

Ground floor repairs

- 1) The wall in front right reception room is very soft in some sections on the wall that is adjacent to the small cellar. The lime plaster is spongy with the laths moving (in patches) so some repair to strengthen these areas will need to be done. Perhaps injecting a glue to reinforce and stabilise these areas.



- 2) The kitchen ceiling has an area which is below the bathroom where the laths were rotten and not supporting the lime plaster, which looks like historical water damage.



This area will have new laths nailed up and the patch lime plastered

- 3) In this area the lime plaster over laths was extremely poor and crumbling so under advice from a specialist lime plastering tradesman, the lime plaster and laths were removed exposing the wall structure as below.



Under advice the proposed repair is to use woodfibre board screwed to the structural wood frame to provide a flat surface, then plaster with lime hemp with a layer of plastic render mesh embedded in the plaster to help with the shrinkage.

- 4) Further along this wall there is a section where the laths are ok but the lime plaster was crumbling, so this area will just be plastered with new lime hemp plaster.



- 5) The outside wall of the kitchen was renewed at some time with modern render and plaster applied, which had succumbed to damp penetrating through the wall. The ground level at the back of the house is too high, allowing water to soak through the wall, from the “drain system”. This was water running into a leaky brick built gulley to an open drain. This exposed open gulley was used for roof drainage, bathroom sink, shower, bath, and downstairs sink. So this drain system will need to be addressed, and the outside ground level by the wall lowered.



Kitchen external wall

This cement render and modern plaster was completely removed (again on expert advice) and taken back to bare brick



This wall will be rendered with lime hemp plaster , medium 2x9mm, fine 2x6mm then the finish coats, which will be done in all areas requiring repair.

In the position (5) there are the remains of a fire place that we would like to brick up (using lime mortar) then lime hemp plaster over.



- 6) In the hallway there is a section of lime plastered wall where the laths were only nailed either end (700mm stretch) and the plaster had been stressed so was falling off. This plaster has been removed , the laths nailed to the middle strut (stainless steel nails used) ready for plastering with lime hemp plaster.



- 7) Further along the rear hallway there is damage to the wood and plaster.
See below :



This will be patched up with some laths and lime hemp plaster, with the bottom skirting board rotted section removed and a replica insert installed. This wood rot was caused by years of the hot water pipework leaking.

- 8) In the middle reception room a patch of plaster fell off the laths when removing the wallpaper.



This area of wall will be repaired with lime hemp plaster.

- 9) The far left reception room has no plaster on the lower half of the wall. This was found after the flammable soft-board covering this wall was removed.



Again following expert advice we will apply woodfibre board screwed to the structural wood frame to provide a flat surface, then plaster with lime hemp with a layer of plastic render mesh embedded in the plaster to help with the shrinkage.

Replacing front window

In April 2022 there was an accident, a tractor towing a plough parked in front of the house. When the driver returned he reversed and did not make allowance for the plough which rotated and ripped into the house damaging a small section of the rendered front wall and ripping out the large window and frame smashing the wood and all of the glass, fortunately no one was injured.

Damaged window boarded up



Original window before damage



replacement window

This original window was renewed, probably when the corner of the house was damaged (so mid 20th century). This window was constructed by an amateur using various pieces of soft wood nailed together. The window panes were installed using very small beading on the inside .

The glass varying from 4mm to 7mm in thickness. The central horizontal bar was attached to the outside with another piece nailed inside which simulated a proper framework, but the right hand side was one single piece from top to bottom.

A professional carpenter who specialises in manufacturing (from scratch) windows and doors was commissioned to make an exact replica of the original window. This was not possible to the last detail as the replacement was correctly made with a jointed frame with proper rebates for the glass panes. The entire window was made out of hardwood and safety glass installed, which is particularly required due to the narrow pavement at the front by this window.

From the previous pictures taken before the damage and the window that was made to replace it you can see it is a perfect replica.

This window does not match any other window in the house and does not open (as the original did not) and it has been painted exactly the same as the original.



Some of the wood from the original frame

The frame around the outside looked good on the black painted side but was rotting in places on the back

The wood on the sill was alright but had been replaced from the original so was considered of no historical significance.





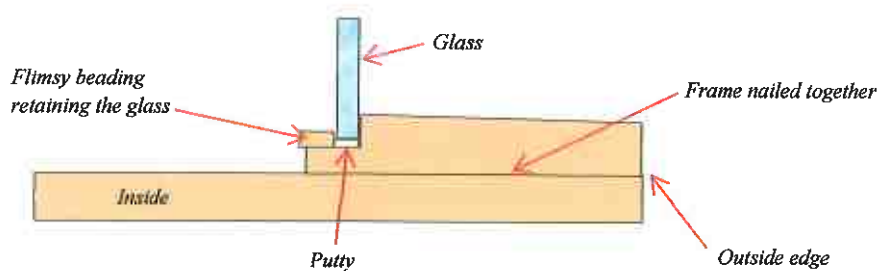
The white section is the vertical right hand side of the original window frame, with the notch being where the metal of the plough ripped through the window



These pictures illustrate the condition of the frame on the underside, illustrating the rot in places



The picture above and illustration below is of the right hand vertical frame showing the very thin fragile beading which was used to retain the window pane.



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