

WARRENS, BRAMSHAW, HAMPSHIRE

Maintenance Plan



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BRAMSHAW, HAMPSHIRE**

Maintenance Plan

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1.0 INTRODUCTION

1.1 Warrens is a Grade II* listed building located within the parish of Bramshaw, Hampshire. The new owners of the property are seeking permission to make some alterations to the building requiring planning and listed building consent.

1.2 Forum Heritage Services has been commissioned to prepare a Maintenance Plan for the buildings to be submitted as part of planning and listed building consent applications for alterations to the house. Bob Edwards BSc (Hons) PG Dip. IHBC MCIfA, Director of Forum Heritage Services prepared this report.

1.3 This plan aims to provide a guide as to the required levels of survey and maintenance that will allow the early identification of any issues with the condition of the building, so as to prevent smaller problems being left untended and becoming more serious problems harming the fabric of the historic buildings of the estate. This plan is based on the Historic England Maintenance Checklist and the Institute of Historic Building Conservation/Society for the Protection of Ancient Buildings document *A Stitch in Time* (IHBC/SPAB, 2002).

2.0 SCOPE

2.1 As part of the purchase of the property, the owners have had detailed surveys carried out by Carter Jonas of the following buildings:

- Warrens
- Chaffeur's Cottage
- Gardeners Cottage
- Red Lodge

The surveys for these buildings did not identify any maintenance issues that require immediate attention.

2.2 Within the estate there are some other historic structures which also require regular survey to ensure that any maintenance issues are identified at an early stage. It is recommended that surveys of these buildings are undertaken at the earliest opportunity to provide a complete assessment of the condition of the buildings of the estate.

- Estate Office
- Slaughterhouse
- Glasshouses
- Potting/Garden Shed
- Camelia House
- Game Larder

- Boundary walls including the rear wall of the modern stables
- Wall to the ha-ha.

3.0 Maintenance Plan

- 3.1 Historic England advice that maintenance plans should be proportionate to the size and complexity of the building(s) and that for private homes, a maintenance plan can consist of a checklist to be used during inspection. This is the approach taken with the Maintenance Plan for Warrens.
- 3.2 Where appropriate, each of the following checks should be made to each building or structure annually unless otherwise advised.
- 3.3 It is recommended that some of the checks or maintenance tasks should be made more regularly, either at certain times of the year or after storms and high winds.
- 3.4 Annual surveys of the buildings can be undertaken by a suitably experienced estate worker or by a professional surveyor. Some elements of the regular checks (gas/electricity) need to be undertaken by qualified experts.
- 3.5 The results of the surveys should be recorded, including photos as appropriate, and retained as part of a maintenance log in which works undertaken are also recorded, providing a 'service history' for the building(s). Making a photographic record will be useful for monitoring the building over time.
- 3.6 Where defects are identified expert advice may need to be sought.
- 3.7 Dependent upon the extent of work required, listed building consent may be required. Advice should be sought from the National Park Authority Conservation Officer or other suitably experienced professional.

4.0 Checklist

4.1 Rainwater Goods & Drainage

- Inspect and clear any debris from gutters and drain covers at least every autumn and preferably more often.
- Check for leaking joints, cracks and corrosion. Check the rear side of downpipes for small cracks using a mirror. Staining to brickwork, washed out mortar joints or algae growth are indicators that there may be a leak.
- Ensure that the gutters slope correctly towards the downpipes.
- Note if during periods of heavy rainwater cascades over the gutter from the roof particularly in the areas of downpipes which may indicate the downpipes are under-sized.
- Check the condition of the gutter fixings to the fascia boards and downpipe fixings to the wall.
- Check drains and gullies are clear to ensure that water is removed from around the building efficiently. Note any areas of excessive dampness or water-logging around the building which may indicate broken or leaking drains.
- Ensure that drains have gratings to prevent debris getting into the drains.

4.2 Roofs

- Inspections of roofs should be undertaken at least once a year, looking for any broken, slipped or missing slates or tiles. Further inspections are recommended after storms or high winds to ensure no damage has been caused – slates or tiles on the ground will indicate roof problems.
- Look for gaps between ridge tiles.
- Moss on roofs should be cleared as this could block gutters and damage slates and tiles.
- Roof space should be examined where gaps in slates or tiles can be seen. Roof timber should be examined for evidence of structural movement or failure and signs of damp and decay including fungi related to dry rot and insect attack.
- Dampness on ceilings may indicate water ingress through the roof.
- On flat roofs, check for splits, cracks or holes in the roof covering.

4.3 Chimneys & Clock Tower

- Chimney stacks should be examined from the ground using binoculars when checking the roof at least once a year and after storms or high winds.
- Check for any signs of movement in the stack or chimney pots.
- Check for cracks, loose or bulging stones or brick, and badly eroded or open joints
- Vegetation growing out of the chimney will indicate that there are likely to be gaps in brick joints which will allow water ingress.
- Check that flashings are fixed into the stack and are in good condition. Check if mortar fillets are cracked or loose.
- If movement, cracking or open joints are observed, closer inspection will be required.
- Ensure that flashings are dressed down and have not been blown or moved away from the surface of the wall.
- The painted timber of the clock tower, the leadwork of the dome and the weathervane should be checked annually and after strong winds.

4.4 Exterior walls and other masonry structures

- Examine brickwork annually, using binoculars to check higher levels.
- Check for cracks or bulging which may be evidence of movement in the building. If cracking is noted, seek the advice of a structural engineer.
- Check for defects in the masonry including cracked pointing, open mortar joints in brick or stonework work and damage to masonry such as eroded bricks or stone which may be caused by inappropriate hard mortar and areas of salt crystals.
- Areas of render should be examined from cracking. Tapping render may indicate areas that have 'blown' which could trap moisture in the wall.
- Where external walls are painted/washed, check for evidence of flaking/bubbling which may indicate dampness in the wall. Modern paint systems may not be breathable and will prevent evaporation of moisture vapour resulting in damp
- Ensure external ground levels are at least 150mm below the level of any known damp-proof course or 150mm below internal floor levels.
- Check vents and airbricks at low level to ensure they are not obstructed.
- Remove plants and vegetation growing on the building and try to minimise the extent of planting directly at the base of the walls.

- Boundary and free-standing walls (including those of the Camelia House) should be checked with respect to pointing and render finishes as above. The cappings should be specifically examined to ensure that water cannot enter the core of the wall. Any sections where the capping has failed or water ingress into the wall is possible should be provided with temporary protection using sheeting.

4.5 Windows and doors

- The condition of all windows and external doors should be checked annually to ensure paintwork is in good condition.
- Look for signs of decay in timber windows and rust or fractures in metal-framed windows.
- Check for broken or cracked window panes.
- Ensure that the joints between window and door frames are adequately filled to prevent water ingress.
- Check for bare timber, especially on thresholds, sills and lower and underside areas of window sashes

4.6 Internal Services

- Chimney flues serving working fireplaces should be swept annually. Other flues should be inspected to ensure they are free of obstructions that may retain moisture and cause damp. Unused flues should be vented and the vents kept clear of obstructions.
- Electrical and gas installations should be inspected by certified tradespeople at the recommend intervals.
- Generally, look out for signs of possible leaks in pipework which may be revealed by small patches of damp in ceilings and walls.