HARRISON BROOKES ARCHITECTS
54 BERKLEY ROAD, FROME, SOMERSET, BA11 2EE TELEPHONE 01373 303453

CONDITION SURVEY

HOP POLE INN, LIMPLEY STOKE

HBA 345 – 21st NOVEMBER 2022

CONTENTS

1	**INTRODUCTION**	**PAGE**
1.1	Background information.	4
1.2	Inspection information	4
1.3	Restrictive access	4
1.4	Order of survey	4
1.5	Record drawings and Referencing	5
1.6	Condition description	5
2.0	**SUMMARY OF FINDINGS**	
2.1	General findings	6
2.2	Potential enhancement	7
	DETAILED INSPECTION	
3.0	**CHIMNEYS**	
3.1	CH1	8
3.2	CH2	10
3.3	CH3	10
3.4	CH4	11
3.5	Chimney recommendations	12
4.0	**ROOF SLOPES**	
4.1	RS 1 South elevation main roof slope	13
4.2	RS 2 North elevation main roof slope	13
4.3	RS 3 West elevation porch roof slope	14
4.4	RS 4 East Elevation porch roof slope	14
4.5	RS 5 Beer cellar roof slope	15
4.6	RS 6 Gents toilets roof slope	16
4.7	RS 7 Victorian extension north facing roof slope	17
4.8	RS 8 Victorian extension north facing roof slope	18
4.9	RS 9 Back passage roof	18
4.10	RS 10 Kitchen and Ladies toilet roof east face	19
4.11	RS 11 Kitchen and Ladies toilet roof west face	21
4.12	Roof recommendations	21
5.0	**RAINWATER GOODS**	
5.1	RS1 Rainwater goods	23
5.2	RS2 Rainwater goods	23
5.3	RS3 Rainwater goods	23
5.4	RS4 Rainwater goods	23
5.5	RS5 Rainwater goods	24
5.6	RS6 Rainwater goods	24
5.7	RS7 Rainwater goods	24
5.8	RS8 Rainwater goods	24
5.9	RS9 Rainwater goods	24
5.10	RS10 Rainwater goods	24
5.11	Rainwater Goods recommendations	24
6.0	**STONEWORK**	
6.1	South Elevation stonework	25
6.2	East Elevation stonework	27
6.3	North Elevation stonework	29

6.4	West Elevation stonework		30
6.5	Stonework recommendations		31
7.0	**DOORS**		
7.1	DG1 Front Door		32
7.2	DG2 Front door		32
7.3	DG3 External Beer cellar door		32
7.4	DG4 External Gents toilet door		33
7.5	DG5 External Rear door to bar		33
7.6	DG6 External rear door to G2		34
7.7	DG7 External kitchen door		34
7.8	DG8 External Ladies toilet door		34
7.9	Internal ground floor doors		34
7.10	Internal first floor doors		35
7.11	Door recommendations		35
8.0	**WINDOWS**		
8.1	WG1	Ground Floor South Elevation west end	36
8.2	WG2	Ground Floor South Elevation central	36
8.3	WG3	Ground Floor South Elevation east end	37
8.4	WG4	Ground Floor East Elevation	38
8.5	WG5	Ground Floor East Elevation Gents toilets	38
8.6	WG6	Ground Floor North Elevation Gents toilets	38
8.7	WG7	Ground Floor North Elevation Victorian extension	38
8.8	WG8	Ground Floor North Elevation Kitchen extension	40
8.9	WG9	Ground Floor North Elevation Ladies toilets east	40
8.20	WG10	Ground Floor North Elevation Ladies toilets north	40
8.11	WF1	First Floor South Elevation west end	40
8.12	WF2	First Floor South Elevation central	41
8.13	WF3	First Floor South Elevation east end	41
8.14	WF4	First Floor North Elevation east end	42
8.15	WF5	First Floor North Elevation west end	42
8.16	Window recommendations		43
9.0	**ROOF VOIDS**		
9.1	Roof void to F1-F5		44
9.2	Roof void to G4 Beer Cellar		44
9.3	Roof Void to G5 Gents WC		45
9.4	Roof void to G6 Smoking Room		45
9.5	Roof Void to G7 Kitchen		45
9.6	Roof void to G8 Ladies		45
9.7	Roof void Recommendations		45
10.0	**CEILINGS & ASSOCIATED STRUCTURES**		
10.1	G1 Small dining room ceiling		46
10.2	G2 Main Dining room and back corridor to stair ceiling.		46
10.3	G3 Main Bar ceiling		47
10.4	G4 Ceiling Beer cellar ceiling		48
10.5	G5 Gents Toilet Ceiling		49
10.6	G6 Smoking room ceiling		49
10.7	G7 Kitchen and Lobby to kitchen ceiling.		49
10.8	G8 Ladies WC ceiling		49

10.9 Entrance porch 49
10.10 First floors Generally 50
10.11 F1 Ceiling to Bedroom 1 50
10.12 F2 Ceiling to Bedroom 2 50
10.13 F3 Ceiling to Bedroom 3 50
10.14 F4 master bedroom and kitchenette. 51
10.15 F5 Bathroom 51
10.16 F6 Stair landing 51
11.17 Ceiling recommendations 51

11.0 INTERNAL WALLS
11.1 G1 Small Dining Room walls 52
11.2 G2 Main Dining room and back corridor to stair walls 53
11.3 G3 Main Bar walls 55
11.4 G4 Beer cellar and Back walls 56
11.5 G5 Gents WC walls 56
11.6 G6 Smoking Room and back porch Walls 56
11.7 G7 Kitchen 57
11.8 G8 Ladies toilets 57
11.9 Walls to front Porch 57
11.10 first floor walls internally generally 57
11.11 F1 walls to bed 1 57
11.12 F2 walls to bed 2 58
11.13 F3 walls to bed 3 58
11.14 F4 walls to bed 4 58
11.15 F5 bathroom walls 59
11.16 F6 walls to back landing 59
11.17 Internal Walls recommendations 60

12.0 FLOOR FINISHES & STAIRS
12.1 G1, G2, G3 and G2 stair area Floors 61
12.2 G4 and G4 passage Floor 61
12.3 G5 Floor 61
12.4 G6 and back porch Floor finish 61
12.5 G7 kitchen floors 61
12.6 G8 Ladies toilet Floors 61
12.7 First Floor finishes 61
12.8 Stairs 61
12.9 Recommendations 62

13.0 FITTINGS AND FIXTURES
13.1 Ground Floor 62
13.2 First Floor 62

14.0 EXTERNAL SERVICES AND LANDSCAPING
14.1 Incoming services 63
14.2 Outgoing services 63
14.3 Landscaping 64
14.4 No 3 Woods Hill 64
14.5 Recommendations 65

15.0 APPENDIX DRAWINGS

1.0 INTRODUCTION

1.1 Background information.

1.1.1 The building is a former public house of long standing located in Limpley Stoke hamlet between Bradford and Avon and Bath but in the county of Wiltshire. At the time of inspection, the property had ceased operation as a public house having been sold to developers who had partially undertaken works before the pub was acquired by the local residents.

1.1.2 The property is C17th, possibly earlier, with rectangular building at its core. This has been added to on three possibly all four sides at various periods in the buildings history. The land surrounding the building is steeply sloping and uncharacteristically the building is set at 90° to the general fall of the land on what appears to be a cut and fill terrace plot. The principal elevation is south facing with a primary entrance porch and small area of car parking to the front. To the rear is a large garden and the majority of phased alteration works providing service accommodation. The east and west ends are gabled and blind, the west being a hard up against a retaining wall and neighbouring property and the east a high retaining wall dropping onto the highway.

1.1.3 The building is constructed from local stone from several locations and has been roofed with double Roman tiles. Windows are mullioned stone ogee style windows with a variety of casements all originally bedded in lime mortar. There is evidence of extensive an multiple alterations that are proving difficult to full decipher in part due to significant over pointing with cement and unauthorized removal of internal fabric.

1.2 Inspection information

1.2.1 The inspection was carried out on Saturday 10th September 2022. The weather on the day of inspection was sunny and dry after a significant period of very dry and hot weather. The ground was incredibly dry, and areas around the building were showing signs of shrinkage.

1.2.2 The inspection was carried out by Rhys Brookes of Harrison Brookes Architects in his role as conservation architect and in line with RICS standard assessment procedures.

1.3 Restrictive access

1.3.1 On arrival we found that the building had been suffering from an acute outbreak of fungal attack that rendered some areas inaccessible.

1.3.2 The falling away of the land and roof configuration made it particularly difficult to see all the roof surfaces and therefore we have only commented on areas seen. Where areas could not be fully assessed then this is noted.

1.3.3 Drains were not surveyed as these have been independently surveyed.

1.3.4 Several roof voids could no be accessed for inspection.

1.4 Order of Survey

1.4.1 The survey progressed in anticlockwise direction starting with the South elevation so that ordering and numbering of windows is consistently read from left to right. For the sake of the survey the building was deemed to be oriented cardinally with the entrance elevation being the south side.

1.4.2 The survey was carried out from the top down, starting with the chimneys then roofs, gutter lines, stonework, and windows. The inspection was carried out at a distance and at close quarter using a telescope, binoculars, and a telephoto lens. The one exception to this were the windows which were each assessed using a blade to determine the presence and extent of decay behind the paintwork. Some ladder access was gained to roofs.

1.5 Record drawings and Referencing

1.5.1 Each element is given a reference number for ease of identification, and these are recorded on the appended drawings. The element is referenced first followed by the floor level and then the item number. So DG 3 refers to a door at ground level number 3

G = Ground
F = First floor
W = Window
D = door
S = slope
CH = chimney
RL = Rooflight

1.5.2 As noted above items are referenced anticlockwise from the SW corner to allow reading of the numbering logical

1.6 Condition description

1.6.1 Due to the repetitive nature of the design and construction descriptions of construction will only be given for the first item described. All other items will be deemed to be the same in form and construction unless expressly stated otherwise.

1.6.2 The condition of each element is assessed based on a mixture of physical and visual investigations. The criteria used to assess each element may be different depending on the element. Account is taken of the age of the fabric, its detailing, vulnerability, and its natural decay process.

1.6.3 Assessment is not made on cosmetic grounds but on material condition grounds. As a result, something that looks unsightly may be completely acceptable in terms of condition. As specialists in conservation, we predominantly experience buildings more than 250 years old and often in distress. Consequently, our observations are made taking account of age and the condition we would expect an element to be in. We do not make comparisons with as new work.

1.6.4 Each element is listed as follows

a) **Good -** Is in a good state of repair showing no significant signs of deterioration requiring attention.
b) **Reasonable** – Element is showing signs of beginning to decay or become defective and should be inspected in more detail.
c) **Poor** – Element is clearly defective and in need of attention.
d) **Very poor** – element is in a dangerous condition and or causing damage to adjacent fabric.

2.0 BRIEF SUMMARY OF FINDINGS

2.1 General findings

2.1.1 The building has evolved over a long period of time. Its early configuration may have been a traditional hall house with a central fireplace or a number of smaller terrace houses that have been knocked together. What is most notable is that it has been reprofiled at some point with a levelling out of the eaves line even though there is a clear stepping down of the building elevation evidenced by the front windows. Furthermore the roof pitch has been adjusted on the east end and the west gable almost certainly has been rebuilt and the adjusted as well.

2.1.2 Extensions have generally been additive rather than intersectional thereby generally preserving the plan form of the building. However, these additions have forced some internal reconfiguration of openings resulting in crude and sometimes very awkward relationships between spaces. G6 is a particular example of this. The rear of the building is a real mess, badly organised with piecemeal adjustments and extensions some of which are impacting the more historic fabric causing either direct damage or preventing access for repair.

2.1.3 Whilst the tiles are generally serviceable the roofs battening without exception is in poor state. This appears to have resulted in numerous historic failures and leaks. Where visible the roofs clearly have inadequate battening which has failed either because of being undersized and or suffering from nail corrosion. Flashings and flaunchings are in mixed conditions but the majority are failing.

2.1.4 There is clearly a major issue at the west end of the building where the building is extremely saturated and has been for a considerable time. The level of saturation is so severe that it can not be reasonably attributed to penetrating or rising damp but has to relate to an active water source. Obvious candidates are services which run in the neighbouring drive but equally likely is a spring and or ground water. The geology on the site suggests that this is a very probable and there are springs locally very nearby. This is most definitely something that has to be tackled outside of the building footprint. Our suspicion is that there was a historical water management system that ran down the back of the building and into the highway that channelled the water away.

2.1.5 The external stonework is in reasonable condition but there is an excessive amount of cement pointing that will be causing damage to the building. There are some areas of fractured stone, some localised bulging, exfoliation and salt damage but nothing that can't be repaired with the correct approach.

2.1.6 There have been several very major outbreaks of fungal attack and this has caused significant damage especially to one of the extensions G6 where practically everything timber has been affected beyond rescue. There are also very high levels of mildew in the building. This is a worrying sign of high levels of water and limited levels of ventilation. It is perhaps worth noting that this space has a large pipe running through it which we believe to be a land drain associated with the west gable.

2.1.7 There have been some significant internal alterations with the roof and upper floor having been completely reconfigured in the Victorian period (circa 1860). This in particular impacted on the first floor structure which historically appears to have been two different structures either side of the central chimney. The Victorian insertion is essentially an over flooring of the earlier floors however the eastern floor above G3 which supports the Victorian floor is in terrible condition and is in the process of collapsing and has had to be propped. The earlier floor in this area is itself not original having been constructed in the most appalling manner with no interconnection of any timbers. The principal floor beam has failed and should not be loaded.

2.1.8 Further to items 2.1.6 & 2.1.7 we would strongly advise that the building is unfit for habitation. We would refer you to the current coroner's inquest verdict into the death of Awaab Ishak in Rochdale, which is likely to have serious ramifications relating to the habitation of damp buildings.

2.2 Potential fabric enhancement

2.2.1 Whilst this report is focussed on fabric condition there are several areas where the buildings historic fabric could be significantly enhanced. These may want to be factored into any future design proposals.

2.2.2 Ground levels, car parking and other hard surfaces around the building.
If we are correct in our belief that there is a spring locally then water management becomes a primary concern. Where external ground levels are higher than the internal floor levels and where hard non porous surface finishes abut the building these will be significantly contributing to the dampness of the building. Where possible levels need to be reduced, hard surfaces removed, and a perimeter land drainage system be introduced to lower the hydrostatic pressure.

2.2.3 Inappropriate abutting buildings.
Whilst buildings develop sometimes this is ill considered and poorly executed creating negative impact on the host building. In this instance the kitchen block the covered walkway, and the Gents toilets are all poor quality constructions and do not contribute to the setting or fabric of the historic building. It is questionable if the kitchen and covered way are consented as they don't appear on the Councils portal 1974-2022 but are clearly modern.

2.2.4 The gent's toilet is completely out of character with the host building and was clearly built when the former privy was converted to a lady's toilet. These are completely inadequate spaces being essentially external and it would make sense to review these to be safer and more practical.

2.2.5 The Victorian extension and associated rear porch are clearly more considered additions, however they significantly impact on the original plan form and spatial flow of the building. The extensive fungal activity in this building is also a concern. The quality of construction is reasonable, but they add very little and do not enhance the host buildings.

2.2.6 The addition of the porch is clearly considered and enhances the elevation. However, this was done to provide dual access to the public and saloon bars necessitating a door and passageway to be cut through an early chimney stack. This access renders the chimney and fireplace highly compromised and as one of the primary historic features we would question if this intervention could not partly or wholly be reversed. This would significantly enhance the historic plan form.

2.2.7 The windows would have originally been metal casements and leaded lights. The possibility of reinstating these should be considered.

2.2.8 There are some very odd 1960s interventions including ply panelling (presumably to conceal the damp issues) timber partitions and an odd arched opening that are all poorly executed. Whilst the idea of panelling makes sense the detailing and proportions would benefit from more considered architectural input.

2.2.9 The ceiling structure to the ground floor is a real mess and clearly been altered numerous times. It has unsurprisingly failed. This needs detailed unpicking and more understanding to try and determine what was there historically. Reinstating a ceiling structure more in keeping with the historic fabric would benefit the buildings legibility and structural integrity.

3.0 CHIMNEYS

3.1 CH1 East Chimney main roof

3.1.1 Stack 1 comprises a capping course above a simple inverted chamfered drip moulding over the main ashlar shaft which sits on a plinth course set at the level of the roof ridge. The stack appears to have been recently rebuilt and the condition is **GOOD**.

Figure 1 West elevation of CH1

3.1.2 There are no pots or evidence of capping. There is a redundant aerial bracket fixed to the lower part of the stack which will need to come off.

3.1.3 The flashing onto the roof is generally lead that appears to be held in place with mortar flaunching. On the front RS 1 elevation where the flashing abuts the stack it is defective. There is on upstand or cover flashing and a clear and evident gap at the base of the stack where water can bypass the flashing causing an internal leak. (See roofspace) The flashings are **POOR.**

Figure 2 East elevation of CH1

3.2 CH2 Central Chimney main roof

3.2.1 Detailed in a similar style to CH1 this stack also appears to have been rebuilt but prior to CH1. The stack masonry appears to be in sound condition with the exception of a vertical soft bed to the lower masonry on the west elevation. There is a crack to the stonework on the west side the extent of which could not be determined. Condition **REASONABLE**

3.2.2 There are no pots or evidence of capping suggesting the flues are unlined

3.2.3 There is no flashing to the chimney. The junction with the tiles has a cement flaunching which appears locally cracked and will need further examination. Condition **REASONABLE**

Figure 3 South elevation of CH2

3.3 CH3 West Chimney main roof

3.3.1 The masonry stack has similar detailing to 1 & 2 and also appears to be a rebuild. What is notable about this stack is that the rebuild extends below the roofline as viewed from the east and clearly relates to a lower roof line. The masonry is in poor condition especially on the west side where there is a large amount of stone loss below the drip moulding and evidence of a large vertical fracture that has been repaired in cement. This will require more detailed inspection off a scaffold but viewed from the ground provision should be made for partial dismantling and rebuild. Condition **POOR**

3.3.2 The chimney would have had 2 flues one of which has been capped without venting and the other has a ceramic Victorian octagonal pot with a spark and bird guard. This will serve the ground floor wood burner in G4. There is also an aerial bracket post and antenna fitted to the SW corner which will need to be removed.

3.3.3 The stack is flashed with flashing it appears significantly better than CH1 and appears recent there's no obvious defects but the junction with the ridge is clumsy. Condition **GOOD**

Figure 4 East elevation of CH3

3.4 CH4 G6 Victorian Extension Chimney

3.4.1 The detailing of CH4 is not dissimilar to the other stacks inasmuch that it comprises a capping stone an inverted chamfered drip moulding and a shaft of 2 stones in height. However rather than sitting on a plinth course there is a second drip moulding course sitting on top of a further section of stack also 2 courses high. What is odd is that the lower shaft extends below the gable coping stones in a comparable manner to CH3 but there is no obvious justification for this. The main shaft is in good condition but there is a vertical gap which in places is open between the lower section of the stack and the gable end masonry to RS8. Condition **GOOD**

Figure 5 East elevation of CH4

3.4.2 The flue has a ceramic pot with a flaunching that is showing some signs of distress.

3.4.3 The chimney is crudely flashed with lead fitted directly into the shaft (no cover flashing) where it meets RS 7 and RS8. There is an active wasp's nest at this location on RS8. Condition **REASONABLE**

3.5 Recommendations

3.5.1 In summary the stacks are generally in good condition. Most of the issues relate to the chimneys relationships with the rooves and adjoining masonry and in particular the flashings. Any roof works will necessitate the replacement of these at which point the correct detailing should be established.

3.5.2 If the chimneys are to be used then they will need to be lined with the correct diameter flue liner to mitigate the risk of fire.

4.0 ROOF COVERINGS

4.1 RS1 South Slope main Building

4.1.1 RS1 is the primary south facing roof slope to the building. The slope is formed from 11 courses of Bridgewater pattern 10 double Roman tiles and capped with ceramic roll top ridge tiles. The ridges appear fully bedded and flaunched in cement. There are a total of 17 ridge tiles between CH1 and CH2 and 10 between CH2 and CH3. The ridges appear **REASONABLE** condition although several are kicked out of line and they will prove challenging to remove due to the cement. There are a number of open perpends to the ridges.

4.1.2 The roof slope is intact with no obvious holes. Some areas have been patched including and areas above WF2 where at least four tiles have been replaced. There is a similar area of replacements over the entrance porch. There is a clear kick to the lower courses of tiles below CH2 / above the front door. The rainwater goods also dip it this location. The roof covering appears in **REASONABLE** condition but there are concerns about the battening.

4.1.3 The spacing and pitch of the tiles is about right but there are clear open areas around the flutes of the tiles suggesting minimal head laps and a stretching out of the tile gauging.

4.1.4 The abutments with the projecting parapet gables are different. The west gable junction has been flashed with lead in 4 sections of cover flashing which appears to be dressed onto the tiles in a slightly unorthodox detail. The east gable is not parallel to the roof resulting in fillet gap between the tiles and masonry at low level. This appears to have been addressed with soakers to the lower 6 or 7 courses which are held in place by a flaunching that does not extend down onto the tiles in another unusual detail. The flashings are in **REASONABLE** condition.

Figure 6 South elevation

4.2 RS2

4.2.1 North elevation roof covering to building comprising 11 courses of Bridgewater pattern 10 tiles. Generally, in **REASONABLE** condition with no obvious missing or broken tiles although there I evidence of at least 12 locations where the tiles have been replaced mainly between CH3 and CH2.

4.2.2 The ridge tile flaunching has failed between in numerous places along the ridge and there are multiple open purpends. Flaunching in **POOR** condition.

4.2.3 The abutments with the gable ends are reasonably flashed with lead which has been taken some way onto the tiles. No obvious defects.

Figure 7 North elevation

4.3 RS3 West slope to entrance porch

4.3.1 RS 3 and 4 cover the entrance porch to the building. Both of these slopes consist of 7 courses are double Roman tiles pattern 10 Bridgewater tiles.

4.3.2 The ridge comprises 2 ½ hogsback tiles cement mortared into place. The perpend joints have failed as has the bedding mortar. **POOR** condition

4.3.3 The west roof slope
The tiles are in **REASONABLE** condition being set at a reasonable pitch although the gauging is questionable and there are signs of misaligned tiles.

4.3.4 Both roofs are flaunched in position against the main masonry wall of the building and the porch front wall. The mortar against the porch wall has failed and there are plants growing out of the resulting cracks. The flaunching sounds hollow suggesting complete debonding. The flaunching against the wall of the main building has also fractured but remains sound. These flaunchings are in **POOR** condition

4.3.5 There is a timber fascia board but no guttering. Decorations failed

4.4 RS4 East slope to entrance porch

4.4.1 As RS3 this is a 7 course roof as detailed above. The tiles are in **REASONABLE** condition but are drooping at the lower courses where they are unsupported by a fascia board which has failed. A single tile has disengaged from the batten half way up the slope where it abuts the main building.

4.4.2 The flaunching on both sides of the slope is cement and in the case of the porch junction has again failed and has significant organic growth in the resulting cracks. The junction with the main wall has also completely failed with a clear debonding from the wall. **POOR** condition

Figure 8 Porch abutment flaunching

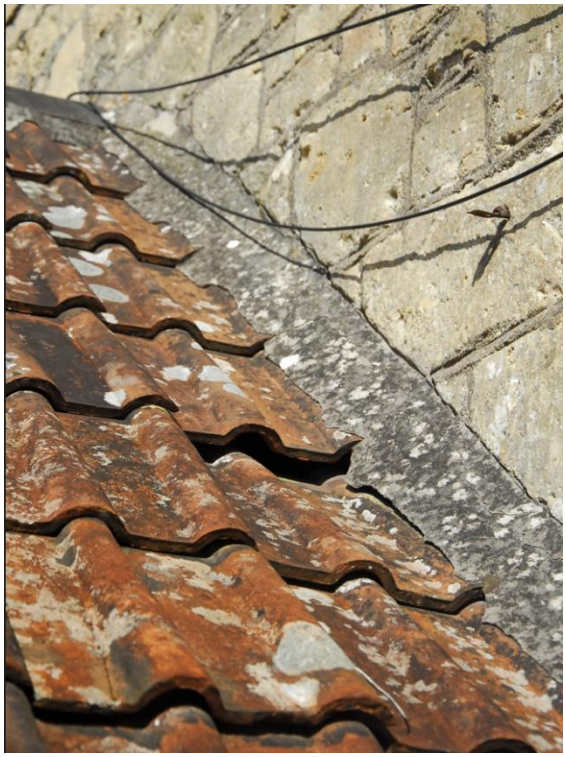


Figure 9 Porch abutment flaunching

4.5 RS5 Beer Cellar roof

4.5.1 RS5 is a shallow pitched roof possibly below 20 degrees and is tapered in plan ranging from 8 courses at its southern end to 11 courses at the northern end. The top edge abuts the east gable end of the main building and the drip edge overhangs the highway. The southern end is an open verge and the north end abuts RS6. The slope has a single rooflight in it RL1 approximately in line with WG4

4.5.2 The roof slope is again double Roman tiles of **POOR** condition. There is a fair degree of frost spalling and a large number of tiles appear to be misaligned suggesting batten failure or tile slippage. At the eaves line there is clearly some movement in an area to the left of WG4. There is a small tree growing out of the roof at this location.

4.5.3 The junction with the main building is flashed with cover flashings that extends to give reasonable cover over the tile heads and the cover flashings are in short lengths. This seems to be an effective detail.

4.5.4 The southern verge has been closed using a fascia board and coverboard to provide a Suffolk eaves detail. It was unclear if this has been flashed or relying on the cover timber to provide the seal with the tiling. The cover timber is peeling and decorations have failed. POOR condition.

4.5.5 The eaves line is projecting beyond the line of the wall by about 100mm and there is a fascia board with gutter. See below in section 4. The tiles overhang considerably and for practically the entire length of the eases are drooping. **POOR** condition

4.5.6 The abutment with RS6 is a mess due to the complexity of abutting a flat roof midway down a pitched roof. There is a mixture of failed mortar bedding and numerous areas of flash banding where the junction has not been resolved. There is a similar Suffolk verge detail where RS 5 projects beyond RS 6. **POOR** condition.

4.5.7 The rooflight RL1 in RS 5 has been heavily flash banded as well lead flashed suggesting a historic failure. The rooflight is in **POOR** condition.

Figure 10 Cellar Roof

4.6 RS6 Roof to Gents Toilets

4.6.1 RS 6 is an asphalt roof which is being pitched to fall to the road. The roof covering has some blistering along defined lines suggesting that these are at the abutment of the roofing boards. The roof appears to be weathertight and in REASONABLE condition.

4.6.2 It has a continuous flashing against the gable wall to G6. This lead appears in reasonable condition, but cement pointed.

Figure 11 Blistering to RS 6

4.7 RS7 North facing slope to G6

4.7.1 The north and south slopes to G6 comprise 6 and 5 courses of tiles respectively laid at a pitch of about 30°. The roof is built off the north elevation of the main building and runs parallel to the main roof resulting in a lead valley gutter at the junction of the two structures.

4.7.2 The ridge is formed from approximately 9 V shaped cement tiles set in a cement flaunching which has failed and cracked in numerous places. **REASONABLE** condition.

4.7.3 The roof covering is generally in **GOOD** condition although a number of tiles have signs of frost damage and one tile is fractured

4.7.4 The abutments with the gable end masonry comprises lead soakers and cover flashings set correctly below the coping stones.

4.7.5 The roof is below a coniferous tree and has a lot of debris on it. The gutter is plastic and head on a fascia board.

Figure 12 RS 7

Figure 13 RS 7

Figure 14 RS 8 Valley Gutter

4.8 RS8 Valley slop to G6

4.8.1 The roof tiles and slope is in **REASONABLE** condition however a number of tiles have been damaged.

4.8.2 The abutment of the roof with both gable ends has been detailed with soakers and cover flashings correctly.

4.9 RS9 Back passage roof

4.9.1 RS9. Is a plastic corrugated plastic roof with a low pitch, held on a metal frame. Will be uncontested and therefore there should be no objection to its removal. The roof has clearly been introduced to allow covered passage from the public bar to the kitchens.

4.9.2 The roof has been flashed into the main building with lead flashings dressed onto the plastic corrugations with limited success. The abutment with G6 is completely un-flashed and the west end is an open verge.

4.9.3 An area of flashing immediately below a gutter overflow from RS2 has been lifted to try and divert water.

4.9.4 Whilst this roof is serviceable it is a very **POOR** addition to the building

Figure 15 Inappropriate corrugated plastic roof which should be removed and is unlikely to be consented

4.10 RS10 Kitchen and Ladies toilet roof east face

4.10.1 RS10 and RS11 form an asymmetric roof to the kitchens and ladies toilets. Both slopes are double Roman tiled roof with a half round ridge set in cement flaunching. RS 10 comprises 11 tile courses and RS 11 4 courses. RS 10 has 2 rooflights and a vent in it. See RL2 and RL3

4.10.2 The ridges have come loose in three locations at the most northerly end of the roof.

4.10.3 The roof is showing signs of considerable undulation especially at the lower ¼ of the pitch. A number of tiles are completely dislodged. The roof is in **POOR** condition

Figure 16 RS 10 kitchen and ladies toilets

4.10.4 The abutment with the main building is lead flashed with soakers and cover flashings. This is interrupted where the sill of WF5 collides awkwardly with the roof-slope. Below the point the lead flashing does not actually extend to cover the soakers so there is an open joint for water ingress. **POOR** condition.

Figure 17 RS 10 kitchen and ladies toilets abutment with main building. Failed flashings

4.10.5 The northern end of the slope is a traditional verge detail with a slight tile overhang. The verge board as rotted and failed. Any pointing has been lost. **POOR** condition.

Figure 18 RS 10 kitchen and ladies toilets abutment with main building. Failed verge board

4.10.6 The rooflights and vent have clearly been inserted and have been flashed in lead. In places this looks to have been crudely done and is missing in the case of the vent has failed and been flash-banded. **POOR** condition

Figure 18 RS 10 Dislodged tiles most likely associated with top plate or rafter end failure

4.10.7 There are two rooflights in RS10. These are modern rooflights in integrated flashing kits. These are in **REASONABLE** condition.

4.11 RS11 Kitchen and Ladies toilet roof east face

4.11.1 RS11 comprises 4 courses of double Roman tiles. Significantly overgrown at the northern end with vegetation.

4.11.2 Flaunching to ridge tile missing or failed

4.11.3 Number the tiles delaminating or broken to an extent where there is potential for water ingress.

4.11.4 Abutment with main building has been flashed with integral soakers and cover flashing.

Figure 19 RS 11 Dislodged tiles most likely associated with top plate or rafter end failure

4.12 Recommendations

4.12.1 Due to the high firing temperature of the double Roman tiles they tend to be verging on the ceramic end of potted material and therefore less prone to frost damage and organic growth.

However, the fluted nature of the tiles means that they often are stretched out and gauged incorrectly with a very small head lap. This is in part because they are difficult to cut. The lack of the correct gauging and open flutes makes the roof prone to leakage from wind driven rain. This then impacts on battens and fixings. From what we were able to observe none of the roofs were correctly gauged. This is best seen by looking at the verges.

Figure 20 Minimal headlap and open flutes

4.12.2 Roof SL 5 is verging on the too low to take tiles. The double Roman tiles should not be laid at a pitch of less than 30°. This roof would be better off slated which would also make the main building more legible.

4.12.3 The plastic corrugated roof to RS 9 is unlikely to be consented and should be removed. It is currently preventing maintenance of the north elevation and gutters of the main building.

4.12.4 Taking into consideration the items raised in section 9.0 below (Roof Voids) we would recommend that all roofs to be retained be stripped and relaid on new battens with UV resistant felt eaves carriers and breather membrane above.

4.12.5 Stripping of the roofs technically does not require LBC but adding a felt will. There may also be an ecological input as well requiring a bat survey.

5.0 RAINWATER GOODS

5.1 Guttering to RS1

5.1.1 The guttering to RS1 is a half round plastic and is one continuous run with only one outlet pipe at the east end. The gutter is held on a timber fascia board which is planted straight onto the masonry.

5.1.2 The gutter appears to be in four lengths of probably 4 metre sections and at each joint to seems to be a slight dip. This is most notable immediately below CH2 where there is a double collar and a clear sag in the gutter. At the west end there is also a backfall on the far-left hand side.

5.1.3 There is clear evidence of water streaking in several locations suggesting defective gutters. The gutters are in **POOR** condition

5.1.4 The downpipe is a round section plastic pipe with swan-neck connection to a running outlet descending on the SE corner of the building. Ground discharge point uninspected.

5.2 Guttering to RS2

5.2.1 The gutter is a plastic half round gutter with 1 outlet on the east end where it discharges into the hopper detailed in item 4.8 below. Access to this gutter is severely restricted due to RS9 and as a result there are numerous areas where the gutter is blocked and has organic growth clearly evident. This is causing overflow and gutter distortion resulting in banded saturation of the masonry below.

5.2.2 The major blockages are below CH2, at the extreme end below CH1 and at various other parts of the gutter. The gutters are in **POOR** condition

5.3 Guttering to RS3

5.3.1 There is a timber fascia board but no guttering. Decorations failed. **POOR** condition

5.4 Guttering to RS4

5.4.1 There is a timber fascia board but no guttering. Decorations failed and the fascia has become dislodged and is rotting. **POOR** condition

Figure 21 Gutter to RS5

5.5 Guttering to RS5

5.5.1 RS5 gutter is ogee style cast iron gutter with a cast iron downpipe that would have originally discharged into a road gulley but has been lost at low level (approximately 2m missing) This has resulted in water discharging onto the wall. **POOR** condition

5.5.2 The gutter is fixed to a projecting fascia board held on rafter ends running the length of RS5. The fascia board has failed, and the gutter has rotated and fractured in several places and is no longer functional. **POOR** condition.

5.6 Guttering to RS 6

5.6.1 Plastic gutter discharging to the north into a hopper and downpipe discharging to gulley.

5.7 Guttering to RS7

5.7.1 Half round plastic gutter pitched to fall to the east with round plastic RWDP discharging into gulley by the main foul drain. Appears serviceable.

5.8 Guttering to RS8

5.8.1 The gutter to RS8 is a lead valley gutter built up against the north elevation of the main building. The gutter is generous and adequately detailed with reasonable fall and steps. The abutment with the house is well flashed and there were no signs of failure although access was limited due to high levels of wasp activity.

5.8.2 Where the gutter discharges through the east gable wall of G6 the gutter becomes restricted and there was a buildup of organic growth and matter I the gutter (Cleared by HBA). **POOR** condition

5.8.3 The gutter discharges into a plastic hopper that then discharges onto RS6

5.9 Guttering to RS9

5.9.1 Plastic, half round falling to east and discharging into cast iron hopper.

5.10 Guttering to RS10

5.10.1 The gutter is plastic, half round again this is defective as it dips right in the middle, below the most northerly roof light. **POOR** condition

5.10.2 The gutter discharges into a RWDP at the northern end o G8 where it feeds into a gulley.

5.11 Guttering to RS11

5.11.1 Plastic half round guttering has failed and has a large sag in the middle where the fascia board has clearly failed rotted ad is incapable of taking fixings. Downpipe unseen. **POOR** condition

5.12 Recommendations

5.12.1 The guttering is totally inadequate for the flow rates of the roof area. This will need to be reviewed. We would recommend doubling the number of outlets and changing to cast metal preferably heritage aluminium by Alumasc. This will require LBC.

5.15.2 If double roman tiles are to be retained deep flow or wider gutters will be required to counter the rapid runoff characteristic of semi ceramic tiles.

6.0 STONEWORK

6.1 South Elevation

6.1.1 The south elevation is the principal entrance elevation comprising two storeys with three ranges of windows and a major porch way (circa 1910) between the second and third window range. These windows step down the elevation and have ben numbered from left to right (refer to key). As with the rest of the building the stonework is oolitic limestone but there are clearly several phases of construction. The stone is predominantly axe dressed rubble work but in localised areas it is more squared and coursed. The stonework is set in lime-ash, mortar which in numerous places has been repointed in cement.

6.1.2 At high level above and extending from above WF1 as far as the centreline of the porch there is a strip of squared stonework which extends 300mm+ high which is clearly an addition. This is stepped back from the main plane of the elevation. This could be related to a change in the elevation height and is reflected internally. Between WF1 and WF2 there is a similar section of squared and coursed stonework. This is not built as one phase as there is a construction joint the height of the window ¼ of the distance from WF1 to WF2. This may relate to a former opening

6.1.3 Immediately above the new porch roof there is a cartouche carved stone sign which is likely to be contemporary with the porch. There is also three similarly squared blocks that may be a former opening. This is set in limeash mortar. Above WF3 the stone is also squared and courses but in smaller stones than above WF1 and WF2. These have been pointed in cement mortar

6.1.4 The horizontal strip of masonry below the upper windows (and above the lower windows) is all rubble work with irregular sized and coursed stones. Even this is not consistent with at least 4 different styles of construction all of which has been cement pointed. There is a small bulge in the wall above WG2 up to the underside of WF2.

6.1.5 The masonry between the ground floor is also irregular. There is evidence of a bulge between WG1 and WG2. This has been ribbon pointed with cement mortar. There is a vertical crack in this area.

Figure 22 Vertical crack below WF2

6.1.6 The stonework is generally in **REASONABLE** condition, but the localised bulging suggests the potential of core drop. None of the stone is stonework is exfoliated but the cement pointing is a concern as it will be trapping water.

6.1.7 The entrance porch was added in circa 1910 and comprises 2 low level side walls and a front arched opening. The reason for its introduction appears to relate to the introduction of a second entrance door to the property typical of having two bars. The style is arts and crafts and as such the detailing is slightly more refined than traditional masonry.

6.1.8 The two low level side walls are 1.3m high coursed axe dressed masonry with slightly quirky slip stones and jumpers being added to the coursing as a deliberate attempt to introduce some character and mimic the earlier adjacent walls. These walls have been pointed internally and externally in cement but are otherwise in **GOOD** condition.

6.1.9 The front elevation is gable ended coursed work of varying heights terminated either side of the arch by raking buttresses with tapered quoin stones. The wall rises to form a raised gable with pitched copings a single square central merlon. Each buttress is capped with a section of flat copings. The arch is a rather pleasing elliptical shape with chamfered reveal and voussoir stones surmounted by a chamfered hood moulding that extends to the springing line of the arch.

Figure 22 Awkward jointing to merlon and open joints.

6.1.10 The coping stones which are ovolo moulded with a small fillet have been displaced in practically in every location with open bed joints and purpends. At high level next to the merlon there are 2 small indents suggesting the merlon may be an alteration. A number of joints and stones have failed at high level. The horizontal coping to the right-hand buttress has failed. These will need to be re-seated. The horizontal copings are in **POOR** condition

Figure 23 Failed horizontal coping

6.1.11 Masonry below copings but above the spring line has been repointed in cement which has failed in numerous places leaving large open bed joints and purpends. This is particularly noticeable above the spring line of the arch. There are small areas of movement at this level most likely caused by organic growth in the roofline behind.

6.1.12 The stonework below the arch is less disturbed than the upper stonework and although there are open joints there are no obvious signs of movement. The general stonework is in **POOR / REASONABLE** condition.

6.1.13 The arch stonework the arch hood moulding, voussoirs, reveals and the buttress quoins appear to be a different stone to the general masonry. This is exfoliating pretty badly in a manner similar to Doulting stone. This will require careful consolidation with mortars and some replacement may be required. The dressings are in **POOR** condition

6.2 East elevation

6.2.1 The East elevation consists of several areas of masonry. The main building gable end, the lower retaining wall onto the highway, the east elevation of the toilet block and the east elevation of the Victorian extension. These are dealt with in order below.

6.2.2 To main building clearly shows the fact that the roof has been raised and pitch altered in the past. The original pitch line is still clearly visible the north and the south sides chimney stack CH3 which itself has been partly enclosed by the heightening of the roof resulting in the stack drip moulding which historically would have related to the coping stones now being oddly located on the elevation. At low level the ground floor masonry of the able has been overbuilt with a lean to.

6.2.3 The east Gable the kneeler stones are decorative and with integral stop ends. The coping stones appear to be contemporary with the gable end adjustment. Several appear locally friable and the perpend joints in places are open. Areas in **POOR** condition

6.2.4 The exposed masonry up to the original pitch line masonry random rubble work with a mixture of cement and lime pointing. There are a significant number of cavities. Where either the

mortar has been lost or the stone has failed. These were not accessible due to RS5. Areas in **POOR** condition

Figure 24 Typical open joints in stonework

6.2.5 The triangular spandrel panels above the original roof line appear more coursed work and have been repointed in cement. There are a number of stones that are severely delaminating due to exfoliation predominantly on the NE corner. Areas in **POOR** condition.

Figure 25 Exfoliating stonework

6.2.6 The wall below RS5 which extends down to the road is a mixture of rubble stonework at very low level becoming more coursed and refined in the upper half of the wall. This wall is clearly not a singular build but has had multiple phases of building potentially with reused stone. To the upper 50% as there are several stones with plaster picked faces. The wall has been heavily cement pointed in places with a Bideford grit mix. The stone is generally in **REASONABLE**

condition and shows only limited signs of deterioration. This wall contains WG4. There is a plant most likely buddleia growing out of the gutter line.

6.2.7 Extending further north the retaining wall to the garden has a similar character to the east wall of the leanto. Again, this appears multiphase construction and has been capped with a concreate coping which all appears in sound and **REASONABLE** condition. There is a metal handrail which is detailed in section 14 below.

6.2.8 The east wall to the toilet block contains a door (DG4) and window (WG5). The wall is rendered, and the substrate is unknown but thought to be blockwork. There is a stepped crack to the upper right-hand corner of the door and signs of rising damp but otherwise this is in **REASONABLE** condition albeit a very crude intervention on a listed building.

6.2.9 Above the east wall of the toilet block the east wall of the Victorian extension G6. This is exposed from the eaves line upwards. The masonry has been constructed with ashlar quoins to the corners with roughly faced rubble fill masonry which in places is roughly squared. The walls extend up to create a raised parapet to both gable ends with kneeler stones without coping stops. The copings are all independently bedded on cement and are replacements to both the east and west elevations. There are open purpends to all the stones. At least one stone on the west elevation is severely frost damaged and one on the east fractured. The stonework is generally in **REASONABLE** condition but will require repointing in several areas

6.3 North Elevation

6.3.1 The north elevation has a number of structures overlaid over the original building. What has been detailed below is all the elevations visible from the garden (north) side of the building regardless of their actual orientation. These include the main building, the gent's toilet block, the Victorian extension (G6) the back porch, the kitchen block and the ladies wc.

6.3.2 The original north elevation of the original building is partially obscured by the addition of later buildings including the C20th toilet block, G6 (Victorian) a small lean-to porch late Victorian and the C20th kitchen block. Where the original building is still exposed it comprises two windows at first floor level WF4 and WF5 and a door at Ground level DG6. The upper 1m of masonry appears to be an addition of squared rubble work and has been set in a lime ash mortar but has been repointed with a cement-based mortar. Below this line the masonry is more random rubblework. DG 6 has clearly been inserted with a concrete lintel over it. There are no obvious quoin stones to the reveals of this opening. The wall at low level has been ribbon pointed with a cement mortar. Several stones have been rendered in cement mortar. There are several ends to timber lintels that are imbedded in the wall which are currently protected by roof RS9. This is all in generally **REASONABLE** condition.

6.3.3 The toilet block is rendered blockwork with a small Crittall window (WG6) with obscured glass and a tiled sill. The wall at low level is showing signs of rising damp and historic failure of the render which has been repaired. **REASONABLE** condition

6.3.4 As detailed in item 6.2.9 the Victorian extension which contains WG7 has been constructed with ashlar quoins to the corners with roughly faced rubble fill masonry which in places is roughly squared. The original bedding mortar is a slightly pink lime ash mortar but is only visible in small areas. At high level there are suggestions that the wall has been raised or dismantled and reset as the stonework is very slightly different to elsewhere. At low level the wall contains several air vents to a sub floor area and is abutted by a hard concrete path. The lower part of the wall to a height of approximately 600mm has been repointed with cement pointing on both the north and west elevations. On the west elevation there is a soil pipe and a rainwater pipe

that passes through the concrete slab. In the immediate area of these there is significant organic growth in a gap between the wall and the concrete slab suggesting a water source in this area. The masonry appears sound but there is a considerable amount of cement that will be impacting on the fabrics breathability. **REASONABLE** condition

6.3.5 The back porch structure is formed from 100mm ashlar blocks and contains DG5. The structure is showing signs of movement and has considerable salt damage at low level. The stonework has been repointed in cement and is quite mobile due to its slenderness and fairly crude construction. **POOR** condition.

6.3.6 The kitchen block is an infill block between the main building and some former outbuildings that are now the ladies toilets. The walls are a Bradstone type of block approximately 150mm high with 10mm joints of no real merit. The condition patchy. This wall also contains WG8. This is a **POOR** quality construction of no historic value.

6.3.7 The former outbuilding forming the Ladies toilet has been rendered with a hard render. On the east elevation this contains a door DG 8 and a window WG 9 and on the north elevation WG10. The upper section of the north gable end onto the garden is formed from ashlar that has partially been repointed in cement. This is in **REASONABLE** condition but as with the kitchen is of limited historic value.

6.4 West Elevation (Dictation record 12/43)

6.4.1 The west gable is on the boundary line with the neighbouring cottages. At least 1.5 m of the gable wall is covered by an adjoining drive which has in recent years been reformed. The wall is damp 2m above the drive line which is well beyond what would be expected and especially given the very prolonged period of dry weather over recent months. There is a small window at low level on the left hand side of the wall which serves the kitchen passage internally. The wall is in **VERY POOR** condition by virtue of its saturation.

6.4.2 The elevation has signs of several phases of work including what appears to be a central vertical strip of rebuilt masonry directly below the chimney. This most likely associated with the introduction of a flue in the gable end where there historically was not one. This would tally with the internal fireplace which appears C20th. There is also significant rebuilding of the north side of this gable with a similar stone as that used for the chimney flue works which appears to be a different stone to the main body of the wall. The wall has a slight inward bow which is minor but noticeable.

6.4.3 The gable end has a raised parapet with copings. The kneeler stone to the south elevation does not have an integral stop end whereas the north to the north does. The copings on both slopes are replacements and have been bedded in cement. The copings seem to be contemporary with the rebuilding of CH1. Several copings have open purpends that will need to be repointed. **REASONABLE** condition

6.4.4 Below the coping line as previously stated there are several phases of construction. The stone is a mix of oolitic limestones. The earlier stones at low level appear to be a locally quarried stone which have been partially dressed and laid as rubble work. These roughly take the form a lower gable end. This generally has been set in lime ash mortar which has been partially repointed on several occasions. There are at least 3 obviously different lime mortars.

6.4.5 The upper masonry and quoin stone are more regularly dressed and of a different stone and set in lime ash mortar. There are no obvious defects in the stones themselves but there are

significant areas of cement pointing to both the old and newer stonework. Some of this is raised ribbon pointing. **REASONABLE** condition

6.5 Recommendations:

6.5.1 Assessing stonework can be subjective as there is both a cosmetic, weathering and structural component. What we are concerned with is how the stone itself is performing. Often a stone can be highly eroded and cosmetically ugly but still be providing structural support and a weathering function. In this instance there are several areas where stones have failed and are no longer functioning correctly. These need to be addressed.

6.5.2 All the coping stones which provide an essential weathering function need to be assessed via a physical examination as these often come loose. At least 2 stones to G6 roof slops are defective and frost shattered and will need replacement. Similarly, the stones to the entrance porch are showing signs of frost action and invasive organic growth. These will need to be lifted and rebedded and several will need renewal. All the coping stones will need to be repointed with particular attention to the purpends. Due to the fine detailing of this stonework we may require a discrete cover flashing.

6.5.3 The most major and obvious defect is the penetrating dampness through the west gable end. Investigations as to cause of saturation will be paramount and will definitely involve access and excavation of the neighboring drive. Access will be required regardless to scaffold this gable which is a legal right. Our current suspicion is either defective drainage or more likely a spring within the fuller's earth deposit.

6.5.4 The major issue with the general stonework (excluding windows) is that it has been badly maintained with high levels of cement pointing which will be making the building damp. This will need to be removed and the correct lime ash mortar used to repoint. Other areas where pointing is missing will require deep pointing and shallow pointing. Approximately 50% of the building area is likely to need repointing.

6.5.5 There is an area at high level of the entrance porch which will require dismantling and rebuilding. This will require careful specifying.

6.5.6 There are several areas of heavy exfoliation that need mortar repairs. These will need to be agreed by trials

6.5.7 The bulge in wall by WG2 requires further investigation but may require stitching and grouting.

6.5.8 This type of work needs careful control and specification and will be subject to a listed building condition. This is something best scheduled and specified by a specialist conservation architect as the devil is in the detail and the correct contractor will need to be appointed.

7.0 DOORS (Dictation record 20-22/43)

EXTERNAL DOORS

7.1 DG1 Entrance to G2

7.1.1 The door is inserted into an opening cut into the original masonry to the side of the chimney stack to CH2 and is believed to date from circa 1900's. The leaf is a Victorian style partially glazed door with gunstock shouldered styles at the mid rail and a 9 pane upper panel with heavy glazing bars over paired panels divided by a vertical mid rail below.

7.1.2 The door has a timber lintel above the frame and the reveals are made good masonry with considerable amounts of cement. The lintel appears sound.

7.1.3 Door frame and lintel are in **REASONABLE** serviceable condition but in need of redecoration.

Figure 26 DG1 inserted door

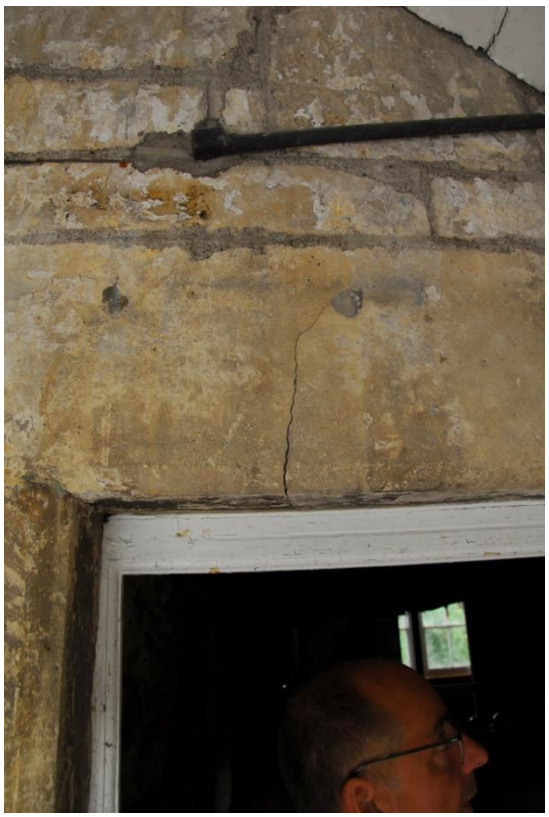


Figure 27 Fractured lintel over DG2

7.2 DG2 Entrance to main bar G3

7.2.1 The leaf is as DG1 but in an original opening with chamfered stone reveals with a deep stone lintel also chamfered. Behind this lintel is an internal timber lintel which appears to be oak with emergence holes from death-watch beetle. This lintel becomes softer at its east end and has clearly settled. The stone lintel has a fracture and has opened slightly on the underside. There are four holes on the lintel face which may relate to pinning back to the timber lintel.

7.2.2 The door leaf is in **GOOD** condition but in need of redecoration.

7.2.3 The lintel is in **REASONBLE** condition and will require more detailed examination but should be able to be pinned.

7.3 DG 3 Door to keg Store G4

7.3.1 Victorian vertically boarded V grooved door with high level horizontal light which has been infilled set in a heavy ovolo moulded frame with an independent timber lintel. The frame has

been compromised by the chiller unit pipes being taken through the upper right-hand corner and will lack stability.

7.3.2 The leaf itself has been fitted with a kickplate behind which the boards have rotted.

7.3.3 Ideally the frame should be removed and repaired, and the chiller units supplied by a discrete hole through the masonry. The door leaf is in a serviceable condition but in need of repair. **REASONBLE** condition.

Figure 28 DG3 boarded door

Figure 29 DG3 Compromised frame

7.4 DG 4 Back door to Gents G5

7.4.1 Part glazed modern softwood door outwardly opening with frame set in blockwork.

7.4.2 Serviceable condition in need of redecoration.

7.5 DG 5 Back door to G3

7.5.1 Currently sealed vertically boarded door in a frame that extends above the head to form a triangular fanlight. The door has a throw at low level. The door leaf is in **REASONABLE** condition.

7.5.2 Externally the frame at low level on the left-hand side has signs of decay. Internally the frame has significant damage from what looks like donkioporia expansa but is more likely to be Serpula Lacrymans which favours softwood. This will need to be removed and replaced. The over panel is only partly glazed with the rest given over to a timber panel through which drainage pipes pass. **VERY POOR** condition.

7.5.3 In need of significant intervention.

Figure 30 DG5

Figure 31 DG6 Modern part glazed door

7.6 DG 6 Back door to G2 and stair

7.6.1 Modern hardwood frame and part glazed door comprising 6 panes over two panels in a modern opening with a concrete lintel and very poorly constructed reveals all done in cement. Door leaf showing signs of opening up at joints. **POOR** condition

7.6.2 Serviceable but will require removal and regluing.

7.7 DG7 External kitchen door

7.7.1 Modern ply clad door leaf in softwood lining. Vented at low level. Tired condition but functional.

7.7.2 Serviceable condition in need of redecoration

7.8 DG 8 Ladies Toilets

7.8.1 Vertically boarded V groove door C20th **GOOD** condition set in a box section metal frame.

7.8.2 The door leaf jambs and needs force to be opened

7.8.3 Serviceable condition but requires easing and redecoration.

INTERNAL DOORS (Dictation record 40/43)

7.9 Ground floor doors

7.9.1 None of the doors at ground level are earlier then mid Victorian. The only Victorian doors that appear are associated with G6 which is most likely circa 1850's. Unfortunately, these doors are severely decayed or have been lost. All other doors are C20th in various forms.

7.9.2 General description of ground floor doors
DG 10 – Modern fire door

DG 11 – vertically boarded timber door
DG 12 – 2 panel door upper one glazed circa 1960's
DG 13 – Removed and decayed completely
DG 14 – Missing
DG 15 – Victorian 4 panelled door with extensive dry rot
DG 16 – 4 panel sliding part glazed door
DG 17 – Door to stair - modern 4 panelled door
DG 18 – Door to kitchen store 4 panelled Victorian door
DG 19 – door to kitchen door removed

7.9.3 With the exception of DG15 which is in **VERY POOR** condition these doors are in **REASONABLE** condition. It is highly likely that all the doors bar DG11, DG12, DG15 and DG16 are modern unconsented replacements.

Figure 32 DG16 1960's glazed partition

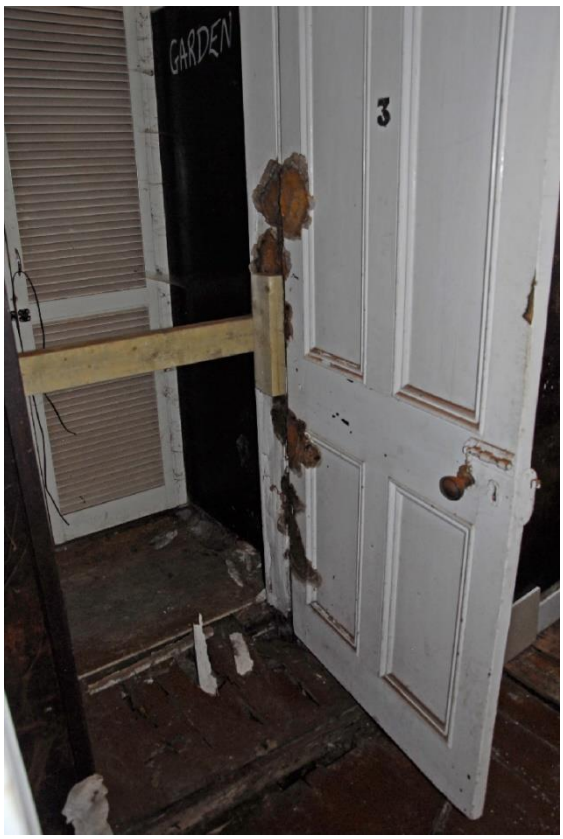


Figure 33 DG15 suffering from fungal attack

7.10 First floor doors

7.10.1 All of the first-floor doors with the exception of the one into F2 are the same. There has clearly been some major intervention in this room with the damp walls and the reboarding of the floor and it is most likely that this door was changed rather than being original.

7.10.2 DF1, DF3, DF4 and DF5 are all 4 panel Victorian doors with finger plates and rim locks. All in serviceable **REASONABLE** condition.

7.10.3 DF2 is a vertically boarded door replacing a 4 panelled door.

7.11 Recommendations

7.11.1 Doors will all need to be reviewed pending a fire officers report and recommendation

8.0 WINDOWS

8.1 WG1 Ground Floor South Elevation west end

8.1.1 Triple light hood moulded heavy mullioned ovolo profile stone window with two fixed lights either side of an opening casement. The hood moulding appears to be an addition. Stonework is generally in **REASONABLE** condition externally but there is a degree of exfoliation and salt damage and there are, but a number of open joints in need of mortar repairs. Internally, the windows are painted with a heavy gloss paint.

8.1.2 3 metal casements set within the stonework comprise 8 panes each. Central one should be opening but hasp has failed sealed shut. Repairable. Glass intact but decorations have failed. **REASONABLE** condition

Figure 34 WG1 Metal casement windows

8.2 WG2 Ground Floor South Elevation Central

8.2.1 Double light hood moulded heavy mullioned ovolo profile stone window with two fixed lights. These are also metal casement but are configured differently to any other window in the building being 12 panes each comprising 3 columns of 4. Externally the stonework is in **REASONABLE** condition there is some exfoliation of the central mullion and some areas requiring repointing. Internally, the windows are painted with a heavy gloss paint.

8.2.2 The windows are painted shut but the left-hand light was originally opening. Internally the hasp has been lost which is why it has been painted shut. Repairable. The right-hand light has been modified by the removal of some glazing bars to create a large aperture for an inline plastic vent. This is unsightly and unconsented. **REASONABLE** condition

Figure 35 WG2 Metal casement windows

8.3 WG3 Ground Floor South Elevation east end

8.3.1 The style of this window differs from 1 & 2. Triple light hood moulded heavy mullioned square profile stone window with two fixed lights either side of an opening casement. Sill stones have very limited drip slope. Windows mounted between the mullions rather than behind them. The left-hand mullion also appears to have slightly dropped arising in a distorted lintel line. **REASONABLE /POOR condition**

Figure 36 WG3 Timber casement windows

8.3.2 The windows are all timber and are 8 pane 2 columns of 4 with ovolo style glazing bars to the opening light and lambs' tongue to the fixed lights. The windows appear sound. The opening light appears to be a newer replacement and is slightly out of square. **REASONABLE** condition

8.4 WG4 Ground Floor East Elevation beer store.

8.4.1 WG4 has been inserted into the east wall rather than being built in at the time of construction. It is a double light Crittall type window with one opening light and one fixed. The window opening has cement reveals and a tile sill which is heaving at the centre point. The sill is bedded on a heavy band of cement which has cracked. The head is at wallplate level. This insertion is typical of the 1960's. **POOR** condition

Figure 37 WG4 Metal casement windows

8.4.2 The metal lights are glazed with obscured glass. The putty is failing but the window is serviceable but very ugly.

8.4.3 Recommend replacement as it is unsympathetic in a historic wall

8.5 WG5 Ground Floor East Elevation Gents toilet

8.5.1 WG 5 is a small Crittall type window with obscured glass inwardly opening set in a blockwork wall. The sill is painted tiles typical of 1960's detailing.

8.6 WG6 Ground Floor North Elevation Gents toilet window north facing

8.6.1 Small Crittall window (WG6) with obscured glass and a tiled sill. Outwardly opening top hung upper casement and fixed lower panel.

8.7 WG7 Ground Floor North Elevation Victorian Extension

8.7.1 WG7 is a pair of Victorian un-horned sash windows with subsills divided by a central rectangular unembellished stone mullion and quoin stones. What is slightly odd about the reveal quoins is that the upper stones either side of the windows are slip stones rather than full height quoins suggesting that these windows may have been adjusted. This is also reflected in the high-level masonry either side of the windows which has been repointed in a different mix to the lower

levels suggesting a possible rebuild. The left had sill has either been repaired or adjusted as it is formed in three pieces. The stonework is in **GOOD** condition

Figure 37 WG4 Metal casement windows

8.7.2 Each pair of windows to WG7 is a 2/2 pane construction with a fine glazing bar. The upper sashed have been has fixed but the lower sashes are moveable. The lower rail and rails of lower sash to the right-hand window is severely decayed with both insect and fungal activity. This appears to be dry rot and will require removal of this sash. **POOR** condition.

8.8 WG8 Ground Floor North Elevation Kitchen windows

8.8.1 Modern plastic tripartite window with central fixed pane and left and right opening lights. Most likely unconsented alteration. No historic value.

8.9 WG9 Ground Floor North Elevation Ladies Toilet west window

8.9.1 Two light Crittall style metal casements with obscured glass. Left hand light top hung casement right light fixed. Circa 1960's of no historic value.

8.10 WG10 Ground Floor North Elevation Ladies Toilet North window

8.10.1 Single light top hung Crittall style metal casements with obscured glass. Circa 1960's of no historic value.

8.11 WF1 First Floor South Elevation west end

8.11.1 Triple light hood moulded heavy mullioned ovolo profile stone window with two fixed lights either side of an opening casement. Externally there is a fracture to the left-hand mullion at low level. This continues as a crack through and below the windowsill. There is a failed perpend on the jamb stone where it abuts the main wall. Several other joints are open Internally the stonework has been painted.

Figure 38 WF1 Timber casement windows

8.11.2 The windows are 8 panes each arranged as 2 columns. The glass looks to be cylinder glass in part 1 pane broken. The two side windows have lambs tongue glazing bars whereas the central light has a cruder ovolo moulding suggesting that this is a replacement of a metal casement. The joinery looks tired and will require a detailed evaluation from a scaffold but is likely to be high quality timber that should be retained wherever possible.

8.12 WF2 First Floor South Elevation central

8.12.1 As WF1 in detail but with chunkier stonework. Open bed joints externally to left hand mullion and some loss of central fillet detail. Stonework painted internally.

8.12.2 Window configuration as WF1 but central light has a different moulding to any WF1 mouldings. 1 pane broken

Figure 39 WF2 Timber casement windows

8.13 WF3 First Floor South Elevation east end

8.13.1 Triple light hood moulded heavy mullioned square profile stone window with two fixed lights either side of an opening casement. Externally both mullions are showing signs of damage at the hinge points and are need of repair. The central sill section has also eroded quite badly. Unlike WF1 and WF2 where all three lights were in the same plane in this instance the central light has been set well forward of where it should be. Stonework painted internally. **POOR** condition

Figure 40 WF3 Timber casement windows

8.13.2 The window configuration is as WF1 but the central casement is showing signs of a rotten lower rail. All the windows appear to have the same profile glazing bar which is a lamb's tongue. There are 7 bulls eye panes the rest being plain glass. 1 pane is broken. Window decoration and overall condition **POOR**.

8.14 WF4 First Floor North Elevation east end

8.14.1 Triple light square section unmoulded mullioned window with 3 opening casements. Stonework generally **GOOD** condition but has cement repairs and a water overflow pipe through the mullion.

Figure 41 WF4 Timber casement windows

8.14.2 All three casements are 2 pane casements 1/1 and appear in **REASONABLE** condition. This is clearly a latter window.

8.15 WF5 First Floor North Elevation west end

8.15.1 Double casement modern softwood window set in a crudely formed opening with a large lintel that only just bears on the reveal stonework either side which is random rubble and un-quoined. The window is crudely pointed into place with cement and has a flashing over the top to deflect water from a defective gutter. **POOR** condition.

8.15.2 Both lights open and have meeting styles to create an escape window without a mullion. The timber is suffering extensive decay and there is putty loss to both lights. Access to this window is extremely hard due to the roof configuration. **POOR** condition

Figure 42 WF5 Timber casement windows

8.16 Recommendations

8.16.1 The window masonry bar a few exceptions is generally in sound and **REASONABLE** condition. Whilst there are clearly defects these are generally repairable using the correct techniques.

8.16.2 The internal decoration of the stonework at ground level will need to be addressed and stripped to increase the permeability of the stonework.

8.16.3 The windows are likely to be needed to be fitted with secondary glazing to make energy efficient.

8.16.4 The metal and timber casements are in **REASONABLE** condition, however they will all need a full overhaul. Ideally the timber casements should be replaced by metal casements and leaded lights.

8.16.5 The windows to the front elevation should be reglazed with conservation glass. LBC application

9.0 ROOF VOIDS

9.1 Roof void to F1-F5

9.1.1 The roof has been rebuilt in the last 150 years and has 100 x 50mm softwood rafters at 340mm centres running up to a 180 x 32mm ridge board. There is one purlin 125 x 75mm each side spiked onto king post trusses set at 3015mm centres. The principal rafters (PR) are not at the same pitch as the roof and the kingpost (KP) is extra-long above the PR/KP joint. The roof timbers are generally in **GOOD** condition.

9.1.2 The area between the rafters are flaunched with lime and stone on top of the wall plate to form a weather seal and to exclude birds. This is extensive but incomplete There is a fair amount of light entering through the tiling especially on the south elevation between CH1 and CH2 where the tiles do not seem to be interlocking. The gauging of the tiles seems to have been increased beyond the intended dimensions, so the flutes are not interlocking.

9.1.3 The roof battens are very small at 25 x 30mm and have either split on nailing or as a result of fixing corrosion. Others have deflected or slumped, broken or showing signs of decay. **POOR** condition

9.1.4 The roof has no felt with the exception of an area at SW end where 4.5 bays of rafters have a felted patch repair. This area shows signs of historic water ingress and is immediately below the defective flashing to CH1.

9.1.5 The roof appears dry and well insulated with mineral quilt but with the exception of a few local areas has no felt. There is no obvious signs of bats. **GOOD** condition

9.1.6 There is a cold water tank at the west end fed by an insulted riser from the beer cellar at the east end.

Figure 42 WF5 Timber casement windows

9.2 Roof void to G4 Beer Cellar

9.2.1 Open to rafters Refer to ceilings

9.3 Roof Void to G5 Gents WC

9.3.1 Open to rafters Refer to ceilings

9.4 Roof void to G6 Smoking Room

9.4.1 No access Refer to ceilings

9.5 Roof Void to G7 Kitchen

9.5.1 Open to rafters for lower section. No access to roof void for flat section. Refer to ceilings

9.6 Roof void to G8 Ladies

9.6.1 open to rafters Refer to ceilings

9.7 Recommendations:

9.7.1 The water tank should be removed along with the associated pipework.

9.7.2 The roof is stripped and felted and battened before retiling.

9.7.3 The insulation is replaced and fixed crawl boards introduced.

9.7.4 Loft hatch to be insulated

10.0 CEILINGS & ASSOCIATED STRUCTURES

GROUND FLOOR

10.1 G1 Small dining room ceiling

10.1.1 Very smooth finished ceiling suggesting a Gypsum plaster boarded replacement of what one assumes was the original lathe and plaster ceiling. The ceiling has been repeatedly, over painted and is very damp over approximately 30% of its area where it abuts the west wall. The west wall is also very wet (see separate item) with the dampness extending along the north and south walls. This is potentially very problematic as the dampness is clearly within the first-floor structure**. POOR** condition

10.1.2 This ceiling is of no historic value and will need to be removed to assess the damage to the floor structure, before being reinstated.

10.2 G2 Main Dining room and back corridor to stair ceiling.

10.2.1 The ceiling has been removed. It was until recently a suspended plasterboard ceiling held in place by a softwood structure slung below an earlier ceiling of lathe and plaster set between the main floor structure. 100% of the plasterboard ceiling has been removed (but not its structure) revealing a 35-45% intact lathe and plaster and a number of service pipes at a higher level. The ceiling generally is in very **POOR** condition.

Figure 43 Double ceiling to G2

10.2.2 There are two large elm floor carriers running north south dividing the original ceiling into three panels. These carriers run the full width of the building. Where the upper plaster ceiling has been lost the joists are exposed are these are Pre-Georgian configuration. These appear to have been inserted and are elm. The most westerly of these is in two parts. The second one is one section.

10.2.3 The greatest loss of the lathe and plaster ceiling appears in the most easterly bay adjacent to the chimney CH2.

10.2.4 There is evidence that the plaster may have originally covered at least one of the floor carriers.

10.2.5 The back corridor to the stairs leading to the kitchen has an intact lime plastered set at the higher level referred to in item 9.8.1. This is in serviceable condition.

10.3 G3 Main Bar ceiling

10.3.1 The ceiling finish has been completely removed revealing the ceiling structure. There is clear evidence by way of fixings that suggest the ceiling was at one stage lathe and plastered. The ceiling is in **VERY POOR** condition

Figure 44 G3 Exposed ceiling structure

10.3.2 The floor structure is very unresolved and in distress. There are two floor beams in the room running north south and a third carrier buried in the wall dividing G2 and G3. The two floor carriers in the room have very unusually been set below the joists and have no joist housings. Only the eastern carrier is chamfered.

10.3.3 The western most carrier is propped at both ends with modern 150 x 150 posts as the floor is clearly failing. It has a crudely hewn nature with no chamfers and is clearly a reused timber. The north end of the beam does not extend as far as the north wall and appears never to have done so. There is no pocket housing for the beam in the masonry and the shortfall in length has been made up with a loose timber blocking piece. The beam is held on a timber corbel cantilevered into the north wall. This is crude and undersized and there are no fixings into the beam. The south end is only marginally better with the beam completely supported on a small timber corbel timber wedged into the south wall with stones. There is less than 30mm bearing. There does appear to be some sort of tenon on the end of the timber which is at the same level as the DG2 door lintel, but this has disengaged. All this evidence suggests that this timber was inserted later. **VERY POOR** condition

10.3.4 The second carrier nearest CH3 is set about 500mm from the east wall and is chamfered and smoke blackened on the east face. This appears well housed by comparison although neither the north or south end could be fully inspected due to panelling.

10.3.5 Both these timbers differ significantly in character to the carrier imbedded in the chimney CH2 wall. This contains regularly spaced and sized mortices for floor joists and is clearly original although severely ravaged by death-watch beetle. The joists running into this beam are clearly later as dimensionally they don't match the mortices (joists too narrow) **VERY POOR** condition

Figure 45 G3 failed western floor carrier

10.3.6 The joists forming the floor are irregularly spaced often not parallel and of varying sections. There appear to be a mixture of materials with some softwood sections and other hardwood sections. All the joists are sat on top of the floor carriers and there has been no attempt to peg or fix these. They don't align and are often lapped against each other over the top of the floor carrier. This is extremely crude work suggesting that this floor has been inserted in place of an earlier floor. Timbers in **REASONABLE** to **POOR** condition.

10.3.7 Above the joists a range of floorboards can be seen some of which are very wide (in excess of 10") and these runs north south. These then appear to have a second floor laid over the top running east west which we assume is the current flooring.

10.3.8 This floor seems to be a replacement for an earlier floor / ceiling structure. The crude nature of the carpentry is so bad that each element is acting independently rather than as a linked structure. Whilst ironically this makes repair easier failure of the primary elements means that the entire floor has essentially no support and should be deemed as failed.

10.3.9 This floor structure is clearly inserted and very crudely at that. Nothing about it follows traditional detailing or framing technology and the quality of the timbers are poor. Repair of this floor should not be like for like but needs to be a more considered intervention which may well be contentious.

10.4 G4 Ceiling Beer cellar ceiling

10.4.1 Ceiling fixed to underside of rafters. Exposed principal rafters and purlins. Ceiling appears to be modern and in **REASONABLE** condition.

10.5 G5 Gents Toilet Ceiling

9.5.1 Flat plaster boarded ceiling with under battening in preparation for a new ceiling.

10.6 G6 Smoking room ceiling

10.6.1 Lime plastered ceiling which is intact and appears sound, but access was not possible due to the failed floor. There is a small area of repair in front of the chimney breast. This is most likely associated with a chimney flashing failure historically. **REASONABLE** condition

10.7 G7 Kitchen and Lobby to kitchen ceiling.

10.7.1 The lobby immediately south of the kitchen including the cupboard has a timber boarded ceiling in serviceable condition. **REASONABLE** condition

10.7.2 The kitchen itself has a modern plasterboard ceiling to the underside of the rafters as far as the purlin after which there is a flat section. Both areas of the ceiling are mildewed but has no signs of damp penetration. The purlin is painted, and the paint is peeling suggesting some dampness but this is over the main hob so it may well be condensation or heat induced. **REASONABLE** condition

10.8 G8 Ladies WC ceiling

Uninspected.

10.9 Entrance porch

9.9.1 The ceiling to the porch is formed from matchboard fixed to the underside of the rafters. There are signs of movement and possibly some decay. The ceiling is painted white over a historic green and is failing. **REASONABLE** condition

Figure 46 Entrance porch ceiling

FIRST FLOOR CEILINGS

10.10 Generally

10.10.1 The ceiling structure to F1-F5 is Victorian 32 x 150mm joists with lathe and plaster to the underside. In several locations sand was found over the lathe which is a common form of sound proofing and fire protection. Removing the ceilings will result in unexpected debris.

10.10.2 To the south of CH2 is a void with no ceiling. This is as yet unexplained but may be associated with a former bread oven. To the south side of CH2 there is also the remains of a purlin with a wind brace providing evidence of the former roofline.

10.11 F1 Ceiling to Bedroom 1

10.11.1 Ceiling is obscured by multiple layers of paper but appears to be an intact lathe and plaster ceiling in **REASONABLE** condition. Some damage and patching in NW corner cupboard where water pipes have been brought through the ceiling.

10.11.2 Remove papering – carryout localised filling – paint with soft distemper

10.12 F2 Ceiling to Bedroom 2

10.12.1 Ceiling is obscured by multiple layers of paper but appears to be an intact lathe and plaster ceiling in **REASONABLE** condition.

10.12.2 Remove papering – carryout localised filling – paint with soft distemper

10.13 F3 Ceiling to Bedroom 3

10.13.1 Ceiling is obscured by multiple layers of paper but appears to be lathe and plaster ceiling. There is an area of significant water damage covering 50% of the ceiling and fungal attack immediately adjacent to WF2 these effects both the ceiling and the wall around WF2. The fruiting bodies on the ceiling suggests the fungus is Serpula Lacrymans. A section of ceiling plasterwork has been lost revealing severely decayed lathe. **POOR** condition

Figure 47 F3 Ceiling

10.13.2 Remove papering – Cut back decayed areas and carryout localised repairs to ceiling with new lathe and plaster – paint with soft distemper.

10.14 F4 master bedroom and kitchenette.

10.14.1 Ceiling is obscured by multiple layers of paper but appears to be lathe and plaster ceiling. No sign of water ingress but the ceiling is mildewed. The area to the kitchen has a layer of woodchip paper over. All ceilings appear sound and well bonded. **REASONABLE** condition

10.14.2 Remove papering – carryout localised filling – paint with soft distemper

10.15 F5 Bathroom

10.15.1 Woodchip ceiling appears intact lathe and plaster in **REASONABLE** condition

10.16 F6 Stair landing

10.16.1 Ceiling is obscured by multiple layers of paper but appears to be lathe and plaster ceiling. Area immediately in front of door to F3 is suspect and may have de-bonded. The space is very mildew ridden and in need of ventilation. **REASONABLE** condition

10.16.2 Remove papering – carryout localised filling – paint with soft distemper

10.17 Recommendations

10.17.1 The upper floor ceilings are generally in sound condition with the exception of F3. These ceilings all appear to be contemporary and date from the time of the Victorian modification possibly in the 1860's. The multiple layers of paper will be trapping moisture a preventing the ceilings from breathing. These need to be remove the ceilings repaired and painted with a soft distemper.

10.17.2 The ground floor ceilings are heavily intertwined with the structures. There are only a few areas where the ceilings can be said to be intact and that is G1 G4 and G6. Even in these areas there are issues with G1 being badly affected by wicking water and G6 showing signs of previous leaks. G1 and G4 are plasterboard and G6 is lathe and plaster.

10.17.3 G1 ceiling is likely to have to be replaced.

10.17.4 The ceilings and structure in G2 could be salvaged but would require a considered reworking of the M&E which accounts for a lot of the historic damage in this area

10.17.5 The ceiling to G3 will prove very challenging to repair as it is structurally failed due to both the failure of elements and the crude manor of its construction. We would recommend the wholesale reforming of G3 ceiling and structure. This will involve stripping the majority of the structure out and possibly lifting the floor above. This is one of the largest areas of concern that we have and will need to be considered carefully and in great detail.

11.0 INTERNAL WALLS

General note. Walls are inspected in an anticlockwise direction so that window referencing remains numerically ordered.

11.1 G1 Small Dining Room walls

11.1.1 The southern wall to G1 is dominated by WG1 which is detailed above (7.1). The wall is divided vertically at about 1200mm with low level wainscoting formed from plywood in oak framing with woodchip wallpaper above. There is evidence of penetrating damp at low level and at high level in the SW corner. The full extent could not be determined due to the presence of the panelling. **POOR** condition

Figure 48 G1 Walls and panelling (saturated)

11.1.2 The east wall is a lathe and plaster finish battened off a stone (ashlar) partition wall. Again, this has wainscoting at low level and woodchip wallpaper above. The wall is dominated by a timber arched opening with no lintel. The wall is of indeterminate date.

11.1.3 The north wall divides G1 from the passage to G7. It is a stud partition wall but with a hard boarded / plaster boarded wall with no evident lathe and plaster. As with the other walls this is panelled with woodchip wallpaper above. Most notably there is a water saturation mark extending 600mm in from the west wall. There is a transition change in the wall approximately 1600mm in from the west wall which most likely relates to the pantry or more likely the wall in this area has been modified and or infilled. **POOR** condition

11.1.4 The west wall contains a central fireplace set into the panelling. The west wall is in significant trouble and is absolutely saturated its full length. This appears to have been a prolonged and ongoing issue as the walls have multiple layers of wallpaper including a foil backed paper designed to provide a dry surface. As the summer has been the driest on record this poses considerable questions. The wall is in **POOR** condition

11.1.5 The panelling at low level is decaying especially in the SW corner. There is a fruiting body to the right of the fireplace. There is water ingress at floor level. This is highly likely to attributed

to a service failure. Wessex water has a mains sewer running immediately adjacent to the west wall that may be a significant factor in this. **POOR** condition

11.2 G2 Main Dining room and back corridor to stair walls

11.2.1 The south wall which contains WG2 has been stripped of all its panelling and plaster to expose a stone wall with an axe hewn finish and set in a lime ash mortar. There is some cracking in the wall extends 50% the height of the wall to the east of the window. The wall appears generally dry. **POOR** condition due to the loss of finishes

Figure 49 and 50 G2 South and fireplace wall

11.2.2. The east wall is very interesting. It comprises a main chimney stack that serves CH2. This may not be original but a later insertion. The stack has been significantly adjusted but originally appears to have contained a large inglenook style masonry fireplace only part of which remains. The right-hand reveal has been lost as a result of the second access door being cut through the stack in the early 1900's. A further, more recent intervention has been a very crude insertion of a smaller fireplace with concrete lintels that cut into the historic masonry. There is no plaster on this wall. The wall appears dry. **POOR** condition due to loss of finished and damaging interventions

11.2.3 In the SE corner of the room a passage has been cut through the chimney stack to create DG1. This has required the creation of a section of ceiling that has been formed using timbers laid flat and a steel. This is crudely done and is unplastered. **POOR** condition

11.2.4 The opening into G3 appears early but has no door.

11.2.5 The north wall contains the wall to the stair which is a timber boarded partition wall like the wall to the bathroom. There is also a circa 1930 glazed partition wall with a sliding door to the back door and stair corridor**. REASONABLE** condition

11.2.6 The wall to G1 has had its panelling and plaster removed to reveal large ashlar blocks that are clearly Georgian or later. **POOR** condition due to loss of finished and damaging interventions.

Figure 51 G2 west wall

11.2.7 G2 Back stair corridor
The south walls are timber boarded partitions with glazed panels and sliding doors in serviceable condition. The east wall is actually the staircase which is detailed below. The north wall is plastered masonry that extends 450mm below the external ground level and therefore a retaining structure. The skirting in this area is rendered and there is a patch of bitumen paint at low level most likely associated with a damp proofing attempt. **REASONABLE** condition

11.3 G3 Main Bar walls

11.3.1 The south wall of G3 contains the main access door DG2 and the window WG3. The doorway is original with an imbedded timber lintel above. The walls were fully panelled until recently, but these have been partially removed to reveal the stonework behind. There is no plaster on this wall. **POOR** condition due to loss of finished and damaging interventions.

11.3.2 The east wall contains the chimney breast to CH3 and the door DG9 linking G3 to G4 which is unclad stonework to the south of this the wall remain fully panelled with the same oak and ply system adopted in G1. The fireplace has been reconfigured in the past and has a double lintel the upper one having a keystone and the lower one a single lintel which has a vertical fracture at the midpoint. Above the lintels there are signs that the masonry has been rebuilt most likely because of the need to introduce a flue liner. **POOR** condition due to loss of finished and damaging interventions.

11.3.3 The chimney masonry has timber grounds suggesting that at some tie in the past this was also panelled.

11.3.4 The north wall contains two doors DG 12 and 13. The first of these accesses G6 (door removed) and the second door is immediately opposite DG2. The first of these doorways appears to be Victorian and the second one is much altered but may well be a lot earlier given its positioning (possible cross passage). The wall was historically panelled. This is still intact to the east of the door to G6 but has been removed around the door reveals and to the west of the door. The stonework is un-plastered and appears in reasonable condition however there is a significant fruiting body at low level which is coming right through the stonework. **POOR** condition due to loss of finished and damaging interventions.

Figure 52 G3 South wall panelling.

11.3.5 The other point of note is that the floor carriers are carried off this wall. The most eastern carrier's intersection with the wall could not be inspected as it is within the panelling zone but the second carrier which sits between DG 12 and 13 is exposed at the junction with the wall. This does not actually extend as far as the wall and never appears to have done so as there is

no housing pocket but is carried on a crude corbel flitch timber which is extremely undersized. **POOR** condition.

11.3.6 The east wall adjoining G2 has been stripped of all its plaster to reveal a number of timbers imbedded in the wall. The nature of the masonry is slightly irregular and appears to be a different phase to the core walls of the building. **POOR** condition due to loss of finished and damaging interventions.

11.4 G4 Beer cellar and Back walls

11.4.1 The walls are limewashed and covered in plant which made inspection very difficult.

11.4.2 In the back hall serving the beer cellar and gents there is quite a lot of plaster blistering associated with salt damage.

11.5 G5 Gents WC walls

11.5.1 The walls appear to be plastered blockwork with areas of rising damp at low level. No obvious damp proof course

11.6 G6 Smoking Room and back porch Walls

11.6.1 The entire room has the same part panelled walls as the rest of the building at ground floor level however access was severely limited due to the collapse of the floor and a huge number of fungal spores which covered evert surface and there are fruiting bodies on every wall. The south wall plaster and panelling appears intact, but its condition could not be determined.

11.6.2 The east wall contains a fireplace and chimney breast. The plaster to the south of the chimney shows signs of extensive fungal activity. This may be associated with a small damp patch on the ceiling, but the scale of the fungal activity suggests a greater water source. At low level the panelling and skirting either side of the fireplace are clearly suffering from major fungal activity as there are both fruiting bodies and sigs of cuboid cracking typical of brown rot. **POOR** condition due to fungus.

Figure 53 G7 panelling with fungal activity.

11.6.3 The north wall contains the paired windows WG7 and has a major outbreak of fungal activity effecting all surfaces and the windows. We have tentatively identified this as Serpula Lacrymans. This is a particularly damaging fungus that can spread aggressively through both organic and inorganic fabric such as stone and plaster but as with most funguses needs particular conditions the thrive not least a source of water. The fungal spread is concentrated but not limited to a strip along the north wall. **POOR** condition due to fungus.

[Post inspection note: The floor has subsequently been removed to reveal a 100mm clay pipe laid along the south wall there are also several areas in the north and east wall that could relate to subfloor vents.]

11.6.4 The west wall contains DG14 which leads into the back porch. The fungal activity has spread to this area as well with DG14 having a major outbreak and cuboid cracking on the hinge jamb and lining which has totally failed. **POOR** condition due to fungus

11.7 G7 Kitchen

11.7.1 The walls are either tiled or obscured by kitchen appliances and could not be fully inspected. There was no evidence of movement.

11.8 G8 Ladies toilets

11.8.1 Uninspected

11.9 Walls to front Porch

11.9.1 Whilst technically internal walls the entrance porch has covered wall finishes both of which are exposed stone with a shallow axe keying. The stonework is squared and coursed but with slit stones in several courses. The stonework has been pointed in cement mortar.

FIRST FLOOR WALLS INTERNALLY

11.10 Generally

11.10.1 External evidence suggests that all the external walls to the building have been historically adjusted. This is most evident on the south and east and to a lesser extent on the north and west. The evolution of the building suggests that the upper floor is Victorian, and this is reflected throughout by the completeness and consistency of finish.

11.11 F1 WALLS TO BED 1

11.11.1 The F1/F2 and F1/F5 wall are lime plastered stud walls with a Victorian picture rail and simple torus moulded skirtings. Neither have any obvious defects.

11.11.2 The north wall contains WF5 and is clearly a 2-phase construction wall with the lower section up to about 1.4m from the floor being thicker. Above this the wall reduces in thickness by about 200mm. The walls are masonry with lime plaster finish which is irregular to the lower section and smoother to the upper area.

11.11.3 The window reveals are irregular, splayed on the east reveal and rounded on the west. This is most likely because the west reveal has been chopped out because of window widening. There is no skirting to this elevation.

11.11.4 There is mildew throughout. The west wall is lime plastered onto masonry. The lower 900mm of the wall the plaster has significant salt damage and blistered due to saturation. **POOR** condition.

11.12 F2 WALLS TO BED 2

11.12.1 The south wall is external. Unlike the north wall in F2 the wall is unstopped however the head above WF1 has a recessed lintel by 200mm. The wall has been heavily papered with textured wallpaper. There is a just about perceivable transition in the wall construction at window head level. There is a significant bow in the wall where the wall meets F3 (80-90mm bow) The wall is mildewy but generally dry however there is a clear area of redecoration in the SW corner of this wall suggesting that this may have suffered from dampness.

11.12.2 The east and north walls are timber stud partitions with lime plastered walls a picture rail and Torus moulded skirting.

11.12.3 The west wall which is the external boundary gable wall is heavily papered but is clearly lime plaster on masonry. There is significant saturation at low level and evidence of plaster blistering. **POOR** condition.

11.12.4 There is an unusual cupboard door infilling a former opening or shallow cupboard which requires further investigation.

11.13 F3 WALLS TO BED 3

11.13.1 The south wall containing WF2 shows signs of core samples having been taken (why do this). There is a just about perceivable transition in the wall construction at window head level. The window detail shows the same odd, recessed lintel configuration. There is an area of significant water staining associated with the ceiling failure. This appears not to be progressive, but the paper is very damp and will be preventing full drying of the wall so needs to be removed. **POOR** condition.

11.13.2 The east wall has a 1950's ceramic fireplace set within a much earlier stone fire surround which is both typical of pre-Georgian and lesser Georgian surrounds. Unfortunately, this has been over-plastered and painted blue but clearly extends beyond the crude modern architrave by 200mm

11.13.3 The north and east walls are papered lathe and plastered studwork walls. These appear to be in **REASONABLE** condition. There is some damage to the west wall.

11.14 F4 WALLS TO BED 4

11.14.1 The South wall appears thinner than the walls to F2 and F3 suggesting a different phase of construction. The wall appears to have a barely perceivable transition relating to phased construction or wall raising. The window details are different with a window seat below WF3 resulting in a thin section of walling below the windowsill of about 150mm. Above the window the lintel is significantly bowed but in line with the wall.

11.14.2 The south wall has a significant bow in it as F2 and the skirting moulding is different to elsewhere.

11.14.3 The east wall is also masonry and contains a fireplace with typical Victorian fire surround. Wall lime plastered and in **REASONABLE** condition.

11.14.4 The kitchenette extends to cover part of the east and north walls. The east wall has been drylined to provide vertical surfaces for units and tiling. The condition of the wall behind is unknown. The north wall appears to have been replastered in gypsum.

11.14.5 The west wall is in two parts. The first part forms the dividing wall with F5 the bathroom and appears to be a timber vertically boarded stud partition. In **REASONABLE** condition.

11.14.6 The wall F3/F4 is the chimney masonry to CH2. On the south side this contains a fully imbedded principal rafter (PR) complete with wind brace mortice. The relates to the floor carrier to G3 and is likely to be the original roof line to the building. Several areas of masonry are exposed due to plaster loss but insufficient to determine difference in the fabric makeup above and below the PR. This is a very sensitive part of the building which provide clues to its development. The wall is in **POOR** condition by virtue of the fact that it requires some work.

11.15 F5 BATHROOM WALLS

11.15.1 The bathroom walls are all vertically boarded V jointed boarding Victorian in style and nature. The timbers have been over papered externally and painted with the room. They are showing signs of dampness but no obvious decay.

11.16 F6 WALLS TO BACK LANDING

11.16.1 The south, east and west walls are all papered lathe and plastered walls without picture rails except for the wall to CH2 which is masonry. All walls have simple torus moulded skirtings. The walls are mildewy but not wet.

11.16.2 The north wall is lime plastered and has the similar step as detailed in item 10.1.2 above. The wall is in reasonable condition.

11.17 Recommendations

11.17.1 The east gable wall internally remains of the greatest concern. This is severely saturated on G1 F1 and F2, with saturation extending back along the north and south walls. This has clearly affected the ceiling in G1 and the floor in F2 and is a major risk to the building. This area is already showing signs of fungal activity and plaster failure. There is little point doing anything to these walls until the source of the dampness has been understood and remedied.

11.17.2 The walls throughout the first floor require the paper decorations removed which are trapping water vapour in the building resulting in mildew.

11.17.3 The internal west wall to F4 needs careful investigation.

11.17.4 At ground floor level the walls have clearly been partially stripped and the panelling removed exposing the masonry. The masonry needs to be repaired with the removal of cement and repointing in lime. The repanelling of the rooms will introduce the opportunity of enhanced thermal performance and should be a consideration.

11.17.5 The option of closing the second entrance door DG1 into F2 should be considered. This is an aggressive alteration to the listed fabric. Reinstatement of the original fireplace in G2 would be a huge bonus but will require substantial cost.

12.0 FLOOR FINISHES & STAIRS

12.1 G1, G2, G3 and G2 stair area Floors

12.1.1 All these floors have been covered in bitumen backed Baltic pine parquet set on a levelling layer of lime mortar (25mm) laid directly over the substrate of rubbly clay. In places this has been lifted to allow trial pits to be dug and in other areas the floor has been trenched for services (G3) and made good with cement. The floors are level and solid. There are several areas where the parquet is missing including to the north of CH2**. REASONABLE** condition

12.1.2 The parquet condition is ropey but salvageable and reusable. **REASONABLE**

12.2 G4 and G4 passage Floor

12.2.1 G4 and the access passage are concrete floors with a swept mop kerb junction with the walls.

12.3 G5 Floor

12.3.1 G5 has a quarry tiled floor intact and serviceable**. GOOD**

12.4 G6 and back porch Floor finish

12.4.1 The floor to G6 comprises a suspended timber floor with boards running east west. This has failed drastically due to fungal activity. 25% of flooring missing 25% cuboid cracking. There are two external air bricks well above the floor level which suggests a periscope type vent. However, an external inspection reveals that these air bricks have been repositioned higher in the wall possibly when the external concrete paths were formed. There is a question as to the effectiveness of the sub floor ventilation most likely due to a blockage or more likely never have been properly adjusted.

12.4.2 This floor must be condemned due to the intensity of fungal activity. **VERY POOR** condition.

12.5 G7 kitchen floors

12.5.1 Modern solid 100mm thick concrete floor with non-slip lino covering. Note that the membrane can be seen because of the trial pit in this space. **GOOD**

12.6 G8 Ladies toilet Floors

12.6.1 Quarry tile floor on concrete slab. **GOOD**

12.7 First Floor finishes

12.7.1 The first-floor finishes are all the same comprising 1 x 6” pitch pine boarding which is in mixed condition having been lifted and adjusted for services.

- F1 Cannot be inspected due to carpet
- F2 80% replacement boards **POOR**
- F3 All original some repaired **REASONABLE**
- F4 This floor is at a lower level to F1-F3 & F6. The boards are 95% original Victorian boards
- F4 Kit The kitchenette has lino laid over the boards most likely on hardboard. **GOOD**
- F5 The bathroom has also been boarded but these appear to have been up a number of times to introduce services. **POOR**
- F6 A number of boards have been cut through and reconfigured suggesting they have been up to introduce services **POOR**

12.8 Stairs

12.8.1 Stairs are a robust Victorian stair with square balusters and handrail terminating in a turned baluster. The treads are nosed and formed from Baltic pine and in **GOOD** condition. Evidence of gripper rods for stair runner.

12.9 Recommendations floor finishes & stairs

12.9.1 The upper floors and stairs are contemporary dating to the 1860's. These have been taken up a number of times in certain areas to introduce services. The boarding to F2 and possibly F1 have been replaced as a result of water damaged associated with the west gable. It is unclear if there is a continuous floor void which can be used for services due to the messy configuration of the ceilings below which have no logic or recognisable order having been jerry-built. It is inevitable that to get the services to work in the building some these floors will need to be lifted. The timber is good quality and should be retained.

12.9.2 The ground floor parquet is laid directly on earth. Whilst this is a good wearing surface for a floor there are concerns about the extent of dampness again most likely associated with the west gable. These floor are likely to be Victorian and are just about salvageable. We would recommend the option of wholesale removal of these floors and the introduction of a limecrete floor on a foamed glass aggregate. This will increase thermal performance and help mitigate the issue of ground saturation.

12.9.3 The option of reintroducing stone flags should be considered bote as a thermal store, hard wearing and is what would have been in place before the parquet flooring.

13.0 FITTINGS AND FIXTURES

13.1 Ground Floor

13.1.1 Most of the fittings and fixtures have been removed from this level. The Gents and ladies toilets are still intact and operational and the kitchen still has its fixtures and fittings. The bar has been removed completely.

13.1.2 The most noticeable intervention is the removal of the early C20th Panelling. This remains intact in only a few places

13.2 First Floor

13.2.1 Kitchenette fittings
Modern fixtures and fittings in a worn condition and of no intrinsic value.

13.2.2 F5 bathroom fittings
Modern acrylic bath and WC and WHB. The wc has had to be raised on a block to allow connection and the WHB has been set in a homemade vanity unit.

13.3 Recommendations for fittings and fixtures

13.3.1 The use of the building as a pub for a long period has impacted on the fittings which have been regularly altered. AS a result, noting of any historic significance remains

14.0 EXTERNAL SERVICES AND LANDSCAPING

14.1 Incoming services

14.1.1 Telecom

The South elevation has three incoming overhead lines one to each corner and one to the centre of the building. Two lines appear to be telecom

14.1.2 Power

There is a third overhead line to the SE corner. This appears to be single phase power and runs down the SW corner before passing through the wall at the junction of G3 and G4. The main distribution board was not located but was most likely in G4 which is acting as the main plant room for the building.

14.1.3 Internally the installation of wiring has been threaded through the floors in a rather awkward manner. Similarly pipe routes are ill considered and problematic however all internal radiators appear to be missing. This is in **POOR** and all internal services will need replacing.

14.1.3 Water

Mains water is located in the street to the south of the building. There is a hydrant opposite the entrance to the building and several recorded meter locations (Wessex water plan). Water is believed to enter the building in G4 where it supplies the toilets in G5. A spur rises in G4 and connects into the roof space where it travels the length of the void to a tank at the west end. This supplies water to the kitchens and the ladies toilets. The supply to the upper bathroom F5 comes off this loft space run.

A supply pipe must also feed No 3 Woods hill which we expect to run below the drive bounding the west elevation.

14.1.4 Satellites

There is a satellite dish attached to the SE corner

14.2 Outgoing services

14.2.1 Foul water

There are several manholes to the north of the property in the garden area that collect the foul water which then travels north before connecting into the main sewer in the highway opposite the station by way of a drop pipe located at the bottom of the rear garden access path (see below). Whilst in the grounds of the pub this is classified as a private sewer. The manhole closest to the building is outside the Gents toilets. Foul water from the bathroom drops in a stack to the west of G6 before passing through G6 along the back wall of the building to connect into the system somewhere in G5.

The runs from the kitchen and ladies are uninspected but we assume run separately and externally into the manhole by the gents.

There is also a major foul water run from the houses to the west of the property back to the Woods Hill. This runs through the area relating to damp penetration.

14.2.2 Storm water

It would appear that the system is a combined system with storm water connecting into the sewers. This was untested.

14.2.3 Irrigation system

There are a number of hanging baskets with irrigation system served from the beer cellar G4. There are two chiller units located in front of G4.

14.2.4 External lighting and fittings
There are 3 external flood lights mounted at first floor level and an illuminated sign over the entrance porch archway. There is a large display light to the right of the entrance porch with associated wiring.

14.2.5 Plant
There is a considerable amount of plant located on the south elevation that needs access to air flows. This is highly unsightly but require for health and safety reasons.

14.3 Landscaping

14.3.1 Boundary treatments Fences
There is a metal guard rail approximately 500mm in front of WG1 and WG 2 to protect against vehicle impact. Between this railing and the building is a planting bed. The railing has clearly been impacted a number of times.

14.3.2 Boundary treatments walls
There are several major walls which bound the property. The most notable of these is the east retaining wall onto the road. This is well in excess of 3m high and has clearly either been built in phases or has been partially rebuilt. This wall contains a steeply sloping stepped path that rises from the highway to the back garden. This is partially fenced with a railed handrail with open rails inadequate to offer protection from falling. This has been provided with extra protection but will need to be adjusted to become compliant.

14.3.3 Boundary wall with No 3
This wall was not inspected due to a lack of access.

14.3.4 The area in front of the building is tarmacked and used as carparking which is unsightly. The proximity of the tarmac will be exacerbating issues of rising damp.

14.3.5 To the rear of the building concrete has been used extensively to provide safe access from the building to the garden. As with the tarmac this is not benefitting the building and will be contributing to rising damp issues.

14.3.5 Raised ground levels are on all sides of the building except the east elevation. This has resulted in numerous areas where the floor level is below ground. This is clearly an issue with penetrating damp as can be seen on a number of walls. This is a major design challenge that needs careful consideration.

14.4 No 3 Woods Hill

14.4.1 The adjoining property has a drive that abuts the west gable. The drive is set 1400mm above the internal floor level of the ground floor. Irrespective of the fact that the inspection was carried out after one of the driest summers on record the interior of the property is saturated where it abuts the drive. The drive itself is gravelled and there is an Eco type drain hard up against the building that discharges to an unknown location. The rainwater goods to No 3 discharge onto the drive which generally falls to the south. Whilst this is not an ideal situation the extent of dampness in the building seems disproportionate to this.

14.4.2 Referring to the BGS mapping data it would appear that the Hop Pole pub sits on a band of Bridport sandstone which changes to inferior oolitic limestone just above No 3 woods Hill and

beyond the railway to the east changes to the Charmouth mudstone. This suggests that the building sits on complex stratified geology. This often results in spring lines which should not be discounted as a potential water source.

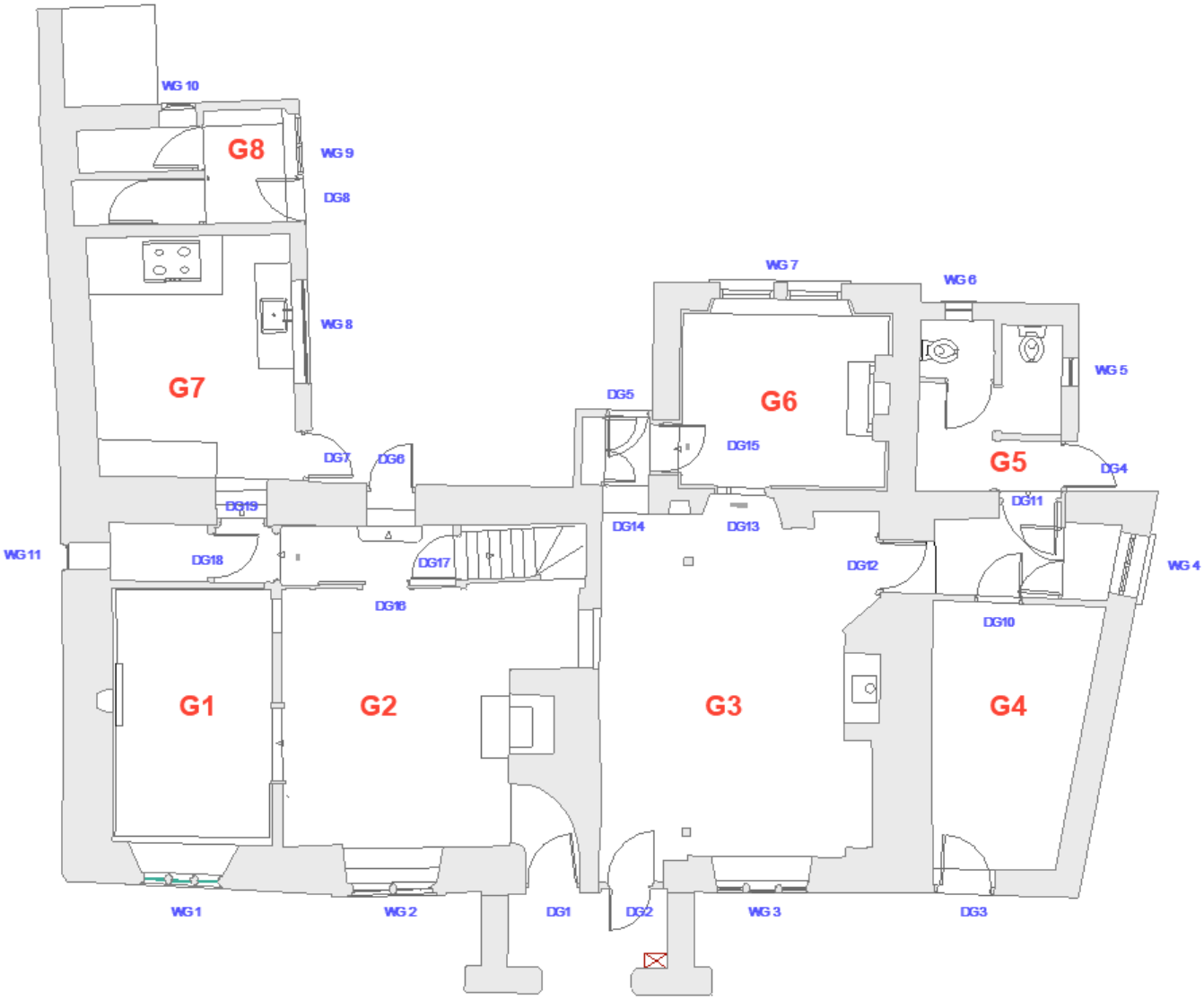
14.5 Recommendations

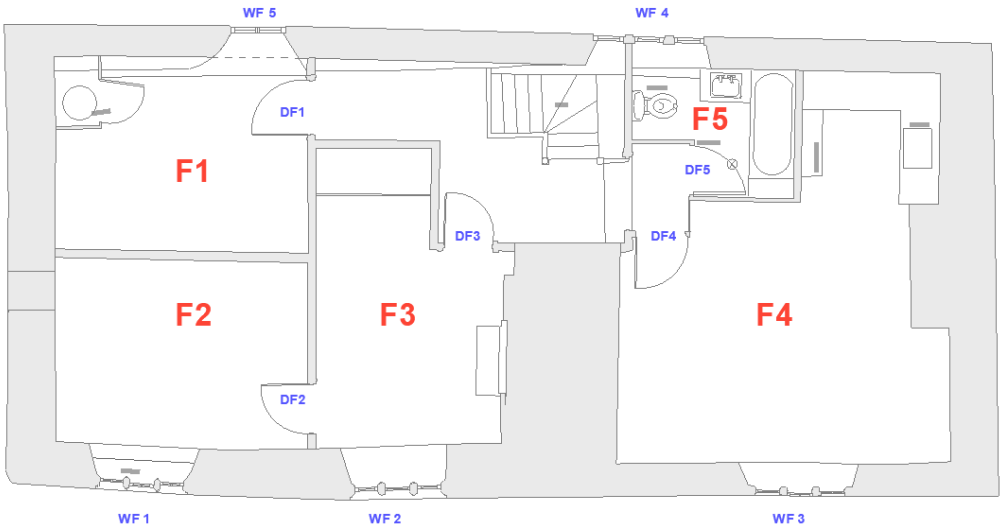
14.5.1 Whilst dealing with the fabrics aging condition is generally fairly straight forward the much bigger challenge on this site is the management of ground water. This has clearly been a long running and chronic problem. The entire west gable and west end of the building has been significantly impacted and the situation has never been fully addressed. This is now made harder with the creation of the outshoot buildings and treatment of the ground surfaces. The saturation of the fabric radically changes its thermal performance, and this is most probably why the west gable has had a fireplace inserted to both dry and warm this end of the building. However the fact that the walls remain saturated over two storeys and the floors and ceilings have been replaced just shows how chronic the situation is.

14.5.2 The only way of seriously reducing water ingress is to tackle the issue externally and intercept the water before it impacts on the building fabric by use of a relieving drain. This is potentially a very big and sensitive intervention as it will require removing a lot of existing ground buildup and cover and working on the drive of No 3 Woods Hill. As well as down both sides of the building. We believe the pipe uncovered in G6 is a previous attempt to control ground water which is clearly not functioning.

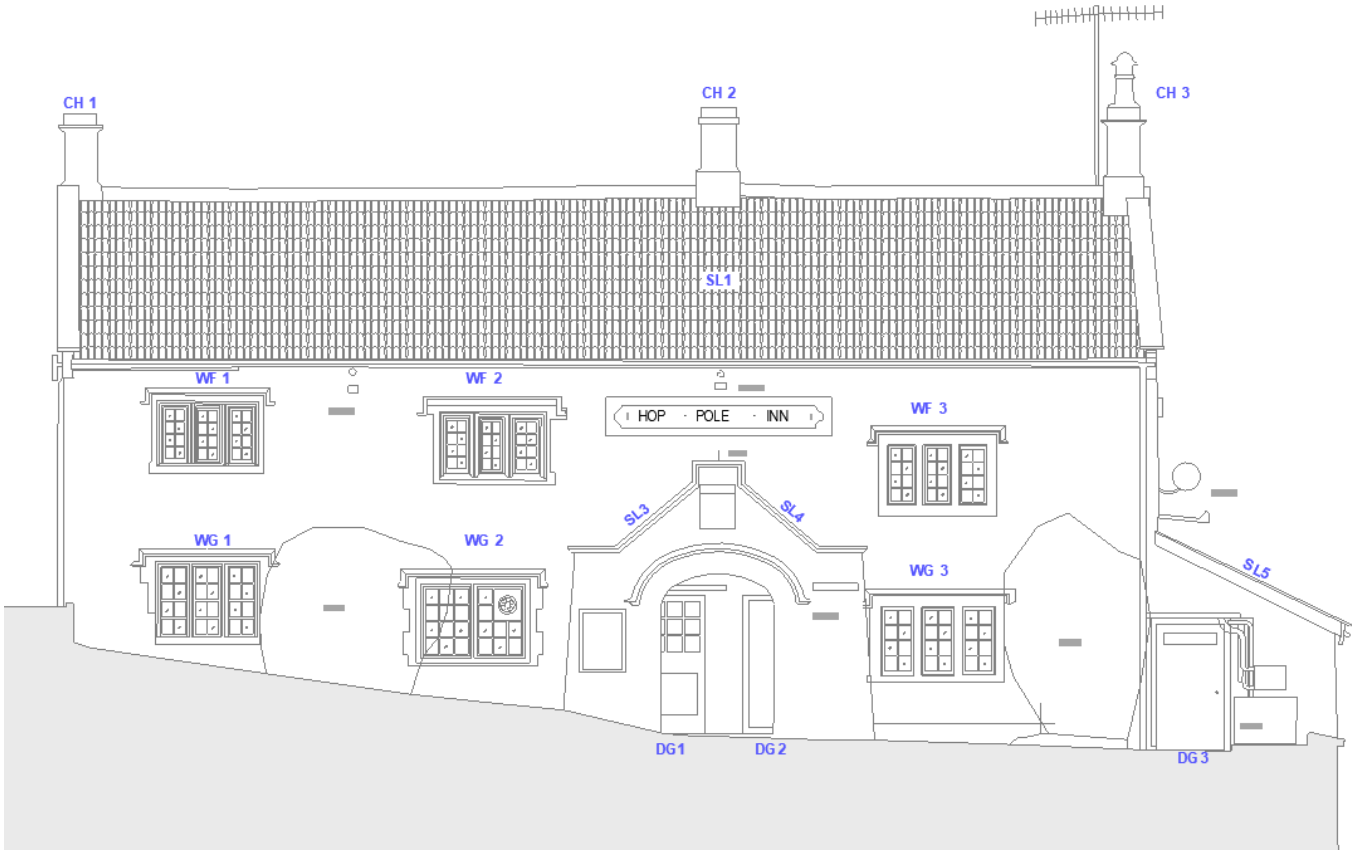
14.5.3 This will require careful negotiation with the neighbour and a party wall agreement. But in the first instance it might be sensible to do a small bore hole to determine what the geology is and the level of any groundwater.

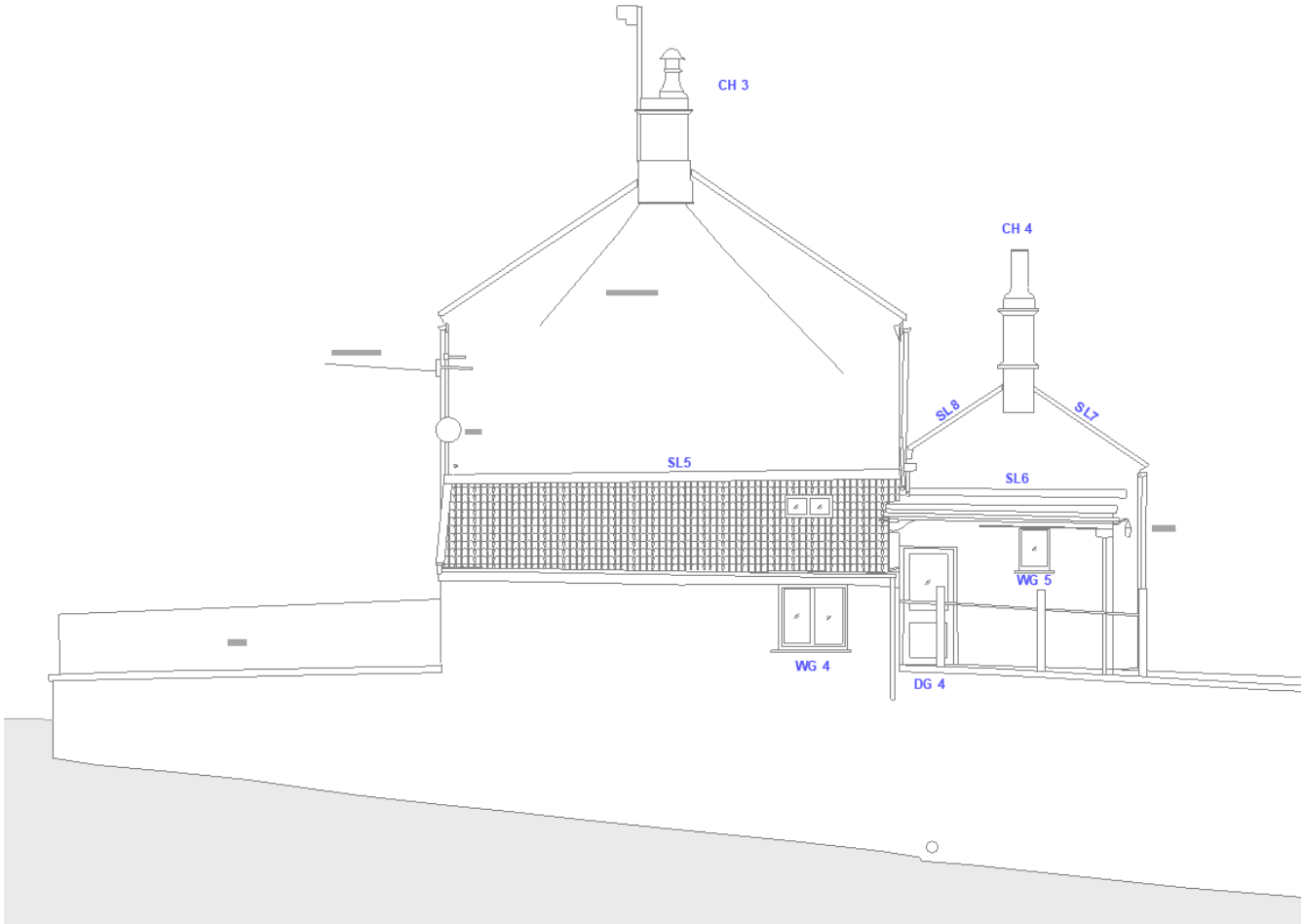
APPENDIX PLANS





APPENDIX ELEVATIONS





APPENDIX ELEVATIONS