

# 137 South Street, Bridport, Dorset

## Existing Fabric Assessment

### Entrance Hall

1. Ceiling Emulsion lining paper on C19 lime plaster on laths , good condition. No coving/frieze.
2. Walls Emulsion paint on plain lining paper on plaster. Generally good condition, some 'hollowing' (degradation or delamination from wall).
3. Fireplace C20 tiled fireplace surround and hearth.
4. Skirtings Original C19 Torus profile to partition side, modern skirting to party wall side, good condition
5. Doors Modern 6-panelled timber front door. Fanlight over, no glazing fenestration.
6. Floor C20 Concrete/screed, partial vinyl tiling. Good condition.

### Living Room

1. Ceiling Emulsion lining paper on C19 plaster on laths , good condition. No coving/frieze.
2. Walls Emulsion on plaster, generally good condition. No lining paper. Radiator pipe boxing, cover panel poor fit.
3. Skirtings Modern C20 Torus profile, good condition, paint finish.
4. Doors Original C19 6-panelled moulded timber room door, with original architraves. C 19 cupboard door, panelled, no panel mouldings. Door timber threshold poor fit.
5. Windows Modern C20 replacement timber vertical sash windows, single glazed with moulded glazing bars. Painted window reveals, original timbers / mouldings, possible shutters to reveals.
6. Floor C 19 suspended 220mm wide timber boards on joists (440mm centres) No coverings.
7. Cpd Cupboard. Original plaster on masonry, PL and timber 'plank' partitions, reasonable condition. No skirtings. Concrete / screed floor.

### Staircase

1. Ceiling See Landing.
2. Walls Emulsion on original plaster on masonry (LHS) and PL on timber studs (RHS), generally good condition. No lining paper.
3. Stairs C19 original timbers, treads, risers and stringers with Torus mouldings. Modern C20 handrails both sides. Good condition, paint finish.

### Dining Room

1. Ceiling Emulsion on lining paper on C19 plaster on laths , satisfactory condition. No coving/frieze.
2. Walls Vinyl emulsion on (woodchip) lining paper on lime plaster, reasonable condition. Areas of hollowness, delamination and degradation at lower walls due to interstitial (trapped) damp or rising damp. Rear wall to alcove, LHS of kitchen passage, is hardboard sheet.
3. Fireplace Fireplace opening boarded-up, hearth formed from concrete paving slabs. The Chimney breast is partially boarded, all sides, under the wall paper. Lime plaster degradation (from vinyl emulsion paint) to lower half of wall.
4. Skirtings Modern C20 chamfered profile, good condition, paint finish.
5. Doors Modern C20 flush hardboard faced doors to room and cupboard under stairs. Yard door modern half (single) glazed, in painted timber.

6. Floor Concrete / screed
7. Cpd Walls as per room sides. Screed floor, no skirtings. Contains gas entry point and meter.

### **Kitchen & Bathroom**

1. Property extended in the late 1980s. Masonry walls, Gypsum plaster, plasterboard ceilings, concrete/screed floors, double glazed timber casement windows. Internal partitions plasterboard on timber studwork. Modern fixtures and fittings.
2. Rendered blockwork externally. Slate roof, lead lashings, upvc rainwater goods.

### **Landing**

1. Ceiling Emulsion finish, lining paper on C19 plaster on , good condition. No coving/frieze.
2. Walls Emulsion on lime plaster to masonry and on timber stud partition, generally good condition. No lining paper.
3. Skirtings Original C19 Torus profile, good condition, paint finish.
4. Doors To Bedroom 1, original timber C19 6-panel door with mouldings. , Bedroom 2, modern flush hardwood faced with original architraves, original fanlight over door . Doors to stairs and cupboard original, plain 6-panelled, C 19. Boarded fanlight over stair door.
5. Floor C 19, 220mm wide timber boards on joists (440mm centres) No coverings.
6. Cpd Cupboard under staircase possibly late alteration to include 'flying freehold' at first floor with 139 South Street, during original build, due to unusual access via hinged bannister rail on to timber boards spanning over stairwell, thereby restricting headroom on staircase. Walls and ceiling in reasonable condition.

### **Bedroom 1**

1. Ceiling Emulsion finish lining paper on C19 plaster on laths , good condition. no coving/frieze.
2. Walls Emulsion on textured wallpaper, generally good condition. Masonry party wall with Kingdom Hall, PL to timber studwork to 'Flying Freehold' with '139' . Chimney breast, no indication of fireplace.
3. Skirtings Original C19 Torus profile, good condition
4. Doors See 'Landing'
5. Windows Modern C20 replacement timber vertical sash windows, single glazed with moulded glazing bars. Painted Window surround, reveals, no shutters.
6. Floor C 19 suspended 220mm wide timber boards on joists (440mm centres) coverings.
7. Cpd Cupboard. Original plaster on masonry, PL and timber 'plank' partitions, reasonable condition. Concrete / screed floor.

### **Bedroom 2**

1. Ceiling Emulsion finish lining paper on C19 plaster on laths , good condition. No coving/frieze.
2. Walls Emulsion on plaster, generally good condition. Lining 'woodchip' paper to masonry walls and PL timber studwork. Chimney breast, no indication of fireplace, at present
3. Skirtings Original C19 Torus profile, good condition
4. Doors Original C19 6-panelled moulded timber room door, with original architraves. C 19 cupboard door, panelled, no panel mouldings.
5. Windows Modern C20 replacement timber vertical sash windows, single glazed with moulded glazing bars. Painted modern timber (skirting) window surround, plaster/masonry reveals, no shutters. Upvc sill.

6. Floor 140mm wide timber boards on joists (440mm centres). Possible later C19 or early C20 replacement boards.

### **Staircase to Second Floor**

1. Ceiling See Bedroom 3
2. Walls As for 'Landing', generally good condition. Textured lining paper.
3. Stairs C19 contemporary alterations to original construction. Original timbers, treads, risers, stringers with Torus mouldings. Continuation of landing bannister features. Painted 'silver'. Treads and nosings badly worn.

### **Bedroom 3**

1. Ceiling Emulsion/undercoat finish to plaster. Skim- finished woodfibre insulation board fixed to C19 PL ceiling. Generally sound but uneven finish. No signs of sagging but junctions at slopping soffits need attention. Ceiling reverts to (uninsulated) plaster/lath within eaves cupboards, poor condition but sound. No coving/frieze.
2. Walls Vinyl emulsion on heavily textured wall paper, condition is poor. Areas of wallpaper to masonry upper areas of party wall, full length, to No. 139, are loose hollow, suggesting delamination / degradation of plaster along full length. Upper half of party wall to Kingdom Hall recent gypsum plaster, damp/surface condensation.
3. Skirtings Original C19 , plain profile timber, no mouldings, reasonable condition. Skirtings do not extend into eaves cupboards.
4. Doors Room door at foot of stairs, see 'Landing'. Eaves cupboards C19, plain, 2 panel. Two doors missing and replaced with hardboard.
5. Windows Modern C20/21 upvc dormer casement, with flying mullion. Dormer has upvc weatherboarding to external cheeks. Lead roof and flashings.
6. Floor C19, 220mm wide timber boards on joists (440mm centres) . Floor covered with hardboard sheeting, sheets bowing due to butt joints and lack of fixings.
7. Eaves Cupboards. Original PL on timber studs faced with woodfibre. Some areas lined internally with hardboard.