

DESIGN / CONSERVATION / HISTORIC INTERIORS

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## CONDITION SURVEY

Stratfield Farm Outbuildings, Kidlington, Oxford, OX5 1DL

May 2022

First Floor 21 The High Street  
Chipping Norton Oxfordshire OX7 5AD



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## 1.0 Introduction

- 1.1 This condition survey has been commissioned by William Main, on behalf of Manor Oak Homes. It is an account of the condition of the farm outbuildings at Stratfield Farm. The purpose of a condition survey is to inform essential repairs required.
- 1.2 The condition survey was carried out by Agata Olszewska RIBA and James Mackintosh RIBA AABC CA on 27<sup>th</sup> January 2022. The weather during the survey was overcast, with some spells of light rain and was cold for the duration.
- 1.3 Stratfield Farmhouse is Grade II listed, with the surrounding outbuildings being curtilage listed. The Farmhouse is from coursed limestone rubble with hipped concrete tile roof. A group of farm outbuildings, which stand around two linked yards are located north of the Farmhouse. The majority of these pre-date 1948 and are considered listed by curtilage to the Farmhouse. There are also 2 large 20 C metal sheds (Blocks D and E), which were outside the scope of the condition survey.
- 1.4 The work required has been broken down to provide priority packages of repairs as outlined in section 5.0 below. All the work that this survey has highlighted as being required is outlined in section 6.0.
- 1.5 The recommendations in this report are not intended to serve as a specification for remedial work and should not be regarded as such.
- 1.6 Limitations to survey  
The outbuildings were inspected internally and externally from the ground only. Generally, all the windows, walls, and wall finishes were inspected at close range.  
  
The survey was carried out as a visual survey only, no opening up was carried out, windows or doors were not opened, and floor and wall finishes were not lifted.  
  
It is important to note that we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.
- 1.7 Exterior photographs



Front of the Farmhouse



Farmyard to the rear of Farmhouse



Blocks B and B1 on the opposite end of the farmyard



Remains of Block C



Blocks E and F and Boundary wall 1 running through the centre of the farmyard



Remaining gable wall of Block G

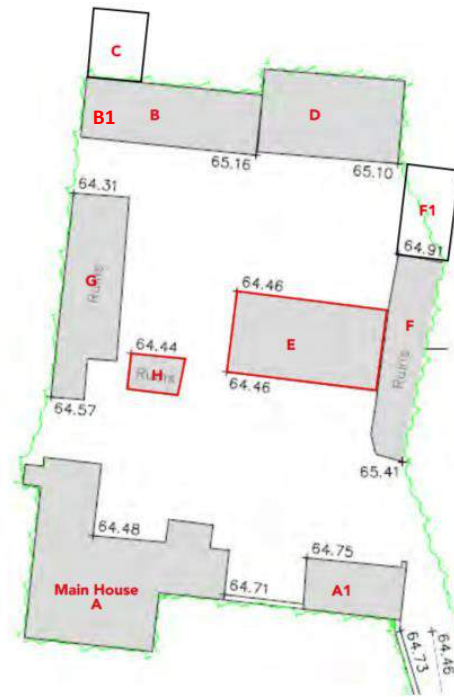


Block H

## 2.0 Further surveys required

- 2.1 We recommend that a structural engineer is consulted to specify repairs to cracks in stonework in Blocks B and G.
- 2.2 We recommend that a structural engineer is consulted for structural alterations to Block F.
- 2.3 We recommend that an arboriculturist is consulted prior to removal of trees and hedges which impact the structures.

## 4.0 Executive Summary



Site Plan

### 4.1 Generally

- 4.1.1 Outbuildings at Stratfield Farm are generally in poor condition and require extensive works to bring them back into use. Some of the blocks (B1, C, F1, G and H) are in ruinous condition and will require complete rebuilding.
- 4.1.2 Blocks D and E are modern structures of no historic significance, therefore they were not surveyed.
- 4.1.3 Block B1 roof structure has partially collapsed and is in dangerous condition.
- 4.1.4 Blocks A1 and B are the best-preserved buildings on site. These 2 blocks are suitable for re-use subject to repairs of existing fabric and re-roofing to stop further damage of the fabric from water ingress.
- 4.1.5 Block F roof structure is currently leaning east. Existing stone walls have suffered long standing water damage and require rebuilding, however advice from structural engineer is required to ascertain the possibility of reusing the timber framed structure.
- 4.1.6 Existing low dry stone walls have suffered poor repairs and cracking and should be re-laid using existing materials.
- 4.1.7 All outbuildings have significant vegetation growth and should be cleared to prevent any further damage cause by root growth.

## 5.0 Priorities for repair

Priorities for the work have been prioritised in the following categories:

- a) Priority 1 – Urgent (Structural and water ingress defects)
- b) Priority 2 - Works required within 5 Years (Works required to prolong the life of building fabric)
- c) Priority 3 - Works required beyond five years
- d) Priority 4 – Desirable works

### 5.1 Priority 1

- 5.1.1 Carry out enabling works to Block B1. Carefully remove dangerous elements of roof structure in Block B1. Remove existing tree growing internally, under guidance of an arboriculturist. The existing timber truss should be secured to structure to avoid damage during demolition works.
- 5.1.2 Remove existing tree growing internally inside Block F, under guidance of an arboriculturist.
- 5.1.3 Carry out rebuilding of Block F and F1 east and north wall, which has partially collapsed and remains unstable.
- 5.1.4 Seek advice from structural engineer on repairs to the roof structure of Block F.
- 5.1.5 Carry out reroofing to Block B, as well as crack repairs and rebuilding of the south east corner to stop further water ingress, and the dormer window to the north.
- 5.1.6 Carry out reroofing to east roof of Block A1.
- 5.1.7 Carry out removal of vegetation and tree growth within Block B.
- 5.1.8 Carry out reroofing of Block F.
- 5.1.9 Remove loose stone on the south wall of Block F south extension.
- 5.1.10 Remove a tree growing within the footprint of Block F1.

### 5.2 Priority 2

- 5.2.1 Carry out repairs and replacements of rainwater goods in Blocks A1, B and F.
- 5.2.2 Carry out cleaning and repointing of all rubble stone walls to Block B. This includes rebuilding of small sections of wall around existing window and the south east corner. A structural engineer will be required to advise on repairing of cracking.
- 5.2.3 Replace cracked, water damaged and infested joists in the ceiling of Block B.
- 5.2.4 Carry out rebuilding of leaning brick wall on west elevation of Block A1, followed by replacement of timber sole plates.



- 5.2.5 Secure right hand jamb of existing stable door in Block B.
- 5.2.6 Carry out repairs to top section of wall in the west elevation, replacement of sole plate to south wall, as well as cleaning and repointing of north wall of Block B1.

### 5.3 Priority 3

- 5.3.1 Carry out repairs to existing cracks in Boundary wall 3, which later becomes an external wall of Block G. The wall requires removal of vegetation and repointing.
- 5.3.2 Replace lintel and repair section of wall above the lintel in the south gable wall of Block C, following assessment by a structural engineer.
- 5.3.3 Take down unstable north gable wall of Block C and to Block G.
- 5.3.4 Carry out replacement of a left-hand jamb in the north wall of Block A1.
- 5.3.5 Carry out repairs of all lead flashings and horizontal timber boarding, as well as relaying of stone slates on the south wall of Block A1.
- 5.3.6 Tie in brick quoins to stone wall on east wall of Block A1.
- 5.3.7 Replace fractured joists and saturated timber boards of the mezzanine level in Block A1.

### 5.4 Priority 4

- 5.4.1 Carry out cleaning and repointing of garden wall 1. Cap with stone slates.
- 5.4.2 Relay boundary walls 1, 2 and 4 using existing stonework. Boundary wall 5 abutment to Block A1 should be rebuilt with separation from Block A1 to allow for future movement.
- 5.4.3 Replace double plywood doors on north elevation of Block A1 with more in keeping doors.
- 5.4.4 Carry out repairs to timber boarding of internal partition in Block B1.
- 5.4.5 Rebuild the south wall of Block F extension, including the western corner.
- 5.4.6 Rebuild low internal wall inside Block G.
- 5.4.7 Rebuild west boundary wall of Block C.
- 5.4.8 Relay existing cobble stone floor in Block A1.
- 5.4.9 Replace decayed truss in the south end of Block F.
- 5.4.10 Replace timber posts and weatherboarding in the west elevation of Block F.
- 5.4.11 Repair timber posts of the timber trough, sole plate and decayed studs of a timber partition inside Block B.

## 6.0 Schedule of condition with recommendations

### 6.1 General

Generally, the Farmhouse and surrounding outbuildings are in various stages of disrepair, with a number of blocks (B1, C, F1, G and H) in ruinous condition. The buildings and surroundings have not been used for farming for a number of years, which is clear to see due to the extensive, long-term vegetation growth and partial collapse of roofs and walls.

### 6.2 Block A1

#### 6.2.1 Exterior

Block A1 is the most preserved out of all outbuildings. It is a 2 bay, single pile cart shed of masonry construction with a corrugated roof with a lean-to extension with timber panels to the front, built against a drystone garden wall to the rear.



#### 6.2.2 Roof structures and coverings

- a. North side. Corrugated metal roof in satisfactory condition. Ridge intact.
- b. East side. The lean to metal roof has corroded and failed. The timber rafters, which sit on wall, are exposed to the elements due to the roof being corroded. Roof structure requires replacing.



- c. South side. Corrugated metal roof in satisfactory condition. Ridge intact.

### 6.2.3 Gutters and above ground rainwater

- a. North side. PVC gutter on rise and fall brackets. Downpipe missing and requires replacing with cast iron or heritage aluminium rainwater goods.
- b. South side. PVC gutter on rise and fall brackets. One of the brackets has moved and dropped causing the gutter to twist.

### 6.2.4 Walls

- a. North elevation. The upper section has horizontal timber weatherboarding, which has elements of decay and algae staining. The lower section is divided into 2 bays with brick piers. The brickwork in 1<sup>st</sup> and 2<sup>nd</sup> pier is fair, with some vegetation growth. The brickwork to the 3<sup>rd</sup> pier has decayed, potentially due to water damage from missing downpipe. The bottom section of the brickwork has been displaced due to a tree growing in the corner. The second bay has a horizontal infill panel with timber joists and a door to the right-hand side. The sole plate has decayed together with the bottom sections of the studs to the timber infill panel and the posts to the door and historical splice repair have decayed. The left-hand jamb will need replacing and the bottom section of the horizontal timber weatherboarding is missing and will require piecing in.



- b. West elevation. The lower section is built out of Flemish bond brickwork with narrow mortar joints, suggesting it to be Victorian brickwork, and is leaning heavily. The top of the gable is clad in horizontal timber weatherboarding with a high-level access door, blocked with horizontal boards. The timber weatherboarding has decayed, mostly towards the south, with some of the boards slipped. Two timber sole plates, one at the bottom of the brickwork and another under the door, have decayed and require replacing. The first floor should be jacked up to allow for replacement of the timber sole plate and rebuilding of the leaning brickwork underneath.



- c. South elevation. Coursed rubble limestone garden wall with timber weatherboarding above. The garden wall has stone slates on top with the timber weatherboarding set back. The weatherboarding has decayed, and has vegetation growing within it. The weatherboarding will need to be replaced. The lead flashing between the timber and stone slates has failed and will require replacing. The stone slates at the top of the wall have been dislodged and some of them have crumbled. These will need to be taken

down and re-laid with adequate lead flashing. The vegetation on the garden wall needs to be removed and the wall re-pointed.



- d. East elevation. The low level stone wall is in fair condition, with a lot of vegetation and a movement crack to the north end where the stone wall meets brick quoins, which requires tying in. The upper gable is clad in timber weatherboarding, which has decayed and requires replacing. The verge detail is ineffective and the flashing between the gable wall and the lean-to roof has failed and will also require replacing.



#### Doors, windows, and joinery

- a. There are double plywood doors on the north elevation, to the east side lean to extension. It would be desirable to replace these with something more in keeping.

#### 6.2.5 Interior

- a. Roof structure. The west end of the roof appears to have been replaced with modern rafters and a membrane and is in good condition. The east end roof is also modern with a modern membrane and roof joists and is in good condition.



- b. Floor. Ground floor is from concrete and in fair condition, with the exception of west bay, which is cobbled with some concreted poured over the top. Good cobble stones should be reused and relaid. Mezzanine floor joists are in overall poor condition, with 3 towards the south end requiring replacing, as well as one fractured joists towards the north end (4<sup>th</sup> from opening). The floorboards have been saturated with water coming in from the high level door opening and potentially prior to the roof being replaced. They have decayed and will require replacing.



- c. Internal partitions. All walls are constructed out of timber at first floor and brickwork on the ground floor. The walls are in satisfactory condition. The rear wall, which is formed by the stone garden wall to the south is in satisfactory condition.

## 6.3 Block B

### 6.3.1 Exterior

Single pile, single storey cottage, contemporary with the Farmhouse, with load bearing rubble stone walling and metal corrugated roof. According to the heritage statement the use of the building was likely a cowhouse rather than a stable. There are 2 window openings either side of a stable entrance

door with timber lintels. Stone slates around the building suggest that it was a stone slate roof in the past. Some of the timber frame is preserved.

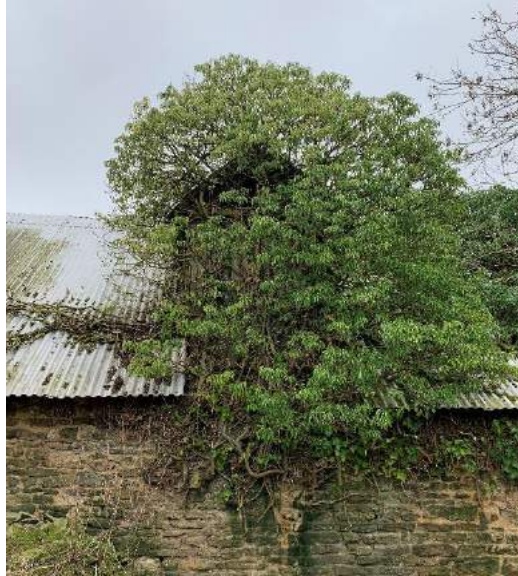


### 6.3.2 Roof structures and coverings

- a. South roof. Corrugated metal roofing running east to west. Ridge partially missing with trees and vegetation within the roof covering. The roof covering doesn't cover the east gable wall, which allows vegetation to grow on top and allows water inside. The vegetation should be removed and the roof covering replaced.
- b. North roof. Corrugated metal roofing running east to west with regular fixings at approx. 300 c/c to rafters underneath. The ridge is mostly missing with substantial amount of vegetation on top of the roof. The vegetation should be removed and the roof covering replaced.



- c. Dormer on north side of roof. Inspected visually. The dormer appears to be a timber structure with rendered cheeks, timber posts to the front, with timber shutters and a gabled corrugated metal roof. The condition is poor. The vegetation should be removed, the existing timber structure repaired and re-roofed.



### 6.3.3 Gutters and above ground rainwater

No gutters or water disposal system. An old hopper hangs off the south elevation but does not take water down from the current roof.



### 6.3.4 Walls

- a. South wall. The wall is from coursed rubble limestone. Externally the condition is fair, with some visible cracking to the side of the east window, near the lintel. There is movement where the crack is to the west of the window. Internally the condition is poor, there is visible movement in the east corner, where masonry is missing. There is



displacement between the wall plate and the rest of the wall, which is moving outwards by at least 50mm. There is a small niche near the eastern window. The wall requires 100% repointing and rebuilding of a small section (quarter of a meter squared) of cracked wall around the window, as well as rebuilding of the east corner and associated repairs.



- b. West gable wall. The wall is from coursed rubble limestone. Externally, the wall is in fair condition with a large crack in the centre, potentially caused by water damage through poor pointing. There is a large amount of algae and moss growth on the external lower section of the wall. Internally, there is vertical cracking in the centre. A structural engineer should be engaged to advise on repairing the cracking. The stonework should be cleaned. All existing vegetation and ivy growth on the north side should be removed and 100% of the walls repointed.



- c. North wall. The wall is from coursed rubble limestone with vegetation and root growth to the top section. The vegetation and tree growth should be removed to allow for repairs to the rubble wall. The elevation should be cleaned and repointed.
- d. East gable wall. The wall is from coursed rubble limestone with a large vertical crack towards the north end of the wall externally. The sides and top of the wall have failed with exposed stonework. Internally, the wall is in poor condition as the south corner is missing, causing cracking and displacement. Bricks have been inserted to prop the stonework. There is a dislodged stone under the joist to the north east corner. One small niche in the stone wall towards the south. A structural engineer should be engaged to advise on the method for repairing corners and cracking. The stone should be cleaned and repointed.



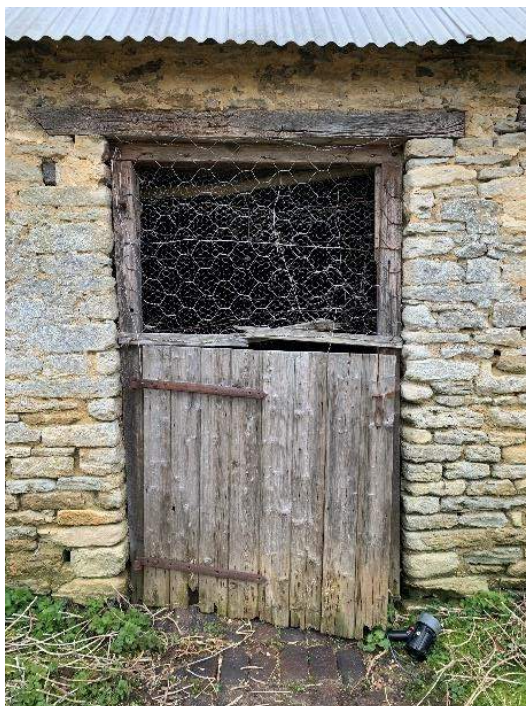
### 6.3.5 Doors, windows, and joinery

- a. Two windows with oak lintels on south elevation, either side of a stable door. Window 1 looking from west side has a stone cill. Timber frame is in fair condition, with top section in pine and

bottom in oak. The side frames have been profiled, while the rest of the window has vertical slats and chicken wire with an internal shutter. Window 2 looking from west is as Window 1 but has a rubble stone cill, with part of the internal shutter missing.



- b. Stable door with larger oak lintel in the centre of the south elevation. The door consists of a softwood timber frame with two jambs and a head section, but missing cill. Right hand side jamb is not fixed to structure. Holes for hinges suggest that the door had two sections. Top section is now chicken wire. Bottom section has a rotted stable door with T hinges. The right hand jamb should be secured.



### 6.3.6 Interior

The interior of the stone cottage is divided into 3 bays with 2 beams running north to south, with timber joists in between running west to east. There is a long timber trough on the north wall and a floor gutter running west to east.

- a. Roof structure. Approximately 70% of ceiling timber boards have decayed from a roof leak and they have been boarded over with modern boards. Partial collapse of the ceiling to the north east corner with missing boards and roots of vegetation coming into the building. In the first bay from the North, 2 joists have bowed under pressure from the vegetation and another joist (3<sup>rd</sup> from south) has cracked. In bay 2 there is substantial collapse to the north side, which has damaged the hay rack on the back wall. Timber boards have failed due to leaks. From north, the first two joists have failed, the fourth joist is cracked, and the fifth water damaged. In bay 3 the visible 300 c/c softwood modern roof structure is in fair condition. From north, the fourth joist is cracked, the 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> are damaged by wood worm. The timber boards have been water damaged and have bowed significantly.



- b. Internal partitions. The south west corner partitions were presumably forming a store, constructed out of timber studs and limewashed timber boards. The partition is currently supported off a timber stud, which is secured to the south stone wall. One stud is missing at the base and the remaining ones are undermined and decayed, caused by sitting directly on earth. Another partition, which used to be a stable divider is in satisfactory condition. Constructed out of timber joists and vertical boards. The sole plate has decayed and bottom sections of the

boards facing east have decayed. There is one displaced board at the north wall on the west side.



- c. Joinery. A timber trough runs along the north wall, with the best preserved sections to the west and east, with eastern side almost fully preserved with 3 softwood boards on tressels. The middle section has collapsed entirely and posts have rotted at the bottom. To the west, mainly the structure remains with 200x100mm vertical posts returned back to the north wall in poor condition. On 3 of the posts, cattlehooks have been preserved. There is also a haystack on the north wall, in overall fair condition, with a broken section in the centre caused by the damage to the roof.



- d. Windows. Internally, window 1 has a relatively modern timber lintel and a missing cill. The timber lintel to window 2 is rotten and requires replacing. The timber cill has cracked and there is a small section of shutter remaining.



- e. Door. Internally, the central door has a timber lintel in satisfactory condition, with a hole in the masonry of the wall underneath, this requires repair.
- f. Paved Floor. Condition fair with areas of paving missing. There is a cattle gutter running west to east through the building. There is a section of earth to the north side, running all the way along the rear wall. Section of paving missing in the south west corner. Block flooring at the door threshold has been undermined due to level differences.



### 6.3.7 External finishes

Uneven brick paving outside the front stable door in fair condition. To the west there is a well with a brick opening.



## 6.4 Block B1, west of Block B

### 6.4.1 Exterior

The range runs east-west as an extension to Block B. It is in ruinous condition and unsafe to access. The hipped roof facing west has collapsed. The structure is defined by stone walls to the west, north and east elevations and would have been open to the south with some timber weatherboarding.



#### 6.4.2 Roof structures and coverings

- a. South roof. Clay pantile roof with sections of ridge tiles missing. Hogback hip tiles on the left hand side. The roof is in a state of disrepair.
- b. The west roof has partially collapsed with clay pantiles. The eaves oversail the external wall substantially. It is recommended that a demolition contractor is engaged to remove dangerous elements of roof structure and remaining roof tiling as a priority.

#### 6.4.3 Gutters and above ground rainwater

- a. There is a small section of gutter on rise and fall brackets left on the west elevation.



#### 6.4.4 Walls

- a. South elevation. Split into 4 bays with timber posts and timber head beam with gates to the right hand side, partly preserved, and openings in the central bays. There are some remnants of timber cladding and the left bay has some wire mesh. There is substantial amount of vegetation.
- b. West elevation. Coursed rubble limestone wall in fair condition, but with substantial vegetation and climbing plants. Top section of wall requires repair.

#### 6.4.5 Interior

- a. Roof structure. Partially collapsed. An existing timber truss could be secured to structure to avoid damage during demolition works. The underside of the ceiling is lined with timber boarding.



- b. West wall. Limestone wall with areas of missing pointing and deep holes. The corner between west and north wall has a large crack suggesting movement. A structural engineer should be appointed to advise on repairs.
- c. North wall. Limestone wall in fair condition, but requires cleaning and pointing.
- d. South wall. Timber framed with a stone plinth at the bottom. This will require a new sole plate.
- e. Internal partition. There is a central partition with a solid timber truss and timber posts with waney edged timber boarding to the sides. The boarding is rotten in several places and requires repair.



- f. Floor. Covered with debris and of unknown construction. The debris should be removed to enable the floor to be assessed. There is a large tree growing in the east bay, this will require removal under the guidance of an arboriculturist.

## 6.5 Block C

### 6.5.1 Exterior

Block C is in a ruinous condition, all that remains is a gable wall on the south end, a west boundary wall and a small section of north gable wall. The remaining walls are coursed rubble limestone.



### 6.5.2 Roof structures and coverings

The roof no longer exists. Some remnants of clay tiles scattered around the area would suggest that this was the roof covering in the past.

### 6.5.3 Gutters and above ground rainwater

There are no remaining rain water goods.

### 6.5.4 Walls

- a. The west boundary wall. Coursed rubble limestone wall, climbing plants and vegetation have caused the top sections to be dislodged, with sections missing. Missing section of wall towards the north corner. Internally, roots have established in the stonework and have compromised the structure.



- b. North gable wall. Small section of coursed rubble limestone remains. The wall appears to be past its centre of gravity and is unstable.



- c. East wall. Non-existent with no obvious remains. It is likely the building was open on this side.
- d. South gable wall. Looking from the inside of Block C, the wall is in a poor condition with some growth on the top of the gable wall. Invasive root growth will have compromised the wall and the core washed away as can be seen elsewhere and the structure requires re-building.



#### 6.5.5 Doors, windows, and joinery

- a. There is a doorway in south gable wall. It is a modern softwood ledged door with low head height. The door is in poor condition with substantial vegetation growth with a

timber lintel. The lintel should be replaced, this will require rebuilding of a section of the wall above the lintel.

#### 6.5.6 Interior

Overgrown.

### 6.6 Block F

#### 6.6.1 Exterior

Single pile, 6 bay timber framed stable block with a masonry wall to the east side and a brick and stone extension to the south, with metal corrugated roof and partially collapsed to the south side. The whole of Block F appears to be raking towards to east.



#### 6.6.2 Roof structures and coverings

- a. West roof. Asbestos corrugated sheets, approx. 40% of the south end has collapsed, with the remaining section covered with vegetation. The roof covering requires replacement.



### 6.6.3 Gutters and above ground rainwater

- a. West elevation. A small section of cast iron gutter is dislodged and remaining spikes from the cast iron gutter have corroded. There is also a vertical cast iron water pipe next to the stone garden wall. The rainwater goods require replacement.

### 6.6.4 Walls

- a. West elevation. 6 open bays with timber posts. From north;

Posts;

- Post 1. Timber post has split. It sits on a concrete saddle stone which has eroded quite significantly



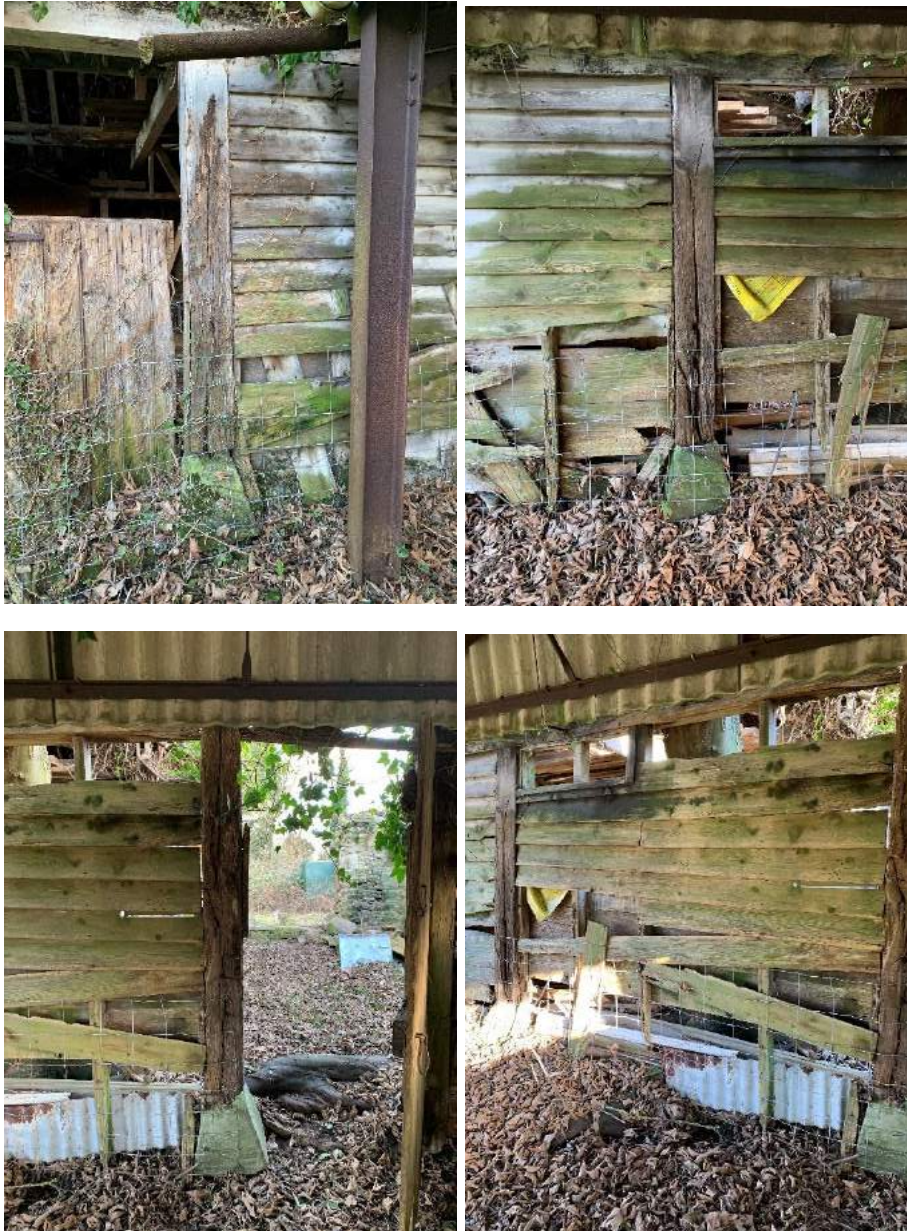
- Post 2. The timber post is in poor condition, the steel rod tying the post to the staddle stone has corroded. The staddle stone is in fair condition.



- Remaining posts. The timber posts have cracking and decay at the bottom of each post. The staddle stones have decayed at the top of each stone.

Any local repairs are likely to fail long term, therefore the posts should be replaced.

Weatherboarding/ panels;



- Between posts 1 and 2. Open bay.

- Between posts 2 and 3. The door jamb, has significantly decayed and cracked. The lower section of the door is intact, but the top section is missing. Small amounts of weatherboarding remain, but these have cracked and are dislocated.

- Between posts 3 and 4. Full timber weatherboarding. Top section in fair condition, but towards the bottom the boards have been broken and dislodged. The boards have rotted towards the

edges between the posts and towards the ground. The entire wall panel is leaning outwards, which caused the rainwater to run down the wall and deteriorate the timber cladding and studs.

- Between posts 4 and 5. As above, however with less cladding remaining intact. 4 runs of boarding appear salvageable, with the rest either missing or fallen down and damaged by long term water damage.

- Between posts 5 and 6. There is a vertical post which holds a stable door in place. The condition of the post and door is fair. The door is a vertical ledged door with 4 quite wide timber planks. The 3 ledges to the back of the door have decayed.

Towards the south, between the last post and stone wall, there is a timber infill with horizontal timber cladding and a vertical narrower planked ledged door. The timber cladding and the door have decayed at the top, from long term water ingress.

b. East Elevation. Towards the south, the wall is a stone rubble wall. Due to the wall head at the top being exposed, rainwater has washed away the mortar, which caused cracking and saturated the wall. The external and internal faces of stone have failed. Towards the north, damage due to vegetation and the washing away of the wall core has caused a large section of the external leaf to collapse. Further north, the stone wall is leaning outwards and there is substantial vegetation on the left section of the wall and missing stones on the top section of the opening. Towards the north there used to be timber double doors, with one timber post on the north corner still intact and the right section of the door still in place. The left section of the door is missing and the left post is on the ground.



c. North elevation. Timber structure, which separates Block F from Block F1. It appears that the roof structure was cut short to allow space for Block F1. The rafters are exposed on the end with damage to the exposed west rafter. The truss seems to have been altered to create the end elevation, with timber boarding below. Timber boarding appears to be in fair condition with some damage and decay to the bottom sections which touch the ground.



### 6.6.5 Interior

- a. Roof structure. The first 3 bays from the north are in fair condition and they could potentially be preserved. A structural engineer should be engaged to advise on repairs. The end of north bay requires a new truss. The remaining 3 bays to the south have collapsed and require rebuilding. The wall plate from bay 3 to 6 has been cracked by a growing tree and compromised. The truss in the south end has decayed and requires replacing. 2 remaining trusses are missing.



- b. Tree. There is a large tree growing inside Block F. This will need to be cut down in stages to prevent damage to remaining structure and grubbed out.





- c. Floor. Existing floor is not visible under a thick layer of earth and leaves.
- d. Internal partition. Existing partition under second truss from the north is a timber stud partition with a round post and horizontal timber cladding in satisfactory condition.



#### 6.6.6 South extension to Block F

The small extension to Block F is in ruinous condition, without a roof. The west external wall is a limestone wall, leaning over 150mm, close to going past its centre of gravity. The top courses on the outside are damaged and require rebuilding. The south wall of the extension is from a coursed limestone wall. It is in fair condition with the exception of the top section, which appears to be loose stone. The loose stone should be removed and the gable rebuilt. The corner of the wall also requires rebuilding and is covered with plant growth. The east elevation is ruinous and not visible. On the east wall to the extension, there is a brick built lean to extension,

also is in ruinous condition, which presumably had a slate roof in the past but is now covered with metal panels. The structure requires rebuilding.



## 6.7 Block F1

### 6.7.1 Exterior

In a ruinous condition. From remains it appears to have been a timber framed 3 bay structure, which projects slightly forward from Block F and is enclosed on 3 sides. North and East sides are masonry walls and south side is a timber wall connecting through to Block F with a door.



### 6.7.2 Roof structures and coverings

Roof no longer exists.

### 6.7.3 Gutters and above ground rainwater

There are no remaining rain water goods.

#### 6.7.4 Walls

- a. West Elevation. Only 3 staddle stones remain, which appear to be concrete, in poor condition.
- b. East Elevation. The north side of the limestone wall has collapsed, and the remaining side appears to be leaning outwards with large openings within the top section of the stones and missing mortar.



- d. North elevation. Coursed rubble limestone wall with an oak post on the top. The oak post has decayed, which has let moisture into the wall and compromised the integrity the wall, resulting in cracking to the left-hand side. The cracks and holes extend through the wall. Given the period of sustained deterioration, the wall should be rebuilt like for like.



### 6.7.5 Interior

- a. Walls. The remaining stone walls are covered in moss and require rebuilding. In the southeast corner of Block F1 there is a tree that will require grubbing out.
- b. Floor. Concrete floor with drainage channels in fair condition.



### 6.8 Block G

#### 6.8.1 Exterior

Block G is in a ruinous condition, with only the north gable wall largely intact and small sections of remaining external stone walls.



### 6.8.2 Roof structures and coverings

The roof no longer exists.

### 6.8.3 Gutters and above ground rainwater

There are no remaining rainwater goods.

### 6.8.4 Walls

- a. North gable wall. Coursed rubble limestone wall. Largely intact with substantial vegetation growth at the top of the wall. Top of the wall not visible or accessible. It is likely that the core of the wall has been washed away and that climbing plants have compromised the wall and the structure should be rebuilt.
- b. West wall. Coursed rubble limestone wall is largely in ruinous state. Southwest section of wall to the corner is intact but the rest has missing sections. The wall should be rebuilt like for like.
- c. South wall. Coursed rubble limestone wall has been compromised by water ingress into the core of the wall. Visible structural movement. The wall should be rebuilt like for like.
- d. East wall. Non-existent with no obvious remains. It is likely the building was open on this side.

### 6.8.5 Doors, windows, and joinery

None remaining.

### 6.8.6 Interior

Overgrown. Fragments of possibly stone floor towards the southwest end, between the external wall and internal bay wall. There is a low internal stone wall with cement pointing and badly rebuilt top section, with substantial root growth from the north side. Recommendation would be to rebuild the wall like for like.

### 6.8.7 South extension to Block G

Lean to stone privy with collapsed stone slate roof.

The roof has collapsed, but remains of a verge rafter and a wall plate suggest the shape of the roof. The west wall is unstable and leaning outwards towards the west by about 200mm. Small section of south wall, next to an old opening appears to be in fair condition. The door has collapsed and is rotten.

The structure requires rebuilding.



## 6.9 Block H

### 6.9.1 Exterior

Lean to shed abutting the garden wall to the north side. Two rubble stone walls and two timber wall with a metal corrugated roof. Simple metal roof structure with purlins, no rafters.



### 6.9.2 Roof structures and coverings

The metal roof has corroded and collapsed. The purlins have broken down and collapsed.

### 6.9.3 Gutters and above ground rainwater

There are no remaining rainwater goods.

### 6.9.4 Walls

- a. North boundary wall. Rubble stone wall, unstable with loose stones, leaning towards the north side. West corner has brick quoins.
- b. East wall. Rubble stone wall has been pushed out by vegetation and has collapsed.
- c. West and south walls. Makeshift timber structures with no bracing, raking towards the east side and unstable. Timber weatherboarding.

The structure requires rebuilding.

#### 6.9.5 Interior

Overgrown and inaccessible.

### 6.10 Boundary walls

#### 6.10.1 Garden wall between main Farmhouse and Block A1

Course rubble limestone wall. The top of the wall does not have any capping, which has caused the mortar to be partly washed away. The wall will require repointing and a new capping, potentially stone slates continued from behind Block A1.



#### 6.10.2 Boundary wall 1 - Boundary wall within Block E

Drystone wall. Section of wall, approx. 3m from Block F curves to the east and is unstable. A small section of the top of the wall in the central bay of Block E will need gapping and a mortar capping. The wall has been badly infilled in small sections and pointed in some areas. There is an opening with a gate and brick quoins. It is recommended to relay the whole wall, reusing the existing stone.



### 6.10.3 Boundary wall 2 - Boundary wall abutting Block H

Drystone wall abutting Block H on north end. The wall is unstable with a large crack and leaning towards the east side. The remains of the wall have been pointed. The wall should be re-laid reusing the existing stone work without any pointing.



### 6.10.4 Boundary wall 3 - Boundary wall between Farmhouse and Block G

Coursed rubble stone wall. The wall is in fair condition with an archway to the orchard beyond. The wall requires removal of vegetation and repointing.





#### 6.10.5 Boundary wall 4 – Right hand side of the front gate to the Farmhouse

Rubble stone wall with brick quoins. There is a small section of the wall left and it is leaning heavily towards the south. The wall should be rebuilt like for like.

#### 6.10.6 Boundary wall 5 – Long section running from main entrance to Block A1

Drystone wall with mortar capping. The wall is generally in fair condition with the exception of 3 locations, which have been compromised by trees in close proximity. These are;

- At the gate at the front edge, compromised by the hedge
- At the centre of the wall, compromised by a large tree
- Where the wall meets with Block A1. There is a large crack potentially caused by movement from the wall of Block A1, which caused stones to become dislodged. This section of wall should be rebuilt with a separation to allow for future movement between the garden wall and Block A1.



