showing as cracking and bowing. This is probably due to the additional loading applied by the application of the mansard roof. This is likely to require significant structural repair, and possible remaking, to stabilise this whole part.



Fig: The Old Vicarage from the northeast

The roof over the two storey east section of the main part of the house has partial failure of the central roof truss and that in turn is resulting in roof thrust and spread. That has

caused severe external bowing to the roof at the eaves and is likely to be part of the cause of the partial collapse of the west end wall head to this where it overlaps the western roof. This movement is also noted by the opening up of the construction joint between the two main parts of the building on the north side. Internally there is severe cracking to the walls and ceilings within the east section where this abuts the west part. Rebuilding is likely to be required to much of this.

Around the building the roof coverings are in a very poor condition with much internal water entry that is resulting in much damage to the internal structure as well as decorations and finishes. Similarly most of the joinery in the form of doors and windows, together with eaves and ancillary aspects are largely failed and need of replacement.

Whilst this has some historic fabric within the overall building this would appear to be quite limited and have been much altered and adapted so that little of that is now readily visible. When considered as an overall structure the building could be capable of repair, but this would require very significant restructuring, if not actual rebuilding of large parts of the house and as part of this thought will need to be given as to whether the mansard is retained because of the potential overloading this is causing to the fabric below. With the other remediation work that will be necessary it is likely that the building will effectively need to be stripped back to a bare shell, at which point it may be found that there are further or greater underlying defects that will need attention.

The site inspection was carried out on 6 January, 2025.

**OLD VICARAGE
HOMINGTON ROAD
COOMBE BISSETT
SALISBURY
WILTSHIRE**

Historic Building Condition Survey

1 INTRODUCTION

1.1 Project background

- 1.1.1 The Historic Building Advisory Service was commissioned by Mr D Walker to undertake an historic building condition survey at Old Vicarage, Homington Road, Coombe Bissett, Salisbury, Wiltshire.
- 1.1.2 The inspection was undertaken generally within the guidelines of good surveying practice. The prime requirement was to ascertain the overall state of repair and the condition of the property and how it may affect future occupants.

1.2 Survey Content

- 1.2.1 The aim of this report is to produce an overall impression of the property and its setting at the time of the inspection. This was undertaken by a visual examination of the elements that make up this facility to identify the means of construction, the general condition, and any defects that were obvious or that could be readily anticipated. These will be of a severity that could affect either the user or the structural integrity of the building.
- 1.2.2 Voids, cupboards, closed spaces, etc. were inspected where ready access could be gained. However, if the means of getting into that space would have entailed the property manager in a monetary cost in addition to that involved with this survey, in the form of maintenance, repair, or making good, then such areas were not inspected. There were no areas that we were requested or prevented from entering by the occupant of the facility. Similar considerations apply to surfaces with directly applied coverings such as wall panelling or heavy coverings, fully fitted or stuck down carpets and other sheet floor coverings. In all these cases the general 'feel' of the building has been taken into account to assess any likely problems or the need for a further more detailed inspection or opening up of the structure that will involve the client in additional cost.

- 1.2.3 The services and utilities throughout the building were not subject to any form of test as part of this inspection. The drainage system and the inspection chambers were not inspected.
- 1.2.4 Damp intrusion within the property has been evaluated by visual inspection only. For accurate determination of damp intrusion it is necessary to take material samples. Testing by the use of electronic or similar equipment can be misleading or erroneous due to many factors including conductive minerals and salts in the material; metal based paints or pigments; condensation in or on the surface or the insulating effect of materials under test.
- 1.2.5 Where potentially hazardous materials were seen as part of this survey they have been noted for reference purposes only. This may include such items as lead water piping or asbestos sheeting and should be considered as a matter of general warning, this report should not be construed as an asbestos or other related hazardous material survey. Other materials such as heavy metal (lead, arsenic, etc.) based paints and other coatings or floor, ceiling or wall tiles that may contain asbestos have been identified where we are reasonably confident that those elements are present. Any reference in this report to or of any such hazardous item or substance should not be taken to construe that this is a specialist Asbestos Survey or any similar inspection related to the material identified. This report does not set out to approve, validate, or offer any indication of the content or absence of hazardous substances in or around the property whether actual or implied. It will be necessary for further testing to identify the amount of hazardous content and type if any. Similarly, no advice or guidance is given in this report as to any remedial or corrective works that may be necessary. The non-inclusion of mention of hazardous materials in this report should not be construed as implying that there are no such materials in or around any part of any building or structure that may be inspected.
- 1.2.6 This report was required to show the general condition of the property and highlight any possible area of defect or unsoundness. No part of this report is or should be considered as a valuation of the property. This report does not set out to approve, validate, or offer any indication of the property value whether actual or implied.

1.3 Survey Information

- Premises inspected: Old Vicarage
- Location: Homington Road,
Coombe Bissett,
Salisbury.
Wiltshire.
- Client: Mr D Walker

- Property Occupant: Vacant
- Contact: Mr D Walker
- Current Use: Dwelling
- Reason For Inspection: Historic building condition survey
- Inspection By: R J Hill MRICS, MCIfA
- Inspection Date: 6 January, 2025
- Weather Conditions: Dry
- Site Exposure: Sheltered
- Listed Building? No
- Registered Park / Garden No
- Scheduled Monument No
- Conservation Area? Yes
- National Landscape / Park? Yes

2 GENERAL

2.1 Location



Fig 2.1.1: Site entrance from Homington Road

- 2.1.1 The house sits on the east side of Homington Road in almost central position within the village, where it is on the south side of the junction with Water Lane which is narrow road that runs along the north side of this site. In this position Homington Road turns from an west to east direction at an almost right angle bend so then it runs against the site's west side up a slight hill and further to the

south. This is all to the east of the road junction with the A354 Salisbury to Blandford road.

- 2.1.2 This is all on the south side and just above the bottom of the Chalk Valley that flows down from the west to the east. The Old Vicarage sits on a slight terrace towards the bottom of the ground slope where there is a noticeable drop off of about 1.0 -1.2 m on the north and east sides of the building.
- 2.1.3 This is in a predominantly residential area with another house directly on the boundary on the south side of the site and other detached properties lie on the west side on Homington Road opposite this plot. Then to the north side of the junction with Water Lane there is a cottage with a large modern house lying to the east of that and the end of a cottage forming part of the east site boundary close to the northeast corner.

2.2 Description



Fig 2.2.1: Gap to south side of service block to south boundary (left)

- 2.2.1 On plan the house resembles very flat and slightly exaggerated Z-shape that starts with a range of garages and car ports running along the south boundary from the southwest corner of the site to it meets the south west corner of the

house proper. At that point there is a one and half storey former service block on the south side of the main body of the house at its west end, which appears from map dating to have been added at the very end of the 19th C. This block is separated from the side wall of the house on the south boundary by a gap that varies from of approximately 1.0 - 3.0 m.

- 2.2.2 The house itself extends along the north side of the service block and then further to the east, where it terminates with a single storey conservatory, which wraps around its south flank. The west part of the house is of three storeys, where the upper part is a mansard type roof structure that has been added over a previously two storey part. At the east end of the house there is a two storey block that has been added and which has a single storey conservatory all along the south side and which closes to the east end of the service block.
- 2.2.3 When ascribing some dating to this building the garage and carport part, from its overall form of construction and style appears to date to the 1950s or 1960s. The service block is of mixed construction that has been altered and adapted, which originally dates to the very end of the 19th C, although on the east end of this has a late 20th C conservatory style plant room added to house filtration equipment and boiler for a swimming pool.



Fig 2.2.3: Garage block in southwest corner of site

- 2.2.4 The west section of the main part of the house is of very mixed and altered forms and date of construction. The north wall of this part has a window pattern at first floor level that could suggest a dating to the very late part of the 18th C or early

part of the 19th C by the arch heads. However there has been much rebuilding of this, particularly at ground floor level in the mid – late 19th C when the fenestration pattern was significantly altered. On this west wall of this part the north bay window was added in the very late 19th C and that on the south in the mid 20th C.

- 2.2.5 Then the two storey block east end section of the main is of a style and form very typical of the mid 19th C, but the arrangement of the window pattern and the large rooms internally suggest this was extensively remodelled in the very late 19th C, probably when the service block was added. The east end bay window dates to the mid 20th C and the conservatory on the south side to the fourth quarter of the 20th C.
- 2.2.6 The Government Flood Risk map shows this site as being very low risk of flooding from river and surface water, but at high risk of flooding from ground water rise. Groundwater is the water that is usually held in rocks and soil underground and is often referred to as the water table and will vary depending on weather / climate conditions.
- 2.2.7 The UK Radon Map shows that this property is in 1.0 km grid square that has in the lowest band of radon potential where less than 1% of homes at or above the Action Level. Details on how to obtain a specific radon report for this house can be found at https://www.ukradon.org/services/address_search
- 2.2.8 The British Geological Survey map shows this building being positioned on Zig Zag Chalk Formation, which is chalk sedimentary bedrock formed between 100.5 and 93.9 million years ago during the Cretaceous period. This is overlain with River Terrace Deposits, 4 – consisting mainly of sand and gravel sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period. The chalk underlying chalk is an inherently stable form of ground that is not prone to slippage or shrinkage, but the overlying deposits can contain a mixture of hard and soft types that can be prone to shrinkage or ground water movement through them.

3 EXTERNAL INSPECTION

3.1 Roof



Fig 3.1.1: Mansard roof north side

- 3.1.1 Over the three storey section of the main part of the house is a gable ended mansard type on a west –east axis, which has the steeper north and south side slopes covered with machine made clay plain tiles that show disruption in the surfaces. This is likely to need a complete strip and re-tile.
- 3.1.2 The top section of the mansard is covered with natural slates running up to the top capped with variety of pattern and types of ridge tiles. Overall these coverings appear to be in deteriorating condition, from the limited viewing available, where at the west end there is wind disruption of the coverings and more significant need for repair to the south side at the east end a strip and resale will be necessary. The ridge tiles are in need of rebedding and pointing.
- 3.1.3 On the angled intersection of the roof slopes there is flashing of lead sheet, where that along the south side is much disrupted and is allowing water entry in to the building and will need to be completely remade.
- 3.1.4 Within the north and south slopes of the mansard roof there are dormer windows with flat roofs that are covered with a mixture of zinc sheet, bituminous felt and some lead. There are timber facings to the front and clay tile dressings to the cheeks of the south sides and lead sheet to those on the north. There are in

deteriorating condition with the tops needing complete remaking as well as to the cheeks and flashings.



Fig 3.1.4: Mansard south side dormer

- 3.1.5 The roof to the two storey east section of the main house is a hip ended structure covered with clay plain tiles over the slopes with angled ridge tiles to the tops of the hips and hog back style ridge tiles to the main ridge. The coverings appear to be in fair condition, but all ridge and hip tiles need re bedding and re pointing, where these are severely eroded and slipping. There is displacement of the bottom edge tiling all along the north and east sides to this.



Fig 3.1.6: East two storey roof

- 3.1.6 Over the two storey east section the roof has a gable on the west end that results in a somewhat awkward and difficult over lap to the mansard on the north side and butts against the east end of the west roof gable on the south side. At the east end this is hip ended and the whole roof is covered with mostly machine made clay plain tiles with the hips finished with angle clayware tiles and hog bag profiled ridge tiles to the top mortared in position.
- 3.1.7 Where the north slope overlaps the east end of the mansard this is finished with modern machine tile and half width, which are discordant in colour and form and show some of displacement. Elsewhere the tiling is in a deteriorating condition with much spalling and damaged tiles, as well as moss coverage to the north and east slopes and the south slope has many broken ties in the surface. Overall this is in a condition where a complete strip and retile.
- 3.1.8 Where the west end of the south slope of the two storey roof abuts the east end of the mansard type roof there is flashing formed with a mortar fillet. At the top of this there is a slight overlap where the ridge appears to be dressed over in lead. This has failed for most of its length and should be remade in lead in accordance with Lead Sheet Training Academy (LSTA) recommendations.
- 3.1.9 The roof over the service block to the south side of the house is effectively a separate structure that is gable ended and runs on an west – east axis parallel to the main part where it pitches against the south wall with a simple and rather crude valley gutter resulting. This results in a somewhat untidy arrangement of roofs where there is then a flat roof link corridor connecting at first floor level from

the house and on the south side towards the east end there is a large dormer head type structure that has valleys on either side to the roof slope.



Fig 3.1.9: Service block roof

- 3.1.10 All of the service block roof is covered with modern machine made clay tiles running up to ridges capped with concrete ridge tiles mortared in to position where these are very eroded and the valleys are formed with valley tiles. There are spalled, broken and slipped tiles across all the faces of this roof, although much of the south roof slope could not be inspected due to severe overgrowth of ivy and other vegetation. A strip and re-tile of the whole of this roof will be required.
- 3.1.11 On the southwest corner of this section there is a single storey hip ended roof over a section of building, which from its overall style, probably dates to the mid 20th C. This is covered with tiles as that of the main part of this roof with machine made clay plain tiles and clay half round section ridge and bonnet tiles. This is much covered with ivy and moss and is partially disrupted by braches from tree overgrowth running up against it.
- 3.1.12 The roof over the flat roof topped link corridor is what would appear to be lead or zinc sheet, in a failed condition where much of this has been stolen and is

allowing water entry in to the structure below. The side walls to this are clad with vertical clay plain tiles in poor condition that is allowing water into the fabric.



Fig 3.1.13: Failed roof

- 3.1.13 On the east side of the link corridor there is an area of lead or zinc sheet covered flat roof in a very poor condition. This is much disrupted with at least one buddleia plant growing out of the roof deck and there is much water entry through this in to the area and roof space below.
- 3.1.14 Over the staircase window at the east end of the south side of the three storey block is a tall window with a dormer head type to the top that is covered with bituminous felt that has been painted, as have the cheeks. This is in a failed condition and is allowing much water entry in to the interior of the building and will need complete remaking, along with some of the adjoin roof slope that is showing signs of sagging and movement.
- 3.1.15 Against the east gable of the service block is the swimming pool plant room with a modern conservatory style roof finished with twin skin plastic sheeting supported on uPVC rails. The link block roof between this and the side of the main house is

a very low angled roof laid at an angle below that recommend for such tiling and is covered with plain tiles as the service block roof so leak within the house.

- 3.1.16 In the south side junction between the three storey section and two storey part of the main house is a mono pitch roof over the cloakroom and lobby. This is covered with clay plain tiles, mostly of a machine made type, which is in a very poor condition and is much disrupted by plant growth with localised collapse in this adjacent to the boiler flue that runs up the east wall of the three storey section. This section of roof is will require complete reconstruction, including the underlying structure.



Fig 3.1.16: Cloakroom and lobby roof

- 3.1.17 Wrapping around the east end of the two storey part of the main house, and then along the south side, is the glazed roof of the conservatory and is very much as that described in terms of roofing and structure over the swimming pool plant room. This has lead flashings to the top to the wall of the house and the glazing panels show signs of discolouration and oxidation and some slight deformation in the sheeting rails so will require replacement within 5 – 10 years.

3.2 Ancillary Roofs



Fig 3.2.1: Garage and car port roof

- 3.2.1 The roof over the garage block in the southwest corner is a flat deck, covered with bituminous felt, behind a low upstand parapet wall capped with natural stone copings and this has a slope on it from the west down to the east. The roofing felt is turned up against the parapets and tucked in underneath the copings, which are all in need of re-pointing.
- 3.2.2 The roof over the north bay window on the west elevation of the house, seems to be some form of flat construction, but could not be inspected due to severe overgrowth of vegetation. This should be subject to further inspection when possible.
- 3.2.3 The roof over the west face south bay window and that at the east end are both hipped and covered with clay plain tiles with cut tile over the hips and there are lead flashings to the roof covering where this abuts the walls of the house. These both require general overhaul and repair.
- 3.2.4 The surface of the garage roof has sagged towards the east end, particularly on the north side, as well as there being general undulation in the surface, suggesting that there is failure in the structure below. No attempt was made to access this surface due to its apparently unsafe nature. This is likely to require restructuring as well as recovering entirely as the felt appears to be largely life expired.

- 3.2.5 The car port roof is covered with single skin translucent corrugated plastic sheeting with much moss being held on the surface. This drains to an outlet against the parapet wall to the adjacent property on the south boundary. The overall appearance of this material would suggest it to be life expired and becoming brittle, so will need replacement with 5 years.

3.3 Chimneys



Fig 3.3.1: Main chimney

- 3.3.1 Projecting up through the west end of the ridge of the west three storey section, there is a large, somewhat monolithic looking, chimneystack of brickwork that has been fully rendered and has lead flashings to the surrounding roof. This is deteriorating with loss of render to the surface and will need to be stripped and re-rendered in lime mortar of an appropriate mix, colour and surface texture.
- 3.3.2 There is a two flue brick stack with shoulders to the lower section that projects up through the east side of the roof to the two storey east part of the main house, which is surmounted by two clay pots. This rises from a projecting chimneybreast on the south wall of the house with shoulders, where it reduces, above eaves level

that are render covered. It is flashed in the roof coverings with mortar fillets on the sides and a lead back gutter, with much moss and other plant growth around this junction that will require re-making. At lower level the shoulders of the chimneystack, just above the roof to the conservatory, are finished with flat laid bricks in a fair condition.



Fig 3.3.2: East end chimney

- 3.3.3 Projecting up through the roof of the lean-to roof on the south side of the east end of the three storey part of the house is a stainless steel flue from the oil burning stove in the hall supported on large metal brackets on the end wall of the house. This runs up to just above the verge of the upper part of the mansard roof in a

position and height that would not comply with current chimney regulations and would not be considered HETAS compliant, so will need remaking.

- 3.3.4 Where this flue emerges from the roof the structure around it is showing signs of collapse as noted previously in this report. This will need to be reformed as part of the roof reconstruction.



Fig 3.3.5: Swimming pool boiler flue

- 3.3.5 At the south end of the swimming pool plant room roof is a box section galvanised metal unit running up the outside face of the building from the internal

boiler, finishing just below or slightly above eaves level, with a simple metal cowl. This would not appear to be HETAS compliant.

3.4 Eaves and Rainwater Goods



Fig 3.4.1: Main eaves structure

- 3.4.1 All the way around the main house and the service block the guttering is extruded aluminium with somewhat crude box section and where the box section downpipes are attached to the walling with very lightweight aluminium strap. These are mostly blocked and overflowing and will require complete cleaning out and the joints being re-sealed to ensure that they operate correctly at all times.
- 3.4.2 The south side eaves at the east end of the two storey section have been extended out in a somewhat ad-hoc manner to replace what previously may have been a smaller closed boxed eaves. This has resulted in the rafter feet being extended out and over dressed in a somewhat clumsy manner above with a narrow flat roof or ledge covered with lead sheet, which then empties into the aluminium guttering at the eaves. When viewed from the underside of the eaves, it can be seen where an attempt has been made to create some form of ornate

cornicing to the underside, using cement render and timber brackets, much of which appears to have failed.

- 3.4.3 Along the north side of the roof, the projecting cornice is much reduced in width and the tiling runs down to the eaves in a more normal manner.



Fig 3.4.4: Collapsed gable wall head and eaves

- 3.4.4 At the west end of the two storey section of the north roof slope, where the eaves finish adjacent to the three storey side sloe mansard, the whole of this part of the eaves structure has collapsed. This includes the lower part of the west gable wall to this, which is causing destabilisation to the corner of the east roof and will need completely rebuild along the roof and eaves in this location.
- 3.4.5 Along the north side of the three storey section the eaves are a projecting structure with a wide cornice formed at the bottom of the slope, which is all dressed over in lead before it empties into the guttering.
- 3.4.6 On the south side of the three storey roof the eaves are more as would be expected for a mansard type roof where they are fitted tightly to the head of the

wall to the underside of bottom of the tile dressing. Here the guttering is supported on simple timber fascia board fixed to the head of the wall.

- 3.4.7 Around the service block the eaves are of a closed boxed arrangement, which supports the aluminium guttering, although as previously mentioned much of this is overgrown so a full inspection of this part was not possible.



Fig 3.4.8: Failed valley gutter to north side of service block

- 3.4.8 On the north side of the service block, from the side of the link corridor to the west end over the main entrance door, there is a valley gutter, which is lined with bituminous felt that probably had lead flashings, but are all missing. From looking

out of the window to the first floor southwest room it can be seen where this is very clogged with vegetable material. This and the supporting boarding and roof structure below is totally failed and allowing water entry into the fabric internally. The valley gutter will require completely remaking as well as reconstruction of all the roof structure and rafter feet along this side.

3.5 External Walls



Fig 3.5.1: West elevation of main house

- 3.5.1 The west wall to the main house in the three storey part is covered with a hard cement type render from ground level to top and which is finished with what would appear to be a cement slurry type paint. However, the bottom of the south bay windows is of brickwork painted with modern plastic or polymer paint, whilst the north bay is fully rendered and painted and there is much disruption of the render to the parapet and backing wall that is in need of repair.
- 3.5.2 At thigh level in the west gable there is vertical cracking running up from the right hand side of the north first floor window to the corresponding sill to the window above in the upper floor and from where is diagonal cracking from the left hand

head of that to the verge of the roof. On the south side of this wall there is horizontal cracking running from just below the second floor window towards the south roof verge before it dies out.



Fig 3.5.2: Cracking and movement in west wall

- 3.5.3 The three storey north side wall, below the mansard, is in brickwork, approximately 450 mm thick, which is heavily coated with various forms of coatings, including cement and modern plastic polymer paints, which shows entrapping much of moisture within the fabric by the surface bubbling of the finishes. From what could be seen through and under the paintwork it could be suggest that this is built in a form of English garden wall bond, although there is a section around the northwest corner that appears to be have been rebuilt. By the rather simple form of the arch heads to the first floor windows, which are capped with headers on edge, could suggest a construction date in the region of 1790 – 1820 as part of the Gothic Revival style.
- 3.5.4 This section of wall shows where there has been much rebuilding of the fabric where the west ground floor window is a late 19th C insertion with a diagonally set brick arch over this. Then to the left of that is a blocked-up arch headed doorway,

which may have been the original entrance in to the cottage. To the left hand side of the blocked door there is a fairly narrow late 19th C window with a diagonal brick arch on either side of a matching inserted door into the entrance hall.



Fig 3.5.5: North wall centre bow position

- 3.5.5 Within the north wall of the three storey part there is noticeable outward bow in the face in an approximately central position at about first floor level over the head of the filled original doorway and the large inserted west window, where this also extends down towards ground level. There is further movement in this wall seen as cracking over the head of the new doorway and the window to the right of that. This would suggest that there is general compressive movement in this wall caused by the weight of the imposed second storey structure couple with outward movement in the wall head exacerbated by roof thrust of the mansard.
- 3.5.6 At its junction with the three storey west section the two storey east part of the main house has a vertical construction joint for its full height to the eaves level of the west section. There is a large gap in this indicating continuing movement between the two sections as it has apparently been filled and refilled in the past

and has re-opened. The result is that the upper section of the two storey section leans out about 25 - 30mm from the face of the other part.



Fig 3.5.6: North wall construction joint between west and east parts

- 3.5.7 The north wall of the two storey section is of solid brickwork, approximately 450 mm thick where seen through window opening, which is laid in English bond and is covered with a mixture of materials similar to the west section. The original west gable of this part was built off of the head of the east gable of the west section, so showing it was built later.

- 3.5.8 In the east section north wall it can be seen where there are blocked up windows to the right of both the ground and first floor windows. These openings would have been similar to the remaining two and so suggesting comparative dating



Fig 3.5.9: Cracking in north wall of east two storey part

- 3.5.9 In the north wall of the east section there is noticeable cracking and outward movement at the head of the wall indicating where there is roof thrust caused by a defective roof structure. This lean starts at ground level, is more noticeable above first floor level, where it is clearly seen as cracking running up from the head of the ground floor window to the underside of the first floor window. This has opened up in recent times and is also associated with movement in the lower window head. There is other cracking between the two windows where the structure has moved in the past and had been filled. When this cracking is taken in conjunction with the collapsed eaves and wall head at the west end, it would suggest that there is much ongoing movement in this part of the building roof and so will require substantial rebuilding of the roof structure and upper walls on this side.
- 3.5.10 At ground floor level on the east end of the two storey block the bay window would appear to be mid to late 20th C insertion with a stretcher bond brick base.



Fig 3.5.11: East wall of two storey part

- 3.5.11 On the east side of the two storey section to the main house only the upper storey of the building is visible externally, as it is otherwise covered by more recent additions. This wall is clad with vertically hung clay plain tiles from the top of the conservatory roof up to what would appear to have been the level of some form of boxed eaves level, which as noted previously has been removed and has left the top of the brickwork exposed. This tiling is in a poor condition, verging on failure, with many slipped and broken tiles and signs of where this has been repaired previously with inserted tiles of poor quality and indifferently fitted.
- 3.5.12 The walling to the one and half storey service wing is apparently all in a very evenly coloured reddy brown brick laid in Flemish bond in what appears to be a fairly hard cement type mortar with flush joint that is fairly even across the east gable. Along the south side very little of this is visible due to severe overgrowth of vegetation, but it could be seen that this incorporates cast in-situ concrete lintels over window heads. From its overall style would suggest a building to the very late part of the 19th C that has been altered in the first or possibly early second quarter of the 20th C.
- 3.5.13 At low level round the east end and south side of the house and to the end of the service block the conservatories are typical for the late 20th C. These have poor quality brick bases supporting double glazed uPVC upper walling units built in a

standard and form typical of that age. There is some movement in the framing to the glazing units and a damp proof course has been built into the base of these around various walls.



Fig 3.5.14: Northwest corner of service block

- 3.5.14 On the northwest corner of the service block, where this adjoins the corner of the main part of the house, there is the entrance lobby to the back of the house and the service corridor. This is under the west end of the valley gutter between the service block roof and the side of the main building where there is very severe water ingress into the fabric that has resulted in structural failure of the brickwork

and to the concrete lintel over the door. This part should be structural unsafe and collapse could occur unless very rapid remedial work is undertaken.

- 3.5.15 The brickwork and general construction form of the garage block in the southwest corner of the site is typical of the third or possibly fourth quarter of the 20th C. This is all in brickwork of a somewhat indifferent quality with metal tray or angle type lintels built-in over openings.



Fig 3.5.16: East wall of garage

- 3.5.16 There is much water ingress into the east wall of the garage due to roof water run-off that is resulting in much water ingress into the side wall of the adjacent property to the south. This will need correction to avoid damage to that building.
- 3.5.17 The west wall to the garage block is built over the head of the boundary wall to the property on that side, where the brickwork to the upper part is of low quality and the bottom section is becoming destabilised and in need of remedial work such as re-pointing to prevent further movement in this part. At the north end of this there is a curved section of walling that sweeps back in to the boundary wall to the front of the property on the back edge of the road.

3.6 Windows



Fig 3.6.1: West windows

- 3.6.1 To the west side of the main house all the windows are all double glazed uPVC units set within timber sub frames as is that to the main window on the ground floor on the north side. These are all of a fairly indifferent quality.
- 3.6.2 The windows to first floor level on the north side of the three storey range of the house are timber framed with a mixture of casements to the east window and small top hung lights to the centre and west units. All these are single glazed with square pane leaded lights within them.
- 3.6.3 On the north side of the mansard roof the windows are single glazed small pane cast iron metal casements, evidently reused, hung in timber surrounds, which are all in poor condition and complete renewal will be required. On the side of the mansard the windows are double glazed uPVC units within timber sub frames, which are in a deteriorating condition.
- 3.6.4 The north side windows either side of the entrance hall door are tall single glazed units with fan lights in the upper section over two fixed panes below. At best these are in fair condition.



Fig 3.6.5: North side east and west windows

- 3.6.5 The ground floor north side window to the two storey block is a one-over-one arrangement fixed light, possibly where this was originally a vertical sliding sash that has been adapted. This has wet related decay to the bottom of the frame and sill and will need complete replacement.
- 3.6.6 The first floor north side window to the two storey block is a double glazed uPVC unit in a timber sub frame as noted for the west side of the building. There are a similar arrangement to both to the bay window and the first floor window in the east end of the two storey block.
- 3.6.7 The glazing to the main conservatory, as well as the swimming pool plant room, has been described previously.
- 3.6.8 The first floor window on the south side of the two storey part is a double glazed uPVC unit in timer sub frame where the opening has been altered to suit.
- 3.6.9 In the east wall of the three storey section, where this abuts the two storey part, there is a small metal casement within a timber sub frame. This is in a very poor condition and complete replacement will be required.
- 3.6.10 There is a staircase window in the south side of the three storey block that is largely a single glazed fixed light unit with a dormer type top where it projects in to the lower part of the mansard. This is all in poor condition with much wet related decay to sills, intermediate frames and the glazing framing and the whole of this unit will need complete replacement.



Fig 3.6.10: Staircase window

- 3.6.11 In the south side of the service block, towards the east end, there are single glazed metal frame Crittal type windows within existing openings to ground and first floors. New sills are required for these.
- 3.6.12 The first floor window in the west end of the service block is a double glazed uPVC unit within a timber sub frame, as seen elsewhere. There is movement around this possibly having occurred since it has been installed.
- 3.6.13 To the south section of the west elevation of the service block there is also a small fixed light window with a ventilator grille within it. T



Fig 3.5.14: Service block west windows

- 3.6.14 At ground level, to the west end of the service block, is a double glazed window with a large fixed light beside a horizontal tilt and turn unit where the glass panel has been smashed and all boarded over. This total unit is failed and complete replacement will be required.
- 3.6.15 In the west end of the service block corridor, adjacent to the entrance door, is a former single glazed vertical sliding sash window of a one-over-one pattern arrangement. This is completely failed and is boarded up and a new unit will be required here as part of the rebuilding of this corner of the house.
- 3.6.16 To the side of the garage there is a modern standard joinery storm proof casement in fair condition.

3.7 Doors

- 3.7.1 To the front of the garage there are two modern metal panel pattern up-and-over doors, hung within timber frames that are inoperable so could not be tested.

- 3.7.2 The door to the service block corridor is a standard four panel door in a timber frame that is in a deteriorating condition. There is much movement around the frame, where this is acting as structural support to this part of the wall on this corner and complete replacement of this will be required as part of the rebuilding of the section of the house.



Fig 3.7.3: Entrance hall door

- 3.7.3 The door to the entrance hall on the north side is a low quality door that has a curved head with six pane glazing in the top, none of which carries a safety mark and vertical boards to the bottom. This is fitted with modern brass knobs and similar fittings. This door was fixed shut and so operation could not be tested.

- 3.7.4 On the south side of the wrap round eastern conservatory there are a pair of full height double glazed doors that were not accessible due to severe overgrowth of plants externally, so could not be tested. These did not have any obvious signs of safety marks on the glass.
- 3.7.5 There is a door that leads out of the east end of the service corridor that is fixed shut and so operation of this could not be tested.

3.8 External Decorations

- 3.8.1 All around the house the external decorations should be considered as failed and complete redecoration will be required. This will include stripping all surfaces back to bare underlining fabric, suitably priming, under coating and bringing forward and finishing with linseed oil type paint as this gives a far better and longer lasting finish than does modern alkyd type paints and therefore more suitable for historic fabric.
- 3.8.2 The use of plastic and cement based paints on external historic fabric is considered to be very detrimental as this will entrap moisture within the fabric, prevent loss of moisture from inside, and result in dampness entrapment internally. This will require the removal with a system such as DOFF, possibly as a two or three parts operation.

4 INTERNAL INSPECTION

4.1 Entrance Hall



Fig 4.1: Entrance Hall, looking to rear

- 4.1.1 This is approached through the door on the north side of the building in the three storey section. At the back it connects with the east end of the serviced corridor and from here the stairs ride to the first floor.
- 4.1.2 The floor is a suspended timber structure covered with fitted carpet and slopes up from the door for approximately 3.0 m before levelling out. Some slight flexion was noted within the surface, but nothing to a severe extent, but it was noted that there is no form of ventilation built into the walls externally to allow cross flow of air below this. Therefore, this could be prone to condensation build-up and fungal decay below the floor so remedial work will be required to ensure this defect is corrected.
- 4.1.3 The external walls and that to the east end block are of construction, where it can be seen these have been re-plastered up to approximately 1.0 m above floor level, suggesting that this has been tanked or water proofed. The internal walls

are of hollow construction, possibly being a mixture of modern and more traditional lath and plaster types.

- 4.1.4 There are extensive signs of damp and condensation staining to the walls throughout this area. Much of this is due to condensation as well as penetrating damp due to defective gutters and the like.
- 4.1.5 The ceiling is a flat soffit of plasterboard on the underside of what would appear to be fairly modern floor joists on either side of a dropped beam that spans across the room in an approximately central position at the base of the staircase. There is a great deal of dampness and condensation seen within this from roof leaks and other problems from above.



Fig 4.1.6: Severe damp entry and dry root to rear of entrance hall

- 4.1.6 There is severe water entry in the ceiling and walls around the doorway to the service corridor with wet related decay to the ceiling and structure above, as well as dry rot to the door linings and door frame and to the underside of the staircase. To the wall, where there has been a loss of the plaster finish can be seen root growth of ivy and other creepers disrupting coming through and down the fabric.
- 4.1.7 Opening off this room to the ground floor northwest room is a simple six panel door of a style suggesting the early to mid 19th C that is hung on a pair and half of butts. The door to the east ground floor room is a simple six panel door of a style and form suggesting a dating to the late 19th C and is hung in a door lining and door case through the former wall thickness.
- 4.1.8 Opening in to the cloakroom lobby is a simple six panel door of indifferent quality of late 19th C appearance and form. To the rear of the hall is a four panel door to the service corridor of a style to the late 19th or early 20th C.

4.2 Ground Floor Northwest Room



Fig 4.2: Ground floor northwest room

- 4.2.1 This has a suspended timber floor, but to which very little access was possible due to it being covered by a large pile of scrap furniture and timber and so could not be inspected.
- 4.2.2 The wall, where visible or accessible because of the same reason as the floor, were modern hollow lined construction to the interior and the face of the exterior walls are as described for the entrance hall.
- 4.2.3 Running up the wall to the ground floor southwest room is a chimneybreast, where to the right hand side is a recess with shelving in it.
- 4.2.4 A timber beam, with simple splay to each side and a stop at each end, spans across the room. This is of a style that could suggest a dating to the late 18th C or early 19th C.
- 4.2.5 The ceiling is a flat soffit of plasterboard as seen where the skim has popped off of nail heads. There is damp ingress over the bay window to the west end.

4.3 East Ground Floor Room



Fig 4.3: Ground floor east room

- 4.3.1 This has a suspended timber floor covered with painted boarding approximately 120 mm wide that would suggest a dating to the late 19th or early 20th C. No adequate sign of sub-floor ventilation was seen externally and therefore similar comments apply to this as made for the entrance hall floor.
- 4.3.2 The walls are of solid construction with fairly deep painted timber skirting boards to the base. Where the bay window has been formed at the east end a seat has been formed in that area.
- 4.3.3 There is damp entry into the base of the wall all the way along and particularly showing where this is disruption of the decorations towards the abutment to the west end block.
- 4.3.4 In the south wall there is a small fire opening positioned over a modern polished marble hearth with a modern reproduction timber fire surround that has a polished marble inset and plate glass top to the mantle shelf.
- 4.3.5 Around the perimeter of the room there is a deep plain curving cornice rising from a timber picture rail to moulded reeded bead line around a flat central soffit. This is of a style and form that is very typical of a style suggesting a dating to possibly the late first or early second quarter of the 20th C.



Fig 4.3.6: High level cracking and movement

- 4.3.6 To the cornice, in both the southwest and northwest corners of the room, there is movement and cracking all the way through. There is possibly associated cracking and movement over the head of the north window that would correspond with the movement displacement seen within the wall externally in this location. Above this the cracking extends back over towards the centre of the ceiling.
- 4.3.7 At high level around the southeast corner of the room there is much movement in the decorated cornice as well as over the right hand head of the new inserted doorway to the conservatory. It can be suggested that as part of this door insertion inadequate support was provided and resultant movement has occurred. The window on the north wall has a fairly plain set of shutters fixed to the inside of the reveal in to a shutter box.
- 4.3.8 Opening out of the room at the east end of the south side are a pair of modern standard joinery single glazed French doors. The large panes have no safety glass fitted to this and would appear to be of a similar date as the conservatory.

4.4 South Side Conservatory



Fig 4.4: South side conservatory

- 4.4.1 The interior of this is typical of a late 20th C addition, where the floor is of solid construction covered with large format ceramic tiles. There is much displacement of tiling towards the east end due to dampness and movement in the floor slab below.
- 4.4.2 The walls to the house have all been rendered and painted with a modern standard joinery ogee profile skirting board to the base. Supporting the uPVC framing to the perimeter the walls are apparently of cavity construction in brickwork and are capped with modern quarry tiles a form of cill.
- 4.4.3 There is much sign of water ingress in to the outer walls where the glazing units have failed and there is vegetation entering around through the eaves and hanging down internally.
- 4.4.4 The ceiling is the underside of the glazed roof above.
- 4.4.5 At the west end there is much damp ingress on the abutment of the roof to the side of the cloakroom lobby, where the external flashings are defective.

4.5 Cloakroom Lobby



Fig 4.5: Cloakroom lobby

- 4.5.1 This has a step over threshold from the conservatory on to a suspended timber floor, which is probably much as that described below the entrance hall, and about which similar comments apply. The floor boarding has much wear and tear to the surface and also evidence of where part of this has been replaced.
- 4.5.2 The walls are of solid construction that are partially lined with vertical timber dado boarding that is showing much signs of wet related decay, water ingress, together with warping and twisting.
- 4.5.3 In the southwest corner, over the door to the cloakroom, there is severe water entry, which is below the area of partially collapsed roof seen externally. This is adjacent to the boiler flue as noted externally where there is a signs of movement.
- 4.5.4 The ceiling is a skelining on the south side, where this follows the underside of the roof slope, to a flat soffit over the remainder of the room and in which there appears to be a blocked up roof space access. This is much damp ingress within this area and past repairs and complete replacement of the ceiling will be required.
- 4.5.5 Leading off this room to the cloakroom is a simple four panel door.



Fig 4.6: Ground floor cloakroom

4.6 Ground Floor Cloakroom

- 4.6.1 The floor is approximately 75 mm up from that of the lobby floor on to a suspended timber structure and similar comments apply to this as made for that in the hall. There is much dampness to the floor due to roof leaks above and as there is flexion in the surface it would suggest fungal decay to the structure below, requiring replacement.
- 4.6.2 The walls are of solid construction, partially covered with timber panelling with dry rot to the top, with severe damp ingress all the way round and the need for repairs.
- 4.6.3 The ceiling is a skelining in poor condition with much signs of damp ingress from failed roof structure over this and similar comments will apply to this as made previously.

4.7 Ground Floor Southwest Room



Fig 4.7: Ground floor southwest room

- 4.7.1 This has a suspended timber floor structure that as that noted elsewhere on the ground floor and about which similar comments apply in terms of under floor ventilation, risk of decay etc. Due to the amount of stored material in this space a full inspection of this area was not possible, but some movement was felt within this.
- 4.7.2 The walls are of solid construction with no significant cracking in them, but there is severe damp ingress to the wall to the service corridor and also around the west bay window.
- 4.7.3 Running up the wall to the northwest ground floor room is large chimneybreast with a modern brick fire opening in the base, with tile dressed detail over the front and decorative brickwork surrounding a small brick fire opening positioned over a stone slab base and concrete forward hearth. The style of this would suggest a rebuilding in the 1960's or possibly the 1970's.
- 4.7.4 To the right hand side of the firebreast is possibly a blocked-up doorway to the northwest room. That would correspond with the position of former rear door to the cottage, which would have been opposite the original front door.
- 4.7.5 The ceiling is a flat soffit of plasterboard as can be suggested by the hairline cracking on the joints. Much signs of dampness and condensation within this surface.

4.8 Service Corridor

- 4.8.1 This is effectively in three section where it extends from the entrance lobby at the west end, along the north side of the service block and the south side of the house, to a lobby at the east end to the entrance hall and the swimming pool plant room and where a door leads out to the garden.
- 4.8.2 The floor through most of its length is of stone slabs laid reasonably evenly, with a degree of surface wear, but not to an excessive amount. This is generally wet due to the severe water entry from the failed valley gutter above.
- 4.8.3 The walls are all of solid construction with severe damp entry, cracking and movement to those at the west end in to the lobby as well as severe wet related decay to timber skirtings. There is partial collapse of this at high level along with that supporting the end of the valley gutter at the west as previously noted as part of the external inspection and is generally unstable to this part.
- 4.8.4 At the east end due to water ingress through similar roof failure as well as to the fabric and deterioration to joinery etc. in this vicinity and in several other locations.
- 4.8.5 The ceiling over the west end lobby is a flat soffit that, as already described, has completely failed, is inadequately supported and should be considered as an unsafe area and screened off.



Fig 4.8: Service corridor

- 4.8.6 The ceiling to the centre part of the corridor is a skelining where it slopes down from the south side roof to the main house wall from a flat soffit in the upper section. This is in very poor condition with much wet related decay, partial collapse and much wet related decay to the roof structure above that.
- 4.8.7 At the east end, where this is below the staircase window, there has been complete failure of the ceiling with collapse to this as well as severe wet related decay to the roof structure above.
- 4.8.8 When the whole of this ceiling is considered this will require complete re-structuring and re-building of the north side of the service block roof and its connection to the main house. This will need the high level cross passage as well

as valley gutter to be completely reformed and line with lead in accordance with LSTA recommendations. Following that the ceilings can be remade.



Fig 4.8.8: Collapsed ceiling and failed service block roof junction to main house

- 4.8.9 The internal door leading off this is a partially glazed panel door to the plant room at the east end, where there is no safety mark on the glass. There is a simple four panel door to the central part of the lobby at the east end and a six panel door to the entrance hall. A four panel door enters the service wing proper and then a modern standard joinery external small pane glazed door with no safety glass is fitted to the lobby at the west end. A further simple four panel door opens in to the under stairs cupboard.

4.9 Under Stairs Cupboard

- 4.9.1 There are two steps down from the service corridor floor on to a solid floor that was flooded at the time of inspection by about 50 mm of water.
- 4.9.2 The walls are of solid construction with slate shelves on either side.

- 4.9.3 The ceiling is the boarded underside of the stairs.
- 4.9.4 The door lining and part of the support structure to the head of the door to the underside of the stairs is suffering from dry rot and complete replacement will be required.

4.10 Swimming Pool Plant Room



Fig 4.10: Swimming pool plant room

- 4.10.1 This appears to have been built as a plant room for the swimming pool, the remains of which are in the garden and this space contains an oil fired boiler as

well as a filtration plant and is a very utilitarian space. It is possibly a 20th C rebuild of an earlier greenhouse.

- 4.10.2 The floor is a solid construction in two sections, in serviceable condition, but with much wear and tear to the surface.
- 4.10.3 The walls are a mixture of construction where to the outside is of brickwork possibly cavity construction supporting glazed external uPVC framing above and a DPC built in this approximately four courses above the floor level. The internal walls are those to the main part of the service, are all in brickwork.
- 4.10.4 There is a timber lintel over single glazed steel frame window, where the lintel has been replaced and there is cracking and movement over that probably due to settlement in the fabric.
- 4.10.5 The ceiling is a skeliling of translucent sheeting, generally as that noted for the conservatory.

4.11 Service Block Ground Floor East Room



Fig 4.11: Service block ground floor east room

- 4.11.1 This is approached through the service block southwest ground floor room on to a solid floor covered with vinyl sheeting, partially covered with debris and so a full inspection of this was not possible. It appeared to be in at best fair condition.
- 4.11.2 The walls are of solid construction with painted plaster finish with much signs of condensation staining.



Fig 4.11.3: dry rot to ceiling and walls

- 4.11.3 The ceiling is a flat soffit of plasterboard or similar, showing much signs of damp ingress. In the southeast corner there is very large dry rot fruiting body that is spreading along the underside of the ceiling. Along the south side and over the centre part of the room there is much disruption of the ceiling from water entry that has resulted in a partial collapse of the structure.

4.12 Service Block Ground Floor West Room

- 4.12.1 The floor is as that described for the southeast room and about which similar comments apply. The exception is a section on the south and west side that is a suspended timber structure that is showing much signs of deflection and part of

which has already collapsed against the west wall. The floor is mostly covered with stored material so a full inspection of this was not possible.



Fig 4.12: Service block ground floor west room

- 4.12.2 The walls are all of solid construction partially covered with ceramic tiling, showing much signs of disruption where fittings have been removed.
- 4.12.3 Positioned against the south wall is a Stanley cooker from where the flue runs up through the ceiling, where externally its condition could not be determined due to severe overgrowth.
- 4.12.4 Leading off this area, in the southwest corner, is a simple four panel door to a larder.

4.13 Service Block Larder

- 4.13.1 This has solid floor of concrete, showing wear and tear and travel patterns on the surface.
- 4.13.2 The walls are hollow lined, probably of plasterboard or similar with must evidence of condensation staining.



Fig 4.13: Service block larder

- 4.13.3 The ceiling is a flat soffit of what would appear to be polystyrene slabs supported on timber battening, probably closing of a roof void above.

4.14 Stairs from Ground to First Floor

- 4.14.1 These, as previously mentioned, rise from the back part of the entrance hall and are a timber structure of a traditional form that has been fully closed in below and so a full examination of these was not possible.



Fig 4.14: Stairs from ground to first floor

- 4.14.2 They rise from short flight at the base to a quarter space landing from where they then return as a straight flight to a higher quarter space landing, with a further return to the first floor. Some of the headroom room over this is somewhat limited, particularly over the lower landing.
- 4.14.3 This is a fairly robust structure with the open side guarded by a handrail under which are turned balusters that runs from turned newel posts at the base. The balusters are positioned slightly wider than the recommended building regulation standard of 100 mm, which are not retrospective, and is in a secure condition. Running up the wall side of the staircase is a modern stair lift.
- 4.14.4 The walls up through the stairwell, are of solid construction on the ground floor and hollow construction at first floor level internally, but the external walls are all of solid construction. There is much water ingress to the external wall where there is severe water leakage from the external valley gutter and failed flat roof to the side of the service block. This has caused complete failure of the internal decorations as well as the on-set of dry rot and damage to the staircase structure. Localised rebuilding is likely to be required to this wall as well as the roof as noted as part of the external inspection.



Fig 4.14.4: Severe damp damage to wall and ceiling over stairs

- 4.14.5 Over the head of the upper part of the staircase is the curving section of ceiling to the underside of the staircase window roof and this has completely failed due to much water ingress. Water ingress from this area is also contributing to damage to the walls and staircase. This will need complete reconstruction along with the adjacent roof and the window hood over it.
- 4.14.6 The window glazing has large panes of glass fitted internally as a form of secondary double glazing, but the framing behind is in poor and deteriorating condition and complete replacement of these will be required. There are no parts to the secondary glazing against the staircase.

4.15 First Floor Landing



Fig 4.15: First floor landing

- 4.15.1 This is a suspended timber structure covered with painted softwood boarding that runs from the head of the stairs at the back to an area over the front (north). As it changes direction in a position approximating to the beam running across the ground floor entrance hall ceiling level, there is a distinct slope in the floor to the north side.
- 4.15.2 Adjacent to the head of the main stairs there is a chimneybreast running up the east wall where there is a closed up fire opening in the base. This relates to that seen externally running up the east gable of this section of the house and terminating at verge level. This has no ventilation to the flue to prevent condensation build-up.
- 4.15.3 The walls are of solid construction to the exterior and hollow to the interior. The south wall, where this is a continuation of that to the staircase is very badly affected by water ingress with resultant failure to the decorations and the adjoining floor structure. Elsewhere there is much condensation staining on the surfaces, mostly due to a lack of heating and ventilation as well as water ingress from the exterior.



Fig 4.14.3: First floor landing south wall

- 4.15.4 The ceiling is a flat soffit over most of this area that has severe damp ingress related to the walls adjacent to the south end and the staircase window. Over the position of the change in the floor level there is a dropped beam and severe damp entry and condensation also seen in the head of the walls in this position.
- 4.15.5 From the northeast corner the stairs rise to the second floor from a low landing to the east bedroom. Opening off this area are fairly simple four panel doors to the bedrooms on this level as well as small cupboard under these stairs.

4.16 Service Block First Floor Access Corridor

- 4.16.1 Leading off the west side of the landing is a short length of corridor that runs south in to the high level link to the upper floor of the service block.
- 4.16.2 This has suspended timber floor, similar to that in the landing, with much wear and tear in the surface.
- 4.16.3 The walls are a mixture of hollow partition walls and vertical board timber walls that have been painted.



Fig 4.16: Service block first floor access corridor

- 4.16.4 The ceiling is a flat soffit with damp ingress within it
- 4.16.5 Opening off the landing end of this is a small linen cupboard with a simple four panel door to the front and a door to the first floor southwest room.

4.17 First Floor Southwest Room

- 4.17.1 The floor is suspended timber structure covered with fitted carpets with slight movement in it.



Fig 4.17: First floor southwest room

- 4.17.2 The walls, as previously noted, are solid construction to the exterior and hollow construction to the interior around the chimney breast. These show much damp ingress to the head on the south side, extending in to the southwest corner from overflowing and defective gutters to the eaves.
- 4.17.3 Running up the wall to the northwest first floor room is a chimney breast with a cupboard in the former fire opening in the base. There is much condensation staining to the flue where this has been closed-up.
- 4.17.4 The ceiling is a flat soffit with much damp staining along the south side and in the southwest corner with partial failure of this that will require it to be remade.

4.18 First Floor Northwest Room

- 4.18.1 This has a suspended timber floor with a sag in it from the side walls in towards the centre for the length of the room, which could be related to movement in the external wall head as noted externally.



Fig 4.18: First floor northwest room

- 4.18.2 The walls are of solid construction to the exterior and hollow construction to the interior. Running up through the wall to the bathroom is a raking crack in an almost central position with movement on the joints to the ceiling at the end.
- 4.18.3 Very severe condensation staining is seen to all the walls, probably due to lack of heating and ventilation.
- 4.18.4 There is diagonal cracking running up from the side of the head of the cupboard adjacent to the landing door. This may have been a connecting door opening to the service corridor, where now there is the linen cupboard on the opposite side.
- 4.18.5 Running up the internal wall to the southwest room there is a chimneybreast with a cupboard formed in the base where there was probably a fireplace previously.
- 4.18.6 The windows are fitted with internal secondary double glazing.
- 4.18.7 The ceiling is a very flat and even soffit of plasterboard or similar.

4.19 First Floor Bathroom

- 4.19.1 The floor is a suspended timber structure covered with cork tiles, as seen where the bath has been removed and is very disrupted and uneven.



Fig 4.19: First floor Bathroom

- 4.19.2 The walls are a mixture of solid and hollow construction that are mostly covered with glazed ceramic tiling that is much disrupted by removal of services and fittings.
- 4.19.3 In the east wall there is cracking and displacement of the decorations at high level in an approximately central position, There is finer cracking over the left hand side of the window head and above the tiling along the wall to the southwest bedroom.
- 4.19.4 The ceiling is a flat soffit of plasterboard with damp staining and much mould staining to this and into the head of the walls.
- 4.19.5 All the fittings have been removed from this room.

4.20 First Floor Stairs to East Bedroom

- 4.20.1 The east bedroom is approached by a short flight of steps up to a small landing at the base of the stairs from the first to second floor and is of timber in a straight flight that is covered with carpet. This has a balustrade on either side of a style typical to the early to mid 19th C with turned newels and square balusters under a moulded timber handrail. From the landing another set of stairs rise to the second floor.



Fig 4.20: Stairs to east bedroom

- 4.20.2 The door lining to the east bedroom from the approach stair landing is fairly plain with a simple four panel door within it.

4.21 First Floor East Bedroom

- 4.21.1 The bedroom floor is a suspended timber structure with softwood boards approximately 120 mm wide and similar to that on the east ground floor room. This has much movement and deflection within it more that is more than would be expected when walked upon as well as a fair condition degree of creaks suggesting that there is overall weakness in this structure.



Fig 4.21: First floor east bedroom

- 4.21.2 The floor also bows from the side walls in to the centre for most of its length and also from the end walls in to the centre. The exception is across the middle where there is a more level section, possibly where there is a beam in the structure that supports the floor joists. This indicates historic movement in this floor, probably where timber structural members are of inadequate size and strength and allowing this movement to occur.
- 4.21.3 The position of the beam across the ceiling below this floor probably corresponds with where a room dividing walls have been removed both at this level and below. This would correspond with the blocked windows seen in the north wall when this was probably opened-up to form large single rooms at each level. This is likely to have resulted in weakening of the structure in this floor structure.
- 4.21.4 The walls are all of solid construction with a finish of embossed decorative wall paper. These have much damp ingress on the south side around a closed-up fireplace at the bottom of the chimneybreast on the outside wall where guttering and flashings are defective.
- 4.21.5 In northwest corner of the room there is a collapse of the eaves and wall head as noted externally, as well as damp entry and reconstruction will be required in this

locality. The cracking extends down behind the wallpaper to skirting board level where this has become displaced with a gap in excess of 6 mm, seen within the jointing to that.

- 4.21.6 Severe structural cracking and movement was noted to the wall head and the junction with the coving and ceiling in both the northwest and southwest corners. This relates to movement in the corresponding area of the room seen below due to roof and wall movement.



Fig 4.21.7: Severe cracking to beam end and walls

- 4.21.7 Over the heads of the north and south windows there is a dropped beam crossing the room that has very severe movement at the ends in to the wall heads at both ends. This reflects the roof thrust seen externally suggesting that significant restructuring of the roof and the walls is necessary to this part.
- 4.21.8 When the walls are 'eyed' along their faces to achieve a vertical assessment it can be seen where they lean out from floor level upwards. This is much bowing at the line of picture rail and above that, especially to the north wall.

- 4.21.9 The ceiling is in two sections on either side of the dropped beam, where on the west side this has is a large coved section running up from a high level picture rail to a flat central soffit. Then on the east side of the beam there is a dropped flat soffit, with no perimeter coving.
- 4.21.10 Over the west part of the room there is much movement on the wall to coving joints and also bowing in the ceiling with a drop in the surface. This includes cracking to the centre of the ceiling where this is also deflection downwards and to some extent outwards. Much signs of loss of lamination to the plasterboard and lathing above that.
- 4.21.11 The ceiling to the east end of the room has cracking and movement in the centre as well as to the perimeter and to the side of the beam, where this is also showing further signs of displacement.



Fig 4.21.12: Damp entry to ceiling and walls

- 4.21.12 On both sides of this section of ceiling there is severe damp entry seen to the wall fabric and also condensation staining in between and on ceiling joist lines.

4.21.13 Fixed on the wall to the stairs at the east end is a bracketed wash basin of a somewhat vintage form.

4.22 First Floor Link to Service Block



Fig 4.22: First floor link to Service block

4.22.1 This has a suspended floor where it passes through this area and is in poor condition. It shows much signs of previous repairs to the surface and has a certain amount of flexion within it.

- 4.22.2 The walls are all of hollow construction, showing much signs of damp ingress and related problems of deterioration and decay.
- 4.22.3 The ceiling is a flat soffit possibly of lath and plaster with much signs of damp ingress and surface damage within this.
- 4.22.4 In this area there are some kitchen type fittings, including stainless steel single drainer sink with mixer tap over it, all mounted on very insubstantial bases.

4.23 Service Block First Floor East Room



Fig 4.23: Service block first floor east room

- 4.23.1 The floor is a suspended timber structure covered with fitted carpet, which has been disrupted and part removed in the southwest corner where it can be seen to be of softwood floor boards over joists. There is much signs of water staining and damp ingress over this most of this area, together with unevenness felt below the carpet where repairs and other work has been undertaken. There is dry rot to the floor adjoining the south wall and complete removal and then replacement of this will be required.

- 4.23.2 The walls are of solid construction, where on the south side there is very severe water ingress to the fabric and dry rot and similar decay to the skirting boards and adjoining floor areas that will require eradication and replacement.
- 4.23.3 The ceiling is skelings on either side that run up to a flat soffit, which has much signs of damp ingress and staining and partial collapse over the door in to the area and relates to the collapsed floor below the carpet in this position.

4.24 Service Block First Floor Bathroom and Lobby



Fig 4.24: Service block first floor bathroom

- 4.24.1 This part of the building contains a lobby and small bathroom area that has been divided off from the larger area.
- 4.24.2 The floor is of chipboard, which has been much affected by wet related decay and partial collapse as a result.
- 4.24.3 The walls are of low quality partitioning internally and solid to the exterior, finished with a mixture of materials including decorative wall paper, ceramic tiling etc. This is much affected by damp ingress, condensation etc. throughout this area as well as heavy wear and tear.
- 4.24.4 The ceiling is a skelining on either side with many signs of cracking as well as water ingress, particularly to a traditional single glazed metal skylight. The skylight will need complete replacement.
- 4.24.5 Internal doors are all 1950's pattern four panel doors of plywood.
- 4.24.6 Sanitary fitting comprise; enamelled cast iron bath with hardwood side panel and low level WC suite that are all in poor condition and need replacement.



Fig 4.25: Service block first floor west room

4.25 Service Block First Floor Southwest Room

- 4.25.1 In general terms this is similar to the first floor east room, where the floor is of chipboard and partially carpeted.
- 4.25.2 There is much damp ingress to wall heads as well as condensation and related problems causing deterioration to the fabric.
- 4.25.3 Over the west window head there is cracking and movement that relates to that seen in the fabric externally, and about which comment has been made.
- 4.25.4 There is small bracketed wash basin, which is in very poor condition.

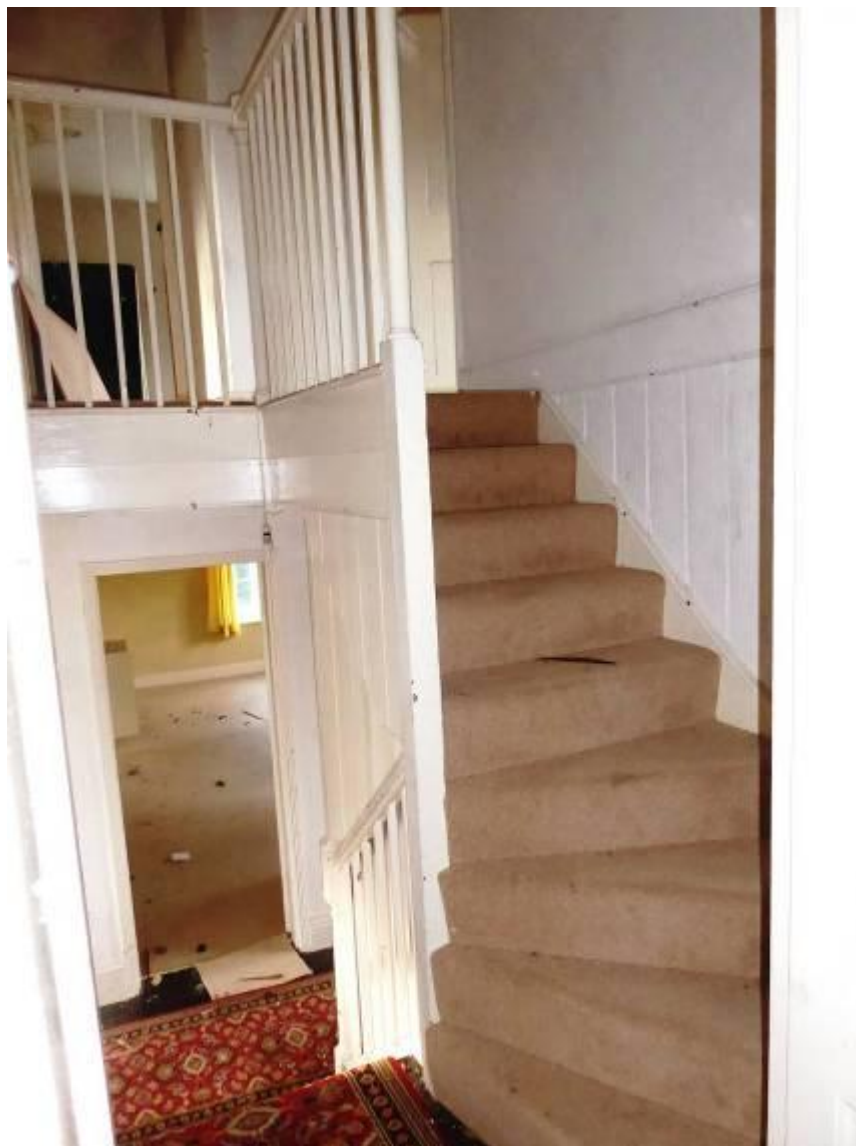


Fig 4.26: Stairs from first to second floor

4.26 Stairs from First to Second Floor

- 4.26.1 These rise from the landing to the east bedroom as a set of winders and that turn to become a straight flight to rise to the floor above.
- 4.26.2 The walls to the stairwell are of timber boarding to the lower sides and then are topped at high level with a balustrade, which then continues to the landing of a similar nature to that noted on the lower part.
- 4.26.3 There is much damp entry and condensation staining on the east wall at high level.

4.27 Second Floor Landing

- 4.27.1 This a fairly small space at the head of the stairs that has a suspended timber floor covered with fitted carpet that slopes down from the southwest corner and north side towards the east wall. This may be associated with movement in the roof and eaves structure, as well as the wall below that, as seen externally.
- 4.27.2 The walls are all of fairly modern hollow construction to the interior with general cracking and movement and much condensation staining seen to these.
- 4.27.3 Over the head of some of the doors leading off this area there is cracking in the fabric. This shows where there is differential movement in this part of the structure.
- 4.27.4 The ceiling, which extends over the head of the stairs, is a flat soffit with much damp and condensation staining within it.
- 4.27.5 All the doors opening off this landing are fairly simple panel doors.

4.28 Second Floor Southeast Bedroom

- 4.28.1 This has floor, walls and ceiling generally as that described for the landing and about which similar comments apply, although on the south side the wall is largely a skelining where this follows the underside of the lower mansard roof slope. In this there is severe damp ingress around the side of the dormer window resulting in complete failure of the ceiling and part of the roof structure which will need complete rebuilding of this part.
- 4.28.2 Running up the east wall is a chimneybreast, as that noted externally, with a small fire opening in base that has a tiled surround and mantle shelf over it. This of a style and form that suggests a dating to the 1930's or 1950's.
- 4.28.3 There is much condensation and damp staining to the chimneybreast and also around the ceiling junction adjacent to that.



Fig 4.28: Second floor southeast bedroom

- 4.28.4 The main ceiling is a flat soffit with condensation staining to the head of the chimney area and over the dormer head.

4.29 Second Floor Southwest Room

- 4.29.1 The floor is a suspended timber structure with softwood boarding approximately 200 mm wide that has wear and tear to the surface, but not exceptional. There is also water ingress and staining to this under an area of collapsed ceiling around the dormer window.
- 4.29.2 The floor has a slope on this in to the southeast corner, possibly due to general movement in the construction over time, where this has deflected and moved.
- 4.29.3 The walls and ceiling are generally as those described for the second floor southeast bedroom and about which similar comments apply. This includes the need to completely remake the area of roof, walls, floor and ceiling around and under the dormer window.



Fig 4.29: Second floor southwest bedroom

- 4.29.4 Running up on the wall to the northwest bedroom is a large chimneybreast where a cupboard has been formed in the base. There is severe damp entry around the head, which also requires being remade and damp continues down the side of the chimneybreast so that reconstruction of this part is also necessary.

4.30 Second Floor Northwest Bedroom

- 4.30.1 In terms of floor walls and ceiling, this is generally as that described for the southwest bedroom and similar comments apply. To the ceiling and skirting wall junctions there is much water ingress as well as to the chimney head and at low level to the west wall under the window.
- 4.30.2 Cracking runs across the ceiling showing movement in the fabric in this location and over the head of the west window. This could be associated with movement in the mansard structure and walls below as noted for the second floor landing.



Fig 4.30: Second floor northwest room

4.31 Second Floor Bathroom

- 4.31.1 This has a suspended timber floor covered with chipboard topped with cork tiles that is generally in a fair condition.
- 4.31.2 Damp ingress in this area is less severe, except to and around the window, where this has been exacerbated by the removal fittings in this room.
- 4.31.3 In the east wall there is small service cupboard that shows where the facing wall is modern structure with a storage space behind that to the wall to the main building beyond.



Fig 4.32: Second floor bathroom

4.32 Roof Space over the Three Storey House Section

- 4.32.1 This is accessed by a lift out panel in the ceiling over the top floor landing and which gives in to the upper part of the mansard roof.
- 4.32.2 This roof is framed-up in such a style to suggest construction in possibly the 1920s or 1930s, where all the timbers have been cut on power band saws as judged by the kerf marks on the sides.
- 4.32.3 The slates are on timber batons over the rafters and there is no sarking to the underside of those, which would suggest it has not been stripped and re-slatted since it was formed.
- 4.32.4 The west end has a brickwork gable, where these are of a type and form as could be expected for the suggested date of the roof with the bricks laid in Flemish bond. The east gable, which sits over and primarily to the south side of the head of the east two storey roof, is timber framed. The timbering is rather insubstantial and has no sarking felt or similar under the vertical tiles that are hung on the outside face.



Fig 4.32: Three storey roof looking to east gable

- 4.32.5 There is a small opening in to the roof space in the northeast corner of the roof space, under the east gable framing, that connects to the roof void to the east two storey section.
- 4.32.6 All the timbering within the roof appears to be in fair condition, no significant signs of insect attack or due to wet related decay related fungal decay as we could determine.
- 4.32.7 The large chimney stack that runs up through the building in the centre, towards the west end, shows where this has been built in two vertical sections. These relate to what would have been the stacks to the south and north rooms, indicating a difference in construction dates. This is at best in fair condition, with much signs of water entry around the side timbers and the head of this.
- 4.32.8 In the west gable there is a large ventilator grille fitted.
- 4.32.9 Over the top of the ceiling joists approximately 300 mm of fibreglass quilt has been laid. There is no thermal insulation fitted to the east gable.

- 4.32.10 At the east end of the roof there is a very large pile of twigs and other bird nest debris that has possibly built-up on top of a former chimney over a considerable period and is now to be considered a severe fire risk.

4.33 Roof Space over the Two Storey House Section



Fig 4.33: Two storey roof

- 4.33.1 From the limited viewing of this that could be seen from the three storey roof space, this has a central queen post timber truss that appears to be formed of small and somewhat insubstantial timbers. At the east end there are hip rafters to each corner of the roof. The whole of this arrangement has the appearance of an early to mid 19th construction.
- 4.33.2 The principal rafters to the truss are only slightly larger than the common rafters and onto which there is a small diagonal brace at low level. There is a high level collar that has failed and is allowing the whole of this frame to deform.
- 4.33.3 The roof covering have been under laid with bituminous sarking felt, suggesting that this has been re-roofed within the last 40 - 50 years.

- 4.33.4 Over the ceiling there appeared to be a level of fibreglass insulation, but we could not determine the thickness of that.

4.34 Service Block Roof Space

- 4.34.1 This is accessed by a small lift out hatch in the ceiling over the first floor east room, which gives in to a small void above. In this it is seen that the roof structure has been under boarded and in to which the room extended before the insertion of a modern ceiling.

4.35 Internal Decorations

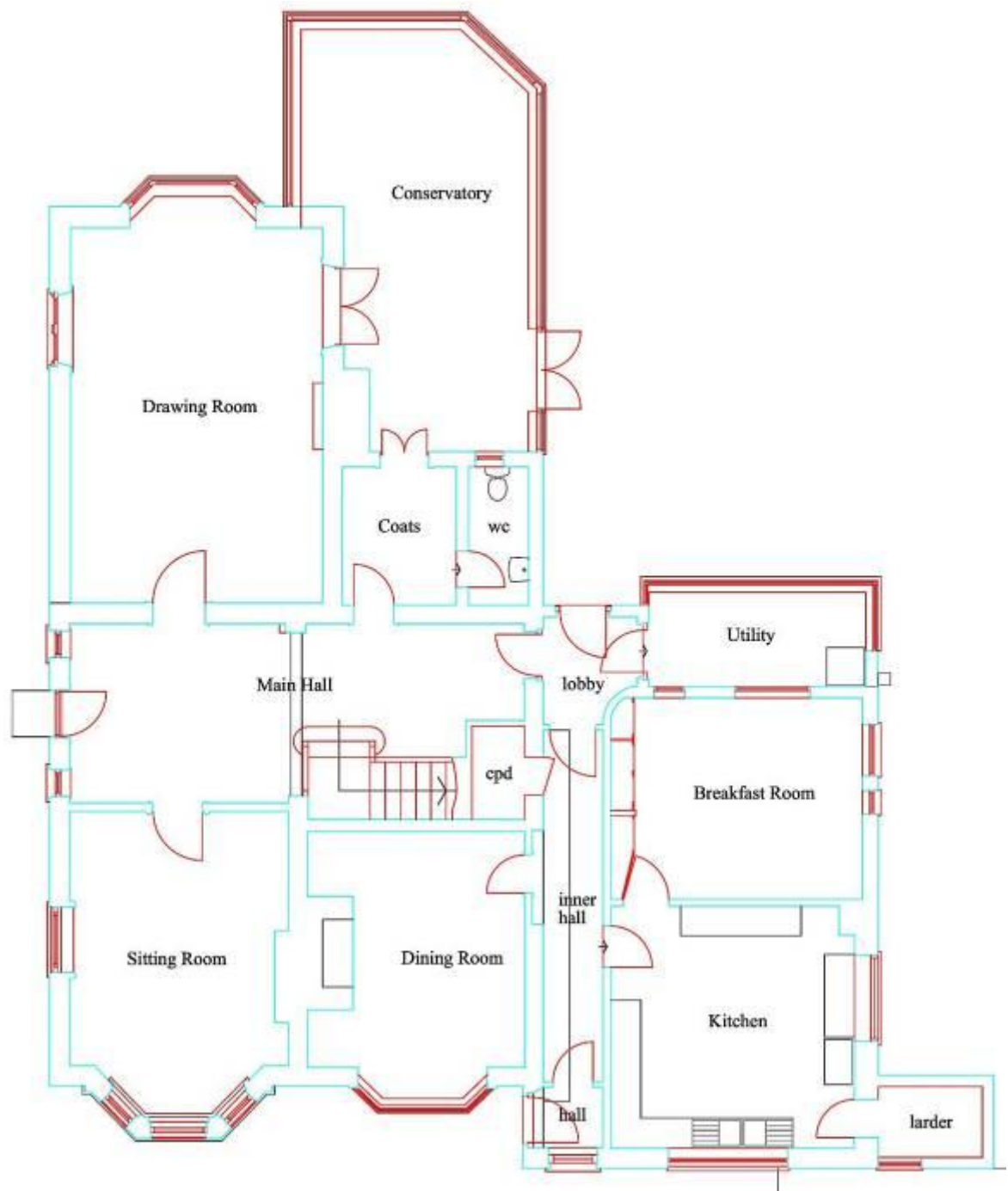
- 4.35.1 These should all be considered as failed and in need of complete replacement in an appropriate manner for the location.

5 CONCLUSION

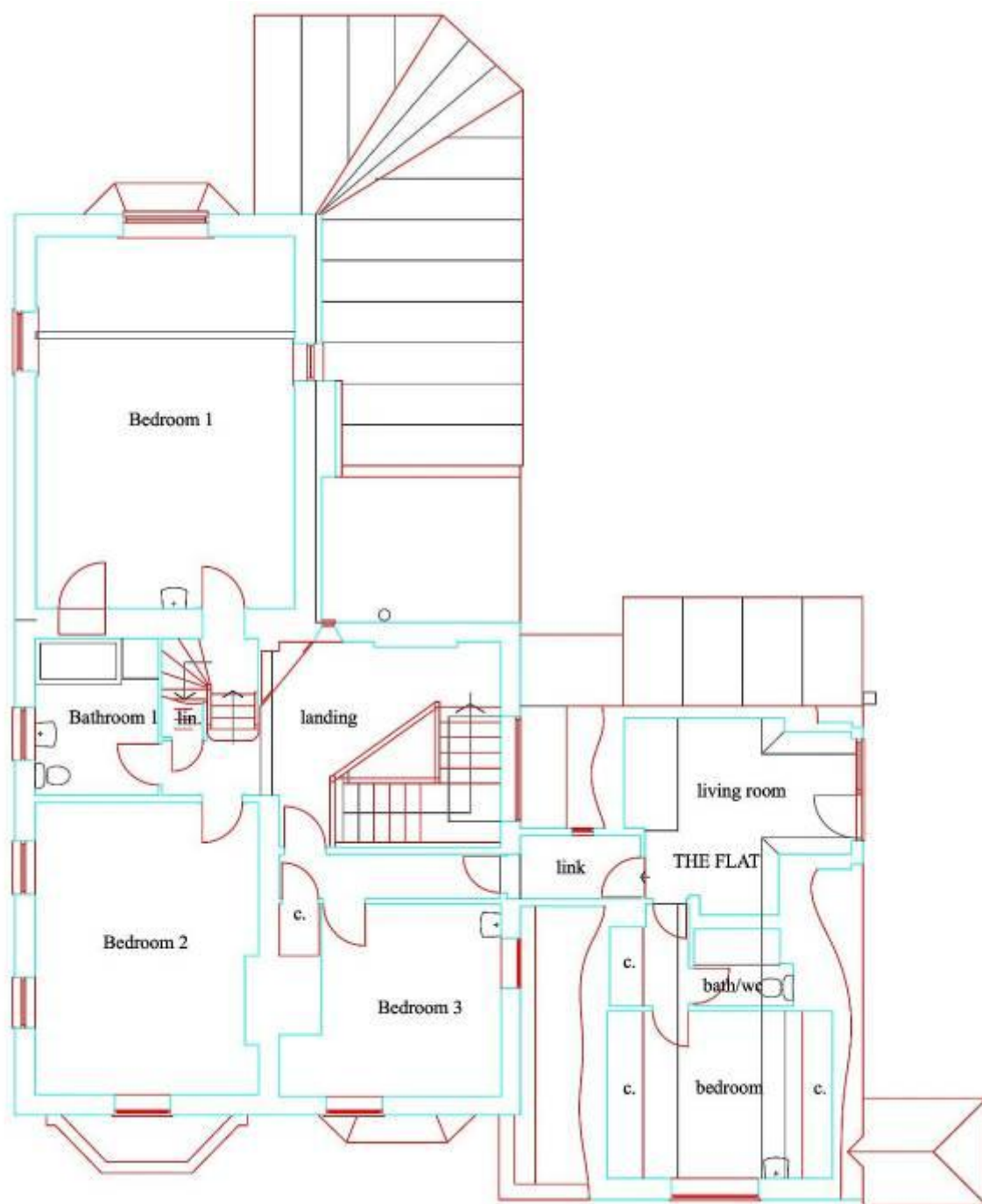
- 5.1.1 Whilst there is noticeable cracking and movement in the north walls and roof structure to the two and three storey house parts, these are relatively minor matters when compared to the deterioration that is occurring around the wider house where there is water ingress. This is resulting wet rot and is causing major structural problems to the roof structure of the main house as well as the service block, which will need significant rebuilding.
- 5.1.2 Elsewhere rebuilding to external walls will be necessary such as at the west end of the service block where this is structurally unsound and in a state of probable imminent collapse.
- 5.1.3 Over the west part of the main section of building, it is likely that the additional loading imposed by the mansard type roof structure to this has resulted in the bowing and movement in the walls on the north side below that, where this is causing general excessive movement within that. When this is considered with the amount of rot and decay to the south side of the applied mansard, it is probably now resulting in an unequal distribution of loading within the roof and so, introducing the extra thrust to the upper part of the building that is causing the bowing that is being experienced.
- 5.1.4 There is apparent continuing movement taking place to the main west part of the house through deformation of the roof through failure of the truss within the internal structure. This will require this to be completely remodelled and to do so will necessitate a complete strip of the roof and upper floor when it may be found there is movement occurring in the upper part of the first floor structure of this element and so there is likely to be the need to restructure that completely. In doing that, it will then be necessary to introduce additional ties into the building to help stabilise the amount of movement seen within the north wall to that part, if they are not to be rebuilt. Following the removal of the mansard with then a new and more traditional form of roof will need to be created over this section.
- 5.1.5 In east part of the house the failure of the roof truss has allowed outward movement to the structure and the head of the walls with the cracking seen in the north wall as well as internally to this part. This will mean the strip and restructuring of this roof, strengthen and possible local rebuilding of the walls on either side with the need for redecoration and changes internally.
- 5.1.6 The majority of the external joinery items, as well as ancillary items such as gutters and down pipes around the house have failed or are in an advanced state of being so. These will all need replacement when consideration could be given to having these replaced in forms and styles that are more appropriate for the various periods of the sections of the house, although that is likely to result in a somewhat mixed appearance if properly undertaken.

- 5.1.7 Internally many of the floor areas that are suffering from rot and decay will need restructuring along with associated ceilings, wall finishes and decorations and similar. In doing this much of the interior of the house will need to be stripped back to the bare shell or walls and floor frames, where they might survive. Replacement materials will should to be appropriate for the various particular ages of the varying part of the building, but as this is so much altered most modern types can be appropriate, apart from wall plaster type.
- 5.1.8 Externally the building should also be stripped of all modern paints and hard cement renders so as to restore the breathability of the fabric where this is of solid walls types. That will help reduce the amount of moisture entrapment within the fabric and possibly, to some extent, slow the deterioration of this that as currently seen. However, to upgrade this house it will be necessary to introduce appropriate levels internal thermal insulation, which can be more readily undertaken if the external walls are to be stripped back to their original brickwork.
- 5.1.9 The way in which the building has been altered and adapted over time has resulted in a house that has a difficult and extremely disjointed internal layout with no easy 'flow' between rooms and other spaces. It is likely that significant remodelling of the interior will be required, following all the necessary rebuilding. Therefore, it may be more appropriate in terms of floor layout and more cost effective that any rebuilding of the house should take the advantage to remodel it completely and at the same time enable the creation of a property more appropriate for modern living.

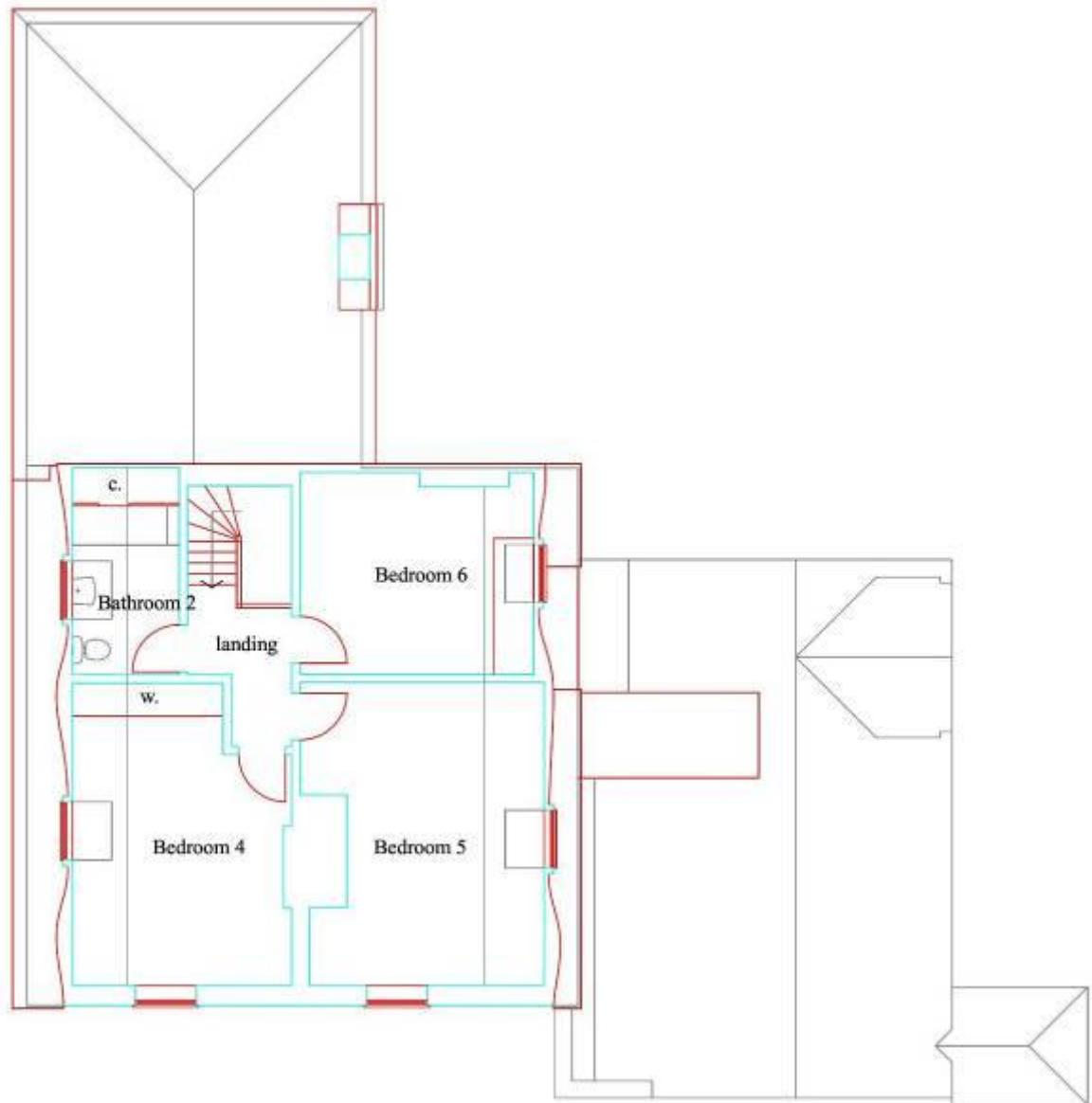
6 PLAN



Ground floor plan (nts)



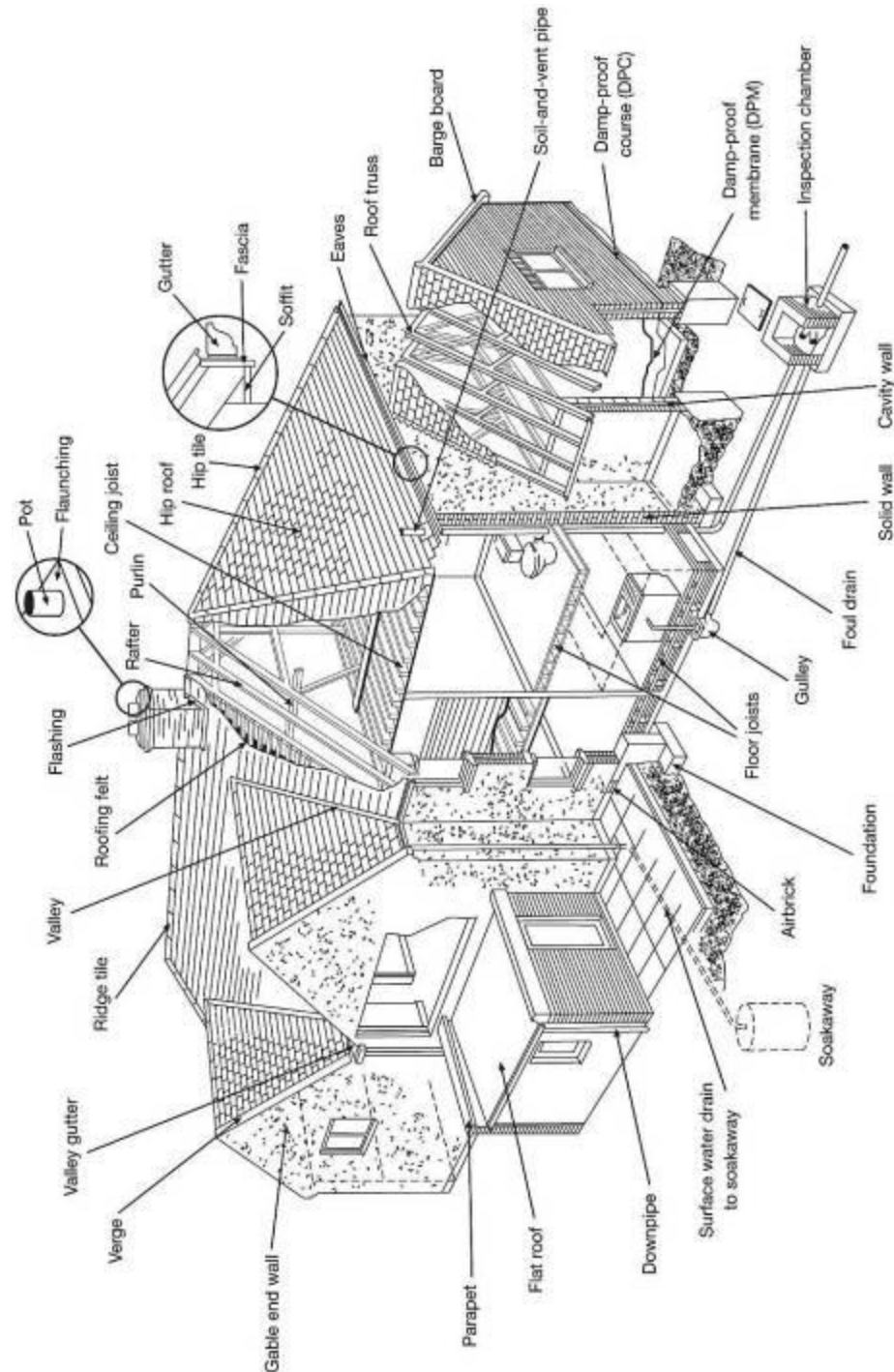
First floor plan (nts)



Second floor plan (nts)

7 GLOSSARY

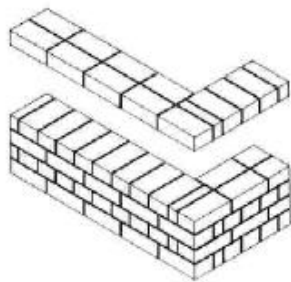
7.1 The House



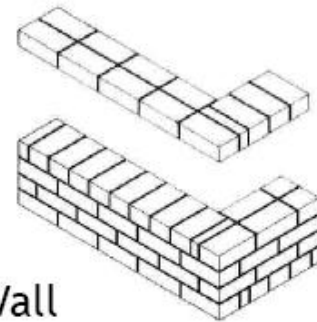
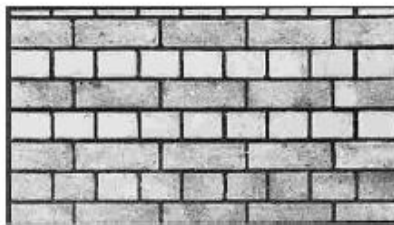
7.1.1 General Features

7.2 Wall Details

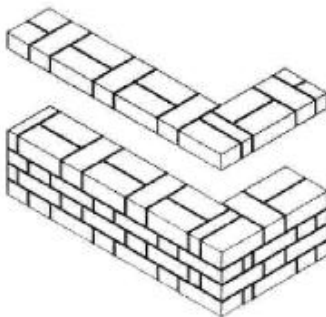
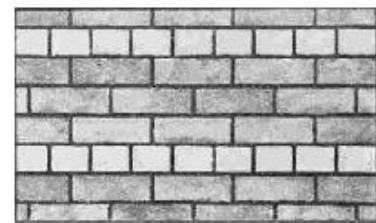
7.2.1 Brick Bond Type



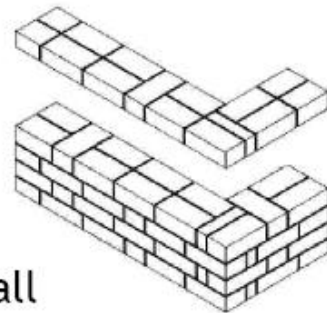
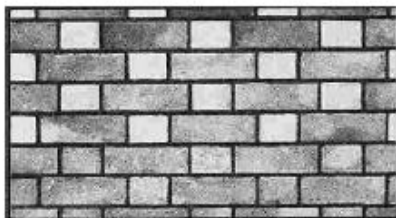
• English Bond



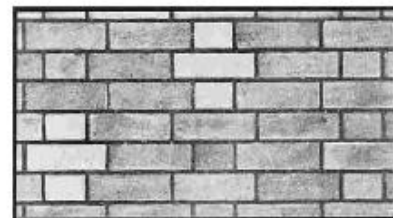
• English
Garden Wall
Bond



• Flemish Bond

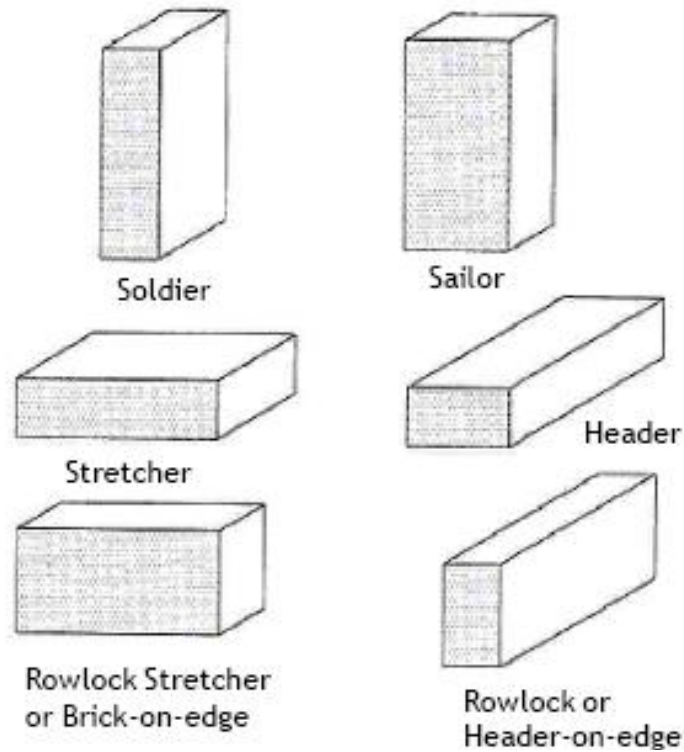


• Flemish
Garden Wall
Bond

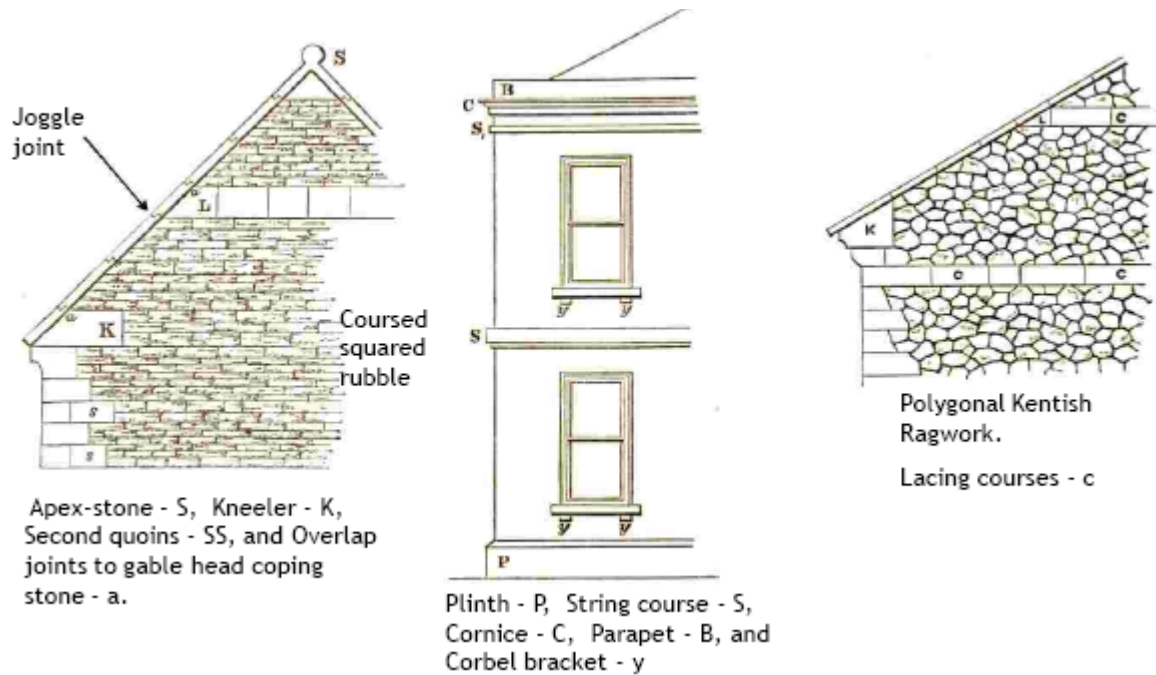


Rat-trap bond is similar in laying order to Flemish bond, but the bricks are laid on-edge and not flat to produce a form of "tied" hollow wall

7.2.2 Brick use terminology

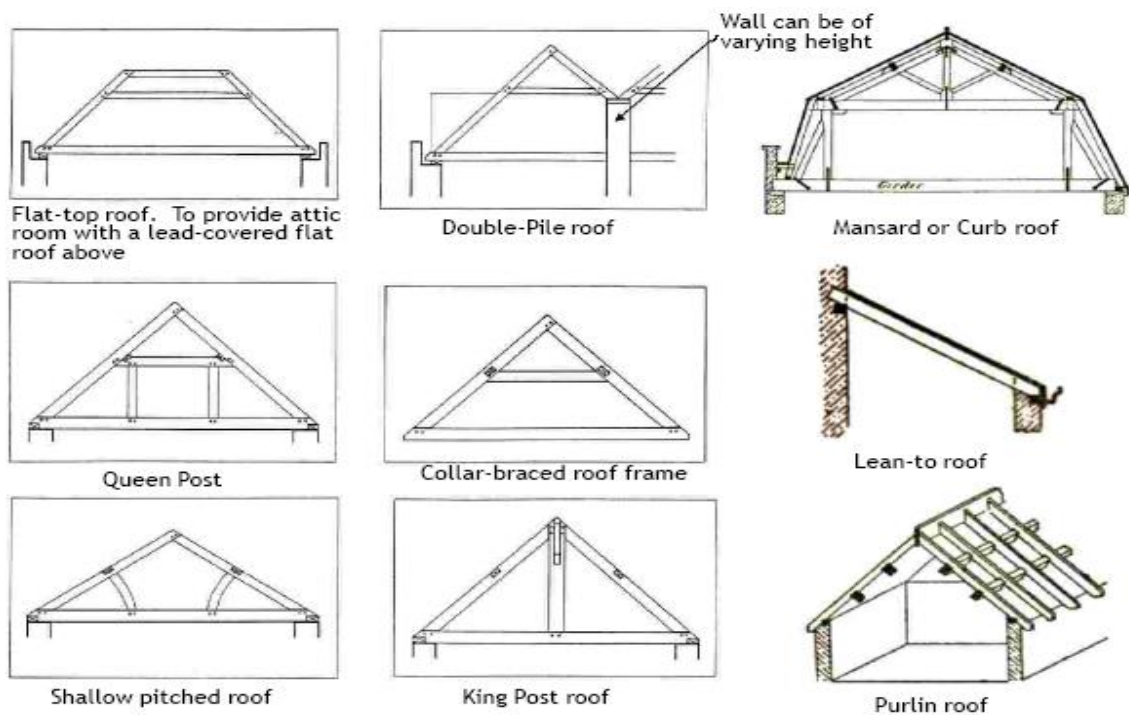


7.2.3 Wall Details

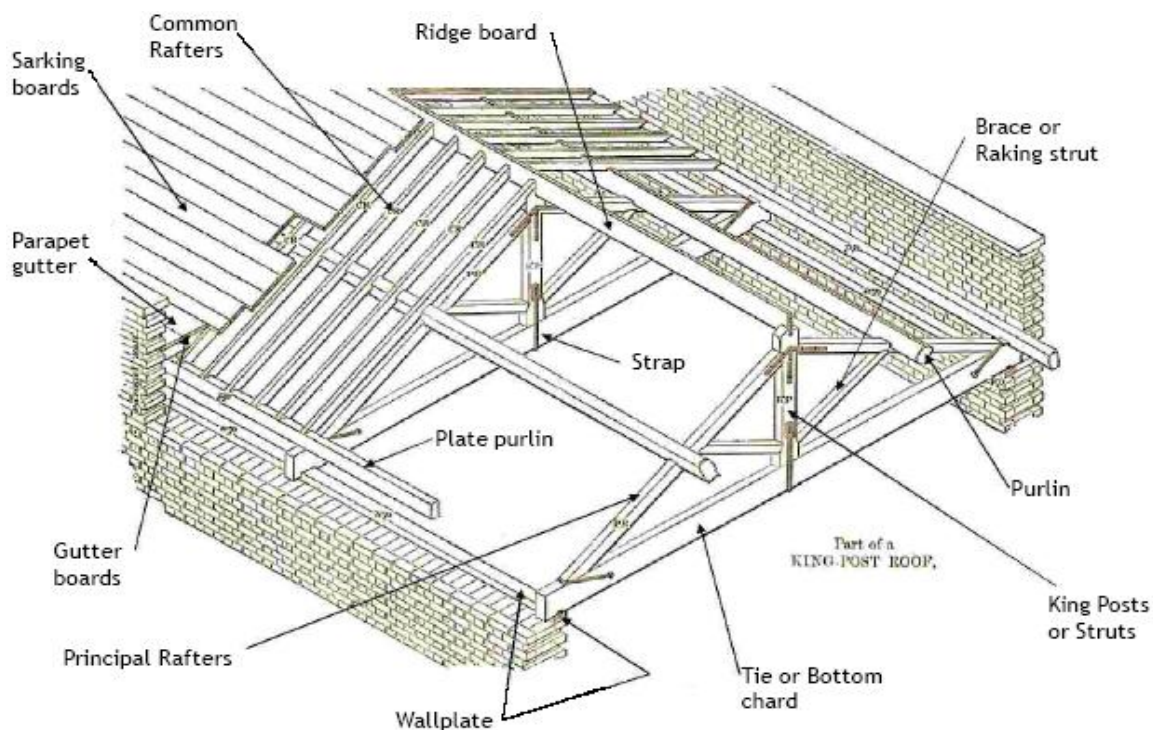


7.3 Roof Details

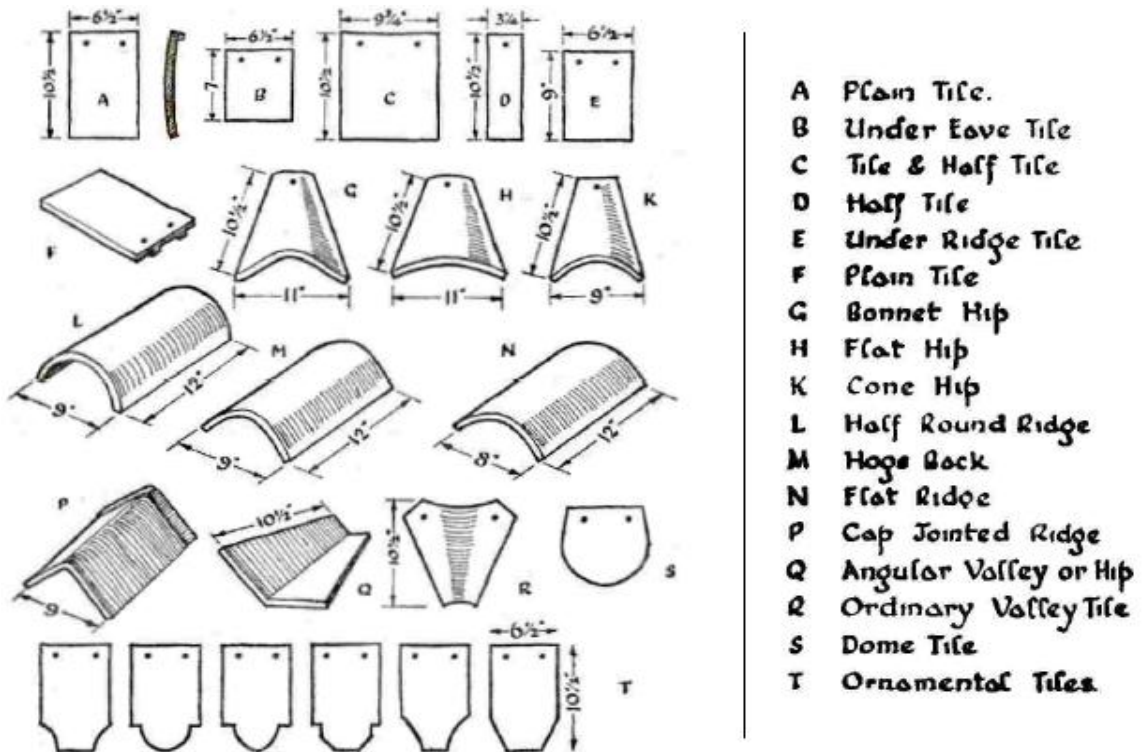
7.3.1 Roof Form



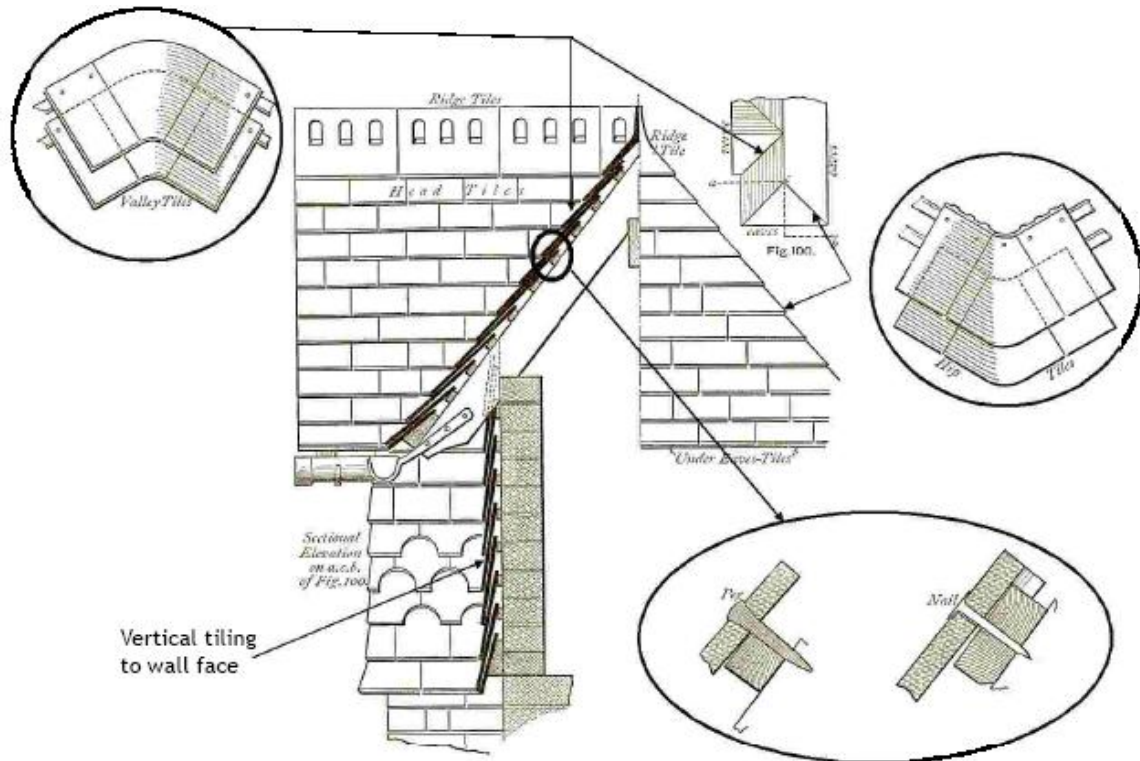
7.3.2 Roof Details



7.3.3 Tile types



7.3.4 Tiling Details



7.3.5 Slating Details

