

Rebuild of the lower part of ground floor cob walls carried out several years ago due to decay in cob from damp.

Heavily decayed window in need of replacement (see design)

Original section of the house is constructed from cob with a brick filled timber stud party wall.

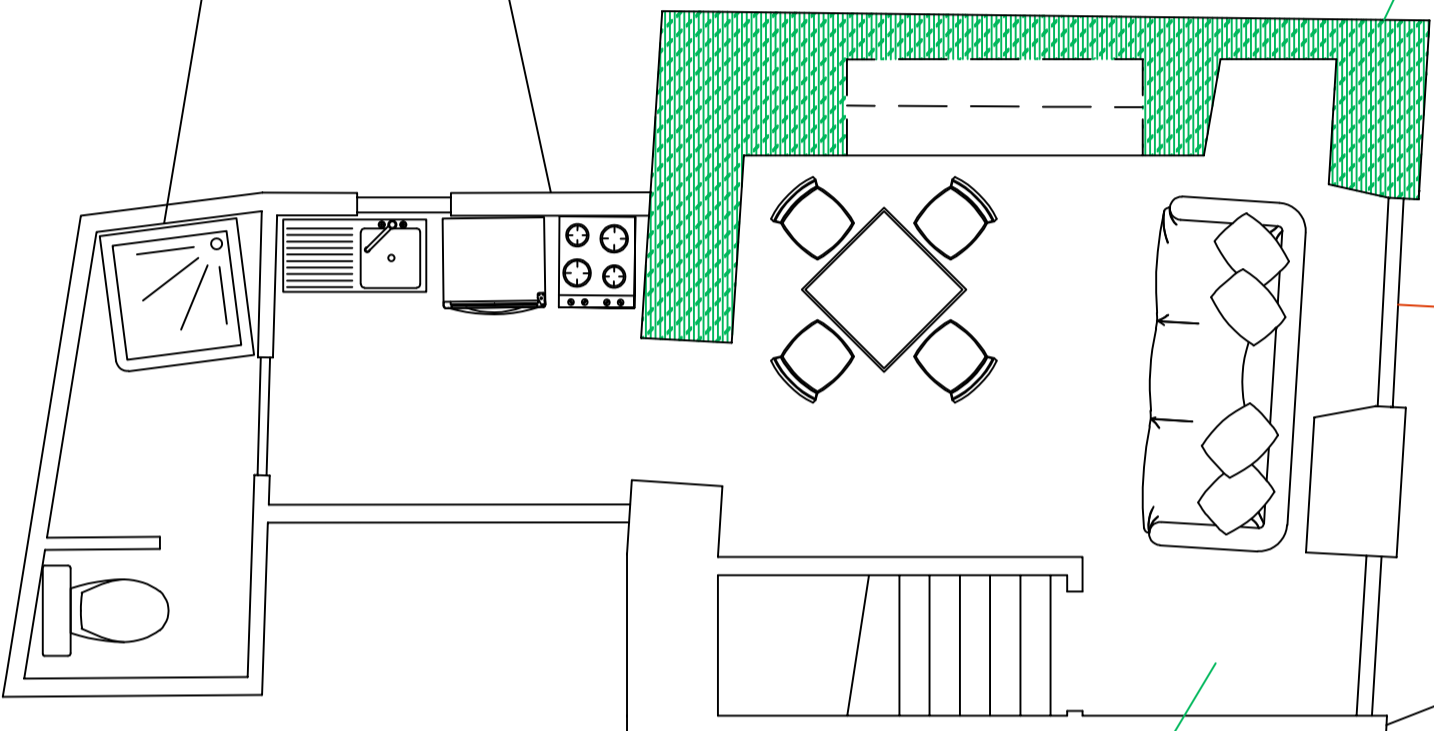
Structural timber ties have been installed as specified by engineer to restrain potential roof spread.

Much of the plaster in the cob section of the house has been removed and backing coats of lime putty plaster applied as part of the earlier phase of work.

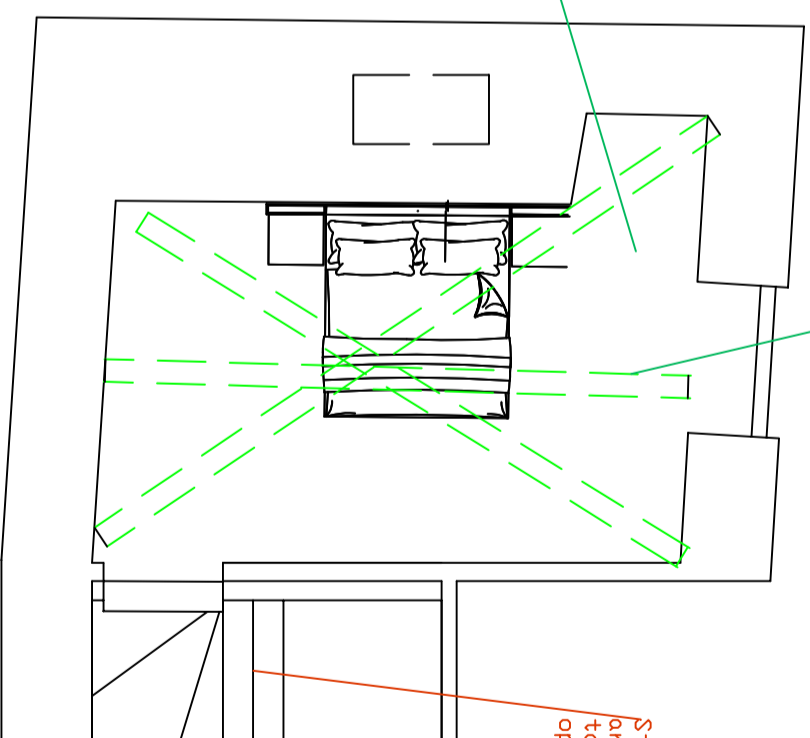
Staircase is heavily decayed and unstable and not deemed to be repairable although this option will be investigated.

Extension housing the kitchen is constructed of un-insulated single skin brick walls with un-insulated single pitched lean-to roof.

Toilet and shower in a basic brick extension composed from small enclosed yard with basic roof.

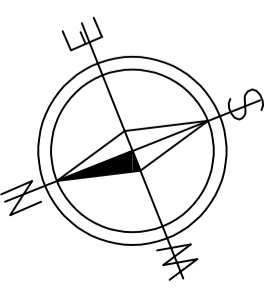


GROUND FLOOR



FIRST FLOOR

- Notes:
1. General condition of house is poor.
  2. Severely deteriorated surface plaster finishes where remaining, wet rot in woodwork.
  3. Construction of extensions is very basic.
  4. Structural integrity of cob walls was restored sympathetically and is now considered to be sound.
  5. Electrical and heating services are out of date, faulty and dangerous.



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