

REPAIRS

Basement

Area 1

- Eastern half occupied by stone stair with original brick wall to south and concrete wall overlaying original brick wall and narrowing staircase to north. Reason for insertion of concrete wall is unknown.
- South wall remains of fractured cast iron pipe. Potentially dangerous. To be recorded, removed and made good.
- Remove dirt and debris from stairs.
- At foot of stair uneven footing due to grating and manhole cover which will need to be levelled but preferably retained for historical interest.
- Western half has barrel vaulted ceiling and brick walls. Floor is also brick.
- Localised damage to vault at western end. Excavate soil above, provide shuttering to suit shape of vault and tooth-in new bricks to match existing 0.25 sq.m. approx.
- It is possible that the west wall is inserted although what might be beyond is unknown. Some localised damage to face of wall which could be repaired. 0.2 sq.m. in total.

Generally

- The interior of the Basement is consistently detailed throughout. The floor, where visible, is a mixture of herringbone and straight bonded brickwork. These are in a narrow format red brick. It appears that the floor is laid to falls at least in some areas and there appears to be a formal or accidental channel running north-south through the main door openings. It appears that this section may have a rendered finish although further investigation will be required to confirm this.
- Much of the floor has a light covering of dirt and there are heaps of debris in some areas. There are some areas of local damage which should be repaired and there is a general problem with open joints. The original pointing material is unclear and might be lime mortar. Repointing would be a major undertaking and it might be preferable to brush a dry material, such as sand, to replace this.
- Until the overlay of dirt has been removed it would not be possible to estimate quantities accurately but provisionally allow for the replacement of a total of 5 sq.m. of herringbone brick flooring in small areas, for cleaning the whole of the brick floor (wet clean and vacuum) and for 20% infill to open joints.

- The main space is vaulted in brick with a central row of square columns with plain square capitals and bases, probably in Portland stone. A central row of columns runs down the middle of the main space. At the perimeter of the main space the vaults are supported on pilasters. The pilasters themselves are brick but the bases and capitals are once again in Portland stone. The vertical wall surfaces used for infills between the vaults in some places are generally elsewhere are all in a matching red brick. Pointing is a gritty lime mortar.
- There are some very obvious later alterations in yellow stock brick and also some older inserted walls such as that which runs through area 2.
- Generally speaking both the brickwork and pointing are in good condition, as is the stonework. The only defects appear to be those caused by vandalism or attempts to break into areas that have been walled off in the past.

Area 2

- The walls and vaults in this area have at some time been lime rendered. This is a relatively thin coating and around 25% of the finish to the ceiling has been lost. That which remains is de-bonded in some areas and a decision needs to be made as to whether it is stabilised or removed. This finish seems to have been limited to this area and may well not have been installed originally as the brick vaulting is of good quality and there is no evidence of any such coating in the remaining bays to the north. It does however pre-date the sub-dividing wall rather that runs north-south as the render is visible passing above the head of the wall.
- There are two areas of local damage at the southern end of the east wall which affect the vault. These should be repaired. Around 0.25 sq.m. in total.
- Some localised repointing is required to the extreme northern end of the ceiling. Around 0.25 sq.m.
- In the most southerly niche on the west wall a yellow stock brick infill and a hole punched through to reveal earlier construction beyond. It would be desirable to remove the brick infill and expose the earlier construction. Some repairs required to the cill of this recess using salvaged brick say 20 bricks in total.
- At the southern end of the east wall adjacent to the entrance to Area 5 repair hole in brickwork around 300x300mm.

Area 3

- The room appears to have contained a number of inserted brick substructures most of which have now been demolished. There is an inserted fireplace towards the northern end of the east wall with a slightly lopsided brick arch supported on an iron hoop.
- Around 75% of the lime render has been lost from the ceiling and walls. In places this has left a residue which might be removed to improve the appearance of the brick.
- There are many old iron fixings embedded in the ceiling. These are of historical interest but also quite corroded and potentially hazardous. These could be recorded and cut off (removal could be attempted but may prove difficult).
- In the niche at the northern end there is a good deal of graffiti carved into the render some of which appears to be of some age and would bear further investigation and analysis.

- All of the debris needs to be cleared from this room although there may be bricks that could be usefully salvaged for repair elsewhere probably 6 cubic metres brick rubble in total.

Area 4

- The area has been fitted out with brick fin walls and slate shelves along its northern wall. The two most westerly bays have been broken up and almost entirely absent. A decision will be made as to whether these should be reinstated for interpretative purposes.
- There are also two similar bays at the eastern end of the space (4a) with two bays to the north and two to the south.
- In 4a an area of floor has been removed and a hole broken out revealing possibly some construction beneath, all this may simply be substructure. The area should be cleared out and investigated prior to repair. Reinstall brick paved floor to match existing 1 sq.m. in total.
- The vaults and walls in this area have been painted or lime washed in the past although this is a relatively thin coating.
- Again general debris to be cleared away.
- Between bays 2 and 5 a detached and substantial but very badly corroded iron gate. The metal is in poor condition and has been badly affected by the damp environment. It seems unlikely that it could be refurbished even if this was desired. It should be recorded before it deteriorates any further.

Area 5

- The two most northerly bays on the west wall have attractive niches which must have at one time have brought some daylight into the area. In the eastern half of this area a door opening leads through to further spaces to the east and the arches to either side show some evidence of alteration and infilling. All of this appears to be of an early date.

Area 6

- Very similar to Area 5 in most respects although with some detail differences. At the door opening between the two areas the brick jambs appear to be a later insertion. The floor between the two has been covered over with some sort of screed and will probably appear unsightly once clean. The hardened screed is embellished with boot prints that were left when it was wet.
- A line of old cable clips needs to be removed from the vaulted ceiling throughout the full length of the Basement. In the south east corner more built-in brick features have been demolished. It is assumed these were storage shelves similar to those in Area 4. Immediately adjacent a brick infill to the narrow corridor beyond has been partly broken out and there is another large quantity of debris to be removed. In the north west corner a small arched opening leads through into what is assumed to have been an ice house. This is now also partly full of debris which could be excavated so that the area can be better interpreted.

Area 7

- Similar to the other areas but smaller. Again brick shelving stretches along the east wall have been almost completely demolished leaving piles of debris. An infilled arch at the southern end of the east wall has been broken out to expose an area beyond (not investigated) other old openings in the two bays at the southern end and also the southern end of the west wall. These will need to be tidied up and possibly infilled. The two at the southern end contain large diameter earthenware pipes both of which are now damaged.

Areas 8 to 10b

- These were full of rubble and were not inspected in detail. The general condition of the vaulting appears equivalent to that in the other areas. The condition of the floor is unknown. Whether any repairs are required to some of the partially formed openings needs to be agreed.

Stable Block

North Elevation (from east to west)

- The walls are constructed in a red brick laid English bond in a gritty lime mortar. The window openings have segmented brick arched heads and brick cills which appear later. Painted softwood sash windows all of which appear relatively modern. The brickwork is generally in good condition. There have been various campaigns of repointing, some more successful than others. Some minor local repointing is required at high level just below the fascia board. Primarily to top three courses. 1 sq.m. in total.
- The joinery is all in need of redecoration.
- The fascia board is stained timber (type unclear) and in need of refinishing. The eaves gutter is plastic and should be replaced in cast iron to match the downpipe.
- Ivy encroachment towards the eastern end of the elevation which should be removed.
- The gutter is blocked and should be cleared as soon as possible.
- The large timber gates to the right of the elevation are of some considerable age and not in unreasonable condition. The hinges appear original and are badly rusted. The two upper hinges are distorted and the lower right hand hinge is badly damaged with a significant section missing. Take down gates and remove hinges. Overhaul gates and carry out localised timber repairs. Reinforce straighten to upper hinges and provide welded reinforcement plate to improve strength (steel strap 50x12x300mm approx.). Provide new hinge to lower right hand side to match original. Refix hinges with new bolts throughout and redecorate gates.
- Within arch carry out repairs to ceiling soffit including new timber lathes and two coats lime plaster to match existing. 2 sq.m. in total.

West Facing Return Elevation

- Finished in cement render. Generally in sound condition except one spalling area to upper right and also rear face of south wall similarly finished with similar defects. Subject to further

examination allow provisionally for the hacking off and renewal of 3.5 sq.m. render to match existing.

Central Section

- The walls are constructed in yellow stock brick laid stretcher bond in cement mortar. The elevation is subdivided by rendered piers. A deep timber plate runs along the entire head of the wall. The rafters overhang around 100mm and the painted softwood fascia board is fixed to these. There is no soffit board and the space between the top of the plate and the roof deck seems to be packed with fibreglass insulation. The door frames are all in timber although the majority have been wholly or partially faced with metal plates. All of these appear sound although in need of redecoration. The same applies to the fascia board. The eaves gutter is plastic and the downpipes are cast iron. The gutter is blocked at its western end and should be cleared out. Both of the downpipes appear to be blocked and the right hand downpipe and gutter are not connected. All of these defects should be dealt with sooner rather than later.
- The roof is a monopitch at an angle of around 30° and is finished in machine-made clay tiles. There are three low profile roof lights in the right hand section together with a metal flue but none in the left. The roof finish is generally in good condition but has been damaged at the two side abutments by the theft of the lead flashings. The majority of the damage seems to have been to the adjacent render rather than to the roof but some localised repair will be required. Although some sections currently remain the majority of the flashings are missing. Allow for the renewal of all flashings to this roof including the sides, head, and the around the central brick feature.
- The central brick tower is constructed in a red brick, laid Flemish bond, apparently in a lime mortar. There is a louvred opening in the north side with a flat brick arch above and brick cill as seen elsewhere. The roof appears to be finished in the same machine-made tile as already noted.

West Block

East Facing Return Elevation

- Finished entirely in cement render. Generally in good condition except where damaged by theft of leadwork (see above). Some localised damage at high level where a tree is growing in a ledge to the upper left hand side. This should be removed complete with its roots, and the area repaired.

Interior of Central Section

- Concrete floor in reasonable condition. The south wall is painted brickwork with blocked openings the heads of which are supported by large timber lintels. The lower part of the wall has been rendered with a metal stop bead to its upper edge. This also is painted but is suffering from some efflorescence. The northern wall is also painted brickwork with a rendered dado. One of the bays contains a solid fuel stove. The internal subdivisions are a mixture of painted brick and a timber frame partition with vertical timber boarding.
- The roof structure is new with softwood purlins and rafters. The rafters support roofing felt and battens. The felt suffers from local damage at the extreme north west corner at the eaves.

- The western wall has a substantial vertical crack, around 5mm wide at its maximum.
- The two western bays were not accessed but are assumed to be similar to the two eastern bays in terms of their general construction.
- The main western section is identically detailed to the eastern section and in similar condition.
- The windows have all been vandalised.
- The window glazing requires 100% renewal. The external joinery, including the fascia board, requires redecoration. The eaves gutter should be replaced in cast metal.

Eastern Half

- The eastern half of the Central Section of the building is a single volume with timber partitions towards its western end. The main section has a concrete floor and brick walls to north and south. The brickwork is of a variety of dates with some rebuilding. The older brickwork has been lime rendered or lime washed at some stage although much of this is now missing. The east wall is cement rendered. The roof is largely modern although with some older principal timbers forming the trusses.
- At the head of the roof daylight is visible due to the missing flashings.
- To the west the timber boarded partitions all appear to be of considerable age. These should be cleaned and preserved. At the extreme eastern end a small enclosure with a mixture of brick and timber walls contains what is probably a reused four panel door and frame. The partition around it is faced in hard board.
- Further to the west a badly damaged two panel door gives access to the base of the clock turret. This door is probably original and had raised and fielded panels. Sufficient of the door survives to enable it to be restored and it is recommended that this is done.

Clock Turret

- A full-height brick enclosure with partial intermediate floors consisting of softwood boarding on softwood joists. The floor of the space is brick paved and part of the old clock mechanism sits at that level. The intermediate floors, ladders etc all appear to be original. The majority of the clock mechanism survives although is no longer connected to the hands which now are driven electrically. The clock maker is Bradley.

North Elevation West Wing

- This elevation is clearly prone to vandalism. Include provisionally for the removal of the existing external battens and polycarbonate sheeting, repair and redecoration of the joinery, and the installation of new purpose-made external mesh grilles fabricated in black powder coated stainless steel to be fixed with locks to enable the screens to be removed for maintenance purposes.
- The downpipe appears to be blocked solid. Dismantle lower sections of pipe, clear out and rod through drainage back to main drain. Note the gutters to this section of the building are steel or cast iron but appear to be particularly badly fitted in terms of the junctions. Check and overhaul gutter and remake junctions as necessary.

- The roof is finished in plain clay tiles and terminate against a gable to the east. To the west the roof is hipped and falls to a parapet gutter. A similar detail is used to the south.
- The roof is a mansard, pitched at around 50° with a large flat central section finished in roofing felt. Abutments to the gable have lead flashings. The roof appears sound. Note the roof to the east wing is identical except possibly for the finish of the central flat area.

West Elevation

- Featureless brickwork with a shallow pilaster at either edge. The left hand pilaster rises slightly above the parapet line and is capped off by a concrete slab. There is a grille in the brickwork immediately below. This is presumably the base of the original chimney to the corner fireplace noted internally.

West Archway

- Towards the northern end of the east and west walls is a shallow recess with a timber lintel at its head. Both recesses are rendered although the render to the east is older than that on the west side. Where render has been lost on the east side it covers brickwork. The size and position of these recesses relative to the pintles for the now missing gates suggest that they may have simply been a place for the gates when they were opened.
- In the recess on the west side there is a low level arched opening fitted with a plywood board. This must access a void beneath the stair to the first floor. The render is extensively marked with graffiti and it would be interesting to remove this to determine whether face brickwork still exists behind. This would provide a more robust surface on both sides.
- At the southern end of the west wall is a tall arched opening which leads through to the internal stable accommodation. The entrance is set back so that there are separate doors to the stables and to the room above. The floor is an attractive yellow brick floor, laid herringbone pattern. The floor is in reasonable condition although some paint spillage in one corner should be removed. The arch is rendered to the jambs and soffit and there is an old crack above the head of the arch. The recess is now closed off with a fabricated steel gate. On the opposing wall a similar brick arch can be seen and it appears that this was also once an opening although it was infilled early in the history of the building. There is a vertical crack running almost the full height of the wall just past the left hand side of the old arch and a more minor one to the right. Interestingly there appear also to have been gates at this side of the arch as one of the pintles survives.
- The ceiling is lime render over lathes. There have been a number of previous repairs some using inappropriate materials. There are currently two areas of visible damage to the plaster and these should be cut out and renewed a total of 1.5 sq.m. lime render on existing lathes. The whole of the soffit would be improved by refinishing with limewash.
- Just to the right of the west gate the lead covering to the string course has been damaged by vandals. The lead simply needs to be redressed and the missing section around 400mm long by 200mm wide needs to be reinstated. Some redressing is also required in the equivalent position at the east end of the elevation.
- Above the east arch there is localised damage to the window glazing. Provisionally allow for rebedding one pane of glass and reputtying the whole window.

East Archway

- The layout and detailing of this area is virtually identical to that of the West Archway described above. At the northern end of the two walls the same blind recesses are visible, again both with rendered finishes. The east wall has the same low level arched opening and ventilated plywood infill. Something more attractive or appropriate should be done here. There is minor cracking above the eastern recess. There is rather more significant cracking above the western recess which gives a distinct impression of having been deprived of its lintel with the consequence that the brick above it is unsupported. This should be investigated.
- The recessed door openings to the stables and upper floor at the southern end of the east wall is the same and there is some cracking above the arch. To the upper right of arch can be seen a further pindle.
- Opposite is another infilled opening and a pair of pintles.
- There are some more significant although apparently historic cracks above this arch.
- The most easterly bay is entirely different to the remainder. The lower half is rendered and the upper is covered in horizontal boarding. The detail of the roof above also returns rather than continuing out to hip on the eastern end. The roof of this section appears to be capped in metal although the remainder is identical to that at the western end.

South Elevation

- The principal elevation of the Stable Block is designed and detailed to a higher standard than the remainder. Detailing is consistent throughout although the elevation is not symmetrical as there was clearly once a return wing at the eastern end which was never mirrored at the west. The lower half of the building is subdivided by a series of pilasters and the wall, pilasters, plinth course and string course are all constructed in a reddish brick late Flemish bond in a lime mortar. Above are a series of double arches in red rubbers with fine joints with Portland keystones to the outer arch. There is a further brick string course and the upper storey, where present, has gauged brick arches. Flat arches to the window heads and red brick detailing around the jambs. The whole of the upper part of the building except for the red detailing is constructed in a yellow stock brick. The copings, including those to the curved gables, are stone. It was not possible to access the two most westerly bays as they are within a locked area but the upper floor could be seen from the main accessible area.
- The elevation is rather disfigured by two iron downpipes adjacent to the arches. It seems highly unlikely that this was an original detail and it would be better if the pipes were rearranged so that they discharged to the back of the building. Where the pointing has turned to dust and a number of the bricks are loose. The reason for this spectacular deterioration is unknown but deep repointing is required as soon as possible. The joints need to be carefully cleaned out in sections and new mortar forced in as deeply as possible. Great care must be taken with the new mortar mix as some localised areas of recent repointing have been very badly executed, apparently using a cement based mix.

East Elevation

- The elevation is mainly plain brickwork with a pilaster to either side, the right hand pilaster being carried up and then capped off. Again presumably the remains of an earlier chimney. The brickwork, where visible, is in sound condition but a significant part of it is covered with

ivy and this should be removed. There are two windows at high level both of which appear in reasonable condition but these should be redecorated with the remainder. The roof above this elevation falls to an eaves gutter which appears in sound condition but full of debris. This should be cleared out as soon as possible and the downpipe should also be checked to ensure that it is running freely.

- This elevation and the most easterly bay of the north elevation both fall within the churchyard. This elevation also appears in reasonable condition although there is a curious connection between the gutter and downpipe which seems to be entirely inadequate for its purpose. The downpipe also seems to be blocked at low level. The downpipe should be dismantled, cleared out and the below ground drainage rodded through.
- Just to the left of the main east elevation an old flue is constructed against the stable yard wall. The flue is scarcely bonded to the wall and is in fact detached from it throughout much of its height. The flue is bowing outwards and the structural engineer should confirm that it is stable. The remainder of the stable yard wall falling within the churchyard is extensively covered with ivy but it does not appear in unreasonable condition.

Internal

West Wing

- A fine space with a wonderful set of original fittings and a splendid tiled floor. The walls could be redecorated but they are quite characterful as they are and it is suggested that they are left.
- The dado boarding on the south wall has been affected by damp which has caused the boarding to spring open at one point. There is also an extensive outbreak of woodworm at low level which needs to be treated as soon as possible. The lower edges of the boards appear to be rotten and all of the boarding along this elevation should be removed to enable damp proofing measures to be taken. Allow for the replacement of 10no. boards to match the existing. Note that the original boards should be retained if possible. If renewed the boards have loose metal tongues with grooves in both edges of the boards. Provisionally allow for the renewal of 10no. boards approximately 100mm wide, V edged and double grooved in pitch pine.
- The main entrance door has been damaged by vandals. The door is repairable. Remove door, partially dismantle and insert new bead edge board to match existing say 150mm wide by 2.5m long by 20mm thick.
- The original door to the upper floor has been damaged by vandals. Allow provisionally for the provision of a new softwood door to match existing with 4no. flush bead edged panels, paint finish.

Note for the exterior. The lower sash of the stair window has been broken so that a number of the window bars have been lost. This is a modern sash so complete replacement may be simpler than repair. Overall sash size 600x1100mm approx., moulded sash bars, nine lights.

- The winder staircase is modern but of good quality although rather let down by the handrails whose moulded profile seems over-elaborate.

East Wing

- Generally similar to the West Wing although the layout is different. Nevertheless the space retains its original floor and a fine range of fittings. The area has been damaged by vandals who used sections of the dado boarding to start a fire. The fire could not have been large and the majority of the damage seems to be localised although all surfaces have been affected by smoke.
- Unless the heat of the fire caused local damage to the floor this appears to be entirely intact. Of the dado boarding around 7 linear metres on plan requires renewal. The boards are 20x100mm approx. in section, V edged.
- All surfaces require careful cleaning to remove the layer of smoke including the stalls, tiling and metalwork. The wall surfaces also require cleaning and redecoration.
- The ceiling is badly damaged although possibly much of this predates the fire. Allow for 100% renewal in plasterboard and skim with paint finish. The area is currently scaffolded with supports to the floor structure above although none of this appears to have suffered damage in the fire. Note the upper floor was not examined on this occasion.
- The outer door has also been damaged by vandals. Repair should be carried out to the same specification as was noted for the West Wing.

First Floor

West Room

- New softwood boarded floor with some localised damp staining towards the southern end.
- The walls are plastered and painted simple softwood skirting and window board both paint finished.
- Across the north west corner the remains of an old iron grate. There is a minor vertical crack at the centre of the west wall and the decorations are marked.
- There is no ceiling and the roof structure is exposed and all appears modern. A plaster cased beam runs north-south almost across the centre of the room and provides some support to the roof structure. The roof contains some old timbers but the majority appears modern. The underside of the parapet gutter on the south side is exposed.
- On the east side an old vertically boarded enclosure which presumably once connected with a hay-loft or similar.
- There is a small storage area above the lower part of the staircase. This is full of stored material but, if this is removed, the door will need to be locked or a better barrier provided to the north. Alternatively it could be closed off to form a better storage space.

Small Room

- The finishes are identical to the larger room. There is no fireplace. Finishes are in similar condition.