


Goddards Green Survey Report

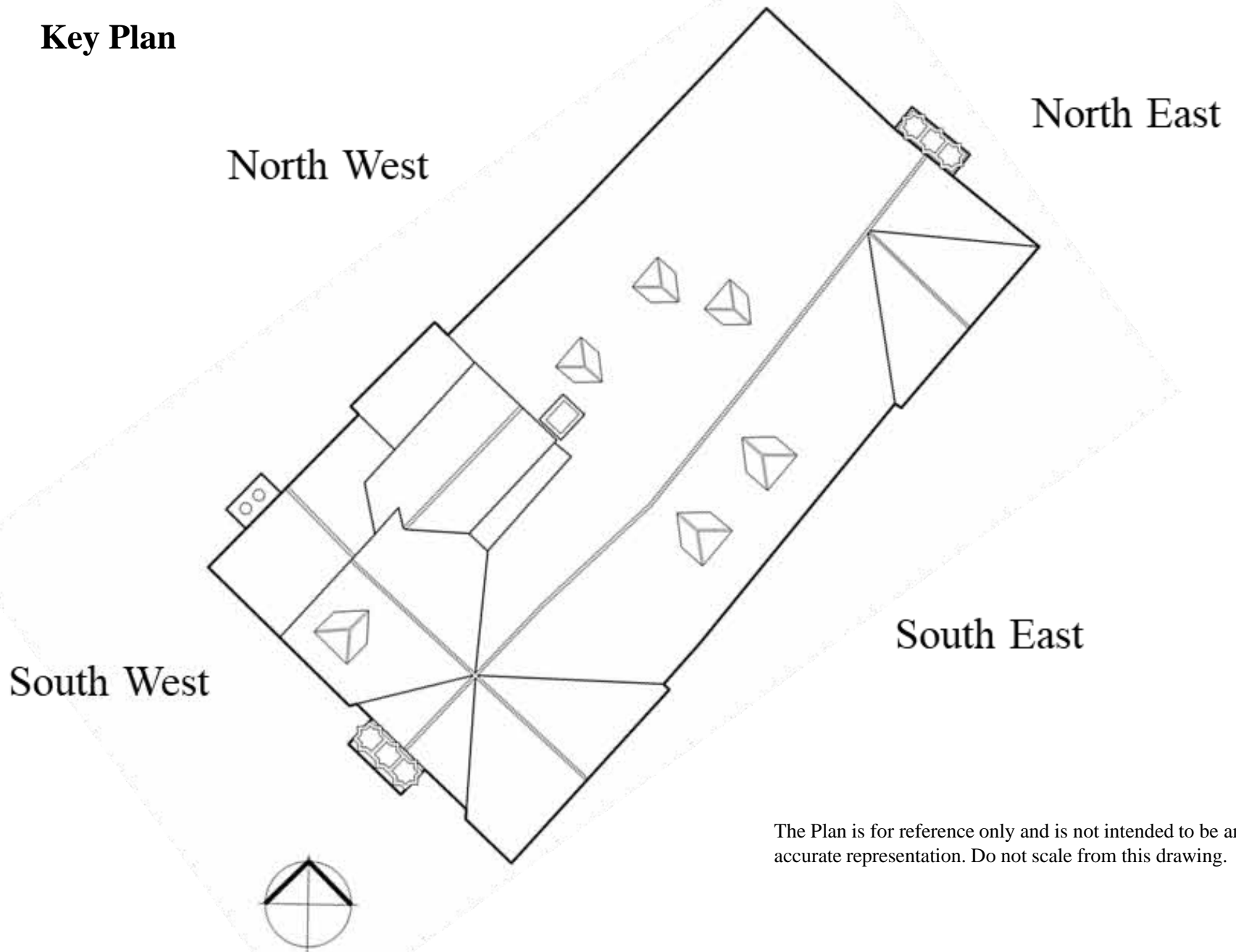
Summary Survey Report August 2023



This survey combines the survey results identified in Autumn 2021 by Joel Henry and those identified in July 2023 by Tom Vincent and compiled by Claire Vidler.

Goddards Green Survey Report	DOLMEN 
Date: 25/07/23	CONSERVATION & JOINERY

Key Plan



The Plan is for reference only and is not intended to be an accurate representation. Do not scale from this drawing.

Elevations

Northeast



Southeast



Southwest



Northwest



Northeast Elevation

Item Number 1 **Condition** Poor **Description**
Window Casement and feather edge cladding

Recommended works

- Oak frame repairs as required
- Leaded lights x2 for overhaul
- Replacement of surrounding feather edge boarding
- Replacement of detailed barge board
- Visual survey of timber frame behind featheredge to be undertaken.



Item Number 2 **Condition** Poor- Fair
Description Ground floor TV room 3 Over 3 with
1 opener

Recommended works

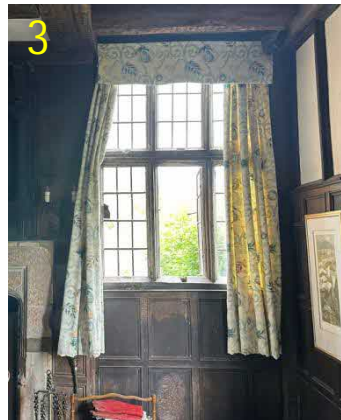
- Glazing overhaul
- Metal casement overhaul
- Jambs of the window frame to be repaired or replaced where needed



Item Number 3 **Condition** Good -Fair
Description

Recommended works

- Cill to be repaired/replaced



Item Number 4 **Condition** Poor
Description

Recommended works

- Removal to joinery workshop
- Localised repairs
- Refitting to frame
- Glazing bars to be repaired, re-using existing glass
- Re-glazing of entire window
- Painted finish to be renewed



Item Number 5 **Condition** Poor, decay to cill Possible compromise to structural integrity of the frame due to the decay.

Description Large oak frame mullioned window

Recommended works

- Removal of frame and casements to joinery workshop
- Repair to cill and abutments
- Refitting on site



Item Number 5b.

Condition Poor

Description Exterior rail in poor condition, soft in places

Recommended Works

- Repair localised guttering
- Opening up works required to investigate level of decay and make appropriate recommendations for repair



Item Number 6

Condition Poor-Fair

Description Pantry Northeast Elevation

Recommended Works

- Re-glaze to cease water ingress , re-using existing glass where possible



Southeast Elevation

Item Number 7 **Condition** Poor
Description Hallway Cupboard and bathroom 2 rooms 1 window.

Recommended works -

- All leaded lights to be overhauled and re-glazed, re-using existing glass where possible
- Frame to be overhauled in workshop
- Hinges to be overhauled
- Oak Casement to be repaired



Item Number 8 **Condition** Good-Fair

Description Main Hall, 3 with 1 Opener

Recommended works

- Easing of closing side of Oak casement



Item Number 9 **Condition** Poor-Fair
Description Main hall, 3 with 1 opener

Recommended works

- Oak casement bottom rail replacement,
- Cill to be de-frassed and condition accessed for repair
- Transom repair and re-fix



Item Number 10 **Condition** Poor
Description Music room/drawing room 4 with 1 opener

Recommended Works

- Casement repairs on bottom rail and stile ends
 - Rehang casement to ensure correct fitting
 - Leaded lights to be overhauled and re-glazed, re-using existing glass where possible
 - 1 broken pane on RHS
- *note that the existing mullion repairs are angled into building, they should be the opposite.



Item Number 11 **Condition** Poor- Fair
Description Upper Floor Dormer (West)

Recommended works

- Repairs to both jambs required
- Stay pin replacement
- Adjustment of casement
- Replacement of both cover boards
- Re-fitting of all leaded lights
- Casement pintels tightening
- Repair or replacement of cill



Item Number 12 **Condition** Poor-Fair
Description Upper Floor Dormer (East)

Recommended works

- Tightening of pintels
- Local repairs/replacement of cill
- Replacement of casement stay pin
- Repair of moulded cover boards to be repaired
- Securing of middle leaded lights



Item Number 13

Condition

Description TV Room large 4 pane 1 opener
South East Elevation

Recommended works

- Ironmongery overhaul including 2 hinges
- RHS leded light overhaul
- 1 cracked pane to be replaced
- All leded lights need to be removed and refitted to frames
- Re-pointing under the cill
- Cill repairs where needed
- Transom re-fixed as its loose



Southwest Elevation

Item Number 14

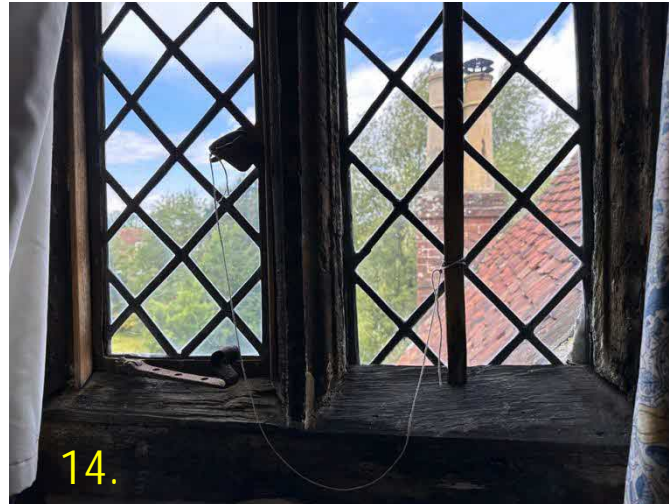
Condition Poor Cill has holes through it causing water ingress Exterior plaster blown and in a poor state. Lead-work under the window is failing and not secure

Description Top floor window. 2 with one opener.

Recommended works

Window will need to be removed and worked on in the workshop, local repairs and component replacement, Oak frame rail the window sits on is wet and will need further investigation to assess condition.

- Re-glaze, utilising existing glass where possible and overhaul leaded lights
- The bottom of this window is covered by the roof line, potential to increase efficient weather detail



Item Number 15

Condition Poor

Description Top floor RHS of chimney breast 2 with 1 opener

Recommended works

remove windows to workshop

- Cill replacement
- Leaded lights overhaul
- 2 panes broken to be replaced
- Jamb and mullion end repairs on 3
- Secondary draught strips to be re-made and fitted
- Iron casement to be assessed for repair or replacement



Item Number 16

Condition

Poor

Description Oak window frame with square leaded lights

Recommended Works

- Replacement of external planted cill

Item Number 17

Condition

Poor

Description Structural mid rail and base of 5 studs connected

Recommended Works

- Removal of decayed timber and replacement with dry oak to match existing dimensions
- Removal of decayed material on stud feet and replacement with dry oak to match dimensions and conversion. New joints to be cut connection studs and mid rail reflecting the original carpentry
- Where insufficient structurally sound timber is found then the members may require replacement



Item Number 18

Condition Poor, the door

leaf has racked and door cill is degraded, glazing bars in poor condition

Description Glazed door

Recommended Works

- Replacement of door and frame with matching detail

Item Number 19

Condition Poor- Fair

Description Upper Mullioned window

Recommended Works

- Removed and serviced at joinery workshop

Item Number 20

Condition Poor Fixed sash in poor

condition, racked and fractured door leaf, decay to door frame

Description Door and windows

Recommended Works

- Repair of fixed sash
- Repair to door leaf and frame
- Renewal or repair of cills, jambs and mullions



Item Number 21

Condition Poor

Description Upper Dormer

Recommended Works

- Repair or replace timber elements where required
- Full service in joinery workshop



Northwest Elevation

Item Number 22 **Condition** Poor, structure leaning caused by structural instability due to decay

Description Upper Dormer Window

Recommended Works

- Further investigation in to cause of failure required
- Repair to cill
- Replacement of pane of glass
- Replacement of pintel
- Refitting of casement#



Item Number 23 **Condition** Poor, insect and fungal decay

Description Lower Dormer

Recommended Works

- Renewal of cill
- Tightening of panels
- Replacement cracked panes
- Replacement of cover boards

Item Number 24 **Condition** Poor

Description Bathroom Dormer

Recommended Works

- Replacement of pintel
- Repair/renew cill
- Latch repair to central mullion
- Replacement of covering boards
- Refitting of stay pin
- Refitting of lead lights



Item Number 25**Condition** Poor**Description** Small studio window**Recommended Works**

Replacement of the window matching dimensions and design

**Item Number 26****Condition** Poor**Description** Stairwell window**Recommended Works**

- Repair or replacement of cill and effected areas



Conclusion

This survey report combines finding from Autumn 2021 and from August 2023. The report is limited in scope and should not be considered exhaustive. Non- intrusive methods of investigation were utilised.

The findings recorded within this report highlight a number of pressing issues predominantly with the timber and glazing elements. The materials highlighted for replacement have reached the natural limit of reasonable longevity and require intervention to ensure the upkeep in order to preserve the significance of the building.