BAILY GARNER

Building Survey

At

Hutchings House
32 Hillingdon Road
Uxbridge
UB10 0AD

Partial survey and structural comment on

Rotten timber windows and doors
Replacement of a rotten timber beam
Defective timber beam in cellar
Cracking to side elevation

Prepared on behalf of

Civitas Investment Management Limited
25 Maddox Street,
London,
W1S 2QN

Job No: **35427**
Date: **23 April 2025**

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Building Survey

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Authorised for Issue: {{Sig_es_:signer1:signature}}
For and on behalf of Baily Garner LLP
{{Dte_es_:signer1:date}}

Version	Issue Date	Reason for Issue
/	23/04/25	Comment and review

Building Survey

Hutchings House, 32 Hillingdon Road, Uxbridge, UB10 0AD.

Contents

Appendices

1.0 Executive Summary

- There are significant works to repair most of the window frames, and to a much lesser extent some external door frames. Doors are mainly in a satisfactory condition with only small amounts of work required.
- There is a UPVC window fitted, which may be unauthorised and should be replaced in timber.
- The steel beams to the rear projecting first floor should be replaced with steel beams and encased to conceal them from view. Associated renewal of the render above is required.
- Cracking to the rear wing required investigation and possibly crack stitching to control future movement, before render repairs.
- A timber beam in the cellar, supporting the floor above has failed and may require replacement with a steel alternative.
- A panel of render to the rear extension has failed and requires replacement.
- Further investigation of dampness to the cellar and other walls and a management/ventilation strategy is required.

2.0 General Details

2.1 Name and Address of Client

Civitas Investment Management Limited
25 Maddox Street
London
W1S 2QN

2.2 Address of Property

Hutchings House
32 Hillingdon Road
Uxbridge
UB10 0AD

2.3 Local Authority

Hillingdon Council
Civic Centre
High Street
Uxbridge
UB8 1UW

2.4 Date of Inspection

18th November 2024

2.5 Extent of Survey

Limited to the items referred to in the brief within the main building structure.

2.6 Weather Conditions

Damp, not raining but overcast and 10 ºC.

2.7 Brief

To inspect the property and comment on works which may require Listed Building Consent specifically rotten windows and doors, replacing the rotten support beam which is exposed to the elements, structural cracking and condition of a support beam in the cellar.

2.8 Statement

2.8.1 This report has been prepared solely for the use of Civitas Investment Management Limited and may not be used or relied upon by any third party or without the specific written permission of Baily Garner LLP.

2.8.2 All directions or references to elevations are given as if facing the front elevation of the property / building, or directly facing the specific item referred to.

3.0 Limitations and Exclusions

3.1 Generally

3.1.1 Unless expressly provided, no term in the agreement between Baily Garner LLP and the Client is enforceable under the Contracts (Right of Third Parties) Act 1999 by any person other Baily Garner LLP or the Client

3.1.2 This report is limited to the requirements of the brief only.

3.1.3 We have reported on obvious health and safety hazards only to the extent that they were apparent from elements of the property considered as part of the inspection.

3.1.4 We have not commented on or advised on any matter the significance of which in relation to the property was not apparent at the time of the inspection from the inspection itself.

3.1.5 We have not undertaken any structural or other calculations.

3.2 Accessibility

3.2.1 Within the limitations of the brief, we have inspected as much of the internal and external surface area of the building as is practicable, accessible, and necessary to report on our findings. We have inspected those areas which are covered, unexposed or not reasonably accessible or, in our opinion, present a health and safety risk, from within the sit or adjacent public areas.

3.2.2 External inspections have been carried out from the ground level by the surveyor.

3.2.3 We have not opened or inspected those parts of the structure that are unexposed, or inaccessible. We are therefore unable to confirm such parts are free from any defective concrete, corrosion, condensation, wet rot, dry rot, woodworm, or any other defect.

3.2.4 We have not lifted any floorboards, nor have we lifted any ply, hardboard, fitted carpets or other fixed floor coverings.

3.2.5 We have not moved any obstruction to inspection including, but not limited to, furniture, fixtures, fittings, or equipment.

3.2.6 We have not inspected roof voids.

3.2.7 We have not carried out any exposure work or destructive testing, however in the event of our suspicions being aroused, we will recommend further exposure. Such intrusive investigations, if instructed by the Client, will be at the risk and liability of the Client and will be assumed to be with the agreement between the Client and the building owner.

3.3 Services

3.3.1 We have not carried out any tests of gas, electric, water or drainage installations. The report is based upon a visual inspection only, we have advised upon the need for any specialist tests if deemed necessary within the body of the report.

3.4 Areas Not Inspected

3.4.1 We were unable to gain access to the following areas which are therefore excluded from this report:

3.4.2 Roof voids, the office and boiler room which were locked.

3.5 Environmental Issues

3.5.1 Particular noise and disturbance affecting the property has only been noted if it is significant at the time of the inspection and specific investigations have not been undertaken.

3.5.2 Our survey or report has not taken into account the energy performance of the property.

3.6 Hazardous Materials

3.6.1 This report cannot be relied upon to confirm the presence or otherwise of asbestos or asbestos containing materials. If you are unaware of the presence of such materials, a suitably qualified specialist should carry out a specific asbestos survey.

3.6.2 Unless otherwise expressly stated in the report, we have assumed that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, we have advised in the body of the report if, in our view, there is likelihood that deleterious materials have been used in the construction and specific enquiries should then be made or tests carried out by specialists.

3.7 Ground Conditions

3.7.1 We have not commented upon the possible existence of radon, noxious substances, landfill or mineral extraction implications, or any other forms of contamination.

3.8 Consents, Approvals, and Searches

3.8.1 We are aware that the property is Grade II listed.

3.8.2 We have assumed that the building or site is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the property or affect the reasonable enjoyment of the property.

3.8.3 We have assumed that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or intended use, is or will be unlawful.

3.8.4 We have assumed all planning, building regulations and other consents required in relation to the property have been obtained and such consents have not been verified by us.

4.0 Introduction

4.1.1 Objectives and purpose of this report

Baily Garner LLP have been instructed by Civitas Investment Management Limited to carry out a survey of Hutchings House to identify significant issues of repair and propose recommendations for remedial works

This report is an abridged report intended to act as a supporting statement for necessary works to this listed building

4.1.2 Property description

4.1.3 General

Hutchings House is a link-detached house having the appearance of being detached but is in fact adjoined to a neighbouring property. The property is understood to function as a House of Multiple Occupation (HMO) with various rooms let out to individual domestic tenants.

It is located on a road junction in an established residential area of Uxbridge and was built mid-nineteenth century. Historical mapping of 1864 indicates that the house was known as “Sussex Lodge”. The front of the property faces east, the attached property is on the north side, with other housing to the south and west. There is a modest garden to the front, and a larger garden to the rear.

The main property is of two-storeys with a cellar below half of the width, and there is a rear wing (possibly added later) which is also two-storey but of lower total height than the main house. There is another single storey rear extension which whilst attached to the main house, is self-contained with its own access from the rear garden area.

The construction is mainly of traditional solid masonry walls externally with various elevations of roughcast render, smooth render, plain and painted brickwork. There are some stone cills, brick arches and feature cornices to the various windows – which are predominantly timber sash windows with one uPVC casement. External doors and frames are timber.

At the rear wing, a small section of the first-floor projects past the ground floor room and is supported by a steel post and timber beam. The wall above this beam does appear to be a timber frame.

The cellar floor is clay bricks, the ground floors appear to be suspended timber joists and deck with concrete to the rear wing. The upper floor is timber joists and deck. Ceilings are plaster and likely to be lath and plaster if original, and plasterboard if replacement.

The roof is presumed to be of traditional cut-rafter construction with the main house being hipped, the rear wing gabled and the single-story mono-pitched with a gable. All are covered with natural slate and associated leadwork. There are several multi-flued chimney stacks.

4.1.4 Internal

On the ground floor there is a central hallway off which are various rooms for rental, and a kitchen plus utility room to the rear. Stairs to the upper floor and cellar are towards the rear of the hallway. A boiler room, office and staff WC are in the rear wing and are not accessible via the main house. Likewise, the rear single storey extension is not accessible from the main house and comprises a living room, kitchen and bathroom.

The upper floor has a central landing, off which there are various rooms for rental and a communal bathroom and WC. Some rooms have an en-suite.

The cellar is partitioned off into various areas but with no separating doors. There are some ventilation openings in rooms on the south elevation, and these vent to the adjacent road. Temporary steel and timber props support a timber beam in the larger room. The incoming gas and electrical services are located here, along with the meters and consumer units.

4.1.5 **External**

4.1.6 The front garden has a central access path of concrete and lawn to each side. A tall privet hedge surrounds the garden with taller trees and shrubs to the north side along the boundary with the adjacent house. All vegetation is overgrown and unkempt.

4.1.7 The south side elevation is directly adjacent to a public road, with no intermediate footpath. There are various low growing weeds and moss along the perimeter surface. Various waste water pipes and cables are fixed to the elevation, along with several satellite dishes.

4.1.8 The rear garden is accessed via large steel gates to a courtyard area of concrete surface at the rear of the main house - the perimeter of this area is surrounded by over-grown weeds and shrubs. Some brick steps access to some rear doors, and others are at ground level. The remainder of the garden is overgrown with various grass and shrubs, and surrounded by brick walls on both sides and a timber fence at the end.

4.1.9 **Listing**

The property is Grade II listed. This designation under the *Planning (Listed Buildings and Conservation Areas) Act 1990 as amended*, is made where buildings are deemed to be of architectural or historical importance and worthy of preservation. Specific restrictions and obligations apply to such buildings.

Listing provides legal protection for the building, imposing a duty to maintain the building and seek specific permission to carry out certain repairs and alterations - with strict guidelines to be followed to preserve the building's character and features.

- List Entry Number: 1180797
- Date first listed: 6 September 1974
- Details (from the National Heritage List for England)

  "Mid C19 2-storey, 5-window villa. Hipped slate roof. Walls covered in modern roughcast. Recessed sash windows with glazing bars, those on ground floor round arched. Console bracketed cornices, coarsely moulded, over 1st floor windows. Pediment over modern central door with plain fanlight."

5.0 Survey

5.1 Observations

5.1.1 Windows

The window frames are predominantly timber, single glazed and appear to be original. The majority are [sliding] sash windows, with glazing bars to hold the small glass panes and a few to the rear extension have larger single panes of glass. Glazing is traditional, using a putty to secure the glass. The front ground floor frames and the rear staircase window have semi-circular arched heads, and the rear extension frames are a flatter segmental arch shape, with the remainder of the frame heads being flat. Several of the smaller frames are casement types (hinged openers).

The frames to the front elevation have secondary glazing, which are two vertically sliding single panes of glass in aluminium frames and channels.

All but one of the frames sit on a stone cill, the remainder to the extension has a timber cill. One of the stone cills has a metal cover.

The window to the office is a modern uPVC double-glazed casement type with uPVC cill. This is foil wrapped in a woodgrain-effect rosewood shade.

All the timber frames and cills are painted in multiple layers of a paint. The top and second layer is black, which corresponds to the overall “black and white” colour scheme of the building, however there are previous layers of grey, blue and sage.

The majority of the sashes do operate to varying degrees. Some move freely, others require some force to move and others seem precarious to try and move – these issues relate to both binding within the frames and issues with the sash cords which act as counterbalance to the sash. Additionally, some of the cam locks do not engage or do not engage properly. Some of the casement frames are jammed shut.

The paint finish to all the frames is generally in poor order – faded and flaking to varying extents predominantly to the cill and bottom rail of the lower sash and adjacent stiles. Also, again predominantly the lower parts, there is some soft and exposed timber and some more extensive wet rot at top edges and joints. In addition, some of the glazing bars are in similar poor order and have some flexibility from loose joints. Some sections of timber are significantly indented, rounded and misshapen which is typically indicative of damage or past repair. This wear and tear appears to be worse on the east and south facing elevations, but all frames are in poor condition.

The window to the stairway is experiencing water penetration to the window board area – via rotten areas of the frame and unsealed glazing. Penetrating water is moving across the window board and saturating the plaster and section of skirting board below the frame.

5.1.2 Doors

Doors and frames are of various styles, age and a mix of both hardwood and softwood and part-glazed and solid. Some wet rot was seen to frame/cill areas along with generally poor paint and worn areas of frames and some slight expansion of joints. As with the window frames, the doors and frames are covered in multiple layers of paint. Ironmongery is standard, and locks are basic night latches, a security lock to the laundry, hasp and staple padlock to the boiler room and Suffolk latch to the WC.

The front door appears to be bespoke, based on a tall *Pattern 10* profile but with a solid centre panel not glass. The front of the door is covered with an ornate metal scroll. Above the door is a semi-circular glazed fanlight. Curiously, from the outside the render follows the shape of the semi-circular frame, but from the inside the frame is actually square. The head of the door frame, which is the bottom rail of the arched fanlight, does appear to be soft, and possibly by wet rot. It was felt prudent not to probe too much due to the location of this section of timber.

Doors to the rear of the main house and extension are standard profiles - 2nr *Georgian* to the main house and 1nr *Richmond* to the extension, all of which may be hardwood. Some joints between the rails and stiles have opened slightly, and wear is more prominent at the base of the door and frame. The frame to the rear hallway door of the main house has a fanlight which has been over-boarded – the board material is unknown.

The doors to the extension had a lock issue (insecure) which was reported to the client on the day of survey. The door to the boiler room, office and laundry are solid blanks, which may be a veneered type. The laundry door is painted white in contrast to all the others.

The WC door is bespoke *Cottage* style door with a small glazed panel, and the side door to the road is a ledge and braced boarded type with very poor pain and some wet rot near the bottom edge.

5.1.3 Dampness

Dampness was present to the cellar (floor, walls and ceiling), and to the lower parts of walls to the kitchen and laundry, the two front ground floor rooms, the hallway and the rear extension. Also, below the stairway landing window.

a) Cellar

The cellar covers approximately half the main house width and full length of the south elevation. Access is via timber stairs off the rear of the hallway, which lead to several cellar rooms.

In the main room, there is the base of a chimney breast on the external wall with an area of honeycomb brickwork to the left, and a coal chute to the right. The honeycomb wall would normally be designed for ventilation, but this is not open on the exterior wall, so is not allowing ventilation. The coal chute leads to a cast iron cover set into the external ground, and this appears to have been covered externally. A timber beam is being supported with some temporary steel and timber props.

Relative humidity was between 70 and 85% RH - which is high, and places timber at risk.

External - extension

The end (west) wall is part rendered externally, and this render is both cracked/crazed and has various staining indicative of dampness within or behind the render coat. This render coat extends down to ground level, and up to eaves height – the mono-gable above is bare brickwork.

There are signs of a partial injected damp course being fitted to a section of the extension wall.

5.1.4 Supporting beam, rear first floor projection

The storey above the office has a small projecting area which has a steel post supporting the corner of the projection via a long timber beam and a shorter timber on the return angle. The wall above appears to be rendered brickwork on the short return angle.

It appears that rainwater has penetrated behind the render and caused the timber beams to decay. In addition, the render above appears to be detached from the wall, and there is some cracking extending up the eaves level.

An application to replace this beam has been previously rejected by the local planning authority. It is understood that a revised proposal which may be acceptable has been informally discussed with the planning authority.

5.2 Discussion

5.2.1 Window frames

The timber windows appear to be original, and if so have lasted exceptionally well for softwood. Potentially, timber windows that are regularly maintained – repainted and old putty replaced could last the life of the building, however it is common that maintenance is irregular or deficient and water can get into the timber to cause it to degrade and decay.

Once timber gets wet, and exposed it becomes susceptible to fungal and insect attack and also degradation from UV exposure. Detached paint can mask issues with the timber beneath and hold water which accelerates decay. It is therefore important that regular inspection and appropriate action is taken in between defined cyclical maintenance times. Whilst this would be good and economical practice for any building owner, the added obligation to maintain listed buildings makes this imperative as enforcement action can be taken by local planning authorities where they feel that listed buildings are not being suitably maintained or cared for.

The frames are in poor condition, and those exposed to the prevailing weather (east and south elevations) appear to be in poorer condition than others. The defects noted are mainly weather related where timber has been exposed, but issues with difficult to move sashes and locks not engaging can be attributed to lack of preventative maintenance or even poor painting where paint has been allowed to build up and prevent smooth operation of the sashes.

Remedial work

Specific works will be itemised in a subsequent schedule and specification, and a general description will be discussed here.

Remedial works will vary by individual frames. Some will be some work to cills, jambs, rails, glazing bars and these will be splices, replacement sections, filling (if permitted) and remaking of joints.

In addition, there will be common works to all frames – removing old coats of paint and repainting, re-putty to glass, adjustment and realignment of sashes, cords/counterbalances ironmongery, and trowelled mastic sealant.

Over the years there does appear to have been some repairs to the frames in various forms. There may be replacement sections or filled sections which are obscured by layers of paint and may become apparent once work begins and may require further works or different works to those originally planned.

The replacement uPVC window to the office is out of character with the rest of the building.

5.2.2 **Doors**

The doors are of different styles and ages, and apart from the door to the side elevation are in good condition. Much of the discussion for the windows applies to the doors and frames too in terms of the process of dealing with any repairs/replacements and also in terms of the door frames - where some localised repairs to various locations are needed.

The door facing the side road has excessively worn and flaking paint and some wet rot to the bottom edges of the boards. The construction of this door is not known, but is similar to a boarded ledged and braced door (similar to a tall garden gate) It may be possible to carry out localised repairs to this door to maintain it's character, however if any repairs become extensive it may be more economically viable to replace the door complete.

The other doors to the rear garden area are sheltered and so perhaps receive less weathering, however they all do seem to be non-original and more recently fitted - possibly within the past 20 years or so. The framed doors to the rear of the house and the extension do have some slight expansion on the morticed joints of the horizontal rails, but this is common and can be dealt with as part of any redecoration. With redecoration these doors should have good remaining life of up to 15 years.

Generally, more work is required to various rear doors at cill level – to cills, weatherboard and the lower jambs. These are common areas for wear and tear from traffic and rain water splashes. Typical remedial works will involve either splice repairs to jambs, and replacement of cills and weatherboards.

The front door is in good condition. The head of the frame, which is the bottom rail of the arch fanlight above, does appear to have some softening of timber which may be rot. This rail would need replacing in whole if it is indeed rotten, and there may be other sections of the arch or frame affected. This door is mentioned in the listing, so repairs would need to be carefully done.

5.2.3 **Damp**

a) Cellar

The cellar is excessively damp. Whilst some dampness was "how it was" back in the day when the house was built, over time the persistent dampness has created conditions where dampness becomes more and more prevalent.

The house construction is of standard brick walls, likely on relatively shallow foundation of brick as was common at the time. The cellar would then merely be formed within the ground and between the walls, with a layer of bricks to form the floor. The bricks used for the walls are basic *common* bricks which have no water resistant quantities - unlike engineering bricks which do have some water resistance. Likewise, the floor is a layer of bricks laid flat – type unknown. Therefore, by design the cellar was not intended to be dry.

Normally, dampness would be controlled via ventilation and there are three ventilation openings which have been subsequently over-boarded and obstructed, thus reducing air flow. In addition, a large section of honeycomb brickwork which is commonly used to allow air passage has seemingly been blocked by brickwork at some time in the distant past.

Over time, as walls remain damp, the mortar performance declines and erodes, and salts can form which attract moisture from the air and the wall via *hygroscopy.* Both of these conditions are present, and the wall and floor are likely experiencing both penetrating/rising dampness and condensation dampness.

Cellars can become damp from normal ground water – e.g. the water table (level of water held in the ground) and everyday rainfall. Excess ground water can occur where water is directed or concentrated in certain areas via surface run-off, or defective drains.

The rear wing is not directly above the cellar but is adjacent to it. This wall is smooth rendered and there are various cracks in various locations and directions, and these appear to be structural cracking not just in the render coat. Again, water entering such cracks will travel downwards and potentially cause dampness at lower levels.

In the past it was common for timber floor joists to be built into walls, and when walls experience excessive and persistent damp, the timber can rot at the wall bearings.

The temporary propping of the timber beam in the large room would imply that some deflection the floor above has occurred, perhaps by softened timber, but this cannot be confirmed. Presumably the need to prop the timber also suggests the need to replace this timber beam. If so, this would need input from a suitably qualified structural engineer.

b) Ground floor (main house)

In the laundry, there is dampness at a much higher level than would normally be expected. This room is at a lower level than the main house and is not above the cellar but shares an internal wall that is – and this could explain the relatively high level of dampness. However damp hights of up to 1.8m on the external wall would be more likely to have contributory penetrating dampness from the external wall. Externally there are cracks in the render in this location and above, and conceivably water penetrating the cracks could be making the wall damp at high level. Alternatively, a window at high level could be allowing water to penetrate the wall via the frame or cill.

c) Rear extension

The render on the rear wall is defective with crazing and cracking at various locations. Render is normally retrospectively applied to help deal with some water penetration of poor brickwork, and if so, it is not performing well in this respect. It is also poorly applied right down to ground level, and this can wick ground moisture up and into the wall behind. Surface painting is unlikely to remedy any water penetration of the render and in this situation the only viable option is to replace the render.

External generally

It is known from the listing that the main house render is a later roughcast addition, and it could be assumed that if this is not a lime-based render it could be impeding breathability of solid walls

5.2.4 **Beam**

The timber beams supporting the projecting floor are rotten in parts and in need of replacement.

The walls above are rendered and will not only require suitable temporary propping with care to not allow movement, but render may become detached in areas not obvious. Any loose render can allow rainwater behind it to then penetrate the rooms or any other timber within the walls, therefore it may be prudent to allow for complete replacement of the render above this beam.

5.3 Conclusion

The windows have been poorly maintained. Paint has worn away and wet rot has set in to various locations of almost all the windows.

Ideally, with any building there should be regular periods of maintenance and repainting of the external components. Periods of 5-10 years are normally required for repainting, and there should be intermediate periods of cleaning and inspection/touching up. For whatever reason this does not appear to have taken place, leading to a situation where many frames all require significant works all at once. As part of any solution, implementation of a regular maintenance cycle is needed.

The uPVC window to the office does not appear to have LBC consent as may have been required.

The doors and their frames are in a much better condition, with similar requirements to the windows but to a much lesser extent.

The cellar damp is extensive and the ground floor damp significant. The two causes are connected but unrelated and require different remedies. Each will need specialist comment and design input, and a strategy to manage this can be devised and implemented

The propped beam in the cellar implies that the floor needs support. The reasons for this are unknown, however high moisture levels were noted within timber in the basement which may have affected the loading capacity of the timber beam, and there is a risk of fungal attack to the timber. This beam may potentially need replacing and as such, outline LBC consent should be sought to replace this beam with a suitable steel replacement. The location of the beam will have little visual impact.

There is no DPC. Further investigations are required to fully detail the most appropriate remediation, however initial interventions could be carried out to improve this including introducing sub-floor ventilation and replace any cement render with a breathable type or remove layers of paintwork which could be impeding breathability of the wall.

Where fitted, render should be assessed to ensure that there are no cracks or detachment from the wall, as these can lead to moisture penetrating to the inner walls. The render side/end of the rear extension will need renewing or replacing with an alternative method of waterproofing the wall. Render should not touch external ground level, however if this is altered retrospectively, it will expose previously rendered bricks which may give an unacceptable appearance. The roughcast render may be cement based and if so, will impede breathability of the wall.

There is cracking to the rear wing on the south (road) elevation, and this could be allowing water penetration to the inner rooms. This will need further assessment and removal of large areas of render to investigate the wall beneath. It is conceivable that some form of crack stitching may be necessary to control further movement, prior to re-rendering the affected areas

For the beam to the rear extension projection, this has failed from continuous rot over many years. The design and detailing of the beam and render is flawed and has allowed moisture to penetrate the beam undetected. The risk of moisture penetrating behind render is ever-present, and it is important to mitigate such risks. In this case, replacement of the beam with another timber beam may introduce unnecessary risk of the beam failing again in the near future.

Partial repair of the external render may not be sufficient to protect the wall face owing to any joint of new to existing render and natural thermal movement of the render. Therefore, complete renewal of the render panel above the beam would be prudent.

It is understood that a previous application was declined on the basis of the proposed replacement beam being visible, and that a replacement steel beam would be acceptable if it was not visible. An indicative illustration of a proposed solution is attached as Appendix B for LBC consent in principle.

Photographic Schedule

Photo	Description
	
Photo 1	Front elevation showing ornate frames, door, cornice and pediment
	
Photo 2	Side elevation showing main house to the right, rear wing to the left

Photographic Schedule

Photo 3 Rear view showing rear wing to the right, rear extension to the left and main house in the background

Photo 4 Rear of main house with rear extension on the left. Tall window is the stairway window

Photographic Schedule

Photo 5 Indicative window cill and jamb rot and poor paint

Photo 6 Indicative associated damage to stone cills

Photographic Schedule

Photo 7 Indicative damage to window sash and glazing putty

Photo 8 Indicative damage to sash cills. Note previous repair with filler, creating hollow areas beneath the paint coating.

Photographic Schedule

Photo 9 Indicative poor condition of glazing beads to sashes

Photo 10 Indicative poor condition of glazing beads internally, with lose joints

Photo 11 Stair window showing rot to cill and jambs and water on window board which drips onto wall below

Photo 12 Wall below stair window showing damp to plaster and skirting

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Photo 13 Cellar – main room, with propped timber beam. Mould on walls and ponding to floor

Photo 14 Cellar – very high moisture reading to timber beam in main room

Photo 15 Front room, damp and salt clusters

Photo 16 Laundry room, high level damp and salt clusters

Photographic Schedule

Photo 17 Front room damp to S/E corner

Photo 18 Rear extension – band of damp to boundary wall

Photo 19 Rear extension – defective render to end wall

Photo 20 Indicative open joint on rear timber doors

Photographic Schedule

Photo 21 Side elevation door – poor condition at bottom

Photo 22 Office window – uPVC

Photographic Schedule

Photo 23 Rear projection and defective timber beams

Photo 24 Underside of rear projection showing rotten beams

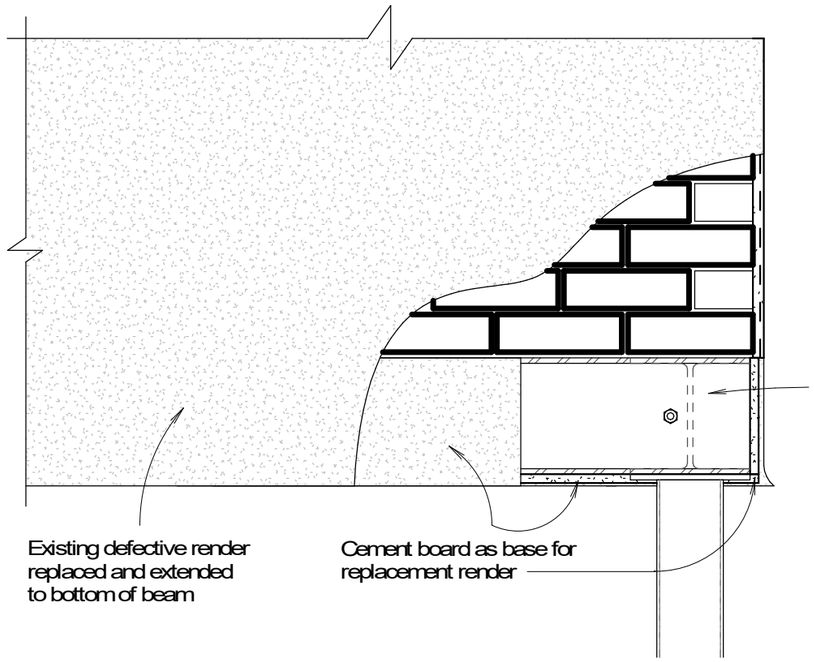
Photo 25 Side elevation cracking

Existing situation

Proposed replacement beams concealed

Indicative detail illustrating concealed replacement beam

Side elevation view



Rear elevation sectional view