DESIGN / CONSERVATION / HISTORIC INTERIORS

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Stratfield Farmhouse – Method statement for repairs

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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 farmhouse at Stratfield Farm. The purpose of a condition survey is to inform essential repairs required.

1.2 The condition survey was carried out by James Mackintosh RIBA AABC CA based on photographs provided.

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.

1.4 The recommendations in this report are not intended to serve as a specification for remedial work and should not be regarded as such.

1.5 Limitations to survey

Owing to the unsafe condition of the existing farmhouse this condition survey has been carried out based on existing photographs provided. This assessment may not include every part of the farmhouse and obvious exclusions include:

- The brick lean-to on the north elevation of the east range.
- The west elevation of the house.
- The west and north elevation of the single storey north 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.

2.0 Upgrading of insulation to house

To upgrade the existing farmhouse to modern standards the following upgrade methods are proposed:

2.1 External walls

a. To all external walls, internally, carefully remove architraves and skirting and set aside for refixing. Remove any residual wall lining papers and assess for any residual gypsum plaster repairs. Remove and replace gypsum repairs with lime plaster, batten walls and line external walls with a breathable insulation and provide lime finish, refix architraves and skirting.

b. To external un-plastered walls – such as the wash house. Internally, plaster walls to a square finish and insulate with a breathable insulation board and lime finish.

2.2 Roofs

a. Provide mineral wool insulation to ceiling joists in the attic of the main house

b. To the sloping soffits below the catslide roof on the north elevation, remove existing defective lath and plaster ceiling and gypsum plasters and retrofit insulation on the underside of the ceiling. Provide ventilation and breathable substrate, finish with lime plaster on completion.

c. To the single storey north range roof, carry out re-roofing of the existing slate roof to provide breathable insulation between and above rafters. Apply breathable substrate and lime plaster finish below. This will involve raising the roof by approximately 100mm.

d. To the east range roof, provide breathable insulation between and above ceiling joists. Install ceiling hatch in bedroom to facilitate.

2.3 Windows

a. Overhaul existing sash windows, including renewal of pulleys, sash chords, ironmongery, and rebalance sashes. Install second double glazed units in existing rebates and provide draught proofing system.

b. Overhaul existing casement window to the east elevation of the kitchen and retrofit slimline double glazing in existing rebates.

c. Overhaul existing Crittal window in the east elevation of the wash house and consider options for upgrading with double glazing.

d. The following windows appear unlikely to be able to accommodate slimline glazing and following repair and overhaul of these windows secondary double glazing may be appropriate:

- Leaded light window in the north elevation of the utility.
- Leaded light window in bedroom 4.

2.4 Floors

a. Lift existing stone slabs and substrate and install new limecrete floor with permeable insulation below. Reset stone slabs on completion.

3.0 Services including drainage and ventilation

3.1 Ventilation

a. Ventilation will be required in new bathrooms as well as the proposed kitchen and boot room. The proposed ventilation scheme is shown on the proposed drawings ref. 219-201A and 219-202A. A combination of different extract vents are proposed predominantly through masonry walls to avoid impact on the roofline, however, roof vents will be required for the first-floor bathroom and ground floor wc.

3.2 Soil and vent pipes

a. The proposed foul water drainage is shown on the plan provided and is to connect with the rest of the development. A soil and vent pipe will be required on the roofline above the ensuite on the least prominent west elevation. In all other locations air admittance vales are proposed in attic spaces.

3.3 Rainwater drainage

a. A new rainwater drainage system is proposed with a soakaway in the garden to the west of the farmhouse. The layout is shown on the plans.

4.0 Exterior repairs

Generally

a. Remove climbing vegetation and carry out repointing to all elevations in lime mortar.

b. To chimneys, carry out repointing and replace lead flashings including back gutters.

c. Replace existing cast iron gutters and downpipes using increased profile rainwater goods to accommodate modern rainfall patterns.

d. The roof is in a satisfactory condition with the odd slipped or missing tile. Carry out replacement of missing tiles.

e. There is a gap between the north range and catslide roof. Remove tiles locally and allow for repairs to valley boarding and rafters. Reform valley with valley tiles.

f. Carry out investigations of footings locally through excavating trial pits around the perimeter of the house to establish heir construction and whether underpinning will be required.

4.1 Main House

4.1.1 Walls

South elevation

a. First floor lintels are to be inspected by a structural engineer.

b. Carry out repairs to stone windows sills.

c. Carry out cleaning of the stonework

West elevation

d. Walls are to be strengthened and restrained through restraint tie system such as Helifix and as directed by a structural engineer.

e. The lintel over the ground floor window has dropped and should be inspected by a structural engineer.

North elevation

f. West range - Carry out consolidation of stonework around hopper head to the east of the elevation.

g. Provide new downpipe to single storey roof on the north elevation to accommodate increase in rainwater.

h. Carry out repairs/restoration of leaded light window.

East elevation

i. North range. The lintel to the first-floor window has dropped and should be inspected by a structural engineer.

j. North range. Carry out repairs to casement window

k. North range. Remove existing over-mortared abutment flashing and replace with new abutment flashing to match existing.

l. Toward the south-east corner there is a large open crack in the wall. The wall is to be strengthened and restrained through restraint tie system such as Helifix and as directed by a structural engineer.

4.1.2 Doors

a. South elevation – replace existing door like for like.

4.2 East wing

4.2.1 Walls

South elevation

a. Carry out cleaning of stonework

East elevation

b. Carry out the rebuilding of the top 11 courses of the chimney to replace defective bricks and improve appearance of chimney stack.

c. Remove modern metal flashings to gable end and allow to consolidate stonework below.

d. Remove two plastic overflow pipes/drains from first floor bathroom and re-route internally.

e. Remove short section of downpipe on northeast corner and reroute internally.

f. Remove large vertical timber and telecoms cable applied to stone wall and refix telecoms cable to stone wall.

North elevation

h. Remove unsightly 150mm downpipe and rationalise downpipes with a single downpipe on north and south elevations to avoid 90-degree bends in gutter.

i. Windows. Carry out repairs to leaded light window at first floor.

j. Make good masonry wall following removal of brick lean to.

4.3 North range – single storey

a. Remove and refix mortar capping to chimney to ensure that chimney is adequately capped off with ventilation.

b. Remove overflows from north elevation and make good wall.

5.0 Interior repairs

Generally

a. Where necessary because of warping due to poor atmospheric conditions allow for replacing doors on a like for like basis.

b. Carry out specialist survey of timber especially in the sitting room on the ground floor

c. Remove wallpaper/wall lining finishes to walls and ceiling and skim in lime plaster.

d. Remove carpet and underlay to floor, and allow to carry out repairs to the floor with new or reclaimed boards to match existing

5.1 First floor

5.2.1 Bedroom 2

a. Remove hardboard lining to ceiling and skim plaster in lime.

b. There is evidence of damp on the external wall.

c. There is cracking to the plaster on the west elevation - fill cracks in plaster. To the north of the chimney breast allow for repairing 2sqm of lime plaster with new lime plaster.

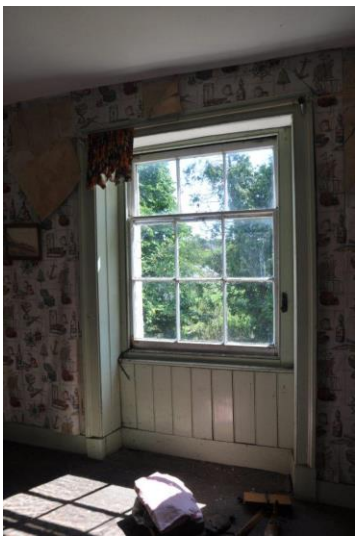
d. There is severe cracking in the northwest corner, where the west wall has moved. Allow for Helibar system as directed by a structural engineer to tie spine wall to external wall. Allow for replastering 3 sqm of lime plaster on completion.

e. There is a 25-50mm gap between the floorboards and the external wall. Allow for carefully lifting all floorboards and re-setting floorboard closing gaps in west wall.

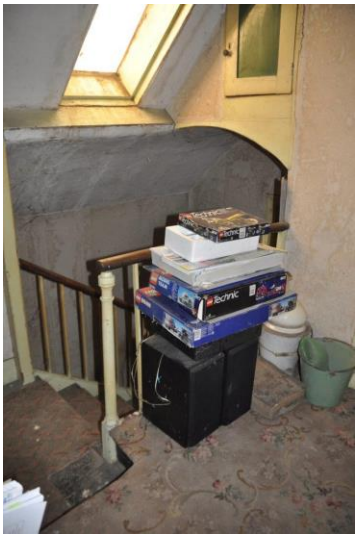
f. Clean existing fireplace and decorate hob grate and fire dog.

g. Carry out repairs to weatherboarding below south window.

5.2.2 Bedroom 5



5.2.3 Landing




a. There is damp around the rooflight in the north elevation. Replace existing rooflight with new conservation rooflight and address flashings.

b. Fill cracking to plaster on the east elevation with lime plaster.

c. Remove plasterboard and failed lime plaster finishes to sloping soffit on north elevation and renew with lime plaster on breathable substrate.

d. To the west elevation, remove live plaster and gypsum plaster, consolidate stone and replaster in lime.

e. Refix vertical riser to step to bedroom 1.

5.2.4 Bedroom 3

a. Remove hardboard below window and replace with moulded tongue and groove boarding to match adjacent rooms.

b. Carry out repairs to damaged hob grate to reinstate failed elements.

5.2.5 Bedroom 1

a. On the north wall there is staining to the plaster above the fireplace, which may be coming through the chimney stack Allow for removing 2sqm of plaster and pointing to the stonework and repointing and plastering in lime plaster.

b. Carry out repairs to fixed joinery.

c. There is movement to the southwest corner - this should be inspected by a structural engineer. In attic above, make up top of south wall with masonry and make good wall in lime plaster.

5.3 Mezzanine floor

5.3.1 Lobby

a. Fill cracks to east wall with lime plaster.

5.3.2 Bedroom 4

a. Carry out plaster repairs to the soffit of the window in the north elevation with lime plaster.

5.4 Ground floor

5.4.1 Stair

a. Clean and point stone flag floor. Carry out repair to sunk and cracked flagstone near door to the drawing room.

b. There is decay to the floorboards next to (and running in and below) the below stairs cupboard. Clear dirt and debris from between floor joists, allow for repairs to joists, and replace floorboards with new softwood boards to match existing.

5.4.2 Hall

a. The floor is from stone and has a number of open joints point floor in lime mortar.

5.4.3 Corridor

a. There is significant settlement of the flag stones below partitions, this should be checked by a structural engineer. Lift and rebed stone flags were sunk and carry out pointing to stone floor.

b. Carry out plaster repairs to crazing lime plaster to arched soffit between corridor and stairwell.

5.4.4 Drawing Room

a. Overhaul and revive decoration to shutters on south elevation.

b. In the southeast corner there appears to be movement – where the partition has dropped - this should be assessed by the structural engineer. Investigate from above and allow to install noggins in the top of the wall to allow plaster to be repaired from below.

c. Fill cracking in southwest corner with lime plaster.

d. Clean and decorate fire surround and cast-iron backing. Repair/consolidate masonry backing.

5.4.5 Sitting Room

a. Overhaul and revive decoration to shutters on south elevation.

5.4.6 Utility

a. The paint is flaking to the ceiling, remove flaking paint skim ceiling in lime plaster.

b. The floor is from concrete

5.4.7 Workshop

a. To the east end of the ceiling the lath and plaster has failed. Remove lath and plaster ceiling and replace with breathable substrate and lime plaster finish.

b. The walls are from very deep bricks/brick on sides, with a paint finish. Remove paint finish and insulate walls as 2.0 above.

c. There are stone flags to the floor.

5.4.8 Kitchen

a. The ceiling is from plaster and has hairline cracking. Allow to skim in lime mortar.

b. The south elevation has moved leaving a considerable gap between the ceiling and the wall. Allow to remove a section of lime plaster 1m wide and parallel to the wall to allow new laths to be fixed and the plaster to be repaired in lime plaster. Allow for installing noggins in the floor void above to secure laths.

c. To the door reveal from the hall there is a section of damaged plaster to the south. Carry out repairs in lime plaster c1sqm.

d. There is a significant structural crack between the spine and west wall which requires investigation by a structural engineer. Following structural repairs carry out replastering in lime mortar. C3sqm.

e. To the west elevation behind the boiler modern plasters have sheared away from the wall. Remove modern plasters to reveal substrate. Allow to finish in lime.

f. There is settlement of the stone flag floor, which should be investigated by a structural engineer. Lift and relay stone flags and point in lime mortar.

g. The Aga is sat on a raised concrete plinth. The plinth and Aga will require removal and the floor should be repaired with matching reclaimed stone.

5.4.9 Back lobby

a. The stone slabs to the floor require pointing.

5.4.10 Wash house

a. The ceiling has expose rafters and the roof finish is felted on the underside.

b. The walls are from masonry with a paint finish. The paint finish should be removed, and the walls insulated as 2.0 above.

c. There is some minor cracking to the south elevation to the west of the door. This may require Heli bar repairs as directed by a structural engineer.

d. There is rot to the bottom of the boarding to the external door. Carry out repairs to door.

e. Several of the stone flags have shatter and the floor will require repairs.