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Condition Survey Report

Job No: 748

Job Name: The Dower House, Harlington

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PRELIMINARY ISSUE

EXTERNAL

External Structure and Fabric

		Element	Description	Significance	Condition	Recommendations
1.00 CHIMNEYS	**1.01**	**CH01**	Late C16 brickwork chimneystack rising from first floor level up through the building internally, through the roof void. The existing external brickwork chimneystack above roofline, terminating above roof ridge level, is a later rebuild (possibly later C19). Rectangular on plan at first floor level, offset brickwork chimneystack through the roof void and above roofline level. The internal brickwork chimneystack/ breast has been previously removed at ground level (circa 1960s) and re-supported at first floor level with a series of steel beams. The later C16 chimneystack at first floor level is partly supported at ground floor by modern 'white' stonework added circa 1960s. C16 brickwork chimney stack constructed of narrow red brick laid in non-standard bond. Rebuilt C19 upper part of the chimneystack above roofline level constructed from London red stock brick with some yellow stock brick in the mix. Corbelled brickwork at the head of the stack. 6 No square section flues with internal separating half brick wiffs (separating leaf) between.	Believed to date from the late fifteenth (C15) to early C16 when the original three bay 'hall house' was extended southwards. The brickwork stack immediately below and all above the roofline level appears to have been rebuilt. This work is likely to have been caried out during the mid C20 as the bricks are of a different type and size, possibly a metric brick. Pots and cowls appear to be C20.	• Fair condition • Slight lean of the brickwork stack towards the east. • Vertical cracking through brickwork stack below roofline in roof void. • Poor pointing and open joints to brickwork stack immediately below the roof line in isolated areas (could result in leaking flues) • Displace and loose bricks at the head of the brickwork stack. • Defective mortar flaunching to the head of the stack – the fixing/security of the pots was not assessed due to no high level access. • Vertical cracks through isolated individual bricks. • Soot to face of bricks below roofline/abutment flashings in roof void. • Exposed stack above roofline pointed in a cement rich mortar. • Isolated open and defective mortar joints to brickwork stack above roofline. • 1 No. missing chimney pot.	i. Sweep the internal chimney flues to remove all soot, dirt and debris, including loose mortar and nesting materials. ii. Survey (CCTV) the internal chimney flues to ascertain condition of brickwork. iii. Carryout a flue airtightness test of all 6 No. chimney flues. Check for leaks. Repair/repoint brickwork to prevent smoke/flue gases escaping. Re-test on completion of the repair works. iv. Structural engineer to full assess the brickwork chimneystack form ground floor (footing/foundations) level to the head of the stack above roofline level. v. Undertake structural repairs to the brickwork chimney stack in full accordance with the SE's recommendations, details and specification. vi. Repair the brickwork to the head of the chimneystack and reinstate corbelling. vii. Rake out the brickwork to the rebuilt C20 chimneystack below and above roofline level and repoint with lime mortar. Ensure all internal flues are sealed. viii. Stitch cracks through brickwork in full accordance with the SE's recommendations, details and specification. Point up joints/fractures with lime mortar. ix. Remove existing pots and flaunching. Rebed and flaunch in mortar pots in former positions.

					5 No. circular clay pots bedded on a mortar flaunching. Remains of lead soakers, abutment cover flashings and stepped flashings.						x. Bed and flaunch new chimney pot to replace missing. xi. Ensure all flues are left fully ventilated to natural air. xii. Fit bird-proof Rain-guard cowls to pots where absent. xiii. If fireplaces are to be reused using solid fuels, consider lining the flues.	
	1.02	**CH02**			Square brickwork chimneystack constructed of red stock brick laid in Stretcher bond. The lower third of the brickwork stack is rendered with an aggregate exposed render. Two course projecting brickwork string towards the head of the stack. 1 No square section flue. 1 No. circular clay pot with moulded beads bedded on a mortar flaunching. Remains of lead abutment apron and side repped cover flashings. The existing brickwork chimneystack rises from ground level in room G03 through the building up and above the roofline terminating above ridge level.		Possibly a C19 addition/alteration at the north end of the house on the east side of the original C15 house. It is likely the lower render may have been added later in an attempt to stop water bridging the roof covering and into the building below.		• Fair condition • Slight lean of the brickwork stack towards the west. • Some evidence of masonry bees in mortar joints. • Cracks in the render on the south and east sides of the brickwork stack. These cracks may also be in the brickwork. • Cracked, detached and missing render directly above the roofline to the north and west sides of the chimneystack. • Missing lead back gutter lining and associated lead cover flashing. • Defective mortar flaunching to the head of the stack – the fixing/ security of the pot was not assessed due to no high level access. • Exposed stack above roofline pointed in a cement rich mortar. • Isolated open and defective mortar joints to brickwork stack above roofline. • Vertical crack to chimney pot.		i. Sweep the internal chimney flue to remove all soot, dirt and debris, including loose mortar and nesting materials. ii. Survey (CCTV) the internal chimney flue to ascertain condition of brickwork. iii. Carryout a flue airtightness test of all 6 No. chimney flues. Check for leaks. Repair/repoint brickwork to prevent smoke/flue gases escaping. Re-test on completion of the repair works. iv. Structural engineer to full assess the brickwork chimneystack form ground floor (footing/foundations) level to the head of the stack above roofline level. v. Undertake structural repairs to the brickwork chimney stack in full accordance with the SE's recommendations, details and specification. vi. Repair the brickwork to the head of the chimneystack and rebed and point loose/detached brickwork. vii. Remove the existing render and re-render with new lime render. viii. Rake out the brickwork to the C20 chimneystack above roofline level and repoint with lime mortar. ix. Stitch cracks through brickwork in full accordance with the SE's recommendations, details and specification. Point up repaired	

										joints/fractures with lime mortar. x. Remove existing pot and flaunching. Repair crack to pot and rebed and flaunch in mortar pot in former position. xi. Ensure flue are left fully ventilated to natural air. xii. Fit bird-proof rain-guard cowl to pot. xiii. If fireplace is to be reused using solid fuel, consider lining the flue.	
	1.03	**CH03**		Rectangular and offset brickwork chimneystack constructed of red stock brick laid in non-standard bond. The chimney once formed part of the external east gable wall of the third phase of alteration and extension carried out in the late C16. One course projecting brickwork string towards the head of the stack. The upper part of the gable wall to the north and south sides of the chimney stack are visible above the roofline. 3 No square section flues with internal separating half brick wiffs (separating leaf) between. 3 No. circular clay pots bedded on a mortar flaunching. Remains of lead abutment flashings above roofline. The existing brickwork chimneystack rises from ground level from room G06 through the building up and above the roofline terminating above ridge level.		Believed to date from the sixteenth century (C16) when the original three bay 'hall house' was extended southwards. The brickwork stack immediately above the roofline level appears to have been rebuilt. This work is likely to have been caried out during the mid C20 as the bricks are of a different type and size, possibly a metric brick. Pots appear to be of an C19 pattern.		• Fair condition • Lean to the brickwork stack towards the south west. • Open flue (brickwork missing) below the roofline on the north side of the brickwork stack within the roof void. • Vertical cracking through brickwork stack below roofline in roof void. • Defective pointing and open joints to brickwork stack below the roof line in isolated areas (could result in leaking flues) • The top of the stack was not inspected due to no available high level access. The condition of the top of the stack, including the mortar flaunching/fixing/security of the pots was not assessed. • Exposed stack above roofline pointed in a cement rich mortar. • Isolated open and defective mortar joints to brickwork stack above roofline.		i. Sweep the internal chimney flues to remove all soot, dirt and debris, including loose mortar and nesting materials. ii. Survey (CCTV) the internal chimney flues to ascertain condition of brickwork. iii. Carryout a flue airtightness test of all 3 No. chimney flues. Check for leaks. Repair/repoint brickwork to prevent smoke/flue gases escaping. Ensure all three flues are airtight. Re-test on completion of the repair works. iv. Structural engineer to fully assess the brickwork chimneystack form ground floor (footing/ foundations) level to the head of the stack above roofline level. v. Undertake structural repairs to the brickwork chimney stack in full accordance with the SE's recommendations, details and specification. vi. Inspect the head of the brickwork stack, flaunching and pots from high-level to ascertain condition. vii. Rebuild the side of the brickwork stack in the roof void to block up the opening to the flue. viii. Rake out the brickwork to the rebuilt C20 chimneystack above	

										roofline level and repoint with lime mortar. ix. Stitch cracks through brickwork stack below the roofline in full accordance with the SE's recommendations, details and specification. Point up joints/fractures with lime mortar. x. Remove existing pots and flaunching. Rebed and flaunch in mortar pots in former positions. xi. Ensure all flues are left fully ventilated to natural air. xii. Fit bird-proof Rain-guard cowls to pots where absent. xiii. If fireplaces are to be reused using solid fuels, consider lining the flues.	
	1.04	**CH04**		Rectangular brickwork chimneystack constructed of red stock brick laid in non-standard bond. Two course projection at the head of the stack with a two course tile creasing cap over 2 No square section flues with internal separating half brick wiff (separating leaf) between. 2 No. circular clay pots bedded on a mortar flaunching. Remains of lead abutment stepped cover flashings above roofline. The existing brickwork chimneystack rises from ground level from room G08 up through the building as part of the north external wall terminating above ridge level.		Constructed as part of the final eastern extension of the house in the C19. Pots appear to be of an C19 pattern. Serves fireplace at ground floor level (room G08) and first floor level (room F09)		• Fair to satisfactory condition. • The top of the stack was not inspected due to no available high-level access. The condition of the top of the stack, including the mortar flaunching/fixing/security of the pots was not assessed. • Exposed stack above roofline pointed in a cement rich mortar. • Isolated open and defective mortar joints to brickwork stack above roofline.		i. Sweep the internal chimney flues to remove all soot, dirt and debris, including loose mortar and nesting materials. ii. Survey (CCTV) the internal chimney flues to ascertain condition of brickwork. iii. Carryout a flue airtightness test of both flues. Check for leaks. Repair/repoint brickwork to prevent smoke/flue gases escaping. Ensure all three flues are airtight. Re-test on completion of the repair works. iv. Structural engineer to fully assess the brickwork chimneystack form ground floor (footing/ foundations) level to the head of the stack above roofline level. v. Undertake structural repairs to the brickwork chimney stack in full accordance with the SE's recommendations, details and specification. vi. Inspect the head of the brickwork stack, flaunching and pots from high-level to ascertain condition.	

												vii. Rake out the brickwork to the rebuilt C20 chimneystack above roofline level and repoint with lime mortar. viii. Remove existing pots and flaunching. Rebed and flaunch in mortar pots in former positions. ix. Ensure all flues are left fully ventilated to natural air. x. Fit bird-proof Rain-guard cowls to pots where absent. xi. If fireplaces are to be reused using solid fuels, consider lining the flues.	

2.00 ROOF COVERINGS		**2.01**	**Roof: General**		Double pitched multi sloped intersecting roof over the first floor rising to ridge lines with hips and valleys at intersections. Mono-pitched cat-slide roof ref: SL08 over first floor room F04. Flat roof over staircase ST02/first floor room F05. Mono-pitched hipped roof over ground floor bay window G03.W02 to north elevation. Mono-pitched hipped roof over ground floor bay window G07.W02 to south elevation. Plain clay tile roof coverings to a number of roof slopes.		The remaining plain clay tile roof coverings, along with the remains mineral roof covering to the flat roof over staircase ST02, date from the mid C20 (possibly carried out during refurbishment works undertaken in the 1960)		• Generally, the roof coverings, where these remain in whole or part, are in a very poor condition. • Roof coverings to multiple slopes no longer exist as a consequence of the building fire. • Some roof slopes retain timber tiling battens.		i. Following the reconstruction of the roof structure, lay new roof coverings to all roof slopes and the flat roof over staircase ST02. ii. Provide natural air cross ventilation to voids/cold roof spaces.	
		2.02	**Roofs A & B:** slopes SL01, SL02, SL03, SL04 and SL05		Roof slope extensively damaged by fire. Southern end of roof structure missing. Remains of small square section timber tiling battens on remains of bituminous roofing felt. Remails of timber fascia board and soffit board at eaves. Mortared overhanging verge to north gable with tile undercloak. Timber bargeboard with planted timber moulding all with a painted finish below verge.		Roof slopes recovered mid C20.		• Extremely poor condition. • Severe undulation to roof slope due to damaged and/or failing roof structure below. • Former plain clay tile roof covering lost. • Remaining tiling battens broken and or charred, detached and fallen. Battens with wood rot and evidence of beetle infestation. • Roofing felt burnt away and disintegrated, remaining sections charred. • Eaves fascia, soffit boards and associated timber support structure/grounds detached, loose, out of line and level. Isolated wood rot and beetle infestation.		i. Lay new handmade plain clay roof tiles over new softwood tiling battens over new breathable roofing membrane over new roof structure. Include for clay ridge and hip tiles and swept tile valleys. ii. Fix new timber fascia and soffit boards with new associated timber support structure, grounds and eaves tilt fillet. iii. Fix new timber barge boards with mouldings and associated soffit boards to north gable. iv. Fix new lead soakers and flashings at abutments to chimneys. v. Form new mortared verge with tile undercloak to north and south gables.	

		2.03	**Roof C:** slopes SL06 & SL07		Roof slope extensively damaged by fire. Remains of small square section timber tiling battens on remains of bituminous roofing felt. Remains of timber square section fascia boards with a painted finish.		Roof slopes recovered mid C20.		• Extremely poor condition. • Severe undulation to roof slope due to damaged and/or failing roof structure below. • Former plain clay tile roof completely covering lost. • Remaining tiling battens broken and or charred, detached and fallen. Battens with wood rot and evidence of beetle infestation. • Roofing felt burnt away and disintegrated, remaining sections charred. • Eaves fascia boards detached, loose. Isolated wood rot and beetle infestation.		i. Lay new handmade plain clay roof tiles over new softwood tiling battens over new breathable roofing membrane over new roof structure. Include for clay ridge and hip tiles and swept tile valleys. ii. Fix new timber fascia boards and eaves tilt fillet. iii. Fix new lead soakers and flashings at abutments to chimneys. iv. Form new mortared verge with tile undercloak to north and south gables.	
		2.04	**Roof D and E:** slopes SL09, SL10, SL11, SL12 and SL 13		Machine made flat plain clay tile on small square section timber tiling battens on reinforced bituminous roofing felt laid over rafters. Third round plain clay ridge tiles. Machine made plain clay swept tiles to valleys. Lead soakers with stepped lead cover flashings to gable upstand with the abutment with roof C and chimney CH03. Lead soakers with stepped lead cover flashings and lead abutment flashings to chimney CH04. Remains of timber square section fascia boards with a painted finish.		Roof slopes recovered mid C20 using a machine-made plain clay tile on a non-breathable bituminous roofing felt.		• Poor condition. • Undulating roof slopes suggesting underlying problems with the roof structure. • Areas of slipped/displaced tiles. • Isolated individual slipped/ displaced tiles. • Isolated individual missing tiles • Isolated individual cracked/fractured tiles. • Existing impervious roofing felt. • No roof void ventilation. • Eaves fascia boards deteriorating, out of line and level. Isolated wood rot and beetle infestation.		i. Remove existing roof coverings. ii. Lay new handmade plain clay roof tiles over new softwood tiling battens over new breathable roofing membrane over new roof structure. Include for clay ridge and swept tile valleys. iii. Fix new timber fascia boards. iv. Fix new lead soakers and flashings at abutments to gables and chimneys. v. Form new mortared verge with tile undercloak to north and south gables.	
		2.05	**Roof F**		Shallow mono-pitched roof over garden outbuilding to the east. Clay pantile roof covering on rectangular section timber tiling battens on rafters.		Due to the shallow nature of the roof and size and profile of the tiling battens, it is likely the existing roof covering dates from the mid C20.		• Extremely poor condition. • Undulating roof slope caused by underlying problems with the roof structure. • Rotten tiling battens. • Areas of slipped/displaced tiles. • Isolated individual slipped/ displaced tiles. • Isolated individual missing tiles		i. Remove existing roof coverings. ii. Salvage and relay existing clay pantiles roof tiles, supplemented with new pantiles to match existing, over new softwood tiling battens over new breathable roofing membrane over repaired existing /reinstated/new roof structure.	

								• Isolated individual cracked/fractured tiles.		iii. Fix new lead soakers and cover flashings at abutments.	
		2.06	**Roof: G**		Flat roof. Mineral felt roof covering over steel sheet decking.		Mid to late C20 replacement roof covering.	• Extremely poor condition. • Severe undulation to roof slope due to damaged and/or failing roof structure below. • Former plain clay tile roof covering lost. • Remaining tiling battens broken and or charred, detached and fallen. Battens with wood rot and evidence of beetle infestation. • Roofing felt burnt away and disintegrated, remaining sections charred. • Eaves fascia, soffit boards and associated timber support structure/grounds detached, loose, out of line and level. Isolated wood rot and beetle infestation.		i. Following the construction of a new roof structure, lay a new sheet metal flat roof covering on a new decking with a ventilated void below. ii. Fix new flashings to weather with adjacent tile roof coverings.	
		2.07	**Roof: H**		Cat-slide mono-pitched roof. Roof slope extensively damaged by fire. Remains of small square section timber tiling battens on remains of bituminous roofing felt. Remails of timber fascia board and soffit board at eaves. Single mono mortared overhanging verge to north gable with tile undercloak.		Mid C20 roof covering over mid C20 extension.	• Extremely poor condition. • Former plain clay tile roof covering lost. • Remaining tiling battens broken and or charred, detached and fallen. Battens with wood rot and evidence of beetle infestation. • Roofing felt burnt away and disintegrated, remaining sections charred. • Eaves fascia, soffit boards and associated timber support structure/grounds detached, loose, out of line and level. Isolated wood rot and beetle infestation. •		i. Lay new handmade plain clay roof tiles over new softwood tiling battens over new breathable roofing membrane over new roof structure. ii. Fix new timber barge boards with mouldings and associated soffit boards to north gable. iii. Fix new lead flashings at abutments to chimney CH02. iv. Form new mortared verge with tile undercloak to north mono gable.	
		2.08	**Roofs J and I**		Hipped abutment pitched roof over ground floor projecting single storey bays over windows G03.W02 and G07.W02.		Mid to late C20 replacement roof covering.	• Poor condition. • Areas of slipped/displaced tiles. • Isolated individual slipped/ displaced tiles. • Isolated individual missing tiles		i. Remove existing roof coverings. ii. Lay new handmade plain clay roof tiles over new softwood tiling battens over new breathable roofing membrane over repaired existing or new	

					Machine made plain clay tiles on tiling battens over reinforced bituminous roofing felt laid on the timber roof structure. Third round hip tiles bedded and pointed in mortar. Roof abuts north elevation on the original C15 house. The existing roughcast render finish to the north elevation ins finished directly on to the tile roof covering. There does not appear to be any lead abutment flashings or soakers. White painted eaves fascia board. White painted tongue and grove boarded soffit.				• Isolated individual cracked/fractured tiles. • Existing impervious roofing felt. • No roof void ventilation. • Eaves fascia and soffit boards deteriorating, out of line and level. Isolated wood rot. Paint finishes breaking down.		replacement roof structures. Include for new clay hip tiles. iii. Fix new timber fascia and soffit boards with new associated timber support structure, grounds and eaves tilt fillet. iv. Fix new lead soakers and cover flashings at abutments to north and south external walls.	

3.00 RAINWATER GOODS		**3.01**	**General**		The existing above ground rainwater disposal system comprises eaves gutters discharging rainwater from roof slopes into rainwater pipes discharging water over/into open gullies via rainwater shoes into a below ground drainage system.		Missing earlier (pre-1900) cast iron components and later plastic replacement components contribute to the devaluation of the significance of the historic building. The potential loss of existing components in poor condition increases the risk of a decline in significance.		• Missing/lost components. • Removed components set aside on site. • Previous inappropriate replacement plastic components. • Defective, loose, detached and displaced components causing leaks. • Rust corrosion to cast iron components.		i. Replace missing components. ii. Replace existing plastic components with new cast iron components. iii. Replace existing cast iron components beyond repair and reuse with new cast iron components. iv. Repair existing cast iron components deemed fit for retention. v. De-rust/treat rust corrosion to existing cast iron components deemed fit for retention. vi. Decorate/paint all existing and new cast iron components.
		3.02	**Eaves gutters - west**		Half round/semi-circular cast iron eaves gutters with circular outlets on metal brackets fixed to timber fascia boards.		C19 pattern. Possibly salvaged C19 reused/refitted when the roofs were recovered mid C20.		• Poor condition. • All gutters have fallen off the fascia board or been removed. Brackets are missing and those that remain are deformed or broken. • Existing gutter sections are left lying on the exposed wall plate. • Existing gutter sections are severely rust corroded with fractures or broken sections.		i. Following the repair, reinstatement and/or renewal of the timber eaves fascia and soffit, fix new half round/semi-circular cast iron eaves gutters and outlets on new metal brackets to match existing. Decorate/paint.
		3.03	**Eaves gutters – North**		Half round/semi-circular cast iron eaves gutters with circular outlets on metal stayed and rafter brackets.		C19 pattern. Possibly salvaged C19 reused/refitted when the roofs were recovered mid C20.		• Poor condition. • Existing gutter sections out of line and level. • Open/displaced joints. • Existing gutter sections are severely rust corroded with fractures or broken sections.		i. Fix new half round/semi-circular cast iron eaves gutters and outlets on new metal brackets to match existing. Decorate/paint.
		3.04	**Eaves gutters – East**		Half round/semi-circular plastic eaves gutters with circular outlet on plastic brackets fixed to timber fascia boards.		Late C20 replacement gutters. Inappropriate replacement.		• Fair condition. • Displaced open joint causing leaks. • Open/displaced joints.		i. Following the repair, reinstatement and/or renewal of the timber fascia, fix new half round/semi-circular cast iron eaves gutters and outlet on new metal brackets. Decorate/paint.
		3.05	**3.04 Eaves gutters - South**		Half round/semi-circular cast iron eaves gutters with circular outlets on metal rafter brackets.		C19 pattern. Possibly salvaged C19 reused/refitted when the roofs were recovered mid C20.		• Poor condition. • Missing gutter sections • Existing gutter sections out of line and level.		i. Following the repair, reinstatement and/or renewal of the timber eaves fascia fix new half round/semi-circular cast iron

								• Deformed gutter brackets. • Open/displaced joints. • Existing gutter sections are severely rust corroded with fractures or broken sections.		eaves gutters and outlets on new metal brackets to match existing. Decorate/paint.	
		3.06	**RWP 01**		West elevation – north west end. Former circular plastic downpipe with associated plastic wall brackets now missing following the fire.		Formerly a replacement modern late C20 replacement.	• Very poor condition. • Missing pipe and shoe.		i. Following the repair of the external wall, replace the missing rainwater pipe with a new round/circular rainwater pipe and associated shoe and brackets to match existing cast iron rainwater pipes. Decorate/paint.	
		3.07	**RWP 02**		East elevation (north) - eaves gutter outlet, round/circular cast iron rainwater pipe with cast iron shoe discharging over gully to below ground drainage system.		C19 pattern. Possibly salvaged C19 reused/refitted when the roofs were recovered mid C20.	• Fair condition. • Corroding (rust) components in localised areas. • Corroding (rust) internal surfaces. • Loose and leaking socket joints.		i. Existing rainwater and shoe to be used as the pattern for new replacement rainwater pipes. ii. Following the repair of the external wall, repair the existing rainwater pipe and refix in former condition. Remake all joints. iii. Treat rust corrosion. iv. Decorate/paint.	
		3.08	**RWP 03**		North Elevation - eaves gutter outlet, remains of short section of round/circular cast iron rainwater pipe directly below gutter outlet down to high level cast iron hopper.		C19 pattern. Possibly salvaged C19 reused/refitted when the roofs were recovered mid C20.	• Very poor condition. • Missing sections. • The rainwater pipe that remains is loose, detached and inadequately fixed. • The hopper appears to have no other function than to accept the rainwater pipe from above and therefore is surplus to requirements.		i. Following the repair of the external wall, replace the missing rainwater pipe with a new round/circular rainwater pipe and associated shoe and brackets to match existing cast iron rainwater pipes. Decorate/paint.	
		3.09	**RWP 04**		East elevation (centre) - eaves gutter outlet (plastic), round/circular cast iron rainwater pipe with lower plastic section and shoe discharging over gully to below ground drainage system. Supplementary plastic rainwater pipe bracket.		C19 pattern. Possibly salvaged C19 reused/refitted when the roofs were recovered mid C20. C20 replacement section of plastic rainwater pipe.	• Poor condition. • Missing cast iron section replaced with plastic. • The rainwater pipe is loose, detached and inadequately fixed. • Corroding (rust) components in localised areas to cast iron pipework. • Corroding (rust) internal surfaces. • Inappropriate plastic pipe.		i. Following the repair of the external wall, repair the existing rainwater pipe and refix in former condition. Remake all joints. ii. Replace the plastic lower section and shoe with new cast iron rainwater pipe to match existing. iii. Treat rust corrosion. iv. Decorate/paint.	

		3.10	**RWP 05**		South elevation - eaves gutter outlet. Remains of round/circular plastic rainwater pipe in two sections (appro 600mm at ground floor level and 1800mm at first floor level) with shoe discharging over a gully.		Modern late C20 replacement.		• Very poor condition. • Missing section. • The rainwater pipe that remains is loose, detached and inadequately fixed. • Inappropriate plastic pipe.		i. Following the repair of the external wall, replace the existing with a new round/circular rainwater pipe and associated shoe and brackets to match existing cast iron rainwater pipes. Decorate/paint.	

4.00 EXTERNAL WALLS		**4.01**	**West**		Two storey ground level to horizontal eaves. Brickwork laid in Flemish bond. Rectangular window and external door openings. Rubbed brick orange quoins to south west and north west corners. Segmental arched head brickwork arches ground floor window openings G01.W01 and G02.W01. Rubbed brick orange quoins to external door opening G01.ED01 and window openings G01.W01, G02.W01, F01.W01, F02.W01 and F02.W02. North west corner brickwork dressed chamfered to an angle of 45 degrees to a height of approximately 1775mm from ground level and approximately 350mm wide return with shaped corbel over rendered and painted white. Area of brickwork over external door G01.ED01 and window F02.W01 previously rebuilt. Evidence of a pitch fibre dpc above ground level. 3 No. modern C20 terracotta air bricks.		Late eighteenth century brickwork wall constructed to replace an earlier timber frame with infill panels. Pitch fibre dpc possibly added during repair and renovation works carried out during the 1960. Evidence of inappropriate previous brickwork repairs and repointing carried out during the mid to late C20.		• Generally, the brickwork wall is in a poor condition. • Wall out of plumb (bulging) to its full height between external door G01.ED01 and the south west corner. • Entire brickwork wall face previously flush pointed in a cement based mortar. Later repointing in isolated areas in a different coloured mortar. • Cracks and fractures through brickwork in isolated areas but commonly around window and door openings. • Area of brickwork over external door G01.ED01 and window F02.W01 previously rebuilt. • Weathered/eroded rubbed brick quoins to north west corner exposing older/original lime mortar bedding. • Vertical cracks through individual bricks.		i. Dismantle and rebuild the external brickwork wall, to its full height, between external door G01.ED01 and the south west corner. ii. Rake out and repoint the remaining brickwork wall retained in situ with lime mortar. iii. Stitch repair cracks through brickwork in the remaining brickwork wall retained in situ. Point joints with lime mortar. iv. Remove two modern terracotta air bricks and make good openings with new brickwork to match the original eighteenth century wall.	
		4.02	**North - west end A**		Two storey rising up to a gable at roof level. Lower solid brickwork wall laid in English bond with a painted finish. Projecting brickwork pier to the left hand side of bay window F03.W02. Upper wall at first floor level and gable over: pebbledash/roughcast		Elevation part of the earliest part of the building circa late C15 early C16. Later lower brickwork wall, possibly replacing an earlier timber frame. Brickwork repointed and painted during C20.		• Poor condition. • Vertical crack running down through brickwork to the left hand side of window G03.W02 • Hard impervious cement based mortars previously used for repointing brickwork in an inappropriate flush/buttered style.		i. Remove paint finish from brickwork. Clean brickwork to remove all paint residue. ii. Investigate cause of crack(s) in brickwork and remedy. iii. Repair/stitch cracks in brickwork. iv. Rake out and repoint brickwork mortar joints with lime mortar.	

					render finish on timber laths on timber studs/timber frame. Horizontal projecting timber stop at junction between lower brickwork wall and upper render finish. Projecting $1^1/_2$ brick fairfaced brickwork end of west wall. North west corner brickwork dressed chamfered to an angle of 45 degrees to a height of approximately 1775mm from ground level and approximately 350mm wide return with shaped corbel over rendered and painted white. Half brick fairfaced brickwork semi-circular lower wall to bay window (below window cill) laid in stretcher bond. Header course of bricks below timber window cill. Iron air grille at low level. Brickwork previously pointed with a cement based mortar with a flush/buttered finish.		Possibly late C19/early C20 render finish, possible applied over an existing/ earlier render finish. Later C20 brickwork wall to bay window.		• Isolated bricks with eroded faces evident below paint finish. • Discoloured and weathered paint finish to brickwork. • Hard impervious cement based later C20 render. • Timber frame and studs to upper first floor external wall and gable above severely damaged/charred by fire. Isolated elements missing or displaced and joints failed. • Existing laths to external render either destroyed/lost altogether or severely damaged/charred by fire. Where lost, remaining render is un-supported or has fallen away (remains on scaffolding). • Isolated/isolated cracks in the render finish. • Isolated/localised areas of detached/de-bonded render. • Beetle infestation and isolated rot/frassing to surfaces to timber vertical and horizontal render stops.		v. Clean existing brickwork to bay window. vi. Remove existing render finish and associated timber laths from timber frame/studs. vii. Removed charred surfaces to individual elements of the timber frame/studs and clean. viii. Following the cleaning/removal of charred surfaces from timber frame and studs, survey and inspect to determine condition/structural integrity to inform remedial works/ replacements (work in association with the structural engineer). ix. Inspect head of window opening to determine existing structural support/lintels. x. Repair fire damaged timber frame/studs, including the replacement of timber elements either beyond repair or lost. xi. Treat/repair render timber stops. xii. Re-render the external face of the timber frame/studs with new three coat lime render on hardwood riven laths with a roughcast/pebbledash finish to match existing. xiii. Following the removal of the exiting paint finish and repair/repointing of the brickwork, if the brickwork finish is poor quality, consider repainting with a breathable paint system.	
	4.03	**North – mono B**		Single storey ground level to mono-pitched gable. Solid brickwork with brick header course below verge. Paint finish to brickwork above footing level.		C20 wall. Brickwork repointed and painted during C20.		• Fair condition. • Discoloured/dirty and weathered paint finish to brickwork. • Missing and displaced bricks to exposed brickwork footing. • Hard impervious cement based mortars previously used for repointing brickwork in an		i. Remove existing paint finishes back to fair faced brickwork. ii. Remove surface fixed cables. iii. Rake out and repoint brickwork mortar joints with lime mortar. iv. Following the removal of the exiting paint finish, if the brickwork finish is poor quality,	

					Fairfaced stepped footing brickwork exposed. Rectangular staircase window opening with segmental arched head with brick soldiers. Cable(s) surface fixed.				inappropriate flush/buttered style.		consider repainting the brickwork wall with a breathable paint.	
		4.04	**North – centre C**		Two storey ground level to horizontal eaves. Lower wall: solid brickwork laid in English bond. Upper wall: part solid brickwork. Rectangular window openings with square heads and segmental arched head with brick soldiers Upper wall: pebbledash/roughcast render over window G06.W01 on timber laths on timber frame/studs. Modern/later clay/terracotta airbricks inserted into lower and upper brickwork walls.		Late C16, late C18 and early C19. Vertical joint in brickwork lower wall, evidence of lower wall being built in different phases. Brickwork repointed and painted during C20. Possibly late C19/early C20 render finish, possible applied over an existing/ earlier render finish.		• Fair condition. • Ivy growth in localised areas. • Severely peeling/flaking paint coatings revealing areas of friable brickwork below. • Vertical crack running down through brickwork to the left hand side of window G03.W02 • Hard impervious cement based mortars previously used for repointing brickwork in an inappropriate flush/buttered style. • Isolated bricks with eroded faces evident below paint finish. • Discoloured and weathered paint finish to brickwork. • Hard impervious cement based later C20 render. • Hard impervious cement based mortars previously used for repointing brickwork in an inappropriate flush/buttered style. • Timber frame and studs to upper first floor external wall and gable above severely damaged/charred by fire. Isolated elements missing or displaced and joints failed. • Existing laths to external render either destroyed/lost altogether or severely damaged/charred by fire. Where lost, remaining render is un-supported or has fallen away (remains on scaffolding). • Isolated/isolated cracks in the render finish. • Isolated/localised areas of detached/de-bonded render.		i. Remove ivy/vegetation growth. ii. Remove existing paint finishes back to fair faced brickwork. iii. Remove surface fixed cables. iv. Once the brickwork is exposed inspect to determine full condition. v. Clean brickwork to remove paint residue, dirt and staining. vi. Repair brickwork – stitch repair cracks, remove eroded bricks and replace with new to match existing. vii. Rake out and repoint brickwork mortar joints with lime mortar. viii. Following the removal of the exiting paint finish, if the brickwork finish is poor quality, consider repainting the brickwork wall with a breathable paint. ix. Remove existing render finish at first floor level to reveal fire damaged timber frame/studs. x. Removed charred surfaces to individual elements of the timber frame/studs and clean. Determine condition/structural integrity. xi. Repair timber frame/studs. Replace individual timbers beyond repair and retention. xii. Re-render the external face of the timber frame/studs with new three coat lime render on hardwood riven laths with a roughcast/pebbledash finish to match existing. xiii. Following the removal of the exiting paint finish and	

								• Beetle infestation and isolated rot/frassing to surfaces to timber vertical and horizontal render stops.		repair/repointing of the brickwork, if the brickwork finish is poor quality, consider repainting with a breathable paint system.	
		4.05	**North – east end D**		Two storey gabled end with central chimneystack. Lower and upper wall: solid brickwork laid in English bond. Painted finish to brickwork. Mortared/concrete fillet plinth. Evidence of previous injected damp proof course.		Part of the C19 last eastern extension. Evidence of previous alteration to the external wall adjacent to window W98.G01.	• Fair condition. • Ivy growth in localised areas. • Severely peeling/flaking paint coatings revealing areas of friable brickwork below. • Eroded faces to Isolated/ individual bricks. • Hard impervious cement based mortars previously used for repointing brickwork in an inappropriate flush/buttered style. • Discoloured and weathered paint finish to brickwork.		i. Remove ivy/vegetation growth. ii. Remove existing paint finishes back to fair faced brickwork. iii. Remove surface fixed cables. iv. Once the brickwork is exposed inspect to determine full condition. v. Clean brickwork to remove paint residue, dirt and staining. vi. Repair brickwork – remove eroded bricks and replace with new to match existing. vii. Rake out and repoint brickwork mortar joints with lime mortar. viii. Following the removal of the exiting paint finish, if the brickwork finish is poor quality, consider repainting the brickwork wall with a breathable paint.	
		4.06	**East – north return**		Single storey ground level to horizontal eaves. Solid brickwork laid in English bond. Paint finish to brickwork above footing level. Fairfaced stepped footing brickwork exposed. Rectangular external door opening. Cable(s) surface fixed.		C20 wall.	• Fair condition. • Isolated horizontal crack in brickwork above the door. • Flaking paint finish to brickwork in isolated/localised area. • Hard impervious cement based mortars previously used for repointing brickwork in an inappropriate flush/buttered style.		i. Remove existing paint finishes back to fair faced brickwork. ii. Clean brickwork to remove paint residue, dirt and staining. iii. Investigate to determine there is a lintel over the structural opening to door G04.ED01. iv. Remove surface fixed cables. v. Investigate cause of cracks in brickwork and remedy. vi. Repair/stich cracks in brickwork. vii. Rake out and repoint brickwork mortar joints with lime mortar. viii. Following the removal of the exiting paint finish, if the brickwork finish is poor quality, consider repainting the brickwork wall with a breathable paint.	
		4.07	**East – centre**		Two storey ground level to horizontal eaves.		Mid to late C19.	• Poor condition.		i. Remove existing paint finishes back to fair faced brickwork.	

					Lower wall: solid brickwork laid in English bond. Upper wall: solid brickwork in Flemish bond. Paint finish to brickwork. Evidence of earlier paint coatings below current paint finish. 2 No. rectangular window openings and an external door opening. Double brickwork segmental arched head over the external door and ground floor window. Concrete flaunched/fillet plinth. Cable(s) surface fixed.		The upper part of the wall is possibly a later alteration or addition. This structure openings to the ground floor window and external door appear to have been previously altered, evident by the arched head. Vertical joint in brickwork to the left hand side of the first floor window suggests the structural opening may have been previously altered.		• Crack through brickwork on the south side of the elevation adjacent to the abutment with the garden wall. • Isolated cracks in localised areas through existing paint finish may indicate cracks through the actual brickwork. • Severely flaking and perished paint finish to brickwork. Deterioration partly caused by rainwater run-off from defective/open joint to rainwater gutter above. • Suspected impervious existing paint finish. • Evidence of eroded faces to individual bricks below paint finish. • Hard impervious cement based mortars previously used for repointing brickwork in an inappropriate flush/buttered style. • Hard impervious cement/ concrete flaunched plinth is trapping moisture in the wall and bridging between external ground and internal floor levels.		ii. Clean brickwork to remove paint residue, dirt and staining. iii. Remove existing flaunched concrete plinth. iv. Remove surface fixed cables. v. Investigate cause of cracks in brickwork and remedy. vi. Repair/stich cracks in brickwork. vii. Replace individual defective bricks. viii. Rake out and repoint brickwork mortar joints with lime mortar. ix. Following the removal of the exiting paint finish, if the brickwork finish is poor quality, consider repainting the brickwork wall with a breathable paint.	
	4.08	**East – south & stair**		Two storey ground level to first floor with roof gable over. Gable lost. Lower fairfaced solid brickwork wall laid in Flemish bond either side of external door G01.ED02. Fairfaced solid brickwork wall laid in Flemish bond to staircase extension. Pointing to brickwork (later re-pointing) is in a projecting struck pointing/ribbon pointing style. Concrete pier to south east corner from ground to first floor level returning around the south elevation.		Original brickwork may be compatible with the C18 brickwork to the principal front wet elevation. Brickwork repointed during C20. Late C19/early C20 render finish, possible applied over an existing/ earlier render finish.		• Poor condition. • Upper gable wall lost, including timber frame, studs, internal and external finishes. • Bulging and deflected brickwork wall to the stair extension due to movement. • Brickwork de-bonded/detached at the internal angles with the south elevation due to inadequate tying in and movement within the wall. Previous mortar repairs failed. • Hard impervious cement based mortars previously used for repointing brickwork in an inappropriate flush/buttered style.		i. Investigate cause of bulging deflected brickwork and associated vertical cracks to internal angles/abutments and remedy. ii. Repair/stich cracks in brickwork. iii. Remove air bricks and make good brickwork. iv. Rake out and repoint brickwork mortar joints with lime mortar. v. Inspect heads of window and door openings to determine existing structural support/lintels. vi. Remove existing render finish at first floor level to reveal fire damaged timber frame/studs.	

					This may be concealing or a replacement for a timber post. Modern/later clay/terracotta airbricks built in. Upper pebbledash/roughcast render over external door G01.ED02 on timber laths on timber frame/studs. The upper part of the external wall to first floor room F01 comprises slim timber studs with timber laths either side with a render finish externally and a lath and plaster finish internally. The whole wall thickness in very thin. 2 No. rectangular window openings at first floor level with square heads. Header course over structural opening to first floor window F05.W01.				• Hard impervious cement based later C20 render. • Isolated/isolated cracks in the render finish. • Isolated/localised areas of detached/de-bonded render. • Previous/modern non matching patch repairs to render finish. • Damaged surface/edges to concrete pier.		vii. Removed charred surfaces to individual elements of the timber frame/studs and clean. Determine condition/structural integrity. viii. Repair timber frame/studs. Replace individual timbers beyond repair and retention. ix. Re-render the external face of the timber frame/studs to reconstructed gable with new three coat lime render on hardwood riven laths with a roughcast/pebbledash finish to match existing. x. Reconstruct the timber frame gable. xi. Render the external face of the new timber frame/studs to the gable with new three coat lime render with a roughcast/ pebbledash finish to match existing. xii. Remove small area of the concrete pier to determine structure/construction/materials below to inform remedial works.	
	4.09	**South – east end F**		Two storey gabled end. Ground/first floor wall: solid fairfaced brickwork laid in Flemish bond. Evidence of previous injected damp proof course. Modern terracotta air bricks previously inserted into brickwork. Timber framed gable end with pebbledash/roughcast render up to projecting verge line.		Part of the C19 last eastern extension.		• Fair condition. • Efflorescence/salts over the surface of the brickwork in localised areas. • Eroded faces to Isolated/ individual bricks. • Hard impervious cement based mortars previously used for repointing brickwork in an inappropriate flush/buttered style. • Loose/detached render with localised cracking.		i. Clean brickwork to remove dirt and staining. ii. Repair brickwork – remove eroded bricks and replace with new to match existing. iii. Rake out and repoint brickwork mortar joints with lime mortar. iv. Remove existing render finish at first floor level to reveal timber frame/studs. v. Clean timber frame/studs. Determine condition/structural integrity. vi. Repair timber frame/studs. Replace individual timbers beyond repair and retention. vii. Re-render the external face of the timber frame/studs to gable with new three coat lime render on hardwood riven laths with a	

										roughcast/pebbledash finish to match existing.	
		4.10	**South – centre G**		Two storey wall up to eaves over first floor. Ground/first floor wall: solid fairfaced brickwork laid in English bond. Evidence of previous injected damp proof course. Evidence of previous alterations to the brickwork in the form of vertical joints, flat brick arches to previously bricked up openings and projecting brick string courses. Segmental/curved lower brickwork wall to C20 bay window addition.		Late C18/early C19 brickwork wall		• Poor condition. • Evidence of movement/settlement across wall. • Hole in brickwork/missing bricks above hipped roof to bay window. • Efflorescence/salts over the surface of the brickwork in localised areas. • Wetting/saturation caused by missing and faulty existing rainwater goods. • Eroded faces to Isolated/ individual bricks. • Hard impervious cement based mortars previously used for repointing brickwork in an inappropriate flush/buttered style.		i. Structural engineer to investigate possible movement/ settlement. ii. Clean brickwork to remove efflorescence/salts, dirt and staining. iii. Repair brickwork – remove eroded bricks and replace with new to match existing. iv. Make good hole in wall with new brickwork. v. Rake out and repoint brickwork mortar joints with lime mortar.	
		4.11	**South – stair H**		Two storey wall up to eaves over first floor. Ground/first floor wall: solid fairfaced brickwork laid in Flemish bond.		C19 brickwork wall		• Poor condition. • Wall is detached from the east facing return the internal angle due to inadequate bonding. • Evidence of movement across wall (along with east return). • Loose/detached bricks at head of wall below the flat roof. • Hard impervious cement based mortars previously used for repointing brickwork in an inappropriate flush/buttered style.		i. Structural engineer to investigate possible movement/ settlement and debonding at return. ii. Clean brickwork to remove, dirt and staining. iii. Repair the brickwork at high level below the roof. Remove and rebed loose/detached bricks/brickwork. iv. Rake out and repoint brickwork mortar joints with lime mortar.	
		4.12	**South – west end I**		Two storey wall up to eaves over first floor. Ground floor wall: solid fairfaced brickwork laid in Flemish bond. Low level embedded horizontal timber at the east end of the wall.		Part of the C16 phase 2 extension with later brickwork lower wall. Evidence of later alteration in the form of vertical joints to brickwork		• Poor condition. • Open/wide vertical crack through the brickwork to the at the west end of the wall. • Isolated bricks with eroded fasces. • Hard impervious cement based mortars previously used for repointing brickwork in an		i. Clean brickwork to remove dirt and staining. ii. Repair brickwork – remove eroded bricks and replace with new to match existing. iii. Rake out and repoint brickwork mortar joints with lime mortar.	

					Possible remains of the former timber frame to the lower wall Concrete column at ground floor level to the east corner. This may be a replacement. Timber framed upper first floor wall with pebbledash/roughcast render up to eaves line.				inappropriate flush/buttered style. • Loose/detached render with localised cracking.		iv. Remove existing render finish at first floor level to reveal timber frame/studs. v. Clean timber frame/studs. Determine condition/structural integrity. vi. Repair timber frame/studs. Replace individual timbers beyond repair and retention. vii. Re-render the external face of the timber frame/studs to gable with new three coat lime render on hardwood riven laths with a roughcast/pebbledash finish to match existing.	

5.00 WINDOWS	**GROUND**	**5.01**	**G01.W01**		Ground floor 8 over 8 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Rectangular opening. Segmental rubbed brickwork arch over with a flat head. Red brick dressings. Paint finish to frame and sashes (white). External timber cill with a stained finish. Flash band membrane apron flashing below the external cill. Internal vertical aluminium sliding secondary glazing.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details. The replacement window appears to have been positioned and fixed deeper into the window reveal. Markings to the brickwork reveal suggest an earlier window was positioned nearer the front external face of the wall.		• Very poor condition. • Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Isolated and localised surface decay to timber (rot). • Inoperable sliding sashes due to failure of spring balance system. • Broken glass.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Decorate/paint.	
		5.02	**G02.W01**		Ground floor 8t over 8 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Rectangular opening. Segmental rubbed brickwork arch over with a flat head. Red brick dressings. Paint finish to frame and sashes (white). External timber cill with a stained finish. Flash band membrane apron flashing below the external cill. Internal vertical aluminium sliding secondary glazing. Metal angle reinforcement brackets to corners of sashes.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details. The replacement window appears to have been positioned and fixed deeper into the window reveal. Markings to the brickwork reveal suggest an earlier window was positioned nearer the front external face of the wall.		• Very poor condition. • Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Isolated and localised surface decay to timber (rot). • Inoperable sliding sashes due to failure of spring balance system. • Broken glass.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Decorate/paint.	
		5.03	**G03.W01**		Ground floor 2 by 2 single glazed timber casement window with 2 No.		Replacement window circa 1960s and later C20 opening with flat arched head over opening		• Very poor condition.		i. Replace the existing window with a new casement window to approved detail.	

					side hung opening casements. Right hand side casement missing. Timber external projecting cill with a stained finish. Brick on edge flat arch over. Paint finish (white) .				• Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Isolated and localised decay to timber (rot). • Fire damage and Charing to timber components. • 1 No. missing opening casement. • Broken and missing glass.		ii. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. iii. Decorate/paint.	
		5.04	**G03.W02**		Ground floor projecting segmental curved bay single glazed casement window with 2 No. opening side hung casements at either end. ½ brick curved brickwork dwarf wall below laid in stretcher bond. Hipped mono-pitched bay roof over covered in machine made plain clay tiles. Horizontal timber boarded soffit to bay with timber fascia board. Paint finish (possibly white).		Early twentieth century window prior to 1936. Exposed existing roof structure constructed using regularised sawn timber with flat head nails. This is likely to be a twentieth century replacement structure.		• Very poor condition. • A substantial amount of the timber window frame and associated glazing bars has been lost. • Remaining/surviving elements of the timber frame and casements are severely damaged and substantially charred in localised areas. • Defective/breakdown of existing paint finishes.		i. Replace with a new timber casement window to match existing detail. ii. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. iii. Decorate/paint.	
		5.05	**G06.W01**		Ground floor 8 over 8 light single glazed timber vertical sliding spring balanced sash window with false box sash frame all with a painted finish. Rectangular opening with a square head. Projecting timber external cill with a painted finish. Internal vertical aluminium sliding secondary glazing.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Fair condition. • The existing timber window is substantially intact. • Severely deteriorating paint finishes with peeling and detached coatings. Exposed timber to cill. • Operation of the sliding sashes was not tested. • 1 No. missing pane of glass. • Broken glass. • Deteriorating timber surfaces to external cill.		i. As the window has modern timber detailing consideration to be given to its replacement. ii. Repair and refurbish the existing window. iii. Overhaul spring balance mechanism back to full working order. iv. Replace missing/broken panes of glass. v. Remove defective existing paint finishes and re-decorate/paint.	
		5.06	**G07.W01**		Ground floor 6 over 6 light single glazed timber vertical sliding spring balanced sash window with false box sash frame all with a painted finish. Rectangular opening with a brickwork segmental arched head		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Fair condition. • The existing timber window is substantially intact. • Severely deteriorating paint finishes with peeling and detached coatings. Exposed timber to cill.		i. As the window has modern timber detailing consideration to be given to its replacement. ii. Repair and refurbish the existing window. iii. Overhaul spring balance mechanism back to full working order.	

					Flush timber external cill with a painted finish. Internal vertical aluminium sliding secondary glazing.				• Operation of the sliding sashes was not tested. • 1 No. broken pane of glass.		iv. Replace broken pane of glass. v. Extend external timber cill to project external wall. vi. Remove defective existing paint finishes and re-decorate/paint.	
		5.07	**G07.W02**		Later/modern ground floor projecting segmental curved timber bay casement window with 8 No. single glazed fixed lights and 3 No. side hung casements at the centre and at either end. Further 11 No. fixed glazed lights over directly below the soffit. Curved brickwork dwarf wall below laid in stretcher bond. Hipped mono-pitched bay roof over covered in machine made plain clay tiles. Exposed/open eaves soffit with remains of a boarded lining. Timber fascia board. Internal horizontal sliding secondary glazing. Paint finish.		Mid to late twentieth century window post to 1936. Exposed existing roof structure constructed using regularised sawn timber with flat head nails. This is likely to be a mid to late twentieth century replacement structure. The whole bay window in terms of appearance and detail maybe considered visually inappropriate for the earlier house.		• The roof covering and associated roof structure, soffit and fascia over the bay window are in a very poor condition with missing tiles, leaving the structure exposed, rotten and displaced joinery sections to the eaves. The roof structure has dropped and sagged. • The timber window is in a very poor condition with isolated and localised wood rot and deteriorating timber sections with some missing timber to mullions and opening casements. • Evidence of former wet rot at the east end of the window in the form of staining from former fruiting bodies and/or mycelium). • The curved brickwork is poorly bonded to the existing south external brickwork wall at either end. • Defective/breakdown of existing paint finishes.		i. Dismantle and rebuild the whole of the roof including the roof covering and associated flashings, roof structure, eaves soffit and fascia. ii. Remove the defective window and replace with a new hardwood casement window to match existing detail. iii. Attention to be given to single glass or double glazed units (Slimlite) relating heritage considerations and thermal and acoustic requirements. iv. Decorate/paint.	
		5.08	**G08.W01**		Ground floor 6 over 6 light single glazed timber vertical sliding spring balanced sash window with false box sash frame all with a painted finish. Flush timber external cill with a painted finish. Rectangular opening with a square head. Evidence of a former segmental arched head over. Vertical joint in brickwork to the east side of the window along with a blind stepped reveal internally suggests there was once a larger opening.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Fair condition. • The existing timber window is substantially intact. • Severely deteriorating paint finishes with peeling and detached coatings. Exposed timber to cill. • Cracked/defective glazing putties. • Operation of the sliding sashes was not tested.		i. As the window has modern timber detailing consideration to be given to its replacement. ii. Repair and refurbish the existing window. iii. Overhaul spring balance mechanism back to full working order. iv. Extend external timber cill to project external wall. v. Remove defective existing paint finishes and re-decorate/paint.	

					Flush timber external cill with a painted finish.						
		5.09	**G08.W02**		Ground floor 6 over 6 light single glazed timber vertical sliding spring balanced sash window with false box sash frame all with a painted finish. Projecting timber external cill with a stained finish. Flash band membrane apron below cill. Rectangular opening with a brickwork segmental arched head over. Circular plastic grille vent fitted in an upper glazed light.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Fair condition. • The existing timber window is substantially intact. • Upper glazed light to the top sash has a plastic circular ventilation grille fitted in the glass. • Severely deteriorating paint and stain finishes with peeling and detached coatings. • Severe wood rot to external timber cill with missing section • Operation of the sliding sashes was not tested.		i. As the window has modern timber detailing consideration to be given to its replacement. ii. Repair and refurbish the existing window. iii. Replace the existing timber cill. iv. Overhaul spring balance mechanism back to full working order. v. Remove the plastic grill and replace the pane of glass to the top sash. vi. Remove defective existing paint finishes and re-decorate/paint.	
	FIRST	**5.10**	**F01.W01**		First floor 8 over 8 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Paint finish to frame and sashes (white). External projecting timber cill with a stained finish. Flash band membrane apron flashing below the external cill. Rectangular opening with red brick dressings. Internal vertical aluminium sliding secondary glazing. Glazed ashes removed. Ceiling tiles used to line the reveals between timber window and secondary glazing.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Very poor condition. • Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Isolated and localised surface decay to timber (rot). • Previously replaced timber sections pieced into frame. • Inoperable sliding sashes due to failure of spring balance system. • Broken glass.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail. iii. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. iv. Remove secondary glazing. v. Remove ceiling tile reveal lining, make good reveals. vi. Decorate/paint.	
		5.11	**F01.W02**		First floor 6 over 6 light single glazed timber vertical sliding spring balanced sash window with false box sash frame all with a painted finish.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Very poor condition. • Although the existing timber window is intact, it has previously been repaired with new timber sections spliced in. The sash frames are reinforced at the		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame.	

					Projecting timber external cill with a stained finish. Flash band membrane apron below cill. Rectangular opening with timber framed wall with external roughcast/pebbledash render finish.			corners with metal angle brackets. • Severely deteriorating paint and stain finishes with peeling and detached coatings. Exposed timber surfaces. • Isolated wood rot and defective timber components to external timber cill with missing section. • Metal angle brackets to corner of sashes. • Evidence of previous timber repairs. • Operation of the sliding sashes was not tested. • Broken glass.		ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Decorate/paint.	
		5.12	**F02a.W01**		First floor 6 over 6 light single glazed timber vertical sliding spring balanced sash window with false box sash frame all with a painted finish. Projecting timber external cill with a stained finish. Flash band membrane apron below cill. Rectangular opening with red brick dressings.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.	• Poor condition. • The existing timber window is substantially intact. • Severely deteriorating paint and stain finishes with peeling and detached coatings. • Severe wood rot to external timber cill with missing section • Operation of the sliding sashes was not tested. • Isolated wood rot and defective timber components to external timber cill with missing section. • Metal angle brackets to corner of sashes. • Evidence of previous timber repairs. • Operation of the sliding sashes was not tested. • Broken glass		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Decorate/paint.	
		5.13	**F03.W01**		First floor 8 over 8 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Paint finish to frame and sashes (white). External projecting timber cill with a stained finish.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.	• Very poor condition. • Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Isolated and localised surface decay to timber (rot). • Severely damaged and by fire substantially charred internally. • Previously replaced timber sections pieced into frame.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with	

					Flash band membrane apron flashing below the external cill. Rectangular opening with red brick dressings. Internal vertical aluminium sliding secondary glazing. Glazed ashes removed. Ceiling tiles used to line the reveals between timber window and secondary glazing.				• Inoperable sliding sashes due to failure of spring balance system. • Missing/broken glass.		stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Remove secondary glazing. vi. Remove ceiling tile reveal lining, make good reveals. vii. Decorate/paint.	
		5.14	**F04.W01**		First floor 8 over 8 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Paint finish to frame and sashes (white). External projecting timber cill with a stained finish. Flash band membrane apron flashing below the external cill. Rectangular opening with red brick dressings. Internal vertical aluminium sliding secondary glazing. Glazed ashes removed. Ceiling tiles used to line the reveals between timber window and secondary glazing.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Very poor condition. • Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Isolated and localised surface decay to timber (rot). • Severely damaged and by fire substantially charred internally. • Previously replaced timber sections pieced into frame. • Inoperable sliding sashes due to failure of spring balance system. • Missing/Broken glass.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Remove secondary glazing. vi. Remove ceiling tile reveal lining, make good reveals. vii. Decorate/paint.	
		5.15	**F04.W02**		First floor 6 over 6 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Paint finish to frame and sashes (white). External projecting timber cill with a stained finish.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Very poor condition. • Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Isolated and localised surface decay to timber (rot). • Severely damaged and by fire substantially charred internally. • Previously replaced timber sections pieced into frame.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with	

					Rectangular opening in timber framed wall with a roughcast/pebbledash render finish. Internal vertical aluminium sliding secondary glazing. Glazed ashes removed.				• Inoperable sliding sashes due to failure of spring balance system. • Missing/Broken glass.		stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Remove secondary glazing. vi. Decorate/paint.
		5.16	**F05.W01**		First floor 6 over 6 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Paint finish to frame and sashes (white). External projecting brickwork and rendered cill. Rectangular opening with a segmental arched head in brickwork wall.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Very poor condition. • Breakdown of paint finishes with peeling coatings exposing bare timber below. • Isolated and localised surface decay to timber (rot). • Severely damaged and by fire substantially charred internally. • Inoperable sliding sashes due to failure of spring balance system. • Missing/Broken glass.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Decorate/paint.
		5.17	**F06.W01**		First floor 8 over 8 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Paint finish to frame and sashes (white). External projecting timber cill with a stained finish. Flash band membrane apron flashing below the external cill. Rectangular opening. Internal vertical aluminium sliding secondary glazing. Glazed ashes removed.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Very poor condition. • Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Isolated and localised surface decay to timber (rot). • Severely damaged and by fire substantially charred internally. • Previously replaced timber sections pieced into frame. • Inoperable sliding sashes due to failure of spring balance system. • Missing/Broken glass.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Remove secondary glazing.

										vi. Decorate/paint.	
		5.18	**F07.W01**		First floor 8 over 8 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Paint finish to frame and sashes (white). External projecting timber cill with a stained finish. Flash band membrane apron flashing below the external cill. Rectangular opening in timber framed wall with a roughcast/pebbledash render finish. Internal vertical aluminium sliding secondary glazing. Glazed ashes removed.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Very poor condition. • Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Isolated and localised surface decay to timber (rot). • Fire and smoke damage, charred internally. • Previously replaced timber sections pieced into frame. • Metal angle strengthening to corners of sashes. • Inoperable sliding sashes due to failure of spring balance system. • Missing/Broken glass.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Remove secondary glazing. vi. Decorate/paint.	
		5.19	**F07.W02**		First floor UPVC double glazed replacement window. Rectangular opening in brickwork wall with a brickwork segmental arched head.		Modern late C20. Inappropriate material and detail.		• Fair condition. • Broken glass.		i. Replace the existing window with a new timber vertical sliding sash or casement window. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. iv. Decorate/paint.	
		5.20	**F07.W03**		First floor 6 over 6 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Paint finish to frame and sashes (white). External projecting timber cill with a stained finish.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Poor condition. • Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Isolated and localised surface decay to timber (rot). • Damaged by fire, charred internally. • Previously replaced timber sections pieced into frame. • Metal angle strengthening to corners of sashes.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with	

					Rectangular opening in brickwork wall with a flat square head. Internal vertical aluminium sliding secondary glazing. Glazed ashes removed.				• Inoperable sliding sashes due to failure of spring balance system. • Missing/Broken glass.		stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Remove secondary glazing. vi. Decorate/paint.	
		5.21	**F08.W01**		First floor 6 over 6 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Paint finish to frame and sashes (white). External projecting timber cill with a painted finish. Rectangular opening in brickwork wall with a flat square head.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Fair condition. • Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Minor surface decay to timber in localised areas. • Metal angle strengthening to corners of sashes. • Inoperable sliding sashes due to failure of spring balance system. • Missing/Broken glass.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Decorate/paint.	
		5.22	**F09.W01**		First floor small 1 over 1 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Paint finish to frame and sashes (white). External projecting timber cill with a stained finish. Rectangular opening in brickwork wall with a flat square head.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Fair condition. • Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Minor surface decay to timber in localised areas. • Metal angle strengthening to corners of sashes. • Inoperable sliding sashes due to failure of spring balance system. • Missing/Broken glass.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Decorate/paint.	

		5.23	**F09.W02**		First floor 6 over 6 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Paint finish to frame and sashes (white). External projecting timber cill with a stained finish. Rectangular opening in brickwork wall with a flat square head.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Fair condition. • Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Minor surface decay to timber in localised areas. • Metal angle strengthening to corners of sashes. • Inoperable sliding sashes due to failure of spring balance system. • Missing/Broken glass.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. v. Decorate/paint.	
		5.24	**F09.W03**		First floor small single glazed timber casement window with side hung opening casement. Paint finish. External projecting timber cill with a stained finish. Rectangular opening in brickwork wall with a flat square head.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Fair condition. • Breakdown of paint and stained finishes with peeling coatings exposing bare timber below. • Minor surface decay to timber in localised areas.		i. Replace the existing window with a new timber casement. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. iv. Decorate/paint.	
		5.25	**F10.W01**		First floor 6 over 6 light single glazed timber vertical sliding spring balanced sash window with false box sash frame. Paint finish to frame and sashes (white). External projecting timber cill with a stained finish. Rectangular opening in brickwork wall with flat square head.		Replacement window circa 1960s. Modern detailing with wider timber sections and plain moulding details.		• Very poor condition. • Window frame displaced and pushed out of position in reveal. • Breakdown of paint finishes with peeling coatings exposing bare timber below. • Isolated and localised decay to timber (rot). • Previously replaced timber sections pieced into frame. • Smoke damage. • Inoperable sliding sashes due to failure of spring balance system. • Missing/Broken glass.		i. Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail. iv. Attention to be given to single glass or double glazed units relating heritage considerations	

											v. Decorate/paint.	
		5.26	**F10.W02**		First floor timber single glazed twelve light casement window. one side hung opening casement. Narrow glazing bars. Paint finish. Projecting tow course plain clay tile creasing cill. Rectangular opening in brickwork wall with a flat square head.		Possibly C19 window, possibly original to the last eastern extension.		• Poor condition. • Breakdown of paint finishes with peeling coatings exposing bare timber below. • Decay/wood rot to timber in localised areas. • Putty to glazing breaking down.		i. Either repair the existing window or replace I with a new hardwood casement window to match the existing detail. ii. Position of the window in the reveal to be considered based on historical precedent. iii. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements. iv. Decorate/paint.	

6.00 EXTERNAL DOORS	**GROUND**	**6.01**	**G01.ED01**		Almost all the door removed. Section of hanging stile and hinges remain. Timber doorframe with a painted finish. Upper recessed timber panel with a painted finish. Rectangular opening with a flat square head in brickwork wall with red brick dressings. No external lintel arch or lintel visible.		Historic photos confirm previous solid timber 6 panel door.		• Very poor condition. • Missing door. • Breakdown of paint finishes with peeling coatings to door frame. • Isolated decay/wood rot to timber in localised areas to doorframe.		i. Carry out localised joinery repairs to timber doorframe. ii. Fix new solid hardwood panelled door to appropriate pattern/ detail. iii. Decorate/paint.	
		6.02	**G01.ED02**		Two pairs of timber fully single glazed bi-fold doors with a painted finish. Timber doorframe with a painted finish. Large rectangular opening with a flat square head in brickwork wall. Lintel/support concealed by upper render wall finish.		Modern C20 doors and doorframe.		• Poor condition. • Breakdown of paint finishes with peeling coatings to door frame. • Isolated surface decay/wood rot to timber in localised areas to doors and doorframe. • Broken glass.		i. Carry out localised joinery repairs to timber doors and doorframe. ii. Remove glass and re-glaze. iii. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic insulation. iv. Decorate/paint.	
		6.03	**G04.ED01**		Single timber framed and vertical boarded door with a natural finish. Timber doorframe with a painted finish. Rectangular opening with a flat square head in brickwork wall. No external arch or lintel visible.		Modern C20, possibly original when the extension was built.		• Very poor condition. • Missing vertical board. • Loose boards, • Impact damage. • Fire and smoke damage internally. • Deteriorating finishes.		i. Remove existing door and doorframe and replace with new hardwood doo and doorframe to appropriate pattern/detail. ii. Decorate/paint/stain.	
		6.04	**G06.ED01**		Part glazed part panelled timber door with a natural/stained finish. Single glazed with obscure patterned glass. Outward opening. Timber doorframe with a painted finish. Rectangular opening in brickwork wall with a square section timber lintel over with a natural finish.		Modern C20 door of inappropriate detail.		Fair condition		i. Remove existing door and doorframe. ii. Fix new hardwood door and frame to an appropriate pattern/detail. iii. Decorate/paint.	

		6.05	**G08.ED01**		Almost all the door removed. Section of hanging stile and hinges remain. Part of the former door on the ground outside the building – flush door, possible hardboard lining over the remains of a panelled door. Timber doorframe with a painted finish. Rectangular opening with a segmental arched head with brickwork arch over. Brickwork threshold step.		Former modern C20 door and doorframe.		• Very poor condition. • Missing door. • Breakdown of paint finishes with peeling coatings to door frame. • Isolated decay/wood rot to timber in localised areas to doorframe.		i. Remove remains of existing door and the doorframe. ii. Fix new solid hardwood door and doorframe to appropriate pattern/ detail. iii. Decorate/paint.	

GROUND FLOOR

7.00	**Level: Ground Floor**				
	Room G01	**Living Room (part)**			
	General	**Phase 2**: Southern end bay and six flue chimneystack, now the southern end of the Living Room and Bedroom 3.			
	Element	**Description**	**Significance**	**Condition**	**Recommendations**
7.01	**Ceiling**	Timber lath and lime plaster ceiling. Laths fixed to the underside of the first floor joists. Paper and paint finishes.	Older ceiling, but likely not to be original. Possibly nineteenth century. Evidence of the upkeep of the building using traditional materials and workmanship.	• Poor condition. • Large holes in plaster and laths exposing floor structure over. • Loose/detached areas of lath and plaster in isolated and localised areas. • Loose/detached areas of plaster from secured laths in isolated and localised areas. • Mould/mildew growth to plaster surfaces. • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof. • Peeling decorative papers and paint finishes.	i. Remove defective existing lath and plaster beyond repair/retention. ii. Remove detached existing plaster from secure existing laths. iii. Remove detached/loose lath and plaster. iv. Secure/refix detached/loose existing timber laths to floor joists. v. Fix new timber laths to replace defective/missing existing. vi. Replaster the ceiling, in whole with new three coat lime plaster reinforced with natural animal hair. vii. Finish with a breathable paint system.
7.02	**Walls – internal faces of external walls**	**South**: gypsum plaster finish on plasterboard fixed to independent timber studwork in front of earlier direct plaster finish on brickwork wall. **West**: solid $1^1/_2$ brick brickwork wall dating from the C18 (phase 5 – replacement of the western frontage in brick). Gypsum plaster finish applied direct to internal face of brickwork wall. **East**: direct gypsum plaster finish over earlier plaster finish on brickwork wall. Paint finishes.	Modern/later twentieth century intervention carried out with inappropriate materials that devalue the historic and architectural significance of the building. Risk of trapping moisture unventilated voids and in the structure and fabric.	• Poor condition. • Large vertical crack through the south wall in the south west corner of the room relating to the crack in the existing brickwork to the south elevation. • Localised holes in plaster finish and plasterboard. • Localised cracks in plaster finishes. • Risk of trapping moisture unventilated voids and in the structure and fabric.	i. Remove gypsum plasters/ plasterboards and modern timber studwork. ii. Following the stabilisation and repair of the external walls, either apply a direct three coat lime plaster finish to the internal face of the walls or, if a true vertical and plumb wall face is required, construct a new timber stud partition with a lath and lime/hair plaster finish over. iii. Finish with a breathable paint system.

7.03	**Walls – internal between rooms**		**G01/G05**: direct gypsum plaster finish on brickwork wall. Large supporting pier constructed from modern white artificial stone in narrow course heights. Constructed in part to support the existing retained C16 brickwork chimneybreast at first floor level.		Modern mid to late twentieth century impervious plaster finish. Mid C20 modern pier which replaces part of the removed C16 brickwork chimneystack at ground floor level. This is considered a poor previous intervention that compromises the historic structure and value.		• Localised areas of damaged plaster exposing the brickwork substrate. • Nonbreathable wall plaster increasing the risk of moisture being trapped in the brickwork wall.		i. Consider removing the modern white artificial stone pier as part of reinstating the brickwork chimneystack at ground floor level. ii. Remove modern gypsum plasters form brickwork substrate. iii. Repair brickwork substrate in localised areas. Remove cement based mortars and point with new lime mortar. iv. Re-plaster walls with lime plaster. v. Finish with a 'breathable' paint system.	
7.04	**Floor Structure**		Exposed timber floorboards on timber floor joists on concrete slab oversite.		Modern, later mid twentieth century replacement floor structure. Possibly a replacement for an earlier timber suspended floor.		• Poor condition. • Scaffold poles and/or acro-prop temporary support taken through the floor to bear onto the concrete. Some displacement of floor joists. • Individual displaced or twisted existing floor joists. • Insufficient or no noggins between floor joists. • Spaces between floor joists and voids below over concrete do not appear to be ventilated. • Smoke damage • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Remove scaffolding/acro-props. ii. Remove the remaining floorboards. iii. Remove the existing floor joists. iv. Make good the surface of the existing concrete slab. v. Lay a dpm over the concrete slab. vi. Provide sub floor ventilation to natural air. vii. Fix new pre-treated softwood floor joists with mineral wool insulation between. viii. Fix new softwood tongue and groove floorboards.	
7.05	**Floor Finish**		Exposed timber tongue and groove floorboards.		Modern/later floorboard, probably mid twentieth century		• Poor condition. • Sections removed to enable scaffold poles/acro props to be taken through to bear on to the concrete sub-floor slab below. • Isolated twisted and loose/detached floorboards • Rusting floorboard nails/brads. • Dirt and discolouration to surface of floorboards. • Smoke damage. • Localised water damage to floorboards, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Remove and replace with new softwood tongue and grove floorboards as part of the renewal of the floor structure.	

7.06	**Fireplace**		No evidence of the former fireplace or associated chimneystack/breast to the room remains.		The original or early fireplace and associated chimneybreast have been removed during previous alteration work during the twentieth century. A modern chimneybreast constructed from light coloured narrow artificial stone blocks has been constructed to form a supporting pier. This has no relationship to the existing structure and fabric at ground floor level. Chimney flues have been removed and the upper part of the chimneybreast from first floor level upwards has been re-supported on a series of steel beams		• Loss of historic fireplace(s) and associated chimneybreast. • Exposed steel beams supporting the remaining brickwork chimneybreast above are corroded with rust. • The existing steel beams do not appear to be of an adequate size to support the brickwork above. There also appears to be insufficient bearing to the steel beams. • The chimney flues are open and exposed at ground floor ceiling level. Daylight at chimney pot level can be seen from below at ground floor level.		i. Structural engineer to inspect the remains of the existing and later modern stone pier at ground floor level, along with the later series of steel beams supporting the chimney above and report structural stability and capability. ii. Carry out structural repair works and support as detailed/specified by the SE. iii. Reinstate the earlier brickwork chimneybreast and flue network at ground floor level. iv. Reinstate fireplace and hearth.	
7.07	**Windows**		**G01.W01**: 8 over 8 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed . Modern powder coated aluminium vertical sliding sash secondary glazing added internally. Reveals between timber window and secondary glazing with polystyrene ceiling tile or similar material.		Modern mid C20 century replacement window with inappropriate heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window balanced with weights in a 'true' sash box. Addition of secondary glazing detracts from view of sash window.		• Fire damage to timber components, displaced/hanging sliding sashes. Smashed and missing glass. Damage to sash springs. • Fire damaged secondary glazing. • Defective paint finish.		i. Remove secondary glazing. ii. Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. Glazed with 'slimlite' double glazed units with crown glass. iii. Reline window reveals with lime plaster finishes incorporating insulation.	
7.08	**External Door:**		**ED02**: Timber single glazed bi-fold patio doors is a timber doorframe.		Modern later twentieth century doors in a modern wide door opening. Size and proportion of the structural opening and the appearance and detail of the bi-fold doors are out of character with the earlier remaining parts of the eighteenth century house. Evidence suggests this doors opening obliterated a traditional window opening.		• Cracks in external wall over the structural opening to the door (visible externally). • Broken glass. • Isolated defects to timber components. Doors difficult to open and close		i. Structural engineer to inspect opening and existing lintel support to head. ii. Consideration to be given to removing the existing doors and reinstating the former smaller window opening and associated timber vertical sliding sash window.	
7.09	**Internal Doors, doorframes or linings:**		No internal door openings, doors, doorframes or linings.		It is likely previous internal door openings were situated either side of a former fireplace and chimneybreast		• Previously removed.		i. Following the reconstruction of the chimneybreast/stack, reinstate internal door openings	

					and these were lost when the fireplace and chimneybreast were removed, possibly during the mid to later twentieth century.				(possibly 2 No.) as part of the reinstatement of former room layouts to reinterpret the earlier house. ii. Reinstate doorframes/linings and internal doors based on appropriate agreed pattern/joinery mouldings and detail.	
7.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: none. **Skirting boards**: none, previously. removed. **Joinery mouldings**: none.		Loss of joinery details.		N/a.		i. Reinstate architraves, skirting boards and joinery mouldings based on appropriate agreed pattern/joinery mouldings and detail.	
7.11	**Staircases**		N/a.		N/a.		N/a.		N/a.	

	Level: Ground Floor				
8.00	**Room G02**	**Living Room (part)**			
	General	**Phase 1**: Original part of the house dating potentially from the late 15th century, now the northern end of the Living Room and Bedroom 2.			
	Element	**Description**	**Significance**	**Condition**	**Recommendations**
	Ceiling	Timber lath and lime plaster ceiling. Laths fixed to later timbers/battens fixed to the underside of the first floor joists.	Older ceiling, but likely not to be original. Historic evidence of the repair and maintenance of the building using traditional materials and workmanship.	• Very poor condition. • Substantial areas of the ceiling lost/missing. • Large holes in plaster and laths exposing floor structure over. • Areas of lath and plaster loose/detached. • Peeling papers/paint finishes. • Smoke and fire damage.	i. Remove remains of defective existing lath and plaster ceiling and replace with new lath and lime plaster ceiling.
8.01	**Walls – internal faces of external walls**	**West**: solid 1½ brick brickwork wall dating from the C18 (phase 5 – replacement of the western frontage in brick). Direct gypsum plaster on to internal face of brickwork wall. **East**: the former east external wall of the earliest part of the late C15/early C16 timber framed house was removed at some point after 1936 (circa mid C20) Paper or paint finishes.	**West**: modern/later twentieth century intervention carried out with inappropriate materials that devalue the historic and architectural significance of the building. Risk of trapping moisture unventilated voids and in the structure and fabric. **East**: the former east external wall of the earliest part of the late C15/early C16 timber framed house was removed at some point after 1936 (circa mid C20). New steel beam, clad in timber, inserted over to support the retained historic timber frame at first floor level.	• Fair condition. • Generally, appears to be attached and sound. • Some localised/isolated cracks to the surface. • Peeling papers/paint finishes.	i. Remove gypsum plasters. ii. Following the stabilisation and repair of the external walls, either apply a direct three coat lime plaster finish to the internal face of the walls or, if a true vertical and plumb wall face is required, construct a new timber stud partition with a lath and lime/hair plaster finish over. iii. Finish with a breathable paint system. iv. Consideration to be given to reinstating the former east external wall (timber frame as part of future alteration/ refurbishment works.
8.02	**Walls – internal between rooms**	**North between G02/G03**: timber frame/timber stud dating back to at least C16. Timber laths with clay reinforced with straw base coat plaster over with lime plaster reinforced with animal hair over. Over-boarding with modern plasterboard with a gypsum based plaster skim finish. Paint finish.	**North between G02/G03:** historic internal wall of significant heritage value dating back to at least C17. At risk of substantial loss. Mid C20 modern pier which replaces part of the removed C16 brickwork chimneystack at ground floor level. This is considered a poor previous	• Very poor condition. • Areas of missing plasterboard over-boarding. • Missing areas of timber lath and plaster finish. • Areas of detached plaster separated from timber laths. • Detached timber laths.	i. Remove plasterboard over-boarding. ii. Stabilize existing historic clay and lime based plaster finishes in situ. iii. Remove decayed/defective/loose/ detached existing clay and lime based plaster finishes beyond retention and repair. iv. Repair timber frame/studs. Replace defective missing timber components to timber frame.

			East between G02/G06: later half brick brickwork wall with direct gypsum plaster wall finish. Paint finish. **South between G02/G01** Large supporting pier constructed from modern white artificial stone in narrow course heights. Constructed in part to support the existing retained C16 brickwork chimneybreast at first floor level.		intervention that compromises the historic structure and value.		• Areas of missing finish plaster exposing clay/straw base coat plaster. • Friable, crumbling exposed based coat plaster.		v. Refix/repair existing timber laths. Fix new timber laths where missing/replace defective. vi. Apply new clay/straw base coat and lime hair finish coat plasters. vii. Finish with a 'breathable' paint system. viii. Finish with a breathable paint system. ix. Consider removing the modern white artificial stone pier as part of reinstating the brickwork chimneystack at ground floor level.	
8.03	**Floor Structure**		Exposed timber floorboards on timber floor joists on concrete slab oversite.		Modern, later mid twentieth century replacement floor structure. Possibly a replacement for an earlier timber suspended floor.		• Poor condition. • Scaffold poles and/or acro-prop temporary support taken through the floor to bear onto the concrete. Some displacement of floor joists. • Individual displaced or twisted existing floor joists. • Insufficient or no noggins between floor joists. • Spaces between floor joists and voids below over concrete do not appear to be ventilated. • Smoke damage • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Remove scaffolding/acro-props. ii. Remove the remaining floorboards. iii. Remove the existing floor joists. iv. Make good the surface of the existing concrete slab. v. Lay a dpm over the concrete slab. vi. Provide sub floor ventilation to natural air. vii. Fix new pre-treated softwood floor joists with mineral wool insulation between. viii. Fix new softwood tongue and groove floorboards.	
8.04	**Floor Finish**		Exposed timber tongue and groove floorboards.		Modern/later floorboard, probably mid twentieth century		• Poor condition. • Sections removed to enable scaffold poles/acro props to be taken through to bear on to the concrete sub-floor slab below. • Isolated twisted and loose/detached floorboards • Rusting floorboard nails/brads. • Dirt and discolouration to surface of floorboards. • Smoke damage. • Localised water damage to floorboards, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Remove and replace with new softwood tongue and grove floorboards as part of the renewal of the floor structure.	

8.05	**Fireplace**		No evidence of the former fireplace or associated chimneystack/breast to the room remains.		The original or early fireplace and associated chimneybreast have been removed during previous alteration work during the twentieth century. A modern chimneybreast constructed from light coloured narrow artificial stone blocks has been constructed to form a supporting pier. This has no relationship to the existing structure and fabric at ground floor level. Chimney flues have been removed and the upper part of the chimneybreast from first floor level upwards has been re-supported on a series of steel beams		• Loss of historic fireplace(s) and associated chimneybreast. • Exposed steel beams supporting the remaining brickwork chimneybreast above are corroded with rust. • The existing steel beams do not appear to be of an adequate size to support the brickwork above. There also appears to be insufficient bearing to the steel beams. • The chimney flues are open and exposed at ground floor ceiling level. Daylight at chimney pot level can be seen from below at ground floor level.		i. Structural engineer to inspect the remains of the existing and later modern stone pier at ground floor level, along with the later series of steel beams supporting the chimney above and report structural stability and capability. ii. Carry out structural repair works and support as detailed/specified by the SE. iii. Reinstate the earlier brickwork chimneybreast and flue network at ground floor level. iv. Reinstate fireplace and hearth.	
8.06	**Windows**		**G02.W01**: 8 over 8 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed . Modern powder coated aluminium vertical sliding sash secondary glazing added internally. Reveals between timber window and secondary glazing with polystyrene ceiling tile or similar material.		Modern mid C20 century replacement window with inappropriate heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window balanced with weights in a 'true' sash box. Addition of secondary glazing detracts from view of sash window.		• Fair condition. • Brocken glass. • Deteriorating paint finishes. • Missing sliding secondary glazing panels (frames retained in situ)		i. Remove secondary glazing. ii. Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. Glazed with 'slimlite' double glazed units with crown glass. iii. Reline window reveals with lime plaster finishes incorporating insulation.	
8.07	**Internal Doors, doorframes or linings:**		Internal doors removed. Door lining/doorframe between G02/G03 removed. Hardwood door lining to internal door between G03 and G06 retained in situ.		Loss of internal detail. Likely to be internal doors/doorframes/door linings dating from the mid C20.		• Previously removed. • Remaining door lining in a fair condition		i. Following the reconstruction of the chimneybreast/stack, reinstate internal door openings (possibly 2 No.) as part of the reinstatement of former room layouts to reinterpret the earlier house. ii. Reinstate doorframes/linings and internal doors based on appropriate agreed pattern/ joinery mouldings and detail.	
8.08	**Architraves, skirting boards and joinery mouldings**		**Architraves**: none.		Loss of joinery details.		N/a.		i. Reinstate architraves, skirting boards and joinery mouldings based on appropriate agreed	

			Skirting boards: none, previously. removed. **Joinery mouldings**: none.						pattern/joinery mouldings and detail.		
8.09	**Staircases**		N/a.		N/a.		N/a.		N/a.		

	Level: Ground Floor					
9.00	**Room G03**		**Study**			
	General		**Phase 1**: Original part of the house dating potentially from the late 15th century, now the Study and Bedroom 1.			
	General		Part of the original late C15/early C16 timber frame hall house. Surviving C16 internal timber frame studwork wall with infill panels of clay/straw lime/hair plaster. Alterations post 1936 after RCHME visit			
	Element		**Description**	**Significance**	**Condition**	**Recommendations**
9.01	**Ceiling**		Former timber lath and lime plaster ceiling. Laths fixed to the underside of the first floor joists.	Older ceiling, but likely not to be original due to laths being fixed to later timbers added to level out ceiling and additional floor joists added to the first floor structure.	• Very poor condition. • 95% of the ceiling missing/lost. • No plaster finish remains. Small area of timber laths only remains. • Severe fire damage and charring. • Floor joists to first floor are severely damage by fire and are heavily charred. Rusting nail fixings to former laths visible. • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.	i. Remove remains of defective/ damaged existing lath and plaster. ii. Following the repair of the existing timber first floor structure, replaster the ceiling, in whole with new three coat lime plaster reinforced with natural animal hair on new oak riven laths. iii. Finish with a breathable paint system.
9.02	**Walls – internal faces of external walls**		**West**: solid 1 1/2 brick brickwork wall dating from the C18. Remains of direct gypsum plaster finish on internal face of external brickwork wall, including window reveals. Exposed brickwork. **North**: solid 1 1/2 brick brickwork wall dating from the C18. Exposed brickwork. Plaster finish missing/lost. Curved solid ½ brick brickwork dwarf wall to bay window with direct gypsum plaster finish.	Modern/later twentieth century intervention/gypsum plasters carried out with inappropriate materials that devalue the historic and architectural significance of the building. Risk of trapping moisture unventilated voids and in the structure and fabric.	• Very poor condition. • Substantial loss of plaster finishes. • Remaining plaster is detached, friable uneven. • Isolated loose bricks and defective/loose mortar to brickwork joints in isolated areas. • Fire damage, charring of timber and smoke damage to surfaces. • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.	i. Remove all remaining modern plaster finishes. ii. Repair brickwork walls. iii. Following the stabilisation and repair of the external walls, apply a direct three coat lime plaster finish to the internal face of the brickwork. iv. Finish with a breathable paint system.
9.03	**Walls – internal between rooms**		**South G03/G02**: historic timber frame/stud wall dating from the late C16.	**South G03/G02**: Significant historic internal stud wall and associated infill panels possibly dating back to the late C15 or early C16.	**South G03/G02** • Very poor condition. • Loss of plaster finish from timber laths to later lining.	**South G03/G02** i. Remove later lining/studwork to expose earlier historic stud wall and infill panels. ii. Remove smoke damage.

			Timber laths on south side of wall with clay reinforced with straw base coat plaster over with lime plaster reinforced with animal hair over to both sides forming infill panels on the north side. Evidence of limewash to the north face of the vertical posts/studs to the timber frame suggests the frame was once exposed. Later timber battens added to the earlier posts/studs with later horizontal timber laths with later multicoat lime plaster finish over. **East G03/G04**: Part timber frame with lath and plaster finishes, part solid brickwork wall with direct gypsum plaster finishes (following the addition of the later fireplace and associated chimneystack).		Later C20 partition conceals the earlier historic wall. **East G03/G04**: former external wall as of 1936, became internal following the addition of the east extension.		• Remaining plaster finish, loose, detached, friable and cracked. • Loose, detached and missing timber laths. • Fire damage and charring to laths and studs to outer lining. • Fire damage, charring and smoke damage to studs to earlier historic wall. • Holes in historic lath and plaster infill panels. • Loose, detached and cracked plaster to earlier infill panels. • Fire damage, charring of timber and smoke damage to surfaces. • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof. **East G03/G04** • Very poor condition. • Loss of direct plaster from brickwork backgrounds. • Fire damage, charring and smoke damage to plaster and studs. • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		iii. Remove charring. iv. Repair historic timber studs and plates to historic wall. v. Repair plaster infill panels to historic wall. **East G03/G04** i. Remove debris and smoke damage. ii. Remove remaining defective plaster finishes from studwork and brickwork backgrounds. iii. Fix new lath and lime/hair plaster finish to existing retained and repaired studwork. iv. Apply new direct lime/hair plaster finish to brickwork backgrounds.	
9.04	**Floor Structure**		Exposed timber floorboards on timber floor joists on concrete slab oversite.		Modern, later mid twentieth century replacement floor structure. Possibly a replacement for an earlier timber suspended floor.		• Poor condition. • Scaffold poles and/or acro-prop temporary support taken through the floor to bear onto the concrete. Some displacement of floor joists. • Individual displaced or twisted existing floor joists. • Insufficient or no noggins between floor joists. • Spaces between floor joists and voids below over concrete do not appear to be ventilated. • Smoke damage • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Remove scaffolding/acro-props. ii. Remove the remaining floorboards. iii. Remove the existing floor joists. iv. Make good the surface of the existing concrete slab. v. Lay a dpm over the concrete slab. vi. Provide sub floor ventilation to natural air. vii. Fix new pre-treated softwood floor joists with mineral wool insulation between. viii. Fix new softwood tongue and groove floorboards.	

9.05	**Floor Finish**		Exposed timber tongue and groove floorboards.		Modern/later floorboard, probably mid twentieth century		• Poor condition. • Sections removed to enable scaffold poles/acro props to be taken through to bear on to the concrete sub-floor slab below. • Isolated twisted and loose/detached floorboards • Rusting floorboard nails/brads. • Dirt and discolouration to surface of floorboards. • Smoke damage. • Localised water damage to floorboards, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Remove and replace with new softwood tongue and grove floorboards as part of the renewal of the floor structure.	
9.06	**Fireplace**		Later fireplace, chimneybreast, chimneystack and pot added during the late C19. Rectangular brickwork fireplace opening with a segmental rubbed brickwork arch over supported by an iron plate. No hearth, surround or mantle shelf.		Later C19 alteration.		• Brickwork is in a fair condition. • Crack through the brickwork to the front of the chimneybreast. • Rusting/corroded iron plate • Substantial areas of wall plaster missing from the chimneybreast.		i. Sweep the chimney flue, remove nesting material dirt and debris. ii. Survey (CCTV) the chimney flue to determine condition. iii. Structural engineer to investigate the crack through the brickwork chimneybreast and report/specify repairs. iv. Carryout repairs to the brickwork flue. v. Repair remains of existing plaster finish from the chimney breast to exposed brickwork. vi. Repair brickwork, rake out defective/perished mortar from the joints and repoint.	
9.07	**Windows**		**G03.W01**: Later 2 by 2 timber casement window with one side hung opening casement. Single glazed. Painted finish. Remains/evidence of modern mid to late C20 aluminium horizontal sliding secondary glazing. **G03.W02**		Early to mid C20 replacement timber casement windows. Detail to casement windows may be considered out of character for the C18 brickwork elevations to the west and north external walls. Secondary glazing has a visual impact on the historic character of the room.		• Very poor condition. • Loss of material and detail. • Severe fire damage to timber components, displaced/hanging sliding sashes. Smashed and missing glass. Damage to sash springs. • Defective paint finish.		i. Remove remains of existing windows and replace with a timber casement windows to appropriate pattern/joinery mouldings and details. ii. New windows glazed with 'slimlite' double glazed units for improved thermal and acoustic insulation.	
9.08	**External Door:**		N/a.		N/a.		N/a.		N/a.	

9.09	**Internal Doors, doorframes or linings:**		Two internal doors removed. Door lining/doorframe between G03/G02 removed. Remains of existing door lining/ doorframe between G03/G04.		Loss of internal detail. Likely to be internal doors/doorframes/door linings dating from the late C19.		• Remaining door lining/doorframe in a very poor condition. • Severe fire damage and charring. • Smoke damage. • Water damage caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Remove remains of existing door lining/doorframe and replace with new timber door lining /doorframe to match existing detail. ii. Fix new timber door lining /doorframe to replace existing missing. iii. Fix two new timber panelled doors to an appropriate pattern/detail.	
9.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: remains of a moulded timber architrave to internal door between G03/G04 **Skirting boards**: lost, none. remaining **Joinery mouldings**: lost, none remaining.		Loss of internal detail. Likely to be architraves, skirtings and mouldings dating from the late C19.		• Remaining architraves in a very poor condition. • Severe fire damage and charring. • Smoke damage. • Water damage caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Remove remains of existing architrave and replace with new architrave to match existing detail. ii. Fix new timber architraves, shirting boards and mouldings to replace missing.	
9.11	**Staircases**		N/a.		N/a.		N/a.		N/a.	

	Level: Ground Floor					
10.00	**Room G04**	**North Rear Entrance**, Staircase 01 (ground and first floor)				
	General	**Phase 9**: The northern staircase.				
	Element	**Description**	**Significance**	**Condition**	**Recommendations**	
10.01	**Ceiling**	Remains of timber lath and lime plaster ceiling. Laths fixed to the underside of the first floor joists which are supported by a downstand beam running diagonally across the ceiling.	Modern C20 ceiling original when the extension was built.	• Very poor condition. • Plaster finish missing exposing laths. • Missing, defective/damaged and detached laths. • Loose/detached areas of lath and plaster in isolated and localised areas. • Loose/detached areas of plaster from secured laths in isolated and localised areas. • Mould/mildew growth to plaster surfaces. • Fire damage to the beam. • Smoke damage • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.	i. Remove remains of defective/ damaged existing lath and plaster. ii. Following the repair of the existing timber first floor structure, replaster the ceiling, in whole with new three coat lime plaster reinforced with natural animal hair on new oak riven laths. iii. Finish with a breathable paint system.	
10.02	**Walls – internal faces of external walls**	**North**: direct plaster finish on internal face of brickwork external wall. Paint finish over wall papers. **East**: direct plaster finish on internal face of brickwork external wall. Paint finish over wall papers.	Modern C20 plaster original when the extension was built.	• Poor condition. • Localised impact damage. • Peeling paint finishes. • Cracked and peeling wall paper finishes. • Fire damaged plaster surfaces. • Cracks to plaster surface. • Localsised/isolated detached plaster. • Smoke damage • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.	i. Remove all plaster back to brickwork backgrounds. ii. Following the stabilisation and repair of the external walls, apply direct three coat lime plaster finish to the internal face of the walls. iii. Finish with a breathable paint system.	
10.03	**Walls – internal between rooms**	**South**: direct plaster finish on brickwork internal wall. Small section of timber stud partition with lath and plaster finish to the west side of internal door ID03.	Modern C20 finishes original when the extension was built.	• Poor condition. • Localised impact damage. • Peeling paint finishes. • Cracked and peeling wall paper finishes.	i. Remove all plaster back to brickwork backgrounds. ii. Following the stabilisation and repair of the internal walls, apply direct three coat lime plaster	

			Paint finish over wall papers. **West**: direct plaster finish on brickwork internal wall. Paint finish over wall papers.				• Fire damaged plaster surfaces. • Cracks to plaster surface. • Localsised/isolated detached plaster. • Smoke damage • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		finish to the internal face of the walls. iii. Remove lath and plaster from studwork. Following the repairs of the studs, , replaster the ceiling, in whole with new three coat lime plaster reinforced with natural animal hair on new oak riven laths. iv. Finish with a breathable paint system.	
10.04	**Floor Structure**		Exposed timber floorboards on timber floor joists on concrete slab oversite.		Modern, later mid C20 replacement floor structure. Possibly a replacement for an earlier timber suspended floor.		• Poor condition. • Scaffold poles and/or acro-prop temporary support taken through the floor to bear onto the concrete. Some displacement of floor joists. • Individual displaced or twisted existing floor joists. • Insufficient or no noggins between floor joists. • Spaces between floor joists and voids below over concrete do not appear to be ventilated. • Smoke damage • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Remove scaffolding/acro-props. ii. Remove the remaining floorboards. iii. Remove the existing floor joists. iv. Make good the surface of the existing concrete slab. v. Lay a dpm over the concrete slab. vi. Provide sub floor ventilation to natural air. vii. Fix new pre-treated softwood floor joists with mineral wool insulation between. viii. Fix new softwood tongue and groove floorboards.	
10.05	**Floor Finish**		Exposed timber floorboards.		Modern/later floorboard, probably mid twentieth century		• Poor condition. • Sections removed to enable scaffold poles/acro props to be taken through to bear on to the concrete sub-floor slab below.		i. Remove and replace with new softwood tongue and grove floorboards as part of the renewal of the floor structure.	
10.06	**Fireplace**		N/a.		N/a.		N/a.		N/a.	
10.07	**Windows**		See first floor room F05, window F05.W01		N/a.		N/a.		N/a.	
10.08	**External Door:**		**G04.ED01**: Single timber framed and vertical boarded door with a natural finish. Timber door frame with a painted finish.		Modern C20, possibly original when the extension was built.		• Very poor condition. • Missing vertical board. • Loose boards, • Impact damage. • Fire and smoke damage internally. • Deteriorating finishes.		i. Remove existing door and frame and replace with new to appropriate pattern/detail. ii. New paint/stained finishes.	

10.09	**Internal Doors, doorframes or linings:**		Two internal doors removed. ID02: Remaining door lining/doorframe between G04/G02 with a painted finish. ID03: Remains of existing door lining/ doorframe between G04/G03.		Loss of internal detail.		ID02 • Remains of door lining/doorframe in a very poor condition. • Severe fire damage and charring. • Smoke damage. • Water damage caused by firefighting operations and the ingress due to exposure to missing/damaged roof. ID02 Door between G04/G03: • Fire damage and charring. • Smoke damage. Water damage caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		ID02 i. Remove remains of existing door linings/doorframes and replace with new timber door linings /doorframes to match existing detail. ii. Fix two new timber panelled doors to an appropriate pattern/detail.	
10.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: remains of a moulded timber architrave to internal door ID02 between G04/G03 **Skirting boards**: lost, none. remaining **Joinery mouldings**: lost, none remaining.		Loss of internal detail. Likely to be architraves, skirtings and mouldings.		• Remaining architraves in a very poor condition. • Severe fire damage and charring. • Smoke damage. • Water damage caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Remove remains of existing architrave and replace with new architrave to match existing detail. ii. Fix new timber architraves, shirting boards and mouldings to replace missing.	
10.11	**Staircases**		Timber dogleg staircase with winders to lower section. Timber treads with nosings and risers, wall string and outer string. Newel post. Part open timber boarded balustrade with handrail capping over.		Possibly C19 staircase.		• Poor condition. • Fire damage with some charring. • Smoke damage. • Water damage caused by firefighting operations.		i. Replace with new timber staircase to match existing detail. ii. Fix new timber balustrade and handrail.	

	Level: Ground Floor								
11.00	**Room G05**		**South Staircase 02** (ground and first floor)						
	General		**Phase 7**: The southern staircase – existing extension appears to be C19 (shown on 1821 map), may have replaced an earlier structure.						
	Element		**Description**		**Significance**		**Condition**		**Recommendations**
11.01	**Ceiling**		N/a		N/a		N/a		N/a
11.02	**Walls – internal faces of external walls**		**South**: direct plaster finish on brickwork background. Painted finish. **East**: direct gypsum plaster finish on brickwork background. Painted finish.		Likely to be modern C20 gypsum plaster. Risk of trapping moisture unventilated voids and in the structure and fabric.		• Poor condition. • Evidence of localised/isolated damp above strings to staircase and at internal angles. • Peeling/detached paint finish. • Friable plaster surfaces. • Localised detached and cracked areas of plaster. Cracks to internal angles where external brickwork walls have moved away/de-bonded from adjacent external walls. • Smoke damage. • Water damage.		i. Following the stabilisation/repairs of the external brickwork walls, remove existing wall paster and replace with new lime/hair plaster finish.
11.03	**Walls – internal between rooms**		**West G05/G01**: direct plaster finish on brickwork background (in cupboard). Painted finish.		Likely to be modern C20 gypsum plaster.		• Poor condition. • Peeling/detached paint finish. • Friable plaster surfaces. • Localised detached and cracked areas of plaster. • Water damage.		i. Following the stabilisation/repairs of the internal brickwork wall, remove existing wall paster and replace with new lime/hair plaster finish.
11.04	**Floor Structure**		Exposed timber floorboards on timber floor joists on concrete slab oversite.		Modern, later mid twentieth century replacement floor structure. Possibly a replacement for an earlier timber suspended floor.		• Poor condition. • Scaffold poles and/or acro-prop temporary support taken through the floor to bear onto the concrete. Some displacement of floor joists. • Individual displaced or twisted existing floor joists. • Insufficient or no noggins between floor joists. • Spaces between floor joists and voids below over concrete do not appear to be ventilated. • Smoke damage • Water damage to plaster, caused by firefighting operations and the		i. Remove scaffolding/acro-props. ii. Remove the remaining floorboards. iii. Remove the existing floor joists. iv. Make good the surface of the existing concrete slab. v. Lay a dpm over the concrete slab. vi. Provide sub floor ventilation to natural air. vii. Fix new pre-treated softwood floor joists with mineral wool insulation between. viii. Fix new softwood tongue and groove floorboards.

							ingress due to exposure to missing/damaged roof.			
11.05	**Floor Finish**		Exposed timber floorboards.		Modern/later floorboard, probably mid twentieth century		• Poor condition. • Sections removed to enable scaffold poles/acro props to be taken through to bear on to the concrete sub-floor slab below.		i. Remove and replace with new softwood tongue and grove floorboards as part of the renewal of the floor structure.	
11.06	**Fireplace**		N/a.		N/a.		N/a.		N/a.	
11.07	**Windows**		N/a.		N/a.		N/a.		N/a.	
11.08	**External Door:**		N/a.		N/a.		N/a.		N/a.	
10.09	**Internal Doors, doorframes or linings:**		Internal single internal door to cupboard. Vertical timber boarded ledged and braced door. Timber doorframe.		Modern C20 door out of character with the earlier C15.C16 building.		• Fair condition • Smoke and water damage.		i. Remove door and doorframe and replace with new door and doorframe to an appropriate pattern detail.	
11.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: modern timber chamfered architrave. **Skirting boards**: modern timber chamfered skirting. **Joinery mouldings**: N/a.		Modern C20 door out of character with the earlier C15.C16 building.		• Fair condition • Smoke and water damage.		i. Remove architrave and skirting board and replace with architrave and skirting to an appropriate pattern detail.	
11.11	**Staircases**		Timber dogleg staircase with winders. Timber treads with nosings and risers, wall string and outer string. Newel post. Part open timber boarded balustrade with handrail capping over. Remains of carpet finish to treads and risers.		Possibly C19 staircase.		• Very poor condition. • Fire damage with charring. • Smoke damage. • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Replace with new timber staircase to match existing detail. ii. Fix new timber balustrade and handrail.	

	Level: Ground Floor									
12.00	**Room G06**		**Dining Room**							
	General		**Phase 3**: The first eastern extension, including a second chimney CH03 – now the Dining Room and Bedroom 4							
	Element		**Description**		**Significance**		**Condition**		**Recommendations**	
12.01	**Ceiling**		Former timber lath and lime plaster ceiling. Laths were fixed to the underside of the first floor joists. Central timber carriage beam running east west, supporting the joists to the first floor structure at mid-span, bearing onto embedded timber plates. Steel beam at high level supporting the ends of the ceiling joists to the first floor structure running parallel with the north wall.		Older ceiling, but likely not to be original. Possibly nineteenth century. Evidence of the upkeep of the building using traditional materials and workmanship. Modern C20 steel beam.		• Ceiling totally lost/removed exposing the floor joists to the first floor structure above. • Severely corroded/rusting steel beam.		i. Following the repair of the first floor structure, replaster the whole of the ceiling, with new oak riven laths finished with three coat lime plaster reinforced with natural animal hair. ii. De-rust/treat and paint the steel beam. iii. Finish with a breathable paint system.	
12.02	**Walls – internal faces of external walls**		**North**: earlier direct plaster finish brickwork backgrounds. Later/modern timber stud partition in front of wall with plasterboard lining and plaster skim finish. Painted wall paper finish. **South**: direct plaster finish brickwork backgrounds. Painted wall paper finish.		Modern C20 partition lining to face of wall. Possibly modern C20 gypsum plasters. Risk of trapping moisture in the structure and fabric.		• Very poor condition • Damaged plasterboard and timber studs • Loose/detached, peeling and flaking wall papers and paint finish. • Areas of missing plaster exposing brickwork backgrounds. • Loose/detached, cracked and friable plaster finishes in localised/isolated areas. • Smoke damage. • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Remove timber/plasterboard partitions. ii. Remove gypsum plasters. iii. Following the stabilisation and repair of the external walls, apply a direct three coat lime/hair plaster finish to brickwork backgrounds. iv. Finish with a breathable paint system.	
12.03	**Walls – internal between rooms**		**East G06/G07**: direct plaster finish brickwork backgrounds **West G06/G02**: direct plaster finish brickwork backgrounds		Possibly modern C20 gypsum plasters.		• Smoke damage. • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof. **East G06/G07** • Very poor condition.		**East G06/G07** i. Remove gypsum plasters. ii. Structural engineer to investigate the crack below the carriage beam bearing plate. iii. Following the stabilisation and repair of the internal wall and chimneybreast, apply a direct	

						• Areas of loose/detached, peeling and flaking wall papers and paint finish. • Areas of missing plaster exposing brickwork backgrounds. • Substantial crack above fireplace opening passing between steel and timber lintels up to the underside of the embedded timber plate supporting the timber carriage beam. • Substantial areas of loose/detached, cracked and friable plaster finishes in localised/isolated areas. **West G06/G02** • Fair condition • Areas of peeling and flaking paint finish. • Some missing plaster at head of the wall. • Minor areas of loose/detached, cracked and friable plaster finishes in localised/isolated areas.		three coat lime/hair plaster finish to brickwork backgrounds. iv. Finish with a breathable paint system. **West G06/G02** i. Retain existing plaster finish. ii. Remove areas of loose/detached and defective existing plaster. iii. Patch repair the existing plaster finish and replaster areas where plaster is missing. iv. Finish with a breathable paint system.	
12.04	**Floor Structure**		Exposed timber floorboards on timber floor joists on concrete slab oversite.		Modern, later mid twentieth century replacement floor structure. Possibly a replacement for an earlier timber suspended floor.		• Poor condition. • Scaffold poles and/or acro-prop temporary support taken through the floor to bear onto the concrete. Some displacement of floor joists. • Individual displaced or twisted existing floor joists. • Insufficient or no noggins between floor joists. • Spaces between floor joists and voids below over concrete do not appear to be ventilated. • Smoke damage • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Remove scaffolding/acro-props. ii. Remove the remaining floorboards. iii. Remove the existing floor joists. iv. Make good the surface of the existing concrete slab. v. Lay a dpm over the concrete slab. vi. Provide sub floor ventilation to natural air. vii. Fix new pre-treated softwood floor joists with mineral wool insulation between. viii. Fix new softwood tongue and groove floorboards.	
12.05	**Floor Finish**		Exposed timber floorboards.		Modern/later floorboard, probably mid twentieth century		• Poor condition. • Sections removed to enable scaffold poles/acro props to be taken through to bear on to the concrete sub-floor slab below.		i. Remove and replace with new softwood tongue and grove floorboards as part of the renewal of the floor structure.	

12.06	**Fireplace**		Large rectangular fireplace opening with projecting brickwork chimney-breast with direct plaster finish. Steel lintel over fire place opening. Sealed register plate to underside of flue opening. Direct plaster reveals and back with a painted finish. No fireplace surround, hearth or mantel shelf. Recess/niche to right hand (south) side of fireplace opening with timber lintel over. Direct plaster reveals and back with a painted finish. High level recess to left hand (north) side of fireplace opening. Direct plaster reveals and back with a painted finish.		C16 fireplace opening and chimneybreast. Subsequently altered during C19 and C20s A modern chimneybreast constructed from light coloured narrow stone blocks has been constructed. This has no relationship to the existing structure and fabric at ground floor level. Chimney flues have been removed and the upper part of the chimneybreast from first floor level upwards has been re-supported on a series of steel beams		• Fair condition. • Corroding/rusting steel lintel. • Poor bearings/supports to timber lintel. • Horizontal shake to timber lintel, surface deterioration. • Loose/detached, peeling and flaking wall papers and paint finish. • Areas of missing plaster exposing brickwork backgrounds. • Loose/detached, cracked and friable plaster finishes in localised/isolated areas. • Substantial crack above fireplace opening passing between steel and timber lintels. • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Sweep the chimney flue, remove nesting material dirt and debris. ii. Survey (CCTV) the chimney flue to determine condition. iii. Structural engineer to inspect the brickwork chimneystack/chimneybreast at all levels and report structural stability and capability. iv. Carry out necessary structural repair works to crack as detailed/specified by the SE. v. Retain existing plaster finish. vi. Remove areas of loose/ detached and defective existing plaster. vii. Patch repair the existing plaster finish and replaster areas where plaster is missing. viii. De-rust steel plate lintels, treat and repaint. ix. x. Finish with a breathable paint system.	
12.07	**Windows**		**G06.W01**: 8 over 8 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed . Modern powder coated aluminium vertical sliding sash secondary glazing added internally. Reveals between timber window and secondary glazing with polystyrene ceiling tile or similar material.		Modern mid C20 century replacement window with inappropriate heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window balanced with weights in a 'true' sash box. Addition of secondary glazing detracts from view of sash window.		• Poor condition. • Smoke damage to timber components, displaced/hanging sliding sashes. Smashed and missing glass. Damage to sash springs. • Defective paint finish.		i. Remove secondary glazing. ii. Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. iii. Glaze with 'slimlite' double glazed units. iv. Reline window reveals with lime plaster finishes incorporating insulation.	
12.08	**External Door:**		**G06.ED01**: Part glazed part panelled timber door with a natural/stained finish. Single glazed with obscure patterned glass. Outward opening. Timber doorframe with a painted finish.		Modern C20 door of inappropriate detail.		• Fair condition		i. Remove existing door and doorframe. ii. Fix new hardwood door and frame to an appropriate pattern/detail. iii. Decorate/paint.	

			Rectangular opening in brickwork wall with a square section timber lintel over with a natural finish.						
12.09	**Internal Doors, doorframes or linings:**		**ID07 G07/G08**: No door/previously removed. Timber doorframe with a stained painted finish.		**ID06**: Possibly C20 frame.		• Missing door. • Doorframe in a fair condition. • Painted finishes breaking down in localised/isolated areas. • Smoke damage. • Water damage caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Repair the doorframe and ensure it is securely fixed. Repaint. ii. Fix new timber panel internal door to an appropriate pattern/ detail. iii. Decorate/paint.
12.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: Moulded timber architrave to doorframe to ID07. **Skirting boards**: No skirting boards previously removed. **Joinery mouldings**: N/a.		Possibly late C19 or early C20 architraves.		• Fair condition. Head architrave missing. Deterioration of stained finish.		i. Replace missing head architrave to match exiting. ii. Replace missing skirting boards based an appropriate pattern/ joinery mouldings and detail.
12.11	**Staircases**		N/a.		N/a.		N/a.		

	Level: Ground Floor					
13.00	**Room G07**		**Kitchen**			
	General		**Phase 4**: Second eastern extension, including the Kitchen, Staircase 03, Bathroom and Landing.			
	Element		**Description**	**Significance**	**Condition**	**Recommendations**
13.01	**Ceiling**		Ceiling missing/removed. Remaining screws to the underside of the floor joists suggest the last ceiling was plasterboard. Floor joists to the first floor structure appear to be modern C20 replacement timber joists. Central carriage beam running east/west supporting floor joists at mid-span. Possibly a steel beam clad in timber. Steel beam at high level supporting the ends of the ceiling joists to the first floor structure and forming a lintel to the opening to window G07.W02 running parallel with the south wall.	Previous C20 replacement ceiling lining.	• Ceiling lost or removed. • Evidence in the south east corner of a former dry rot outbreak within the first floor structure (staining from a previous fruiting body of strands of mycelium). • Severely corroded/rusting steel beam/lintel.	i. Investigate possible dry rot outbreaks and the cause of this. ii. Rectify the cause of damp to the floor structure and external wall. Ventilate voids with natural air and dry out the structure and fabric. iii. Treat dry rot outbreak and replace affected timber members. iv. Replace the missing ceiling. v. Consider replacing the previous plasterboard ceiling with new riven oak laths and lime/hair plaster finish. vi. Finish with a breathable paint system. vii. De-rust/treat and paint the steel beam/lintel.
13.02	**Walls – internal faces of external walls**		**North**: Remains/evidence of previous direct plaster finish to brickwork background. Possible evidence of a paint finish (possibly limewash) to the brickwork suggesting the brickwork was previously exposed. Direct plaster finish to brickwork backgrounds below staircase with a painted finish. **South**: Direct plaster finish to brickwork backgrounds with a painted finish.	Possibly remains of C19 plaster finish. Replacement modern gypsum pasters. Risk of trapping moisture unventilated voids and in the structure and fabric.	North • Localised holes in plaster finish and plasterboard • Risk of trapping moisture unventilated voids and in the structure and fabric. **South**: • Evidence in the south east corner of a former dry rot outbreak within the first floor structure (staining from a previous fruiting body of strands of mycelium). This has also affected the brickwork and finishes to the external wall. • Friable plaster surfaces. • Localised/isolated areas of loose/detached and cracked plaster.	i. Investigate possible dry rot outbreaks and the cause of this. ii. Rectify the cause of damp to the floor structure and external wall. Ventilate voids with natural air and dry out the structure and fabric. iii. Treat dry rot outbreak and replace affected timber members. iv. Remove all remaining direct plaster finishes. v. Repair/repoint brickwork background in localised/isolated areas. vi. Replaster with three coat lime/hair plaster.

							• Severely blistering, flaking/peeling paint finishes.		vii. Finish with a breathable paint system.	
13.03	**Walls – internal between rooms**		**G01/G05**: direct gypsum plaster finish on brickwork wall.		Modern mid to late twentieth century impervious plaster finish.		• Localised areas of damaged plaster exposing the brickwork substrate. • Nonbreathable wall plaster increasing the risk of moisture being trapped in the brickwork wall.		i. Remove modern gypsum plasters form brickwork substrate. ii. Repair brickwork substrate in localised areas. Remove cement based mortars and point with new lime mortar. iii. Re-plaster walls with lime plaster. iv. Finish with a 'breathable' paint system.	
13.04	**Floor Structure**		Solid floor construction. Concealed by floor finish.		Possibly later C20 replacement floor slab.		• No significant faults visible.		i. Determine if there is a damp proof membrane present. ii. Determine if there is floor insulation present. i. Consider removing the existing solid floor and replacing it with a new floor structure incorporating a damp proof membrane and insulation.	
13.05	**Floor Finish**		Square ceramic floor tiles.		Modern C20.		• Fair condition. • Individual damaged/cracked/broken tiles. • Dirty and discoloured surface. • Area of missing tiles by the south external wall.		i. Remove tiles. ii. Replace with an alternative floor finish.	
13.06	**Fireplace**		No evidence of a previous fireplace.		N/a.		N/a.		N/a.	
13.07	**Windows**		**G07.W01**: 6 over 6 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed. Modern powder coated aluminium vertical sliding sash secondary glazing added internally. Reveals between timber window and secondary glazing with polystyrene ceiling tile or similar material.		Modern mid C20 century replacement windows Sash window with inappropriate heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window balanced with weights in a 'true' sash box. Addition of secondary glazing detracts from view of sash window.		• Very poor condition with severe wood rot (possibly former dry rot) and deteriorating timber sections with some missing timber to mullions and opening casements. • Defective operation to opening casements. • Broken glass. • Displaced and malfunctioning secondary glazing. • Defective/breakdown of existing paint finishes.		i. As the windows are modern with an inappropriate appearance, notwithstanding their poor condition, consideration should be given to their replacement. ii. Replace the existing bay window with a new hardwood casement window and internal cill board to match existing. iii. Remove secondary glazing. iv. Remove existing window and replace with a new 6 over 6 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century	

			G07.W02: Projecting segmental curved timber bay casement window with 8 No. single glazed fixed lights and 3 No. side hung casements at the centre and at either end. Further 11 No. fixed upper glazed lights. Ceramic tile finish to internal cill board. Modern powder coated aluminium horizontal sliding sash secondary glazing added internally. Painted finish.		The whole bay window in terms of appearance and detail maybe considered visually inappropriate for the earlier house.				pattern/joinery mouldings and detail. v. Glaze with 'slimlite' double glazed units. vi. Reline window reveals with lime plaster finishes incorporating insulation. vii. Decorate/paint.	
13.08	**External Door:**		N/a.		N/a.		N/a.		N/a.	
13.09	**Internal Doors, doorframes or linings:**		**ID07 G07/G08**: No door/previously removed. Timber doorframe with a stained painted finish.		**ID06**: Possibly C20 frame.		• Missing door. • Doorframe in a fair condition. • Painted finishes breaking down in localised/isolated areas. • Smoke damage. • Water damage caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Repair the doorframe and ensure it is securely fixed. Repaint. ii. Fix new timber panel internal door to an appropriate pattern/ detail. Decorate/paint.	
13.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: None. **Skirting boards**: None **Joinery mouldings**: None.		N/a.		N/a.		i. Fix new architraves to an appropriate pattern/detail. ii. Fix new Skirting board to an appropriate pattern/detail. iii. Fix new internal hardwood cill board, to replace tiled cill, to an appropriate pattern/detail.	
13.11	**Staircases**		Timber dogleg staircase with winders. Timber treads with nosings and risers, wall string and outer string. Newel post. Timber sloping balustrade to staircase flight with a timber capping/handrail. Outer balustrade and sloping soffit to underside clad with timber tongue and groove boarding with a natural/stained finish.		Possibly late C19 early C20 staircase. Inappropriate timber cladding affecting the older historic building.		• Fair condition. • Very dirty • Smoke damage. Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Remove the timber cladding. ii. Clean the staircase. iii. Line/plaster the sloping soffit to the underside of the staircase. iv. Fix new open timber balustrade and handrail to an appropriate pattern/detail.	

	Level: Ground Floor									
14.00	**Room G08**		**Utility Room**							
	General		**Phase 6**: The final extension to the east, including the Utility Room and Bedroom 5.							
	Element		**Description**		**Significance**		**Condition**		**Recommendations**	
14.01	**Ceiling**		Remains of timber lath and plaster ceiling. Laths fixed to the underside of the first floor joists. Paint finish. Central timber carriage beam running east west, supporting the joists to the first floor structure at mid-span, bearing onto embedded timber plates.		Possibly original nineteenth century ceiling. Should be retained in whole or part where in a salvageable/repairable condition.		• Very poor condition. • Substantial areas of missing ceiling finish exposing joists. • Holes in plaster and laths. • Loose/detached areas of lath and plaster in isolated and localised areas. • Loose/detached areas of plaster from secured laths in isolated and localised areas. • Evidence in the south east corner of a former dry rot outbreak within the first floor structure (staining from a previous fruiting body of strands of mycelium). • Mould/mildew growth to plaster surfaces. • Hole/opening in brickwork to west internal wall directly below existing timber bearing plate to carriage beam (support compromised). • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof. • Severely cracked, loose/detached peeling/flaking and friable paint finish.	i. The majority of the ceiling is beyond retention and repair – remove all remaining lath and plaster. ii. Make good the brickwork below the timber bearing plate in the west internal wall supporting the carriage beam. iii. Investigate possible dry rot outbreak and the cause of this. iv. Rectify the cause of damp to the floor structure and external wall. Ventilate voids with natural air and dry out the structure and fabric. v. Treat dry rot outbreak and replace affected timber members. vi. Replaster the whole ceiling with new three coat lime/hair plaster on oak riven laths. vii. Finish with a breathable paint system.
14.02	**Walls – internal faces of external walls**		**North**: direct plaster finish on brickwork background. Paint finish. **East**: direct plaster finish on brickwork background.		Grey plaster appears modern, possibly C20 gypsum plaster. Modern C20 impervious paint finish. Risk of trapping moisture unventilated voids and in the structure and fabric.		• Plaster and paint finishes are in a poor condition. • Severe peeling/flaking paint. • Holes in plaster finish and missing plaster exposing brickwork. • Cracks to plaster finish. Substantial crack in the plaster/brickwork to the east external wall to the right hand		i. Remove all direct plasters to expose brickwork backgrounds. ii. Structural engineer to investigate the cause of the cracks to the brickwork walls, report and specify repairs. iii. Repair/repoint the brickwork in localise areas using lime mortars.	

			Paint finish. **South**: direct gypsum plaster finish on brickwork wall. Paint finish.				side of external door ED05 below the embedded inner timber lintel. • Substantial crack in the plaster/ brickwork to the east external below window G08.W02 (corresponding with cracks in brickwork externally). • Evidence on the east external wall corner of a former dry rot outbreak on and around the embedded lintel/ plate (staining from a previous fruiting body of strands of mycelium). • Detached/sagged plasterboard/ plaster finish lining to head of the reveal to external door ED05. • Nonbreathable wall plaster increasing the risk of moisture being trapped in the brickwork wall.		iv. Following the stabilisation and repair of the external walls, apply a direct lime plaster finish to the internal face of the walls. v. Finish with a breathable paint system.	
14.03	**Walls – internal between rooms**		**West: G08/G07**: direct gypsum plaster finish on brickwork background. Paint finish. Solid partition with a direct plaster finish forming the partition to the toilet cubicle.		Formerly the east external wall to the second eastern extension. Face brickwork in Flemish bond at high level. Grey plaster appears modern, possibly C20 gypsum plaster.		• Very poor condition. • Evidence of movement through the brickwork wall – cracks through bricks and mortar joints and displaced brickwork. Missing bricks and opening/hole in wall below bearing plate to timber carriage beam to first floor structure. • Crack through plaster finishes. • Severe peeling/flaking paint. • Holes in plaster finish and missing plaster exposing brickwork. • Nonbreathable wall plaster increasing the risk of moisture being trapped in the brickwork wall.		i. Remove direct plaster finishes to expose brickwork backgrounds. ii. Structural engineer to investigate the cause of the cracks and movement evident to the brickwork wall, report and specify repairs. iii. Repair/repoint the brickwork in localise areas using lime mortars. iv. Following the stabilisation and repair of the internal wall, apply a new direct lime plaster finish. v. Finish with a breathable paint system. vi. Remove solid partition walls forming the toilet cubical. Make good external walls.	
14.04	**Floor Structure**		Solid floor construction. Concealed by floor finish.		Possibly later C20 replacement floor slab.		• No significant faults visible.		i. Determine if there is a damp proof membrane present. ii. Determine if there is floor insulation present. iii. Consider removing the existing solid floor and replacing it with a new floor structure incorporating a damp proof membrane and insulation.	
14.05	**Floor Finish**		Square ceramic floor tiles.		Modern C20.		• Fair condition.		i. Remove tiles.	

						• Individual damaged/cracked/broken tiles. • Dirty and discoloured surface. • Area of missing tiles by the south external wall.		ii. Replace with an alternative floor finish.	
14.06	**Fireplace**		Rectangular fireplace opening with projecting brickwork chimney- breast with direct plaster finish. Evidence of steel plate lintels over fire place opening. Sealed register plate to underside of flue opening. Direct plaster to fireplace opening side reveals (part) with a painted finish, part exposed brickwork . Exposed brickwork to back. and back with a painted finish. Solid plain section fireplace surround with a painted finish and timber mantel shelf mantel shelf. No hearth. Exposed solid floor part covered with ceramic tiles. Open flue off to the west side, lined and previously used to serve a former boiler. Plywood board to back used to support former boiler.		C19 fireplace opening and chimneybreast. Possibly C19 fireplace surround. Back of the fireplace previously opened up to reveal brickwork. Chimney flues have been removed and the upper part of the chimneybreast from first floor level upwards has been re-supported on a series of steel beams		• Fair condition. • Crack and detached brickwork to side reveals to fireplace opening. • Holes in plaster finish exposing brickwork backgrounds to west return to chimneybreast (in cupboard). • Corroding/rusting steel plate lintels. • Poor bearings/supports to timber lintel. • Loose/detached, cracked and friable plaster finishes in localised/isolated areas. • Deteriorating paint finish to plaster wall finish and fireplace surround.		i. Sweep the chimney flue, remove nesting material dirt and debris. ii. Survey (CCTV) the chimney flue to determine condition. iii. Structural engineer to inspect the brickwork chimneystack/ chimneybreast at all levels and report structural stability and capability. iv. Carry out necessary structural repair works to crack as detailed/specified by the SE. v. Retain existing plaster finish. vi. Remove areas of loose/ detached and defective existing plaster. vii. Patch repair the existing plaster finish and replaster areas where plaster is missing. viii. De-rust steel plate lintels, treat and repaint. ix. Finish with a breathable paint system.	
14.07	**Windows**		**G08.W01**: 6 over 6 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed . **G08.W01**: 6 over 6 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed with a plastic circular vent to one light.		Modern twentieth century replacement window. Heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window balanced with weights in a 'true' sash box.		• Fire damage to timber components, displaced/hanging sliding sashes. Smashed and missing glass. Damage to sash springs. • Defective paint finish.		i. Remove existing window and replace with a new 6 over 6 timber vertical sliding sash window, balanced with weights on sash cords, to an appropriate pattern/joinery mouldings and detail. ii. Glaze with 'slimlite' double glazed units. iii. Decorate/paint.	
14.08	**External Door:**		**G08.ED01**: External door missing.				• Very poor condition – missing element.		i. Remove existing doorframe and fix new hardwood panelled	

			Timber doorframe with a painted finish.				• Wood rot to doorframe and peeling/deteriorating paint finish.		external door and doorframe to an appropriate pattern/joinery mouldings and detail. ii. Decorate/paint.	
14.09	**Internal Doors, doorframes or linings:**		**ID07 G08/G07**: No door/previously removed. Timber doorframe with a stained painted finish.		Possibly C20 frame.		• Missing door. • Doorframe in a fair condition. • Painted finishes breaking down in localised/isolated areas. • Smoke damage. • Water damage caused by firefighting operations and the ingress due to exposure to missing/damaged roof.		i. Repair the doorframe and ensure it is securely fixed. Repaint. ii. Fix new timber panel internal door to an appropriate pattern/ detail. Decorate/paint.	
14.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: None. **Skirting boards**: None **Joinery/mouldings**: Fixed timber framed and lined built in cupboards with a painted finish.		Modern C20 cupboards.		• Cupboards are in a poor condition.		i. Remove cupboards and make good walls. ii. Fix new architrave to internal door to an appropriate pattern/ detail. iii. Fix new Skirting board to an appropriate pattern/detail. iv. Fix new internal hardwood cill board to windows to an appropriate pattern/detail.	
14.11	**Staircases**		N/a.		N/a.		N/a.		N/a.	

	Level: Ground Floor				
15.00	**Room G09: Toilet**				
	General	**Phase**			
	Element	**Description**	**Significance**	**Condition**	**Recommendations**
15.01	**Ceiling**	Timber lath and lime plaster ceiling. Laths fixed to the underside of the first floor joists.	Older ceiling, but likely not to be original. Possibly nineteenth century. Evidence of the upkeep of the building using traditional materials and workmanship.	• Localised holes in plaster and laths where vertical scaffolding poles and/or acro prop temporary support taken through the ceiling. • Loose/detached areas of lath and plaster in isolated and localised areas. • Loose/detached areas of plaster from secured laths in isolated and localised areas.	i. Remove defective existing lath and plaster beyond repair/retention. ii. Remove detached existing plaster from secure existing laths. iii. Remove detached/loose lath and plaster. iv. Secure/refix detached/loose existing timber laths to floor joists. v. Fix new timber laths to replace defective/missing existing. vi. Replaster the ceiling, in whole or part (where sufficient existing laths and lime plaster can be retained), with new three coat lime plaster reinforced with natural animal hair. vii. Finish with a breathable paint system.
15.02	**Walls – internal faces of external walls**	**South**: gypsum plaster finish on brickwork background.	Possibly modern/later twentieth century intervention carried out with inappropriate materials that devalue the historic and architectural significance of the building. Risk of trapping moisture unventilated voids and in the structure and fabric.	• Fair condition. • Localised defects to surface of plaster.	i. Remove gypsum plasters back to brickwork backgrounds. ii. Following the stabilisation and repair of the external walls, apply a direct three coat lime plaster finish to the internal face of the walls. iii. Finish with a breathable paint system.
15.03	**Walls – internal between rooms**	**North G09/G08**: direct gypsum plaster finish on solid background. **East G09/G08**: direct gypsum plaster finish on solid background.	Modern mid to late twentieth century impervious plaster finish.	• Fair condition. • Localised defects to surface of plaster.	i. Carry out localised/isolated repairs to existing plaster finish. ii. Consider removing internal walls to return Utility Room G08 back to its original size/configuration.

			West G09/G08: direct gypsum plaster finish on solid background.						
15.04	**Floor Structure**		Solid floor construction. Concealed by floor finish.		Possibly later C20 replacement floor slab.		• No significant faults visible.		i. Determine if there is a damp proof membrane present. ii. Determine if there is floor insulation present. iii. Consider removing the existing solid floor and replacing it with a new floor structure incorporating a damp proof membrane and insulation.
15.05	**Floor Finish**		Square ceramic floor tiles.		Modern C20.		• Fair condition. • Individual damaged/cracked/broken tiles. • Dirty and discoloured surface. • Area of missing tiles by the south external wall.		i. Remove tiles. ii. Replace with an alternative floor finish.
15.06	**Fireplace**		N/a.		N/a.		N/a.		N/a.
15.07	**Windows**		N/a.		N/a.		N/a.		N/a.
15.08	**External Door:**		N/a.		N/a.		N/a.		N/a.
15.09	**Internal Doors, doorframes or linings:**		Timber flush door. Timber doorframe. Painted finish.		Modern C20 .		• Fair condition.		i. Carry out localised/isolated minor repairs. ii. Consider removing internal walls to return Utility Room G08 back to its original size/configuration.
15.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: TBC **Skirting boards**: TBC **Joinery mouldings**: TBC		TBC		TBC		TBC.
15.11	**Staircases**		N/a.		N/a.		N/a.		N/a.

FIRST FLOOR

	Level: First Floor					
16.00	**Room F01**		Bedroom 3			
	General		**Phase 2**: Southern end bay and six flue chimneystack, now the southern end of the Living Room and Bedroom 3.			
	Element		**Description**	**Significance**	**Condition**	**Recommendations**
16.01	**Ceiling**		Complete loss of ceiling due to fire.	N/a	• Complete loss of ceiling finishes and ceiling joists.	i. Following the repair/renewal of the roof structure: ii. Fix new timber ceiling joists. iii. Fix new hardwood laths and apply new 3 No. coat lime/hair plaster finish. iv. Finish with a breathable paint system.
16.02	**Walls – internal faces of external walls**		**East**: Plasterboard and plaster finish lining on modern C20 timber studwork in front of the internal face of the earlier east wall of lath and lime plaster fixed to earlier timber studs/timber frame. **South**: Plasterboard and plaster finish lining on modern C20 timber studwork in front of the internal face of the earlier south wall of lath and lime plaster fixed to earlier timber studs/timber frame. **West**: Plasterboard and plaster finish lining on modern C20 timber studwork in front of the internal face of the earlier west wall of direct plaster over brickwork – TBC.	Modern C20 linings and studwork over/concealing earlier, possibly C18 and later, lath and plaster and timber. Frame. Modern C20 linings and studwork over/concealing earlier, possibly C18 inner face of external brickwork wall.	• Very poor condition. • Impact damage to plasterboard. • Loose/detached plasterboard in isolated areas. • Smoke/fire damage	i. Remove modern C20 plasterboard linings. ii. Remove modern C20 timber studwork. iii. Remove defective lath and plaster. iv. Repair earlier timber studs to timber frame in localised/isolated areas. Note: Timber frame to east external wall to be dismantled and rebuilt with new oak members. v. Carry out localised isolated brickwork repairs to internal face of external west wall. Allow for replacing defective bricks. Rebed loose/displaced bricks. vi. Rake out inner face of brickwork external wall to west elevation. Repoint with new lime mortar. vii. Fix new hardwood laths to existing timber stud to timber frame and apply new three coat lime hair plaster. viii. Apply new 3 No. coat lime/hair plaster finish to internal face of brickwork to external west wall. ix. Finish with a breathable paint system.

16.03	**Walls – internal between rooms**		**North – F01/F02a/F03**: modern/later C20 plasterboard with a plaster finish. over earlier timber lath and plaster and/or timber studs. Brickwork fireplace remains exposed.		Modern/later mid C20 linings. Inappropriate replacement materials.		• Poor condition. • Impact damage to plasterboard. • Loose/detached plasterboard in isolated areas. • Smoke/fire damage.		i. Remove later C20 plasterboard linings. ii. Remove defective lath and plaster. iii. Repair earlier timber studs to timber frame in localised/isolated areas. iv. Fix new hardwood laths to timber studs/timber frame and apply new 3 No. coat lime/hair plaster finish. v. Finish with a breathable paint system.	
16.04	**Floor Structure**		Timber tongue and groove floorboards over and fixed to timber floor joists and associated timber beams to the structural floor. Floor void not inspected.		Floor joists and associated timber beams may date back to C16 but likely to include later replacement timbers.		• Fair condition. • Dirty/smoke damage. • Debris in floor void.		i. Structural engineer to carry out detailed inspection of floor structure once isolated floorboards and ceiling finishes are removed. ii. Remove debris and dirt from floor voids. iii. Carry out localised/isolated timber repairs to existing timber floor structure including to individual joists and associated beam. Particular attention to be given to the end bearings of joists and beams where walls have moved.	
16.05	**Floor Finish**		Exposed timber tongue and groove floorboards.		Modern/later floorboards, probably mid C20 century		• Fair condition. • Dirty/smoke damage. • Some missing/removed floorboards along west wall and in front of window F01.W01.		i. Replace missing/removed floorboards with new timber tongue and grove floorboards to match existing.	
16.06	**Fireplace**		Brickwork recess and surround with shallow (almost flat) arch over the fireplace opening with cant brick on edge voussoirs supported on an iron plate. Timber step and horizontal boarding fixed over a potential hearth.		The fireplace may date back to the early C16 but appears it has been subject to subsequent alteration and repair evident in the brickwork joints.		• Fair condition. • Vertical open joints/cracks at the side of the fireplace at the interface with the timber frame. • Some evidence of previous movement evident by some sagged brickwork courses and wide mortar joints which have been previously pointed. This maybe related to the previous removal of the associated chimney breast at ground floor level.		i. Clean brickwork to remove smoke damage and dirt. ii. Structural engineer to carry out a detailed inspection to determine if there is any residual movement remaining. iii. Rake out and remove cement based mortars. iv. Carry out localised/isolated repairs to brickwork including replacing defective individual bricks and re-bedding loose/ displaced individual bricks.	

						• Previous repoint in what appears to be a hard cement based light grey mortar. The mortar joints are wide and a struck profile has been used for the pointing finish. • Timber boarding over the hearth is dirty but is generally in a satisfactory condition.		v. Repoint brickwork with lime mortar. vi. Remove timber boarding and step to hearth and replace with either a stone slab or brickwork hearth.	
16.07	**Windows**		**F01.W01**: 8 over 8 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed . Modern powder coated aluminium vertical sliding sash secondary glazing added internally. Reveals between timber window and secondary glazing with polystyrene ceiling tile or similar material.		Modern mid C20 century replacement window with inappropriate heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window balanced with weights in a 'true' sash box. Addition of secondary glazing detracts from view of sash window.		• Very poor condition • Fire damage to timber components, displaced/hanging sliding sashes. Smashed and missing glass. Damage to sash springs. • Fire damaged secondary glazing. Missing elements. • Defective paint finish.		i. Remove secondary glazing. ii. Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. Glazed with 'slimlite' double glazed units with crown glass. iii. Reline window reveals with lime plaster finishes incorporating insulation.	
16.08	**External Door:**		N/a.		N/a.					
16.09	**Internal Doors, doorframes or linings:**		**ID10**: Door missing/removed. Remains of timber doorframe with a painted finish. **ID11**: Door missing/removed. Remains of timber doorframe with a painted finish.		Remaining doorframes could possibly later C20 replacements, as they are fitted flush with the modern C20 plasterboard/plaster wall lining, or earlier doorframe/linings repositioned.		• Poor condition • Fire damaged and charred timber components. • Defective paint finish.		i. Remove secondary glazing. ii. Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. Glazed with 'slimlite' double glazed units with crown glass. iii. Reline window reveals with lime plaster finishes incorporating insulation.	
16.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: ID11: remaining moulded timber architraves with a painted finish. **Skirting boards**: None remaining/ lost/ removed.		Remaining internal door architraves could date back to C18 0r C19.		• Poor condition • Fire damaged and charred timber components. • Defective paint finish.		i. Clean surfaces to remove smoke damage and dirt. ii. Reassess condition. iii. Remove existing paint finishes from historic architraves to be retained.	

			Joinery mouldings: None remaining/ lost/ removed.						iv. Carry out isolated joinery repairs and refix. v. Fix new timber moulded architraves, skirting boards and/or mouldings to replace lost/removed.		
16.11	**Staircases**		N/a.		N/a.		N/a.		N/a.		

	Level: First Floor										
17.00	**Room F02**		Landing 1								
	General		**Phase 1**: Original part of the house dating potentially from the late 15th century, now the northern end of the Living Room and Bedroom 2, including Landing 1.								
	Element		**Description**		**Significance**		**Condition**		**Recommendations**		
17.01	**Ceiling**		Complete loss of ceiling due to fire.		N/a		• Complete loss of ceiling finishes and ceiling joists.		i. Following the repair/renewal of the roof structure: ii. Fix new timber ceiling joists. iii. Fix new hardwood laths and apply new 3No. coat lime/hair plaster finish. iv. Finish with a breathable paint system.		
17.02	**Walls – internal faces of external walls**		N/a.		N/a.		N/a.		N/a.		
17.03	**Walls – internal between rooms**		**North F02/F03**: plasterboard with a plaster finish. over timber studs. **East F02/F07**: Remains of timber suds only. Linins missing/removed. **West F02/east face of chimneystack**: Remains of plasterboard/plaster finish linings over timber Studs. Exposed metal angle beads		Modern/later C20. Potentially later replacement linings. Later C20 studwork.		• Very poor condition. • Smoke/fire damaged plasterboard. • Exposed metal angle beads. • Missing linings. • Exposed fire damaged/charred timber studs. • Loose/detached linings and timber studs/		i. Remove later C20 plasterboard linings. ii. Remove modern C20 timber studs. iii. Carry out localised isolated brickwork repairs to the chimneystack. Allow for replacing defective bricks. Rebed loose/ displaced bricks. iv. Rake out inner face of brickwork external wall to west elevation. Repoint brickwork to chimneystack with new lime mortar. v. Repair historic timber studs to timber frame in localised/isolated areas. vi. Fix new studwork to west wall/ chimneystack. vii. Fix new hardwood laths to timber studs/timber frame and apply new 3 No. coat lime/hair plaster finish.		

								viii. Finish with a breathable paint system.	
17.04	**Floor Structure**		Timber tongue and groove floorboards over and fixed to timber floor joists and associated timber beams to the structural floor. Floor void not inspected.		Floor joists and associated beams probably date back to C20 and were installed/altered when the chimneybreast/stack to CH01 was removed at ground floor level.		• Fair condition. • Further inspection required on removal of floorboards and/or ceiling below. • Dirty/smoke damage. • Debris in floor void.		i. Structural engineer to carry out detailed inspection of floor structure once isolated floorboards and ceiling finishes are removed. ii. Carry out localised/isolated timber repairs to existing timber floor structure including to individual joists and associated beam. Particular attention to be given to the end bearings of joists and beams where walls have moved.
17.05	**Floor Finish**		Exposed timber tongue and groove floorboards partly concealed with the remains of carpet underlay.		Modern/later floorboards and underlay, probably mid C20 century.		• Fair condition. • Dirty/smoke damage.		i. Replace missing/removed floorboards with new timber tongue and grove floorboards to match existing.
17.06	**Fireplace**		N/a.		N/a.		N/a.		N/a.
17.07	**Windows**		N/a.		N/a.		N/a.		N/a.
17.08	**External Door:**		N/a.		N/a.		N/a.		N/a.
17.09	**Internal Doors, doorframes or linings:**		See F01, F03 and F07.		N/a.		N/a.		N/a.
17.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: None remaining/ lost/ removed. **Skirting boards**: None remaining/ lost/ removed. **Joinery mouldings**: None remaining/ lost/ removed.		N/a.		N/a.		i. Fix new timber moulded architraves, skirting boards and/or mouldings to replace lost/removed.
17.11	**Staircases**		N/a.		N/a.		N/a.		N/a.

	Level: First Floor				
17.00	**Room F02a**	En-suite/Bathroom			
	General	**Phase 1**: Original part of the house dating potentially from the late 15th century, now the northern end of the Living Room and Bedroom 2, including the En-suite/Bathroom.			
	Element	**Description**	**Significance**	**Condition**	**Recommendations**
17.01	**Ceiling**	Remains of lath and plaster ceiling fixed to the underside of the remaining timber ceiling joists to the roof structure.	Possible remains of an C18 ceiling.	• Very poor condition. • Significant loss of ceiling. Holes in ceiling. • Defective/rotten timber laths. Mould growth to surface. • Detached laths. • Areas of loose/detached plaster from laths. • Smoke damage to remaining plaster surfaces. • Water damage from fire fighting operations and ingress of rainwater. • Areas of rotten timber to ceiling joists.	i. Remove remains of lath and plaster ceiling and associated bulkheads. ii. Remove defective timber ceiling joists beyond repair and replace with new ceiling joists to match existing. iii. Fix ne ceiling joists to replace missing. iv. Fix new hardwood laths and apply new 3 No. coat lime/hair plaster finish. v. Finish with a breathable paint system.
17.02	**Walls – internal faces of external walls**	**West**: Part plasterboard/plaster finish lining on modern C20 timber studwork in front of the internal face of the earlier west wall of direct plaster over brickwork – TBC.	Modern C20 linings and studwork over/concealing earlier, possibly C18 inner face of external brickwork wall.	• Very poor condition. • Missing/removed plasterboard and plaster finish exposing modern C20 timber studs, particularly around pipe boxings. • Impact damage to plasterboard. • Loose/detached plasterboard in isolated areas. • Smoke/fire damage. • Missing areas of direct plaster finish exposing brickwork backgrounds. • Areas of loose/detached direct plaster finish.	i. Remove modern C20 plasterboard linings. ii. Remove modern C20 timber studwork. iii. Remove loose/detached direct wall plaster from brickwork backgrounds. iv. Carry out localised isolated brickwork repairs to internal face of external west wall. Allow for replacing defective bricks. Rebed loose/displaced bricks. v. Rake out inner face of brickwork external wall to west elevation. Repoint with new lime mortar. vi. Apply new 3 No. coat lime/hair plaster finish to internal face of brickwork to external west wall. vii. Finish with a breathable paint system.

17.03	**Walls – internal between rooms**		**North F02a/F03**: Plasterboard/plaster finish lining on timber studwork. **East F02a/F03/Chimneystack**: Part tiled wall finish on plasterboard/ plaster finish lining on timber studwork. Some remains of timber lath and plaster. **South F02a/F01**: Part tiled wall finish on plasterboard/ plaster finish lining on timber studwork.		Modern C20 linings and studwork. Linings concealing face of brickwork chimneystack. Possibly remains of earlier C18 lath and plaster.		• Very poor condition. • Missing/fallen, loose/detached tiles. Cracked tiles. • Missing/removed plasterboard and plaster finish exposing modern C20 timber studs, particularly around pipe boxings. • Impact damage to plasterboard. • Loose/detached plasterboard in isolated areas. • Smoke/fire damage. • Holes in lath and plaster. • Defective loose/detached lath and plaster.		i. Remove later C20 plasterboard linings. ii. Remove defective lath and plaster. iii. Repair earlier timber studs to timber frame in localised/isolated areas. iv. Fix new hardwood laths to timber studs/timber frame and apply new 3 No. coat lime/hair plaster finish. v. Finish with a breathable paint system.	
17.04	**Floor Structure**		Timber floor joists and associated beams with tongue and groove timber floorboards over. Latha and plaster ceiling fixed to the underside of joists.		Possibly C18 floor joists – TBC.		• Fair condition. • Further inspection required on removal of floorboards and/or ceiling below. • Dirty/smoke damage. • Debris in floor void.		i. Structural engineer to carry out detailed inspection of floor structure once isolated floorboards and ceiling finishes are removed. ii. Remove debris and dirt from floor voids. iii. Carry out localised/isolated timber repairs to existing timber floor structure including to individual joists and associated beam. Particular attention to be given to the end bearings of joists and beams where walls have moved.	
17.05	**Floor Finish**		Part tiled floor finish over timber tongue and groove floorboards over timber floor joists.		Modern/later floorboards and tiles, probably mid C20 century.		• Poor condition. • Missing, lifting/detached and cracked tiles. • Missing sections of floorboards exposing floor void and floor joists below. • Dirty/smoke damage.		i. Remove floor tiles. ii. Replace missing/removed floorboards with new timber tongue and grove floorboards to match existing. iii. Clean floorboards	
17.06	**Fireplace**		N/a.		N/a.		N/a.		N/a.	
17.07	**Windows**		**G02a.W01**: 6 over 6 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed .		Modern C20 replacement window. Heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window		• Fire/smoke damage to timber components, displaced/hanging sliding sashes. Smashed and missing glass. Damage to sash springs. • Defective paint finish.		i. Remove existing window and replace with a new 6 over6 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/ joinery mouldings and detail.	

					balanced with weights in a 'true' sash box.				Glaze with 'slimlite' double glazed units with crown glass. ii. Reline window reveals with lime plaster finishes incorporating insulation.		
17.08	**External Door:**		N/a.		N/a.		N/a.		N/a.		
17.09	**Internal Doors, doorframes or linings:**		See F01 and F07.								
17.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: None remaining/ lost/ removed. **Skirting boards**: None remaining/ lost/ removed. **Joinery mouldings**: None remaining/ lost/ removed.		N/a.		N/a.		Fix new timber moulded architraves, skirting boards and/or mouldings to replace lost/removed.		
17.11	**Staircases**		N/a.		N/a.		N/a.		N/a.		

	Level: First Floor				
18.00	**Room F03**	Bedroom 2			
	General	**Phase 1**: Original part of the house dating potentially from the late 15th century, now the northern end of the Living Room and Bedroom 2, including the En-suite/Bathroom.			
	Element	**Description**	**Significance**	**Condition**	**Recommendations**
18.01	**Ceiling**	Complete loss of ceiling lining due to fire. Remains of modern C20 timber ceiling joists. Remains of screw fixings to underside of ceiling joists indicating a plasterboard ceiling lining.	Evidence of a former modern C20th ceiling lining. Evidence of former lath and plaster to the underside of rafters to sloping soffits.	• Very poor. • Complete loss of ceiling lining/ finishes • Existing ceiling joists poorly fixed, loose and twisted.	Following the repair/renewal of the roof structure: i. Remove existing ceiling joists. ii. Fix new timber ceiling joists. iii. Fix new hardwood laths and apply new 3 No. coat lime/hair plaster finish. iv. Finish with a breathable paint system.
18.02	**Walls – internal faces of external walls**	**West**: Direct plaster over brickwork.	Possibly some C18 plaster with later replacement plaster.	• Very poor condition. • Impact damage to plaster. • Loose/detached plaster in isolated areas. • Areas of missing plaster exposing brickwork backgrounds. • Smoke/fire damage	i. Remove existing direct plaster. ii. Carry out localised isolated brickwork repairs to internal face of external west wall. Allow for replacing defective bricks. Rebed loose/displaced bricks. iii. Rake out inner face of brickwork external wall to west elevation. Repoint with new lime mortar. iv. Apply new 3 No. coat lime/hair plaster finish to internal face of brickwork to external west wall. v. Finish with a breathable paint system.
18.03	**Walls – internal between rooms**	**North: F03/F04**: Lime reinforced hair plaster finish over clay reinforced with straw base plaster over horizontal timber laths fixed to timber studs as part of the timber frame cross wall. Modern paint finish over. Exposed upper timber tie beam to frame visible at high level below ceiling line. Exposed lower timber cross beam to frame visible above floor level.	**North: F03/F04**: Architecturally and historically significant/important wall possibly dating from the late C15 or early C16. Possible once forming part of the timber frame cross wall. **North: F03/F07**: Architecturally and historically significant/important wall possibly dating from the late C15 or early C16. Once part of the timber frame original east external wall to the C15 house.	• Very poor condition. • Loss of linings to former wardrobe enclosure. • Fire/smoke damage to plasterboard and plaster linings. • Fire/smoke damage to exposed timber studwork with charred surfaces visible.	i. Remove remains of wardrobe enclosure. ii. Remove plasterboard/plaster linings. iii. Remove modern C20 (damaged) timber studwork. iv. Reveal older/historic structure and fabric previously concealed. v. Architect to inspect revealed older/historic structure and fabric and advise on repairs/works. vi. Structural engineer to carry out detailed inspection of revealed

			Vertical timber post visible with pegs to joints exposed. **East: F03/F07**: Timber frame with vertical studs with plaster infill panels. Lime reinforced hair plaster finish over clay reinforced with straw base plaster over horizontal timber laths fixed to/between timber studs as part Modern paint finish over. Exposed lower timber cross beam to frame visible above floor level. Vertical timber post visible with pegs to joints exposed. Remains of modern timber studwork with screw fixings indicating a former plasterboard lining positioned over the historic timber framed wall. **South: F03/F02/F02a/chimneybreast**: Plasterboard with a plaster finish over timber studs. Remains of timber studwork to former wardrobe enclosure.		**South: F03/F02/F02a/chimneybreast**: modern C20 linings possibly concealing older detail to chimneybreast. Modern C20 wardrobe enclosure.				structure, including exposed chimneybreast/stack.	
18.04	**Floor Structure**		Timber floor joists and associated beams with timber floorboards over. Lath and plaster ceiling fixed to the underside of joists. Later supplementary timber floor joists positioned/fixed alongside the earlier joists used to strengthen/level the earlier floor structure.		Original floor joists and beams are historic and are likely to date back to at least C18, possibly earlier. Later modern C20 supplementary floor joists.		• Very poor condition. • Further inspection required on removal of floorboards and/or ceiling below. • Severe fire damage to joists with charring. • Dirty/smoke damage. • Some loss off timber due to previous rot and or beetle infestation. • Notches in timber joists previously formed for cable and piped services that reduce the cross sectional area of the earlier and later supplementary joists. • Debris in floor void.		i. Clean floor joists to remove dirt. ii. Remove charring. iii. Structural engineer to carry out detailed inspection of floor structure once isolated floorboards and ceiling finishes are removed. iv. Remove debris and dirt from floor voids. v. Carry out localised/isolated timber repairs to existing timber floor structure including to individual joists and associated beams. Particular attention to be given to the end bearings of joists and beams where walls have moved. vi. Supply and fix new timber floor joists, in whole or part to replace defective existing removed.	

18.05	**Floor Finish**		Timber floorboards over timber floor joists.		Possibly earlier C18 – TBC.		• Very poor condition. • Severe fire damage to joists with charring to underside. • Missing/lifted whole and/or sections of floorboards exposing floor void and floor joists below. • Dirty/smoke damage.		i. Remove existing floor boards to allow floor structure to be repaired/replaced. Set aside boards in re-useable condition for reuse. ii. Clean existing floorboards to be re-used. iii. Following the repair/replacement of the floor structure, refix existing/salvaged floorboards in a good condition. iv. Replace missing/removed floorboards with new timber tongue and grove floorboards to match and supplement existing.
18.06	**Fireplace**		Although there is currently no fireplace, a previous fireplace may be concealed by plasterboard linings over the face of the internal chimneystack.		N/a.		N/a.		i. On removal of existing plasterboard linings to the south internal wall, investigate to determine the presence of a previous fireplace.
18.07	**Windows**		**F03.W01**: 8 over 8 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed . Modern powder coated aluminium vertical sliding sash secondary glazing added internally. Reveals between timber window and secondary glazing with polystyrene ceiling tile or similar material.		Modern mid C20 century replacement window with inappropriate heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window balanced with weights in a 'true' sash box. Addition of secondary glazing detracts from view of sash window.		• Very poor condition • Fire damage to timber components, displaced/hanging sliding sashes. Smashed and missing glass. Damage to sash springs. • Fire damaged secondary glazing. Missing elements. • Defective paint finish.		i. Remove secondary glazing. ii. Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. Glazed with 'slimlite' double glazed units with crown glass. iii. Reline window reveals with lime plaster finishes incorporating insulation.
18.08	**External Door:**		N/a.		N/a.		N/a.		
18.09	**Internal Doors, doorframes or linings:**		**ID13**: Remains of timber solid two panel door, timber doorframe and architrave **ID14**: Door missing/removed. Remains of timber doorframe with a painted finish.		Remaining doors, doorframes and architraves are so badly damaged that it is difficult to determine age of significance.		• Very poor condition • Severe fire damage and charred timber components. • Missing door and associated timber sections/components.		i. Record remains of existing /surviving doors and doorframes. Obtain detail information. ii. Remove remains of existing doors and doorframes. iii. Fix new timber doorframes to match existing detail.

			ID15: Remains of timber vertically boarded door, timber doorframe and architrave.						iv. Fix new timber boarded and panelled doors to match existing detail.		
18.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: Remains of existing moulded timber architrave to door ID15. **Skirting boards**: None remaining. **Joinery mouldings**: None remaining.		Remaining architraves are so badly damaged that it is difficult to determine age of significance.		• Very poor condition • Severe fire damage and charred timber components. • Missing/lost timber sections components.		i. Record remains of existing /surviving architraves. Obtain detail information. ii. Remove remains of existing architraves. iii. Fix new timber architraves to match existing/former detail.		
18.11	**Staircases**		N/a.		N/a.		N/a.		N/a.		

	Level: First Floor					
19.00	**Room F04**		Bedroom 1			
	General		**Phase 1**: Original part of the house dating potentially from the late 15th century, now the northern end of the Living Room and Bedroom 2, including the En-suite/Bathroom.			
	Element		**Description**	**Significance**	**Condition**	**Recommendations**
19.01	**Ceiling**		Complete loss of ceiling due to fire. Evidence on site of remains of two previous ceilings: 1. An upper earlier historic timber lath and plaster ceiling fixed to older timber ceiling joists. Remains of nail fixings to laths to the underside of surviving ceiling joists. 2. A lower later/modern C20 plasterboard ceiling fixed to ceiling joists at a lower . Remains of screw fixings to plasterboard to the underside of surviving modern ceiling joists.	Surviving earlier timber ceiling joists, possibly late C15/early C16 rebated into mortices to tie beam and wall plates. Lower C20 timber ceiling joists.	• Very poor condition. • Complete loss of ceiling finishes. • Severe fire damage and charring to surviving ceiling joists. • Displaced/fallen ceiling joists. • Separated tenon and morticed joints between ceiling joists, beams and plates. • Smoke damage. • Water damage caused by exposure to the elements and firefighting operations	i. Clean surviving/remaining timber ceiling joists. ii. Remove surface charring. iii. Remove the lower modern ceiling joists. iv. Structural engineer to inspect the remains of the older ceiling joists to determine if these can be retained, reused, and repaired. v. Refix, loose, detached and displaced ceiling joists. vi. Repair existing defective ceiling joists (replaced defective sections/lengths. vii. Fix new timber (to match existing species) ceiling joists to replace existing beyond repair or missing former ceiling joists.
19.02	**Walls – internal faces of external walls**		**North**: Timber frame comprising posts, beams, plates and studs. Visual evidence of previous timber lath and plaster wall finish. Remains of mineral wool insulation between timber frame/studs. Later modern timber studs and or battens fixed over historic timber frame with plasterboard lining. **West**: gypsum plaster finish on plasterboard over earlier direct plaster finish on brickwork wall.	Evidence of earlier/historic lath and plaster. Modern/later twentieth century intervention carried out with inappropriate materials that devalue the historic and architectural significance of the building. Risk of trapping moisture unventilated voids and in the structure and fabric.	• Very poor condition. • Lost/missing earlier/historic finishes. • Lost/missing materials due to fire damage. • Crack, friable, loose and detached surviving plaster finishes. • Missing mineral wool insulation. Remaining insulation is displaced. • Fire and smoke damage with significant charring to timber frames. • Loose, detached and displaced bricks to inner face of west external wall. Friable and loose mortar and missing mortar to brickwork joints. • Water damage caused by exposure to the elements and firefighting operations	i. Remove all surviving plasters/ plasterboards and modern timber studwork to exposed timber frame/studs and brickwork backgrounds. ii. Repair the existing timber frame and studs. Refix loose/detached elements. Remove defective sections from individual timber elements and replace with new timber species to match existing Fix new timber elements to replaced existing beyond repair. iii. Following the stabilisation and repair of the brickwork external walls, apply a direct three coat lime plaster finish. iv. Following the repair of the timber frame and studs fix new timber laths and apply lime/hair plaster finish.

									v. Finish with a breathable paint system.	
19.03	**Walls – internal between rooms**		**East F04/F05**: Formally the east external wall to the original/earliest part of the building circa late C15/early C16 direct gypsum plaster finish on brickwork background to west face of chimneystack to chimney CH02. Timber frame/studs with timber lath and plaster finish. Later/modern plasterboard and plaster finishes applied over earlier finishes. Remains of decorative papers/painted finish. **South F04/F03**: Timber frame/timber close centred studs with narrow lath and plaster infill panels. Plaster infill panels comprise lime/hair plaster finish over clay reinforced with straw plaster base coat over timber laths. Evidence of lime wash finishes to infill panels. Later/modern C20 vertical timber battens planted onto historic vertical timber studs with remains of plasterboard lining over.		East F04/F05: Formally the east external wall to the original/earliest part of the building circa late C15/early C16 direct. Surviving original timber frame, studs and lath and plaster finish. South F04/F03: historic and significant timber frame, studs and plaster infill panels, possibly original late C15/early C16. Modern plasterboard finishes over historic detail.		• Poor condition. • Lost/missing plasterboard. • Crack, friable, loose and detached surviving plaster finishes to surfaces and infill panels. • Fire and smoke damage. • Water damage caused by exposure to the elements and firefighting operations		i. Remove modern plasterboard, gypsum plasters and associated timber battens from historical timber frame/studs. ii. Clean surfaces of historic surviving plaster finishes. iii. Consolidate/conserve surviving historic clay/straw and associated lime hair plaster finishes to infill panels. iv. Remove decayed clay/straw/lime/ hair plasters beyond consolidation/ conservation. Replace with new clay/straw/lime/hair plasters on timber riven laths to match existing. v. Consolidate/conserve surviving lath and lime/hair plaster finishes. vi. Remove decayed lime/hair plasters beyond consolidation/conservation. Replace with new lime/hair plasters on timber riven laths to match existing. vii. Finish with a 'breathable' paint system.	
19.04	**Floor Structure**		Earlier timber floor joists supported on horizontal timber plates to internal and external walls. Later supplementary timber floor joists positioned/fixed alongside the earlier joists used to strengthen/ level the earlier floor structure.		Likely late C15/early C16 floor joists		• Very poor condition. • Unstable/ deflected structure. • Severe fire damage to joists resulting in loss of material/section, severe charring. • Reduced section at end bearings to joists. • Smoke damage.		i. Clean surfaces to joists/structural timbers. ii. Remove charring. iii. Structural engineer to inspect floor structure and confirm what timbers retain structural integrity in whole or part and can be retained/repaired. iv. Repair retained joists, re-support at bearings.	

							• Water damage caused by exposure to the elements and firefighting operations		v. Removed decayed/damaged section of timber from individual joists/ structural timbers retained and replaced with new timber sections. vi. Remove existing joists/structural timbers beyond retention/reuse/ repair. Replace with new timber to match existing.		
19.05	**Floor Finish**		Remains of tongue and groove timber floorboards.		Later replacement floorboards laid when supplementary joists were added to the earlier floor structure.		• Very poor condition. • Missing floorboards. • Decay caused by rot, holes and fractures/splits in individual boards. • Severe fire damage charring.		i. Remove the remains of the surviving floorboards. ii. Following the repair of the floor structure, fix new timber tongue and groove floorboards to match existing removed.		
19.06	**Fireplace**		N/a.		N/a.		N/a.		N/a.		
19.07	**Windows**		**F04.W01**: 8 over 8 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed. **F04.W02**: 6 over 6 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed. Aluminium vertical sliding sash secondary glazing.		Modern C20 replacement windows. Heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window balanced with weights in a 'true' sash box. Modern C20 secondary glazing.		• Severe fire damage/charring to timber components, displaced/ hanging sliding sashes. Smashed and missing glass. Damage to sash springs. • Almost total loss of secondary glazing.		i. F04.W01**:** Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. ii. F04.W02**:** Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. iii. New '*slimlite*' thin double glazed units.		
19.08	**External Door:**		N/a.		N/a.		N/a.		N/a.		
19.09	**Internal Doors, doorframes or linings:**		**F04.ID01**: No internal door, doorframes or linings. Previously removed or lost through fire damage.				• Previously lost/removed.		i. Reinstate/fix new timber door and doorframe based on appropriate pattern/joinery mouldings and detail.		
19.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: Previously removed or lost through fire damage.		Possibly C18 skirting board fitted when the west external wall was rebuilt.		• Architraves: Previously lost/removed.		i. Reinstate/fix new architrave to doorframe based on appropriate		

			Skirting boards: remaining length of moulded timber skirting board to west wall **Joinery mouldings**: N/a.				• Skirting board: Very poor condition. Fire damaged and charred.		pattern/joinery mouldings and detail. ii. Remove remains of surviving skirting board. Use as a template for section detail. Reinstate/fix new timber skirting board based on detail of existing	
19.11	**Staircases**		N/a.		N/a.		N/a.		N/a.	

	Level: First Floor				
20.00	**Room F05**	Northern Staircase and Store			
	General	**Phase 9**: The northern staircase - circa mid-20th century.			
	Element	**Description**	**Significance**	**Condition**	**Recommendations**
20.01	**Ceiling**	Evidence suggests there was no ceiling finish to the underside of the rafters to the mono-pitched roof.	C20 extension.	• Severe fire and smoke damage and charring to surviving rafters to the roof. • Water damage caused by exposure to the elements and firefighting operations	i. Following the replacement of the timber roof structure, underside of the rafters to be left exposed.
20.02	**Walls – internal faces of external walls**	**North and east**: Brickwork solid wall with direct plaster finish.	C20 extension.	• Fair condition. • Localised/isolated cracks and surface damage to plaster.	i. Carryout localised repairs to existing plaster finishes.
20.03	**Walls – internal between rooms**	**South F05/F07**: Part of the former north external elevation to the earlier first eastern extension. Wall lost due to fire damage. Likely to have been timber frame/timber studs with lath and roughcast/pebble dash render finish. **West F05/F04**: Once the part of the east external wall of the earliest part of the Dower House dating from C15. Timber frame comprising posts and beams supporting a head/wall plate which in turn supports the rafters to the earliest part of the house and the mono pitched roof structure. Intermediate posts and vertical studs. Former window likely to date from C15 with three diamond section mullions. Lath and plaster infill panels between mullions comprising horizontal timber laths, clay plaster base coat reinforced with straw with a lime/hair plaster finish coat over.	Modern mid to late twentieth century impervious plaster finish.	• Localised areas of damaged plaster exposing the brickwork substrate. • Nonbreathable wall plaster increasing the risk of moisture being trapped in the brickwork wall.	i. Remove modern gypsum plasters form brickwork substrate. ii. Repair brickwork substrate in localised areas. Remove cement based mortars and point with new lime mortar. iii. Re-plaster walls with lime plaster. iv. Finish with a 'breathable' paint system.

			East face of internal brickwork chimneystack to chimney CH02 visible.								
20.04	**Floor Structure**		Softwood floor joists supported on timber beam to former north external wall, diagonal beam and trimmers around staircase opening.		C20.		• Poor condition. • Fire damage/charring to the underside of the joists. • Fire damage/charring to the diagonal supporting beam. • Rotten joists and missing timber sections to joists bearing on to south wall. • Smoke damage. • Water damage caused by exposure to the elements and firefighting operations		i. Clean floor structure. ii. Remove charring and smoke damage. iii. Structural engineer to inspect floor structure and confirm repairs. iv. Remove defective diagonal supporting beam and replace with new timber beam to match existing. v. Remove rotten/defective ends of existing floor joists and replace with new timber sections. Re-establish bearings on bearing plates/supporting walls. vi. Treat existing floor joists with preservative.	
20.05	**Floor Finish**		Timber tongue and groove floorboards.		C20.		• Poor condition. • Decay to ends and surface of individual boards. • Smoke damage. • Water damage caused by exposure to the elements and firefighting operations		i. Temporarily un-fix, lift and remove the existing floorboards to allow access to repair the timber floor structure/joists below, create sub-floor natural cross ventilation and to lay new floor insulation. ii. Refix existing/salvaged floorboards. iii. Fix new floorboards to replace missing or defective existing floorboards beyond reuse.	
20.06	**Fireplace**		N/a.		N/a.		N/a.		N/a.		
20.07	**Windows**		**G05.W01**: 6 over 6 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed .		Modern twentieth century replacement window. Heavy and wide glazing bar and moulding details. Modern sliding sash operation.		• Very poor condition. • Fire damage and charred. • Defected timber components, displaced/hanging sliding sashes. Smashed and missing glass. Damage to sash springs.		i. Remove existing window and replace with a new 6 over 6 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. ii. New '*slimlite*' thin double glazed units	
20.08	**External Door:**		N/a.		N/a.		N/a.		N/a.		

20.09	**Internal Doors, doorframes or linings:**		**F04.ID01 F05/F04**: Door and frame lost/missing.		C20. Door opening formed when north staircase extension added.		• Severely fire damage charred timbers to structural timbers to door opening.		i. Reinstate/renew/fix new door and door frame.
20.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: Lost/missing. **Skirting boards**: Lost/missing. **Joinery mouldings**: N/a.		N/a		• Missing detail		i. Reinstate/renew/fix new architraves and skirting boards.
20.11	**Staircases**		Timber dogleg staircase with winders to lower section. Timber treads with nosings and risers, wall string and outer string. Newel post. Part open timber boarded balustrade with handrail capping over.		Possibly C19 staircase.		• Poor condition. • Fire damage with some charring. • Smoke damage. • Water damage caused by firefighting operations.		i. Replace with new timber staircase to match existing detail. ii. Fix new timber balustrade and handrail.

	Level: First Floor				
	General	**Phase 7**: The Southern staircase - circa early 19th century. Limited access for inspection due to dangerous condition.			
21.00	**Room F06**				
	Element	**Description**	**Significance**	**Condition**	**Recommendations**
21.01	**Ceiling**	Flat ceiling soffit. Collapsed. Remains of plate steel soffit with riveted joints. No evidence of a ceiling below the metal decking can be see due to the collapsed nature of the structure.	Likely to be a later C19 or early twentieth roof structure evident by the use of a metal roof decking and the later mineral felt external covering.	• Very poor condition and plaster in isolated and localised areas. • Collapsed roof structure and total failed structural integrity. •	i. Remove remains of roof structure. ii. Following the renewal of the roof structure, consider fitting a new ceiling below/
21.02	**Walls – internal faces of external walls**	**South and east**: direct lime plaster finish on brickwork backgrounds Lime plaster finish on laths on timber studs/battens on brickwork backgrounds	C19 finishes.	• Localised cracked and decaying plaster finishes. • Localised loose/detached plaster finishes. • Peeling paper and paint finishes. • Smoke damage. • Water damage caused by exposure to the elements and firefighting operations.	i. Replace loose/detached plaster with new lime plaster. ii. Repair cracked and decaying plaster finishes. iii. Finish with a breathable paint system.
21.03	**Walls – internal between rooms**	**North: F06/F07**: Wall missing/lost. **West: F06/F02**: Lath and plaster over timber studs to timber frame.	C19 finishes.	• Very poor. • Loss of structure and fabric to north internal wall. • Loose/detached and defective plaster finish to south internal wall.# • Smoke damage. • Water damage caused by exposure to the elements and firefighting operations.	i. Reinstate north internal wall structure (timber studs). Fix timber laths and apply lime/hair plaster finish. ii. Remove existing defective lath and plaster finishes from south internal wall, repair timber studs/timber frame, fix new timber laths and apply new lime/hair plaster finish.
21.04	**Floor Structure**	Timber joists supported on stair trimmer beams	Probably C19.	• Poor condition. • Movement to the floor suggests defective floor joists or inadequate support at the bearings.	i. Clean floor structure. ii. Remove charring and smoke damage. iii. Structural engineer to inspect floor structure and confirm repairs. iv. Replace with new timber floor joists and staircase trimmers.
21.05	**Floor Finish**	Remains of timber tongue and groove floorboards.	Probably C19.	• Poor condition. • Decay to ends and surface of individual boards. • Smoke damage.	i. Temporarily un-fix, lift and remove the existing floorboards to allow access to repair the timber floor structure/joists below.

							• Water damage caused by exposure to the elements and firefighting operations.		ii. Replace existing floorboards with new to match existing.		
21.06	**Fireplace**		N/a.		N/a.		N/a.		N/a.		
21.07	**Windows**		**F06.W01**: 8 over 8 sprung balanced vertical sliding sash timber windows with a painted finish. Artificial box frames. Lambs tongue glazing bars and mouldings. Single glazed . Vertical sliding aluminium frame secondary glazing.		Modern twentieth century replacement window. Heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window balanced with weights in a 'true' sash box.		• Poor condition. • Smoke damage to timber components, • Displaced/hanging sliding sashes. • Smashed and missing glass and secondary glazing. • Damage to sash springs. • Defective paint finish.		i. Remove existing window and secondary glazing and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. ii. New '*slimlite*' thin double glazed units.	
21.08	**External Door:**		N/a.		N/a.		N/a.		N/a.		
21.09	**Internal Doors, doorframes or linings:**		N/a.		N/a.		N/a.		N/a.		
21.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: N/a **Skirting boards**: N/a **Joinery mouldings**: N/a		N/a		N/a		N/a		
21.11	**Staircases**		Timber dogleg staircase with winders to lower section. Timber treads with nosings and risers, wall string and outer string. Remains of timber newel post. No balustrade .		Possibly C19 staircase.		• Very poor condition. • Fire damage with some charring. • Smoke damage. • Water damage caused by firefighting operations.		i. Replace with new timber staircase to match existing detail. ii. Fix new timber balustrade and handrail to replace missing.		

	Level: First Floor				
22.00	**Room F07**	Bedroom 4			
	General	**Phase 3**: First eastern extension including a second chimney, Dining Room and Bedroom 4 - circa later 16th century			
	Element	**Description**	**Significance**	**Condition**	**Recommendations**
22.01	**Ceiling**	Ceiling totally lost. Remains of some timber ceiling joists spanning between tie beams to trusses.	Loss of potential late C16 ceiling (possibly lath and plaster) and ceiling joists.	• Total loss	i. Following the renewal of the roof structure, roof coverings fix new timber ceilings joists. ii. Fix and apply new lath and lime/hair plaster ceiling. iii. Consider laying new mineral wool insulation between new ceiling joists (cold roof). iv. Decorate/paint new lime plaster finishes with a breathable paint system.
22.02	**Walls – internal faces of external walls**	**North**: Part timber frame/vertical studs with lath and plaster finish (part internal wall) . Part direct plaster finish over internal face of external brickwork wall. **South**: Direct plaster finish over internal face of external brickwork wall.	Potentially original late C16 timber frame/studs and lath and plaster finish. Possibly section of later circa late C18/early 19 brickwork wall with direct plaster finish to north elevation. Possibly circa late C18/early 19 brickwork wall with direct plaster finish to south elevation (later wall replacing late C16 timber frame).	• Very poor condition. • Part loss of timber frame studs. • Significant loss of lath and plaster from timber frame/studs. • Detached/loose lath and plaster finishes. • Detached/loose direct plaster over brickwork backgrounds. • Cracked and friable surfaces to plaster finishes. • Fire damage and charring to individual timbers to timber frame and studs. • Smoke damage. • Water damage caused by exposure to the elements and firefighting operations. • Peeling paper and paint finishes.	i. Inspect all existing plaster finishes to confirm sound finishes that can be retained. Protect in situ. ii. Remove existing wall papers and paint finishes. iii. Following the repair and/or reinstatements of the timber frame/stud wall to the external north wall, fix/apply new lath and lime/hair plaster wall finish. iv. Remove loose/detached/defective direct lime plaster from brickwork backgrounds to north and south external walls. v. Repair brickwork backgrounds to inner face of external walls. vi. Apply new lime/hair plaster to brickwork walls. vii. Decorate/paint new lime plaster finishes with a breathable paint system.
22.03	**Walls – internal between rooms**	**East F07/F08/F09**: Timber lath and plaster over internal timber stud walls either side of the fireplace.	Physical evidence of the earliest part of the house dating from C15 and subsequent development during the late C16.	• Very poor condition. • Extensive fire damage and charring to exposed elements of the timber frame.	i. Inspect all existing plaster finishes to confirm sound finishes that can be retained. Protect in situ.

			Direct lime plaster finish over brickwork background to the sides and over the timber lintel to the fireplace. **West F07/F09**: Once the east external wall of the earliest part of the Dower House dating from C15. Timber frame comprising posts supporting a head/wall plate which in turn supports the rafters to the earliest part of the house. Intermediate posts and vertical studs. Diagonal braces at either end. Former window likely to date from C15 with three diamond section mullions. Lath and plaster infill panels between mullions comprising horizontal timber laths, clay plaster base coat reinforced with straw with a lime/hair plaster finish coat over. Historic but inappropriate repairs to the timber frame and associated infill panels using London yellow stock brick bedded in mortar. Later internal opening formed in the timber frame to the west wall.				• Missing individual timber elements to the timber frame. • Severely decayed plaster infill panels between studs with large areas of missing base coat and finish plaster. • Missing, loose, detached and decayed/rotten laths to infill panels and over plastering. • Missing and defective existing plaster infill panels between mullions to former window opening. • Exposed lath where plaster finishes have deteriorated, failed and fallen away. • Mould/mildew growth to boards and plaster surfaces. • Missing plaster finishes to chimney stack/breast exposing brickwork and plaster base coat backgrounds. • Isolated and localised areas of existing detached/loose, friable and cracked plaster finishes directly applied to brickwork backgrounds. • Smoke damage. • Water damage to timber boards and remaining lath and plaster, caused by firefighting operations. • Severe peeling paper and paint finishes.		ii. Analyse existing plaster finishes to determine composite materials. iii. Remove all decorative papers and paint finishes. iv. Remove defective, loose/detached friable and cracked plaster finishes to infill panels beyond repair. v. Remove defective, loose/detached friable and cracked plaster finishes from brickwork backgrounds. vi. Remove charring from exposed timbers. vii. Structural engineer to inspect all elements of the timber frame once the charring has been removed to determine what timbers retain their structural integrity and therefore can be retained. viii. Repair the timber frame and stud partitions. Replace missing timbers or timbers beyond repair/retention. ix. Repair brickwork backgrounds to internal walls. x. Fix/apply lath and plaster infill panels to timber frame and stud walls to replace defective existing beyond repair. Replicate clay/straw base coats and lime/hair plaster finishes. xi. Apply lime/hair plaster finishes over retained existing clay/straw base coats. xii. Apply new lime/hair plaster to brickwork walls. xiii. Decorate/paint new lime plaster finishes with a breathable paint system.	
22.04	**Floor Structure**		Timber floor joists spanning north/ south bearing on external walls and central timber carriage beam.		Possibly a later C19 floor structure evident by the individual regular section floor joists.		• Poor condition. • Fire damaged/charring north ends to joists at wall bearing. Some loss of timber section to individual joists.		i. Clean floor structure. ii. Remove charring and smoke damage. iii. Structural engineer to inspect and investigate existing floor structure	

						• Twisted, warped and displaced individual joists. • Crack in wall below bearing plate at the east end of the carriage beam (see in ground floor room G06 Dining Room)		and joists to confirm repairs/ replacement timbers. iv. Structural engineer to investigate the cause of the crack in the internal wall below the bearing plate to the carriage beam and report findings. v. Remove charring from exposed timbers. vi. Remove defective ends of existing joists and replace with new timber sections. vii. Remove whole existing floor joists beyond repair/retention and replace with new timber floor joists to match existing.	
22.05	**Floor Finish**		Exposed timber tongue and groove floorboards on timber first floor joists.		Possibly later C19 floorboards.	• Poor condition. • Smoke damage and subsequent water damage from firefighting operations. • Lifted/missing boards exposing the floor structure below. •		i. Replace missing/defective individual floorboards. ii. Refix loose floorboards. iii. Clean floorboards to remove dirt, debris and smoke damage.	
22.06	**Fireplace**		Large rectangular opening in the front of the chimneybreast to chimney CH03. Rectangular brickwork chimneybreast with a plastered finish projecting into the room Timber lintel over opening supported on plastered brickwork cheeks. Plaster side reveals and back to fireplace recess. No hearth, surround or mantle shelf.		The exposed brickwork cheeks suggest that the fireplace opening may have been altered.	• Fair condition. • Missing, loose,/detached and defective plaster finishes to chimneybreast and to cheeks and back to fireplace recess		i. Brush/clean chimney flue ii. Survey chimney flue (CCTV) flue to determine internal condition. iii. Repair chimney flue. iv. Repair/renew plaster finishes to chimneybreast and fireplace recess. v. Endure flue is ventilated to natural air top and bottom.	
22.07	**Windows**		**F07.W01 and F07.W03**: 6 over 6 sprung balanced vertical sliding sash timber windows with a painted finish. Artificial box frames. Lambs tongue glazing bars and mouldings. Single glazed .		Modern twentieth century replacement windows. Heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window	• Smoke damage to timber components, • Displaced/hanging sliding sashes. • Smashed and missing glass. • Damage to sash springs. • Defective paint finish.		i. Remove window and replace with a new 6 over 6 timber vertical sliding sash windows, balanced with weights on sash cords, based an appropriate late C18/early C19 century pattern/ joinery mouldings and detail. ii. Replace UPVC window with new timber vertical sliding sash	

			Vertical sliding aluminium frame secondary glazing. Polystyrene ceiling tile used to line reveals between sash window and secondary glazing. **F07.W02**: modern UPVC replacement double glazed window.		balanced with weights in a 'true' sash box. Inappropriate UPVC replacement window.				window, balanced with weights on sash cords, based an appropriate late C18/early C19 century pattern/ joinery mouldings and detail. iii. New '*slimlite*' thin double glazed units.		
22.08	**External Door:**		N/a.		N/a.		• N/a.		N/a.		
22.09	**Internal Doors, doorframes or linings:**		**F07.ID01 and F09.ID02:** Vertical softwood tongue and groove boarded door and timber doorframes. Lever handles. Plain timber door lining to full depth of internal wall. Painted finish. **F07.ID02**: Remains of a two panel timber door. Evidence suggests the upper may have once been glazed. Remains of doorframe/lining set between posts and under wallplate to the timber frame to the west internal wall.		Possibly remains of an early C19 part glazed panel door. Modern C20 doors. Doorframes maybe older but of limited historic value. Inappropriate previous replacement. Loss of possible C19 internal doors (F10.ID01 and F09.ID02).		• Sever fire damage, charring and loss of part of the top rail to door F07.ID02 and associated doorframe/lining. • Smoke damage and subsequent water damage from firefighting operations to door lining.		i. Replace door F07.ID02 with a new part glazed timber panelled door and associated timber doorframe/lining to match existing. ii. Consider replacing/renewing the doors and doorframes to F07.ID01 and F09.ID02 with a new doors of an appropriate style/pattern.		
22.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: N/a. **Skirting boards**: N/a. **Joinery mouldings**: N/a.		N/a.		N/a		N/a.		
22.11	**Staircases**		N/a.		N/a.		N/a.		N/a.		

	Level: First Floor				
23.00	**Room F08**	Staircase and landing.			
	General	**Phase 4**: Second eastern extension including the kitchen, Staircase and Bathroom end two storey extension - circa 1775 to 1821.			
	Element	**Description**	**Significance**	**Condition**	**Recommendations**
23.01	**Ceiling**	**Flat soffit**: Horizontal timber tongue and groove boards with a natural finish. Loft hatch opening lined out with frame but no hatch cover. Missing boards **Sloping soffit - north**: Timber tongue and groove boards with a natural finish. Exposed lath and plaster ceiling	Later/modern C20 boards to underside of an earlier ceiling Possibly the original late C18/early C19 lath and plaster ceiling below boards.	• Very poor condition. • Loose/detached and dropped boards. • Missing boards exposing lath and plaster finish. • Exposed lath and plaster with missing plaster exposing laths. • Loose, detached and missing laths. • Loose/detached cracked and friable plaster. • Mould/mildew growth to boards and plaster surfaces. • Smoke damage. • Water damage to timber boards and remaining lath and plaster, caused by firefighting operations.	i. Remove timber boarded ceiling. ii. Remove remains of lath and plaster ceiling below. iii. Following repairs to the roof structure, fix/apply new lath and lime/hair plaster ceiling. iv. Finish with a breathable paint system.
23.02	**Walls – internal faces of external walls**	**North**: Vertical timber tongue and groove boards on timber studs/battens over internal face of external wall. Natural finish. including reveal to window.	Later/modern C20 boards and studs/battens. Possibly concealing the original late C18/early C19 plaster finish to internal face of external wall.	• Poor condition. • Loose/detached and displaced boards and exposed studs/battens. • Missing boards. • Mould/mildew growth to boards and plaster surfaces. • Smoke damage. • Water damage to timber boards and remaining lath and plaster, caused by firefighting operations.	i. Remove the timber boards and associated studs/battens. ii. Inspect the internal face of the external wall and confirm finish. iii. Replaster brickwork backgrounds with lime/hair plaster.
23.03	**Walls – internal between rooms**	**East F08/F10**: Vertical timber tongue and groove boards on studs over lath and plaster finish to stud wall. **South F08/F09**: Vertical timber tongue and groove boards over stud wall. **West F08/F07**: Vertical timber tongue and groove boards on studs over lath and plaster finish to stud wall.	Later/modern C20 boards over earlier possibly original late C18/early C19 studwork wall	• Poor condition. • Loose/detached and displaced boards and exposed studs/battens. • Missing boards. • Exposed lath and plaster finishes below. • Mould/mildew growth to boards and plaster surfaces. • Smoke damage.	i. Remove the timber boards and associated studs/ battens. ii. Inspect the earlier lath and plaster finishes and report condition. iii. Remove existing lath and plaster and renew with new timber lath and lime/hair plaster.

						• Water damage to timber boards and remaining lath and plaster, caused by firefighting operations.			
23.04	**Floor Structure**		Softwood timber floor joists spanning north/south bearing on external walls and central steel beam boxed in timber. Steel beams forming trimmed opening around staircase.		Later modern mid C20 replacement floor joists and steel beam.	• Fair condition. • Remove debris from floor void between joists. • Corroded/rusting steel beams to staircase opening.		i. Structural engineer to investigate bearings at external walls and trimmed opening to staircase. ii. De-rust, treat corrosion, prime and paint steel beams.	
23.05	**Floor Finish**		Exposed timber tongue and groove floorboards on timber first floor joists.		Later/modern C20 floorboards.	• Poor condition. • Smoke damage and subsequent water damage from firefighting operations. • Lifted/missing boards exposing the floor structure below.		i. Replace missing floorboards. ii. Refix loose floorboards. iii. Clean floorboards to remove dirt, debris and smoke damage.	
23.06	**Fireplace**		N/a.		N/a.	N/a.		N/a.	
23.07	**Windows**		**F08.W01**: 6 over 6 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed .		Modern twentieth century replacement window. Heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window balanced with weights in a 'true' sash box.	• Smoke damage to timber components, displaced/hanging sliding sashes. Smashed and missing glass. Damage to sash springs. • Defective paint finish.		i. Remove window and replace with a new 6 over 6 timber vertical sliding sash windows, balanced with weights on sash cords, based an appropriate late C18/early C19 century pattern/ joinery mouldings and detail. ii. New '*slimlite*' thin double glazed units.	
23.08	**External Door:**		N/a.		N/a.	• N/a.		N/a.	
23.09	**Internal Doors, doorframes or linings:**		**F07.ID01 and F09.ID01 and F10.ID01**: Vertical softwood tongue and groove boarded door and timber doorframes. Lever handles. **F10.ID01**: Former internal door missing. 90 degree elbow metal strap hinges still in place/fixed to door lining. Metal mortice rim latch keep remaining. Plain timber door lining to full depth of internal wall. Painted finish.		Modern C20 doors. Doorframes maybe older but of limited historic value. Inappropriate previous replacement. Loss of possible C19 internal door (F10.ID01).	• Fair and poor condition. • F10.ID01 previously removed. • Smoke damage and subsequent water damage from firefighting operations to door lining.		i. Consider replacing/renewing the doors and doorframes with a new doors of an appropriate style/pattern.	

23.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: N/a. **Skirting boards**: N/a. **Joinery mouldings**: rectangular timber internal cill board to window.		Modern C20 cill board. Inappropriate previous replacement.		• Satisfactory condition. • Smoke damage. • Water damage caused by firefighting operations.		i. Replace cill with new timber cill as part of window replacement.
23.11	**Staircases**		Timber dogleg staircase with winders to lower section. Timber treads with nosings and risers, wall string and outer string. Timber newel post. Studwork balustrade to landing with vertical tongue and groove timber boarded cladding and timber horizontal capping. Timber handrail.		Possibly C19 staircase with later/ modern C20 balustrade and handrail		• Fair condition. • Smoke damage. • Water damage caused by firefighting operations. • Missing/removed vertical boards to balustrade. • Displaced, loose/detached vertical boards to balustrade.		i. Clean timber staircase and carryout localised/isolated joinery repairs to treads, risers and strings. ii. Replace modern balustrade with new timber newel/ baluster balustrade with new moulded timber handrail over. iii. Replace modern handrail with new timber new moulded timber handrail.

	Level: First Floor				
24.00	**Room F09**	Previously used as a bathroom. Sanitaryware and plumbing removed.			
	General	**Phase 4**: Second eastern extension including the kitchen, Staircase and Bathroom end two storey extension - circa 1775 to 1821.			
	Element	**Description**	**Significance**	**Condition**	**Recommendations**
24.01	**Ceiling**	**Flat soffit**: Timber laths fixed to the underside of timber collars/ceiling joists (part of the roof structure) finished with lime/hair plaster. **Sloping soffit - south**: Timber laths fixed to the underside of timber rafters finished with lime/hair plaster.	Historic, possible original late C18 or C19 lath and plaster.	• Very poor condition. • Area of missing ceiling lost as a consequence of the fire and subsequent exposure to the elements. Timber ceiling joists exposed. • Missing areas of plaster exposing laths. • Detached and some missing laths where exposed. • Loose/cracked/detached areas of plaster from secured laths in isolated and localised areas. • Smoke damage. • Water damage to plaster, caused by firefighting operations. • Peeling paint and papers.	i. Clean to remove smoke/water damage to plaster to be retained. ii. Take samples of historic plasters to determine composite materials and estimate age/period. iii. Remove defective existing lath and plaster beyond repair/retention. iv. Remove detached existing plaster from secure existing laths. v. Remove detached/loose lath and plaster. vi. Secure/refix detached/loose existing timber laths to floor joists. vii. Fix new timber laths to replace defective/missing existing. viii. Replaster the ceiling, in whole or part (where sufficient existing laths and lime plaster can be retained), with new three coat lime plaster reinforced with natural animal hair. ix. Finish with a breathable paint system.
24.02	**Walls – internal faces of external walls**	**South**: Direct plaster finish on internal face of external brickwork wall (including window reveals).	Possibly original late C18 or early C19 plaster finishes.	• Fair condition. • Damaged areas where previous services and/or sanitaryware removed. • Localised/isolated cracking. • Localised/isolated friable areas. • Smoke damage. • Water damage to plaster, caused by firefighting operations.	i. Clean to remove smoke/water damage to plaster to be retained and exposed brickwork backgrounds to be replastered. ii. Take samples of historic plasters to determine composite materials and estimate age/period. iii. Remove areas of detached/loose plaster. iv. Patch repair existing plasters in localised/isolated areas

24.03	**Walls – internal between rooms**		**North F09/F08**: Timber stud wall with lath and plaster and plasterboard and skim finish. Mostly covered with ceramic wall tiles over recess to bath and former shower cubicle. Modern C20 stud partitions with vertical tongue and groove boarding with a natural finish forming a bath and a shower cubicle. **North/Side of Chimneystack CH03: D**irect plaster with evidence of historic clay reinforced with straw base coats with lime plaster finish over reinforced with hair. **East F09/F10**: Solid brickwork wall with a direct plaster finish. Partly covered by ceramic wall tiling and timber studs. **West F09/F07**: Timber frame wall with lath and plaster finish.		Historic late C18 or early C19 internal wall with some later/modern C20 finishes applied. Modern C20 partitions dividing the original room. Remains of possible historic wall plasters to the side of the chimneystack built as part of the first eastern late C16 extension. The west internal wall may be the remains of the former east external wall to the first eastern extension dating from the later C16. Further investigation needed.		• Very poor condition generally. • Area of missing wall plaster exposing brickwork to north internal wall. • Localised surface damage and cracking to exposed plaster where not covered by wall tiling. Areas of loose/detached plaster. Holes in walls from former service/drainage pipework. • Severely defective, friable/crumbling plaster to side of chimneystack with areas of missing plaster • Smoke damage. • Water damage to plaster, caused by firefighting operations. • Missing vertical tongue and groove boards. • Peeling papers and paint finishes.		i. Clean to remove smoke/water damage to plaster to be retained. ii. Take samples of historic plasters to determine composite materials and estimate age/period. iii. Remove modern impervious paper and paint finishes. iv. Retain historic wall plaster finishes in salvageable condition in situ. v. Remove defective and detached direct wall plaster and plaster over laths beyond repair/retention. vi. Refix loose/detached timber laths. vii. Repair brickwork substrate in localised areas. viii. Replaster areas to the chimneystack with clay/straw base coat with lime/hair plaster finish. ix. Repair/make good areas of existing lie plaster to brickwork and timber lath backgrounds. x. Finish with a 'breathable' paint system.	
24.04	**Floor Structure**		Softwood timber floor joists spanning north/south bearing on external walls and central steel beam boxed in timber. Steel beam forming lintel/head over large window opening to south external wall with joists bearing on to it. Steel beams forming trimmed opening around staircase.		Later modern mid C20 replacement floor joists and steel beam.		• Fair condition. • Severely corroded/rusting steel beam over window. • Corroded/rusting steel beams to staircase opening. • Evidence of possible dry rot (staining from previous fruiting bodies) to joists/underside of floorboards to the south east corner at the bearing with the south wall		i. Investigate potential dry rot. ii. Structural engineer to investigate bearings at external walls and trimmed opening to staircase. iii. De-rust, treat corrosion, prime and paint steel beams.	
24.05	**Floor Finish**		Exposed timber tongue and groove floorboards on timber first floor joists. Part ceramic tile floor finish.		Later/modern C20 floorboards. Modern C20 tile floor finish		• Fair condition. • Smoke damage and subsequent water damage from firefighting operations. • Isolated damage to tile floor finish.		i. Remove tile floor finishes. ii. Make good/repair timber floorboards, including where tiles removed.	
24.06	**Fireplace**		N/a.		N/a.		N/a.		N/a.	

24.07	**Windows**		**F09.W01**: 1 over 1 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Single glazed . Painted finish. **F09.W02**: 6 over 6 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed. Painted finish. **F09.W03**: Single side hung timber casement window. Single glazed. Painted finish.		Modern C20 replacement windows. Heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window balanced with weights in a 'true' sash box. Later C20 casement window in modern square opening considered inappropriate for the historic building.		• Smashed and missing glass. Damage to sash springs. • Smoke damage and subsequent water damage from firefighting operations. • Defective paint finish. • Non-operational sashes and casements • Missing window furniture,		i. Remove existing windows F09.W01 and F09.W02 and replace with a new 1 over 1 and 6 over 6 timber vertical sliding sash windows, balanced with weights on sash cords, based an appropriate late C18/early C19 century pattern/ joinery mouldings and detail. ii. Remove existing windows F09.W03 and replace with fixed light window. iii. New '*slimlite*' thin double glazed units.	
24.08	**External Door:**		N/a.		N/a.		N/a.		N/a.		
24.09	**Internal Doors, doorframes or linings:**		**F09.ID01 and F09.ID02**: Vertical softwood tongue and groove boarded door and timber doorframes. Lever handles.		**M**odern C20 doors. Doorframes maybe older but of limited historic value. Inappropriate previous replacement.		• Fair condition.		i. Consider replacing the doors and doorframes with a new door of an appropriate style/pattern.		
24.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: Moulded timber architraves to internal doors. **Skirting boards**: n/a. **Joinery mouldings**: C20 internal cill boards to windows.		Modern C20 joinery of little historic value.		• Fair condition.		i. Consider replacing the joinery details and mouldings with new of an appropriate style/pattern.		
24.11	**Staircases**		N/a.		N/a.		N/a.		N/a.		

	Level: First Floor					
25.00	**Room F10**	Previously used as a bedroom (number 5).				
	General	**Phase 6**: Final extension to the east including the Utility Room and Bedroom 5 - circa 1821 to 1870s.				
	Element	**Description**	**Significance**	**Condition**	**Recommendations**	
25.01	**Ceiling**	**Flat soffit**: Timber laths fixed to the underside of timber collars/ceiling joists (part of the roof structure) finished with lime/hair plaster. Paper/paint finish. **Sloping soffit - east**: Hardboard lining on timber to underside of the timber rafters with timber cover strips to joints forming rectangular panelling. Painted finish. **Sloping soffit - west**: Timber laths fixed to the underside of timber rafters finished with lime/hair plaster.	Modern C20 panelling. Historic, possible original C19 lath and plaster.	• Very poor condition. • Missing areas of plaster exposing laths. • Severely decayed, rotten detached and missing laths where exposed. • Loose/cracked/detached areas of plaster from secured laths in isolated and localised areas. • Detached hardwood boards and associated cover strips. • Smoke damage. • Water damage to plaster, caused by firefighting operations and the ingress due to exposure to missing/damaged roof. • Peeling paint and papers.	i. Remove all existing ceiling finishes to reveal roof structure. ii. Following the repair of the roof structure and re-covering of the roof, fix new timber laths to flat and sloping soffits and plaster with new lime /hair plaster. iii. Fit mineral wool insulation between rafters/collars (cold roof). iv. Decorate/paint with a breathable paint system.	
25.02	**Walls – internal faces of external walls**	**North**: Hardboard lining on timber battens/studs over earlier direct plaster finish over brickwork external wall and chimneybreast with timber cover strips to joints forming square panelling. Painted finish. Direct plaster finish over brickwork external to gable and upper part of chimneybreast. **East**: Hardboard lining on timber battens/studs over brickwork external wall (possibly earlier direct plaster finish) with timber cover strips to joints forming square panelling. Painted finish. **South**: Hardboard lining on timber battens/studs over brickwork external wall (possibly earlier direct plaster	Modern/later twentieth century intervention carried out with inappropriate materials that devalue the historic and architectural significance of the building.	• Very poor condition. • Damaged hardwood panels with holes exposing studs/ battens. • Loose, detached and displaced hardboard panels and timber cover strips • Smoke damage and subsequent water damage from firefighting operations. • Peeling modern impervious wall papers and paint finishes. • Friable and cracked direct wall plasters.	i. Remove modern panelling and associated studs/battens. ii. Determine type of direct wall plaster. iii. Remove defective/detached direct wall plasters. iv. Remove impervious later gypsum/ modern all plasters. v. Fix new timber studs, insulate with mineral wool insulation, new lath and plaster finish. vi. Decorate/paint with a breathable paint system.	

			finish) with timber cover strips to joints forming square panelling. Painted finish. Upper later and plaster to timber frame to gable. Painted finish.						
25.03	**Walls – internal between rooms**		**West F10/F09/F08**: Hardboard lining on timber battens/studs over brickwork internal wall (possibly earlier direct plaster finish) with timber cover strips to joints forming square panelling. Painted finish.		Modern/later twentieth century intervention carried out with inappropriate materials that devalue the historic and architectural significance of the building.		• Very poor condition. • Damaged hardwood panels with holes exposing studs/ battens. • Loose, detached and displaced hardboard panels and timber cover strips • Smoke damage and subsequent water damage from firefighting operations. • Peeling modern impervious wall papers and paint finishes. • Timber boxing in south west corner housing a soil and vent pipe. • Friable and cracked direct wall plasters.		i. Remove modern panelling and associated studs/battens. ii. Determine type of direct wall plaster. iii. Remove defective/detached direct wall plasters. iv. Remove impervious later gypsum/ modern all plasters. v. Fix new timber studs with new lath and plaster finish. vi. Decorate/paint with a breathable paint system.	
25.04	**Floor Structure**		Timber floor joists spanning north/south bearing on external walls and central intermediate carriage beam. Earlier possible historic/original C19 joists with later/modern softwood floor joists inserted between.		Possible historic/original C19 floor structure with later modern additions		• Fair condition. • Areas of downward movement to the floor finish over suggests failure/ defects to isolated/individual joists, possibly at bearings.		i. Investigate cause of downward movement. ii. Carryout localised repairs to joists and re-support at bearings.	
25.05	**Floor Finish**		Exposed timber tongue and groove floorboards on timber first floor joists.		The addition of later/modern floor joists between existing earlier/original C19 joists suggests this is a later floor decking.		• Fair condition. • Areas of downward movement suggesting failure of supporting timber floor structure below. • Smoke damage and subsequent water damage from firefighting operations. • Isolated open joints/cracks between boards. • Isolated individual lifting boards.		i. Refix lifting boards. ii. Clean boards to remove smoke /water damage.	
25.06	**Fireplace**		**F10.FP01**: Rectangular fireplace recess formed by brickwork walls with a rendered finish. Timber fireplace surround and mantle shelf with a painted finish. Timber		Later C20 alteration. Possibly salvaged from another part of the Dower House or another building. Appears to tall for the fireplace opening and out of proportion with the room.		• Fair condition. • Smoke damage and subsequent water damage from firefighting operations. • Damage/deteriorating paintwork.		i. Consider removing and replacing with an appropriate pattern C19 fireplace surround and associate fireback and grate. ii. Retain existing, repair timber and redecorate/paint.	

			horizontal boarding added to head of opening. No hearth.						
25.07	**Windows**		**F10.W01**: 6 over 6 sprung balanced vertical sliding sash timber window with a painted finish. Artificial box frame. Lambs tongue glazing bar and mouldings. Single glazed. Aluminium vertical sliding sash secondary glazing. Polystyrene ceiling tile lining to window reveal between sash window and secondary glazing. **F10.W02:** Timber casement window with moulded glazing bars. Side hung opening casement. Aluminium horizontal sliding sash secondary glazing.		Modern twentieth century replacement windows. Heavy and wide glazing bar and moulding details. Modern sliding sash operation. Loss of traditional sliding sash window balanced with weights in a 'true' sash box. Modern mid C20 secondary glazing.		• F10.W01: Very poor condition. • Broken glass. • Broken frame and displaced sashes. • Defective paint finish. • F10.W02: Fair condition.		i. Remove secondary glazing. ii. Remove existing window and replace with a new 6 over 6 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate nineteenth century pattern/joinery mouldings and detail. iii. Remove casement window and replace with a new double-glazed casement window to match existing detail. iv. New '*slimlite*' thin double glazed units. v. Remove easing reveal linings and renew with new lime plaster on insulated backgrounds over existing brickwork.	
25.08	**External Door:**		N/a		N/a		N/a		N/a
25.09	**Internal Doors, doorframes or linings:**		**F10.ID01**: Former internal door missing. 90 degree elbow metal strap hinges still in place/fixed to door lining. Metal mortice rim latch keep remaining. Plain timber door lining to full depth of internal wall. Painted finish.		Loss of possible C19 internal door.		• Poor condition. • Previously removed. • Smoke damage and subsequent water damage from firefighting operations to door lining.		i. Reinstate internal door to C19 pattern. ii. Repair door lining. iii. Decorate/paint new door and lining.	
25.10	**Architraves, skirting boards and joinery mouldings**		**Architraves**: Timber moulded architrave with planted on detail all with a painted finish to internal door. **Skirting boards**: n/a. **Joinery mouldings**: Internal timber window cill board with a painted finish. **Fixed furniture**: Built in cupboard/ wardrobe with modern flus/plain double doors with a painted finish.		Possibly C19 detail to architrave. Later mid C20 built in wardrobe.		• Poor condition. • Displaced head section. Some displaced plated sections • Localised cracking/opening up of joints. • Damaged wardrobe doors. Doors come off hinges. Damage to wardrobe doorframe. • Smoke damage and subsequent water damage from firefighting operations to door lining.		i. Remove built in wardrobe and make good disturbed wall finishes. ii. Carry out joinery repairs including resetting head architrave to line and refixing loose/detached sections. iii. Decorate/paint.	

25.11	**Staircases**		N/a.		N/a.		N/a.		N/a.