Laurel Cottage, Tiptoe

Scope of Works and Repairs to Existing Building

1 General Points

1.1 Cob Walls

1.1.1 Repairs as required internally and externally by a Specialist Cob Contractor in accordance with an agreed specification, see appendix 1 and 2. No mechanically tools or cutters will be used for the Cob work.

1.1.2 Remove existing cement render to all elevations and make good by Specialist Cob Contractor.

1.1.3 Make good cracking with appropriate stitch repairs as per Specialist Cob Contractor details.

1.1.4 Cob to be finished internally and externally with lime based breathable white paint. Paint will be Keim Mineral Paints (https://www.keim.com/en-gb/).

1.2 Windows

1.2.1 Replace/refurbish/repair windows as required and agreed, repairs to be like for like.

1.2.2 Timber windows to be repaired in softwood and/or hardwood to match existing, primed, undercoated and top coated. Colour to match existing. Exterior to be black, whether gloss or matt to be agreed with Council

1.2.3 Metal windows to be stripped back to bar metal, any corrosion passivated and primed, undercoated and top coated.

1.2.4 Glazing – All cracked, broken or missing glazing to replaced like for like with single glazing.

1.2.5 The windows in the existing dwelling will not have trickle vents and will be single glazed. The approved windows or doors in the new extension which will be Slimlite double glazing.

1.2.5 The windows as existing can be seen in the Historic Building Assessment and Condition Survey, appendix 3 and 4 respectively.

1.2.6 The repairs that have taken place so far can be seen in photographs at appendix 5. It should be noted that the window in the east extension has been returned to its original design.

1.3 Roof

1.3.1 Repair and replace/recoat thatch as required, specialist to confirm extent of recoat, existing historic lower layers retained. Replacement thatch to match existing.

1.3.2 Methodology has been provides at appendix 6. It is intended to replace the top coat with Combed Wheat Reed which is commonly used in the New Forest since Long Straw is very hard to obtain and not often grown. The lower layers of the thatch will be retained and the new coat of Combed Wheat Reed added on top, with a simple flush ridge (also of Combed Wheat Reed). The ridge will be simple and flush with the thatched roof, not a decorative scalloped block cut ridge.

1.3.2 When thatch is being repaired, inspect existing timbers for rot and infestation and where required remedy/treat any infestations and replace timbers if beyond repair/treatment.

1.4 Electrics

1.4.1 Strip out existing wiring throughout the property.

1.4.2 Remove the existing fuse board and replace with a new consumer board in accordance with current electrical standards, NICEC. Works to be completed by competent qualified electrician with certification and sign off as required by building control.

1.4.3 Rewire existing property to modern day standards in accordance with requirements of building regulations and current electrical standards, NICEC as noted in 1.4.2 above. All new conduits, sockets and switch boxes to be recessed into the cob walls. These works to be undertaken whilst the cob repairs are in progress as top inner dressing coat which is cement and other render is to be removed.

1.4.4 It is proposed that the new consumer unit will be positioned in the cupboard under the newly formed stairs.

1.4.5 Existing overhead incoming mains to be removed and replaced with underground incoming supply, for location refer to Appendix 7.

1.4.6 It is understood that the Council's preference would be for the electrics to be wall mounted. Whilst this is noted the internal plasters are to be replaced with a new lime plaster due to the presence of dampness, high levels of salt contamination within the existing plaster and a loss of key to the cob construction which has caused the plaster seperate from the wall structure. We are therefore in a position to install the new electrics set onto the cob construction allowing for protection against moisture for the metal electrical boxes before commencing with the new plaster finishes. This form of installation will be much more successful than attempting to fix surface boxes and trunking to a soft lime render using screws and plugs which are likely to work loose very quickly.

1.5 Plumbing & Drainage

1.5.1 All existing plumbing to be stripped out.

1.5.2 All new plumbing where possible to be concealed.

1.5.3 New floor standing cast iron radiators at both levels.

1.5.3 New gas fuelled boiler, existing external oil tank to be removed and replaced by new tank, for location refer drawing Appendix 7.

1.5 4 Existing incoming water main to be relocated, see drawing Appendix 7.

1.6 Front and Rear Walls

1.6.1 The existing front wall of the original property has moved out at first floor level due to horizontal loading imposed by unrestrained roof rafters. Pattress and restraint ties to be installed within Bedroom 2 and Snug. It is proposed that we will use either Shamble Cross or Short Cross wall tie and pattress plate (https://www.redgwick.co.uk/).

The following is a room by room brief description of the works within each room. For room layout refer to drawing Appendix 8.

2 Bathroom

2.1 End Wall – Where vertical crack exist cut out cob and stitch in purpose made cob blocks to Specialist Cob contractors specification and details

2.2 Front Wall – Carefully repair insitu existing Crittall type window and refurb as 1.2.3.

2.3 Chimney – Existing calcium silicate non original chimney stack that is an addition to the original cottage at this end of the building which housed the Aga flue to be removed at lower level and re-supported on gallows brackets to allow vents from ground and first floor bathrooms to vent via existing chimney. We are of the opinion that the chimney installation if not totally in part responsible for the vertical cracking in the cob gable wall at first floor level, see issue 17 in SAP report.

2.4 Internal Walls – Remove existing internal brick on edge non load bearing partition walls and make good cob as necessary.

2.5 Ceiling – Remove existing ceiling and reinstate at higher level. New joists to span parallel to front and rear walls, shorter span and be fixed/supported from existing cob gable wall and tied to end pitch, best line to be determined on site. Provide upper level cross ties rafter to rafter to tie front and rear pitches to prevent/limit further possible spread. New raised ceiling and skillion to be lined with plasterboard with skim coat finish.

2.6 Floor Slab – Cut out existing raised slab which is damp and in poor condition and lower to match existing adjacent room ensuring existing wall foundations are not undermined. Limcrete floor to be installed in line with guidance set out in Appendix 9. The floor will be limestone slabs with lime mortar/grouting.

2.7 Install new extract fan with associated duct taken into retained chimney.

3 Bedroom 1

3.1 Walls – Make good cob as required, by Specialist Cob Contractor.

3.2 Existing Flue – Remove existing flue that previously serviced the Aga, and make good cob as required.

3.3 Front Bay/Projecting Window – Refurb as required, like for like. Replace existing timber shingles to pitched bay roof. Flat soffit lined with plasterboard and void insulated. Make good/reinstate cob as required.

3.4 Rear projecting window – Repair/refurb as required, like for like.

3.5 Floor

3.5.1 Break out existing ramp at bottom of existing stairs.

3.5.2 Break out existing damp slab which is in poor condition, excavate as required to lower FFL ensuring cob wall are not undermined and reinstate. See 2.8 for details of construction of floor.

3.6 Staircase – Remove existing timber staircase and extend opening at first floor as required to accommodate new timber staircase with winders at low level. Provide new storage cupboard under stairs. Cupboard with house consumer board. Staircase will be built insitu and will be dictated by the size of the opening and the floor to ceiling height.

3.7 Form new opening in existing cob wall between dining and snug with oak lintel over as per planning permission. Lintel to be installed as high as possible to maximise height and support first floor.

3.8 Ceiling – Remove plain boarding, joists and beams and replace with new wrot timber beams and joists and T&G boarding sourced from NF joinery. Soffit of boarding to be lined with plasterboard with skim coat finish. Joists and beams will be assessed and repaired where possible and only replaced like for like where needed.

4 Entrance Porch

4.1 Existing 105mm (half brick) walls to be rendered to match exterior finish of cottage and prevent damp. See appendix 10 for render specification

4.2 Pitched Roof – Local repairs to plates, rafters and fascia's as required, evidence of rot.

4.3 Strip and replace timber shingles. Reline and insulate (if possible) soffit to match existing.

4.4 Replace existing solid timber door and frame which are rotten with new frame and solid door, like for like. Prime, undercoat and top coat.

5 Snug

5.1 Walls – Make good cob as required, by Specialist Cob Contractor.

5.2 Floor – Remove existing concrete slab and construct new floor as 2.8,

5.3 Fireplace –

5.3.1 Remove damaged and modern concrete slab and existing crazy paved hearth finish and replace with reclaimed quarry tiles.

5.3.2 Remove existing brick projections from original gable wall and make good flush with cob wall.

5.3.3 Install new wood burner with appropriate insulated flue to Specialists details. Flue to discharge via existing chimney. New lead dressings/skirting to chimney/thatch

5.4 Front Bay Window – Refurb/repair as required, like for like.

5.5 Retain existing opening in wall between bedroom and snug to provide access to new staircase.

5.6 Form new opening in existing cob wall between dining and snug as 3.7.

5.7 End wall – Form new door opening in existing cob wall with oak lintels over.

5.8 Ceiling – Strip existing T&G boarding, remove existing ply or hardboard lining, inspect joists and beams for rot or infestation if found replace. Reinstate T&G boarding and line soffit plasterboard and skim coat finish. Refer to 3.8 for further details regarding the assess, repair and replace approach.

6 Kitchen

6.1 This is an addition to the original cottage, walls formed of blockwork and roof cut timber construction.

6.2 Floor – Existing slab is damp to be broken out and replaced as 3.5.2.

6.3 Ceiling – Remove existing ceiling and reform at higher level to form part vaulted ceiling. Ceiling joist to span parallel to front elevation, shorter span and be supported from original cob gable and tied into end pitch. Provide ties at high level above ceiling to tie front and rear pitches. Ceiling to be lined with plasterboard with skim coat finish.

6.4 Front Window – Refurb/repair as required, like for like.

6.5 Front Door – Replace existing door and frame with new solid oak door and frame. Paint specification TBC

6.6 Plumbing and drainage as required.

7 First Floor Bathroom (over Ground Floor Bedroom 1)

7.1 First Floor – Refer to 5.9 works to the floor. Install new full depth ties front to rear. Cut back section of floor to accommodate new staircase.

7.2 End Wall – Existing vertical crack in end gable wall to be repaired cut out cob and stitch in purpose made cob blocks to Specialists details after removal of lower section of existing chimney.

7.3 Partition – Form new timber stud partition to separate bathroom and stair well. 75x50 studs and plates with plasterboard lining each side with skim cost finish. Partition to be infilled with Lambs Wall.

7.4 Front Window – Refurb and repair as required, like for like.

7.5 Install extract fan with associated flue taken into existing retained upper section of the chimney.

7.6 Plumbing and drainage as required.

8 First Floor Bedroom 2 (over Snug)

8.1 First Floor – See 5.9 for works to the floor. Install new full depth ties front to rear.

8.2 Partition – Strip existing lining, introduce new studs as required and line with plasterboard with skim coat finish. Partition to be infilled with Lambs Wall.

8.3 Front Window – Refurb/repair as required, like for like.

8.4 Cupboard – Replace existing door and frame like for like with new solid dwarf oak door.

From: Russ [redacted]
Sent: 10 July 2019 17:36
To: Liz Young <liz.young@newforestnpa.gov.uk>
Subject: RE: Cob - Planning Condition

Hi Liz

Further to the email below and in terms of addressing another condition, my tradesmen have informed me that they will not be incorporating insulation into the cottage. The cob should do that function! The extension obviously will have as per the building regulations requirements.

I am working on the schedule of repair and still looking for material samples, although Lisa had suggested that the sample slate you had in your offices the day we met as part of some other design boards would be ok. If you know the manufacturer of the slate then I can order those. Are there any other materials you need as the comment on aluminium/cast iron rainwater goods is almost a statement which I will follow, the extension is simply rendered.

An architect is hopefully drawing you a detail for the proposed roof juncture where slate will meet thatch.

My joiner when we get to it will provide window door profiles for the new extension. To help him get this right for you, what is it specifically you are looking for please Liz so that he can design something that hopefully meets your approval when submitted.

It is the proposed that the existing cottage windows will be as they are, the profiles will remain the same. We are repairing as much as we can, stitching in new wood to replace bottom sections, but the look and profiles of the windows will remain the same as previously agreed. In the condition it mentions the windows to be white, but many of the frames are black. Could you please clarify? Are you referring to the new extension at this point?

Hopefully the last couple of emails go someway to meeting a couple of the conditions.

Regards
Russ

From: Russ
Sent: 07 July 2019 13:26
To: Liz Young
Subject: Cob - Planning Condition

Hi Liz

I hope you are well and like us, have been enjoying the weather.

I have met a couple of cob restoration tradesmen and have agreed to move forward with one of them. He is a cob expert to carry out the sympathetic repairs to Laurel Cottage and he has provided me with the following proposed method statement. He uses Saint Astier Lime which comes from Winchester.

I hope that the below is acceptable. He has not started stripping off the existing suffocating concrete render yet as he doesn't wish to expose the old cob to the elements any longer than he has too.

Hopefully the below is acceptable to you in terms of the specific condition to my planning application.

Regards Russ

PS thank you so much for the pre app advice for the other proposed works to the non historical important aspects of the site. Like I successfully did last time Liz, I will work closely again with my planning guy to ensure that we come back with alternative suggestions where comments/suggestions have been made etc.

With Lisa now departing for pastures new, is there a replacement who I can now also liaise with as required please?

http://www.stastier.co.uk/nhl/guides/rencob.htm

Render on Cob - Guidance notes for Application

Cob is a very simple (and efficient) form of construction that has probably been around forever in some form or other. Structures are formed of earth (normally of a high clay content), with some straw and sufficient water to make the mixture readily workable. The exact ingredients are prone to change along with the many

Dubbing out: any depressions or hollows requiring dubbing out should be carried out using NHL2/sharp sand 1: 2 mix. Allow sufficient time to set, 4 days or longer if dubbing out is deep. Provide adequate keying to large daubed out areas.

Suction control: at least 48 hours prior to the render application, a hose fitted with an attachment capable of delivering a fine mist spray should be used to quench the walls. Simply damping down will not suit as cob is normally a material capable of absorbing large amounts of moisture and if high suction is not controlled there will be a failure. The damping down should be carried out in a controlled manner using a cautious spray delivery at all times to achieve 'even' saturation over the whole area, without washing material out from the wall. Note: Over saturation can result in a 'loss' of bond for the render.

The initial dampening should be followed by as many further applications as appropriate, at least until there is a run off of excess water down the wall in the form of moisture beads. This pre wetting should continue right up to the application of render. There are no hard or fast rules as to the exact amount of dampening or the number of applications that will be required: too much is likely to result in a loss of wall material, with a reduction in bond for the render, too little will result in very rapid absorption of the mortar's water resulting in de-bonding and cracking of the mortar. Either way, failure to address this issue from the outset is highly likely to result in a failure. Common sense is very much the policy for the dampening operation.

Reinforcement: it is often suggested that chicken wire or such like, should be fixed to the cob as a carrier for the render. We would advise against this, being of the opinion that it is totally unnecessary and technically incorrect. The render should be simply applied (cast on, harled) straight onto a well-prepared surface. However, we would recommend the addition of fibres or hair (for traditionalists) into the mix, as this will offer much improved tensile reinforcement to the render as well as helping to control cracking.

Over demanding structural cracks, where movement is likely, should be repaired before any rendering is attempted. An appropriate reinforcing net material in the render base coat placed over the repaired cracks can be used to good effect. This approach is very subjective with differing criteria or factors relevant to each situation and further advice should be sought from the appropriate source if it is a likely structural problem, or an unfamiliar technique.

Thickness of Render: the thickness of the render should be determined by such factors as location, exposure and other relevant points that are likely to have a bearing. Different buildings will have differing criteria, with all factors requiring consideration prior to determining the render thickness. However, given that its function is to act as a protective, sacrificial coat to the earth construction, a sufficient thickness could be as little as a single cast on coat of 3 - 5 mm thick, using a St. Astier NHL 2. Cob can be placed under stress as a result of excessive loading from very thick render coats with a desire for flat and true surfaces something of a fools errand. Dubbing out, if necessary, should be carried out as preparatory work, with larger repairs carried out using cob blocks or other appropriate materials. Adequate time should be given to allow these areas to accept a render coat.

Application

First Coat (bonding coat) 1 : 2 / Lime (NHL2) : sharp sand

The bonding coat should be cast or harled on, thus improving the bond between render and substrate, at a thickness of 3 - 5 mm, well mixed to a consistency to suit the desired method of application (spray application

is a stiffer mix than hand thrown). The grit in a good sharp sand will improve the keying in a cast on coat that has been left rough. Once applied this coat should be left to harden for a minimum of 3-4 days and protected properly to exclude direct sunlight and drying winds. See "Protecting Lime Mortar".

Second Coat (Undercoat/scratch coat) 2 : 5 / Lime (NHL2) : sharp sand

The scratch coat should not be applied for at least 3 - 4 days (or more, depending on atmospheric conditions) after completion of the first coat. Once again pre wetting is very important prior to application. If using a laying on trowel apply using firm and even pressure. The coat thickness should be even and once applied should not be overworked. In simple terms "lay it up and leave it alone." Thickness not exceeding 15 mm. Keying is best achieved by providing a crisscross pattern of a 2" (or thereabouts) diamond pattern.
On completion provide adequate protective and curing measures. Any initial shrinkage taking place in the drying out phase can be dealt with by dampening the affected area and rubbing back using a plasterers wood float. This will need to be carried out within the first 24 hours. Pressing the float home evenly and firmly in a close circular motion. Re-key as necessary.

Proper protection, the addition of reinforcing along with regular humidifying (using a fog mist spray), will all greatly reduce the amount of shrinkage likely to take place.

Top Coat 2 : 5 / Lime (NHL2) : sharp sand or EcoMortar (premixed)

The most beneficial and traditional finish for cob is a roughcast (harling, spatter dash etc.) and this should be carried out by operatives skilled in this technique. A flat smooth finish (coloured if desired) can be achieved using a normal NHL2 finishing mortar or EcoMortar F. The thickness of the final top coat is crucial and should not be applied any greater than 5 - 8 mm.
Overworking mortars results in free lime and fines being pulled to the surface thus affecting the properties and visual appearance of the work.

Protect and cure for 7 - 10 days, longer if the weather dictates. See "Protecting Lime Mortar".

The choice of sand in the top coat is important, dependant on the finish required. A roughcast finish will require a grittier sand, smoother finishes require well graded fine sharp sands, silt and clay free (see also General Guidelines: Sands for Lime Mortars.)

As for all NHL 2 renders, do not work in temperatures above 30°C or below 8°C and never when frost is forecast during the curing period.

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* Note: Many earth structures were simply lime washed without a render, having received a good hat and a worthy pair of boots - (An adequate eaves overhang with a stone built plinth.)

Choice of materials

Given the yielding nature of the material used to create the building, the choice of binder is crucial to the performance of the render. Cementitious or non-breathable renders should be avoided at all costs. We only advocate a lime render onto cob and the following notes are offered as a general guide and not intended as prescriptive for all applications. The following is written with St.Astier NHL 2 (feebly) hydraulic lime or EcoMortar type F render in mind but are appropriate, in principle, to a non hydraulic (lime putty) render. We would rarely if ever, recommend anything stronger than an NHL2 for rendering onto cob. In the event of any queries regarding binders please do not hesitate to contact your St. Astier distributor for further guidance and advice.

Preparation

The factors controlling a successful render onto cob will be preparation, and most importantly the control of suction, a detail requiring attention at all times. The cob will need to be reasonably sound and free of all vegetable matter, with a surface sound enough to receive a render coat. Very often cob that has been poorly protected is likely to be very soft and friable at the surface. Brush off this loose material. If necessary consolidate the surface by brushing on a lime water (NHL 2 or NHL 3.5 diluted 1:10 with clean water and applied twice at few hours interval).

Dubbing out: any depressions or hollows requiring dubbing out should be carried out using NHL2/sharp sand 1: 2 mix. Allow sufficient time to set, 4 days or longer if dubbing out is deep. Provide adequate keying to large daubed out areas.

Suction control: at least 48 hours prior to the render application, a hose fitted with an attachment capable of delivering a fine mist spray should be used to quench the walls. Simply damping down will not suit as cob is normally a material capable of absorbing large amounts of moisture and if high suction is not controlled there will be a failure. The damping down should be carried out in a controlled manner using a cautious spray delivery at all times to achieve 'even' saturation over the whole area, without washing material out from the wall. Note: Over saturation can result in a 'loss' of bond for the render.

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Over demanding structural cracks, where movement is likely, should be repaired before any rendering is attempted. An appropriate reinforcing net material in the render base coat placed over the repaired cracks can be used to good effect. This approach is very subjective with differing criteria or factors relevant to each situation and further advice should be sought from the appropriate source if it is a likely structural problem, or an unfamiliar technique.

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Application

First Coat (bonding coat) 1 : 2 / Lime (NHL2) : sharp sand

The bonding coat should be cast or harled on, thus improving the bond between render and substrate, at a thickness of 3 - 5 mm, well mixed to a consistency to suit the desired method of application (spray application is a stiffer mix than hand thrown). The grit in a good sharp sand will improve the keying in a cast on coat that has been left rough. Once applied this coat should be left to harden for a minimum of 3-4 days and protected properly to exclude direct sunlight and drying winds. See "Protecting Lime Mortar".

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On completion provide adequate protective and curing measures. Any initial shrinkage taking place in the drying out phase can be dealt with by dampening the affected area and rubbing back using a plasterers wood float. This will need to be carried out within the first 24 hours. Pressing the float home evenly and firmly in a close circular motion. Re-key as necessary.

Proper protection, the addition of reinforcing along with regular humidifying (using a fog mist spray), will all greatly reduce the amount of shrinkage likely to take place.

Top Coat 2 : 5 / Lime (NHL2) : sharp sand or EcoMortar (premixed)

The most beneficial and traditional finish for cob is a roughcast (harling, spatter dash etc.) and this should be carried out by operatives skilled in this technique. A flat smooth finish (coloured if desired) can be achieved using a normal NHL2 finishing mortar or EcoMortar F. The thickness of the final top coat is crucial and should not be applied any greater than 5 - 8 mm.

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For further Guidance, contact your St Astier Distributor.

Historic Building Advisory Service

Historic Building Assessment

Laurel Cottage, Northover Lane
Tiptoe, Lymington, Hampshire

March 2017

Reference: 16314 PA

LAUREL COTTAGE
NORTHOVER LANE
TIPTOE
LYMINGTON
HAMPSHIRE

Historic Building Assessment

Prepared on behalf of

Mr R Cooper

[redacted]

By

The Historic Building Advisory Service
PO Box 2140
Tisbury
Salisbury
Wiltshire
SP2 2DW

Reference: 16314

March 2017

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Historic Building Assessment

Summary

The Historic Building Advisory Service was commissioned by Mr Cooper to undertake an historic building assessment of a building known as Laurel Cottage, Northover Lane, Tiptoe, Lymington, Hampshire.

The purpose of the survey was to undertake an assessment of the historic nature and character of the building that is presently vacant. This was undertaken by means of a visual assessment and analysis of the building to understand its means of construction as well as the way it has been altered and adapted over time.

This assessment aims to meet the requirements of the National Planning Policy Framework (NPPF).

Laurel cottage is a one and a half storey Grade II listed building within the New Forest National Park. The building is currently vacant and in need of restoration works and an extension to bring it back into viable use. It has been acknowledged in previous planning decision comments that:

'*Some form of extension would be beneficial both to improve the existing building's practicability for modern living (to secure a good standard of amenity for future occupiers as advocated in the Framework) and to secure its long term future*.'

The existing building is small, in both room size and nominal head heights, has a steep ladder like staircase, which is difficult and unsafe for daily use, and a single storey room to the east end, which cannot be accessed internally from the main cottage. An extension is proposed to provide additional modest accommodation, safe access to the existing upper level, and internal access to the existing east room.

It is considered the proposed extension will not have a detrimental impact on the existing cottage. The design has been developed using the New Forest National Park local development framework design guide (NFDG), planning policy and guidance from local

planners. The loss of historic fabric is proposed to an absolute practicable minimum and the character and significance of the cottage will be retained.

Fig1; Front elevation

The site inspection was carried out on 12th September 2016

Acknowledgements

This report was commissioned by Mr Cooper. The Historic Building Advisory Service would like to thank Mr Cooper for his assistance in providing access in and around the building.

Thanks are also due to Lisa Crouch and Emma MacWilliam of the New Forest Planning department with whom a consultation pre application meeting was held on the 2nd of December 2016 providing comments and guidance, which has heavily influenced this design proposal.

The historical research and the building assessment were undertaken, and the report compiled by R J Hill MRICS, MCI*f*A and R.Sparkes AssocRICS BA(Hons). R J Hill MRICS, MCI*f*A also managed the project on behalf of the Historic Building Advisory Service.

LAUREL COTTAGE
NORTHOVER LANE
TIPTOE
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HAMPSHIRE

Historic Building Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 The Historic Building Advisory Service was commissioned by Mr Cooper to undertake a historic building assessment of a building known as Laurel Cottage, Northover Lane, Tiptoe, Lymington, Hampshire.

1.1.2 The examination of the building was undertaken generally within the guidelines of good surveying and building archaeology practice. The purpose of the survey was to undertake an assessment of the historic nature and character of the building that is presently vacant. This was undertaken by means of a visual and physical assessment and analysis of the building to understand its means of construction as well as the way it has been altered and adapted over time.

1.2 Survey Content

1.2.1 The aim of this report is to produce an overall impression of the property and its setting at the time of the inspection. This was undertaken by a visual examination of the elements that make up this facility to identify the means of construction, analyse its construction, and assess its historic significance and what historic character remains.

1.2.2 Voids, cupboards, closed spaces, etc. were inspected where these were relevant and ready access could be gained. Areas that we were requested or prevented from entering by the owner / occupant of the facility were also not inspected. Similar considerations apply to surfaces with directly applied coverings such as wall panelling or heavy coverings, fully fitted or stuck down carpets and other sheet floor coverings. In all these cases the general `feel' of the building has been taken into account to whether there was any historic fabric concealed or there is a

need for a further more detailed inspection or opening up of the structure that will involve the client in additional cost.

1.2.3 This assessment has been compiled generally in line with good practice to meet the requirements of NPPF.

1.3 Survey Information

- Premises inspected: Laurel Cottage
- Location: Northover Lane
Tiptoe
Lymington
Hampshire
- Client: Mr R Cooper
- Current Use: Vacant
- Reason For Inspection: Historic building assessment
- Inspection By: R J Hill MRICS, MCI*f*A
- Listed Building? Grade II
- Scheduled Monument? No
- Conservation Area? No
- AONB / National Park? New Forest National Park

2 GENERAL

2.1 Location

2.1.1 The property lies in a rural position towards the southern side of the New Forest within the area of Tiptoe and Wooton and in turn lies to the northeast of New Milton. This is within the New Forest National Park.

2.1.2 This is a very rural area with the village being a very scattered community with perhaps the majority of the houses being along Tiptoe and Wooton Roads, which is the main route through the village. It is from the south end of Wooton Road that Northover Lane leads off.

2.1.3 The house is on the north side of Northover Lane, which is an unmade cul-de-sac road that services a series of houses that are largely along its north side. There are fields between the houses and in the surrounding area.

2.1.4 There is a large electricity sub-station distribution point approximately 100 metres to the east of this site.

Fig 2.1; House from southeast

2.2 Description

2.2.1 The cottage is a one and half storey building with a hip ended roof of a lineal plan of indeterminate date, possibly being late 18th or early 19th century by the general style, structure and floor plan. This has had a slightly more modern extension added on the west end with a further relatively modern single storey extension added to the east end.

2.2.2 The house originally had a gable end with a chimney stack and gable at the east end, and a half hip at the west end. After the addition of extensions at each end the roof has a fully hip ended configuration.

Fig 2.2; House from southwest

2.2.3 This now forms one individual unit although that extension on the east end does not connect through within the house, this being only accessed from the exterior. This is because it was built against a large chimney beast at that end.

2.2.4 The house sits within an area of garden mostly of grass and overgrown shrub beds and other similar planting. The site is reasonably level with a very slight

cross fall from the north to the south. It is in a position where it would appear to be above a location where river flooding would be expected.

2.2.5 The sub-soil is such that no significant subsidence would be expected in this area.

3 EXTERNAL INSPECTION

3.1 Roof

3.1.1 The roof is a hip ended structure covered with thatch, which comprises of a top dressing of water reed over what appears to be a lower or undercoat of long straw thatch. This lower layer could be seen from a small section of the exposed roof within the west end of the house as well as over the east extension.

3.1.2 The slopes run up to a heavy block cut ridge with exposed ligger and other hazel work decoration to this. The roof is fully netted with the galvanised netting that is also turned under the eaves and fixed reasonably securely all the way around. The thatch sits tight to the head of the wall over the wall plate particularly on the north elevation.

Fig 3.1; Ridge

3.1.3 On the front side of the house there are two eyebrow dormers formed within the thatch and there is also a cat slide roof on the southeast corner over the extension at that end as a continuation of the main thatch above.

3.1.4 The east section of the roof has been re-thatched more recently than the main part as suggested by a photograph seen within the house.

3.2 Eaves and rainwater goods

3.2.1 As with all traditional thatched roofs there are no formal eaves structures to this building with the bottom of the thatch overhanging the heads of the wall to an adequate extent so that any water running off it generally falls clear of the base of the walls all the way around.

3.3 Chimney

Fig 3.3; Main chimney

3.3.1 Two chimneys project up through the roof coverings, one is on the junction between the east extension and the main part of the house and the other is through the west gable.

3.3.2 The main chimney towards the east end is a straight brick stack that is surmounted by a single flue terminal (chimney pot) and this appears to be in a reasonable condition including the pointing. This is flashed weathered into the roof with lead sheeting dressed over the top of the netting so that it sits snug on the surface.

3.3.3 The chimney on the west end of the house is a small single stack, which projects up to barely the height of the ridge and this is finished with a stone cap stone on corner supports.

3.4 Walls

3.4.1 The walls around the main part of the house are constructed of clay cob that has been faced with a mixture of render types, some of these are of hard cement whilst others appear to be the remains of the earlier or original lime renders. This has all been over-painted with several coats of plastic or polymer based type paints.

3.4.2 Cob is a traditional building material that has various forms and types around the country. It primarily uses locally available cohesive or sticky soils, usually clay, that and was then mixed with other materials such as dung, straw, and sometimes small amounts of lime. The resultant well mixed material was built up in layers that were well trodden down to compact them too typically between 300 – 400 mm (12 – 16”) thick. When at the finished height the face of the walls were pared down with a sharp spade or mattock and then finished with lime render and a decorated with coloured lime wash.

3.4.3 The extension at the east end of the building is of very regular construction with an apparently very hard structure when tapped. It has even faced walls and very square corners that overall would suggest that this is of a form of brick or concrete block structure that has then subsequently been rendered and also coated with the plastic or polymer type paints. The thickness of the walls to the east extension as measured through openings would suggest that this is of solid brickwork construction.

3.4.4 Where west extension joins the main part of the original house this shows as an off-set in the rear wall where it has been added subsequent to the main structure.

3.4.5 Over the head of the window to the front of the east extension the wall is clad with timber weatherboarding that appears to be elm by the graining with some soft wood amongst it. This is finished with a timber preservative stain of creosote or similar and appears to be in a reasonable condition.

3.4.6 The front porch is a brick structure that has been fully painted with plastic or polymer paints and this projects out from the front wall of the house. It has a roof that runs out from under main the eaves and is covered with cedar shingles.

Fig 3.4; West end from northwest

3.5 Windows

3.5.1 The front windows to the east extension are single glazed casements with applied adhesive lead tape to the glazing in an attempt to achieve a leaded light appearance

3.5.2 To the rear of the east extension is a small triangular pattern oriel window generally of the same configuration of that noted to the front window. This window is covered with a small hipped roof, which is clad with cedar shingles.

3.5.3 The rear east window to the main part of the house is a single glazed fixed light casement again with adhesive lead fixed to the glazing.

3.5.4 At the west end of the house on the north side of the kitchen there is an oriel window generally as that described for the rear eastern extension.

3.5.5 The east window to the western extension on the north side of the pantry is a ventilator window with a timber frame that has been painted with fly screen fitted internally.

3.5.6 The west window on the western extension on the north side is a single glazed casement in a painted frame.

3.5.7 The bathroom window is a single glazed cast iron frame with a central pivot opening vent and a curved head. This is partially glazed in coloured glass and from its overall pattern and style would suggest a mid-late 19th century style.

3.5.8 The west oriel window on the south side is supported on a pair of timber brackets and is all single glazed. This has a cedar shingle covered roof to the top which appears to be over an earlier bituminous felt flat top.

3.5.9 Windows either side of the front porch are single glazed fixed light casements with sticky applied leading.

Fig 3.5.12; West eyebrow window over shingle roof to kitchen oriel window

3.5.10 At first floor level on the front elevation there are eyebrow windows set within the thatch. These have small pane casement windows set centrally with fixed pane glazing on either side of a triangular shape.

3.5.11 The front bay window has cast iron casements set within a timber casement frame within the overall frame of the window and all of which have been painted and are single glazed. This contains a degree of historic glass and is possibly mid to late 19th century in date. It has fixed casements to either side and opening casements in the centre.

3.5.12 The roof over this is similar to that described for the west oriel including its location over an earlier felt flat window. This has a quarry tile sill over a brick or similar base.

3.5.13 The window to the side of the fire place is single glazed fixed light that is set within a stone surround that is possibly a re-used item from an earlier building or site.

3.6 Doors

3.6.1 The door to the front of the porch is apparently a standard joinery ledged and braced door hung within a standard joinery door frame all of which have been painted. This is hung on pressed steel strap hinges and is fitted with a modern rim lock latch with aluminium knobs.

3.6.2 The door to the east extension is a ledged and braced timber door, possibly custom made. It is hung in a timber frame all of which has been painted externally. This has a weather board fitted to the base at the bottom of the door and it opens over a hardwood threshold with a metal weather bar set within it.

4 INTERNAL INSPECTION

4.1 Porch

4.1.1 This has a floor of cast concrete, which is slightly raised above the external path.

4.1.2 The faces of the walls are of brickwork that has been painted

Fig 4.1; Porch from living room

4.1.3 The ceiling is of timber sarking board to the underside of the porch roof coverings under the shingles and on top of the rafters.

4.1.4 Leading off of this space is a timber ledged and braced door hung within a door frame that appears to be the former external door to the house. This is fitted with

a brass knocker, spy hole, Yale type rim latch, lever latch set and a security lock set bolted into position with a metal plate. There is a timber threshold to the base of this and there is applied weather stripping around the frame externally.

4.2 Living Room

Fig 4.2; Living room looking from kitchen

4.2.1 This is approached by a slight step down from the porch floor onto this floor and it also appears to have a slight run on it towards the rear northwest corner. Most of the floor is covered with fitted carpets, but where a small area had been pulled back, it showed the structure was of cement-grit type screed over a solid base.

4.2.2 The walls are all of solid construction with a finish that varies from cement render to traditional lime renders.

4.2.3 On the east side of the room there is an inglenook type fireplace formed across the full width of the house with seating areas within it. The opening between the

two areas is spanned by a semi round breastsummer beam supported by timber posts on either side.

4.2.4 The inside of the fire opening is formed with what appears to be a modern crazy paving stone hearth upon which is set a fire hood supported on a rough pile of brickwork laid in a somewhat haphazard manner. In the south side of the fire opening there is a timber seat formed below the window.

4.2.5 In the north side of the fireplace is a recess with a semi-circular end and in which a box type seat has been fitted. From the opening within the main room, it could be suggested that this may originally have been part of a bread oven and the lower part has subsequently been cut out.

4.2.6 Within the bay window on the south side, a timber seat is dressed around the opening.

4.2.7 The ceiling over the bay window is a flat soffit of plasterboard or similar.

4.2.8 The ceiling over the main room has two beams running from front to back, these being roughly shaped poles. In turn the beams support semi-round pole floor joists with the space between them having been unfilled with hardboard or similar that has subsequently been painted.

4.2.9 Opening off of this room is a door to the kitchen. This is a simple standard joinery ledged board door hanging in an adapted door frame.

4.2.10 Head room in the living room is approximately 1700 mm to the underside of the beams and approximately 1850 mm to the underside of the ceiling between the floor joists.

4.3 Kitchen

4.3.1 There is a slight rise in the floor from the living room door threshold at the base of the stairs and then a drop off of approximately 100 mm (4”) to the lower kitchen floor.

4.3.2 The floor in the kitchen is generally as that described for the living room.

4.3.3 The walls are generally as that described within the living room. Much of the bases of the walls were obscured by kitchen units and other fittings but where vision could be obtained it was obvious that most were finished with hard cement type render.

4.3.4 Adjacent to the bottom of the stairs on the south side of the kitchen is possibly a blocked up window that has now been fitted with a piece of mirror glass. This is probably an earlier window providing light the bottom of the staircase.

4.3.5 The ceiling is generally as that described for the living room. The west beam is apparently a modern replacement timber as it is of flat sawn and dressed timber whilst the east beam is possibly original being a converted round log.

4.3.6 There is a timber lintel that spans across the wall internally on the north side over the head of the window.

4.3.7 Opening off this room on the west side is a timber door generally as that described for the entrance into the kitchen and this leads to the bathroom lobby area.

4.4 Bathroom Lobby

Fig 4.4; Lobby in northwest

4.4.1 The doorway between the kitchen and the west extension is quite a crude and could suggest where this is a recently formed opening. That could suggest that the ramp immediately inside the door to the kitchen was formed to connect the lower level with the higher one in this space.

4.4.2 Because this has a higher floor level it allows for easy drainage connections from the bathroom to be run more easily to the septic tank towards the rear.

4.4.3 This floor is covered with fully fitted carpets but is assumed to be of concrete construction generally as that noted elsewhere on the ground floor.

4.4.4 The walls are all of solid construction with cob to the external walls and the internal walls are in concrete blockwork or similar that have been rendered indifferently. Polystyrene paper has also been added to the internal face of some of the walls and has been painted.

4.4.5 The ceiling is a flat soffit of hardboard faced with polystyrene insulation paper that is nailed to a lightweight timber ceiling joist structure.

4.4.6 Opening off of this space is a low quality board door to the pantry and a sliding hardboard flush door to the bathroom.

4.5 Pantry

4.5.1 Internally the pantry has a concrete floor.

4.5.2 The rear wall of the pantry appears to be in bricks laid on edge as are the side wall forming the remainder of the lobby and these have all been painted. The use of bricks in the outer wall could suggest that this west extension was originally accessed from the outside by means of a door in the north wall that we see blocked in this location. That would also explain the higher floor level and the recently formed door opening to the kitchen.

4.5.3 The ceiling in this area is hardboard or similar to that noted within the bathroom lobby.

4.6 Bathroom

4.6.1 This has a solid floor covered with vinyl tiles which, due to their age, probably contain asbestos and so care should be taken when any work is undertaken on

this surface. Where it was possible to see into the cupboard space at low level, adjacent to this it confirmed that this was a concrete structure below.

4.6.2 The walls are generally of glazed ceramic tiles applied to plywood fixed to the face of the external walls with the internal walls being faced with a hard cement type render and then decorated.

4.6.3 Built against the back the kitchen west wall in the bathroom is a chimney breast. This is possibly a modern brick or similar structure as can be suggested by its small and regular size.

4.6.4 The ceiling is generally as that described for the bathroom lobby.

4.7 Stair from Ground to First Floor

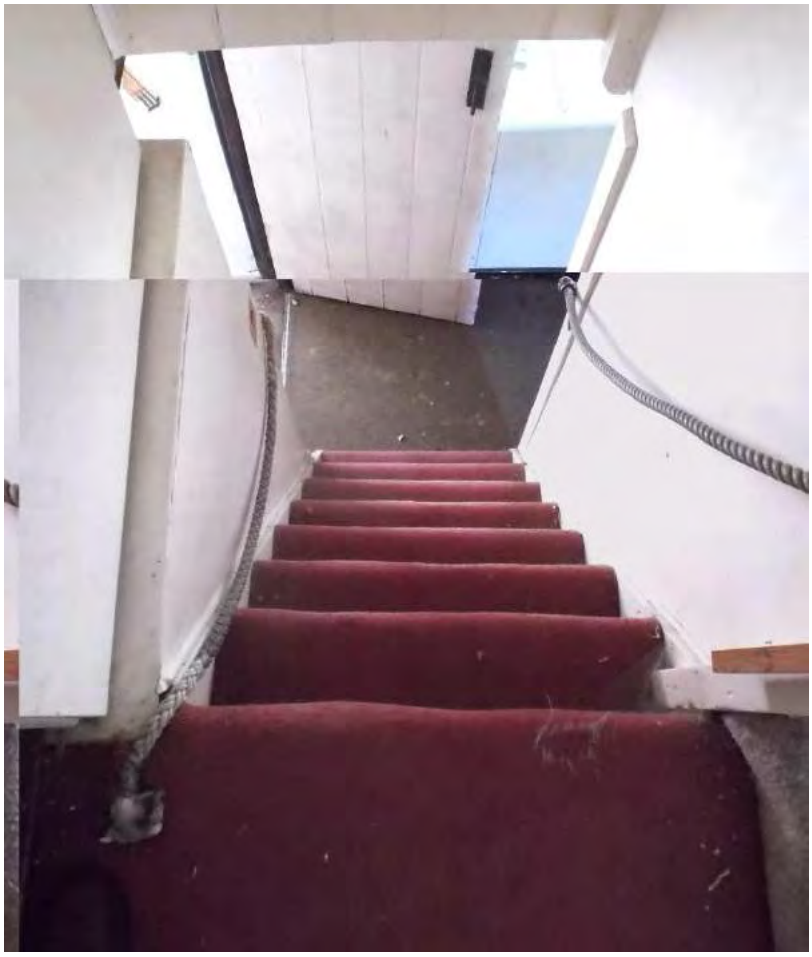


Fig 4.7; Looking down stairs from first floor

4.8 First Floor Landing

Fig 4.8; Landing looking towards head of stairs

4.8.1 This is a large area with an initial landing at the head of the stairs and a step up of approximately 100 mm (4”) onto a slightly higher level.

4.8.2 There is a balustrade to the open side of the stairs which is low but adequately secure.

4.8.3 The walls are all of solid construction to the exterior but to the interior and the bedroom there is a traditional timber board wall that has subsequently been faced with hard board and papered to form a decorative feature.

4.8.4 The ceiling has skillings (where the ceiling follows the underside of the roof structure) on either side and a flat soffit to the centre and the underside lining to the eyebrow window on the south side. The general appearance to the north skilling and central section is that it is formed in plasterboard.

4.8.5 Opening off of this space is a standard joinery hard board flush door giving into the bedroom.

4.9 Bedroom

Fig 4.9; Bedroom looking from head of stairs

4.9.1 This is approached by a step up of approximately 75 mm (3”) onto a floor covered with softwood floorboards and from the style and width it would suggest that this is a modern installation possibly dating to the 1950s or 60s.

4.9.2 The walls are all cob to the exterior and faced timber boarding to the interior, generally as that described as for the landing area.

4.9.3 In the north east corner of the room is a small cupboard that has been formed from the recess against the chimney breast where this rises up to the east gable in this location.

4.9.4 The purlins that span across the length of this room are all converted logs or trunks.

4.9.5 The ceiling is generally as that described within the landing, all being in modern plasterboard.

4.10 East Extension (ground floor)

Fig 4.10; East extension room looking from rear to front

4.10.1 This is a single storey structure that sits against the east chimney gable of the house and is approached by a door from the outside only.

4.10.2 The floor is of concrete or similar solid structure covered with vinyl tiles and similar comments apply as made to the bathroom as these may contain asbestos.

4.10.3 The walls are of solid construction with that on the west being the cob end wall to the main part of the house and the other three appear to be brick or similar. These are all finished with a hard form of render that has subsequently been painted

4.10.4 The ceiling has a single beam that spans from front to back and is possibly one from an earlier structure that has been re-used here. The ceiling joists span from this to the side walls and sheets of hard board have been inserted between them to close off the void above.

4.11 Roof Space

4.11.1 It was possible to see the roof space above the western extension through a section of the ceiling that is missing.

4.11.2 This is structure is a typical vernacular style pole roof with a simple rafters supporting the thatch that appears to be long straw type to the base. This thatch is quite bright and clean and so suggests it is reasonably modern and perhaps less than two hundred years old.

4.11.3 The roof space over the east extension is a modern roof with sawn timbers some of which show nail holes to the faces that could suggest they have been re-used from elsewhere. These are reasonably bright and clean and from its overall construction, the style could suggest a building date to the first or second quartile of the 20th century.

4.11.4 On the wall of the main house it is possible to see where the lower part of the wall is of raw cob and above that the remainder of the gable is coated with a hard type render. At the bottom of the render is what appears to be the remains of a mortar fillet flashing. Together this would suggest that there was an extension on this end of the building with a low pitch roof, possibly corrugated iron, before this extension was built.

4.11.5 The base coat of thatch over the battens appears to be long straw.

5 PROPOSED WORKS

5.1 Appraisal of existing cottage

5.1.1 This house has been unoccupied and empty for many years and much of this was due to the difficulty in finding a purchaser for the property before that of the present owner. The problems encountered by the vendors were that it was not considered to be something that was suitable to be used as a dwelling without considerable improvement. This was due to its fundamental poor condition, the lack of services within it, the limited size of internal space, both the floor areas of the rooms and the head heights on each floor.

5.1.2 Within the cottage no form of modernisation or other changes appear to have been made within the last 50-60 years. Those that were last made due to the way that the property had been treated in the past rendered them either irreparable or completely un-functioning.

5.1.3 This is a traditional cottage that was built to very minimal standards possibly by squatters, although this cannot be confirmed, using materials locally to hand. This was built in a vernacular style typical to many such rural situations but it has been 'modernised' in the past and this has resulted in some unfortunate changes and loss of character.

5.1.4 The possible insertion of a new solid ground floor in the latter half of the 20th century has probably resulted in a loss of head room on the ground floor. Throughout this area there is a nominal clearance from the ground floor to the underside of the first floor joists of 1.8 m and this is even lower to the underside cross beams.

5.1.5 The first floor is created within the roof shape and this has the floor level effectively at eaves height to the main building. The ceilings are generally of a skilling form (where they follow the underside of the roof slope) and have a small area of flat soffit in the centre of the room. The head room in the centre of the room is on average 1.75m.

5.1.6 The stairs within the cottage are extremely steep and are not considered safe or usable by normal standards. The pitch of the stairs is close to that of a ladder, with very high risers and narrow treads, no solid handrails, and in no way could be considered compliant with modern standards such as building regulations.

5.1.7 The room at the east of the cottage is inaccessible from the interior of the rest of the cottage. This means that it is effectively an out building, although it has the character of a normal domestic room because to access it one has to leave the main house, walk through the garden and then enter in by a separate external door.

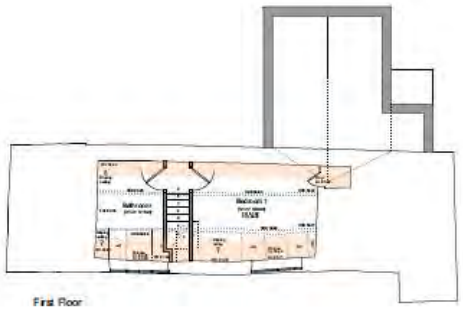
5.1.8 There are currently no internal functioning sanitary facilities such as a bathroom, toilet, or other installation that would be considered acceptable under current legislation.

5.2 Proposed Extension

5.2.1 Please see plans below and accompanying covering letter and Design and Access Statement.

5.2.2 Proposed Ground Floor Plan

5.2.3 Proposed Upper Floor Plan



5.2.4 Proposed Elevations

6 LISTING

Name:	Laurel Cottage
List entry Number:	1426003
Location	
	Laurel Cottage, Northover Lane, Tiptoe, Lymington, Hampshire, SO41 6FS
	The building may lie within the boundary of more than one authority.
County:	Hampshire
District:	New Forest
District Type:	District Authority
Parish:	Sway
National Park:	NEW FOREST
Grade:	II
Date first listed:	28-Oct-2015

Summary of Building
Cottage, late C18 or early C19 with subsequent extensions.

Reasons for Designation
Laurel Cottage, a late-C18 or early-C19 cottage is listed at Grade II, for the following principal reasons:

- Architectural interest: a modest, largely complete, forest cottage which retains a significant proportion of historic fabric;
- Alteration: improvements made to the building have not impacted on the legibility of its plan or its original form, and it remains a good illustration of vernacular traditions;
- Internal features: the very large inglenook, with the recess for the copper, and the stone window, are notable historic features;
- Historic interest: the building reflects the smallholder tradition, which historically formed the core of New Forest economy and culture.

History
Laurel Cottage appears to be shown on the Ordnance Survey 1” map of 1810-11, and is then shown clearly on the Tithe map of 1846. The series of Ordnance Survey maps beginning in 1868 show the building in greater detail, and illustrate a central section with additions at either end, as is evident in the fabric as it stands today. The porch is first shown on the 1898 map, but is not illustrated on later maps, including the modern map, possibly due to its size. The 1939 map shows an additional block on the rear, north side of the building; this block is not shown on the 1960 map.

Possibly built as a squatter’s cottage, it appears to have been a two-cell plan building with

a central stair, and a fireplace heating the eastern room only. An extension to the west was made early in the life of the building using cob, a material also used for the earlier phase. The eastern extension, inaccessible through the cottage itself, is brick, and appears to have replaced an earlier, lean-to structure: the external façade of the eastern gable of the original cottage is visible in the loft of the eastern extension, and is rendered to a crisp horizontal line, below which the cob wall is exposed. The function of the extension is unknown, but its large bay and southerly aspect suggest it may have been some sort of garden room.

The large inglenook in the east end of the original cottage has a walled recess on the north side which may have housed a bread oven or copper. Some modification has been made to the chimneystack, which at ground floor level has a wide metal flue. A stack was added to the western room, possibly when the western extension was made. The rear wall of the pantry within that extension is brick rather than cob, suggesting it may be a blocked doorway.

Details
Cottage, late C18 or early C19 with subsequent extensions.

MATERIALS: the walls to the cottage and western extension are built from clay cob, and those to the eastern garden room are likely to be brick; all are rendered and painted. The roof structure is timber and is covered with reed thatch, with some long straw remaining underneath. Windows are timber framed, except for that to the bathroom which has a metal frame.

PLAN: the building has a long, linear plan and is orientated roughly west to east, set back from Northover Lane. The central section is one-and-a-half storeys and represents the original, two cell cottage, which has a large inglenook fireplace at the east end, and a central stair. A single-storey hipped extension abuts the west gable end, as does another, later extension on the east, accessible only externally.

EXTERIOR: the principal elevation is south facing, and the central section of the building is roughly symmetrical; it has a porch with a window to either side, and two eyebrow dormers in the attic above. The porch is built from brick and has a plank door, leaded lights on the returns, and a pitched roof clad in cedar shingles. To the right (east) is a single-storey canted bay window with a shingle-covered roof and quarry-tiled cill; it contains four casements with timber diamond-pattern glazing bars. To the right of it, lighting the inglenook, is a small window formed from a single piece of dressed limestone. On the left (west) of the porch is a shallow canted bay window, also capped in shingles, and supported on crude timber brackets; it has one fixed light and two single-light casements. The dormers each have a pair of four-light casements and have glazed side lights. On the left the thatched roof continues as a catslide over the single-storey extension; this has a round-headed metal framed window with a central four-light casement, margin glazing bars and coloured and textured glass. To the right of the original cottage is the single-storey garden room, accessed by a plank door just beyond the junction with the cottage. A projecting square bay with five casement windows makes up the remainder of the elevation.

The rear elevation has two triangular bay windows with shingle roofs, lighting the kitchen and the garden room, and there are two small fixed casements lighting the pantry and the living room. The rear and side elevations are otherwise blind.

INTERIOR: from within the porch the front door enters directly into the living room, which has two roughly rounded timbers forming transverse ceiling beams, with narrower poles forming joists. Internal walls are generally plastered, with the timber lintels to the doors and windows left exposed. The inglenook occupies the entire east wall accessed beneath a pair of roughly-hewn bressumer timbers. It is ceiled, and to one side is a recess with rounded walls; there is a relatively modern fireplace and metal flue. There are timber seats built into the inglenook and the bay window. The other principal room on the ground floor, now the kitchen, has undergone some replacement to the ceiling timbers. Internal doors on the ground floor are ledged and planked, some with braces, and with some C19 door furniture; windows have a mix of C19 and C20 ironmongery. There is a very steep central stair, almost a modified loft ladder, enclosed by partitions separating the two rooms. Upstairs there are also two rooms; the stair emerges into the eastern room, which has a simple timber-boarded balustrade around the opening. The second room is accessed via the first. The purlins are exposed and the underside of the roof is boarded, possibly on top of earlier lath and plaster. The western extension contains the bathroom and pantry, the latter formed by a single skin of brick laid side-on. The underside of the roof is visible, and consists of pole rafters and narrow branches forming battening for the thatch.

The garden room has a wide, roughly hewn cross beam, and machine-sawn joists. In the loft above the rafters are machined, and the battens made from slender branches.

Selected Sources

Websites
Jo Ivey, Our New Forest: A Living Register of Language and Traditions. , accessed 22/07/2015 from www.newforestcentre.org.uk/uploads/publications/65.pdf
Other
Historic Building Advisory Service, Historic Building Condition Survey: Laurel Cottage, Northover Lane, Tiptoe, Lymington, Hampshire, ref 14249. July 2014.
National Grid Reference: SZ2621597296

Map

7 HISTORICAL ANALYSIS

7.1 Building Construction

7.1.1 The cottage is one and a half storeys with rooms within the roof space. On the ground floor there is a living room, with a large fireplace, a small kitchen, bathroom and pantry. On the east end there is another ground floor room, which is only accessible externally. On the upper floor there is an open stair landing and a bedroom.

7.1.2 On plan this is basically an extended two up and two down cottage of similar form to what has been described as a croglofft cottage *(Brunskill R.W; Houses and Cottages of Britain)*. This has two rooms side by side. The front door opens directly into the principle room, with a fireplace at the east end of this room. A doorway at the west end and adjacent to the front door then leads to the secondary room containing a steep ladder staircase.

7.1.3 This cottage diverges from a traditional croglofft pattern by having the upper floor over the entire ground floor and a ladder stair connection between the two from the secondary room. On the upper floor there is an open landing around the head of the stairs from, which an enclosed room opens off and is over the main living room.

7.1.4 The building was initially extended to the west, with this section built of cob. The section to the eastern end was probably added in the second quartile of the 20th century as this is built of brickwork that has been rendered externally and painted. A brick built porch has also been added over the front door also probably in the second quartile of the 20th century.

7.1.5 The roof of the building is in thatch with two brick chimneys projecting up through this. There is one chimney over the main fireplace to the east end of the primary room, and the other is to the west side of the secondary room.

7.1.6 The original roof had a gable to the east end and a half hip to the west end this has evolved to a full hip at each end to incorporate additions. From photographic evidence the roof was re-thatched in modern times, possibly in the 1990s.

7.1.7 The majority of the external joinery (doors and windows) appears to be of a style that would suggest a date possibly to the time that the east extension and porch were added. They are generally of an indifferent style and quality and what superficially appears to be leaded windows is in fact in many places sticky tape applied to the internal face of modern plate glass glazing.

7.1.8 Internally the cottage has been altered primarily at the west end within the kitchen and west end room. This has included the introduction of modern partition walls

built of modern brickwork laid on edge, brickwork of a similar type to form an extension to the boiler flue as well as the use of modern standard joinery items. It was probably at a similar time that the west door in the north wall was closed up and a new internal doorway cut through into what is the kitchen space.

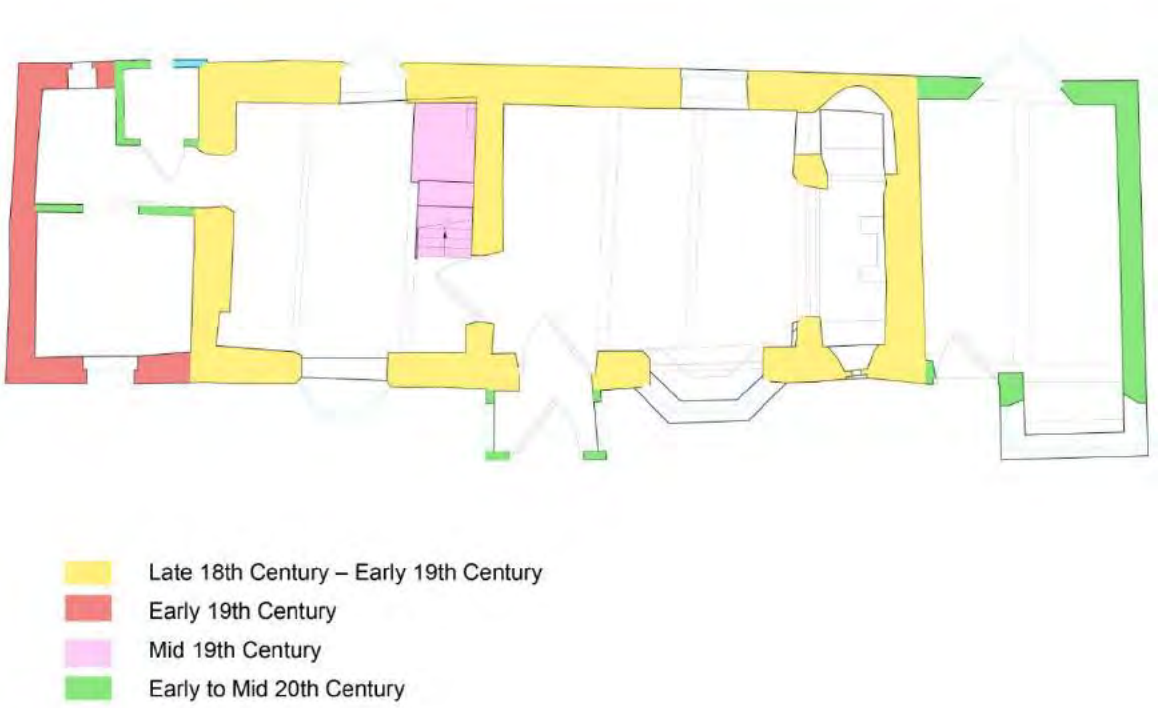


Fig 7.1; phasing plan

7.2 Historic Impact

7.2.1 The cottage has been altered and adapted throughout its life to accommodate the needs of the users. This proposed modest extension follows this development pattern and so allows the building to be used as a modern family home.

7.2.2 The plan of the existing cottage will remain unchanged apart from some small internal alterations within the west end room where modern partitions are proposed to be removed. The door to the west end of the north elevation will also be restored. This will only result in the loss of modern inserted materials and will restore the space and character of the west end room together with the historical connection to the garden at this end.

7.2.3 Two windows to the north elevation of the cottage being from the east room and the snug will be adapted to form doorways to the proposed extension. This will

involve the removal of a small amount of historic material in the form of cob walling from the window cill levels down to internal floor level to the snug. The same procedure will be employed to the east end room where only modern brickwork will be removed. In both cases the windows that will be removed are modern joinery items.

7.2.4 Informing the two new doorways there should be no significant loss of character from within the cottage. To the east room this will allow this otherwise inaccessible space to be accessed directly from the cottage and therefore become part of the habitable accommodation. The small doorway to the snug because it is formed within the constraints of the width of the width of the window will not adversely affect the character of this space..

7.2.5 There are many properties within Tiptoe and the surroundings that are constructed of red or reddy-orange brick with slate roofs. By using these materials within the proposed extension design it will help ensure that NFDG recommendations are being followed by not introducing any foreign materials.

7.2.6 The extension will be at right angles to the north elevation forming an offset **L** on plan, the extension being slightly inset from the east side. These characteristics follow the guidelines set out by the NFDG. It will be seen largely as a separate structure with a lightweight and largely invisible glazed link between that and the existing cottage. By following the design guide principles and policies it is considered that this will not have a detrimental impact on the character of the existing building.

7.2.7 The apparently separate building will be seen as being subservient and of a smaller scale to the existing with its lower set eaves and ridge and also the use of alternative materials for the external cladding. In doing this it does not attempt to ape or otherwise mimic the existing, but still reflects local vernacular style and use of such materials.

7.2.8 The spaces within the new extension have been kept small in scale to compliment the character of the cottage. However, it is not possible to comply with current building and legislation in respect of habitable room heights that would match the cottage and therefore the general volume is larger.

7.2.9 So as the siting and position of the extension does not dominate the existing cottage it has been designed to be set down into the ground. When seen from all elevations at a small distance it will appear to be quite a low structure with ground level tight against it all the way around apart from on the west side where it will be sloped down. In doing this it will not create any disparagement of character to the existing.

7.2.10 On the ground floor of the new extension the living space will provide a contrasting character to the general low ceilinged and enclosed feel within the cottage. It will be open plan with views to the west and of a more modern and light character and therefore not de-value the existing interior. The ground floor connection block and the first floor link corridor will form a distinct break both in character and form between the proposed and existing sections.

7.2.11 There will be a hierarchical feel to the relationship between the two sections of the building with the cottage remaining higher and therefore more significant than the floors to the new extension.

7.2.12 The north elevation will be a gable end, with noticeable eaves over hang to compliment the eaves of the thatch roof on the cottage.

7.2.13 The north elevation will have two windows, one as a continuation of the ground floor window from the west elevation and the second as a small high level window to the eastern side. The high level style window will reflect a traditional detail on a gable end elevation seen on various buildings within Tiptoe and so helping to link this proposal to local character.

8 CONCLUSION

8.1.1 Overall Laurel Cottage is in need of repair, restoration and adaptation to aid its potential to come back into use as a modern dwelling.

8.1.2 The existing cottage will retain its current plan form, all cob walls and significant features. Its main (south) elevation will not be changed or altered.

8.1.3 The proposed extension to this building will provide additional and modest accommodation to enable the whole cottage to be used as a family home.

8.1.4 The extension will provide much needed safe access stairs to the existing upper floor rooms and one additional bedroom. The proposal is considered to be the most effective means of providing a new and safe access to the upper floor of the cottage. As we attempt to demonstrate in this document this proposal is the least harmful means of achieving this in terms of loss of historic fabric or character.

8.1.5 The extension has been designed to remain subservient to the cottage in every aspect, with a clear distinction between old and new. This ensures the cottage retains its significance over the extension. In this we have followed the New Forest National Park local development framework design guide and have taken full cognizance of the advice and suggestions made by the conservation officer during earlier discussions as to what may be acceptable.

8.1.6 The extension will be constructed from materials which complement the village and other local characteristics of vernacular construction. It is considered that it will not detrimentally impact the character of the cottage because the design is subservient and is of an appropriate scale to meet modern living standards whilst retaining the small scale charm and significance of the cottage.

8.1.7 It is natural for a building of this type to grow and evolve to meet the needs and requirements of those living there at any particular time and so will reflect the changes that fashion and society expect at that age. The extension is just another phase in the history of the cottage to date and will be seen as a step in time when considered in the future.

8.1.8 This proposal will be of benefit to the cottage as it will improve the buildings practicability for modern living and will secure its long term future.

Historic Building Advisory Service

Historic Building Condition Survey

Laurel Cottage, Northover Lane, Tiptoe, Lymington, Hampshire

July 2014

Reference: 14249

LAUREL COTTAGE
NORTHOVER LANE
TIPTOE
LYMINGTON
HAMPSHIRE

Historic Building Condition Survey

Prepared on behalf of

RPS Group Plc
Planning & Development
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By

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SP2 2DW

Reference: 14249

July 2014

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Summary

The Historic Building Advisory Service was commissioned by RPS Planning & Development to undertake an historic building condition survey on a property that one of their client's has purchased at Laurel Cottage, Northover Lane, Tiptoe, Lymington, Hampshire.

Fig1; Front elevation

The purpose of the survey was to was to ascertain the overall condition of the building at the time of the survey so as to assist with considerations of the future of this house. That will include the viability or otherwise of how it can be altered and adapted to form a family house for the current era.

It is difficult to ascribe a definitive age to this property as it is of largely vernacular construction and so does not contain the dating references of architectural style, brick type, or even workmanship methods found in most structures. This is because it has been built from and out of the ground upon which it sits by utilising local soil and timber cut from the surrounding forest, and is covered with thatch from local fields.

From some of the hints that could be gathered of the construction a tentative dating to the early or at latest mid 19th century. It has been extended at both ends, with that on the east end probably dating to the second quartile of the 20th century. Internally it has had some improvements undertaken that from their style would suggest the 1960 / 70s, but since then it appears to have been largely neglected.

Externally the building has been clad or coated with impervious renders and paints and this has resulted in localised failures in the base of the walls that has been exacerbated by the lack of maintenance or the use of appropriate materials. It is probably because of this that there has been lateral movement in the front wall of the house, but which appears to have ceased since the addition of an apparently buttressing porch in that location.

Internally the house shows similar levels of neglect, but not to the extent of the failure seen externally. There is some wet related decay to skirting boards against walls where there is high external ground level, and delamination of internal renders where these are of an overly strong and rigid form for the backing wall fabric. The now normally expected fittings to kitchen and bathroom are all life expired.

Whilst the house superficially shows many signs of deterioration to the main structure it remains upright with most of its integrity intact and capable of full restoration so that this piece of built heritage can be retained. Any such work will need to be quite comprehensive with replacement of most internal and external joinery (with certain historically important items retained), a re-rendering of the walls inside and out, which will be in addition to the stabilisation of the external walls on pat of the front elevation.

The site inspection was carried out on 24th July, 2014.

Acknowledgements

This report was commissioned by RPS Group Plc, and the Historic Building Advisory Service would like to thank Mr Sam Croft and the staff of RPS Planning & Development for arranging access to the property.

R J Hill MRICS, MIFA carried out the condition survey, compiled this report and managed the project for the Historic Building Advisory Service.

LAUREL COTTAGE
NORTHOVER LANE
TIPTOE
LYMINGTON
HAMPSHIRE

Historic Building Condition Survey

1 INTRODUCTION

1.1 Project background

1.1.1 The Historic Building Advisory Service was commissioned by RPS Planning & Development to undertake an historic building condition survey on a property that one of their client's has purchased at Laurel Cottage, Northover Lane, Tiptoe, Lymington, Hampshire.

1.1.2 The inspection was undertaken generally within the guidelines of good surveying practice. The prime requirement was to ascertain the overall condition of the building at the time of the survey so as to assist with considerations of the future of this house. That will include the viability or otherwise of how it can be altered and adapted to form a family house for the current era.

1.2 Survey Content

1.2.1 The aim of this report is to produce an overall impression of the property and its setting at the time of the inspection. This was undertaken by a visual examination of the elements that make up this facility to identify the means of construction, the general condition, and any defects that were obvious or that could be readily anticipated. These will be of a severity that could affect either the user or the structural integrity of the building.

1.2.2 Voids, cupboards, closed spaces, etc. were inspected where ready access could be gained. However, if the means of getting into that space would have entailed the property manager in a monetary cost in addition to that involved with this survey, in the form of maintenance, repair, or making good, then such areas were not inspected. Areas that we were requested or prevented from entering by the occupant of the facility were also not inspected. Similar

considerations apply to surfaces with directly applied coverings such as wall panelling or heavy coverings, fully fitted or stuck down carpets and other sheet floor coverings. In all these cases the general `feel' of the building has been taken into account to assess any likely problems or the need for a further more detailed inspection or opening up of the structure that will involve the client in additional cost.

1.2.3 The services and utilities throughout the building were not subject to any form of test as part of this inspection. Where matters have or are occurring to the extent that action should be taken to prevent a health or safety problem they have been commented on. This will then necessitate an examination by a competent person to ascertain the full extent of the problem and recommend possible means of repair etc. The drainage system was not inspected.

1.2.4 Damp intrusion within the property has been evaluated by visual inspection only. For accurate determination of damp intrusion it is necessary to take material samples which was not possible as part of this survey. Testing by the use of electronic or similar equipment can be misleading or erroneous due to many factors including conductive minerals and salts in the material; metal based paints or pigments; condensation in or on the surface or the insulating effect of materials under test.

1.2.5 Where potentially hazardous materials were seen as part of this survey they have been noted for reference purposes only. This may include such items as lead water piping or asbestos sheeting and should be considered as a matter of general warning, this report should not be construed as an asbestos or other related hazardous material survey. Other materials such as heavy metal (lead, arsenic, etc.) based paints and other coatings or floor, ceiling or wall tiles that may contain asbestos have been identified where we are reasonably confident that those elements are present. Any reference in this report to or of any such hazardous item or substance should not be taken to construe that this is a specialist Asbestos Survey or any similar inspection related to the material identified. This report does not set out to approve, validate, or offer any indication of the content or absence of hazardous substances in or around the property whether actual or implied. It will be necessary for further testing to identify the amount of hazardous content and type if any. Similarly, no advice or guidance is given in this report as to any remedial or corrective works that may be necessary. The non-inclusion of mention of hazardous materials in this report should not be construed as implying that there are no such materials in or around any part of any building or structure that may be inspected.

1.2.6 This report was required to show the general condition of the property and highlight any possible area of defect or unsoundness. No part of this report is or should be considered as a valuation of the property. This report does not set out to approve, validate, or offer any indication of the property value whether actual or implied.

1.3 Survey Information

• Premises inspected:	Laurel Cottage
• Location:	Northover Lane Tiptoe Lymington Hampshire
• Client:	RPS Group Plc
• Property Occupant:	Vacant
• Contact:	RPS Planning & Development 20 Western Avenue Milton Park Abingdon Oxfordshire
• Current Use:	Dwelling
• Reason For Inspection:	Historic building condition survey
• Inspection By:	R J Hill MRICS, MIFA
• Inspection Date:	24th July, 2014
• Weather Conditions:	Dry
• Site Exposure:	Sheltered
• Listed Building?	No
• Conservation Area?	No
• AONB / National Park?	Yes

2 GENERAL

2.1 Location

2.1.1 The property lies in a rural position towards the southern side of the New Forest within the area of Tiptoe and Wooton and in turn lies to the northeast of New Milton. This is within the New Forest National Park.

2.1.2 This is a very rural area with the village being a very scattered community with perhaps the majority of the houses being along Tiptoe and Wooton Roads, which is the main route through the village. It is from the south end of Wooton Road that Northover Lane leads off.

Fig 2.1; House from southeast

2.1.3 The house is on the north side of Northover Lane which is an unmade cul-de-sac road that services a series of houses that largely along its north side. There are fields between the houses and in the surrounding area.

2.1.4 There is a large electricity sub-station distribution point approximately 100 metres to the east of this site.

2.2 Description

2.2.1 The cottage is a one and half storey building with a hip ended roof of a lineal plan of indeterminate date, possibly being late 18th or early 19th century by the general style, structure and floor plan. This has had a slightly more modern extension added on the west end with a further relatively modern single storey extension added to the east end.

Fig 2.2; House from southwest

2.2.2 The house originally had a gable end with a chimney stack and gable at the east end, and a half hip at the west end. After the addition of extensions at each end the roof has a fully hip ended configuration.

2.2.3 This now forms one individual unit although that extension on the east end does not connect through within the house, this being only accessed from the exterior. This is because it was built against a large chimney beast at that end.

2.2.4 The house sits within an area of garden mostly of grass and overgrown shrub beds and other similar planting. The site is reasonably level with a very slight cross fall from the north to the south. It is in a position where it would appear to be above a location where river flooding would be expected.

2.2.5 The sub-soil is such that no significant subsidence would be expected in this area.

3 EXTERNAL INSPECTION

3.1 Roof

3.1.1 The roof is a gable ended structure covered with thatch which comprises of a top dressing of water reed over what appears to be a lower or undercoat of long straw thatch. This lower could be seen from a small section of the exposed roof within the west end of the house as well as over the east extension.

3.1.2 The slopes run up to a heavy block cut ridge with exposed ligger and other hazel work decoration to this. The roof is fully netted with the galvanised netting that is also turned under the eaves and fixed reasonably securely all the way around. The thatch sits tight to the head of the wall over the wall plate particularly on the north elevation.

Fig 3.1; Ridge condition

3.1.3 On the front side of the house there are two eyebrow dormers formed within the thatch and there is also a cat slide roof on the southeast corner over the extension at that end as a continuation of the main thatch above.

3.1.4 The overall condition of the roof is fair with a degree of moss covering under the netting particularly on the north side. At this time there is no significant deterioration although there are indications of where gullies or channels could be starting to form particularly in areas to the side of the chimney and in related positions down the main slopes. Part of this may be where the east section of the roof has been re-thatched more recently than the main part as suggested by a photograph seen within the house.

3.1.5 The ridge is in reasonable condition with a slight erosion of the top with some of the rodding projecting through this and one gulley starting to form on the ridge on the front elevation.

3.2 Eaves and Rainwater Goods

3.2.1 As with all traditional thatched roofs there are no formal eaves structures to this building with the bottom of the thatch overhanging the heads of the wall to an adequate extent so that any water running off it generally falls clear of the base of the walls all the way around.

Fig 3.2; Eaves overhang

3.3 Chimneys

3.3.1 Two chimneys project up through the roof coverings, one is on the junction between the east extension and the main part of the house and the other is through the west gable.

3.3.2 The main chimney towards the east end is a straight brick stack that is surmounted by a single flue terminal (chimney pot) and this appears to be in a reasonable condition including the pointing. This is flashed weathered into the roof with lead sheeting dressed over the top of the netting so that it sits snug on the surface. There is some drop to the thatched ridge on this on the west side where the thatch has compressed but not to a severe extent.

Fig 3.3; Main chimney

3.3.3 The chimney on the west end of the house is a small single stack which projects up to barely the height of the ridge and this finished with a stone cap stone on corner supports. This serves the Rayburn in the kitchen, but does not appear to have functioned recently as there was no soot or other material within the chimney.

3.4 Walls

3.4.1 The walls around the main part of the house are constructed of clay cob that has been faced with a mixture of render types, some of these are of hard cement whilst others appear to be the remains of the earlier or original lime renders. This has all been over-painted with several coats of plastic or polymer based type paints.

3.4.2 Cob is a traditional building material that has various forms and types around the country. It primarily uses locally available cohesive or sticky soils, usually clay, that and was then mixed with other materials such as dung, straw, and sometimes small amounts of lime. The resultant well mixed material was built up in layers that were well trodden down to compact them too typically between 300 – 400 mm (12 – 16”) thick. When at the finished height the face of the walls were pared down with a sharp spade or mattock and then finished with lime render and a decorated with coloured lime wash.

3.4.3 The extension at the east end of the building is of very regular construction with an apparently very hard structure when tapped. It has even faced walls and very square corners that overall would suggest that this is of a form of brick or concrete block structure that has then subsequently been rendered and also coated with the plastic or polymer type paints. The thickness of the walls to the east extension as measured through openings would suggest that this is of solid brickwork construction.

3.4.4 In all situations, the renders have been taken right down to ground level, which will allow water to be drawn up behind the coating. This will increase the risk of damp deterioration to the wall structure, particularly the cobwork.

3.4.5 On the north side of the building the ground level is considerably higher than the internal floor levels and therefore has come up around the base of the walls.

3.4.6 The overall condition of the walls appears to be fairly reasonable with no significant signs of cracking or movement within them. There is some outward bowing in places that could suggest that there is some internal displacement or bulge in the walls but not to an excessive extent.

3.4.7 It is recommended that where the ground level is above the internal floor level it should be lowered so that it is at floor level or ideally 150 mm (6”) below providing this does not destabilise the base of the walls.

3.4.8 Cement type render and plastic type paints are generally very impervious to water vapour and will prevent the walls breathing in a natural manner. This can be very injurious to cob as it is a material that needs to be kept within certain moisture content. The driest it should be is a minimum level of 12% and the maximum content should not exceed 22 – 24%.

3.4.9 To maintain the moisture levels all the cement render and plastic type paint should be removed all around the house. The walls should then be re-coated with a suitable mix lime render and finished with a fully vapour permeable coating. Traditionally this would have been limewash, but modern mineral paints such as Keim are often employed

Fig 3.4.12; West end from northwest

3.4.10 Running across the rear wall are some what appears to be electrical metal conduit or trunking, some of this has been embedded within the render thickness. This is suffering from general corrosion and rusting

3.4.11 Where west extension joins the main part of the original house this shows as an off-set in the rear wall where it has been added subsequent to the main

structure. There is no sign of significant movement or loss of render or coatings in this area.

3.4.12 Across the west end wall there is high ground level against the end of the wall, largely because of what appears to be an inspection chamber that takes the drains from the bathroom at that end. This will have the effect of encouraging damp within the structure as previously mentioned. Therefore the ground level should be lowered as previously described, but it will require the removal of the drainage fittings.

3.4.13 Within the west wall there is cracking and displacement of the render particularly at low level and towards the south end where this is 'blowing' or coming off and showing signs of deterioration. The lower part of the wall is rendered in what appears to be hard cement render whilst the upper part is still in the softer or more permeable lime but has all been over-coated with polymer paint.

Fig 3.4.14; Southwest corner

3.4.14 On the southwest corner of the house there has been loss of the cob behind the hard render where this has been coated with this impervious material that has

resulted in frost and water erosion to the structure. This is possibly resulting in partial loss of support to the base of the wall in this location and in turn resulting in the adjacent cracking and movement pattern seen in the render.

3.4.15 The south side of the west extension shows an area at the base of the wall as being rendered with a hard cement render and has resulted in frost and moisture related collapse. This is, not to an overly severe extent, but has left the face of the cob exposed although it is generally protected from the weather by the overhang of the thatch.

Fig 3.4.16; Rendered wall erosion on south wall

3.4.16 Around the junction connection between the south wall of the west extension and that of the main house there has been some disturbance and deterioration in the base of the wall and this continues along the base of the wall to a position on the west side of the front door porch. This shows as an historical loss of thickness to the base of the wall as can be seen by the way it has been re-rendered and decorated. Also a temporary prop of brickwork has been inserted in one location.

3.4.17 Most of this deterioration has been aggravated by the use of impervious hard cement renders and polymer coatings over the top. A water tap positioned between the west bay window and the front porch probably aggravates the erosion of the wall in this location with water drips washing out the render below the tap.

3.4.18 Whilst this looks somewhat untidy the wall is not past the stage where it is beyond repair. This can be undertaken quite readily with the use of new cob or cob blocks inserted into the decayed area once the render, coatings, and remaining decayed cob has been removed. The repaired and stabilised wall can then be re-rendered as described previously.

3.4.19 Above the west bay window there is small area of loss of adhesion to the render. This is where a modern patch of render appears to have been applied and then subsequently come away because of it's over strong nature. It has possibly also been aggravated by slight movement within the roof to the bay window.

3.4.20 On the east side of the main part of the building there is a small area of erosion to the cobwork predominantly just to the west of the east bay window. This again has been caused by aggravated by use of hard cement renders and plastic and polymer paints. This can be repaired and rectified as previously described.

3.4.21 The external face of the east extension all appears to be in a fair condition with no obvious signs of movement or deterioration in this area. There is a slight movement joint or hairline crack on the junction between the cob wall and the extension but not to a severe extent within the rendered surface. It is recommended in this location that the render to this part be taken off to a minimum of 150 mm (6") above ground level and then the exposed brickwork pointed in a lime mortar. At that time, hard impervious pavings along the east side should be taken up as well as having the ground level reduced all around as previously mentioned.

3.4.22 Over the head of the window to the front of the east extension the wall is clad with timber weatherboarding that appears to be elm by the graining with some soft wood amongst it. This is finished with a timber preservative stain of creosote or similar and appears to be in a reasonable condition.

3.4.23 The front porch is a brick structure that has been fully painted with plastic or polymer paints and this projects out from the front wall of the house. It has a roof that runs out from under main the eaves and is covered with cedar shingles that have much moss coverage and is in a deteriorating condition. There is some limited wet related decay to barge board and facia at the front.

3.5 Windows

3.5.1 The front windows to the east extension are single glazed casements with applied adhesive lead tape to the glazing in an attempt to achieve a leaded light appearance. There is wet related decay to the base of the frame and sill and similar decay to the bottom rails and parts of the frames of the east and west front casements.

Fig 3.5.1; East extension window

3.5.2 To the rear of the east extension is a small triangular pattern oriel window generally of the same configuration of that noted to the front window. This is in reasonable condition with no serious decay apart from an area to the sill and the frame of the bottom rail of the east casement.

3.5.3 This window is covered with a small hipped roof which is clad with cedar shingles. These appear to be in a reasonable condition although showing signs of decay due to the sheltered position.

3.5.4 The rear east window to the main part of the house is a single glazed fixed light casement again with adhesive lead fixed to the glazing. This has wet related decay to the window sill and frame.

3.5.5 At the west end of the house on the north side of the kitchen there is an oriel window generally as that described for the rear eastern extension. This has wet related decay to sill and frame, but the casements appear to be in a fair condition. There is a degree of ivy overgrowth on this that should be removed. The roof is in a fair condition for cedar shingles.

3.5.6 The east window to the western extension on the north side o the pantry is a ventilator window with a timber frame that has been painted with fly screen fitted internally. This is generally all in fair condition.

3.5.7 The west window on the western extension on the north side is a single glazed casement in fair condition in a painted frame.

Fig 3.5.8; Bathroom window with decayed wall face & render below

3.5.8 The bathroom window is a single glazed cast iron frame with a central pivot opening vent and a curved head. This is partially glazed in coloured glass and from its overall pattern and style would suggest a mid-late 19th century style.

This is in overall a fair condition and capable of restoration although suffering from some poor quality repair and over-painting and has for panes of broken glass within it. Some of this glass is historic and should be conserved where possible. This window has a tiled sill below it.

3.5.9 The west oriel window on the south side is supported on a pair of brackets both of which show signs of wet related decay and the frame is severely decayed and twisted. This is all single glazed with wet related decay to the east side casement and is probably beyond repair and will require complete replacement together with the cedar shingle covered roof to the top which appears to be over an earlier bituminous felt flat top.

3.5.10 Windows either side of the front porch are single glazed fixed light casements with sticky applied leading. There is wet related decay to the frame and sill to that of the west side, but the east side unit is in reasonable condition.

3.5.11 At first floor level on the front elevation there are eyebrow windows set within the thatch. These have small pane casement windows set centrally with fixed pane glazing on either side of a triangular shape. There is some general deterioration to the windows.

Fig 3.5.12; West eyebrow window over shingle roof to kitchen oriel window

3.5.12 The front bay window has cast iron casements set within a timber casement frame within the overall frame of the window and all of which have been painted and are single glazed. This contains a degree of historic glass and is possibly mid to late 19th century in date. It has fixed casements to either side and opening casements in the centre.

3.5.13 There is wet related decay to part of the frame and surround as well as to the frames holding the cast iron glazing sections on the east and west sides. The casements require easing and adjusting. The roof over this is similar to that described for the west oriel including its location over an earlier felt flat window. This has a quarry tile sill over a brick or similar base. The roof over the top is deteriorating and will require replacement.

3.5.14 The window to the side of the fire place is single glazed fixed light that is set within a stone surround that is possibly a re-used item from an earlier building or site.

3.6 Doors

3.6.1 The door to the front of the porch is apparently a standard joinery ledged and braced door hung within a standard joinery door frame all of which have been painted. This is hung on pressed steel strap hinges and is fitted with a modern rim lock latch with aluminium knobs. Both the door and frame are suffering from severe wet related decay to the base and will require complete replacement.

3.6.2 The door to the east extension is a ledged and braced timber door, possibly custom made. It is hung in a timber frame all of which has been painted externally. This has a weather board fitted to the base at the bottom of the door and it opens over a hardwood threshold with a metal weather bar set within it. This operates reasonably well but is suffering from wet related decay to the bottom of the door and the weather strip and part of the door frame.

3.7 External Decoration

3.7.1 The use of plastic or polymer based paint to coat the external face of the walls is commented upon in the previous part of this report. As suggested this should be replaced by some form of permeable paint over lime render.

3.7.2 The paint to the joinery around the building is all generally life expired with loss of adhesion, flaking and peeling finishes. Where joinery that is to be retained it should be stripped back to bare timber and metal and then primed, undercoated and brought forward in a suitable paint system.

4 INTERNAL INSPECTION

4.1 Porch

4.1.1 This has a floor of cast concrete which is slightly raised above the external path. This has a poor surface and shows much signs of wear and tear as well as general dirt and detritus to the surface.

4.1.2 The faces of the walls are of brickwork that has been painted and is in structurally fair condition.

Fig 4.1; Porch from living room

4.1.3 The ceiling is of timber sarking board to the underside of the porch roof coverings under the shingles and on top of the rafters. This appears to be in reasonable condition with no obvious signs of water ingress or other problems.

4.1.4 Leading off of this space is a timber ledged and braced door hung within a door frame that appears to be the former external door to the house. This is fitted with a brass knocker, spy hole, Yale type rim latch, lever latch set and a security lock set bolted into position with a metal plate. There is a timber threshold to the base of this and there is applied weather stripping around the frame externally which, together with all the other ironmongery, produces a somewhat cluttered and untidy appearance.

4.2 Living Room

Fig 4.2; Living room looking from kitchen

4.2.1 This is approached by a slight step down from the porch floor onto this floor and it also appears to have a slight run on it towards the rear northwest corner. Most of the floor is covered with fitted carpets, but where a small area had been pulled back, it showed the structure was of cement-grit type screed over a solid base.

4.2.2 There was much evidence for carpet moth or similar infestation within the carpet as was mice within the area.

4.2.3 The walls are all of solid construction with a finish that varies from cement render to traditional lime renders. Much of the cement render appeared to be hollow when tapped suggesting there had been a loss of adhesion to the material behind.

4.2.4 Damp is evident in the base of the walls as shown by dry rot to the skirting particularly along the north side where this area is below ground level and there are soluble salts on the surface and loss and disruption of surface coatings.

4.2.5 On the south side there is much indication of where poor quality repairs have been made to the walls internally where the hard cement renders have probably reacted with the cob materials behind.

Fig 4.2.6; Inglenook

4.2.6 On the east side of the room there is an inglenook type fireplace formed across the full width of the house with seating areas within it. The opening between the two areas is spanned by a semi round breastsummer beam supported by timber posts on either side.

4.2.7 The inside of the fire opening is formed with what appears to be a modern crazy paving stone hearth upon which is set a fire hood supported on a rough pile of brickwork laid in a somewhat haphazard manner. In the south side of the fire opening there is a timber seat formed below the window.

4.2.8 In the north side of the fireplace is a recess with a semi-circular end and in which a box type seat has been fitted. From the opening within the main room, it could be suggested that this may originally have been part of a bread oven and the lower part has subsequently been cut out.

4.2.9 Within the bay window on the south side, a timber seat is dressed around the opening.

4.2.10 The ceiling over the bay window is a flat soffit of plasterboard or similar.

4.2.11 The ceiling over the main room has two beams running from front to back, these being roughly shaped poles. In turn the beams support semi-round pole floor joists with the space between them having been unfilled with hardboard or similar that has subsequently been painted.

4.2.12 There is some displacement of the western beam into the wall head at its south end possibly due to outward movement in the external fabric. There is no subsequent movement to the end of these beams at the north end.

Fig 4.2.12; Displacement of west beam end into south wall

4.2.13 There were no obvious signs of on-going wood boring insects attack to these timbers with no fresh flight holes being seen.

4.2.14 There is some slight cracking running down from the head of the wall to the kitchen in the northwest corner. This extends down from a crack of approximately 6 mm (¼") wide and dies out approximately 600 mm (2' 0") below.

4.2.15 There is displacement to the head of the kitchen wall over the door to the kitchen and adjacent to the front door. This is where there has been some forward movement in the upper part of the front wall and will be related to similar movement noted to the end of the western beam on the south side.

4.2.16 Opening off of this room is a door to the kitchen. This is a simple standard joinery ledged board door hanging in an adapted door frame.

4.2.17 Head room in the living room is approximately 1700 mm to the underside of the beams and approximately 1850 mm to the underside of the ceiling between the floor joists.

4.3 Kitchen

4.3.1 There is a slight rise in the floor from the living room door threshold at the base of the stairs and then a drop off of approximately 100 mm (4") to the lower kitchen floor.

4.3.2 The floor in the kitchen is generally as that described for the living room and similar comments apply. There did not appear to be any significant disruption in it when walked upon in a normal manner.

4.3.3 The walls are generally as that described within the living room but with less disruption at the base of the walls except within the northwest corner and along the north wall where there is a higher external ground level. Much of the base of the walls were obscured by kitchen units and other fittings but where vision could be obtained it was obvious that most were finished with hard cement type render.

4.3.4 There is displacement of surface renders towards the west end of the south wall which would correspond with where there has been deterioration externally. That is also possibly related to the deterioration noted at work top height or window sill level and there appears to have been some localised collapse of the inner face of the wall in this location below the worktop.

4.3.5 At high level, at the east end of the kitchen where a timber beam runs across, there is some displacement of the wall.

4.3.6 Adjacent to the bottom of the stairs on the south side of the kitchen is possibly a blocked up window that has now been fitted with a piece of mirror glass. This is probably an earlier window providing light the bottom of the staircase.

Fig 4.3; Kitchen

4.3.7 Against the west wall of the kitchen is an oil fuelled Aga. From this an enamelled metal flue rises, goes through a 90 degree bend and then passes through the wall to connect to the chimney behind. This appears to be in a very poor condition. The flue configuration would now not be acceptable for a modern installation and the whole appliance is very dirty and grimy and would require a thorough restoration and service by a competent heating engineer.

4.3.8 The ceiling is generally as that described for the living room although there is a more distinct slope on the beams from the north wall to a lower level on the south side and so may be connected with the movement in the front wall. The west beam is apparently a modern replacement timber as it is of flat sawn and dressed timber whilst the east beam is possibly original being a converted round log and showing where there has been wood boring insect attack to the outer sap wood.

4.3.9 There is a timber lintel that spans across the wall internally on the north side over the head of the window.

4.3.10 Kitchen units are all apparently DIY standard units and are in very poor condition and not capable of restoration. Set into the laminate work top is a plastic composite single bowl single drainer sink.

4.3.11 Opening off this room on the west side is a timber door generally as that described for the entrance into the kitchen and this leads to the bathroom lobby area.

4.4 Bathroom Lobby

Fig 4.4; Lobby in northwest corner showing crack

4.4.1 The doorway between the kitchen and the west extension is quite a crude and could suggest where this is a recently formed opening. That could suggest that the ramp immediately inside the door to the kitchen was formed to connect the lower level with the higher one in this space.

4.4.2 Because this has a higher floor level it allows for easy drainage connections from the bathroom to be run more easily to the septic tank towards the rear.

4.4.3 This floor is covered with fully fitted carpets but is assumed to be of concrete construction generally as that noted elsewhere on the ground floor.

4.4.4 The walls are all of solid construction with cob to the external walls and the internal walls are in concrete blockwork or similar that have been rendered indifferently. Similar problems affect the base of the walls on the exterior as noted elsewhere in this report. Polystyrene paper has also been added to the internal face of some of the walls and has been painted.

4.4.5 There is a crack running through the corner in the northwest down from the ceiling that has a maximum crack width of approximately 4 mm, but dies out approximately 600 mm (2’ 0”) above the floor level.

4.4.6 The ceiling is a flat soffit of hardboard faced with polystyrene insulation paper that is nailed to a lightweight timber ceiling joist structure. This is in generally a poor condition and there is a potential fire hazard from the use of painted polystyrene.

4.4.7 Opening off of this space is a low quality board door to the pantry and a sliding hardboard flush door to the bathroom. The pantry door is in very poor condition, but the bathroom door functions although suffering from much wear and tear.

4.4.8 There is cracking running in a diagonal pattern through the plaster at low level and for the whole height against the chimney breast on the south side of the lobby wall adjacent to the kitchen door. There is also disruption of the plasterwork to the base of the wall on the north side here.

4.5 Pantry

4.5.1 The door appears very poor condition with a towel rail fitted on the outside face.

4.5.2 Internally the pantry has a concrete floor much covered with dust and rubbish and is in a poor condition.

4.5.3 The rear wall of the pantry appears to be in bricks laid on edge as are the side wall forming the remainder of the lobby and these have all been painted. The use of bricks in the outer wall could suggest that this west extension was originally accessed from the outside by means of a door in the north wall that

we see blocked in this location. That would also explain the higher floor level and the recently formed door opening to the kitchen.

Fig 4.5; Interior of pantry

4.5.4 The ceiling in this area is hardboard or similar to that noted within the bathroom lobby.

4.5.5 Shelving has been applied to the walls in this area in a somewhat untidy manner.

4.6 Bathroom

4.6.1 This has a solid floor covered with vinyl tiles which, due to their age, probably contain asbestos and so care should be taken when any work is undertaken on this surface. Where it was possible to see into the cupboard space at low level, adjacent to this it confirmed that this was a concrete structure below.

4.6.2 The walls are generally of glazed ceramic tiles applied to plywood fixed to the face of the external walls with the internal walls being faced with a hard cement type render and then decorated.

Fig 4.6; Bathroom

4.6.3 Built against the back the kitchen west wall in the bathroom is a chimney breast. This is possibly a modern brick or similar structure as can be suggested by its small and regular size.

4.6.4 The ceiling is generally as that described for the bathroom lobby.

4.6.5 Sanitary fittings comprise low level WC suite with slim line cistern; pedestal wash basin and acrylic bath with side panels. All the colour of these fittings is

slightly different from the rest and they are all in very poor condition and possibly beyond restoration.

4.7 Stair from Ground to First Floor

4.7.1 These rise as a single flight from adjacent to the kitchen to living room door to a small first floor landing. They are extremely steep with very narrow treads and high risers. The tread width is approximately 150 mm (6”) and the rise is approximately 200 mm (8”). Assistance is provided by a rope hand rails on both sides.

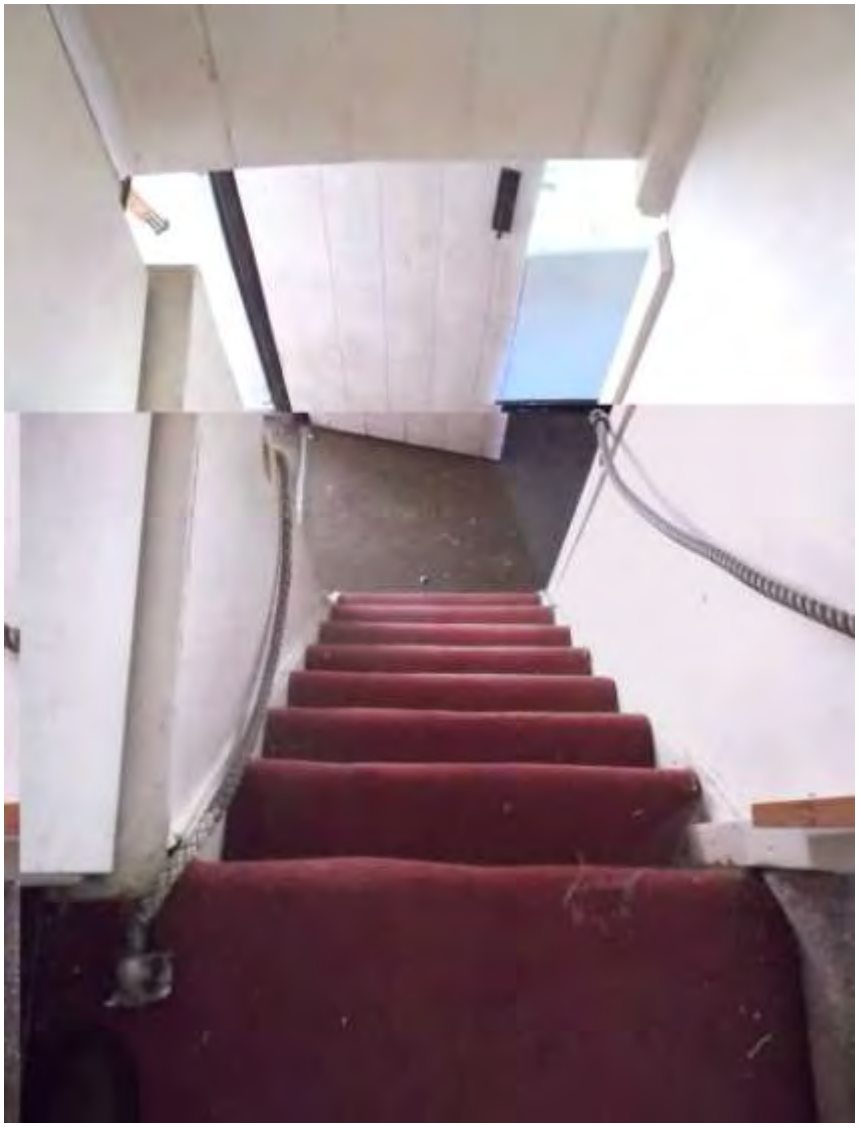

Fig 4.7; Looking down stairs from first floor

4.7.2 The enclosing wall to the kitchen is a partition faced with hardboard that has been painted and the wall on the other side has also been faced with hard board which has been painted. These at best should be considered as ladder stairs.

4.7.3 There is no ceiling over this space apart from that to the main room above.

4.8 First Floor Landing

4.8.1 This is a large area with an initial landing at the head of the stairs and a step up of approximately 100 mm (4”) onto a slightly higher level.

Fig 4.8; Landing looking towards head of stairs

4.8.2 There is a balustrade to the open side of the stairs which is low but adequately secure.

4.8.3 The walls are all of solid construction to the exterior but to the interior and the bedroom there is a traditional timber board wall that has subsequently been faced with hard board and papered to form a decorative feature.

4.8.4 The walls to the main building are in fair condition with no obvious signs of cracking or movement within them although there is some slight cracking on the north wall in the northwest corner and also in the southeast corner of the room where there is some slight movement of approximately 3 – 4 mm where this has moved away from a cupboard unit that has been built into the recess at the head of the stairs.

4.8.5 The ceiling has skillings (where the ceiling follows the underside of the roof structure) on either side and a flat soffit to the centre and the underside lining to the eyebrow window on the south side. The general appearance to the north skilling and central section is that it is formed in plasterboard. Whilst there appears to have been some repairs undertaken in plasterboard to the eyebrow ceiling in the front, these are in generally fair condition although with some hairline cracking on plasterboard joints.

4.8.6 There is some differential movement between the dividing partition to the main bedroom and the north wall of approximately 3 – 4 mm.

4.8.7 Opening off of this space is a standard joinery hard board flush door giving into the bedroom.

Fig 4.9; Bedroom looking from head of stairs

4.9 Bedroom

4.9.1 This is approached by a step up of approximately 75 mm (3”) onto a floor covered with softwood floorboards and from the style and width it would suggest that this is a modern installation possibly dating to the 1950s or 60s. These are generally in a reasonable condition with no significant signs of movement in the floor structure when walked upon in a normal manner. However there is a slight undulation in some of the floor surfaces where they cross over the beams as seen below.

Fig 4.9 2; Movement between floor boards and wall to landing and south wall

4.9.2 There is a gap between the end of the floorboards where these appear to have pulled out from under the skirting board at the front of the house between the centre of the eyebrow window and the dividing wall to the stairs. Here there is evidently some movement of the external wall fabric outwards as noted on the ground floor, probably as a result of roof spread above. This is further shown by a separation gap of approximately 50 mm (2”) where the front wall has moved from the side wall to the staircase partition.

4.9.3 The walls are all cob to the exterior and faced timber boarding to the interior, generally as that described as for the landing area. There is no significant cracking within the walls apart from the junctions with the gable walls on either side and with a vertical crack of approximately 1 mm running down in front of the bearer of the eyebrow window towards the western end.

4.9.4 There is cracking of 1 – 1½ mm at the junction between the ceiling and the walls in the southeast corner running up towards the upper purlin where it dies out. Similar cracking in a hairline pattern is largely due to use of rigid plasters in the wall that happened around the end of purlin where this enters the wall on the north side at the east end.

4.9.5 In the north east corner of the room is a small cupboard that has been formed from the recess against the chimney breast where this rises up to the east gable in this location.

4.9.6 The purlins that span across the length of this room are all converted logs or trunks with no obvious signs of recent or continuing on-going attack by wood boring insects.

4.9.7 The ceiling is generally as that described within the landing, all being in modern plasterboard and appears to be in reasonable condition with hairline cracks in the joints except in the junction between the front flat and the eyebrow start where the joint width is approximately 2 mm.

4.10 East Extension (ground floor)

4.10.1 This is a single storey structure that sits against the east chimney gable of the house and is approached by a door from the outside only.

4.10.2 The floor is of concrete or similar solid structure covered with vinyl tiles and similar comments apply as made to the bathroom as these may contain asbestos.

4.10.3 The walls are of solid construction with that on the west being the cob end wall to the main part of the house and the other three appear to be brick or similar. These are all finished with a hard form of render that has subsequently been painted. From what could be seen in one section where surfaces coating has been lost, this appeared to be a hard cement type render.

Fig 4.10; East extension room looking from rear to front

4.10.4 These are generally in a fair condition with some cracking in a hairline pattern on the west wall where this abuts the back of the chimney breast in the cob structure and also hairline cracking running up the northwest corner where it abuts the earlier structure and is probably due to differential movement between the two. Similar comments also apply to localised hairline cracking adjacent to the lintel bearing to the door.

4.10.5 The walls generally show much signs of condensation and mould staining probably due to lack of ventilation and heating in this room.

4.10.6 The ceiling has a single beam that spans from front to back and is possibly one from an earlier structure that has been re-used here. The ceiling joists span from this to the side walls and sheets of hard board have been inserted between them to close off the void above. This is in a fair condition.

4.10.7 The internal face of the window in the north side showed much signs of decay to the frame and support structure as well as the casements.

4.11 Roof Space

4.11.1 It was possible to see the roof space above the western extension through a section of the ceiling that is missing.

Fig 4.11.2; West extension roof structure and original half hip to main house

4.11.2 This is structure is a typical vernacular style pole roof with a simple rafters supporting the thatch that appears to be long straw type to the base. This thatch is quite bright and clean and so suggests it is reasonably modern and perhaps less than two hundred years old.

4.11.3 The roof space over the east extension is a modern roof with sawn timbers some of which show nail holes to the faces that could suggest they have been re-used from elsewhere. These are reasonably bright and clean and from its overall construction, the style could suggest a building date to the first or second quartile of the 20th century.

4.11.4 On the wall of the main house it is possible to see where the lower part of the wall is of raw cob and above that the remainder of the gable is coated with a hard type render. At the bottom of the render is what appears to be the remains

of a mortar fillet flashing. Together this would suggest that there was an extension on this end of the building with a low pitch roof, possibly corrugated iron, before this extension was built.

Fig 4.11.4; East end of main house above east extension ceiling

4.11.5 The base coat of thatch over the battens appears to be long straw and is in a fair condition.

4.12 Internal Decoration

4.12.1 The style and type of internal decoration is one of personal choice and preference and upon that we will not comment further

4.12.2 Internally the house has suffered from a great deal of neglect and along with that there does not appear to have been any form of redecoration for a period

probably in excess of thirty years. Together with that there also seem to have been a general lack of cleaning and housekeeping on top of the property having reportedly been empty for a considerable time.

4.12.3 As a result there is effectively a complete failure of the internal decorations due to the neglect and also the use of inappropriate material coatings to the walls and over factors outlined in this report. That will mean that a complete redecoration programme will need to be put in place once any repair, alteration and restoration is complete.

5 SERVICES

5.1 Electricity

5.1.1 Mains electricity is connected to the site and there is a meters and consumer unit fitted with miniature circuit breakers mounted on a board in the kitchen and appear to be in reasonable condition.

Fig 5.1; Electricity in-take board

5.1.2 We did not see an electrical test certificate for the property and whilst some of the electrics that we saw did appear to be in fair condition, others were in a very poor state of repair. Therefore, we would recommend that a full test of the electrics of this property is undertaken by a competent and registered electrician.

5.2 Water

5.2.1 Mains water is connected to the site. The incoming stop tap appears to be under the sink in the main kitchen with the domestic services apparently being run in copper pipe.

5.3 Gas

5.3.1 There is no mains gas connected to the site.

5.4 Telephone / Cable

5.4.1 A BT land line is connected to the site.

5.4.2 We understand that there is no cable in the vicinity of this property.

5.5 Drains

5.5.1 The drains from the bathroom run to an inspection chamber on the west end of the property. We understand from there that they run to a septic tank in the paddock to the north of the house.

5.5.2 No covers were lifted and no further inspection of this was undertaken as we were told this will be undertaken by a separate survey.

5.6 Heating

5.6.1 Apart from the fire in the sitting room and the oil fired Aga in the kitchen there is no installed heating within the property. There is no central heating run throughout the property.

6 EXTERNAL

6.1 Trees

6.1.1 There are no large trees on the property that could affect this house.

6.1.2 To the south and on the opposite side of the road is an oak tree which, if it was to fall, or from its root spread, could have a marginal impact on this property.

6.2 Outbuildings

6.2.1 To the east of the property there is a shed built of brickwork that has been rendered and has traditional timber cut roof that is covered with asbestos cement tiles. This is in semi-derelict condition and no further inspection was undertaken on this.

Fig 6.2.1; Shed

6.2.2 At the east end of the shed there is a small extension based on an insubstantial timber frame clad with corrugated metal sheeting to the walls and roof. Due to the condition of this structure no further inspection was undertaken for this.

6.2.3 Against the east boundary is a single car garage with walls of concrete blockwork and a roof of corrugated asbestos sheeting and a metal up and over door to the front. As this was considered to be outside the remit of this survey of the house, this was omitted from the survey as agreed with the client on site.

Fig 6.2.3; Garage

7 CONCLUSION

7.1.1 The dating of this property is somewhat difficult as there are no specific architectural or other dateable features. However, from what we could see from the construction methods and form, it could be suggested that the main part of the building dates to the early to mid 19th century.

7.1.2 The form of the first floor and roof structure is the main aspect for this being of possible dating. This uses vernacular construction of very basically converted timber in the form or round or semi round timber cut from trees using small section and round section timber.

7.1.3 It was evidently built in several phases as previously mentioned with the bathroom extension to the west end being a follow on and then the east extension possibly in the early 20th century.

7.1.4 There has been some movement in the front wall of the house as can be suggested by the gap of around 50 mm (2") or more in the centre of the front elevation at first floor level. This is possibly the result of historical roof spread aggravated by loss of stability to the base of part of the wall.

7.1.5 The addition of the porch on the front elevation probably acts as buttress and has stabilised the movement. The lack of recent cracking within the house could confirm that movement has largely ceased. This could be confirmed by the lack of cracking in the modern plasterboard ceiling to the first floor that is normally considered as brittle and readily shows movement.

7.1.6 Much of the deterioration to the property can be ascribed to the use of heavy cement renders and the coating of impervious plastic or polymer based paints which prevent the walls from breathing. This has resulted in delamination to the external face of the walls where this material has lost adhesion from the backing material and this is seen as bulges and other disfigurements.

7.1.7 Overall there is little movement to the cob structure as a whole. At low level in the area below the kitchen window and slightly to the west there has been long term erosion of the base of the walls. This can be repaired fairly easily using cob to re-structure the walls and therefore reinstate the integrity of the overall structure.

7.1.8 Working with cob has a reputation that is promoted by certain contractors and other craftsmen that it is difficult and there is some form of mystique to work with it. However, it, it is a fairly simple material and can be handled by most competent craftsmen giving a basic level of construction. Therefore repairs should be fairly easy to undertake.

7.1.9 The most significant item will be to remove the impervious skin around the building and also to reduce ground levels around the building particularly on the north side.

7.1.10 Most of the joinery around the exterior of the house has failed either partially or as a whole through wet related decay. Most of this has been due to poor maintenance and use of inappropriate materials. Where necessary, items can be restored or complete replacement may be necessary.

7.1.11 It would be advisable for vegetation to be cut back from around the building to allow for greater flow of air around the structure, this particularly on the north side where there are shrubs and bushes which all tend to hold stagnate pools of moisture laden air against the building. A reduction in the height of hedges to the lane etc will also help air movement in this vicinity. This will also help reduce moss growth and therefore help maintain the condition of the thatch and help extend its life.

7.1.12 The thatch is in a fair condition and as noted some renewal of the ridge may be required within a 5 -1 0 year period and also to fill any developing gullies in the main body.

7.1.13 Internally the house is in a very poor state of repair and will need a complete new bathroom and kitchen. Consideration will need to be given to provision of a new easy to use and safe access to the first floor rather than the very steep steps that are presently installed.

7.1.14 In updating the property, careful removal of existing services should be undertaken and when new services are installed, these should have due regard for the historic fabric within which they are being placed.