



Report on the Condition of

**CHANCEL COTTAGE
FIR LANE
STEEPLE ASTON**

On behalf of Justin Granger

Prepared by:

Michael Clews
Heather and Michael Clews Architects
Ivy Cottage
Cumberford
Bloxham
OX15 4QR

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1.0 BACKGROUND

This report relates to Chancel Cottage, Fir Lane, Steeple Aston and is prepared on behalf of Justin Granger. The inspection was conducted on the 12th November 2013. The weather was fine during the inspection.

The inspection was on the basis of visual inspection no opening up or uncovering was conducted so we are unable to comment on inaccessible or concealed areas of the building.

2.0 THE PROPERTY

Chancel Cottage is an attractive stone built cottage of 2 floors plus an attic and basement. It is in a poor state of repair and requires general refurbishment. The property accommodation is as follows

Basement – A full basement under the front section of the house this is formed as a stone vault. The Cellar is approached by a stone staircase off the Sitting Room.

Ground Floor – With the front section is a Sitting Room and Dining Room. The main entrance is into the Sitting Room. The Sitting Room has an inglenook type fireplace. The rear wing comprises of the main staircase, Kitchen and Bathroom. The rear entrance into the Kitchen.

First Floor – Within the front section are two Bedrooms 1 x 3 and then a corridor off, which and the staircase to the second floor. The rear wing comprises of a Bedroom 2 and roof space over the Bathroom.

Second Floor – The roof space has been altered to form a Bedroom 4. The Bedroom is approached from a steep staircase to the northeast.

Site – The property has garden extending to the south and east. The boundary to the north is formed by a Public Footpath. The boundary to the south is Fir Lane. The rear garden is defined by stone walls and post and wire fence to the east where the garden area has been extended incorporating one of the allotments to the east. Also attached to the rear wing to the southeast are 2 No. small stores.

There is a gravelled parking area enclosed by low stone wall directly off of Fir Lane. There is also a small terrace to the south of the Kitchen again enclosed by low stone walls.

Services – The property has main water. Front drainage to settlement tanks located in the extended garden. The electrical main supply enters the building in Bedroom 2. There is no gas to the property but it is understood this is available for Fir Lane. This should be confirmed with the suppliers.

3.0 CONSTRUCTION

The property is formed with limestone walls and stone slate roof. The structure to the first floor is timber beam and joints. The roof is formed with timber beams incorporating purlins to the front sections as an 'A' frame truss to rear again incorporating purlins.

4.0 LISTED STATUS

Chancel Cottage is Listed Grade II and was listed in 1988. The property is described as being C18th and constructed of coursed and squared limestone with ashlar dressing and limestone rubble with wooden lintels. The roof is stonessfield slate and concrete plain tiles with rebuilt brick gable starks. The front section is described as being symmetrical with 2 windows as a central 4 panel door below a flat stone canopy. The window being renewed beneath stone lintols. The rear wing is described as being converted from a Stable.

5.0 GENERAL CONDITION

The property has been maintained or upgraded in recent times and is in need of refurbishment and upgrading this to modern standards. The roofs are stoneware require repair but if this is undertaken the property offers attractive accommodation in a picturesque location.

Work conducted in recent years is limited to the late 1990's. The rear roof and the front section was recovered in concrete plain tiles in April 2009. The window to the front elevation (west) were replaced.

6.0 METHOD OF REPORT

This report details the general condition of the exterior and interior of the building. A schedule of recommendations has been prepared and costed to provide guidance. The costing's are approximate and it will be necessary to consider these in relation to proposals to improve/modernise the accommodation.

7.0 DETAIL INSPECTION-EXTERNAL

7.1 West Elevation



The wall is coursed limestone with ashlar dressing, which is affected by ivy and vegetation growing at low level to either side of the doorway, the general clearing out of this is required. This is clearly not assisting with the damp internally. There are open joints generally to the wall, particularly beneath the windows and between the windows. Local overhaul of the stonework and repointing is required to an area of approximately 30 sq. metres. To the ground floor there are two 2-light windows, which have been replaced which are in fair condition but will require redecoration. Both have stone lintols which have been rendered, the render is breaking off to the window to the south and replacement will be required. The general making good is required around the lintol and to the lintol to the window to the north. It may be possible to reinstate the stone lintols but investigation to the removal of the render is required.

To the centre of the elevation is the 4-panelled doorway, which is in reasonable condition but will require redecoration. There is some rot occurring to the lower rail to the door and to the weatherboard. Over the door there is a stone slab, which forms the porch supported off two cast iron brackets, which is in fair condition. The lintol over the door is again rendered and scribed which has been inserted over a stone lintol. General making good to this is required.

The first floor has two 2-light windows, which have been replaced and are in reasonable condition. Both have concrete cills, which have been lined with lead and rendered, the render is breaking off to the window to the north and general repair is required, as it is to the pointing beneath this. The lintol to both are stone which are in reasonable condition. There are open joints beneath the eaves, which require repointing. As noted internally there has been some outward movement to roof, which has caused the eaves

to bow slightly. The addition of restraint to roof is required, together with general repointing.

The quoin stones on the south side are affected by some movement to the outer face of the wall to the east gable. Repointing is generally required in conjunction with repairs to the gable.

To the north of the wall is a plastic gutter on a timber fascia which discharges into a cast iron downpipe with hoppers. The gutter requires general cleaning out. The downpipes themselves are in fair condition but again the cleaning out and redecoration is required.

The roof is formed in stone slates in diminishing courses. The roof has been relaid. There is some slippage to the slates beneath the ridge and around the chimneys. The recovering will be required. The stone ridge is in fair condition. Both end stacks are in brick with a lead lining. There are open joints around the lining from the west slope to the chimney to the east, clearly repairs are required. There are several missing small bricks to this chimney and slates missing under the flashing. Overhaul and repointing is required to the stack. The stack to the north is in brick, which appears to be generally sound.

7.2 SOUTH GABLE



The south gable to the main range is in limestone rubble and ironstone, there are open joints to the corner to the west and at ground level, which require urgent repointing. The wall itself has been pointed in a hard cement mortar and some decay, consideration should be made to the replacing of this.

At high level there is the single light window with timber lintol and stone cill. The window is metal, general overhaul of this is required together with re-puttying. The lintol appears to be in reasonable condition. The cement dubbing has broken away allowing the mortar to ingress behind the flashing which is causing the damp internally. The verges are formed with a tiled overhang and pointing which are in reasonable condition.

7.3 EAST ELEVATION TO THE FRONT SECTION



At ground level void there is the lightwell to the window to the basement, which requires general clearing out and repointing together with the ground floor replacement of the window. As noted internally there should be some arrangement for ventilation made.

There is a blocked window with a timber lintol and cill remaining.

The roof is formed with a fascia and plastic gutter and downpipe, which discharges into the gutter extending along the outbuilding. As noted previously there is brickwork cracking to the chimney to the south and general repair is required together with replacement of the flashing. Attention is required to the flashing to the chimney to the west where the chimney itself is in reasonable condition.

7.4 SOUTH ELEVATION TO REAR WING



The elevation is a mixture of limestone and ironstone, which has been flush, pointed. The stonework generally requires overhaul and repointing. There is a movement crack to the main building, which has been repointed in a hard cement mortar, which is coming away, and further movement cracks beneath the eaves. The movement has occurred to the centre of the wall where the central window has distorted. There is damage to the stonework to the junction with the gable wall to the bathroom section. Clearly there has been outward pressure from the roof. The general tying in and repointing is required. There is a substantial bow to the wall. Investigation should be made into the ground conditions in this area.

Returning to the stonework, there are open joints and movement beneath the window to the kitchen. The stonework to the section appears to be in reasonable condition although repointing is required. To the west of the wall is the boarded entrance door, which is decoratively in poor condition. There has been some rot to the lower members of the frame, which has been replaced in the past. Overhaul, repair and redecoration is required.

The kitchen window had repairs in the past, which had been pieced into the cill, this is decaying. The metal replacement opening light appears to be in reasonable condition. Over this is a timber lintol to which there is settlement to the lintol. The general overhaul and repair is required. There is a plastic gutter on rise and fall brackets which has discharged into a rainwater pipe, which is now removed. Improvement of the drainage system here is urgently required.

The roof is formed in stone slates in diminishing courses, which is in poor condition, and recovering is required. To the ridge there is a brick chimney to which the brickwork is

spalling and the pointing is poor. The general overhaul of this is required in conjunction to any new roofing scheme.

7.5 EAST GABLE



The stone gable has considerable opening joints and movement cracks which extend down the centre of the wall to both corners. General repointing is required and overhaul to the gable complete and local replacement of stonework. The verge is formed with timber boarding with overhanging slates, which are in fair condition. The incoming electrical mains is fixed to the purlin end which is clearly not helping the condition of the movement of the gable and the replacement of this by an underground supply is strongly recommended. The installation of a land drain at the base of this wall should also be considered.

7.5 NORTH ELEVATION TO THE REAR WING



There are movement cracks evident to the bathroom, the general making good and repointing is required. The window, which is a timber 2-light casement window, is in fair condition, although the overhaul and redecoration is required. There is a timber lintol, which is affected by furniture beetle, and a tiled cill.

To the kitchen section again general repointing is required. There is an open joint, which has been pointed in a hard cement mortar between the extension and the main gable, this should be repointed and monitored for continuing movement.

The roof eaves is formed with overhanging tiles. There is an aluminium gutter on rise and fall brackets, which is blocked, the general cleaning out of this is urgently required. The roof is in stone slates, which are in poor condition, and the general recovering is required. As noted previously, the chimney sack is in poor condition and the overhaul and replacement of brickwork generally is required.

7.6 EAST WALL TO THE FRONT SECTION

To the small section of stonework above the rear wing roof, an area of approximately 1 sq metre requires general repointing. The roof is plain concrete tiles, which has been recovered.

7.7 NORTH GABLE FRONT SECTION



The main house gable is stone. There has been some movement to this, particularly to the corner to the west. The general repointing here is required together with the removal of vegetation. The chimney stack has decayed stonework beneath the brick chimney stack, replacement of this and general repointing is required to an area of approximately 30 sq metres. Extending across the elevation is the aluminium gutter which discharges into the copper grating to the front elevation. The replacement of this is required in conjunction with improvement of the system.

7.7 STORES

7.7.1 WEST ELEVATION



The elevation is boarded as it adjoins the main building and stonework to the south of the doorway. The general repointing and removal of ivy is required to the outbuilding. The door is boarded which is generally in poor condition and repair is required. The stone gable requires repointing. There is the boarded door with timber lintol, the timber lintol is affected severely by furniture beetle and treatment is required. The door itself is of poor quality and rotting at the base, replacement is required.

7.7.2 EAST ELEVATION



The east wall above ground acts as a retaining wall. There are slight movement joints to this to the corner to the south, general repointing is required. There is no gutter fitted to this outbuilding and this is recommended. The roof is slate with clay bonnet tiles, which is in fair condition.

7.7.3 INTERNAL

Internally, the floor is stone flagged, the walls are lime washed. The ceiling is formed with rafters with exposed battens and slates, this appears to be in reasonable condition. General refurbishment is required.

8.0 DETAIL INSPECTION-INTERNAL

8.1 SECOND FLOOR

8.1.1 BEDROOM 4



The Bedroom is formed into the roof space, which includes two trusses, with a central purlin to each slope. To the gable to the south there is a small single light window. The roof is formed into the roof space, which is lined with insulation board, this is taped to the joints and peeling and generally sagging, the upgrading of this is necessary. There is a small section of flat ceiling to the ridge. Water is ingressing to the centre of the roof.



Photo showing the damp ingress to the south gable

The south gable contains the chimney breast to which there is staining to the plaster, repairs are necessary externally. There has been slight movement of the gable moving outwards due to lack of restraint from the roof beams. The provision of such restraint is required to both purlins.

The window, which is a single light window, which is the original iron window in a sub-frame, this has secondary glazing fitted. The general overhaul of this small window is required.



Photo showing the damage ingress to the north gable

The gable to the north is plastered to just below the ceiling where insulation board has been fitted, again damp is ingressing at high levels around the chimney breast. There is slight movement of the gable where it has moved outward due to lack of restraint.

The floor is boarded which has been renewed, this is in fair condition. The two side walls to the east and the west are lined with insulation board.

The fittings include a double socket and two single lights. There is a staircase to the north east, which is unguarded, with a baluster. To the area the general repair of the plaster is required to the gable ends following attention to the flashings around the chimney and the provision of restraint to the purlins. The re-lining of the ceiling with insulated plaster board is required, together with the general refurbishment of the area.

The small window does not provide adequate ventilation and consideration should be made to installing roof lights to the east slope.

8.1.2 STAIRCASE

The staircase to the first floor is a steep staircase formed with timber winders without a handrail, this sound structurally, but clearly improvement is required if the second floor is to be used for anything other than storage or occasional accommodation. The side wall to the gable is plastered and will require replacement due to the damp ingress to the gable.

At the base of the stairs is a flush door with plastic handles, this is in fair condition, but clearly, given the narrow staircase and the arrangement of the staircase to the ground floor, improvements are required at the very least to provide smoke detection and an alarm system in the event of a fire.

8.2 FIRST FLOOR

8.2.1 BEDROOM I



The floor is boarded with a fitted carpet, which is in poor condition. The floor boarding has been lined with hardboard, generally this appears to be in fair structural condition, but affected by condensation.

The walls are plastered and papered and the decorations are in poor condition. To the west elevation there is a 2-light window in fair condition, but water is ingressing and to the lintol of the window, which is affecting the wall, plaster which has become de-bonded, particularly around the north side of the window.

The north wall is papered, on lathe and plaster, this is generally sound. There has been some slight movement to the wall to the west end where there is an open joint between the wall and the west wall, this has been made good but cracked again. To the wall there is an original 4-panelled door, which is in fair condition. There is a rim lock fitted to this. The door is warped slightly.

The east wall is plain plastered, which is decoratively in poor condition.

The south wall is affected by damp to either side of the fireplace. Due to poor pointing externally. This is particularly severe to the corner to the west. The wallpaper is generally peeling. There is a chimney breast with timber surround and a metal fireplace with fire bricks, which is in sound condition, although decoratively poor.



There is a cross beam spanning from east to west, which is in fair condition, the ceiling in lath, and plaster that has been lined with plasterboard and skimmed. It is unclear as to the condition of the lathe and plaster beneath this. There is some movement to the west wall where there is cracking to the plaster over the window, due to the wall moving outwards caused by the outward thrust of tying in of this is required.

The fittings include one double socket and there is a single ceiling light fixed to the cross beam. The room is in poor decorative order and requires general plaster repairs following external repairs and redecoration. There is no skirting fitted to the walls.

8.2.2 BEDROOM 3



Bedroom 3 is in similar condition to Bedroom 1. The floor is carpeted which is laid on an underlay. The floor is boarding which appears to be in fair condition. There is a cupboard to the corner to the north west, which is in reasonable condition. The walls are plastered and paper but generally the paper is peeling from the walls.

To the west wall there is a 2-light window, which has been renewed. There is damp ingressing beneath this to the window seat and to the window reveals due to the external pointing. There is damage to the plaster at skirting level.

The north wall is the plastered gable which is papered and appears to have been affected by minor movement of the gable. There there are movement joints to the junctions with the east and west walls.

To the west of the wall there is a small cupboard, which has a 2-panelled door and is boarded. The ceiling with the cupboard is the exposed winders to the staircase. The walls are plastered which are generally sound, but making good of the plaster and redecoration is required. The staircase itself is not lined. There is slight furniture beetle attack to the staircase treads and to the door frame.

The west wall is a sub-partition, which is plastered with lathe and plaster and appears to be sound.

The ceiling is lathe and plastered with a single cross beam, which is chamfered. Generally this is in fair condition, there has been outward movement of the west wall which has affected the beam, tying is required. The ceiling has been lined with paper, which is peeling, particularly to the junctions to the west wall and to the corner to the north west.

To the east wall is a 4-panelled door with rim lock, which is in reasonable condition but general adjustment is required. The knobs are generally loose.

As noted in the comments on Bedroom 1 and Bedroom 4, there is no restraint to the roof in the form of collars to the second floor. There has clearly been some outward thrust of the wall over the years which has caused both the east and west wall to move outwards. This has damaged the plaster to the ceiling. In any refurbishment the addition of some form of restraint to the roof to arrest this movement, is necessary.

The fittings include a double socket. There is a ceiling light fixed to the beam.

8.2.3 CORRIDOR OUTSIDE BEDROOMS 2 AND 3



The floor is boarded with a fitted carpet, which is sound structurally. The walls are plastered.

The west wall is in fair condition but decoratively poor. To the north of the wall there is a 4-panelled door which leads to Bedroom 3 which, as noted previously, is in fair condition, but general adjustment and overhaul is required. There is a slight crack where the stud partition has sunk slightly over the doorway. The north wall has the flush door, which leads to the staircase to the second floor Bedroom. This is of poor quality and as noted before contains no fire separation.



Photo showing the lintol and the opening to the staircase

The east wall at the opening leading to the staircase. There is some damage to the plaster to the lower side of the chamfered opening and to the north of the beam. The removal of the plaster to identify the cause for this is necessary.

The south wall has the 4-panelled door, which leads to Bedroom I. The plaster is in fair condition and there are slight movement cracks to the junction with the east wall.

The fittings include 3 No switches. There is no light to the landing. The ceiling is plastered with a cross beam. There is cracking to the plaster around the opening to the north of the beam.

8.2.4 BEDROOM 2



The floor is boarded with a fitted carpet. The floor has been lined with hardboard. There is considerable sag to the floor where settlement has occurred to the corner to the south east. The settlement to the extension is evident where the door has deflected and a make-up piece added.

The movement is thought to relate to settlement caused by the ground water conditions being affected by the faulty rainwater disposal system.

There are cracks to the corner to the south of the door head.

To the wall there is a small 6-light fixed window to the staircase. The leaded glazing to this is in poor condition and there are three cracked panes.

The north wall is plain plastered. There are movement cracks extending down the corner to both corners and the plaster is debonding around the central feet of the truss. The settlement is more evident to the corner to the east. The east wall again has movement cracks and there is a movement crack extending down the corner to the south, which has been made good, this appears to be stable. There is further evidence of making good of plaster to the corner itself. To the centre of the wall there is a stepped chimney breast, which is plastered and appears to be in reasonable condition. The plaster is cracked to the corner to the east and there are horizontal cracks to the section of the wall to the west.

The ceiling is formed with a roof slope at an area to the ceiling to the centre. This is supported by an 'A' frame truss, which appears to be in reasonable condition. There is no access to the roof space itself. The ceiling itself is formed with boarding which is untaped.



Photo showing the electrical incoming mains and distribution boards

To the area is the incoming electrical main, which is fixed to the roof purlin and truss. To the south wall are the electrical meters, which include the provision for night storage heating. There is an RCD distribution board fitted to the base of the truss. This was installed in 1962 and last inspected in December 2007. The electrical system is mainly exposed surface fitted wiring. The distribution board was installed in 2002. The decorations to the area are poor.

The fittings include one double socket and ceiling light.

8.25 LANDING

The staircase is formed with winders to the lower section and there is one step leading to Bedroom 2 and two steps leading to the corridor to Bedrooms 2 and 3. Generally the area is in poor decorative order. The walls are plastered and lined with woodchip paper. The ceiling is plain plaster and lined with paper. The paper is peeling and there is slight evidence of movement to the corner of the junctions of the walls to the north.

The staircase, which is in timber, has a fitted carpet and a mopstick handrail. This is in reasonable structural condition.

The fittings include the single ceiling light. There is a very dated night storage heater fitted to the landing.

To the north wall of the staircase there is a small cupboard with boarded and battened door with three shelves internal, which is in reasonable order but decoratively poor.

To the ground floor of the staircase, there is a 4-panelled door to which the upper lights are glazed. There is a plastic handle fitted.

8.3 GROUND FLOOR

8.3.1 DINING ROOM



The floor is boarded which has been stained around the perimeter. The boarding generally is in fair condition. There are slight undulations to this. The walls have a moulded timber skirting fitted.

To the west wall there is a 2-light window, which has been replaced. A window seat has been formed beneath this. The window itself is in fair condition, but there is a high level of damp to the reveals. There is further damp ingress at low level to the corner to the south, which extends fully up the wall.

There is some slight movement around the beam end as it adjoins to the ceiling beam end as it adjoins the west wall.

The door to the north is the original 4-panelled door with 'L' hinges, which is in fair condition. There is slight splitting to the panels. The door has sunk, adjustment is required. The door is of historic interest. The east wall is plain plastered, and again damp is ingressing from low level to the corner to the south. There is a shelf unit fitted at low level.

The south wall has damp, as noted, to both corners at low level. To the east is a wide cupboard with single panelled door with 'L' hinges. The redecoration of this is required. The knob is missing to the lock to the cupboard. Internally the cupboard has three shelves fitted. The plaster is generally in place but decorations are poor. To the centre

of the wall is the chimney breast, the fireplace has been removed and a night storage heater fitted. It is not known if the chimney has been filled, but there appears to be no signs of condensation problems. If the chimney itself remains open then a vent should be provided at low level.

The ceiling itself is lath and plastered which is in place, this sags slightly but is in fair condition. Generally the room is poor decorative order.

The fittings include one double socket. There is a ceiling light and a night storage heater fitted to the south wall.

8.3.1 SITTING ROOM



The floor is stone flagged which has been overlaid with hardboard and carpet, the stone flagging appears to be generally in reasonable condition except where it extends into the fireplace now removed was fitted. Here the floor is affected by damp to the centre of the area where there was a wood burning stove. The floor and the fireplace which has been reformed but replacement of the brickwork to the fireplace is recommended together with repointing.

To the east to the doorway, which leads to the kitchen, this is heavily worn. The walls are plastered without a skirting and there is damp ingress to the corners particularly, and to the wall to the north to the inglenook fireplace.

The west wall contains the entrance door which is a 4-panelled door which is in fair condition but decoratively poor. There is a mortice and security lock fitted to this. To the north of the wall is a 2-light window, which has been replaced and is in fair condition. There is a window seat below this. The wall beneath the window is affected

by damp, which is ingressing through the stonework externally. There is a timber window seat fitted.

The north wall has the inglenook fireplace, which has two stone reveals, which have been repointed in a hard cement mortar and a timber bressumer beam. There are two timber seats within the inglenook. Generally the inglenook opening is in reasonable condition but the wall inside the inglenook is affected by damp, which is causing damage to the plaster itself. There is a flue central to this, which related to a stove now removed.

The east wall has, to the north, the 4-panelled half glazed door which leads to the staircase which is in serviceable condition but of a poor quality. There is a 4-panelled door, which leads to the kitchen, which is of similar construction. As noted previously there are high levels of damp rising into the wall to the corner to the south east. The wall to the south is a stud partition with lathe and plaster, which appears to be in reasonable condition. There is an opening blocked to the corner to the east of the wall. To the west of the wall there is the 4-panelled door leading to the Dining Room, which is in fair condition. There is a slight movement crack to the head of the doorway, which has caused damage to the plaster. General making good of this is required.

The ceiling is lined with paper with a central cross beam, decoratively is in poor condition.

The fittings include a double and a single socket, a TV aerial outlet and a ceiling light. There is a wall light and spot light fitted adjacent to the inglenook fireplace.

To the north wall there is a timber shelf fitted between the fireplace and doorway leading to the staircase and a hat and coat rail.

8.3.3 KITCHEN



The floor is concrete to which thermoplastic tiles and then a thermoplastic sheet have been added, the condition to this cannot be ascertained but clearly there is damp ingress affecting the wall and floor around the perimeter, particularly to the north and south walls. In any refurbishment the investigation and improvement of this will be required. The walls are plastered and part-tiled. To the west of the wall there is the 4-panelled door leading to the Sitting Room, which is in reasonable condition. The general overhaul and redecoration is required. As noted, the threshold requires general improvement. Over the door there is a timber lintol, which appears to be in reasonable condition. To the north of the staircase there is an enclosure to the staircase leading to the basement. This has a set of double boarded doors, which are in fair condition. To the north is a brick wall, which is part lime, washed and part white tiles, this appears to be sound but the tiling is of poor quality.

The north wall is plastered. To the centre of the wall there is a blocked window opening, which has damp evident around the reveals. The plaster has been damaged by the removal fittings, but is generally sound.

The east wall has to the north a fitted cupboard with two modern 2-panelled doors. The cupboard is formed within the original fireplace, which presumably contained a range. There is a bread oven within the cupboard to the north, which is formed with brick walls, and a brick arched lintol, which is in reasonable condition. The walls within the cupboard are plastered and generally affected by damp and mildew. To the south of the wall is a flush door, which leads to the bathroom. There has been historic movement related to the walls, which is evident in the room above.

The south wall is plastered with high levels of damp at low level. There is a 2-light window to which secondary glazing has been fitted. The window itself has one opening

casement, which is a metal window, which is in fair condition given its age, but the general overhaul and redecoration is required. The other light is a fixed light, which is glazed directly into the timber sub-frame. The replacement of the timber subframe is required.

To the west of the wall there is a wide boarded door which leads externally which is in reasonable condition but generally decoratively poor. The general overhaul and repair is required. The door has a mortice lock and two bolts fitted and appears sound.



Photo showing the beam to the kitchen ceiling affected by the wall leaning outward

The ceiling, which is supported off a central beam and in reasonable condition. To the west of the wall the ceiling is formed with the soffit of the landing to the staircase. This has suffered some slight settlement and sagging and there is some cracking to the plaster, generally making good and strengthening is required. To the east of the room there has been substantial settlement to the ceiling and there is a beam, which expands across the opening the function of which is unclear. This no longer adjoins the wall, a metal strap has been added. Clearly in any refurbishment the improvement of the detail this area is required.

The fittings include a range of kitchen fittings, which are of poor quality, and there is a stainless steel sink fitted to the south wall and an old pump, which is not functional but appears to be connected to an external water source. There is a single ceiling light. There are three surface mounted double sockets, a cooker control unit to which the wiring has been cut and the cooker has been removed. General refurbishment is required.

8.3.5 BATHROOM

To the west there is a flush door, which is of poor quality but sound. This leads to the kitchen. The plaster to the wall to this is in fair condition. To the north of the wall there is a cupboard formed with a flush door, which is of poor quality. Within this cupboard the walls are plastered which are sound. There is a hot water tank with emersion heater, the insulation to this is of poor quality.

The north wall has a flush doorway leading to the WC, which is of poor quality. The east wall is plastered with tiling above the bath. There is a crack to the centre of the wall but generally the plaster is sound, indicating little sign of movement. The bath itself is of poor quality and clearly the replacement of this in any refurbishment is necessary.

The east wall is plain plastered, the plaster is in place. There is a basin fitted on brackets to the centre of the wall, which has a single tile splashback, which is of poor quality as is the plumbing to it.

To the west wall is a timber 2-light window with obscure glazing and tiled cill. The window itself is in fair condition but there is damp ingressing to the reveals. The ceiling is plasterboard, which has been formed in the conversion, this is in reasonable condition. There is a central ceiling hatch and access to the roof space.

The fittings include the basin and bath, which are of poor quality, a Dimplex water heater fitted over the basin, and a ceiling light all of poor quality and require replacement. Within the cupboard there is an electric spur to the emersion heater.

8.3.6 WC

The floor is solid with a fitted carpet. The walls are plastered, these are in fair condition. The ceiling is plain plastered. To the north wall is the 2-light window with obscure glazing, which is in fair condition. There is secondary glazing fitted to this. The cill is tiled. There is mildew to the reveals to the window.

The ceiling is plain plastered with mildew occurring. The fittings include the close coupled WC suite, which is of poor quality. There is a single ceiling light.

8.3.7 ROOF SPACE OVER THE BATHROOM



The ceiling joists to bathroom to WC have been replaced beneath the original timber beams, which span east to west, with a glass fibre quilt, which is disturbed and requires replacement. The walls are stone. To the west wall there is the gable wall, which contains the chimney breast. There is damp ingress from around the chimney. There are further movement cracks beneath the purlin. The water ingressing at the ridge has affected the end rafter to the roof where the ridge has rotted away.

The west wall is stone approximately a metre high. There is movement to the corner, but generally sound, repointing is required.

The east wall is the main gable wall in stone. To the centre of the wall there is fireplace opening, which is of distinct interest historically. The general repointing of the stonework is required. There are diagonal movement cracks to the both corners. The wall to the south is stone with a central block area, the stonework is sound, but again repointing is required.

The roof is formed with rafters supported off softwood purlins and lined with felt, this appears to be of sound construction although the outward spread of the roof as noted previously is of concern.

Within the roof space there is a water tank, which has timber lining and supported off timber studwork.

8.4 BASEMENT



The basement is approached by a stone staircase, which is formed of winders to the centre section. This is in reasonable condition. The walls are part painted stone and part plastered to the staircase itself and in reasonable condition. The ceiling to the staircase is formed by the winders to the main staircase, which is limewashed and is in reasonable condition.

The cellar itself is formed with a stone flagged floor, which is in reasonable condition, although damp. The walls are limewashed stone. To the west the wall is affected generally by damp at low level, but generally sound.

The north wall is in fair condition. The east wall has to the centre the light well, which has been lined internally with secondary glazing which is generally in poor condition and affected by damp. The replacement of this is required. To the centre of the wall there is a water pipe, which leads to the pump adjacent to the sink which discharges into the ground, presumably into a well now covered with stone flags.

The south wall is plain plastered, which is in good condition. The ceiling is formed as a vault, which has been limewashed, which is in fair condition. Generally the basement is in good condition but clearly it is affected by damp and lack of ventilation but structurally sound.

8.5 GENERAL ITEMS

Electrics

The system appears to have been installed and upgraded in 2002, and inspected in 2007. This is generally poorly installed with surface mounted wiring, which is untidy and inadequate in terms for sockets and lighting and the re-wiring is recommended.

Heating

There is no heating to the property. There are two electric storage heaters fitted, one to the Dining Room and one to the landing.

Hot Water

Hot water is provided by an electric hot water cylinder located adjacent to the bathroom.

9.00 EXTERNAL AREAS

9.1 BOUNDARIES

West Boundary

To the west the house boundary is a cut privet hedge. There is a small paved landing and threshold, which leads to the front door which is in reasonable condition. To the north of the house is a footpath, which leads to the allotments to the rear of the property. To the south there is an opening with gravelled area forming a car parking area. There is then a stone wall approximately 1 metre high, which extends 20 metres, this is affected by ivy and rebuilding will be required in the future.

The car parking area is defined by a low stone wall with concrete capping. This again is in poor condition, the capping is broken and the stonework is bulging badly. If to be retained, repairs will be required. To the east area is a wrought iron gate which is supported on timber posts, the timber posts are rotten, the general overhaul and redecoration of the gates is required, if to be retained.

To the rear of the property is a small yard, which is defined again with a stone wall with a concrete capping. This is in place but rebuilding will be required, particularly to the central section and section to the corner to the south east where the wall is affected by a tree.

Leading to the rear garden are three stone steps, which will require repointing, but generally sound. The wall, which encloses the yard, then extends to the south, this is affected by ivy but remains in place.

The boundary to the extended garden area is formed with a stone wall to the south, which is affected by ivy, the condition of this appears sound but responsibility for ownership for maintenance should be established.

The boundary to the east is a concrete post and wire mesh fence, which is affected by planting. The fence appears sound, the mesh is in variable condition. There is a similar fence dividing the extended garden to the north, which is in concrete posts with a wide mesh fence, which is in place.

9.2 KITCHEN YARD

The yard to the north of the kitchen is formed with a mixture of stones and concrete, this is generally in poor condition and has sunk and the reforming of this area is required to prevent contribution to the movement to the rear wing. To the south of the area there is a raised flower bed which is defined with a dry stone wall approximately 150mm high, which is in poor condition. The re-landscaping of this area should be considered as part of any refurbishment.

9.3 FOUL DRAIN

The foul drain connects to a cast iron manhole to the east of the property and then discharges to a settlement tank located on the extended garden to the south east of the property. This is heavily overgrown with brambles and vegetation and the condition could not be established, the general clearing of this is necessary if to be retained, but it is understood a connection to the main drain to the road is to be recommended in any refurbishment.

10.0 DISCUSSION

The property is in need of general refurbishment. However, there are some specific areas requiring attention, these are as follows:

1. The Stone Slate Roofs

The roofs have been spreading due to lack of restraint and are in need of recovering. The provision of restraint is necessary in conjunction with the recovering.

2. The chimneys all require repointing/repairs and replacement of the flashings.

3. The stonework externally requires general repointing and repair.

4. The rainwater goods require overhaul and clearing out. The basic arrangement needs improvement with new downpipes introduced and discharging into soakaways.

5. There is movement to the rear wing, this is thought to relate to the spreading of the roof and uneven ground condition caused by the inadequate rainwater disposal system. Investigation is required into the ground condition and some limited underpinning may be necessary. It is thought with tying in and stonework repairs, the movement will be arrested.
6. There are high levels of damp internally, which is caused by the condition of the stonework, roof flashing and rainwater goods. With repair and improvement this should be reduced. The general clearing out around the building is necessary, and the installation of land drains should resolve the rising damp. The use of permeable plaster and paint in the refurbishment is recommended.
7. The plaster internally requires substantial repair due to the damp ingress and the movement that has affected the building.

11.0 RECOMMENDATIONS

The following are recommended repairs. Costs are provided for guidance, these are exclusive of VAT and professional fees. As the refurbishment of the property is being considered, it is recommended a more detailed costing is prepared to include the repairs and refurbishment.

Provide restraint to the gables to the second floor (8.1.1)	£1,500
Overhaul the gable window to Bedroom 4 (8.1.1)	£350
Provide rooflight to the rear roof section to Bedroom 4 (8.1.1)	£1,000
Undertake plaster repairs to both gables in Bedroom 4 following external repairs (8.1.1 and 8.1.2)	£750
Tie in the ceiling beams to the first floor bedrooms to arrest the outward thrust of the roof (8.2.2 and 8.2.3)	£1,500
Plaster repairs to Bedroom 1 (8.2.3)	£500
Uncover beams supporting the opening to the staircase and repair if necessary and replaster	£750
	(provisional allowance)
Repair internal window to the staircase from Bedroom 2 (8.2.4)	£350
Plaster repairs to Bedroom 4 following repairs (8.2.4)	£1,250
Plaster repairs to Sitting room (8.3.1)	£1,000

Repairs to the paving and replacement of the brickwork within the fireplace to the Sitting room (8.3.2)	£1,500
Plaster repairs to the Sitting room (8.3.2)	£1,000
Replace the stone threshold to the door to the west of the Kitchen (8.3.3)	£750
Tying of the roof structure to the Kitchen and Bathroom to arrest the current spread (8.3.4 and 8.3.5)	£2,500
Plaster repairs to the Kitchen (8.3.4)	£1,000
Repointing and stitching of the walls to the roof space over the Kitchen (8.3.7)	£1,500
Replace window to the basement and repairs to the lightwell, allow for permanent ventilation (8.4)	£1,000
Clear out vegetation to the base of the west wall (7.1)	£250
Local repointing to the west elevation (7.1)	£7,500
Overhaul rainwater goods to the west elevation (7.1)	£750
Recover stone slates to the room to the front section (7.1)	£17,500
Overhaul chimneys, repoint, replace flashings (7.1)	£1,500
Local repointing to the south gable (7.2)	£1,500
Local repointing to the east wall of the front section (7.3)	£750
Local repointing to the south elevation of the rear wing (7.3)	£3,500
Investigate ground conditions, allow for limited underpinning to the south elevation of the rear wing. (7.3)	£2,500
Replace/repair kitchen window and entrance door to the rear wing (7.4)	£3,000
Replace rainwater goods to the rear wing and improve the disposal system (7.4)	£1,750
Recover stone slates to the rear wing (7.4)	£22,500

Repair to the chimneys to the rear wing (7.4)	£1,500
Stonework repairs and repointing to the rear wing, east gable (7.4)	£2,500
Install a land drain to the east gable of the rear wing (7.4)	£1,250
Repointing to north elevation of the rear wing (7.5)	£1,500
Clean out, repair rainwater goods to the north elevation of the rear wing (7.5)	£750
Stonework repairs to the north gable wall (7.7)	£2,500
Local repointing to the east elevation of the front section (7.6)	£500
Improve rainwater disposal system to the north gable in conjunction with general improvement to the system (7.7)	£1,500
Repairs to the store if to be retained (7.7)	£1,000
Immediate repairs to the boundary wall (9.1)	£1,500
Connect foul drain to mains sewer (9.3)	£5,000