

## **BUILDING CONDITION SURVEY**

**In respect of**  
**Lords Farm Barn**



**Queen Street**  
**Eynsham, Oxfordshire**

**For and on behalf of**  
**OXFORD PRESERVATION TRUST**

**AUGUST 2019**

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Lords Farm Barn, Eynsham

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### **Private and Confidential**

## **BRIEF**

Further to your instructions confirmed in our email exchanges of 3<sup>rd</sup> and 17<sup>th</sup> July 2019 we inspected the property on Wednesday, 21<sup>st</sup> August 2019 and now report as follows.

The terms and conditions under which our inspection was undertaken are as set out in the appendix accompanying our email.

## **GENERALLY**

The barn is attached to the adjoining cottage, No. 2 Queen Street – Lords Farm, and is likely to have been built at the same time as the cottage. Judging by the external stonework it may have been raised at some later time.

At the north end of the property is an attached new build house No. 2A which abuts directly onto the north wall of the barn but is believed to be an entirely separate construction to the barn.

There is no land to the front of the barn but at the rear there is a small enclosed courtyard with a small store building which was probably a stable at some stage (stated on the listing as such).

The main barn is constructed of local limestone with a stone slate roof and there are large entrance doors front and rear. At the rear of the barn is a separate small stable building.

This too is of stone construction with a stone slated roof. There is a hay loft in the upper part of the stable. This small building is bordered on three sides by the adjoining properties with access only from the yard on the west wall. There is a door from 2A when they used to use it but this is no longer in use.

For the purposes of the inspection, the front of the main building is deemed to face approx. west. The building being constructed on a north/south axis.

As you are already owners of the building, we have not entered into a long description of the location or the environment of Eynsham which, we assume, is well known to you.

There is limited on street parking in this location and the road outside can be a busy cut through at times.

## **LISTING**

The Barn and Stable are listed Grade II and a copy is included as an appendix to this report. The property was listed some time ago in 1966 along with Lords Farm house.

Any alteration works that are undertaken will require LBC. Local Authorities are now even asking for repairs to be approved and early consultation is advised.

There is only a very brief description on the listing which is quite common and no internal inspection was undertaken at the time of the listing.

## **DAMPNESS**

Damp readings:- WME is wood moisture equivalent and stated as %ages and used in timber but can give an assessment in other materials We have used it here only for timber. Anything over 30% can, but isn't always going to, decay in time.

Relative Scale RS readings are 0 to 1000 Damp being over 400 or so. An old property will have a higher background damp level than a modern property so a little higher background is acceptable. Anything over 400 or so could lead in the longer term to decay.

## **CONTAMINATION**

We have no local knowledge regarding this. It is quite common with old properties for there to be rubbish tips contained within the garden area where in the past domestic rubbish was buried. It is also quite common for there to be wells close to domestic property. Given the limited external area at the rear this is unlikely but not impossible.

## **RADON**

The property was constructed well before Radon was ever an issue. In this particular area the risk is generally perceived to be low and there is little that can be done without extensive alterations to the ground floor structure to improve the situation. Bear in mind if the floor is re-laid then this may well become a consideration under building regulations.

## **PHOTOGRAPHS**

Numbers in Element column refer to the photograph numbers. An indicative photo is often shown against items. This will also be included on the memory stick and can be viewed in more detail on a computer. Other photos may well also be included on the memory stick and are usually self-explanatory. Reference numbers in the report against the photos identify them.

## **REPAIR WORKS**

This document is not meant to be used as a schedule for builders to price works but as a planning mechanism. A detailed or separate schedule of works and specification and if necessary, plans should be drawn up for all but simple works. We should be pleased to assist in this regard if required.

Scaffolding or other means of access is going to be needed to undertake many of these operations. Scaffolding is expensive and it may be appropriate to bring forward works in an area to enable full use of scaffolding to be made. For re-roofing, scaffolding costs will need to be included but to undertake some works an allowance for scaffolding needs to be made dependant on the extent of work. Using Cherry Pickers doesn't give a very stable platform for intricate work.

## **PRICES**

Although it was agreed not to price items if we make mention of any costs these are exclusive of VAT & fees and are budget prices only.

We are finding building works prices vary by up to 100% so such prices are very much broad brush.

## **ABBREVIATIONS**



LBC = Listed Building Consent.


PP = Planning Permission


CO = Conservation Officer

FR = Fire Resistance


BC = Building Control



Item	Element	Description	Condition	Repair
<b>DETAILED CONDITION</b>				
<b>MAIN BARN - EXTERNALLY</b>				
<b>Roof Coverings</b>				
1.	Evidence internally shows that the front west slope has been recovered relatively recently judging by the type of internal membrane present. Whereas the rear slope has not been recovered for some considerable time. There the felt is an old bitumen type and the battens are very small. Slates here are pegged over the battens in the old fashioned method and it is likely that many of these pegs are rotten.			
2.	West Roof Slope 383 	Laid to diminishing course stone slates.	The majority of these are in satisfactory condition having been relaid relatively recently. A very few slightly split in places and a few are canted up at their neighbours where they don't lie particularly well. Overall in generally satisfactory condition with only minor repairs required.	Unlikely to be any major works
3.	West Roof 384 		The roof runs directly into that of Lords Farm and coursing follows the same on that roof.	As above.



Item	Element	Description	Condition	Repair
4.	Lead Flashing to Adj. Property's Chimney at Party Wall See 384	Lead flashing between the two properties.	This is in generally satisfactory condition. There is no over cover lead flashing at this position. The soakers are visible running up behind the cut flashing.	This detail may allow water to penetrate in heavy rain. See internally. Extending a flashing over would help.
5.	Ridge	Hogs back red clay ridge tiles. Likely to have been re-laid when the roof was recovered in cement pointing.	Minor cracking in places but still seems generally sound.	When rear roof is recovered, these will need to be taken off and some losses may result as they are currently probably laid in cement mortar.
6.	Verge 385 	There is an exposed verge at the junction with 2A Lords Cottage where the level of the roofs is not the same.	This is pointed up in cement mortar. Extensive minor cracking. Bottom section replaced with an undercloak of cement based material with partly exposed edge rafter to which the neighbour's telephone supply is connected.	Anticipate some re-pointing along this verge but not urgent.
7.	Abutment to No. 2A Refer Photo 385	As above	Lead cover flashing at top with neighbour's Russian vine beginning to grow over the top of the roof.	Remove vine and try and prevent this getting onto the roof.


Item	Element	Description	Condition	Repair
8.	East Roof Slope 386 – See also 378, 388 	Stone slates in diminishing courses.	Areas of roofing show signs of having sunk in slightly where the battens will have decayed particularly noticeable towards the gable verge in the neighbouring property (2A). Some missing and delaminated slates. Past areas of pointing in an effort to hold slates in position. Missing slates at eaves position close to neighbouring property (No 2).	This section of roof needs to be stripped and recovered within a short period of time as believed leaking.  Anticipate costs in excess of £30,000.00  Virginia creeper from neighbouring property should be kept off the roof.
9.	Abutment Neighbouring Property	Only just visible as overgrown with Russian vine.	Believed to be cement fillet. The condition is not known but will go at recovering.	This will need to be replaced at recovering.
10.	Chimney See 386	Abutment with chimney. Here in cement and probably leaking judging from streaking internally	In poor condition.	This will need replacing at the same time as this is positioned over the party wall.
<b>Rainwater Disposal</b>				
11.	West Elevation See 382	Cast iron gutters set to built in wall brackets with downpipe shared with adjoining Lords Farm and set on their side with discharge to pavement channel.	Although not raining at the time of inspection these seem to in satisfactory condition. Paintwork is generally satisfactory with some minor chipping.	Joints should be checked to ensure they don't leak. Recaulk or seal with bitumen if necessary.  Periodic redecoration will be required.





Item	Element	Description	Condition	Repair
12.	General Alignment Gutters	Positioning of gutters on stone slates and roofs is always problematical to allow sufficient fall there are some gaps.	Roofing felt does not dress into the gutters.	No action unless possible to insert layer felt under bottomer slate which is unlikely to be practical.
13.	East Elevation 389 	Replacement cast iron gutters and down pipe with discharge this time to an old rainwater butt with believed no underground drainage from this.  Part shared with neighbour's property and discharges at the south end into their hopper.	Believed generally serviceable. Overgrown with Virginia creeper at one end that should be cleared out. Minor paint chipping.  Overflow discharge will be to rear yard and in practice there is no room for a soakaway so this will have to go into the foul drains	Will require periodic redecoration.  Again check joints and re-line if necessary.  New underground drainage to foul system?
<b>External Walls</b>				
14.	The walls to the main barn are of solid stone construction approx. 450 to 500mm thick. Walling up to cart door lintel height is in random rubble brought to courses and above that appears to have been extended at some time in a more dressed stone. Some areas with timber header inserts, similar in construction to the external store building. This may indicate an adaptation of an earlier building. Internally wall surfaces are buttered over with a thin skim coat of lime plaster.			


Item	Element	Description	Condition	Repair
15.	West Wall 390 	Random rubble brought to courses with more dressed stonework above to door lintel height.	No significant bulging or movement associated with roof thrust. Stonework generally satisfactory.  The walls have been completely re-pointed in a fairly coarse aggregate mix. Difficult to tell whether this contains cement or not. It has been wire brushed which is not an entirely appropriate technique to finish mortar. It is, we suspect, quite likely that this contains some cement.  Most in satisfactory condition.	Not really practical to remove the pointing and something that will have to be lived with?
16.	Front Wall Low Level 391 	Stone wall random rubble	Area of exposed pointing at low level to north of door probably due to wash off from water splashing from vehicles, etc. Original earth or weak lime mix mortar visible through gaps in pointing.	Some minor re-pointing required to this low level area in weak lime putty mortar.  Minor re-pointing around base of door frame.
17.	Timber Lintel to Barn Entrance Door	Painted timber lintel possibly elm.	No sign of any significant deterioration externally with very minor surface infilling at north end. Believed generally serviceable.	None anticipated.



Item	Element	Description	Condition	Repair
18.	Internally 394 – See also 433 	Random rubble with thin plaster coating.	Very minor indication of slight separation between north and south gable walls and main west wall. This looks to be long standing and not particularly significant.  Finishes refer later.	Some raking out and repointing may well be necessary. The extent of movement doesn't seem to justify stitching in. Removal of plaster and further investigation will determine whether any further more structural work is really justified.
19.	East Wall 421 – See also 422 to 424 	Construction all as for west wall.  No significant bulging or overturning due to roof thrust.  Areas re-pointed around the barn door and part of the wall in this instance which contains the window abuts onto the neighbouring land.	Cement based re-pointing with not such a nice finish to the area of wall under the window. (423)	Areas of re-pointing predominantly at base level and eaves level are required. It may be possible to remove some of the cement pointing but this is likely to damage stonework and great care should be taken.  Remove Virginia creeper and low level ivy.

Item	Element	Description	Condition	Repair
20.	High Level Adjacent No 2. 422 	Better dressed stone blocks at upper level with rubble below.	Area shows signs of past limewashing with a red tint to the finish indicating that the walls were probably limewashed at some stage. Buttered over pointing to create a smoother finish wall for lime washing.	Some minor repointing but care to preserve areas of nice old lime pointing and lime wash.  Replicating this limewashing if desired where there is cement pointing will be difficult as it doesn't adhere very well to cement work.
21.	General Wall Areas See 421	Upper areas not repointed but lower regions generally cement pointed. Lots of inbuilt timber blocks	Purpose of timber blocks not known. Slight weathering to them but can be left as feature?	General minor repointing.
22.	Lintel to Stable Opening Externally 424	Probably elm lintel.	Well weathered but still serviceable. This is one of two or three timber lintels.	None major.



Item	Element	Description	Condition	Repair
23.	Inner Lintel to Door Way 392 	Inner most timber lintel with what looks like extensive fungal growth. Given the moisture content of around 13-15% is probably dormant at the moment. The decay has not been identified and the fungal growth does not seem to be typical of wet or dry rot. It would need an expert to identify it.	The condition of the timber under still seems to be fairly sound with no extensive softening.  Surface softening of the inner lintel extends to about 30-35mm in places. The loads above this lintel are very light and it may be possible to retain it in its current form with treatment.  Possible that localised treatment may be all that is necessary to keep them in satisfactory condition.	Identify decay mechanism and localised treatment.  Worst case scenario is replacement of inner lintel.
24.	Door Lintels	Timber probably elm	Common furniture beetle is present throughout all the timbers in this location.	Localised preservative treatment is going to be needed as a precaution.
25.	Gable Walls North See 394	These are now both internal. There is an old opening at FF level to the north wall now blocked in by the neighbouring property.	Minor cracking to wall over window lintel and to external walls. One must assume that the neighbours wall covers this window on the other side as that is an entirely separate structure.  Minor common furniture beetle infestation to lintels.	A better feature of this infilled window could be made?  Minor treatment of CFB.



Item	Element	Description	Condition	Repair
26.	North Wall	<p>Random rubble with some plaster over and limewash.</p> <p>Apart from slight cracks at West wall junction no apparent major issues.</p>	<p>Gable plaster at apex level above lintel is in poor condition and there is some cracked plaster to the west side. Long standing stepped crack to the south wall where it adjoins the north wall but no indication of any current or recent movement.</p>	<p>Plaster repairs mentioned later. May be the need for some deeper repointing of cracked areas.</p>
27.	<p>Gable Wall South 404</p> 	<p>Random rubble with some plaster finishes.</p>	<p>Evidence of past water penetration around neighbours chimney on the south wall with deterioration of plaster finishes and water staining.</p> <p>The leadwork from the front roof is probably preventing any further penetration here but the cement pointing on the rear roof may still allow water penetration.</p>	<p>Anticipate some replacement of plaster finishes to the whole of the gable upper section.</p> <p>See also finishes later in this report.</p>



Item	Element	Description	Condition	Repair
	<b>MAIN BARN - INTERNALLY</b>			
	<b>Roof Structure</b>			
28.	This is fairly typical for the 18c. with two A frame trusses with tie beams and centre collars. Pegged joints supporting an intermediate rail of single purlins which span through to gable walls – a span in excess of 12-15ft or so. These in turn support timber rafters which are sawn and approx. 3 x 3.5 inches at 1ft centres. These may well be Victorian or Edwardian replacements rather than the very original timbers. A number of replacement rafters on the more recently recovered west slope. High level collars have been introduced to all the roof in modern treated softwood timber and provide a little extra bracing. Intermediate collars are also present between the main truss collars and these have been supplemented at the roof recovering with 3No. other treated timber collars nailed to the rafters to give a little more bracing to the structure. See photo 393.			
29.	Roof Trusses 393 	'A' frame truss with principal rafters and tie beam and upper collar. Joints all pegged. North is more accessible.	Reasonably heavy common furniture beetle. Other timbers look generally serviceable to this truss. Moisture content to the North truss is 15% so should be generally serviceable.	Unlikely to be major works to trusses. Only possible area could be where upper surface of tie beam and principal rafter bears into wall east side and this will only be seen when roof recovered.
30.	West Side North Truss 405	Shows junction to wall on west side of north truss	Bearer plate generally serviceable. Moisture content around 14% some localised loss of sap wood to beam but seems generally firm here. Protected by re roofing.	None major anticipated.


Item	Element	Description	Condition	Repair
31.	East Side North Truss 406 	Shows junction of north truss on east side to wall.	Bearer plate moisture content around 19% so maybe decaying within the structure of the wall.  Again minor loss of sap wood to cfb. Moisture content may well allow active cfb	Could be end decay to principle tie and rafter but will need roof off to see this. Treat CFB.
32.	Purlins & Rafters West Side	North section over the store deck, both purlins are in pine and have probably been replaced some long time ago.  Rafters west side in this location.  Breathable layer under.	Are generally serviceable.	None anticipated.
33.	Purlins & Rafters East Side 397 	Sawn purlin and rectangular sawn rafters some with some water staining.  Battens failed in one place with bodedged felt repair. Likely to be poor elsewhere.	Both generally serviceable although the east purlin is starting to get water damaged because of the leak to the roof but at the moment seems satisfactory. One rafter in this area to the east side is starting to get damaged by the leak and may well need to be replaced. Others look to be reasonably satisfactory on the east side.	Replace one rafter, treat all timbers as a precaution.







Item	Element	Description	Condition	Repair
34.	Centre Loading Bay Area Purlins & Rafters 398 	Sawn and pegged purlin.	Believed generally serviceable. Intermediate collar heavily infested with woodworm but probably still serviceable.	Treat CFB.
35.	Rafters West	2 replacements and others sawn rectangular.	Roof recovered with breathable layer under, generally serviceable.	None anticipated.
36.	Purlins & Rafters East Side 399 	Replaced pine purlin to east. Sawn and rectangular rafters.  Old bitumen felt in poor condition battens poor.	Some water damage where roof holed but at present rafter and purlin seem to be generally serviceable.	Can be checked at recovering.  Be nice to keep any undulations without straightening the purlins with additional timber plates.


Item	Element	Description	Condition	Repair
37.	Wall Plates	Un sighted in all locations.	Wall plates are unsighted to both east and west wall but may be some localised decay to east side due to condition of roof.	Anticipate possible repairs to east side at recovering.
38.	Truss to South Side East End 400 	All formed as other truss.	East end built into external wall. No significant decay. Moisture levels around 14%. Relatively minor common furniture beetle.	Check upper surfaces once roof off.
39.	Truss to South Side West End See 401 	As other.	West end again minor common furniture beetle. Moisture about 14%. The bearer timber plate that it rests on is heavily deteriorated with wet rot and common furniture beetle decay and it would be appropriate to replace this particular piece of timber.	Replace timber bearer plate. Alternatively drill into it with 3mm long drill bit to determine its composition and if generally firm it can remain with some CFB treatment.



Item	Element	Description	Condition	Repair
40.	South Truss 393 	As other	Collar and principal rafters seem sound. Owl box present.	
41.	South Bay Purlins 403 – See Also 402 	Both purlins are older roughly trimmed halved or whole beams but have smaller span than centre section.	Suffering from more extensive surface common furniture beetle decay. Even though there is a long ladder available, it didn't enable an inspection at close quarters.  Likely they are still serviceable. The west will have been assessed at recovering and has been left as found.  East may have some surface decay.	A proper assessment of East purlin can be made at recovering. Localised treatment likely for CFB.
42.	Rafters West Side 402	Sawn softwood as others. Recent roofing membrane over as others.	Seem generally serviceable. 2 new collars installed.	None anticipated.

Item	Element	Description	Condition	Repair
43.	Rafters East Side 403	Rectangular sawn softwood, unlikely to be original.	Felt is holed in one or two places but at the moment they seem to be in reasonable condition. One rafter is substantially thinner than the others and may need to be strengthened by an additional rafter at its side.	Strengthen one and treat all for CFB.
<b>Storage Deck</b>				
44.	Substantial timber beams under and joists running between beams and to gable wall. Wide section believed pine boards on top surface. No stair access to this and a low handrail/guard area to the access position. This feature looks to be a later addition to the barn. 432			
45.	Boards 410 – See Also 407 	Wide section boards, possibly elm but more likely pine.	Some common furniture beetle and a few minor holes but otherwise reasonably serviceable and should be able to be retained. One area of damaged boarding due to common furniture beetle. Will require replacement.	Anticipate some minor piecing in and timber treatment. Replace damaged boarding. If going to accessed regularly then may well need more extensive works with possible ply under to give additional loading and support if boards weak.
46.	Supporting Timber Beams	2 substantial sawn timber beams span east/west.	Minor common furniture beetle to end bearing with damp readings of around 12-14%. These beams are generally in satisfactory condition. Timber bearer plate has similar moisture readings are in generally satisfactory condition.	None major.



Item	Element	Description	Condition	Repair
47.	Joists 408 	Sawn timber joists approx. 2¾ x 5" at just over 12" centres.	This is designed to take a heavy loading. Most of the joists are around 15% moisture content. Where they are built into the north party wall some of them are wedged to firm them up and these wedges are should be replaced with stone or welsh slate.	Replace wedges. Treat all timbers for CFB.
48.	Floor Joists 409 	As above	Two joists adjacent to the west wall at the north end have extensive common furniture beetle decay and have been strengthened with softwood. One of these joists is split.	Recommend 3 or 4 joists cut out and replaced to match.


Item	Element	Description	Condition	Repair
<b>Internal Walls (For Condition Refer to Main Walls)</b>				
49.	Finishes all internal walls 433 – See Also 404, 431 	These have briefly been mentioned as lime plaster, probably with the remains of limewashing often used as a disinfectant process.	Extensively damaged and with inappropriate cement patch repairs. Originally had lime wash finish. Areas are missing. Evidence of some in built timbers which at low level are in poor condition and should be cut out and replaced with stone.	Extensive replastering will be required with some dubbing out and pointing of stonework as and when sections of internal plaster and poor cement render are removed prior to replastering.  New lime wash finishes?
50.	Window Lintels 415 	2 or 3 timber lintels over window opening. External has old decay with upper surface infilled lime and cement mortar.	Timber lintels over window some common furniture beetle decay and some minor disruption to wall above to compression of timbers. At the moment considered to be reasonably serviceable.	Rake out mortar above external lintel and treat and re place with lime.  Some timber treatment may well be required.



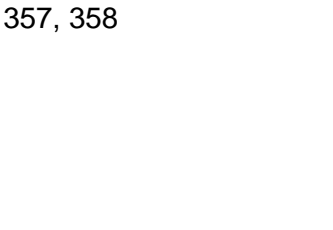
Item	Element	Description	Condition	Repair
51.	Internally finishes generally low level	Plastered finish thin in places to random rubble walls.	<p>At base of wall some deterioration due to rising and penetrating dampness with loss of plaster and mortar infilling. Base coat to plaster can be seen to be haired earthed type plaster with a skim coat of lime plaster.</p> <p>This condition applies to a greater or lesser extent to all the internal wall surfaces at low level.</p>	Some raking out and re-pointing of walling at low level in a lime pointing with reinstatement of damaged finishes.
52.	Generally	Barn walls often have very limited foundations and this contributes to the general movements present. Digging out internal floors can get to a situation where the base of the walls is exposed and so care needs to be taken in carrying out this operation.		
<b>Windows &amp; Doors</b>				
53.	<p>West Entrance Doors 412 – See Also 411</p> 	Original barn opening with replacement pine ledged and braced doors. One with a wicket opening allowing pedestrian access. Boarded area over.	<p>None of this is in particularly good condition. Past repairs have been undertaken at the base of both doors and there is decay to the panelling. Base of both door frames has wet rot decay and these will need to be spliced in. These frames are simple baulks of timber.</p> <p>If this is to be the museum main entrance then a redesign is likely?</p>	<p>Whilst these could be retained, none of this is original historic fabric - probably mid 20c.</p> <p>A more appropriate replacement could be considered.</p> <p>It is of course possible to repair what is here.</p>


Item	Element	Description	Condition	Repair
54.	East Doors 419 	Modern infill with treated softwood timber coming from the Eynsham Park sawmill with a framed and boarded area above.	Generally serviceable condition but not an historically accurate infilling of this opening.	Could be maintained if required. Suggest will probably be replaced?
55.	Window 413 – See Also 415 	Probably late 19c. flush casement window with both casements opening to rebated meeting rail. Flush conservation stile, single glazed. Overlooks the neighbour's property.  No proper furniture. Poor detailing around inner parts of window.	Minor wet rot decay to base of frame and sill. Modern architrave or skirting positioned over part of frame externally. Timber inner window board in poor condition.  Reasonable paint externally. No external window sill.  Not in common use.	Window is capable of being repaired and retained if required.  There is some common furniture beetle to timber members but this could be treated. Extensive overhauling and reconstruction needed.





Item	Element	Description	Condition	Repair
<b>Floor</b>				
56.	Centre Section 416 	Stone flags either side bay in concrete.	Stone flags somewhat uneven with a number broken especially towards rear entrance area.  Uneven surface.  NB. Floor will have no damp proof membrane and will probably be set direct to earth.	Should be possible to salvage a large number of these if it was desired to take it up and relay it. Otherwise could be repaired in situ with relaying those sections that are badly damaged and repairing, re-pointing or replacing them only.
57.	North and South Bays 418 – See Also 417 	Concrete formed fairly rough probably overlay earth or poor sub base?	Fairly roughly formed. Utilitarian for use as barn only. Not in particularly good condition.  No damp proof membrane present. Surface deteriorating in places especially to the north end.	Works depend on whether these areas are going to be refurbished as they are or replaced.  Likely to need to be replaced?


Item	Element	Description	Condition	Repair
<b>MAIN BARN - SERVICES</b>				
58.	Electrical 430	Mains intake located at front of property at eaves level from adjacent pole in the High Street. This terminates in a 100A fuse belonging to the supply authority. There is no wiring internally from this point.  There is however lighting and power outlet points which probably run from the adjoining property with a fluorescent light under the storage deck. These did not appear to be active or connected. No other services are connected.		
<b>STORE BUILDING - EXTERNALLY</b>				
<b>Roof Coverings</b>				
59.	Judging by the roofing felt internally, this roof was recovered some long time ago as the felt is of the old bitumen type and battens are small. Internally the felt has deteriorated and there are a number of holes visible.			
60.	West Slope 340 – See Also 341 	Covered in stone slates.	This slope has slates that are holed in a number of places with slates missing. Ivy has taken hold and is growing into the roof at eaves level.	If this building was going to be brought into use, this roof will need recovering. A number of the stone slates will be lost in this process. Allow for at least 50% “new” needed.
61.	Ridge	Hogs back red ridge tiles set in cement mortar.	Mainly in satisfactory condition. Some minor deterioration to one or two.	Should be salvageable at recovering with the possibility of a few replacements.



Item	Element	Description	Condition	Repair
62.	East Slope 342 	Covered in stone slates.	This is a similar condition with a number of slipped slates and holed areas. The roof is depressed in places where the battens have probably failed.	This roof slope also needs recovering. Ivy has taken old in places and should be removed.
63.	External Timbers to South Gable 347 – See Also 348 	Exposed timber rafters.	Have weathered and there is evidence of common furniture beetle decay and deterioration to the upper surface. The lower areas adjacent to the eaves have rotted away.	Replacement sections will be required. May need complete replacement of external rafters.
64.	Exposed Rafters to Gable North Wall 357, 358 	Similar to other gable.	Extensive common furniture beetle deterioration and exposed battens to roof.	May be possible to retain these as an original feature if required. Piecing in likely and mortar work over ends of wall plates (if retained East)

Item	Element	Description	Condition	Repair
65.	Purlin Ends North and South See Photos	On the gable walls these are exposed.	Slight weathering but the condition should still be serviceable as there is a good thickness of wall supporting these.	Infill decayed areas with lime mortar.
66.	Exposed Verges North & South 353 	No undercloak and cement pointing with ends of battens exposed.	All in not particularly good condition with deterioration to cement pointing.	All of this will be reformed at re-roofing.
<b>Rainwater Goods</b>				
67.	Gutters and Downpipes	None present. Historically these types of roof would not have had gutters but the stone slates would have overhung the roof further than the current ones now do. As at re-roofing some of the larger size slates probably were lost and reduced sizes have been used at the eaves.	If gutters are not to be put in place, then larger size slates need to be used to give the wall a better degree of protection from rainwater.  Recommend gutters used which will require the water to go somewhere probably into the foul drains? Not space for soakaway unless garden of Lords farm can be used?	



Item	Element	Description	Condition	Repair
<b>Chimneys</b>				
68.	None present.			
<b>External Walls</b>				
69.	<p>These are of limestone construction being solid with generally dressed blocks brought to courses showing a good standard of materials when it was first constructed. The walls are now not in particularly good condition requiring extensive works.</p> <p>As with the barn there are unlikely to be any extensive foundations to these walls. Take care if excavating near to the walls.</p>			
70.	<p>East/South Walls from Adjoining Garden of Lords Farm</p> <p>346</p> 	<p>Solid limestone brought to courses with rounded corner probably to facilitate movement of vehicles etc. Well recessed pointing to most of the walls.</p>	<p>A long standing crack on the SE corner has been made good with a very dense cement mortar which will have reduced the flexibility of this form of construction.</p> <p>Crack is worse internally.</p>	<p>If possible, tease out cement mortar and replace with a lime putty based mortar.</p> <p>May need stitching in?</p>


Item	Element	Description	Condition	Repair
71.	East Wall 351 – See Also 342 	<p>Stone walls as above.</p> <p>Hawthorne tree abuts the walls at the corner.</p> <p>The stump of a large tree now dead which originally grew right on the corner of the SE wall.</p> <p>Ground levels on SE side are higher than the internal floor level.</p>	<p>Some deterioration at eaves level due to long standing roof thrust and lack of maintenance to the roof and washing out of pointing.</p> <p>Internally wall plate has moved out here. Refer later.</p> <p>The large tree probably contributed to wall movement.</p>	<p>Resetting of the top three or four courses of stonework is likely to be required.</p> <p>Almost wholesale re-pointing of both the east and south walls are likely and some resetting of stone blocks to act as repairs across cracks.</p> <p>Internal voids may also need grouting. Tree should be cut back.</p>
72.	East Wall	As above	<p>The upper section of this wall leans out very slightly due to roof thrust. Bulging a little at the upper section and in the middle. This bulging is not particularly severe and re-pointing and repairs to the roof structure should assist in ensuring that this does not get any worse.</p>	<p>This is in addition to the loose stones at the top 3 or 4 courses. Repointing mentioned above should sort this out to the wall.</p>

Item	Element	Description	Condition	Repair
73.	South Wall 347 – See Also 345 	A pattern of timber blocks have been built into the wall. The exact purpose of these is not known.	They are deteriorating and/or missing in places. They have not significantly weakened the bonding of the wall as there is usually sufficient overlap where these timber blocks essentially form a function of "headers".	These could be retained as part of the character of the wall. Where missing replacements could be installed or pieces of stone installed.
74.	Stonework All Round the Building 345	Limestone blocks dressed and brought to courses.	The surface of areas of stonework have been weathered away slightly to reveal a creamer colour. The majority of the stonework is still in reasonably sound condition and the loss of surface is slight.	We recommend limewash to this whole building which would be a very good way of prolonging its life and protecting the outer surface of the stonework.  Anticipate some stonework will need replacement but keep this to a minimum.
75.	Upper Sections of Wall 347	Window area and apex of gable wall.	The sill is deteriorating with loose stonework. One about to fall out and evidence of past ivy growth distorting the area around the window.	The sill area will need to be rebuilt. Much of the wall in this area is obscured at ground level by plant growth and substantial buddleias.


Item	Element	Description	Condition	Repair
76.	Upper Window 343 	Very old casement window with oak or elm lintel over. No proper stone "sill"	This is in a perilous state.	We doubt this could be retained. It may be appropriate to make up a new window using the pattern of the existing.
77.	Ground Floor Window 344 	Old timber s/g window This is in slightly better condition.	Still in poor condition. There is no timber window sill. The lower rail having been buttered over with cement mortar.	It's possible it could be refurbished if desired. May however become a replica?






Item	Element	Description	Condition	Repair
78.	<p>North Gable Wall 353</p>  <p>(accessed from adjoining property)</p>	<p>Solid stone wall mainly dressed blocks brought to courses.</p>	<p>Extensive weathering of pointing at ground floor level. Less so to first floor and apex area.</p> <p>Most stonework sound.</p> <p>Extensive ivy growth creeping over the west corner which should be removed.</p> <p>A few inbuilt pieces of timber to a lower section of walling. No undue bulging to this whole gable wall.</p>	<p>Extensive deep re-pointing.</p> <p>Remove creeper.</p>
79.	<p>North Wall Lower Levels 354</p> 	<p>Lime internal construction can be seen where the external pointing has weathered away.</p>	<p>A coarse muddy mix with relatively large scale aggregate.</p> <p>Some poorer stonework to the bottom corner possibly a past repair?</p> <p>Minor area of cementitious re-pointing adjacent to doorway.</p>	<p>Extensive re-pointing and probably some rebedding of individual stones with a few replacements.</p> <p>Remove cement work.</p> <p>Remove ivy.</p>

Item	Element	Description	Condition	Repair
80.	Wall Infill to Loading Door North Upper Wall 356	Upper section infilled doorway from original barn loading area. Blockwork internally and probably all in cement mortar. Some areas of cement pointing to areas around doorway.	Poor bonding to the adjoining wall and minor hairline cracking. This will have been constructed in cement mortar. Some loss of pointing to very apex of wall and around purlins and at eaves level.	Cement mortar needs to be removed if limewash being considered. Re-pointing needed.
81.	Timber Lintel Over Infilled Doorway FF	Probably elm or oak.	Extensive decay and deterioration to this lintel which although not required now as the opening has been infilled. Minor cracking to stonework above.	It could be conserved and left as a feature with lime mortar infill around the gaps.
82.	GF North Doorway 355 	We were informed that this was inserted about 30 years ago although the quoins would seem to indicate that this has been there for some considerable time so we are not certain about this.	The lintel over is timber and has deteriorated at its right hand end causing some sinking of the wall above and cracking. The lintel is still however performing its function and the wall above probably only needs to be re-pointed.	Packing around lintel and re-pointing crack above.



Item	Element	Description	Condition	Repair
83.	Stable Door North See Above	Locked and not now in common use with concrete sill.	Some wet rot decay to base of frame. External decorations poor.	Probably capable of refurbishment if it is required to be retained.
84.	West Wall	With entrance door at ground level and stone walling as other areas.  Very heavily overgrown.	Wall approx. 370mm thick. Stepped crack above lintel probably due to decay of lintel. Partially re-pointed and opened up slightly. Difficult to tell if any extensive bulging to the wall because of the position of the very extensive ivy but likely to be similar to the opposite elevation due to roof thrust.	Extensively covered in ivy which should be removed.  Fairly extensive re-pointing due to cracking and general weathering of pointing.  May need upper wall stones resetting but wall plate internally seems a little better.
85.	West Wall		As far as can be seen the exposed stonework is in reasonably serviceable condition.	Anticipate some replacements in areas hidden from view.
86.	Door Lintel West Wall 379		Has minor common furniture beetle attack and underside is lined with what is probably asbestos cement (please see exclusions regarding asbestos survey).	Check for Asbestos and remove.
<b>STORE BUILDING - INTERNALLY</b>				
87.	The whole of the interior is in poor condition requiring extensive repairs to bring into a safe and useable condition. We did not feel able to trust the hay loft floor to access it fully and so the observations are restricted as a result of this.  Preventative timber treatment may well be advisable throughout given the active common furniture beetle in all the timbers.			

Item	Element	Description	Condition	Repair
<b>Roof Structure</b>				
88.	Construction	<p>Roof construction comprises timber rafters approx. 3 x 3 inches at about 13 inch centres supported by a purlin that spans full width size approx: 5 by 6 inches. A central ridge and wall plates located over the outer section of the walls.</p> <p>Rafters are sawn rectangular and may well be Victorian replacements/ origin.</p>	<p>Most rafters are satisfactory but two on the west side have deteriorated where water has penetrated the felt and poor roof.</p> <p>The base of the one of the rafters on the east side looks to be deteriorating. It is possible that others on the east side are in poor condition at their feet where decay is most common.</p>	<p>Some rafter repairs, strengthening and replacements are likely. Allow 25% as a minimum.</p>
89.	<p>Roof Construction Purlins 368 – See Also 372</p> 	<p>These are the main elements that resist any roof movement as there is no collar to this roof structure which has allowed movement at the base of the rafters.</p>	<p>There is some deterioration to parts of the west purlin and both purlins have deflected due to load.</p> <p>Fairly extensive common furniture beetle but still in reasonable condition for their age. However about an inch of softening to the decayed area on the west purlin may require some strengthening.</p>	<p>An engineer should be asked to comment as to whether any additional strengthening is required to help prevent future movement to the feet of the rafters.</p> <p>However introducing collars makes the space less useable and other ideas may be needed such as the upper collars used in the main barn?</p>


Item	Element	Description	Condition	Repair
90.	Wall Plate East Roof 365 – See Also 367 	Timber wall plate in three sections and is partly buttered over with mortar.	Indications of wet rot decay and common furniture beetle with displacement in the centre due to roof thrust. Wet rot decay also to parts of the section leading towards the south gable wall.	Highly likely to be in very poor condition and may well need complete replacement at roof recovering.
91.	Wall Plate West Roof See 368	West wall plate again in sections.	Unable to get close to this due to condition of floor.	Anticipate repairs or renewals.
92.	Walls Inbuilt Timbers 366 – See Also 368 	The walls have a number of inbuilt timbers and at each corner a bearer plate links into the roof wall plate possibly as a restraint.	Inbuilt timber bearer plates have common furniture beetle and at each corner a bearer plate probably connected to the wall plate as a means of strengthening.	This connection is unlikely to be good now and it may well be worth considering some strengthening at this position by reference to a structural engineer.


Item	Element	Description	Condition	Repair
93.	Dampness	Tests with a moisture meter.	Timber bearers when tested had a content in excess of 23-25%. This is on the surface. Readings within the wall would be higher and these will facilitate common furniture beetle infestation and probably some form of fungal decay.	<p>The solid walls are unlikely to fully dry out so moisture levels will always be relatively high and some precautionary treatment may well be appropriate.</p> <p>A new roof will help the building dry out and slow down decay as a result.</p>
<b>Hayloft</b>				
94.	The floor is supported at external walls with joists built into walls supported on a bearer plate with a central beam and approx. 10" wide elm boards with an area of replacement in the south west corner.			
95.	<p>Boards 369 – See Also 374</p> 	Mainly Elm construction with some pine replacements in SW corner.	Extensive common furniture beetle deterioration and some wet rot decay to area of boarding under roof leak at SW corner. Maybe possible to retain some of these boards.	The area in the SW corner will need extensive replacements.


Item	Element	Description	Condition	Repair
96.	Main Beam 375	Built into the external walls set over a timber bearer plate. Not visible externally so will have protection of about 100mm of stonework.	<p>Fairly extensive common furniture beetle and moisture readings at the end of around 18% so will be higher where built into the wall.</p> <p>General moisture readings in the centre span are also at the same level. End deterioration of the lintel is a possibility and minor opening up should be undertaken.</p>	Recommend removal of the timber bearer plate and insertion of a stone piece at this position instead.
97.	Timber Joists 374	These are 2 x 3 inches at 14" centres and are not therefore designed for heavy loading.	Where the roof has leaked, at least three or four of these are in poor condition. One having been replaced over the doorway. Others have extensive common furniture beetle infestation and where built into the wall, moisture content of around 20%. These will be higher within the wall.	<p>Should be possible to retain most of these joists. Access into this area may need to be restricted and there is no proper stairs or ladder access at present.</p> <p>Floor loadings would need to be checked but are unlikely to even meet current domestic levels.</p> <p>The use of this area will partly determine what needs to be done ref strengthening or new floor structure and boards.</p>
98.	Hay Dispenser 380	Traditional slatted dispenser.	Intact and with care could be conserved	Retain and repair.


Item	Element	Description	Condition	Repair
<b>Walls &amp; Pointing</b>				
99.	Stone walls are exposed as there is no plaster finish. There are a number of cracks to external walls which show more internally where they have not been re-pointed.			
100.	<p>Walls 366 NE Corner</p>  <p>364 SW Corner</p> 	Random rubble brought to courses with some in built timber plates at FF level to the north/south walls to support the hayloft.	Extensive cracking to east wall at its abutment with the north/south walls. Possibly due to past tree root action and roof thrust causing separation of bonding. Some separation at corners particularly so on NE corner.	At the very least re-pointing of cracks and it may be necessary to re-bond the corners to ensure structural stability. The advice of a structural engineer should be taken in this respect.




Item	Element	Description	Condition	Repair
101.	South Wall 363	As above	Cracking and slight de-bonding of junction between south and west wall with cracking around window jamb on west side.	Again, at the least re-pointing with some possible re-bonding of stonework where cracked and to establish integrity at corners.
102.	South Wall 364	As above	Cracking to this wall is worst at FF level with significant movement. The floor in this corner is rotted and was not safe to walk on.	The wall here requires re-stitching and it is likely that this corner may well require to be re-built from the apex of the roof down through the window and into the corner to re-establish bonding. It may be possible that a structural engineer can come up with some alternatives to reduce the degree of rebuilding. Other cracks will require stitching in.
103.	North Wall 370 – See Also 376 	Centre doorway infilled with blockwork. Old timber lintels remain.	Long standing minor vertical cracks to sections of the wall. (Corner cracks mentioned previously.)	Not particularly severe and likely to just require re-pointing.

Item	Element	Description	Condition	Repair
104.	Finishes Generally to Walls 377, 378	Lime washed originally with much bare stonework now.  Poor pointing in many places with some repointing.	Pointing deteriorated in many places. Walls are damp at all levels so lime should be used.	Further re-pointing which could be quite extensive is anticipated.  Redoing the lime-washing would be a good idea.
105.	Timber Lintels Bearer Plates Etc	Many inbuilt timber plates and lintels over doors and windows probably elm but may be pine.	Some CFB probably active. However timbers still look serviceable and could be retained.	Treatment as others as built into damp walls.
<b>Floor</b>				
106.	Floor 381 	Cobbles and brick laid to falls with a roughly formed centre channel which may originally have discharged towards the north wall. Partially obscured by stored materials.	One or two areas seem to have missing cobbles. Very uneven and likely to be laid directly either to just earth or a lime pointing or bedding mixture. Obviously has no damp proof membrane within its structure.	Rather depends on the purpose to which this building is to be put. It would be nice to retain in its current form dependent on what access or use the room was to be put to.  Minimum repoint and some replacements and repairs.  Maximum take up relay on new lime base and bring in new material to make up deficiencies.

Item	Element	Description	Condition	Repair
<b>Door</b>				
107.	Front West Wall 379 	Simple ledged and boarded pine door. Simple timber frame with hasp but no padlock hung on relatively modern strap hinges.	Loose at bottom hinge which is detached. Door of no great age but appropriate type and could if required be retained. Fairly extensive common furniture beetle and deterioration at the base of the door with some softening of timbers and loose fixings to the bottom rail. Modern 20c. softwood door frame. Utilitarian but serviceable.	Extensive repairs necessary if to be kept.
108.	North Wall 376	20c. pine stable door. Not in use.	Some low level damage. Refer also externally. Obscured partially internally.	Could be overhauled and repaired if required.
<b>STORE BUILDING - SERVICES</b>				
109.	No internal services to the stable building			
<b>PROPERTY BOUNDARY AREAS</b>				
110.	Paving 429	The rear area at the east of the barn is overgrown with dumped materials and the surface is difficult to see. There is a small area of concrete outside the rear entrance.	The area is in generally very poor condition. Ground levels should be kept down at or below internal floor level of the barn and store building.	Replace completely?

Item	Element	Description	Condition	Repair
111.	Fencing 428	Timber post arris rail and close boarding with matching ledged and braced gate.	All of relatively recent construction and in reasonably serviceable condition leading through to the adjoining property.	Could be retained as is if desired?
112.	Boundary Wall to 2A 360	Solid stone boundary wall of modern construction approx. 2.2m high. Probably built when 2A built?	Overgrown at top with ivy. Round cement top. Some weathering with plant growth on neighbours side but in generally sound condition.	Remove ivy. The Virginia creeper originates from the neighbours property.
	<b>Drainage</b>	Two inspection chambers to the rear yard East of Barn.		
113.	Inspection Chamber 1 426 	Located immediately outside the rear loading doors.	This is a junction point. These are very shallow clay drains. In use from IC 2 and the Lords Farm House as currently fouled. Fall must be extremely shallow. Cast iron cover and frame, serviceable. Benching serviceable.	Clean out. Anticipate as very old some relaying or repairs.

Item	Element	Description	Condition	Repair
114.	Drains from IC1	Drains from IC1 run towards the adjoining property 2A and the route of discharge has not been traced from this. They are heading straight towards the house 2A. Where do they actually go?	<p>The normal rule is that if drains are in use by two separate properties then they are the responsibility of Thames Water.</p> <p>At the moment the barn is probably counted with the house Lords Farm and so the whole of these drains are probably the responsibility of the property. This should be checked with your records.</p>	We would recommend a CCTV survey downstream to see where these drains go.
115.	Inspection Chamber 2 427 	This chamber is located adjacent to the entrance to Lords Farm and serves that property. Runs through to the other inspection chamber.	Again very shallow. Evidence of fouling to benching. Falls are shallow. Cover and frame cast iron, serviceable. Clay pipework; unable to comment on condition without CCTV survey.	Note the drainage leading to IC2 on Lords Farm land is exposed at surface level in the adjoining property. See 428.

## **HIDDEN PARTS**

We have not inspected the woodwork or other parts of the structure which are covered, unexposed or inaccessible and are therefore unable to report that such parts of the property are free from fungal decay, beetle infestation and other material defects.

## **THE REPORT**

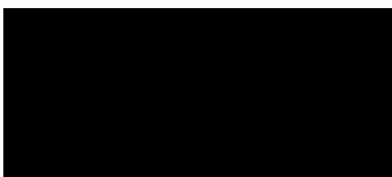
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## **CONCLUSION**

The barn needs the rear East slope recovering and some extensive internal works.

Retention of other features depends rather on the use to which it will be put and the upgrading necessary to achieve appropriate standards.

As is probably already realised the stable needs extensive repair works to bring it into any sort of use.



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