

## SCHEDULE 2 REPAIR NOTICE WORKS

### 1 ACCESS, SAFETY AND SECURITY PROVISIONS

1.1 Provide and maintain while works are being carried out all scaffold, boarding, screens, sheeting and barriers necessary to keep the building secure, and protect workers / occupants during the duration of the works.

1.2 Install temporary propping in accordance with the directions of a structural engineer in order to stabilise any unsupported stairs, floor joists, and the structure generally. Provide suitable fixed access between floors where stairs do not exist. Provide boarding of a suitable strength wherever floor boarding is missing to prevent people falling through or where stair treads are missing. Cordon off floor areas where joists are missing or unsupported and display warning signs for duration of works.

1.3 Clear out rubbish and materials from internal spaces so that all areas are open to inspection and free from nesting places.

- Prepare an inventory of all surviving historic features.

Protect any affixed historic items for the duration of the course of works by plastic sheeting or other appropriate method. All loose historic materials shall be retained and stored within a secure area within the building.

1.4 Install and maintain (for the duration of the works) a temporary roof cover to protect areas of the building that do not have a complete or continuous permanent roof covering.

1.5 All new external and internal works, and works of making good to the existing fabric, should match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless specified otherwise in the above schedule, or agreed in writing by the local planning authority. It is strongly advised that contractors engaged to carry out the works should be experienced in dealing with historic and listed buildings.

PLEASE NOTE: elements of the Repairs Notice may require the submission of a further detailed listed building consent application where either:

- Any unapproved demolition or removal of original fixtures has taken place or:
- If in the course of repair there is a need to deviate from the original building arrangement / detail / fabric or appearance\*.

\*This might for example include the imposition of structural steel for load bearing of floors or roof or relieving lintels over window openings, or the re-creation / installation of stairs (which are currently missing) to re-connect floors.

The following schedule of works includes a descriptive element of the condition of each part of the building in question. Following this is a list of repair needs for each respective section.

**A complete version of the condition survey that informs the Repairs Notice and a unit itemised schedule of works is available on request.**

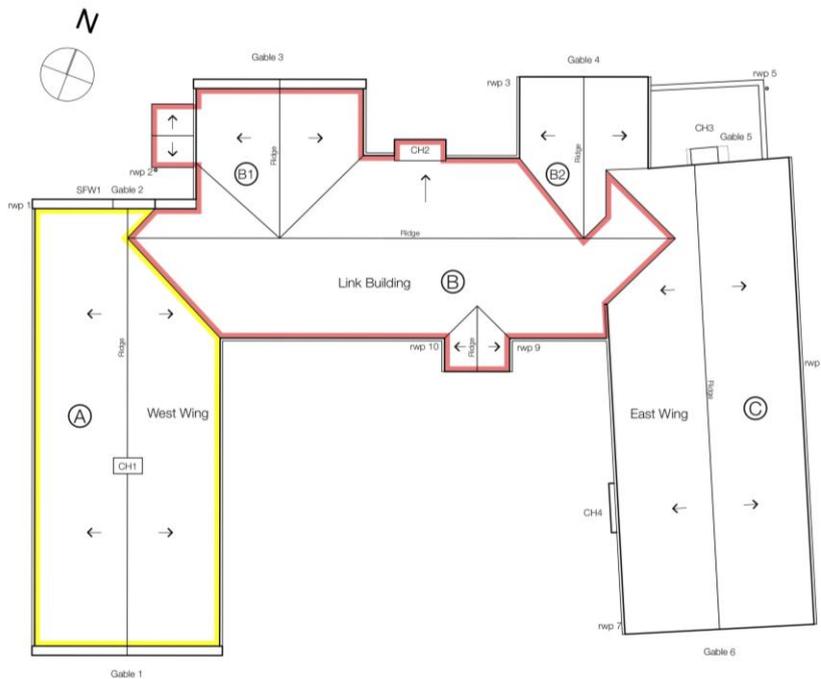
## WORKS

Repair wants and needs noted are detailed to meet the following objectives:

**Priority U: Urgent** (works required within 1 year to preserve value and utility of the building if development isn't viable at the present time).

**Priority E: Essential** (as part of any development to meet statutory obligations associated with new use, to maintain wind and watertightness or deferral would lead to increased costs at a later date).

**Priority D: Desirable** (as part of any development to save in running or operational costs, to improve function or performance or to enhance or reinstate features, character or setting).



## 2.0 THE ROOFS

**Description:** The roof over the majority of the 17<sup>th</sup> century Jacobean Hall has dual pitched stone roofs over the East and West wings and the link building between the two.

The roof is generally stone tiles of diminishing courses, with stone ridges, stone chimneys and verge copings with decorative finials.

The West Wing has a dual pitched roof which runs North to South with gables at each end and a stone chimney straddling the ridge. Both gables have stone copings forming water tabling with stone finial at the apex.

The Link Building has a dual pitched roof which runs west to east and meets the roof over the West and the East Wing. The north side of this roof at one time did have three dual pitched roofs running from south to north facing gables. One of these three is present in full over property number 5, one is partly present in a state of disrepair and the third central roof has been demolished to be replaced with the return pitch of the dual pitched roof over the main Link Building.

Records suggest the height of the East Wing was increased in the 18<sup>th</sup> century to include an additional storey of accommodation and the associated roof over which has a dual pitch running north to south with gables at each end. The only remaining stone chimney is located at the north gable along the ridge line.

South gable has stone copings forming water tabling with stone finial at the apex.

Condition: The following condition was recorded from ladder access to gutter level and visual inspection from ground level.

To identify which roof is being described, the existing roof areas have been divided up in to the areas A, B, B1, B2 and C.

- Roof A:  
Over the West Wing, property no. 7, coloured yellow.
- Roof B:  
Over the Link Building, property no. 6 and parts of property 5 & 7, coloured red.
- Roof C:  
Over the East Wing, properties nos. 4 & 5.

## 2.1 Roof A: West Wing (coloured yellow)

Description /  
Condition:

Chimney stack no. 1 has open pointing to all joints. Constructed from large stone sections with a smooth face. Top course above feature stone string course looks loose with each joint widening and open. Lead cover flashings have been fitted into saw cuts within face of stone. The lead cover flashings are in poor condition, split and torn, falling away from where they were installed on East and West sides of the ridge. North East corner of the chimney just above the cover flashing a top corner of the stone is missing.



All the stone ridge sections appear to be present and mortar bedded. However, the ridge line does undulate due to poor workmanship as sections have been re-bedded, particularly adjacent the chimney on the South side. Also poor bedding and workmanship to the South end towards gable no. 1 and North end towards gable no. 2. Open pointing to the majority of joints.

Stone water tabling to gable no. 1 has open pointing with heavy mortar bedding and flaunching against roof tiles, no indication of lead soakers or flashings present.



Stone water tabling to gable no. 2 west facing has open pointing with heavy mortar bedding and flaunching which has cracked and come away from the copings. On the east facing side there are less coping stones due to the abutment with the adjoining roof. Mortar bedding looks in poor condition and copings look loose. As the copings run down towards the adjoining roof the last coping is broken with some stone coping missing.

Both gables have stone finials at the ridge, weather worn with open joints.

West facing side of roof A has a slight sag down from gable no. 2. Stone roof tiles are approximately 20-25mm thick and generally in good condition estimated 70% salvageable from visual inspection from the ground and ladder. There are locations where 1 or 2 tiles have slipped out of position. At ridge level to the south end of the roof there are roof tiles missing and poor quality repair works.



East facing side of roof. With restricted access in this area it was still possible to see from the ground that this side of the roof is in a much worse condition. Stone tiles cracked and missing throughout estimated 40% salvageable. In 3 locations there is a full tile missing. North of the chimney there is a run of 3 to 4 roof tiles missing at ridge level. Roof A has a slight sag down from gable no. 1 at the south end. The South end of this roof has been subject to inappropriate repair works with heavy mortar pointing which is very poor. The lead valley where the roof meets roof B is present and in decent condition but does look to have steep sides. The roof on the east side of the valley has a cross fall towards the valley.

The condition of the underlying roof structure could not be determined due to lack of internal access.

Roof A is generally in poor condition. There appears to have been on-going issues with areas of slipped slate due potentially to decayed retaining pegs and roof battens.

The high number of defects and possible deterioration of the timber roof structure in places justifies full re-roofing.

Roof A  
Repair Needs:

- |    |  |   |
|----|--|---|
| 1. | Commission a timber condition report.  | E |
| 2. | Repair / replace all defective timbers.  | E |
| 3. | Re-roof allowing 60% import of matching reclaimed slate.                           | E |
| 4. | Reset verge tabling on lead tray making allowance for 1 no. replacement stone.     | E |
| 5. | Repoint chimney stack no. 1 and indent 1 no. stone, rebed top course and relaunch. | E |
| 6. | Repoint finial.  | E |

2.2

Description / Condition:

Roof B: Link Building (coloured red)

Chimney stack no. 2 is in the process of being re-constructed with new / reclaimed stone.

The ridge running West to East over the Link Building is stone ridged mortar bedded in poor condition. Approximately half of the ridge tiles are missing. A number of stone ridges circa 10 are located within the roof void.

The ridge running South from gable 3 is undulating badly due the un-even roof construction. Heavily mortar bedded towards gable 3 and then open joints with mortar bedding and stone tiles below missing at the south end.

The ridge running South from gable 4 is in good condition. Stone ridge sections mortar bedded and pointed.

South facing side of roof B, with restricted access in this area it was still possible to see from the ground that this side of the roof is in very poor condition. A large aperture where an original chimney has been taken down circa 4 x 3m. Stone roof tiles are not of good quality, missing, slipped out of position and many broken tiles everywhere. Estimated no more than 30% salvageable. At the roof abutment with the wall to the upper floor of property No. 5 there is a cross fall towards the facing stone. Lead abutment flashing in this area requires closer inspection, lead soakers present and visible the cross fall of the roof may have exposed them. The cover flashing is large and straight dressed into a saw cut rather than stepped and dressed in to horizontal joints.

The roof over the full height entrance porch can only be estimated to be in a similar condition as the previously mentioned roof due to restricted access, however it was possible to see that the lead valley flashings were present. Stone tabling has open pointing and significant overhang to horizontal sections at eaves.



Roof B1: West side adjacent gable no. 3 area inspected from ladder and existing scaffold. The roof in this area is deteriorating badly and in very poor condition. Stone roof tiles removed in areas and covered with temporary sheeting. Both sides of the roof adjacent gable no. 3 are in poor condition with exposed rotten rafters and stone tiles missing, slipped and broken slate. Estimated that 40-30% salvageable where stone roof tiles are actually present for a reconstruction of the roofs.

Roof B2: East side. Adjacent gable no. 4 area inspected from existing scaffold and ground level. This roof has been recently reconstructed and appeared to be in good condition.

North Porch: Single storey entrance porch adjacent gable no. 3 in very poor condition. Stone ridge sections are broken and not fit for re-use. Stone water tabling and eaves parapet gutter copings have open joints with some sections out of alignment. Eaves coping at the abutment with the Link Building on north side of the porch is missing. Stone finial at ridge line in fair condition. Stone roof tiles are not of good quality, missing, slipped and broken tiles throughout. Estimated no more than 30% salvageable. Lead lined parapet gutters are present but full of debris and vegetation. At the abutment with the external wall lead flashings consist of lead soakers and lead cover flashing dressed into saw cut. The cover flashing not in good condition and falling out of the saw cut in areas.

The flat roof over the single storey entrance area. Roof falls towards an outlet in the East elevation. The roof has received a very recent coating of chromopol fibre paint covering, colour light grey. The application of the fibre paint is thorough but the perimeter detail is not good, lead flashings have not been lifted prior to application of the paint and then replaced. The fibre paint has been painted on with the lead cover flashings remaining in place which isn't a strong perimeter detail and looks untidy. However, this roof is currently not leaking and therefore no action currently recommended.

#### Roof B Repair Needs:

Following full roof timber repairs noted elsewhere:

1. Replace leadwork valleys and layboards where Roof B meets Roof B1, B2, A & C and South Porch. U
2. Re-roof all areas outlined in colour red. U
3. North Porch: Check box gutter substrate, replace if necessary and reline gutter in Code 6 leadwork. U

## 2.3 Roof C: East Wing

East facing side of Roof C inspected from ground level. West facing slope was not visible due to restricted access.

Where visible this roof appears to be in fair to good condition with all slate intact.

Gable no. 5 has a typical mortar pointed verge each side of chimney no. 3, in fair condition.

Gable no. 6 is capped with stone verge tabling with some eroded and open joints and defective bedding and flaunching mortar with stone roof slate. No indication of lead soakers or flashings present.

Gable no. 6 south-east corner verge tabling stone has a large corner missing and the joint with horizontal section is open.

Chimney stack no. 3 is mostly original to string, 1 no. metre below ridge level. The stack above this level has been rebuilt with leadwork flashings in place and all in good condition.

String course, 1 no. metre below ridge, is heavily eroded and has a crack running diagonally through the course at the north-east corner. Some erosion of stonework below the thin string course due to water shed but sound enough for now.

Chimney stack no. 4 has been reduced in height with top of chimney just below gutter level. Capping detail and ventilation require checking, as does the back gutter leadwork and flashings.

### Roof C Repair Needs:

- |    |   |   |
|----|---|---|
| 1. | Gable no. 6: Rake out and repoint all verge cappings with roof slate. | E |
| 2. | Repoint finial.   | E |
| 3. | Stitch dowel stack quoin block and repoint.                           | D |

## 3.0 RAINWATER GOODS AND DISPOSAL SYSTEM

### GUTTERS AND FALLPIPES

Description: Profiled timber gutters generally around the hall with lead stop ends and gutter outlets into cast iron hoppers or directly into cast iron downpipes.

West wing gutters supported via cast iron drive in gutter brackets of various types.

Link Building gutters where present supported by cast iron gutter brackets and fixed to timber fascia boards.

East wing gutters supported via cranked metal gutter straps fixed back to top of rafters.

Fallpipes are predominantly circular cast iron but with modern replacement sections in plastic.

The following condition information relates to the roof plan above and numbered fallpipe locations.

Condition: West wing, west facing timber gutter is in fair condition but would benefit from cleaning and painting. West gutter has only one fallpipe and this should be supplemented with a second located at the south-west corner. Lead gutter outlet is good, in place and working. Cast iron gutter brackets are showing rust and types vary.

3.1 RWP 1: Cast iron box hopper painted black collecting surface water from the lead outlet. Hopper is showing rust with deteriorating fixings. 80mm diameter cast iron fallpipe painted black showing rust, fixed with 6 no. cast iron fixing straps showing rust and unevenly spaced. Drainage connection at base of fallpipe is present however not connected and not in-line with fallpipe. Clay gully present but not in place.

The gutters to the single storey entrance porch adjacent gable no. 3 are lead lined parapet box gutters full of debris and vegetation.

3.2 RWP 1A: Install an additional fallpipe.

3.3 RWP 2: Circular lead outlet from the parapet box gutter approx. 50mm diameter is in poor condition misshapen and squashed in places and doesn't extend into the fallpipe. 80mm diameter cast iron fallpipe painted black showing rust, fixed with 1 no. cast iron fixing strap showing rust. No gully present.

The timber gutter adjacent gable no. 3. east side is missing, west side is in very poor condition and almost ready to fall from it's current location due to a large lead flashing slipping out of position. Gutter, lead flashing and stone roof tiles need removing to ensure safety of people below.

3.4 Missing RWP: Record photo's suggest there was a fallpipe on the north west corner that must have been removed when the link building was demolished.

The timber gutters adjacent gable 4. East and west side are both present in good condition, recently painted and fixed to timber fascia boards. Lead gutter outlets and stop ends.

3.5 RWP 3: 80mm diameter cast iron fallpipe in fair condition, painted black showing minimal rust, fixed with cast iron fixing straps. Pipework and brackets need painting.

3.6 RWP 4: 80mm diameter cast iron fallpipe in fair condition, painted black showing minimal rust, fixed with cast iron fixing straps. Pipework and brackets need painting. Fallpipe discharges on to flat roof.

Flat roof outlet discharges under the parapet copings via lead flashings and in to the hopper.

3.7 RWP 5: 75mm diameter Upvc fallpipe black, fairly new, good condition.

East wing, east facing timber gutter serving property no. 5 looks to have been recently renewed and is in fair condition painted white. Lead gutter outlet is located between properties no. 4 & 5 and connects in to cast iron fallpipe. Gutter supported via cranked metal gutter straps fixed back to top of rafters. The east facing gutter serving property no. 4 is not in the same condition as no. 5. This gutter is in poor condition. Adjacent the fallpipe the gutter doesn't look too bad but it deteriorates as it runs towards the south east corner. This gutter has not been maintained and the south east corner has rotted away to nothing. Gutter supported via cranked metal gutter straps fixed back to top of rafters.

- 3.8 RWP 6: 100mm diameter cast iron fallpipe which may have been a combined fallpipe at one time due to 2 no. 50mm diameter stub connections located at both stone string course levels. Upper sections look to be in fair condition but lower sections are cracked and need replacing. Fallpipe discharges in to clay gully at ground level.
- East wing, west facing timber gutter is in fair condition but would benefit from cleaning and painting. Lead gutter outlet connects to hopper via cranked Upvc section. Gutter supported via cranked metal gutter straps fixed back to top of rafters.
- 3.9 RWP 7: Cast iron box hopper painted black collecting surface water from the gutter outlet. Hopper and 80mm diameter cast iron fallpipe painted black with both showing rust.
- 3.10 RWP 8: 75mm diameter Upvc downpipe at high level discharging on to link building roof.
- Link Building south facing gutters are timber and look to be a similar age and condition to those on the adjacent return east wing, unable to fully assess the condition due to restricted access.
- 3.11 RWP 9: East side internal corner of the full height entrance porch fallpipe is present and looks to be in working order; unable to survey due to restricted access.
- 3.12 RWP 10: West side internal corner of the full height entrance porch was not possible to confirm the presence of a fallpipe due to restricted access.
- West wing, east facing timber gutter is in fair condition but would benefit from cleaning and painting. Due to access restrictions it is hard to say if a lead outlet is present. It is clear to see there is a long sanding leak in the centre of the gutter and a large portion of the external wall is water soaked and green.
- 3.13 RWP 11: Fallpipe should be located on the south west corner but not visible due to vegetation and restricted access.
- 3.14 SVP 1, 2 & 3: 100mm diameter uPVC grey plastic ventilation pipes. Situated internally and taken up through roof construction, collar flashings present and appear to be in fair condition. All three pipes missing top grille.

Repair Needs: Rainwater Pipes:

1. RWP 1A:  
Introduce new fallpipe in 100 dia cast-iron. E
2. RWP 1, 3, 4, 7, 9 & 10:  
Check all fixing brackets and re-decorate with rust inhibiting paint system. E
3. RWP 2:  
Form new 100 dia lead chute outlet to parapet box gutter.  
Cast-iron fallpipe: Decorate in rust inhibiting paint system. E  
Construct new gulley and soakaway.
4. RWP 5 & 11:  
Desirable to exchange for 100 dia cast-iron. D

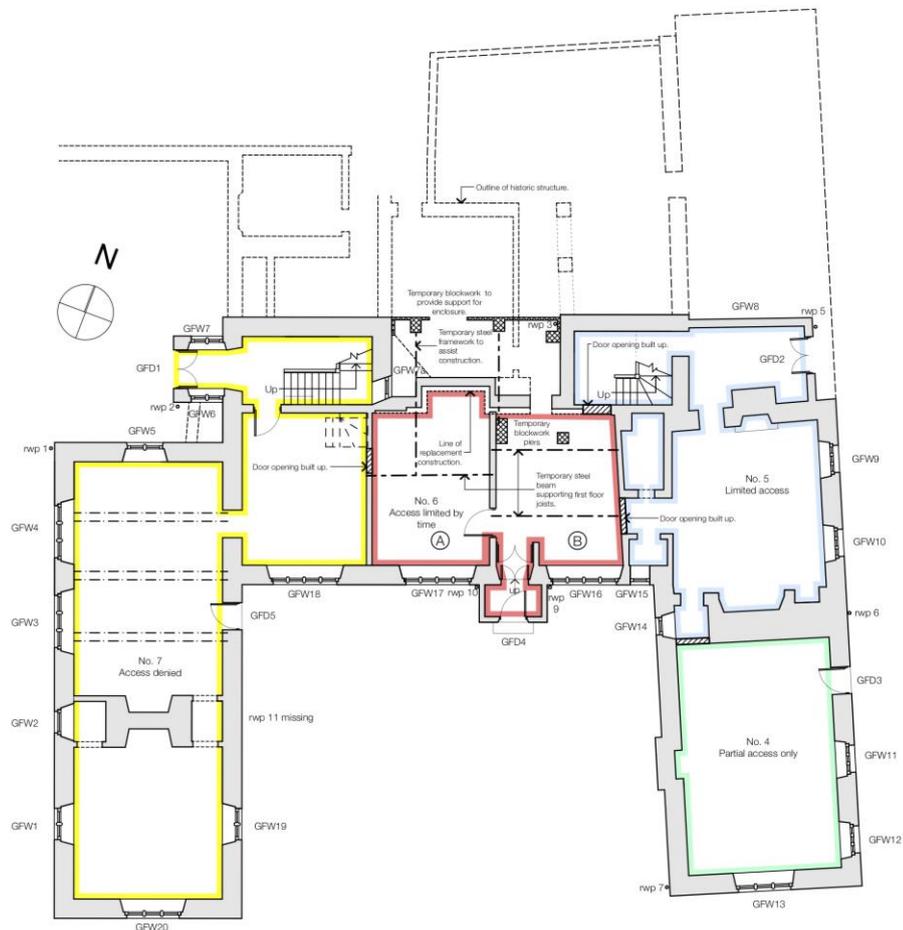
5. RWP 6:  
Renew lower section in matching pipework. E
6. RWP 8:  
No action – difficult to see at high level. -

Gutters:

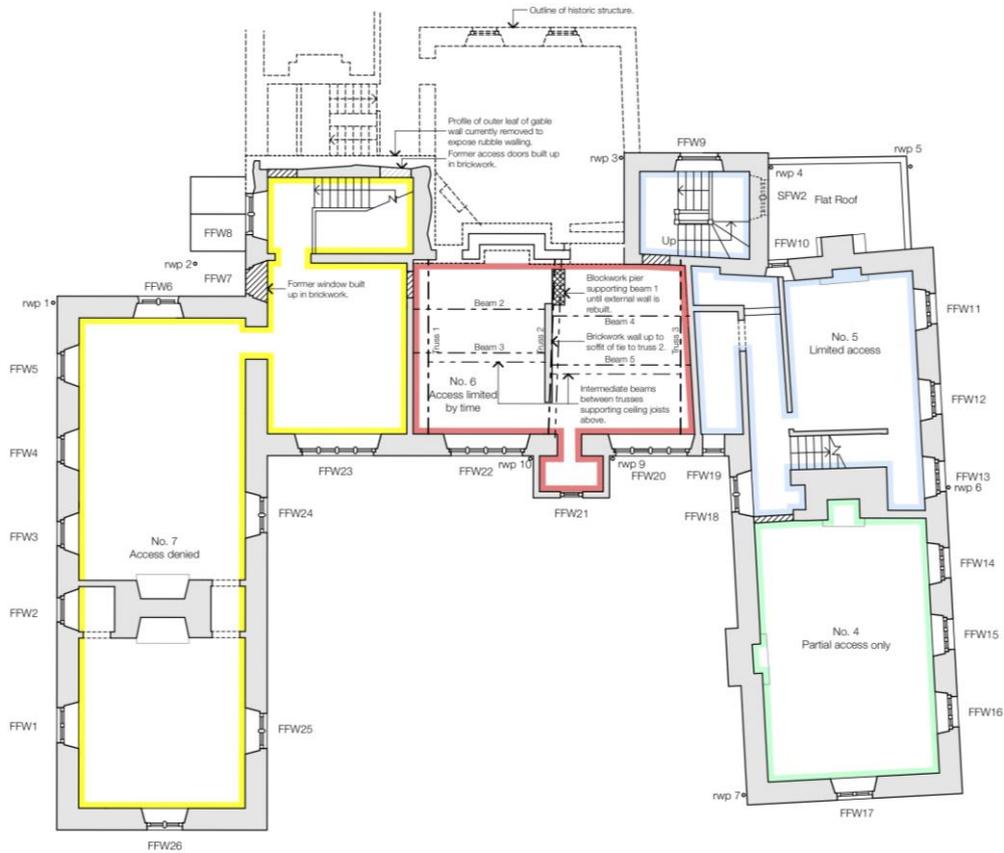
7. West wing, west:  
Decorate gutter inside and out and prepare and apply rust inhibiting paint to all support brackets. E
8. West wing, east:  
Take down gutters, prepare and redecorate with rust inhibiting paint system. E
9. East wing, west:  
Clean and decorate. Prepare and decorate metal support brackets. E
10. East wing, east:  
Unit 5: Clean and decorate. D  
Unit 4: Replace timber gutter and decorate. U

#### 4.0 WINDOWS

Refer to window references indicated on the existing floor plans below.



Ground Floor Plan



First Floor Plan

Description / Condition:

- 4.1 GFW1 to GFW4: Metal framed windows within stone jambs, cills and heads with stone mullions and transoms. Metal 'T' bar framework with window putty securing single glazed window panes. Framework painted white, showing rust in various locations. Fair to poor condition.
- 4.2 FFW1 to FFW5: Timber framed sash windows within stone jambs, cills and heads. Sash windows are single glazed with framework and beading painted white. Window FF/W4 has a pane of glass missing with a plywood replacement. The paint finish is in poor condition and as a result so are the timber frames and beading. Window cills are rotting, in particular window FF/W5.



- 4.3 GFW5: Timber framed windows within stone jambs, cills and heads with stone mullions and transoms. Fixed single glazed windows with perimeter framework painted white. Overall these windows are in a fair / poor condition.

- 4.4 FFW6: Lead framed within stone jambs, cills and heads with stone mullions and transoms. Single glazed with small panes, framework heavily painted white. Broken and missing window quarries missing over all 4 lights. Lead framework is bellied, bowed and twisted throughout. Overall window in very poor condition.



- 4.5 SFW1: Lead framed windows within stone jambs, cills and heads with a stone mullion. Single glazed windows with small quarries in a square formation, framework heavily painted white. Lead framework is bowed inwards. The second window has been replaced with a solid panel. Overall these windows are in very poor condition.



- 4.6 GFW6 & GFW7: Stone jambs, cills and heads with a central stone mullion. Windows boarded over unable to survey condition.
- 4.7 FFW7: Blocked with tooled facing stone, good workmanship all existing stone jambs, cills and heads in existing locations.
- 4.8 FFW8: Metal framed windows within stone jambs, cills and heads with stone mullions and transoms. Metal 'T' bar framework with window putty securing single glazed window panes. Framework painted white, showing rust in various locations. Overall these windows are in a poor condition.



- 4.9 FFW9 & SFW2: Timber framed sash windows within stone jambs, cills and heads. Single glazed with framework and beading painted white. Recently painted. Overall these windows are in a fair condition.

- 4.10 GFW8: Timber framed window within stone jambs, cills and semi-circular head stone. Fixed single glazed window with perimeter framework painted white. Overall this window is in good condition.
- 4.11 FFW10 & SFW3: Metal framed windows within stone jambs, cills and heads. Metal 'T' bar framework with window putty securing single glazed window panes. Framework painted white, showing rust in various locations. Overall these windows are in a fair condition.
- 4.12 TFW1: White uPVC window colour white, overall condition good.
- 4.13 GFW9, GFW10, FFW11 to FFW13, SFW4 & SFW6: Timber framed sash windows within stone jambs, cills and heads. Single glazed with framework and beading painted white. Recently painted. Overall these windows are in a fairly good condition.
- 4.14 SFW6: Timber framed casement window within stone jambs, cills and heads. Single glazed with framework and beading painted white. Recently painted. Overall this window is in a fairly good condition.
- 4.15 GFW11, GFW12, FFW14 to FFW16, SFW7 to SFW9: Timber framed sash windows within stone jambs, cills and heads. Single glazed with framework and beading painted white. These windows are in need of refurbishment and repair. Cracked pane to window GFW12. Generally window putty missing in various places with some rotting to window framework in particular the cills. Overall these windows are in a fairly poor condition.
- 4.16 GFW13, FFW17 & SFW10: Metal framed windows within stone jambs, cills and heads with stone mullions and transoms. Metal 'T' bar framework with window putty securing single glazed window panes. Framework painted white, showing rust in various locations. Window SFW10 showing more rust and deterioration than the two windows below. Broken pane to window GFW13. Overall these windows are in a fair condition.
- 4.17 GFW14, FFW18, SFW11 & SFW12: Metal framed windows within stone jambs, cills and heads with stone mullions and transoms. Metal 'T' bar framework with window putty securing single glazed window panes. Framework painted white, showing a little rust in various locations. Overall these windows are in a fairly good condition.

The following windows were surveyed from a distance due to restricted access.

- 4.18 GFW15, 16 & 17 FFW19 to 25: Metal framed windows within stone jambs, cills and heads with stone mullions and transoms. Metal 'T' bar framework with window putty securing single glazed window panes. Framework painted white, showing rust in various locations. Windows FFW21 & FFW25 showing more rust and deterioration than others in this area with at least two broken panes. Overall these windows are in a poor condition.



- 4.19 GFW18, GFW19: Metal framed windows within stone jambs, cills and heads with stone mullions and transoms. Metal 'T' bar framework with window putty securing single glazed window panes. Framework painted white. Recently painted. Overall these windows are in a fairly good condition.
- 4.20 GFW20 & FFW26: Very little of these windows visible due to vegetation. Metal framed windows within stone jambs, cills and heads with stone mullions and transoms. Metal 'T' bar framework with window putty securing single glazed window panes. Framework painted white, showing rust in various locations. Overall these windows seem to be in a fairly poor condition.

Repair Needs:

1. FFW1 to FFW5: Overhaul timber windows and include for 3 no. splice cill repairs and 1 no. replacement of window quarry and full sand mastic replacement. E
2. GFW5: Renew and reglaze with micro double glazing. U
3. FFW6: Replace broken panes and overall repair including insertion of saddle bar to arrest twist and distortion. E
4. SFW1: Overhaul left hand light and restrain internally with saddle bar and replace right hand light with metal casement with leaded light. E
5. GFW6 and GFW7: Allowance to be made for replacement metal casement, 4-pane lights to match window FFW8. E
6. FFW7: Blind window: No action. -
7. FFW8: Overhaul window. E
8. GFW11, GFW12, FFW14, FFW15, FFW16, SFW7, SFW8, SFW9: Timber framed 6 over 6 sash windows. Overhaul all windows including replacement putty glazing, sand mastic. Allowance to be made for 2 no. full and 2 no. part cill splice repairs and full redecoration. U
9. GFW14, FFW18, SFW11 and SFW12: Metal framed windows, overhaul and redecorate windows. E
10. GFW1 – GFW4, GFW15, 16 & 17, FFW19 to 25: Metal frame windows, overhaul all windows including replacement putty glazing, sand mastic. Allowance to be made for 3 no. replacement panes. U
11. GFW20 & FFW26: Overhaul including replacement putty glazing, sand mastic and full redecoration. U

## 5.0 DOORS

Refer to door references indicated on the existing floor plans above.

Description / Condition:

- 5.1 GFD1: Solid core timber panelled double doors with three single glazed vision panels to each door. Paint finish is fair to poor and missing in various places. Frame seal is not good. These doors are in poor condition.



5.2 GFD2: Solid core timber double doors with glazed vision panels to each door. Paint finish is good. Doors look to have been recently installed. These doors are in good condition.

5.3 GFD3: Solid core timber panelled single door with obscure single glazed fan light over. Paint finish is fair to poor and missing in various places especially the threshold area. Concrete steps leading up to the door are un-even and need reconstructing. This door is in fairly poor condition.



5.4 GFD4: Solid core timber single door. Paint finish is not good and missing in various places. Restricted access in this area didn't allow a close inspection but from a distance this door looks in fair condition.



5.5 GFD5: Unable to assess the condition of this door due to restricted access and obstructed line of sight.

Repair Needs:

1. GFD1: Full overhaul and repair including replacement mastic and full decoration. E
2. GFD3: Overhaul door. E
3. GFD5: Repair unknown. Allowance for full overhaul and repair. E

## 6.0 EXTERNAL WALLS

Description: External walls are built with local sandstone with tooled face flush pointed 10-15mm joints. Tooled face type varies from punched, parallel punched and diagonal punched.

Windows and door openings are generally dressed with stone surrounds with splayed heads, cills, jambs, mullions and transoms.

Chamfered stone string courses to west wing at first floor level and another just below gutter level. East wing has string courses at first and second floor level with a decorative stone string course at gutter level to south facing gable 6.

Generally all walls have been repointed in a cement based mortar which is not recommended for use on historic buildings due to tendency to encourage accelerated erosion of the stonework. However, removal can do more harm than good and unless it is found to be contributing to erosion our recommendation is that the pointing should remain. This point will not be noted again.

Condition:

6.1

West wing, west elevation:

Eroded stone at high level below gutter string course adjacent gable 1. Line of external stone leaf is not straight and steps back adjacent window GFW3. Some external leaf disconnection is suspected as a consequence of the earlier fabric alterations – see historic photographs. No immediate action required but wall should be monitored for further movement.



Light cracking within the vertical joint adjacent window FFW5 between stone jamb and facing stonework which ends just below cill level where there is a crack through 1 facing stone.

One facing stone below window FFW4 is wrongly bedded and has suffered weather damage to its face. No immediate action required.

Bricks laid on their side as makeshift air bricks at low level. Replace and insert 3 no. decorative steel grilles.

6.2

West wing, North elevation:

Facing stones above and adjacent window SFW1 are weather eroded with pitted face but considered satisfactory.

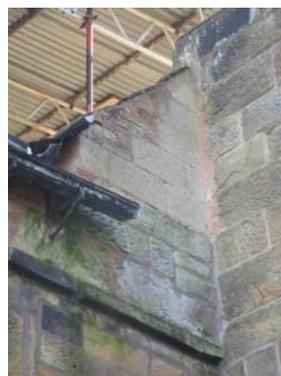


Window GFW5 Lower stone mullion and right hand stone transom are in poor condition, heavily eroded and unsightly with loss of definition and integrity. Replace stonework and refurbish windows

### 6.3

Link Building, West elevation:

The west corner return at first floor level where it meets window FFW8 the external facing stonework and internal leaf and infill requires reconstruction. At low level the return towards the porch has brickwork infill between quoins, which is inappropriate and should be replaced in matching stonework. There is an anomaly at ground level with the alignment of the external fabric.



At high level a triangular area below the roof verge has been constructed with inappropriate blockwork and brickwork.

The masonry forming the upper gable parapets and verge water tabling of the entrance porch adjacent gable no. 3 is loose and displaced. Open joints generally. Upstand wall to pediment and verge copings generally misaligned as is the door lintel, possibly due to the outward movement of the decayed gutter and roof structure timbers.

Generally poor quality pointing in various locations. The underside of the door lintel and shield carving is lightly eroded losing some definition and requires minor descaling.

The whole of the upper portion of the porch from head of the door upwards should be rebuilt and the whole porch repointed.

### 6.4

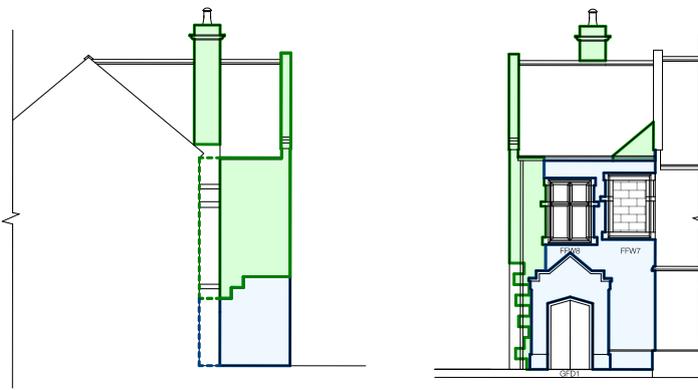
Link building, North elevation:

Gable no. 3 at ground floor level the facing stone has been re-constructed with a good quality facing stone which requires repointing. Outer leaf above first floor level missing.

Drawing 1 below shows the extent of rebuilding still to be completed.



North Elevation



East/West of North Elevation

Between gables nos. 3 and 4 there is a temporary blockwork wall built with restraining pier to height of 6 metres built to provide security and weather protection.

Gable no. 4 stonework and pointing in fair to good condition along with the return wall towards gable no. 5.

6.5

East wing, North elevation:

Masonry and pointing to the single storey entrance area with the flat roof is in fair to good condition flush pointed. Gable no. 5 facing stone is weather eroded throughout the gable peak. Worst areas below the verge pointing.

The local / uneven erosion may be due to the use of cement rich pointing and I recommend that the upper gable joints are raked out and repointed in a lime based mortar.

6.6

East wing, East elevation:

Vast majority of the facing stonework is in good condition, flush pointed. Fine crack running up from head of window GFW9 to cill of window FFW11 mostly within the mortar joints but has cracked the corner off one facing stone. Upper section of the stone jamb to window FFW12 missing a significant piece of stone from the inner edge. To indent missing sections of stone and rake out and repoint cracked masonry joints in lime based mortar.



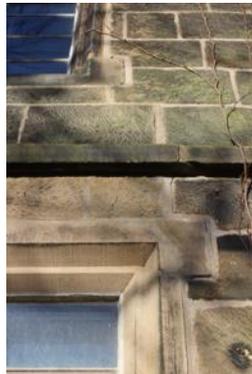
Window FFW12

6.7

East wing, South elevation:

The vast majority of the facing stonework is in good condition, flush pointed. There are however several stones with weather eroded faces dotted around the elevation. As per Gable no. 5, I recommend the stonework is raked out and repointed with a lime based mortar.

Fine crack running up the jamb past the head of window GFW13 to the jamb of window FFW17 mostly within the mortar joints but has cracked the corner off one facing stone. Potentially thermal movement. Rake out and repoint crack joint.



Stone jamb damaged in top corner to window SFW10.

Feature stone string course at high level is weather eroded and has small pieces missing at various locations along it's length. The string has little water shedding purpose and is considered satisfactory for now.

6.8

East wing, West gable elevation:

Close access denied. However it was possible to see from a distance using binoculars the vast majority of the facing stonework is in fair to good condition, flush pointed.

There are very few stones showing weather eroded damage to the face around the elevation. Wall appears true to line and level.

6.9

Link Building, South elevation:

Close access denied. Again, it was possible to see via use of binoculars the vast majority of the facing stonework is in fair to good condition, flush pointed. Walls appear relatively true to line and level.

There are a few stones showing weather eroded damage to the face sporadically positioned around the elevation. The erosion is relatively minor and should be monitored long term as the stone does not appear to be currently attributing to water ingress.



The face of stone lintel over door GFD4 is eroded with some loss of definition. The lintel has received mortar repairs which are now failing. It would be desirable to carry out some stone indent and mortar repairs on this feature entrance lintel.



Iron lamp bracket is in poor condition and needs a full refurbishment. Lower string course over windows has wide cement rich pointing which is inappropriate and needs removing and repointing in a lime based mortar.

Recent pointing work appears to be in a cement rich mix contrary to good conservation recommendations. These areas should be monitored for signs of accelerated erosion of stonework and removed at a later date if necessary.

Below the first floor string a wide cement based 'strap pointed' joint has been applied. This should be removed and repointed in lime based mortar.

Feature porch gable stonework is eroded at high level window head and verge copings but considered satisfactory

2 no. holes are present at first floor level assumed to be formed to allow insertion of internal steelwork. Holes to be made good to match existing construction.

6.10 West wing, East elevation:  
Access denied in this area and obstructed line of sight made it hard to assess the condition accurately. However, the facing stonework where visible appears to be in fair to poor condition, flush pointed. Two areas water soaked and showing green mould due to gutter leaks.

6.11 West wing, South elevation:  
Very little of the facing stonework is visible due to overgrown vegetation. However, the facing stonework that was visible appears to be in fair to good condition, flush pointed. Overgrown with ivy up to verge level.

Repair Needs: West wing, West elevation:

1. GFW3 and window surround: Outward movement to be monitored. E
2. Fine cracking to left hand side and below FFW5 to monitor for further movement. E
3. Cut out 3 no. makeshift brick airgrates and replace with decorative steel grilles. D

West wing, North elevation:

4. GFW5: Replace lower stone mullion and right hand stone transom and repoint. D

Link Building, west elevation:

5. Cut out brickwork infill to ground floor quoins and rebuild in matching stonework. D
6. Complete external leaf stonework and consolidate wall to eaves level; inserting stainless steel remedial ties as work proceeds. E
7. Remove triangular verge walling 2.5m<sup>2</sup> approximately and replace with matching stonework. D
8. Reconstruct porch masonry from door head level upwards and all masonry repointed. Work to be carried out in conjunction with re-roofing and roof timber repairs. E

Link Building, North elevation and return walls:

9. Reconstruct external leaf incorporating planned windows and chimney stack complete to all areas shown in drawing no. (0-) 05 and repoint all areas on completion. E
10. Remove temporary blockwork screen and remove waste arising and reinstate ground to former levels. E

East wing, North elevation:

11. Upper gable: Rake out and repoint all masonry joints in lime based mortar. D

East wing, East elevation:

12. Movement from head of GFW9 to cill of window FFW11 to be monitored. E
13. Window FFW12, upper jamb, indent large spalled section. D

East wing, South elevation:

14. Descale all loose stonework and rake out and repoint entire gable lime based mortar. E

Link Building, South elevation:

15. Due to use of cement rich mortar pointing, monitor performance of stonework for accelerated erosion. E
16. Porch, door lintel GFD4: Remove cement mortar and repair with traditional lime based mortar repair. Replace adjacent quoin block. D
17. Refurbish lamp bracket and refix. D
18. Cut out cement rich strap pointing below first floor string course and repoint flush in lime based mortar. E
19. Make good 2 no. holes at first floor level in matching stonework, consolidating inner leaf and wall core. E

West wing, East and South Elevations:

20. Remove ivy and eradicated root system. Make good pointing as required in lime based mortar. E