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Condition survey of roof

Plume of Feathers
Cron dall, Hampshire



Client: Greene King Brewing and Retailing

Date: 21st November 2023

Official list entry

Heritage Category: Listed Building Grade: II

List Entry Number: 1262664

Date first listed: 08-Jul-1952

Location

Statutory Address: THE PLUME OF FEATHERS PUBLIC HOUSE, THE BOROUGH

County: Hampshire

District: Hart (District Authority)

Parish: Crondall

National Grid Reference: SU 79466 48813

Details

SU 7948 CRONDALL THE BOROUGH (south side)

19/28 The Plume of Feathers Public House 8.7.52 - GV II

C16, C17, C18. On corner with Church Street (west elevation), a large L-shaped structure of 2 storeys with lower wings. The earliest (corner) block has an exposed timber frame; with 1st floor oversailing on the north and west sides, with exposed joist ends, and arch braces at intervals and diagonally at the corner. To the east, C17 exposed timber frame of lesser height, finishing with a lower addition, having a timber framed east gable, but with C18 brick front. Red brickwork (Flemish bond) infilling and other walling, 1st floor bands, plinth. Several C18 sashes, and small casements (some old). Old door. Many minor changes of several periods including small modern extension in similar style on the south-west corner.

Listing NGR: SU7948348825

Legacy The contents of this record have been generated from a legacy data system.

Legacy System number: 136427

Legacy System: LBS

Legal This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Survey:

The building as a whole has already been surveyed and a comprehensive assessment and specification for repairs completed.

As a further reequipment of the LPA the following condition survey of the roof has been undertaken.

Area:**North South Range (Church Street)**

The roof frame was found to consist of pairs of oak rafters supported on double purlins and wall plate. The roof frame is divided into three bays with the only exposed section of the roof frame being the upper half of the first two bays and accessed by an opening in the original south gable wall. The ceiling joists were also found to be of medium sized oak set onto the upper purlin and forming a cross tie to the pairs of common rafters. There is a small (third bay) section of roof at the northern end of the range that has no access point so could not be assessed.

The exposed section of roof frame in the first two bays are predominantly over fixed with thin riven oak tile battens. A small section of the eastern slope has been re tiled in more recent years and has modern tile battens and bitumen sarking.

The roof has a covering of clay tiles hung with iron nails.

The roof frame was found to be in very good condition with little or no beetle infestation (current or historic).

The clay tiles on the western elevation (Church Street) were found to be suffering from delamination and nail fatigue.

Externally there are large areas of unstable and failing tiles on the western elevation (Church Street). The remaining tiled sections of roof only require minor spot repairs.

Rainwater goods were found to require servicing and repair.

As part of the repairs to the rainwater goods some of the more modern facers may also require replacing, these will need to be assessed once works commence.

Recommendations:**West elevation (Church Street) roofing covering and rainwater goods.**

Strip and retile using all salvageable old tiles and making up any shortfall with matching materials. Service all rainwater goods as required.

East elevation:

Allow to spot repair remaining clay tile roof coverings to North South range and service rainwater goods.



West Elevation (Church Street).



East elevation



Small section or c21 retiling (right of image)



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