CONDITION REPORT

FISHER HOUSE
RIVINGTON

Issue r.1 November 2021

JubbClews
CHARTERED SURVEYORS ■ HISTORIC ENVIRONMENTS

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APPENDICES

1.0 SUMMARY OF OPINION

1.1 Fisher House is Grade II listed[1] and located in the Rivington conservation area[2]. The accommodation comprises a service wing to the south (now used as an en-suite dressing room at first floor and utility room at ground floor), a glazed link (sun room), six-bedroom house of three storeys and basement in the middle range, and northern service wing (now converted to a garage and workshop). The building is vacant (after its former use as a single dwelling) and has been recently acquired.

1.2 The client is considering a programme of repairs and improvements to reinstate the building as a family home. A Chartered Architect is drawing up proposals for the alterations but as the building is Grade II listed, the proposals should not only improve performance and utility, but also have due regard for the building's special architectural and historic interest[3]. Alterations require listed building consent and it is recommended that the draft application is submitted to the Local Planning Authority for pre-application advice.

1.3 This condition report has been commissioned[4] to help develop those proposals and support consultation with LPA. The key defect pathologies to address in this consultation are:

1. There is evidence to suggest structural defects which need to be investigated more fully, and if necessary, addressed in the proposals. A CARE-Accredited Chartered Structural Engineer should be engaged to consider these matters, and design solutions.
2. The building is damp and this is affecting both the structural performance and use of the building. Failure to address dampness also risks further losses of historic timber to rot. A programme of repairs to the building is needed quite promptly to reduce water ingress. The client should also aim to reduce the risk of condensation when

[1] NHLE 1072508
[2] Designated by Chorley in 1 February 1990
[3] S.72 Planning (Listed Buildings and Conservation Areas) Act 1990
[4] SDA brief to Jubb Clews 27 July 2021

the building is in use, and this requires upgrades to the insulation, heating and ventilation systems.

3. The windows are an important historic component of the building and require substantial conservation-grade repairs. Ideally, these repairs will improve the building's thermal performance and re-introduce authentic details. The sun room and other modern joinery (uPVC windows, top hung casements, garage doors and glazed outer doors) may be best replaced with more authentic traditional joinery or sympathetic solutions (say, a new rear porch to weather the back door).
4. The other building elements, such as the heating system, electrical system, sanitary and kitchen fittings are life-expired and require renewal to modern standards and capacities. The finishes, including fitted carpets, are tired and largely require renewal.

1.4 Addressing these defect pathologies within the programme of alterations provides an opportunity for the Client and Architect to develop a thoughtful intervention which adds to the building's heritage value and complies with heritage policy by:

- bringing the building back into active use as a family home
- protecting the historic fabric
- upholding and better revealing the building's special interest

2.0 OBSERVATIONS AND RECOMENDATIONS

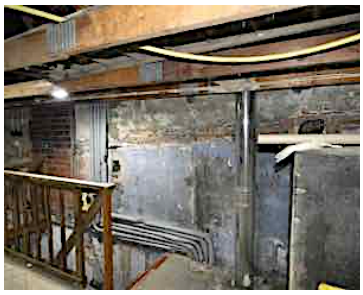
Recommendations are included under each summary point *in italics.*

2.1 Structure

2.1.1 There are some structural defects which require more attention. The garden walls have shifted and partial rebuilding or stabilisation will be needed.

Develop proposals using a CARE-Accredited Structural Engineer.[5]



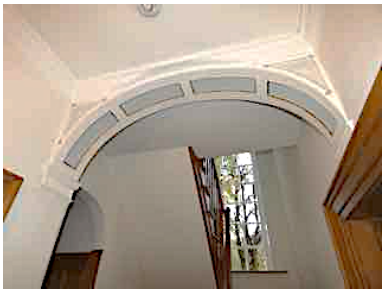


2.1.2 There is settlement and cracking visible in the structure which could not be diagnosed during the inspection. It may arise from differential settlement (because the main building only has a part basement and therefore is not evenly loaded). The upper roof is certainly unevenly loaded, with stone to one pitch and slate to the other. The base of the corner stack in the north gable of the house may have been removed, and part of the south wing has been demolished, with the gable made up in brickwork. Much of the north wing (including the entire roof frame) has been rebuilt and has had a tie pin inserted. Openings between the spaces have been altered and the first floor opening in the south east quoin of the main building creates a weakness in that area. There is a large tree close to the building, whose roots may be affecting the ground the building stands on.

- *Map the movement and anomalies on the 3D scans and compare with any documentary evidence.*
- *Consult with the Engineer to understand whether the load paths are uneven or have been disrupted.*

[5] CARE website





2.1.3 There will be embedded 'bonding timbers' in the structure, embedded timber joists and beam ends and the inner lintels may well have been timber. The pattern of cracking in the render suggests lintels and bonding timbers may have failed and been partially repaired. The steel beams in the basement suggest there was failure of the timber elements, possibly due to rot or beetle infestation, and the rot may be active in the bonding timbers and lintels where they are concealed in the plaster and render. There was evidence of live beetle and dry-rot infestation, and some of the walls have been lined – the reason is not clear but these voids can host rot, too. The floors deflected in heel drop tests.

- *A programme of investigation including opening up vulnerable locations for inspection is recommended before the main refurbishment begins, as any structural issues will need to be addressed early on.*
- *Address dampness as the root cause of timber decay.*

2.1.4 Removing internal walls in buildings of this age has two potentially harmful impacts. Firstly, on plan form – the double depth plan form is historically significant and merits more research to make a legible intervention. Buildings of this age often also have structural timber walls so although the main spine walls internally are probably masonry to the full height, there may be other structurally important partitions made from timber.

- *Explore the historic plan form using documentary evidence from the heritage statement.*
- *Take advice before commencing removal of partitions or forming openings between rooms.*

2.2 Damp

2.2.1 The building suffers from damp – both penetrating damp (from defects in the chimneys, the back gutter where the two building components join, the rainwater goods and rendering) but also from condensation because dampness in the structure is being re-deposited.



2.2.2 The main roof, including the structure, appears fair and can be repaired, but the repairs to alleviate dampness will include rebuilding both upper gable stacks, redoing the back gutter, repairing all the gutters and downpipes, repairs to the render and overhauling the insulation and ventilation of the structure.

2.2.3 The detailing of the lead front gutter and cornice appears historically inaccurate. UPVC has been used elsewhere. It is not a durable material for gutters and downpipes and not usually allowed on listed buildings. For authenticity and improved performance, the gutters and downpipes should be replaced in suitably-sized cast iron, and the front gutter detail carefully reworked with new joinery and lead linings to give a more authentic appearance.



2.2.4 There is dampness around ground level; this is not so much rising damp as penetrating dampness where the wall / ground detail is weak. Reducing the built-up levels and

introducing good drainage will alleviate this problem. The old osmostic damp proof course is unlikely to be effective (or ever have been) and should not be renewed.

- *The various causes dampness should be attended to promptly as there is evidence of live fungus in structural timbers and corrosion on structural steelwork.*



2.2.5 Dry rot cannot be fully eradicated from a previously-affected building as the spores are very fine but the spores become dormant and harmless if the moisture content of the building is low and stable. Sadly, the fungus is very resilient and it can re-establish quite quickly in the presence of moisture.

2.2.6 Managing down the building's moisture content, after the penetrating dampness has been eradicated will require sensitive heating control and good passive ventilation. There has also been a small plumbing leak in the basement, but this issue is likely to be addressed when the systems are renewed.

- *The existing propane heaters are not appropriate and can make condensation worse.*
- *New bathrooms and kitchen should be fitted with heat recovery humidistat controlled mechanical ventilation.*
- *The flues should be capped and ventilated; for redundant flues, this could incorporate further heat recovery extraction from the bedrooms, or the reinstatement of fireplaces in the principal reception rooms.*
- *Proper insulation of the ceilings and floors where the unheated voids of the roof and cellars abut heated rooms is necessary, with appropriate vapour permeable structures or vapour barriers to prevent interstitial condensation.*

2.3 Windows

2.3.1 The windows appear to be original with surviving historic glass. Many are rotten in many places. They are mostly capable of repair by a craft joiner with only the two south-facing windows, and possibly the Westmorland of the main house justifying full replacement.

- *Discuss repair options with a craft joiner.*



2.3.2 To improve thermal performance all the modern glass could be upgraded to insulated single glazing, or secondary glazing may be introduced. If the shutters survive in the pockets, these can add greatly to the building's thermal performance, security and authenticity.



2.3.3 The existing windows are unlikely to accept reglazing in small pane double-glazed units; repairing the existing frames and introducing new double-glazed sashes may be possible but replacing all the windows entirely would not be justified, because double-glazing often detracts from the building's authenticity.

- *A thumbnail window-by-window specification is provided for inclusion in pre-application discussions about what might be granted listed building consent.*



2.3.4 The conservatory (sun room) is modern and in poor condition. It occupies only part of the building's former footprint.

- *It would make sense to demolish this element to make way for a new extension if the client is seeking more ground floor space.*

3.0 BRIEF AND INSTRUCTIONS

Briefing was provided by the client's Architect, our proposal dated 23 September and an accompanied walkthrough of the principal building with the Client on 27 October.

The inspection and this report are to support a scheme of repair and alteration of the property for the client's personal use, as a principal private residence. The client acquired the property recently and is establishing the building's condition and vulnerabilities in anticipation of further investment. This report focuses on this client's concerns.

4.0 METHODOLOGY AND LIMITATIONS

The inspection was carried out within RICS guidelines following the appropriate risk assessments. The limitations on the inspection are set out in the appendix. In particular, the following limitations apply to this inspection:

- The upper roof void was inspected from the hatch and crawl boards only. A new hatch should be formed to access the void properly. This alteration may require listed building consent.
- The lower roof void in the south range is not accessible other than through a hatch in the east elevation. This should be explored in due course, and may require a new hatch to allow maintenance inspection. The alteration would require listed building consent.

- The floor voids around the basement were viewed from the available openings but the views are restricted.
- Fitted floor finishes prevented inspection of the first and second floor voids.
- The below ground drainage covers, chambers and routes were not inspected.
- Some views were at oblique angles because the inspection was conducted entirely from within the property's boundaries.
- The brief did not include any requirement for an opinion about asbestos. Given the extent of the planned works, a full R&D survey should be commissioned before any opening up or invasive works commence.
- Building services (electrical, heating etc.) are not included in this brief.

Inspection was undertaken on 27 October 2021 by K L Jubb IHBC FRICS and R C Clews MRICS, both RICS Conservation Accredited Chartered Building Surveyors, and historic environment professionals.

The weather condition was warm and humid with showers following considerable rainfall in the preceding days.

END OF REPORT

Reference	Photo reference	Element	Sub-Element	Description	Condition	Repair	Alteration
1.0				**Structure**			
1.01	1170093	Structure	House, Roof Void	Two purlins per pitch with a structural ridge. Sawn purlins, BS 747 felt bituminous. Brick spine walls, 1 brick thick. C.300mm of insulation. Plasterboard ceiling. Modern tanks covered.	Consider more access hatches. Ventilation is good.	Await structural engineer review. Ensure all timber bearing are maintained as dry as possible to reduce the risk of rot.	Investigations are not alterations but may require Listed Building Consent where they require historic fabric to be removed. Listed Building Consent required for new hatch.
1.02	1170062	Structure	External Walls	Masonry walls mostly finished with painted render, supporting the loads of the roof and floors. There is a part basement which may date from an earlier building on the site.	There is a pattern of cracking across the elevations, which is mostly around the window and door openings. There are mature trees within close proximity of the external walls. Some walls appear out of true. Partial rebuilding in north wing. Gable weathered in brick to south wing.	A degree of movement is to be expected in a building of this age and construction, however a structural engineer should be engaged to undertake a package of invasive investigations to confirm the condition of embedded timber elements such as lintels, beams and joists. Map the movement and explore disruptions to load paths.	
1.03	1050966	Structure	Ground floor	The ground floor is suspected to be partly suspended timber and partly ground bearing slab. The section over the basement has been altered and masonry piers constructed supporting steel beams which in turn support the smaller timber floor joists and floor boards. The timber floor joists have dove tails suggesting they were previously socketed into a timber beam.	The metal joists are corroded and the piers seem over engineered for the loads they are supporting.	Structural engineer to investigate intervention and design repairs.	
1.04	1050904	Structure	First and second floors	The upper floors are suspended timber, the joist sizes and spans are not known.	There is deflection in the upper floors which requires opening up and investigating.	Structural engineer to investigate floor structures and design repairs.	
1.05	1170074	Structure	Chimneys	Masonry gable stacks meeting joining at second floor. The north stack has an additional flue added to the east.	The additional corner stack does not appear to be present on all floors.	Investigate and confirm load paths for chimney and stacks.	
2.0				**Roofs**			
2.01	1170060	Roofs	Generally	Generally the roofs are weathered with stone slates or natural slate with terracotta ridge tiles.	Generally the roof coverings are in fair condition. The perimeter detail, say, around chimneys and the junctions with upper walls is generally poor.	The eccentric loading and deformation should be referred to the structural engineer to confirm if any intervention is required. One should allow for ranging repairs to the coverings and overhaul of the perimeter detailing.	
2.02	1170064	Roofs	House, West Pitch	Natural stone slates laid to diminishing courses and random widths with a terracotta ridge and pointed mortar verge. (Fixing detail not known).	Several cracked and damaged slates. Dishing at ridge and undulation across pitch. Slates appear poorly graded.	The different roof coverings are likely to impose a differential load on the roof frame. This point should be referred to the structural engineer to comment if the differential loads are impacting the structure. Ranging repairs to address damaged slates and re-bedding ridges should be undertaken. The perimeter detailing should be overhauled to include new lead flashing soakers, a new lead back gutter to the south range and a new lead collar to the steel flue if it is to be retained. One may consider bringing forward re-roofing to unify the maintenance profile, although this will be a significant investment, there may be economies of scale addressing this work whilst scaffold access is available as well as offering opportunity to improve thermal performance and ventilation.	Reinstating stone slates across the roof pitches.
2.03	1170088	Roofs	House, East Pitch	Natural slate laid to diminishing courses at random widths.	Eccentric loading. Slates are poorly graded. More than one generation of slate. Dishing and undulation as front pitch.		
2.04	1170052	Roofs	North Range, West Pitch	Stone slates with a terracotta ridge. Views obscured. Lead flashings to gable wall at house.	Frame appears square.		
2.05	1160947	Roofs	North Range, East Pitch	Natural slate laid to regular courses with regular widths. Lead flashing to gable wall. Verge made with gable render.	Eccentric loading. Moss growth. Junction with steel flu made with mortar - needs a lead collar.		
2.06	1170077	Roofs	South Range, North Pitch	Slate laid to regular courses with regular widths with a terracotta ridge. Mortar pointed verge.	The ridge is square. Minor moss growth but generally fair. Junction with house appears poor - views obscured, render appears patch repaired.		
2.07	1170075	Roofs	South Range, South Pitch	As North.	Ridge pointing loose and resting on pitch - re-point ridges. Generally OK.		
3.0				**Chimneys**			
3.01	1160927	Chimneys	Chimney 1	Rendered gable stack, stepped possibly with additional flue added to rear. Two pots visible, one with mushroom vent, one with pot and cowl. Painted render over stack.	Junction to roof made with mortar flaunching - should be lead - likely to need lead tray - possibly redundant flus to ventilate. Bulging to render. Note: steel flue installed alongside stack is modern - need to confirm listed building consent (LBC).	The chimneys are all in poor condition. Whilst it is possible to undertake patch repairs one should also consider the gold standard repair which would include: Recording the existing features and detailing before carefully dismantling the stack to roof level, installing a new lead tray dampproof course before re-building the stack to the existing height and re-seating all pots ensuring redundant flues are ventilated at the base and top. All flues should be swept and cleared of debris. Missing pots should be reinstated and weather cowls installed.	Listed building consent and planning permission may be required for the chimney works.
3.02	1160934	Chimneys	Chimney 2	Rendered gable stack. Two vent bricks to side of stack. Four terracotta vents and one metal vent. Render is patch repaired. TV aerial attached to the stack.	Junction to roof made with mortar flaunching - flaunching cracked, patch repaired and not complete. Bulge to upper section of stack.		
3.03	1170083	Chimneys	Chimney 3	Brick stack 16 vertical courses above roof level. One rotating vent. Lead flashing to junction of roof. Three air bricks in East side of stack.	Suspect capping poor. Several spalled bricks. Pointing poor. No evidence of lead tray. Stack leaning.		

Reference	Photo reference	Element	Sub-Element	Description	Condition	Repair	Alteration
4.0				**Above Ground Drainage**			
4.01	1170061	Rain water goods	House, West	Lead lined painted timber box gutter supported on four brackets. Discharges to two painted cast iron downpipes with hoppers and shoe to below ground system.	Timber poor and rotten. Decoration is poor. TV aerial is attached to the box gutter. Right hand side downpipe has a UPVC hopper. Downpipes are corroded, the fixing loose and the decoration is poor.	Research historic images to confirm details, joinery sections etc. Allow to overhaul gutter, including timber repairs and new lead lining to Lead Sheet Training Academy details. Overhaul cast iron downpipes including hoppers and storm surge protection.	Changing the rainwater goods although reinstating traditional details is likely to require listed buidling consent.
4.02	1170033	Rain water goods	House, East	UPVC gutter on painted timber fascia. One cast iron downpipe and hopper to below ground system. UPVC soil stack vented above roof level.	UPVC is unlikely to have Listed Building Consent.	Overhaul gutters and downpipes replacing uPVC with new painted cast iron, include for all fixing details and increasing storm surge protection where required. Drain grey water system internally or through sealed system to below ground.	
4.03	1160990	Rain water goods	North Range, West	UPVC half round fixed to painted timber fascia board with UPVC downpipe. UPVC has been painted.	UPVC is unlikely to have Listed Building Consent. Paint finish poor.		
4.04	1160988	Rain water goods	North Range, East	UPVC half round on painted timber fascia. UPVC downpipe with hopper collecting two further waste pipes - all painted black.	Blocked by debris. UPVC is unlikely to have Listed Building Consent. Grey water should be drained through a sealed system to the below ground drainage.		
4.05	1160983	Rain water goods	South Range, North	UPVC gutter on painted timber fascia continuing around the corner to a cast iron downpipe with hopper to below ground,	UPVC is unlikely to have Listed Building Consent.		
4.06	1160981	Rain water goods	South Range, South	UPVC gutter and downpipe.	Downpipe does not connect to ground level - water butt - is a new below ground connection needed?		
5.0				**External Walls**			
5.01	1160995	External walls	House, West	Inscribed render, painted white over stone plinth. Possibly more than one generation of render and patch repairs. Flat stone cills and heads. Rento Kill retrofit osmotic DPC system. Arched headed door surround. One vent at ground floor level. Vent to basement below.	Horizontal crack at second floor level right hand side of central window. Horizontal crack at second floor level left hand side of central window. Horizontal crack at first floor level left hand side of window. Horizontal crack at first floor level right hand side of central window. Vertical crack over the door. Paint finish mottled, possibly over lime wash. Security lights. CCTV cameras. Alarm box. Cables litter the elevation. Ground levels raised against base of wall.	Listed building consent should be obtained to undertake a programme of investigations around the render with the objective of understanding: 1. The original intended mix and finish. 2. The installed mix and finish. 3. The extent of repairs and replacement. 4. The number and composition of paint / limewash coats. Once this is known the repairs can be specified. The film forming paint finish is likely to be reducing the walls ability to breathe and should be removed. This can be a laborious undertaking and should only be undertaken once the render mix is fully understood. The cracking should be investigated by the structural engineer and is discussed further at section 1. Modern additions to the elevations such as CCTV and external lighting should be cleared and where required more sympathetic discreet accessories installed. The effectiveness of the osmotic dampproof course should be considered, where the ground levels are raised these should either be reduced or a French drain installed along the base of the wall.	Render repair offers an opportunity to reinstate the traditional porous performance of the walls.
5.02	1170010	External walls	House, South	Painted render, smooth above first floor level. Band of scarring, possibly when structure removed. Flashing chased into wall for garden room.	Evidence of climbing plants removed. Patch repair around the window. Vertical cracking over window (alongside chimney) Vertical cracking over ground floor window.		
5.03	1170033	External walls	House, East	Inscribed render, painted. Gas pipe fixed at high level. Osmotic DPC filled the base of the wall. Base of the wall painted black. Evidence to suggest porch roof removed. Brackets to cable tension wires.	Render cracked, crazed and scarred from previous interventions - investigate with sample point removed and opening up. Gas pipe poorly supported. Generally poor render condition. Cracking around lintel could indicate lintel failure - open up where possible.		
5.04	1170048	External walls	House, North	Gable. Wall inscribed render painted.	Paint finish peeling - suspect water ingress. Cracking uppers, wider at top of the wall.		
5.05	1170015	External walls	South Range, West	Brick laid to English garden wall bond with cement mortar pointing. Painted render band over garden room. Garden room sits on brick plinth with stained glass painted windows. Patent glazed roof with stained glass bearing onto a timber and metal structure. Lead flashing at wall junction.	Several spalled bricks. Vertical crack alongside the chimney. Vertical crack at right hand side quoin.	Spalled brick should be carefully cut out and replaced with new or reclaimed matching bricks. A gold standard repair would include re-pointing with lime sand mortar, which will also help to conserve the bricks. The render and cracking should be included in the investigations above. Investigate chamfered plint. The effectiveness of the osmotic dampproof course should be considered, where the ground levels are raised these should either be reduced or a French drain installed along the base of the wall.	Repointing is likely to require listed building consent. French drain and change in levels may require planning permission or Listed building consent.
5.06	1170021	External walls	South Range, South	Random stone rock faced with dressed stone window and door surrounds. Quoins to south east corner, brick joint to the left hand side. Rento Kill osmotic DPC. Stone pointed with deep filled joints, suspect cement mortar. Plinth step chamfers out, suspect added later.	Crack over ground floor window. Cement mortar likely to reduce porosity of the wall. Purpose of plinth chamfer unclear.		

Reference	Photo reference	Element	Sub-Element	Description	Condition	Repair	Alteration
5.07	1170029	External walls	South Range, East	Stone as south elevation, more than one generation of mortar. Gas and water connections. Rounded corner.	Ground level possibly raised.		
5.08	1170029	External walls	South Range, North	Stone as south elevation with cement ribbon pointing.	Evidence of raised moisture levels.		
5.09	1170042	External walls	North Range, East	Inscribed render as house. Structured tie-rod in wall.	Horizontal crack left hand side at door. Window not plumb. Stained from adjacent tree.	The render should be included with the investigations above and the same repair applied. The cement mortar should be removed and re-pointed with lime sand mortar.	Repointing may require Listed building consent.
5.10	1170043	External walls	North Range, North	As east electric sliding door to garage. Three security lights One CCTV. Stone plinth visible to right hand side with former socket for down pipe.	Confirm listed building consent for CCTV and security lights.		
5.11	1160991	External walls	North Range, West	Brick laid to garden wall bond with cement pointing. Security light. Stone plinth. Stone cill and lintel.	Cement mortar will reduce the breathability of the wall. Confirm listed building consent for CCTV and security lights.		
6.0	**Windows and Doors**						
6.01	1050854	Ground Floor Windows	West elevation - north range	6/6 painted timber double hung sliding sash window in painted timber frame. No sash horns. Stone sill and stone flat arch. Brick reveals containing sash boxes. Painted render seal to frame perimeter up the stop bead. Mix of clear historic and modern opaque glazing..	Paint and putties poor.	Ease and adjust, replace cords and rebalance the weights. Allow to replace the outer stop bead and the painted render seal with new painted timber bead and burnt sand mastic seals. Pre-paint repairs including bench repairs to both sashes - replacing all the putties and stripping back to bare timber before repainting in primer and two coats of good quality paint (noting colour and sheen to be authentic).	Note internal space is not heated and no requirement for draught stripping or insulated glass.
6.02	1050855	Ground Floor Windows	West elevation - middle range left hand side	As above, with run beaded meeting rail detail, and sash horns. At some time this window was widened and the sill dropped through the plinth. 2No iron shutter fixings. Mix of modern and historic glazing. Sill appears to have been replaced.	Paint and putties poor. The render seals are addled. The timber sill is split. Glazing bars are narrow and likely to require repair when the paint is removed. Note cracking around the lintel.	Prior to above repair, carefully expose the lintel and its bearings, and examine it condition. Inspect the reveals internally for shutters and evidence of other extant or removed internal window joinery. Repair as above. Fill the sill where it has split. Allow to repair or partly replace the glazing bar like for like.	Overhaul to include draught stripping, cam fasteners to sashes, and improvement to the thermal performance by insulated glass, internal shutters, or secondary glazing
6.03	1050856	Ground Floor Windows	West elevation - middle range RHS	As above but the size of the window is unaltered, although it appears the timber sill has been replaced. Appears to be all float glass.	Paint and putties poor. Glazing bar broken to the upper sash. Poor filler / seal in front of the stop bead. Cracks over the lintel. Rot to the bottom rail of the bottom sash. Rot to the sill.	Prior to above repair, carefully expose the lintel and its bearings, and examine it condition. Inspect the reveals internally for shutters and evidence of other extant or removed internal window joinery. Repair as above. Cut out and replace the rotten sill with new matching section hardwood.	Using the existing sashes as templates, make new matching sashes, glazing with new Histoglas or equivalent insulated glass and full draught stripping.
6.04	1050858 - 859	Ground Floor Windows	West elevation - south range	Modern sun room - mainly clear single-glazed painted softwood. Single purlin roof bearing on a box section cranked and welded steel beam. UPVC gutters and downpipe to open gulley. Brick plinths (possibly single skin?). Pair full height double glazed doors, with double glazed side lights. Aluminium T section glazing bars stepped over the purlin. 4No top hung opening transom lights.	Extensive rot to the timber frames, fascia and quoin. Seals poor - silicon gunned repairs which are now loose. Flashband repairs to the step in the roof.	Beyond repair.	Bring forward proposals for new infilling where the historic footprint has been removed but some extension is necessary to join the kitchen to the utility room.
6.05	1050857	Ground Floor Windows	South elevation - west range (kitchen)	uPVC double-glazed side hung opening light in painted timber sub-frame. Opening appears to have been altered.	Cracking over the lintel. Sub frame poor. Unlikely to have had listed building consent.	Seek clarification on compliance prior to repair.	Prepare alternative proposals for a more authentic / traditional window.
6.06	1050860	Ground Floor Windows	South elevation - east range (utility)	Painted timber 6/6 double hung sliding sash window, with tooled sandstone lintel and sill. Sash boxes recessed behind stone reveals. No sash horns. (Extent of historic glazing not noted).	Paint and putties poor. Glazing bar rotten. Rot to the sill. Perimeter seals poor.	Ease and adjust, replace cords and rebalance the weights. Allow to replace the outer stop bead and the painted render seal with new painted timber bead and burnt sand mastic seals. Pre-paint repairs including bench repairs to both sashes - replacing all the putties and stripping back to bare timber before repainting in primer and two coats of good quality paint (noting colour and sheen to be authentic).	
6.07	1050861	Ground Floor Windows	East elevation - south range	Painted timber bottom hung (hopper) opening casement in painted timber frame (modern). 2No bronze or copper mesh vents on unpainted timber frame to left. Stone surrounds and mullion to vents.	Perimeter seals poor. Stopped open (difficult to operate internally). Stone sill is spalling. The mesh is dented to the vents.	Overhaul, with new operating gear and sill detail. Conserve the mesh vents - good detail and patina.	
6.08	1050862	Ground Floor Windows	North elevation - east range	Painted timber 6/6 double hung sliding sash window, with tooled sandstone lintel and sill. No sash horns. Sash boxes recessed behind stone reveals. Painted render seals. (Extent of historic glazing not noted).	Paint and putties poor. Parting bead is damaged. Open joints to stone reveals. Render seals cracked and open..	Ease and adjust, replace cords and rebalance the weights. Allow to replace the outer stop bead and the painted render seal with new painted timber bead and burnt sand mastic seals. Pre-paint repairs including bench repairs to both sashes - replacing all the putties and stripping back to bare timber before repainting in primer and two coats of good quality paint (noting colour and sheen to be authentic).	

Reference	Photo reference	Element	Sub-Element	Description	Condition	Repair	Alteration
6.09	1050863	Ground Floor Windows	East elevation - middle range lhs	Pair of painted timber 3 light side hung casements with sidelights of 3 fixed panes, painted timber frame. Painted render sill and lintel. Dowelled joints to casements. Several panes of historic glazing.	Paint and putties poor. Rot to frame. Does not fully close.	Ovevrhaul to include bench repair of casements, and extensive splicing of the frame replacing all the putties and stripping back to bare timber before repainting in primer and two coats of good quality paint (noting colour and sheen to be authentic).	
6.10	1050864	Ground Floor Windows	East elevation - middle range stair window	21 fixed light painted timber Westmorland window. Rendered sill and lintel. Appears that very little historic glass survives.	Paint and putties poor. Rot to glazing bars and frame. Note lack of fall protection to landings - landings pass the window.	This window is on the cusp of repair and renewal. Take the frame aout and examine on the bench - allowing for salvage of any historic glazing, and extensive splicing and renewal of glazing bars, sill and jambs. Functional requirements may force interventions such as fall protection and shatter-proof glazing for building regulations complaince.	Listed building consent awould be needed for renewal of this element.
6.11	1050865	Ground Floor Windows	East elevation - middle range rhs	Two six light sashes, one fixed and Yorkshire sliding sash. Rendered lintels and sill.	Paint and putties poor. Rot to outer frame and glazing bars. Difficult to open.	Ovevrhaul to include bench repair of casement, and extensive splicing of the frame replacing all the putties and stripping back to bare timber before repainting in primer and two coats of good quality paint (noting colour and sheen to be authentic). Ease and adjust opening light to run smooth.	Adapt with draft stripping to improve thermal performance - note this room may have humidistat controlled ventilation to reduce condensation.
6.12	1050866	Ground Floor Windows	East elevation - north range	6 fixed lights - lower three obscured wired glass possibly historic. Clear glass above. Rendered sill and lintel - Modern inscribed render.	Paint and putties poor. Frame distorted vertically by structural movement.	Replace all the putties and strip back to bare timber before repainting in primer and two coats of good quality paint (noting colour and sheen to be authentic). Conserve any historic glazing.	
6.13	1050867, 869 and 870	First Floor Windows	West elevation - middle range	6/6 double hung painted timber sliding sash window, clear glazed. Painted seals, and fillet to sill. Stone lintel and sill. Sash horns. Sash boxes recessed behind rendered reveals. (Extent of historic glazing not noted)	Paint and putties poor. Meeting rail deformed to upper sash / out of alignment with lower sash. Some rot evident to bottom rail of middle window. Perimeter seals poor. Horizontal cracking over the window head.	Prior to above repair (as Ground floor west north range etc.), arrange fingertip inspection from tower scaffold and carefully expose the lintel and its bearings, and examine its condition. Inspect the reveals internally for shutters and evidence of other extant or removed internal window joinery. Repair as above. Allow to bench repair or replace / overhaul individual sashes.	Overhaul to include draught stripping, cam fasteners to sashes, and improvement to the thermal performance by insulated glass, internal shutters, or secondary glazing
6.14	1050874	First Floor Windows	South elevation - west range	Painted timber top hung six light casement over six fixed lights. Thicker glazing bars. Rendered bellcast bead over lintel, rendered sill and reveals.	Paint and putties poor. The window is modern and not an authentic interpretation of the historic windows. The render bead is especially unsuitable to the lintel. This is likely to have been installed without listed building consent.	Seek clarification on compliance prior to repair.	Prepare alternative proposals for a more authentic / traditional window.
6.15	1050876, 877	First Floor Windows	South elevation - east range	Painted timber 6/6 double hung sliding sash window, with tooled sandstone lintel and sill. Sash boxes recessed behind stone reveals. No sash horns. (Extent of historic glazing not noted).	Paint and putties poor. Perimeter seals poor.	Ease and adjust, replace cords and rebalance the weights. Allow to replace the outer stop bead and the painted render seal with new painted timber bead and burnt sand mastic seals. Pre-paint repairs including bench repairs to both sashes - replacing all the putties and stripping back to bare timber before repainting in primer and two coats of good quality paint (noting colour and sheen to be authentic).	Overhaul to include draught stripping, and improvements to the thermal performance by insulated glass, internal shutters, or secondary glazing
6.16	1050878	First Floor Windows	East elevation - middle range lhs	8/8 double hung painted timber sliding sash window, clear glazed. Fully recessed sash boxes, timber sill. No sash horns. Rendered lintel, sill and reveals. (Extent of historic glazing not noted)	Paint and putties poor. Perimeter seals poor. Render cracked to sill and head.	Repair as above.	Improve as above.
6.17	1050880	First Floor Windows	East elevation - middle range rhs	6/6 double hung painted timber sliding sash window, clear glazed. Timber sill. No sash horns. Sash boxes recessed behind rendered reveals. Rendered surround. (Extent of historic glazing not noted)	Paint and putties poor. Perimeter seals poor. Render cracked to sill and head.	Repair as above.	Improve as above.
6.18	1050871, 872 and 873	Second Floor Windows	West elevation - middle range	3/3 double hung painted timber sliding sash window, clear glazed. Painted seals, and fillet to sill. Stone lintel and sill. No sash horns. Sash boxes recessed behind rendered reveals. (Extent of historic glazing not noted)	Paint and putties poor. Meeting rail deformed to upper sash / out of alignment with lower sash. Rot to bottom rail of lhs window. Rot to sill middle window. Perimeter seals poor. Horizontal cracking at sill level.	Prior to above repair (as Ground floor west north range etc.), arrange fingertip inspection from tower scaffold and carefully expose the lintel and its bearings, and examine its condition. Repair and decorate as above. Allow to bench repair or replace / overhaul individual sashes.	Overhaul to include draught stripping, cam fasteners to sashes, and improvement to the thermal performance by insulated glass, internal shutters, or secondary glazing
6.19	1050879	Second Floor Windows	East elevation - middle range lhs	Pair of fixed 6 pane sidelights to central 6 pane Yorkshire sliding sash. Rendered sill, lintel and reveals. Some historic glazing.	Paint and putties poor. Possibly some rot. Operation not tested. Cracks from sill to lintel / head of window below.	Arrange fingertip inspection prior to repair (this may be possible from inside). Allow to bench repair the sash and the repair the frame in-situ replacing all the putties and splice repairing the frame and any rotten glazing bars. Salvage and re-use the historic glass - make up quantities in new matching glass.	Overhaul to include draught stripping, and improvements to the thermal performance by insulated glass, internal shutters, or secondary glazing

Reference	Photo reference	Element	Sub-Element	Description	Condition	Repair	Alteration
6.20	1050881	Second Floor Windows	East elevation - middle range rhs	Fixed 4 pane sidelights and 4 pane Yorkshire sliding sash. Rendered sill, lintel and reveals. Some historic glazing.	Paint and putties poor. Possibly some rot. Operation not tested. Cracks from sill to lintel / head of window below.	Repair as above.	Overhaul to include draught stripping, and improvements to the thermal performance by insulated glass, internal shutters, or secondary glazing
6.21	1060015 / 1050954	External Doors	West elevation - middle range	Six hexagonal panel painted timber door with clear glazed cast iron transom light. Good painted metal knocker, mortise lock. Frame recessed in arched stone surround.	Paint removed from stonework and inner face of door apparently using solvents. Paint colour not authentic. Some iron glazing bars / detail lost to the transom lights. Door's operation not checked.	Ease and ajust door.	Research authentic paint colours using paint sampling. Restore the historic finish to the stone. Adjust the steps and levels externally if sufficient evidence can be found.
6.22	1170023	External Doors	South elevation	Painted boarded timber door in painted timber frame. Weather bar. Thumblatch, mortise lock, pair of slide bolts.	Fair - thickly painted - not opened at inspection. Seals around frame not inspected..	Prepare and paint. Renew seals around the frame if poor. Ensure door has suitable ironmongery for fire safety.	
6.23	1050984	External Doors	East elevation - middle range (kitchen)	Inner door is painted boarded timber door, on strap hinges. Weather bar removed. Thumblatch, rim lock. Historic mortice. (Slide bolts?) Outer door is six kight full height glazed modern timber door, with level handles, overhead closer and mortice lock.	The outer door may not have listed building consent. The inner door is historic and merits careful conservation - it so thickly painted.	Depending on the listed building consent for the outer door, if the inner door is poorly weathered a porch (internal or external) may be a more appropriate intervention.	Prepare alternative proposals for a more authentic treatment / porch. Ensure the door ironmongery / arrangement provides adequate means of escape.
6.24	1050999	External Doors	East elevation - north range (garage)	Painted boarded timber door and frame. Mortice lock. Thumblatch.	Fair - thickly painted.	Prepare and paint. Renew seals around the frame if poor.	
6.25	1160990	External Doors	North elevation	Painted boarded sliding garage doors, with mechanical operators, glazed lights to upper third.	Fair - thickly painted.	Prepare and paint. Renew putties to glazing.	
7.0	**Ceilings**						
7.01	1050888	Second Floor	Ceilings	Generally plaster board ceiling. Suspect lath and plaster to raked ceiling section.	Cold spot condensation on raked eaves section. Hairline cracking and surface affected by water ingress worse around chimneys.	Where the ceilings have been replaced with plasterboard, one should confirm this intervention has been carried out with Listed Building Consent. Allow to patch repair raked sections of lath and plaster.	Explore options to improve thermal performance and reduce condensation.
7.02	1050907	First Floor	Ceilings	Painted plaster.	Cracking around the chimney.	Following structural investigations, repair plaster ceilings prior to decoration. As access is available from above inspect lath fixings and nibs. Hold an allowance to repair sections of lath and plaster ceilings.	
7.03	1050941	Ground Floor	Ceilings	Painted plaster with plaster cornice to principal rooms and decorative arch to hallway.	Note.	Following structural investigations, repair plaster ceilings prior to decoration. As access is available from above inspect lath fixings and nibs. Hold an allowance to repair sections of lath and plaster ceilings. Conserve decorative plaster in-situ.	
7.04	1050962	Basement	Ceilings	N/A underside of ground floor structure.	Note.	Review fire separation requirements depending on proposed use of basement.	Improve insulation between unheated void and ground floor rooms.
8.0	**Internal Walls**						
8.01	1050886	Second Floor	Internal walls	Generally plaster with wallpaper / painted finish.	The decorations are tired and dated and require updating. Sections of the plaster were hollow when tap tested. There is cracking between the north gable wall adjacent to the chimney. There are raised moisture levels particularly around the chimney breasts.	One should expect to undertake a series of plaster repairs where the existing plaster is loose or affected by raised moisture levels. These repairs should be made in matching haired lime plaster.	
8.02	1050908	First Floor	Internal walls	There appear to be former openings which are now closed over to the north elevation. Sections of the external walls appear to be dry lined.	Note. Where walls are suspected of being dry-lined the fabric behind the lining should be investigated to ensure it is not concealing defects.	Confirm extent and condition of dry lining. One should expect to undertake a series of plaster repairs where the existing plaster is loose or affected by raised moisture levels. These repairs should be made in matching haired lime plaster.	
8.03	1050912	First floor	Internal walls	Generally plaster with wallpaper / painted finish.	There is cracking around the chimney breasts.	One should expect to undertake a series of plaster repairs where the existing plaster is loose or affected by raised moisture levels. These repairs should be made in matching haired lime plaster.	
8.04	1050925	Ground Floor	Internal walls	Generally plaster with wallpaper / painted finish.	Crack to north corner. Raised moisture levels, particularly at low level, with presence of hydroscopic salts. Suspect internal wall removed from dining room.	One should expect to undertake a series of plaster repairs where the existing plaster is loose or affected by raised moisture levels. These repairs should be made in matching haired lime plaster.	
8.05	1050967	Basement	Internal walls	The internal walls of the basement are painted / limewashed brickwork with blockwork piers.	The finish is poor and affected by raised moisture levels.	Review proposed use of basement and consider finish options that are suitable for the conditions.	
9.0	**Floors and Stairs**						
9.01	1050885	Second Floor	Floors	Suspended timber floors. Consider fall protection for windows are cills are low.	The floors are not level and deflect during heel drop tests. Generally carpets are worn and require replacing.	Structural investigations and repair specified at 1.04.	
9.02	1050914	First Floor	Floors	Suspended timber floors.	The floors are not level and deflect during heel drop tests. Generally carpets are worn and require replacing.	Structural investigations and repair specified at 1.04.	

Reference	Photo reference	Element	Sub-Element	Description	Condition	Repair	Alteration
9.03	1050930	Ground Floor	Floors	Part suspended timber part ground bearing slab.	Floor is not level.	Investigate with structural engineer allow to repair floors following investigations.	
9.04	1050971	Basement	Floors	The basement floor is partly stone flags. There is an inspection cover to the below ground system.	The inspection chamber is blocked with vegetation roots.	Review proposed use of basement and consider finish options that are suitable for the conditions. Jet though, clear and commission CCTV inspection of below ground system.	
9.05	1050900	Stairs	Upper	There is a timber stair with a mix of timber and iron balustrade.	Some repairs made with iron brackets.	Conserve in-situ and explore options to improve fall protection.	
9.06		Stairs	Lower	There are stone steps leading down to the basement.	Conserve in-situ.	Improve handrail.	
10.0					**Fittings and Fixtures**		
10.01		Generally	Fireplaces	Some good fireplaces remain.	Fair condition.	Conserve in situ.	
10.02		Internal doors	Generally	The internal doors are a mix of boarded and four panel doors.	Overall fair, and capable of repair. Fire place removed to the first floor front left hand side room. Some doors have been stripped of paint and finishes.		
10.03		M and E	Generally	Oil fired boiler providing heating and hot water. There are steel radiators most with thermostatic radiator valves.	Not tested.	Commission M and E investigations and explore option to diversify fuel sources.	
10.04		Generally	Kitchens and bathrooms	There is a fitted kitchen, utility room and bathrooms.	Not tested. The units, fittings and appliances are generally tired and require updating.		

LIST DESCRIPTION

Heritage Category: Listed Building

Grade: II

List Entry Number: 1072508

Date first listed: 17-Apr-1967

Statutory Address: FISHER HOUSE, RIVINGTON LANE

National Grid Reference: SD 62736 14459

House. Late C18, altered. Stored stucco on brick, with stone plinth and dressings, roof of stone slate (front) and slate (rear). Double depth plan of 3 bays and 3 storeys, symmetrical, with gable chimneys and flanking 2 storey service wings (that on right mostly demolished); central round-headed doorway in moulded surround with imposts, door of 6 hexagonal panels, fanlight with radiating glazing bars; two 12-pane sashes at ground floor (that on the left larger in both dimensions and breaking the plinth) and 3 at 1st floor all with splayed stone heads, three 6-pane sashes at 2nd floor; wooden eaves gutter supported on brackets and lined with lead. Set back at each end a brick service wing, that on the left with one 12-pane sashed window (altered as garage), that on the right reduced to a screen wall with blocked window. Interior: kitchen has back door of double-layered horizontal and vertical planks; staircase: doglegged, with open string, stick balusters, ramped handrail. History: said to have been built by Rev John Fisher, incumbent of Church of Holy Trinity 1763-1813.

Listing NGR: SD6273614459

Jubb Clews ltd
Suite 30 Manor Court
Salesbury Hall Road
Ribchester
PR3 3XR
Limited company number 03960745

STANDARD LIMITATIONS ON INSPECTIONS

The applicable standard limitations for our inspections are:

1. Generally

The Surveying Firm will consider its advice carefully but is not required to advise on any matter the significance of which in relation to the Property is not apparent at the time of inspection from the inspection itself.
The Surveying Firm will inspect diligently but is not required to undertake any action which would risk damage to the Property or injury to himself or herself.
The Surveying Firm will not undertake any structural or other calculations.

2. Accessibility

The Surveying Firm will inspect as much of the internal and external surface area of the building as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the site, or adjacent public areas.
The Surveying Firm is not required to move any obstruction to inspection including, but not limited to, furniture and floor coverings.

3. Floors

The Surveying Firm will lift accessible sample loose floorboards, decking and trap doors, if any, which are not covered by heavy furniture, fittings, ply or hardboard, fitted finishes (etc.). The Surveying Firm will not attempt to cut or lift fixed floorboards without the express permission of the owner.

4. Fixed covers or housings

The Surveying Firm will not attempt to remove securely fixed covers or housings without the express permission of the owner.

5. Roofs

The Surveying Firm will inspect the roofs and roof spaces if there are available hatches which are not more than three metres above the adjacent floor or ground. Where no reasonable access is available, the roof spaces will not be inspected. Similarly, outer surfaces of the roof or adjacent areas will be inspected using binoculars but will be excluded if they cannot be seen.

6. Boundaries, grounds and outbuildings

The inspection will include boundaries, grounds and permanent outbuildings but will not include plant housings, estate houses, constructions or equipment.

7. Services

The Surveying Firm will carry out a visual inspection of the service installations where accessible. Drainage inspection covers will be lifted where they are accessible and it is safe and practicable to do so. No tests of the service installations will be carried out unless previously agreed, although general overall comments will be made where possible and practicable. The Surveying Firm will report if it is considered that tests are advisable.

8. Areas not inspected

The Surveying Firm will identify any areas which would normally be inspected but which the surveyor was unable to inspect.

9. Flats or maisonettes

N/A.

10. Environmental and other issues

Particular noise and disturbance affecting the Property will only be noted if it is significant at the time of inspection or if specific investigation has been agreed between the Surveying Firm and the Client and confirmed in writing.
The Surveying Firm will report on any obvious health and safety hazards to the extent that they are apparent from the elements of the Property considered part of the inspection.

11. Hazardous materials

Unless otherwise expressly stated in the Report, the Surveying Firm will assume that no deleterious or hazardous materials or techniques have been used in the construction of the Property. However, the Surveying Firm will advise in the Report if, in its view, there is a likelihood that deleterious material has been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.
Subject to access, based upon a limited visual inspection, the Surveying Firm will note and advise upon the presence of lead water supply pipes and materials which are suspected to contain asbestos.
Radon – N/A.
Transformer stations or overhead power lines – N/A.

12. Ground Conditions

The Surveying Firm will not be required to comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination.

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