

Photographic Record

**Existing outbuilding to the rear of The Carpenters Arms,
Church Street, Lacock, Chippenham, Wiltshire, SN15 2LB**

For: Mr. A. Gott

Ref: 2397 Written by: ARW Checked by: JB Date: 17/03/25 Revision: -

1.0 Introduction:

This document is intended to illustrate the materials, finishes and condition of the outbuilding to the rear of the Carpenters Arms. Since work has commenced on the refurbishment of the main part of the building, the covered decking to the courtyard has been removed, and the flat roof removed in order to be replaced. The construction of the outbuilding is now more visible.

2.0 Exterior Photos



2.1) East St. Elevation with timber clad gable. The lower window is a modern casement. The high level window has been boarded over, and a modern casement remains behind the cladding boards.



2.2) Roof and East facing gable, illustrates poor condition of pantile roof. The gable is clad with shiplap cladding with a modern casement window. Timber cladding and window frame are in poor condition.



2.3) Detail photo showing the degraded pantiles, modern roofing felt and PVC guttering. The degraded timber cladding is also visible.



2.4) East facing gable, the gable was supported on the flat roof structure that has been removed in the photo and is to be replaced.



2.5) The valley gutter above the party wall is blocked and appears to be formed from loose bitumen felt. The guttering to the neighbouring building is also in need of attention.



2.6) The side wall of the neighbouring building has bitumen felt secured with timber battens that is in need of a permanent repair.



2.7) The brick plinth wall is visible on the courtyard facing elevation, there is a course of stonework at the base with brickwork above laid in English bond. Timber cladding shows signs of degradation and poorly applied white paint.



2.8) In places the brickwork facing the courtyard is spalling and has been painted with what appears to be bituminous paint.



2.9) The gable facing East Street has a brick plinth in modern brickwork with cement mortar and a dpc.



2.10) Window frames and cladding showing signs of degradation.



2.11) The timber clad wall facing the courtyard has shiplap cladding, showing signs of degradation and with poorly applied paint finish.



2.12) Modern fixed casement windows and a modern close boarded stable door.

3.0 Interior Photos



3.1) Interior view looking West towards East St. Plasterboard ceiling above the intermediate joists with applied faux timber detailing.



3.2) Interior view looking East.



3.3) Fixed casement window and glazed door. Effects of water ingress at eaves evident on upper part of the wall.



3.4) Fixed casement windows.



3.5) Fixed casement window to gable and high level window overboarded externally.



3.6) Plasterboard ceiling with truss chord visible and applied timber decorative detail.



3.7) Abutment to neighbouring stone building. Modern block and foam seen.



3.8) Where radiators have been removed, some historic timber framing is visible with modern materials used for infill panels.



3.9) The South wall has been lined with plasterboard on softwood framing. A section of plasterboard has been removed to expose the party wall, this reveals the floor joists bearing onto the stone wall. Joist ends have rotted in the past and these have been repaired with new timber supports.



3.10) Painted stone wall with cementitious render at low level behind plasterboard lining. Extent of cementitious render unknown at present.



3.11) The floor is a modern engineered timber board on tongue and groove floor boards that are laid over a fibrous material over chipboard on joists. There is no evidence of a cement floor at the western end of the building (as should have been installed as part of the previous permission works).



3.12) Modern plasterboard ceiling.

4.0 Roof Space Photos



4.1) The roof is formed of simple trusses with purlins spanning between, supporting rafters. Access to the roof void is limited and further investigation is needed to ascertain the age of the roof timbers. Rafters are over-boarded with timber sarking board.



4.2) The ceiling is modern plasterboard on softwood framing between the trusses. At each end there is a hood formed in plasterboard around the high-level windows.

5.0 Conclusion

The building is generally in a poor state and comprises a high proportion of modern materials in the timber frame infill panels, wall lining, ceiling, roof covering and cladding. There is some age to the timber frame (which we suspect has been altered / relocated within the site) and plinth wall, further investigation is required to fully ascertain the condition of the timber frame members within the wall and roof.