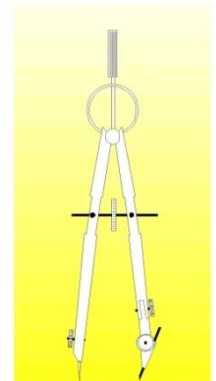


**Condition Report for**  
Refurbishment Works at  
The Old Rectory, Clyst St Lawrence, CULLOMPTON,  
Devon, EX15 2NW

**ref: md22 0411rev Initial**

rev	date	status
draft	sept 2022	draft issue (16 <sup>th</sup> September 2022)
Initial	sept 2022	planning

Mr AJ Paton MCIAT  
AJ Design  
16 Treburley Close  
Treburley  
LAUNCESTON  
Cornwall  
PL15 9PG  
tel 01579 370567  
andy.ajdesign@btinternet.com



## **1.00 Introduction**

### 1.01 The Property

This document describes the proposed refurbishment works at The Old Rectory.

The property is a detached Grade II\* listed dwelling located on the western extremities of Clyst St Lawrence, opposite the Church. Its full address is The Old Rectory, Clyst St Lawrence, CULLOMPTON, EX15 2NW.

For identification purposes, the property is described in two parts, namely:

- The Tudor Wing (the eastern section)
- The Georgian Wing (the western section)



### 1.02 The Listing

Both the property and kitchen garden walls are Grade II\* listed. Refer to the Heritage Impact Assessment for the property's listing and further historical information.

### 1.03 Other Associated Documents

Ecological Impact Assessment  
Heritage Impact Assessment  
Condition Statement (this document)  
    Timber & Render Condition Assessment ref 21 2238  
Method Statement  
Drawing Schedule

### 1.04 Condition Report - Limitations

The property has been inspected by several specialists over numerous visits from June 2023. These inspections are ongoing and this document will be updated accordingly.

Surveyors include:

- Andy Paton MCIAT (report author)  
AJ Design, 16 Treburley Close, Treburley, LAUNCESTON, PL15 9PG
- Lee Harper - Harper Building Diagnostics  
The Old Shippen, Upton, Clyst St Lawrence, CULLOMPTON, EX15 2NP

#### 1.04 Condition Report – Limitations cont...

Unless noted otherwise:

- this report relates to the general condition and is not a structural survey all external observations were made from ground level
- parts of the structure, which were either covered, unexposed or inaccessible, could not be visually inspected and therefore cannot be reported upon
- trial pit excavations were not carried out
- underground drains were not examined

### **2.00 Substructure (Ground floor and below) Condition**

#### 2.01 Tudor Wing

Most of The Tudor Wing ground floor is of solid construction and covered with slate paving.

No obvious areas of concern or defects were noted.

#### 2.02 Georgian Wing

The Georgian ground floor is of suspended timber construction and the majority is finished in varnished softwood floorboards.

Previous damp issues and lack of external airbricks have raised concerns and the condition of the ground floor is suspicious.

Initial limited investigations by Harper Building Diagnostics have found rotten timbers, wood rot, wood boring insect infestation and excessive damp. **Please refer to the Timber & Render Condition Assessment Report.**

### **3.00 Wall Condition**

#### 3.01 Tudor Wing

Except for the Eastern gable, The Tudor Wing is constructed from masonry finished in roughcast render (or some form of 'tyrolean'). Most of the Eastern gable is constructed from brickwork finished with paint.

Although the render is on the 'hard side', overall it appears in sound condition. There are some areas of isolated damp to the rear (North) elevation and these are attributed to the failed rotten window cills.

Areas of concern (rear elevation):



g10



g09

#### 3.02 Georgian Wing

The Georgian Wing is finished with smooth render painted in beige. Overall, the condition is very poor with lots of random cracking and several areas of previous repair patches.

**To avoid repetition, please refer to the Timber & Render Condition Assessment Report.**

#### **4.00 First Floor Structure**

##### 4.01 Tudor Wing

The Tudor Wing first-floor is of suspended timber construction with some exposed floor joists and floor double beams visible on the ground floor.

The Tudor Wing is carpeted throughout.

No obvious areas of concern or defects were noted.

##### 4.02 Georgian Wing

The Georgian Wing first-floor is of suspended timber construction with no exposed floor joists visible on the ground floor.

The Georgian Wing is carpeted throughout.

Limited investigations of the first-floor structure found no obvious areas of concern or defect. However, there is some cracking to the ground floor ceilings and this is expected to be related to the previously mentioned wall defects.

**Please refer to the Timber & Render Condition Assessment Report.**



**5.00 Window & Door Condition**

5.01 Tudor Wing

g18 – Tudor Wing (right photo)

Timber side-hung storm casements  
White gloss  
Internal slimline secondary glazing  
Condition sound but needs redecoration



g19 – Tudor Wing (left photo)

Timber panel door  
Black satin  
Condition:  
- r-hnd timber reveal liner rotten at base  
- rest sound but needs redecoration

g20 – Tudor Wing (right photo)

Timber fixed flush casement  
White gloss  
Internal slimline secondary glazing  
Condition sound but needs redecoration



5.01 Tudor Wing Cont'd...

g21 & g22 – Tudor Wing (photo below)

Timber storm casements finished in white gloss. Both have Internal slimline secondary glazing  
Condition sound but needs redecoration



g22

g21

f12, f13 & f14 – Tudor Wing (photo below)

Timber with steel casements and timber reveal liners; all finished in white gloss.  
All have leaded lights and Internal slimline secondary glazing  
Condition sound but needs redecoration; plus renew external cills to f13 & f14



f14

f13

f12



5.01 Tudor Wing Cont'd...

f15 & f16 – Tudor Wing (photo below)

Timber with steel casements and timber reveal liners; all finished in white gloss.  
All have leaded lights and Internal slimline secondary glazing  
Condition sound but needs redecoration; plus renew both external cills



f16

f15



m03 – Tudor Wing

Timber frame with steel casement finished in white gloss  
Internal slimline secondary glazing  
Condition sound but needs isolated frame repairs and redecoration

g06 – Tudor Wing

Timber double hung sash windows finished in white gloss  
No sash horns, very thin window bars and historic glass suggest these are historical



g06



5.01 Tudor Wing Cont'd...

g07 – Tudor Wing (right photo)

Timber French (inward opening) doors finished in white gloss  
Relatively modern  
Condition sound but needs redecoration



g08 and g09 – Tudor Wing (photo below)

Timber flush casement finished in white gloss  
Condition:

- g08 (right window) sound but needs redecoration
- g09 (left window) poor and needs casement lower rail replacement, cill replacement and redecoration



g09

g08



5.01 Tudor Wing Cont'd...



g10 – Tudor Wing (left photo)

Timber fixed casement finished in white gloss finish  
Condition poor and needs replacement lower rails & cill and redecoration

g11 – Tudor Wing (right photo)

Timber flush casement window finished in white gloss; thick window bars  
Condition good



f08 – Tudor Wing (photo left)

Velux conservation style rooflight  
Condition fair

g13 - Tudor Wing (left door below)

Timber ledged & braced door (no frame) finished in black satin  
Condition fair and repairs required to lower meeting stile and redecoration

g12 – Tudor Wing (right door below)

Timber FLB modern door finished in black satin  
Condition sound



5.01 Tudor Wing Cont'd...

g15 – Tudor Wing (lefthand door)

Timber stable door (modern) finished in black satin  
Condition sound

g14 – Tudor Wing (righthand window)

Timber flush fixed casement finished in white gloss;  
thin window bars  
Condition sound



g16 – Tudor Wing (right photo)

Timber flush casement finished in white gloss  
Internal slimline secondary glazing  
Condition sound but needs redecoration



g17 – Tudor Wing (left photo)

Timber storm casement finished in white gloss  
Internal slimline secondary glazing  
Condition sound but needs redecoration

f09 – Tudor Wing (right photo)

Timber storm casement finished in white gloss  
Condition sound but needs redecoration





5.01 Tudor Wing Cont'd...  
f10 & f11 – Tudor Wing (photo below)

Timber with steel casements with leaded lights finished in white gloss

Internal slimline secondary glazing

Condition sound but needs redecoration and:

- f10 repair / renew external cill
- f11 external cill has had its nosing replaced



f11

f10

f11: previous nosing repair to external cill:



5.02 Georgian Wing

g01 – front door Georgian Wing (photos below)

Timber panel door finished in black satin with white timber portico surround  
Believed to be original  
Condition sound but needs redecoration



g02, f01 & f02 & g03, g04, f03 & f04– Georgian Wing (photos below)

Timber double hung sash finished in white gloss  
Lack of sash horns, very thin window bars and historic glass (except g03) suggest these are original units  
All have timber cills, except g03 & g04, which have masonry cills  
g02, g03 & g04 have working internal timber shutters  
Condition sound but require redecoration



f02  
g02

f01  
g01



f04  
g04

f03  
g03



5.02 Georgian Wing Cont'd...

g02 – external view (photo below)



g03 – internal view (photo below)  
showing shutters



Note; this casement does not have historic glass

m01 & f05 – Georgian Wing (photo below)

Timber double hung sash finished in white gloss  
Lack of sash horns, very thin window bars and historic glass suggest these are original units  
Condition sound but require redecoration, plus:  
- m01 requires repair to frame head



m01

f05



5.02 Georgian Wing Cont'd...  
g05 – French Doors  
Georgian Wing (right  
photo)

Timber French (outward opening) modern doors finished in white gloss  
Condition sound but require redecoration



m02, f06 & f07 – Georgian  
Wing (photo below)

Timber flush casement finished in white gloss  
Condition sound but needs redecoration



f06 f07  
m02

m05

f05

**6.00 Other Internals**

to be assessed



**7.00 Roof Condition**

7.01 Tudor Wing

7.01a Roof Coverings

The slate roof covering (both slopes) over the Tudor Wing has been turnerised and is therefore deemed to be in a poor condition.

Roll top ridge files.

Front (south) elevation



Rear (north) elevation





7.01b Roof Structure / Loft Space

A limited inspection of the loft space over the Tudor Wing revealed:

- no roofing felt, underside of slates have been torched with lime mortar
- modern square section battens; gauge would suggest slates have been fixed with nails
- modern timber rafters fixed at reasonably consistent 350mm centres
- 1No modern timber purlin to each slope
- rudimentary trusses from modern timbers with some remaining original timbers alongside
- approx. 400mm thick quilt insulation
- plasterboard ceiling (over at least the gable end bedroom)

Looking East towards brick stack:



Looking West; note original timbers



7.01c Chimneys

Two chimneys present; one on the front (south) slope and one on the east gable.

Front chimney:

- two flue masonry stack
- appears to have lead flashings (have been turnerised)

Blown render to front stack:



Gable chimney:

- two flue masonry stack built off brick stack
- appears to have lead flashings (have been turnerised)

7.01d Trims

Timber fascias to both slopes and timber barge boards to gable; all finished in white gloss. Overall condition fair and redecoration required. Section of north barge previously repaired.





7.01e Rainwater Goods

Front (south) slope:

- some cast iron ogee gutters (above windows f15 & f16) finished in black enamel
- rest black square section uPVC
- two cast iron downpipes, finished in black enamel; one located beside window g21 on front elevation and the other on gable wall



Rear (north) slope:

- all black square section uPVC with uPVC downpipes



## 7.02 Georgian Wing

## 7.02a Roof Coverings

Multi-hip natural slate roof covering. Although the roof would appear in sound condition there are frequent slipped slates and the whole roof covering is deemed to be 'nail sick'.

'V' ridge tiles.

Front (south) elevation



Rear (north) elevation



## 7.02b Roof Structure / Loft Space

A limited inspection of the loft space over the Tudor Wing revealed:

- most slopes have no roofing felt
- two slopes (NE & inner East) slope have bitumen roofing felt
- modern regular section battens; gauge would suggest slates have been fixed with nails
- modern timber rafters fixed at reasonably consistent 300mm centres
- 2No modern timber purlins to each slope
- king post roof trusses
- approx. 400mm thick quilt insulation
- lath & plaster ceiling (over at least bedroom 1 ensuite)

## 7.02c Chimneys

Two (and a part) chimneys present; one on the front (south) slope and one on the west hip. Part chimney, capped at eaves level, on the rear (north slope).

Both full chimneys from masonry and neither appear to have any visible leadwork. Render finish to both in poor condition, with some blown render to side chimney, which appears to be constructed from brick.



7.02c Chimneys cont...

Part chimney on north elevation capped at eaves level.

Front and side stacks:



Rear (capped) stack:



Loft view of front chimney (brick) stack



7.02d Trims

Timber fascias with deep soffits to east, south and west slopes; all finished in white gloss. Overall condition appears sound but redecoration required.

7.02e Rainwater Goods

Cast iron ogee gutters and downpipes finished in black enamel; all require overhaul and checking to ascertain whether sufficient drainage capacity.

Rear downpipe, serving rear roof, black, square section uPVC. Rear downpipes, serving rear projections, black, square section uPVC. Cast iron hopper to rear projection.





**8.00 and 9.00 Intentionally Left Blank**

For numbering and reference consistency, sections 8.00 and 9.00 have been purposely left empty / blank.

**10.00 External Works (Ground Works & Drainage)**

10.01 Drainage Arrangement

10.01a Foul Water Drainage

The property is served by a septic tank, located to the East of the property.

No further details are known and a drainage survey has been commissioned.

10.02 Surface Water Drainage

For rainwater goods, refer to sections 7.01e and 7.02e.

Most rainwater downpipes discharge above the grates of gullies. It is not known how the gullies discharge and a drainage survey has been commissioned.



## **11.00 Recommendations**

The following works are recommended:

- 01 Enabling Works (Investigations & Scaffolding)
- 02 Substructure (Ground floor and below)
- 03 Wall Repairs (and possible thermal improvements)
- 04 First Floor Structure
- 05 Window Repairs
- 06 Other Internal Works
- 07 Roofing (Structure, coverings & rws and chimneys)
- 10 External Works (Ground works & drainage)