

BUILDING SURVEY REPORT AND REPAIR STATEMENT



LOWER CHESHAM HALL BURY

Dated June 2020

**Kevin M Neary Dip Surv, C. Build E FCABE AssocRICS
Building Surveyor, Chartered Building Engineer,
15 Litherland Ave
Ashway Park
Peel Hall
Manchester
M22 5LD
Tel no 0161 436 4079
Email kevin@kevinneary.co.uk**

CONTENTS

1.0 Introduction

- 1.01 Instructions
- 1.02 Property address
- 1.03 Client
- 1.04 Surveyor
- 1.05 Date of inspection
- 1.06 Weather
- 1.07 Tenure and occupation
- 1.08 Orientation

2.0 General description

- 2.01 Description and brief construction details
- 2.02 Age
- 2.03 Location
- 2.04 Accommodation

3.0 EXTERIOR - Construction and condition

- 3.01 Chimney stacks, flashings and flues
- 3.02 Roof and valleys
- 3.03 Roof voids, second floor
- 3.04 Rainwater goods
- 3.05 Exterior walls
- 3.06 Damp proof course
- 3.07 Sub floor ventilation
- 3.08 Exterior joinery
- 3.09 Exterior decorations

4.0 INTERIOR - Construction and Condition

- 4.01 Ceilings
- 4.02 Interior walls and partitions
- 4.03 Fireplaces, flues and chimneybreasts
- 4.04 Floors
- 4.05 Internal joinery including kitchen fitments
- 4.06 Internal decorations
- 4.07 Cellar and basement
- 4.08 Dampness and condensation
- 4.09 Timber decay and infestation
- 4.10 Thermal insulation

- 4.11 Room by Room Observations

5.0 Services

6.0 The site

7.0 Repair Statement

8.0 Limitations

1.0 INTRODUCTION

1.01 Instructions

The purpose of the Building Condition Survey is to make general observations of the state of repair and the quality of the structure and to provide details of how this is to be repaired.

It is accepted that this report will be used to support an application for the development of the site.

1.02 Property Address

Lower Chesham Hall
Off Chesham Crescent
Bury
Lancashire

1.03 Client

Mr Graham Harwood
Lower Chesham Hall
Off Chesham Crescent
Bury
Lancashire

1.04 Surveyor

Inspected by Kevin M Neary Dip Surv, C. Build E FCABE, AssocRICS.

1.05 Date of inspection

Date of Inspection: 19th May 2020

1.06 Weather

During the inspection the weather was bright and clear.

1.07 Tenure and Occupation

The property was occupied at the time of inspection.

Persons present, Mr Graham Harwood

1.08 Orientation

All directions are given as if facing the front of the property from the outside looking towards the rear, unless otherwise indicated. The front elevation is taken as that which overlooks the entrance drive and faces roughly South. Therefore, the main entrance is located on the east elevation

2.0 GENERAL DESCRIPTON

2.01 Description of property and brief construction details

This description should be read in conjunction with the survey plans which make up part of this document package.

The original building is part of a larger hall which was constructed in 1713 . The west section of the original hall was rebuilt in 1861 with another building added to the rear.

I am informed in 1910 the large property was spilt in three dwellings with lower Chesham hall occupying the only remaining east section of the original 1713 building. A further brick single storey brick extension was added to the rear right corner in 1910 which abuts the other private dwelling and then a further modern garage and workshop was added to the east side of the brick extension.

The west side of the original hall which was rebuilt in 1816 is now part of a nursing home and has been further extended to the rear which extends slightly across the rear elevation of Lower Chesham Hall.

The walls to the house and stables are of uniform stone construction of varying widths which large stone quoins to corners. The walls to the 1910 extension are of brick construction with rendered blockwork to the garage and workshop.

The main roof is pitched and overlaid with stone slates, with stone slates, slates, tiles and a flat felt roof to the extensions.

The windows are leaded lights and timber. Some of the timber windows and are set into the original stone openings . There are box sliding sash and conventional timber windows also.

The doors are original timber.

The property is Grade II* listed and the following description is included within Historic England listed buildings register.

Statutory Address:

Name: LOWER CHESHAM

List entry Number: 1067281

Location: LOWER CHESHAM, BELL LANE

District: Bury

Grade: II*

Date first listed: 26-May-1976

Details: SD 81 SW BELL LANE 6/26 Lower Chesham 26.5.76 - II*

Part of large house, built in 1713 (DIARY OF RICHARD KAY). In C17 style. Coursed squared store. 3 storeys. 2 windows (but top right-hand one absent): 4-light mullioned on ground floor, 3-light above; transversed except on top storey. Blocked doorway, to left with moulded architrave surround. 2 string courses and cornice. Stone slab roof; coped gables with ball finials at angles and apex. Interior said to include amongst features of note a fine staircase and decorated plaster ceiling. Mullioned stair window has leaded lights.

Listing NGR: SD8151111357

General condition

Overall the property is in a poor condition and I understand that it is placed on the National Heritage at Risk Register.

2.02 Approximate Age

I am informed that the original building was constructed in 1713 with the later brick extensions around 1910 and the later garage extension.

2.03 Location

The property is located to the north side of Bell Lane via a driveway off Chesham Crescent. The building is located to the top North West corner of the site and there are large garden areas to the south and east.

2.04 Accommodation

The accommodation briefly comprises: -

2.04.1 Ground Floor

Entrance hall from right side elevation

Dining room to rear right corner and the first part of extension

Central hallway at foot of stairs

Study to front right corner

Living room to front left corner

Utility room with WC and enclosed staircase to rear left corner

Stairs up to 1st floor and down to cellar to centre of rear elevation

2.04.2 First Floor

Landing area located centrally

Bedroom to front left

Bedroom to front right

Bathroom to rear left with enclosed staircase

Bedroom two rear right

2.04.3 Second Floor

Landing area located centrally

Bedroom located to front left

Bedroom located to front right

Room located to rear left with open staircase

Room located to rear right with hot water cylinder and header tank

2.04.4 Cellar

Access the stone steps to small cold storage areas with restricted head height

3.0 EXTERIOR CONSTRUCTION AND CONDITION

3.01 Chimney Stacks, Flashings and Flues

Observations were taken from both ground and at roof level.

There are four chimneys to the property three of these are located to the main roof of the Hall and one is located to the single storey roof above the dining room and abuts the cottage building to the rear.

All four chimneys are of a brick construction. The oldest chimneys appear to be the two main chimneys which are located to the ridge of the main Hall. These would appear to have been constructed in an older handmade clay brick. There are three flues to each of the stacks and at the base of the stack there is a projecting brick course which is designed to provide weathering over the tops of the stone slates. It is evident that over time both chimneys have been repointed using sand and cement materials. On the left stack one of the clay chimney pots is missing and the flashing has been damaged. There is evidence of sulphate attack to both stacks and this has caused bulging in particular to the rear face of the left-hand stack.



Photo, failed mortar parging



Photo, sulphate attack left chimney

Sulphate attack is where the chemicals generated from the past or present burning of fossil fuels react with the mortar to cause a volumetric expansion of the joints.

There is a single chimney stack located on the front slope of the main roof close to the right hand gable. I am informed that this serves the multi-fuel stove located within the study at ground floor level. This is a more recent intervention, approximately around 1910. Originally the flue crossed from the gable wall into the main right hand chimney, this can be seen in the front right attic room. It may be that this was not pulling sufficiently enough to service the fireplace within the study and the new chimney was constructed to address this. The chimney is constructed in red clay brick and there is evidence of sulphate attack which has caused a significant bend within the chimney stack.

The brick chimney which services the fireplace within the dining room extends up the two-storey gable to the adjoining cottage to the same height as the chimney to the gable of the cottage. This is constructed in what appears to be two types of brick with an older brick being located to the lower levels. At high level there is evidence of some sulphate attack, deterioration of the flashing and some cracking within the brickwork.



Photo, chimney from dining room

The working flues should be checked by a qualified HETAS engineer to confirm they are working in accordance with the necessary regulations.

3.02 **Roof and Valleys**

Observations were taken from the ground with the aid of binoculars, and further access was gained to various parts of the roof where closer observations were made.

The access trap to the rear slope of the main roof was poor.



Photo, Access trap on to roof

The roof over the main hall is of a pitched construction overlaid with stone slates. Internally there is evidence of a bitumen impregnated felt which indicates that works may have been undertaken over the last 40 years, however, this may be done on a maintenance basis, addressing multiple small areas, rather than a wholesale reroofing.



Photo, front slope



Photo, rear slope

One of the problems with this type of under felt is that it is impermeable and therefore will support condensation on the underside of the felt during colder weather and sometimes this can run down the slope of the roof causing staining to ceilings at the eaves. At present the level of insulation within the attic ceiling is not sufficient to prevent the heat from rising from the living quarters and therefore the roof space area will be somewhat warmer. However, should measures be undertaken to provide greater insulation levels at ceiling level as is recommended, the effect of this may support more condensation to the underside of the roof felt as the roof structure would be colder. This could encourage decay within timbers.

The roof sits on a timber construction which consists of oak purlins and a combination of oak and softwood rafters.

There is evidence of deflection within the roof structure to both front and rear slopes.

There is evidence of slipped broken and tabbed stone slates to both slopes.



Photo, slipped tiles to rear

At the abutment with the stone parapets to gables and at chimneys the up stands are mortar parged. This is where mortar is parged up against a lead soaker flashing to create a weathering. Some of the original mortar is evident around the chimneys this is a lime mortar containing a sharp sand and other larger aggregate. The larger aggregate prevents shrinkage and cracking and appeared in a fair condition, however, due to settlement within the roof structure it has cracked where it is in contact with the brickwork. Newer sections of parging in locations of newer repair works have been done using standard sand and cement which has shrunk and cracked, this will in time fall away.

Along the rear elevation the roof discharges into lead lined stone gutters. It would appear that the lead lining has been laid in one complete length which is too long to restrict thermal movement within the lead sheet. Due to excessive thermal movement the lead sheet has split and will allow water ingress into the building.



Photo, ingress at joint in rear gutter

Along the rear left section of the gutter the eaves detail changes to a lead parapet gutter where a section of newer building has been constructed. The lead work appears to be overlaid with a type of paint or bituminous material. There are no visible joints of drips within the lead.



Photo, abutment with rear building

It was noted that rear gutter services the main rear slope roof and flat roof of the adjoining building, however, there is no visible rainwater outlet to any sections of the gutter. The rainwater appears to flow over the stone gutter and down the rear elevation walls.



Photo, flat roof to adjoining buildings discharges into gutter on rear elevation

Along the front elevation the stone slates discharge into a small plastic gutter. It would appear that there may have been an original stone gutter in this location similar to the rear, however, this was replaced with a timber cantilevered gutter which may have still been lead lined. Due to decay, the projecting section of this has been removed and replaced with a standard domestic gutter which does not correctly catch the water.

The gutter on the front appears to discharge into the gutter of the adjoining property. The joint cannot be seen due to ivy growth and water flows from the gutter down the front elevation.

The roof over the single-storey extension is a construction of three pitches and a single flat section.

Over the dining room, the roof is pitched and overlaid with stone slates at a pitch of approximately 20°. This appears fair however the lead and render abutment detail with the cottage is poor.



Photo, stone roof over dining room



Photo, poor abutment detail with rendered cottage building



Photo, west slope of slated roof

Over the kitchen area which abuts dining room, the roof consists of a slope down at a pitch of approximately 20°, overlaid with blue slates laid to diminishing courses, to a flat section of roof overlaid with felt, and then a small sloping section of roof at a pitch approximately 15° which is overlaid with diminishing coursed blue slate.

There was evidence of broken and tabbed slates to both slated slopes. The slated abutment detail with the rear cottage is poor.

The felt up stand of the flat roof with the cottage was poor. The outlet detail on the front elevation from the flat roof was poor.



Photo, flat roof and upstands

The pitched roof to the east slope is approximately 15° pitch and this is on the margin of the acceptable levels as the standard minimum pitch for slate is 20°. This may be contributory to the problems of water ingress.



Photo, east slope of roof



Photo, abutment with wall

From the underside it was noted that there was no insulation to any of the sloping or flat roofs above the kitchen. The plasterboard had been fixed directly to the underside of the pitched and flat roof rafters. It is likely that condensation will occur underneath the slate and underneath the roof membrane. This condensation will increase the moisture content within the roof timbers which could be contributory to timber decay.

The roof over the garage was a modern concrete interlocking tile. It was noted that the verge and ridge details were open, and this had allowed the sun to cause damage to the exposed roofing felt. Timber decay was also evident in barge board and fascias.



Photo, decay to eaves timbers

The weathering to the roof over the workshop was poor



Photo, workshop roof

3.03 **Roof Void**

The roof void was evident at second floor level and extends only below the upper third of the main roof pitch. Access was gained to these areas where possible via small traps within the ceiling.

The roof structure over the main house would appear to be a cut roof construction consisting of large oak purlins with some wind braces and rafters. It would appear that some of the lower purlins may be braced together to form a structural truss to prevent downward deflection within the purlins due to the loads exerted on the structure by the stone slates. This is also to prevent the roof structure pushing against front and rear elevation walls.



Photo, view of roof space

The roof appears to be under drawn with a bitumen impregnated roofing felt which indicates that some reroofing work had been undertaken, however, it is considered that this may have been done on a reactive basis doing one small area at a time as required to undertake a repair rather than a wholesale replacement.

Access to the roof space above the second floor ceilings was gained via small traps.

It would appear there are four oak purlins per slope to the main roof. The two lower purlins are exposed within the second floor rooms with the two higher purlins within the roof space. The purlins are a minimum of 225 x 225 mm in section and on the rear slope are jointed with a chamfered lap at mid span and on the supporting internal wall.

Where the purlins bear on the central wall the packing detail of brickwork is poor and there is evidence to suggest that sections may have slipped and moved over time.



Photo, debris on ceiling and poorly packed purlins on spine wall.

It is evident that some of the roof space areas to the front left hand room are fully plastered and may have been originally on show to the room below.



Photo, plastered walls in roof space

The rafters would appear to be a combination of oak and softwood and some are jointed over the tops of purlins. There is visual evidence of insect attack although this is mostly confined to sapwood. Some of the rafters were noted to be contemporary softwood and will have been undertaken during the reroofing works.

From the roof space areas, it could be determined that all the internal faces of the external walls would appear to be random stone and internal walls are brick. It is believed that there are problems in bonding the brickwork to the random stone walls and there is evidence of movement at the junctures.

The flat ceiling joists would appear to be softwood. These are supported using several hangers which extend to the rafters. These were noted to be poor and some of the fixings had failed.

There is considerable debris and other materials to the topside of the ceiling. This is likely to be the lime mortar parging which will have been disturbed and allowed to fall onto the ceiling when the building was reroofed. This is heavy and will require removal.

In the roof space above the rear right room there is an oak ridge piece which is thought to have supported the ends of the rafters where they used to abut the chimney. This is balancing precariously between two masonry walls and requires removal before it falls onto the ceiling. This piece has peg holes indicating that the original rafters would have been oak pegged into the purlins.



Photo, old oak ridge requires securing

On the front slope to the front right room there is an area where the felt has been damaged and patched.

All the timbers components require a closer and more detailed inspection by a timber specialist upon exposure of the roof structure and cleaning of the debris.

3.04 **Rainwater Goods**

Please note it was not raining at the time of the inspection of these and I cannot confirm that rainwater goods are watertight or properly aligned and they should be checked when it is next raining heavily to ensure there are no leaks, blockages or over spillages.

There are a number of trees in the vicinity and I recommend that all gutters and gullies are checked and cleaned out regularly as they will tend to become blocked with leaves.

The rainwater goods to the property would appear to be a combination of cast-iron and plastic and all appeared in a poor condition.

On the front and rear elevations of the main Hall there are no rainwater outlets to discharge water from the ground and water is percolating over the edge of the plastic gutter to the front and lead lined stone gutter to the rear.



Photo, water percolating down from front gutter

Additionally, it would appear that the rear gutter also takes water from the rear and flat roof sections of the adjoining nursing home.

On the single-storey extension the outlet and hopper to the front elevation is corroding. This discharges into a plastic gutter which appears poor.

On the garage the gutter is plastic however the downspout could not be located due to vegetation growth which stops access along the rear of the garage.

3.05 **External Walls and Elevations**

3.05.1 **Foundations**

The main walls were inspected from ground level only and the foundations have not been exposed for examination. Therefore, conclusions have been drawn from the surface evidence available at the time of the inspection.

There was some evidence to suggest slight settlement of the internal spine wall which runs alongside the main staircase where it abuts the rear elevation.

3.05.2 **Walls General**

it was difficult to view the low-level sections of the walls due to the level of plant and weed growth around the building. This growth is being fuelled by the water flowing over the gutters.



Photo, overgrown at base of walls

The walls to the main building are constructed in local stone and the wall is possibly rubble filled. The walls the main building are 450 - 600 mm wide approximately. The external leaf consists of a coursed stone of different widths which is laid to water shot or Yorkshire tilt. This is where the stone is laid with a slightly forward tilt to shed water from the face of the construction. There are large quoin stone which are located at corners.

The stonework over windows is coursed stone which is supported on intermediate stone mullions.

There is evidence of repointing to all areas using a hard sand and cement material.



Photo, examples of sand and cement pointing

The general principle in relation to the use of mortar with porous historic building materials is that the mortar and render should act as a valve and aid the escape of residual moisture when the masonry structure gets wet. Hard cementitious mortars when used, serve to trap residual moisture within the masonry structure and accelerate frost damage and decay during the winter freeze and thaw cycles.

Over the last 100 years there has been a general misconception that the harder the mortar or render, the more waterproof it becomes and will prevent dampness entering walls. This concept has resulted in irreparable damage and loss of historic fabric to a great many listed buildings.

Over window and door openings the outer leaf of masonry above would appear to be supported off stone mullions, window components and lintels. There will also be a further timber lintels which supports the inside leaf of stone/brick and rubble infill. With this type of construction a cavity tray (an impervious tray which directs water which has entered the wall structure and rubble infill to the outside face) which would be required in modern construction will have not been fitted and is not unusual for water penetration to take place to the soffit and reveals of windows and door openings during prolonged periods of heavy rain and strong driving winds.

The following comments could be made:

Front Elevation Hall

There was widespread evidence of sand and cement pointing.

Sections of lead work had been inserted to beneath sill positions this would have been done as a measure to improve the water tightness of the wall beneath the window.



Photo, front elevation

It is evident that the original stone gutters were probably removed in conjunction with alterations to the adjoining building.

There is water cascading down the front elevation close to the boundary with the adjoining building.

There is some cracking evident to the stone mullions. The cracking is evident near the vertical joints of the mullions which is indicative of corrosion and expansion of ferrous metal pins. These would require careful removal and indent repairs or replacement of the stone sections .



Photo, cracking of stone mullions

Side gable elevation of Hall

There is widespread evidence of sand and cement repointing.

There is evidence of erosion to some sections of stone in particular at high level and in locations where purlins bear through into the thickness of the gable at high level.

There is evidence of erosion of the stone hood moulding to the second floor window.

Sections of lead work have been inserted to beneath sill positions, this would have been done as a measure to improve the water tightness of the wall beneath the window.

There is a significant outward bow within the gable this extends from the front and rear corners and is more significant at first floor level. The likely cause of this is due to the gable wall not being restrained by the floors, as the timber joists at first and second floor levels bear directly onto the front and rear elevations therefore providing no lateral restraint to the gable.



Photo, outward bow to gable

There is evidence of some outward movement at the kneeler positions to both the front and rear corners.



Photo, cracking and frost damage to front kneeler



Photo, cracking around rear kneeler

The ball finials to the centre pike and rear kneeler are missing. There is still evidence of a ferrous metal dowel noted to 1 of the remaining kneelers which indicates that the finials may have been lost due to cracking caused by corrosion of the dowel.

There is evidence of some twisting and movement to the stone copings which sit on the tops of the gable walls there was evidence of cracking to the mortar to the underside of copings.

At ground floor level there is evidence to suggest an original door opening which was directly beneath the window to the first floor has been moved towards the front elevation. The new stonework panel is slightly different and has been cement strap pointed, I am informed that this alteration was made around 1910 when the original building was split into dwellings.



Photo, original door opening

There would appear to be vertical crack within mortar joints which extends from the rear side of the second floor window down to the front side of the first floor window and directly into the centre of the newer door opening, this has caused cracking of the stone lintel above the door.

It would appear that the crack follows the least line of resistance. Some of the uniform coursed stone blocks are short in length and the distance between perpendicular joints is sometimes approximately 50 to 75 mm in places which provides a very limited bond between the stone courses. The cracks appear to have followed the lines where there is limited bond between coursing.

There is further frost damage to the ashlar faced stone surround at the base of the door opening.

There is some cracking evident to the stone window mullions. The cracking is evident near the vertical joints of the mullions which is indicative of corrosion and expansion of ferrous metal pins. These would require careful removal and indent repairs or replacement of the stone sections .

Rear Elevation of Hall

There is widespread evidence of sand and cement pointing. Some areas of stonework have been strap pointed.

It was difficult to view the lower sections of the wall due to the growth of weeds and other plants which is being fuelled by overflowing gutters at high level.



Photo, strap pointing and low level vegetation

There was an open joint evident between the intersection of the original elevation and the newer brick building which abuts this. This could indicate some settlement within the existing or new building and further investigation is required.

There was large buddleia growth around the stone hood mould above the high level window which has been fuelled by water flowing from the gutters.



Photo, plant growth rear elevation

There is some cracking evident to the stone window mullions. The cracking is evident near the vertical joints of the mullions which is indicative of corrosion and expansion of ferrous metal pins. These would require careful removal and indent repairs or replacement of the stone sections.



Photo, overflowing of gutters

There was stepped cracking and movement within the stonework to wall areas directly above the roof over the dining room. In this location a section of ground floor wall below has been removed and the wall above is now supported on timber beams. There is concern that timber decay within the beams is causing this movement and further investigation is required.



Photo, stepped cracking over roof



Photo, stepped cracking over dining room

Single Storey Extension

The walls to the kitchen extension would appear to be constructed in solid red clay brickwork between 230 and 400mm thick.

The walls would appear to have been constructed using a black ash mortar this is not uncommon in mining areas where black ash (a by-product from mining) was used to accelerate the cure of lime mortars. This however can be problematic as it is very acidic and will corrode metal ties and also encourage deterioration of internal plasterwork.

There is also evidence of sand and cement repointing.

There is limited evidence of a lintel over the large window to the kitchen and there is concern that this may be supported onto the timber window which is in a poor condition.



Photo, Large window over kitchen

The sill detail to this windows is brick on edge which has been mortar parged and water will soak into the horizontal surfaces.



Photo, cill detail

The left side window to the kitchen has a stone lintel which may be a piece of stone gutter salvaged from the front elevation.



Photo, window with salvaged stone lintel

There are some render parged sections of wall indicating that this wall may have been rendered at some time.

There is evidence of frost damaged brickwork and replacements are necessary.



Photo, frost damaged brickwork

At high level the wall is capped with a rough York stone copings. The bedding of these is very poor and has been done with a hard sand and cement mortar which is inflexible and over time will crack.

The walls to the workshop would appear to be constructed using a modern brick and render.



Photo, front wall of workshop

West elevation of dining room (rear left-hand side)

This is a small wall below a large timber window which has been constructed in old and new brickwork. The walls appear to have been repointed using sand and cement. The toothing-in between the old and new brickwork is poor.



Photo, old and new brickwork

East Elevation Extension (right hand side)



Photo, east elevation

At high level there is considerable frost damage to the roof parapet wall which extends over the roof to the workshop. This is constructed in original brickwork and is capped with a rough York stone coping. The mortar repointing would appear to be too hard for the porosity of the brick and is accelerating damage and decay.



Photo, Frost damage and poor brickwork to high level wall

The wall to the garage and low level wall of the workshop has been constructed with modern brick and render.

There is evidence of cracking to the render over the garage door this would require further investigation.



Photo, cracking over garage

The upper sections of the workshop above the windows have been formed using timber frame and vertical softwood match board cladding. The drip detail at the head of the windows poor and provides no water run-off. This has promoted decay within the timber sections.



Photo, timber decay to window and matchboard

Garage

North and West elevations

There was no access around the rear of the garage due to plant growth and thorns, observations indicated that these were brick and render.



Photo, blocked rear elevation



Photo, no access west elevation

3.06 **Damp Proof Course**

In properties of this age it is rare to find a damp proof course. Historic buildings rely on the principal of evaporation and lime based materials are generally employed to enable the ground floor walls to breathe, which will allow the escape of any residual moisture that rises from the ground.

Where cementitious internal renders are employed in conjunction with historic buildings, these will trap residual moisture in the walls and accelerate problems of dampness.

Sand and cement and other materials were noted to some of the internal wall locations.

At the time of the inspection there was no evidence of an original or injected damp proof course. It should be noted that this would be of no benefit within this external wall structure.

3.07 **Sub-Floor Ventilation**

There is evidence of suspended timber floors to several of the ground floor rooms in particular along the front elevation, however the basement only extends to rooms under the dining room and hall. Sub floor voids below these area which would require subfloor ventilation.

At the time of the inspection due to the amount of vegetation around the ground floor walls it was not possible to determine the presence of subfloor vents to low level walls.

Further investigation would be required.

3.08 **External Joinery and windows**

3.08.1 **Windows**

The windows to the original Hall building would have consisted of single glazed leaded lights which would have been installed directly into the grooves cut into the stone window components. Opening lights would have consisted of a metal sash windows with leaded lights which again would have been fitted directly into a groove within the stone window components.

There is evidence of original leaded windows still present however these were in a poor condition in particular the erosion of the lead comes. There is buckling evident over the surface of the windows and breakages to the individual leaded lights. Crude repairs have been undertaken using polythene and adhesive tape.

Some of the windows appear to have the original support bars however there is some corrosion evident to these where they are in contact with the original stone.

On all elevations some of the leaded lights have been removed and replaced with a very slender timber frame and single glazing.

In some locations it would appear that some of the stone mullions have been dressed back to allow the larger timber window section and timber sash to be installed.

On the front elevation broken glass was noted to 1st floor bedrooms and there was a complete window pane missing from the second floor window to the front elevation which has been temporarily blocked up.

On the rear elevation there have been later replacements using timber sliding sash and casement.

On the rear elevation there is concern regarding the timber sliding sash window to the first floor bathroom due to dry rot noted within the lining.

On the rear elevation there is concern regarding the timber casement window to the second floor due to dry rot.

The timber window sections to the newer single glazed timber window to the west wall of the dining room do not appear to provide water run-off and will be prone to decay. There is lichen moss evident on these windows which indicates sections are holding water.

There is some minor decay to the sliding sash window to the south wall of the kitchen, this will require repair.

There is decay to the head and sill of the hardwood windows to the workshop.

3.08.2 Doors

The doors would appear to be original timber

The main entrance door to the side elevation would appear to be oak with an obscure glazed storey light above. There is stuck on lead tape to the storey light which is coming away.

There is evidence of lichen moss at the base of the door. This requires decoration and repair.



Photo, stuck on lead tape and crack to lintel



Photo, Erosion of stone and lichen moss to main door

The rear door to the hall would appear to be contemporary to the building has been installed almost flush with the external surface of the elevation. This is a flag frame and has a crudely built brick panel beneath the window section. This is in a poor condition and requires maintenance and repair.



Photo, rear door

There was no door threshold and water will blow through the underside of the door in wet and windy conditions.

The door to the workshop is a standard plain panel door (door Blank) and appears in a poor condition.

No access was gained to the single garage door to the rear elevation.

The metal garage door appeared fair but was not tested.

3.08.3 **Fascias and Bargeboards**

On the front elevation of the main hall there is evidence of decay within the large timber fascia. The condition of this indicates that this was originally the main support for a cantilevered timber gutter which would have been lined with lead and may have been replaced due to decay.

There was timber decay to the fascia at the ridge and gables of the garage

There was timber decay to the barge boards to the gable of the workshop.

3.09 **External Decorations**

The external decoration to timber windows, doors and fascias were noted to be poor.

External woodwork should be redecorated regularly.

It is recommended that microporous paint systems are employed, which will allow the timber to breathe as some decays are normally a result of moisture being trapped within the timber by the paint system.

4.0 **INTERIOR CONSTRUCTION AND CONDITION**

4.01 **Ceilings**

In a house of this age cracked and damaged plaster is likely to be discovered at the time of redecoration and you should budget for some repairs/renewal works. Removal of wallpaper or coverings can often loosen plaster or reveal defects. Older lath and plaster type ceilings may need repair or replacement during your ownership of the property. Repairs to old ceilings can be difficult to undertake satisfactorily.

The ceilings generally appeared in a poor decorative condition for a house of this age. It is evident that the ceilings have been covered with lining paper and painted to most areas. In some rooms it is evident that there is cracking within the ceiling behind the lining paper.

The majority of the ceilings will be lath and plaster and it is possible there will be some areas of detached plaster behind the decorative lining.

It should be noted that it is not possible to repair lath and plaster ceilings with modern gypsum based materials and as there is differential shrinkage and a chemical reaction between the two materials. Lath and plaster ceilings can only be repaired by employing traditional materials and techniques and this method of repair is considerably more expensive.

For defects see room by room observations.

4.02 **Internal Walls and Partitions**

In a house of this age cracked and damaged plaster is likely to be discovered by removal of wallpaper or coverings.

The majority of the walls will be lime plaster and there will be some areas of detached plaster behind the decorative linings.

The internal walls are a combination of random stone overlaid with lime plaster to external walls and handmade clay brickwork to internal spine and party walls.

The observations have concluded that there is a lack of bond between the random stone walls and the masonry spine walls which has been contributory to the bowing and movement to the outer walls of the property.

For defects see room by room observations.

4.03 **Fireplaces, Flues and Chimney Breasts**

It is not possible to indicate the condition of the flues or the condition of flue liners if present. No assumption has been made as to the practicality of using the chimneys or flues and it is recommended that they are checked.

Some of the fireplaces to the chimney breasts appear to have been blocked up. In these locations it will be necessary to provide a vent to all allow some stack ventilation within the flue to prevent the build-up of condensation from ammonium salts.

Ammonium salts are derived from the long term burning of fossil fuels and they are hygroscopic (which means they can extract water from the air) and deliquescent which means that they can change state into a liquid, if enough moisture is extracted from the air.

It would appear that the stove in the study room is used.

In the kitchen the flue is being used to extract cooking air via a roof vent above. The weathering of the vent was noted to be poor.



Photo, weathering around cooker extract to roof

You must have the suitability of the chimney stacks and flues checked by a suitably qualified GAS SAFE or HETAS engineer

4.04 **Floors**

Whilst all reasonable care has been taken it is impossible to confirm whether dry rot, wet rot and woodworm could be present in those areas we were unable to inspect or where dampness or water penetration has been detected.

The floors the property are a combination of:

Solid floors which appears to be located to the utility room and extension areas to the rear right of the property.

Suspended timber overlaid with a screed which is located to the front section of the dining room above the cellar areas.

Suspended timber floors which are located to the front sections of the ground floor and first and second floors.

There was evidence of timber decay noted to several sections of exposed floor joists this was consistent with insect decay and was isolated to areas of sapwood.

Due to the condition of the building a full investigative timber survey is recommended which includes inspection of all timber which bears into the external stone walls.

For defects see room by room observations.

4.05 **Internal Joinery including Kitchen Fittings**

Whilst all reasonable care has been taken it is impossible to confirm whether dry rot, wet rot and woodworm is present in those areas inaccessible for inspection or where dampness or water penetration has been detected.

The condition of the kitchen units was poor.

There was wet rot and weevil evident in the base of the door casing between the dining room and kitchen.

Staircase would appear to be original and appeared in a fair condition considering its age however further support works are required to the exposed sections of the first flight of stairs and half landing where insect decay is evident.

4.06 **Internal Decorations**

With paint it should be remembered up to around 1992 lead could be used within paint and prior to this most textured paints/plasters and artex contained an element of asbestos up to around 1984. So, care should be taken if paintwork looks old and dated.

The removal of existing decorative finishes to ceilings and walls may cause damage to the underlying plasterwork necessitating repairs and making good prior to redecoration.

In a property of this type where the walls are designed to breathe with the assistance of lime mortars it is considered impractical to overlay the internal wall surfaces with impermeable layers of paint and paper as this traps residual moisture in the walls which will accelerate damp, frost damage and decay.

It is recommended that if removal of existing decor is undertaken, future decoration works should employ breathable materials.

At the time of the inspection the decoration to the whole property was poor.

4.07 **Cellar and Basement**

Access to the cellar was gained via a timber door and stone steps located to the right side of the existing stairs.

On the left hand wall under the stairs, there is evidence of settlement to the brickwork. This could be contributory to movement to the door casing to the lounge.



Photo, cracking to brickwork further investigation required

There is evidence of some insect decay to the stair support timbers and further analysis and investigation is required.



Photo, decay to stair timbers

There is decay to the bearer of the half landing which abuts the rear elevation wall.



Photo, half landing investigation and repair

Along the rear elevation there is deterioration and cracking to plasterwork below and around the low-level window.

In the basement area the walls would appear to be there brick and stonework overlaid with lime wash.

The ceiling above consists of timber joists and boards. I am informed that there is a screed over the tops of the boards.

There is concern regarding the bearing ends of timbers which are in contact with walls.



Photo, part view of cellar

Timber props have been used to provide extra support to the floors. The bases of the props are in contact with the cold damp floor and will be prone to timber decay.



Photo, timber props supporting floors

There is concern regarding the condition of timber lintels which support masonry walls above the openings between the two areas of cellar.

The ground floor would appear to York stone flags overlaid with debris.

The delivery chute located to the right hand wall appears to be blocked up.

There is electrical wiring and other services which require clipping to the floor joists.

4.08 **Dampness**

In solid wall constructions it is not uncommon to find some dampness around window reveals close to the outer leaf and to walls after periods of heavy rain and driving wind.

Please note that damp staining can suddenly appear following periods of wet weather and might not be visible at the time of the inspection, depending on the weather conditions, or might be concealed by wall coverings, wallpaper, stored items or furniture.

Sometimes condensation might not be present or visible at the time of the inspection but may occur due to seasonal weather variations or creation of water vapour from cooking, running baths or using showers etc.

Due to the extent of water ingress the building it was difficult to indicate the presence of rising damp to any of the ground floor walls as the levels of water ingress from defective roofs and gutters would overwhelm this.

4.09 **Timber Decay and Infestation**

A representative sample of exposed timber was examined and whilst all reasonable care was taken, the possibility of concealed defects cannot be entirely ruled out.

There is concern regarding the timbers which enter the porous solid walls, such as the ends of rafter feet, purlin ends and floor joists in particular to locations where gutters are overflowing.

These will require drill testing as in some situations decay can be evident within the wall and this may develop quickly should the heating system or environment within the building change.

It is therefore recommended that a suitably qualified timber specialist is employed to undertake a more detailed investigation.

There was evidence of emergence holes of the common furniture beetle (woodworm). These beetles generally attack the sapwood of the timber. The sapwood of timber is the non-structural sections which are around the edges. If treatments have been carried out in the past the holes do not go away and therefore before any work is recommended, it would be prudent to wait until the flight season between June and August to confirm activity

Due to the amount of water ingress there was evidence of timber decay in particular some dry rot to the rear elevation. Other dry rot is suspected on front elevation

4.10 **Thermal Insulation**

There is a limited amount of mineral wool within the roof voids at second floor level. This is approximately 75 to 100 mm thick.

It should be noted that the current building regulations minimum requirement for loft spaces is 325 mm.

The main area of heat loss will be through the ceilings of the attic rooms and roof to extension . In sloping ceiling locations where the lath and plaster is fixed directly to the rafters it would be difficult to fix insulation without damaging lath and plaster.

In these locations if thermal improvement is required negotiations would be required with the local Authority Conservation Officer.

The walls are believed to be un-insulated solid and will therefore be below the standard of insulation of modern insulated cavity walls and heat loss will be high.

4.11 **Room by Room Observations**

Due to the complexity of the building and the number of rooms, observations regarding defects noted, have been provided on a room by room basis.

Ground Floor

4.11.1 **Study**

(located to the front right corner of the ground floor)



Photo, study

Observations were restricted by stored items.

The walls would appear to be a combination of lath and plaster to external elevations and hard plaster to internal walls.

There was some damage to lath and plaster and external walls.

There was deterioration of the plaster window reveal on the front elevation.

Beneath the window there is a moulded timber panel there is cracking evidence of this, and it is likely that there will be some decay on the back of this.

There are two down stand ceiling beams at one third of locations which run from side to side. The panels in between this are overlaid with heavy decoration.

There is some deflection and cracking noted to the plaster mouldings around the sections of ceiling.

The floors are of a suspended timber construction, the joists appear to run from front to rear. There is a section of repaired floorboards around the fireplace. The boards were noted to be smaller in width.

Inside faces of the stone mullion windows have been painted. There is evidence of cracking and deterioration of the paint to the stone. This should be removed to allow evaporation of moisture.

4.11.2 Lounge

(located to the front left corner of the ground floor)



Photo, lounge with leaks to front corner

Observations were restricted by stored items.

The walls would appear to be a hard plastered overlaid with heavy paper and other decoration.

There is evidence of plaster repairs using materials which are not compatible with old buildings. There is a large area of water ingress to the front left corner which is due to the overflowing of external gutters.

This has caused extensive damage and added plaster to this area.

There are two down stand ceiling beams at one third locations. The ceilings above this is lath and plaster overlaid with heavy decoration.

At the front left hand corner, the ceiling and cornice is in a poor condition due to leaks from overflowing gutters.

The floors are of a suspended timber construction, the joists appear to run from front to rear. In the front left hand corner due to leaks there is evidence of plants growing on the surface of the floorboards and urgent repairs and investigation is required.



Photo, plant growing on floor front left corner

The inside face of the stone mullion windows had been painted. There is evidence of cracking and deterioration of the paint to the stone. This should be removed to allow evaporation of moisture.

There is concern regarding the condition of the timber window board to the window in particular to the backside which is in contact with the stone walls.

There is concern regarding the conditions of the timber skirting boards to the front left hand corner which are saturated due to leaking gutters.

4.11.3 **Utility Room**

(located to rear left corner)

Observations were restricted by stored items.

Walls would appear to be hard plaster and masonry. There is evidence of low-level deterioration plaster along the right-hand wall where repairs have been undertaken.



Photo, deterioration of wall plaster right wall

There is further staining of plaster work along the rear wall indicating water ingress.

Within this room area there is an enclosed staircase which cannot be accessed which is located along the left-hand wall.

Due to leaks along the rear elevation there is concern regarding the condition of the timber lintel which may be present over the opening to the rear doorway.

There are two down stand timber ceiling beams. The ceiling panels either side of these are plasterboard and there is evidence of staining due to water leaks as this is directly below the bathroom.



Photo, leaks to ceilings

The floors are of a solid concrete construction which are overlaid with vinyl tiles. There is evidence of cracking to the concrete floor.

The cracking is indicative of the joints between York stone flags. York stone flags are likely to be the original materials for the floors to kitchen and domestic areas for a building of this age. Further investigation is required.



Photo, cracking to floors

4.11.4 Entrance Hall

(Located centrally adjacent the main doorway to the right side elevation)

Observations were restricted by stored items.

The walls would appear to be hard plastered on masonry overlaid with heavy decoration. When looking from the stairs there is some deflection within the door head to the door of the lounge. This indicates possible settlement to this wall which is likely to be historic.



Photo, door casing head out of plumb

There is a decorative ceiling panel at the base of the stairs which shows a deep plaster cornice and mouldings.



Photo, decorative ceiling panel

The area of ceiling by the entrance door is flat overlaid with a heavy wallpaper and decoration.

The floors are of a suspended timber construction the joists appear to run from front to rear.

4.11.5 Dining Room

(located to the rear right corner of the original building and extends into the single storey extension)



Photo, dining room

Observations were restricted by stored items.

The walls would appear to be hard plastered and painted, there is staining and deterioration evident to several walls most prominently to the left-hand wall at the intersection with the original rear elevation where there is evidence of cracking. This is in the location where the original rear elevation wall has been removed and is now supported on two timber beams.



Photo, cracking under beams

There is concern regarding the condition of the timber beams as these appear to be affected by decay. Along the right-hand bearing and there is an additional angular strut which would appear to be timber which has been fixed into the beam to provide extra support.



Photo, decay to beams supporting external wall



Photo, cracking and brace to other side of beam

There are two timber down stand beams to the section of the dining room within the original building. The ceilings in between the sections would appear to be lath and plaster overlaid with heavy paper and decoration, sections of the paper is falling away.

The floor to this area would appear to be a combination of a solid floor to the extension and then a suspended timber floor overlaid with a screed to the original building which is directly above the cellar.

I am informed by the owner that the timber boards were laid over the top of the screed to provide a similar appearance to other areas of the ground floor. Due to the amount of moisture present within the cellar, there is concern regarding the bearing ends to some of the joists supporting the floor.

I am informed that the fireplace to the rear wall of the dining room is not the original one.

4.11.6 **Kitchen** (located to the single-storey extension)



Photo, kitchen

Observations were restricted by stored items.

The walls would appear to be hard plaster and painted, there is staining, and deterioration noted to several areas of wall in particular along the front elevation beneath the flat roof section and around the cooker along the rear wall. Some of the plaster would appear to be lightweight plaster and therefore is not compatible with walls to older buildings. It was noted that in some areas of wall plaster touch the solid floors this will encourage moisture from around the margins of the solid floor into the low-level wall plaster.



Photo, plaster down to ground level

There is evidence of decay to the timber window board of the front right hand window.



Photo, decay to window board

The ceilings are plasterboard, and this is fixed directly to the underside of the pitched and flat roof rafters. There are several down stand timber beams to provide support to these timbers. There is concern that some of the ends of these timbers where they enter the front elevation are affected by decay.

Timber repairs have been carried out using metal plates. One of the timber beams which bears onto an area above the left on kitchen window appears to be tenoned onto a steel beam. The beam would appear to have split longitudinally with the tenon.

In the front left hand section of the kitchen a section of plasterboard has collapsed due to roof leaks. Within this location there is timber decay noted to rafters and some un workman like repairs have been undertaken.

There is staining evident to the ceiling indicating roof leaks from all areas.

Monafoil roofing felt has been used to the exposed sloping sections of the roof. This is a vapour impermeable under slaters felt and will encourage condensation to the underside and is likely to promote decay to the timbers in contact with the membrane. In historic buildings breathable air permeable felt should always be employed.



Photo, collapsed ceiling in kitchen under east section



Photo, collapsed ceiling under flat roof section

The condition of the roof structure over the Kitchen is such that wholesale replacement would be required.

The floors would appear to be of a solid construction and are overlaid with a decorative tile. It is possible that some of the original areas may be York stone and further investigation is required.

There was evidence of wood boring weevil to the door casing of the door with the dining room. It should be noted that wood boring weevil will only attack timber in conjunction with a high moisture content which indicates that there could be trapped moisture within the tiles.



Photo, weevil to door casing

4.11.7 **Workshop**
(located to right side of kitchen)

Observations were restricted by stored items.



Photo, workshop

The walls to the workshop would appear to be hard plastered and painted. There is evidence of water ingress and cracking to plasterwork to rear wall at high level due to leaks from the roof.

There is concern regarding the condition of the timber lintel over the window with the kitchen.

There is some slight stepped cracking to brickwork over the door frame with the kitchen.

The ceiling /roof above would appear to be Perspex roof sheeting which is fixed directly to timber purlins. This was noted to be leaking in particular at roof abutments and had been temporarily repaired using flash band.



Photo, leaks from ceiling

The floor is of a solid concrete construction. There is cracking and deterioration evident to some locations.



Photo, damage to concrete floor

There is a metal multifuel stove. There is damage and corrosion to this, and the flue appears to be broken.

4.11.8 **Garage**

(located to rear of workshop)



Photo, garage

Observations were restricted due to stored items.

The walls would appear to be bare concrete block work.

Floor would appear to be of a concrete construction.

The ceiling is an open ceiling with pitched timber rafters overlaid with a bitumen impregnated felt, there was evidence of leaks around the eaves and further investigation is required to determine the presence of decay to timbers.

4.11.9 Stairs

There is a decorative plaster panel to the underside of the third and fourth stair flights which can be viewed from the half landing, this panel appears older than the panel to the ground floor ceiling below.



Photo, plaster decoration

There is a large stone mullioned window which extends the height of the staircase on the rear elevation. The stone window components have been painted. This will restrict evaporation of moisture and will encourage deterioration.



Photo, mullioned window poor condition

First floor

4.11.10 First floor landing

The walls would appear to be hard plaster overlaid with heavy decoration there is a decorative plaster arch above the doorways to both front bedrooms this combines with the deep cornice to the landing ceilings. This ceiling and arched detail would appear to be part of the original construction.



Photo, decorative plaster arch

4.11.11 Front right bedroom

Observations were restricted by stored items.



Photo, front right room

The walls would appear to be hard plastered and decorated.

There would appear to be two chimney breasts one on the right hand wall and one on the rear wall. I am informed that the one on the left hides the flue pipe from the multifuel stove within the study below.

The radiator to the front wall under the window appears to have fallen away.

The front wall appears to have bowed outwards slightly away from the edges of the floorboards and a gap has been created. This requires further investigation.



Photo, radiator fallen off wall, gap between floor and skirting

The floors are of a suspended timber construction there is evidence of woodworm and other insect decay to exposed sections. Some patch repairs appear to have been carried out using thin plywood pieces.

4.11.12 Front left bedroom

Observations were restricted by stored items.

The walls would appear to be hard plastered and decorated. There is water ingress and plaster deterioration along the front wall and within the front left hand corner.



Photo, front left bedroom, ingress to front left corner

There is evidence of lightweight plaster replacement to some sections.

There is some visual deterioration to the stone mullions, this will be due to the level of water ingress in this location. Sections of the stone mullions have been dressed to open up the grooves to facilitate the introduction of timber windows.

The condition of the timber sashes is poor.



Photo, timber sashes

The floor is of a suspended timber construction, the joists appear to run from side to side. There is concern regarding the condition of the timber joists to the front left corner and further investigation is required.

There is concern regarding the condition of the timber skirting boards to the front left corner and further investigation is required.



Photo, dampness to floors

4.11.13 Bathroom

(located to rear left)



Photo, bathroom

The walls would appear to be hard plastered however there is a lightweight wall to the left-hand side which hides the staircase to the second floor. This has been part removed to facilitate the introduction of a shower to the rear left corner.

There is dry rot evident to the architrave and timber linings to the window on the rear elevation high level. The cause of this dry rot is overflowing stone gutters on the rear elevation.

There is concern that this dry rot may have spread into window, window board, lintel, skirting and joists at floor level and further investigation is required.



Photo, dry rot to window linings

Within the shower area there were tiles missing due to water ingress. There is concern regarding the sections of hidden staircase beneath this area which were not accessible from the ground floor.



Photo, missing tiles to shower



Photo, hidden staircase

The ceilings would appear to be lath and plaster overlaid with heavy decoration.

4.11.14 **Rear right bedroom**

There is cracking evident within plasterwork on the rear elevation wall which is consistent with cracking within the external stonework. The cause of this is likely to be movement or deflection within the timber beams which support this wall above the opening below.



Photo, cracking to rear elevation wall

The stone mullion windows to the right hand elevation have been painted and this will trap residual moisture within the stone.

The ceiling would appear to be lath and plaster and is papered and painted.

The floor would appear to be of a suspended timber construction overlaid with softwood boards, the joists run from front to rear.

Second Floor

4.11.15 Stairs to 2nd floor

The walls would appear to be hard plaster overlaid with heavy decoration. There is evidence of water ingress around the head of the window to rear elevation. The stone mullions have been painted and this will trap residual moisture within the stone.



Photo, ingress around top of window

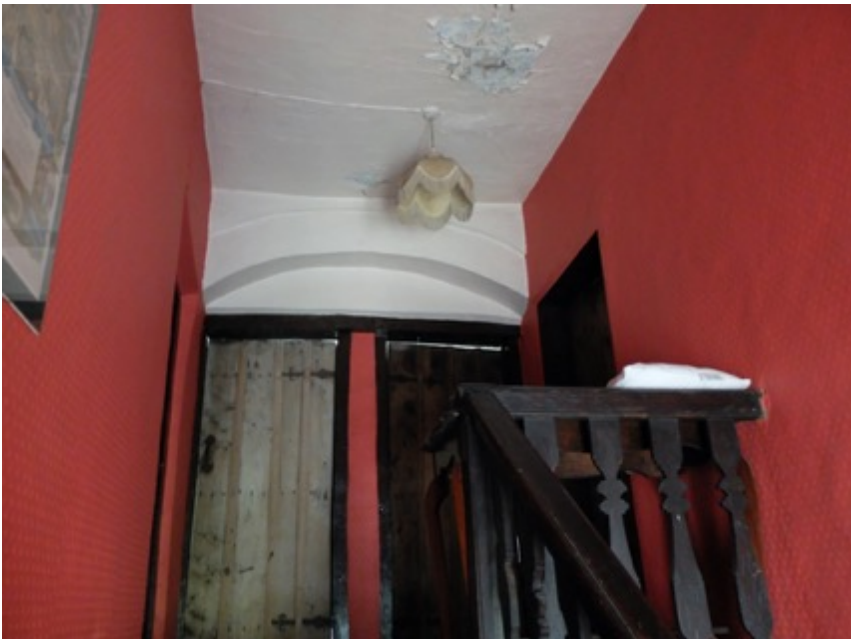
The sloping ceiling to the second floor landing above the stairs would appear to be lath and plaster. There is evidence of cracking indicating past deterioration. There are two exposed oak purlins between the lath and plaster. These are jointed over the staircase.



Photo, ceiling over stairs

There is damage to plasterwork within the ceiling which is indicative of roof leaks.

At the landing there is a plastered brick arch which spans over the top of both doors to the front attic rooms.



Photo, plaster arch at landing

4.11.16 Bedroom to front right

The walls would appear to be plastered with original lime plaster and overlaid with lime wash paint. There is some white staining along the right hand gable wall and the chimney breast. These salts to the chimney breast could be ammonium salts.



Photo, front right room

At the chimney breast to the right hand wall there is a timber structure with masonry above which is believed to be where the flue from the fireplace transfers into the chimney stacks located at the centre of the roof.



Photo, beam supporting flue and leaks around chimney

There is cracking on the rear wall where it abuts the stone mullion window.



Photo, mullion window

There is some cracking to plasterwork on the front wall and front chimney recess this could be due to the weight of the roof pushing the front wall and requires further investigation. This was noticeable externally to the kneeler at the front gable.

The ceiling would appear to be lath and plaster, the sloping ceiling sections are fixed directly to the underside to the rafters.

There are two oak purlins is on show the lower purling is braced back to the wall.

There is some staining and deterioration of paper decoration to the front right corner and above the chimney breast.

There is some evidence of woodworm attack to the sapwood of the purlins.

There is some cracking noted to the centre stone mullion of the window to the right-hand elevation. Further investigation is required.

The floor is of a suspended timber construction with softwood boards. The joists would appear to run from front to rear therefore not providing any lateral support to the gable which has bowed.

4.11.16 Bedroom to front left

The walls would appear to be plastered and heavily papered and decorated however much of the paper is hollow and is falling away.



Photo, front left room

There is evidence of dampness along the front wall adjacent the gutter in particular to the front left hand corner.

There is further damp staining and added plaster along the left-hand gable wall.

The sloping section of ceiling would appear to be lath and plaster.

There is a large hole in lath and plaster where there has been damage from a stone slate this currently has a large plastic tank and bucket below this to catch falling rainwater.

There is a further large hole along the left-hand gable and there is a plastic bowl on top of the wardrobe to catch water from this.



Photo, leaks to ceiling

The floors are of a suspended timber construction with softwood boards. The joists run from front to rear.

The centre pane of glass to the front window is missing and has been blocked up.

4.11.17 Rear left room

Observations were restricted due to stored items.



Photo, rear left room

Within this room there is a trap within the sloping ceiling which provides access onto the roof. The door to this was not secure and could blow off during inclement weather.

The walls would appear to be hard plastered.

There is a considerable amount of added plaster along the rear elevation walls, around the window and at the base of the stairs.

There is evidence of dry rot within these areas which has affected the timber window, linings and lintel over the window.



Photo, dry rot in window

It is evident that sections of the original random stone walls have been replaced with brick. It may be that this was done around 1910 when the buildings were split up and a larger window was made smaller due to the abutment of a new building on the rear.

There is evidence of cracking and movement at locations where the central spine wall bears into the rear elevation wall which indicates a lack of bond as previously noted.



Photo, cracking where spine wall meets with rear external wall

There is a vertical crack within the left-hand wall at the top of the stairs what needs further investigation it may be that this was an old doorway into the now closed off building.

The ceilings would appear to be lath and plaster there is considerable staining around the access trap onto the roof. It was noted that there was decay within the up stand to the trap of the roof.

4.11.18 **Rear right room**

Observations were restricted due to stored items

The walls would appear to be hard plastered there is evidence of cracking to the rear wall which is indicative of movement and further investigation is required.



Photo, roof and rear wall abutment

There is damp staining to plasterwork along the right-hand wall.

In general, all plaster was noted to be in a poor condition.

The window to the right-hand wall has been blocked of using mineral wool.



Photo, poor condition of room and blocked window

The sloping section of ceiling closest to the rear elevation up to the first purlin would appear to be lath and plaster.

The flat section of ceiling would appear to be replacement plaster board however is bowing due to water ingress.

The floor is of a suspended timber construction. The floorboards are softwood, several of these have been lifted and not replaced after repairs.



Photo, lifted floorboards

It would appear that the hot water cylinder is located within this room. Although the pipework is accessible there is no lagging to any of the pipework which will make this prone to problems during the winter months.



Photo, hot water cylinder

5.0 **SERVICES**

Comments regarding the services are not required as part of this report. General observations have been included.

5.01 **Gas**

The property is supplied by mains gas, the gas meter is located within the kitchen.

All gas installation work should now be carried out by a Gas Safe registered specialist and be issued a certificate upon completion. You should request sight of such certificates for any works or servicing carried out in recent years and arrange for further tests before purchase as appropriate. The condition, performance/efficiency and safety of all gas appliances can only be verified by professional testing.

Carbon monoxide gas, which is odourless, can be given off by poorly ventilated appliances. A carbon monoxide alarm should be installed.

5.02 **Electricity**

The mains electricity board is located in the dining room on the rear wall.

Guidance from the Institute of Electrical Engineers recommends electrical systems should be tested by a qualified electrician at least every ten years. If it has not been tested in the last year with documentation to prove this, it is recommend the system is checked before purchase to ensure it meets with current IEE regulations.

Building Regulations dictate as from January 2005 certain electrical installation work is required to be carried out and certified by an approved contractor and is notifiable to the relevant Local Authority.

5.03 **Cold Water**

I am informed that the water enters the property down the front drive and there is a stop tap inside the building.

5.04 **Hot Water**

Hot water would appear to be provided by a cylinder heater located within the left-hand bathroom at first-floor level.

5.05 **Space Heating**

A gas central heating system is installed. This is a wet system with radiators to rooms.

The system is powered by a gas boiler located in the kitchen . There is a balanced flue on the front wall of the kitchen.

If the heating system has not been tested by a qualified heating engineer in the last year, we recommend it be checked to ensure it meets with current regulations. It should be serviced annually thereafter.

5.06 **Sanitary Fittings**

The sanitary fixings appeared aged. These were not tested at the time of inspection.

There did not appear to be any extract fans within the bathrooms, and this is promoting mould growth in particular above the shower area.

5.07 **Drainage**

I am informed foul drainage travel into the adjoining nursing home property and then into the mains sewers.

I am informed the surface water drains around the building are connected to the mains drainage. It may be that the system is dual and connects to the main via the adjoining property.

5.08 **Fire Security**

It is recommended that you test or install new smoke alarms to provide protection in case of fire.

5.09 **Security**

There was security camera noted to several rooms . It could not be determined whether this CCTV system was in operation.

6.0 **THE SITE**

6.01 **Outbuildings**

There are no outbuildings to the site

6.02 **The Site and Local Factors**

There are maintenance and repairing responsibilities in respect of boundaries, wall and fences and these should be established before any works are carried out to them.

There are various mature trees around the property. These are within the zone of influence particularly of the drainage system and whilst there was no evidence of tree root damage noted to the structure of the main property no assurance can be given that damage will not occur in the future.

The boundaries to the property consist of original sandstone walls, concrete post and timber panel fencing .

The original sandstone boundary wall to the front elevation appears in a fair condition. In the past cementitious pointing repairs have been carried out which will have accelerated decay and erosion within the soft sandstone. There are some minor undulations within the wall, which will require future attention.



Photo, stone wall at entrance

At the entrance several of the timber fence panels were missing



Photo, boundary at entrance

Along the east elevation I am informed the original stone wall was taken down by the local authority. The stone is still present within the garden and can be used for repairs



Photo, buried walling stone

7.0 Repair Statement

This section proposes the methodology of how the various elements within the building are to be repaired and further details should be provided once further investigation works have been undertaken.

7.01 Restraint of structure and further investigation

Allow to provide scaffolding around structure to enable support of walls as required to enable the roof structure to be carefully dismantled.

Scaffolding is required to provide support to the walls as it is likely that the weight of the roof is providing some head restraint to the walls. Due to the condition of the walls is likely that these walls could collapse once this head restraint has been moved. An exercise is required to determine the best method to carefully remove the slates and stone without causing damage to the original walls and masonry structure.

Once the stone slate covering has been removed it will be beneficial if the building could be temporarily made watertight this is to allow some drying to take place during the repairs works.

During this exercise it will be necessary to remove all debris and stored items from the building and provide support to the underside of existing second floor structures to allow removal of debris from the ceilings.

This should allow further and more detailed inspection of the roof structure and first and second floor timbers floor and to enable an assessment of the original timber structure which can be incorporated into the new conversion.

7.02 Roof and valleys

Carefully remove and set aside for stone slates and slates on to the support scaffold, this will have to be designed with loading platforms to support the weight of the stone and allow it to be sorted by size and gauge.

7.02.1 Stone Roofs

Allow to install Daltex roof shield membrane

Allow to overlay with new treated 25 x 75 mm battens

Allow to re fix stone slates using stainless or copper pegs. These are specifically manufactured for stone slates however new holes may be required if the original holes have worn or widened.

Allow to lay the stone slates approximately 75 mm past the face of the gable walls (overlooking flat roof) . Allow to form verges in lime mortar.

At abutments allow to install code 5 lead soakers

All parging for flashings to be done with grit sand (well graded) using traditional hydraulic lime mortar. Mortar mix NHL 5, Sand. Mix ratio 1:2

All verges and ridges are to be repointed and bedded using traditional hydraulic lime mortar. Mortar mix NHL 5, Sand. Mix ratio 1:2

7.02.2 Slate Roofs (Extension)

Allow to install Daltex roof shield membrane

Allow to overlay with new treated 25 x 50 mm battens

Allow to refix blue slate with copper clout nails.

Include for lead step and cover flashings at abutment to in accordance with Lead Sheet Association codes of practice .

Include for a quantity of reclaimed slate to match existing. This should be the same gauge (thickness) as the existing slate and from the same geographical location.

7.02.3 Gutters

Allow to dress new lead in stone and timber gutters using code 7 lead joints with T Pren joints at 2500mm centres.

Allow to construct new timber cantilevered gutter on front elevation . design to be agreed with LA conservation officer

Allow to form overflow chute in gutters on both front and rear to indicate when gutter is blocked and requires cleaning.

7.02.4 Flat Roof

The existing flat lead roof to the central section will be replaced as existing with minor changes to incorporate a 50mm ventilation space under the lead to prevent lead sheet corrosion in accordance with British Standards 5250 and 6229.

All the existing weathering work around the cooker hood vent is to be replaced in new lead.

All lead work will be undertaken in accordance with Lead Sheet Association code of practice.

7.02.5 Access for maintenance

Allow to introduce new access trap with tern coated stainless steel lid (used instead of lead because of weight)

Allow to introduce methods of providing safe access for periodic maintenance and removal of leaves from the roof and parapet gutter sections around the building to comply with the CDM regulations. A man safe anchor system could be provided to the inside the reveal of the roof trap.

7.02.6 Garage

Allow to replace defective felt eaves and verge timbers to garage and introduce eaves capping and mono pitched ridges.

7.02.7 Workshop

Allow to replace roof with new to match existing, structure designed in accordance with Building Regulations and correctly flashed in with leadwork

7.03 Timber Roof Structure

An investigative survey will be undertaken which will include the drill testing and careful investigation of all bearing ends of historic timbers which enter or abut the potentially damp masonry walls.

After the condition of the historic timbers has been established a schedule of repairs will be submitted which will embrace traditional carpentry methods using materials to match existing.

Install restraint straps to provide lateral restraint to gables at first and second floors and roof. The restraint straps will be installed using stainless steel resin fixings into the masonry.

Existing wall plates are to be fixed down to the masonry wall head using bat straps.

Any areas of fresh insect attack will be treated using the target method only. Target methods differ from blanket treatments as only the areas affected, are treated.

7.04 Rainwater goods

Allow to carefully remove the existing rainwater goods and replace with new cast iron.

Allow to form new outlet and rainwater pipe and gully into mains drain on front elevation and rear elevation.

7.05 Masonry walls

7.05.1 External

Allow for rebuilding defective areas of walls as required on a like-for-like basis incorporating the use of bed joint reinforcement in locations where new connects with existing.

Further bed joints reinforcement is required in locations where coursed stone meets with the stone quoins at the corners and internal and external walls

Allow to remove ivy and plant growth.

Allow to DOFF clean all masonry.

Allow to cut out existing sand and cement pointing to all walls and repoint with a hydraulic lime mortar.

Include for the light dressing of some stone sections.

Allow to replace frost damaged bricks in salvaged brickwork to match.

Allow to drill test and replace as required all internal lintels above windows and doors.

Allow to investigate with structural engineer movement of wall above dining room, and replace / repair beams as required , secure masonry above.

7.05.2 Stone Copings and kneelers

Allow to carefully remove and re-bed copings to both high level roof and extension using lime mortar

Allow to employ new stainless steel cramps at joint locations to prevent slippage downslope.

Allow to take off and re-bed kneelers incorporating stainless steel restraint bar within masonry to prevent movement in service.

7.05.3 Iron dowels and repairs to stone windows

Using metal detection equipment allow to determine the presence of iron cramps. It may be necessary to deconstruct some areas to determine the presence of these.

Allow to agree the extent of any indents before cutting out as some cutting out to slender sections could affect the structural integrity of the stone which may lead to further structural problems. In some components complete renewal may be the only practical solution.

Allow to carefully cut out as required any iron cramps or dowels present within the buildup of the window structure.

Allow to replace with new stainless steel.

Allow to rebuild or indent as required.

Mortar for rebuilding to be : 1:2.5 NHL 3.5: well graded sand

Samples of new sandstone for repair and replacement to be provided for agreement with the Conservation Officer.

7.05.4 Repairs to stone heads of external doors

Allow to inspect with structural engineer.

Allow to carefully rake out joint between head of stone and brick above and insert stainless steel helical bar bedded in epoxy resin and re-point using a lime mortar.

The extent of this repair is subject to consultation on site with the structural engineer.

7.05.5 Internal Walls

Allow to investigate movement to spine wall under stairs and undertake works as required by Structural Engineer.

7.06 Chimney stacks, flashings and flues

Works required to all 4no chimneys

Allow to carefully remove cement flashing.

Allow to carefully remove pots and set to one side for reinstatement.

Replace missing pots with reclaimed to match.

Allow to cut out and replace frost damaged brick with salvaged bricks to match.

Allow to carefully take down and rebuild any sulphate effected upper sections of brickwork.

Allow to Doff clean brickwork (superheated hot water)

Allow to lightly dress any friable stone surfaces

Allow to carefully cut out mortar and repoint using a new lime mortar

Allow replace chimney lead work in accordance with Lead Sheet Association code of practice.

7.07 Repairs to leaded windows

All leaded glass windows are to be removed from site, repaired and reinstated using came sizes, types of materials and profiles which match the existing exactly.

New saddle bars are to be bronze and are to match the sections of those which have been removed. Saddle bars are to be oxidised and finished with beeswax.

Allow for saddle bars to be min 9 mm.

New tie wires are to be 16 gauge copper. All wires are to be touched up with Matt black paint prior to completion. All unsightly ends are to be removed so that the ties do not interfere with the visual appearance of the glass.

Any cracked or broken glass shall be replaced with new glass which matches the original subject to availability.

Replacement glass shall match the existing as best as possible subject to what is available.

The glazing compound will be dark grey colour glaze by Hodgson's sealants.

7.08 Repair of timber windows

Allow to carefully remove and replace on a like-for-like basis including repair and reinstatement of the single glazed leaded lights.

New metal window types may have to be proposed to replace poor timber sashes for agreement with the Conservation Officer.

Allow to replace lead weatherings to cills with new leadwork with welted joints.

New lead cill to sliding sash window to kitchen.

7.09 Doors

The existing front door to be carefully repaired as required using traditional carpentry methods and materials on a like for like basis.

On the rear elevation the door a new timber door is to be manufactured to a more traditional design to be agreed with the Conservation Officer.

7.10 Subfloor ventilation

Allow to access and clean out all subfloor ventilation ducts if present to ensure that the subfloor area is fully ventilated. Allow to introduce new with cast iron grill vents if not present to provide ventilation to suspended timber voids. Design of grill to be agreed with Conservation Officer.

7.11 Exterior decorations

Allow to carefully remove all loose and flaking paint from timber items.

Allow to replace using a microporous paint system.

7.12 Internal wall linings

Works to all walls

Allow to remove any addled plaster, hard cementitious render, modern plaster from the internal wall surfaces to allow the walls to breathe.

On external solid wall surfaces it may be necessary to allow walls to sufficiently dry out before the application of new lime plaster to match existing.

Allow to repair existing with new lime plaster to match.

This methodology should be designed in conjunction with the LA Conservation officer and further discussions are required.

7.13 Internal and external openings

Allow to investigate all internal and external openings as these are likely to be spanned with historic timber. These should be carefully drill tested and treated accordingly.

7.14 Ceilings

Allow to remove paper and decoration to allow inspection.

Allow to removed defective and detached.

Allow to carefully remove all plasterboard and expanded metal ceilings and replace using new plasterboard.

Allow to reinstate any defective cornice as required on a like-for-like basis.

Allow to reinstate any lath and plaster ceilings as required on a like-for-like basis.

7.15 Staircases

Allow to protect Newel posts and balustrades and allow to repair and a like-for-like basis. Allow to investigate treat and repair staircase support timbers and half landing.

7.16 Internal joinery

All rot effected skirtings and architraves will be replaced using treated timber. All mouldings will be replaced to match existing.

Oak doors to be protected and reinstated.

7.10 Floors

7.10.01 Solid floors

Allow to carefully investigate solid floor constructions

It may be possible to reinstate some of the salvaged York Stone to the floors in various locations if possible. This methodology should be designed in conjunction with the LA Conservation officer and further discussions are required.

7.10.02 Timber floors

Allow to carefully inspect and repair on a like-for-like basis.

Allow to tie the floors into the external walls using bat straps in accordance with Building Regulations and to provide some lateral restraint to the external walls.

Allow to undertake target insecticidal treatments to any areas of any active infestation.

7.11 Timber Treatment

Allow to undertake full timber and dry rot survey.

Include for investigation of all joist ends in contact with masonry and all internal timber lintels

Allow to repair defective timber using treated timber on a like for like basis

Allow to undertake treatments to prevent further dry rot growth

8.0 LIMITATIONS

Limited Access

- 8.01 You are reminded that access was limited during the inspection and it is not possible to confirm that unseen areas are free from defect. As the possibility of hidden defects to these areas cannot be entirely ruled out you may consider further investigation prior to purchase of the property.
- 8.02. Where a property is occupied, furnished and where floors were covered over, this limits the inspection possible particularly to the floor surfaces.
- 8.03 There have been no arrangements made for any investigations to be carried out to determine whether or not high alumina cement concrete, calcium chloride additive, or any other deleterious material has been used in the construction of the property and therefore it is impossible to report that the property is free from risk in this respect. For the purpose of this report it is assumed that such investigations would not disclose the presence of any such material.
- 8.04 In drafting this report comments are limited to the more material matters and, in particular, minor items such as slightly loose door or window fittings or minor decorative blemishes or other matters that have no structural significance have not been listed. The report is not an inventory of every single defect, its intention is to outline the general condition of the structure and fabric of the property, highlighting the main points of disrepair and concern that are considered necessary for you to make a reasoned and informed judgment on whether or not to proceed with purchasing the property, and the basis on which to do so.
- 8.05 The inspection carried out has been of the visible elements of the property that were accessible and readily available for examination from ground and floor levels and adjacent public areas without risk of causing damage to the property or injury to the surveyor. Due care has therefore been exercised throughout the inspection regarding safety, practicability and the constraints of being a visitor to the property.
- 8.06 As far the service installations (gas, electricity, hot and cold water, space heating and drainage) are concerned, the inspection was a limited superficial one and in the absence of specific tests no warranties can be given as to their condition, design or efficiency.
- 8.07 Many parts of a building such as foundations and sub-floor areas are concealed during construction and we do not disturb these. It follows, for practical reasons, no inspection has been undertaken to woodwork or other parts of the structure that are covered, unexposed or inaccessible and therefore, it is impossible to report that any such part of the property is free from defect.
- 8.08 Underground pipes from sanitary fittings, rainwater downpipes or gullies were not traced or tested.

I trust the contents of this report meets with your requirements and ask that you contact me on 0161 436 4079 should you require any further information.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Kevin M Neary', with a large, sweeping flourish underneath.

Kevin M Neary
Building Surveyor