

Dean Cottage, Crondall

Conservation guidance Note



Dean Cottage
Dippenhall Street
Crondall
Farnham
Surrey GU10 5NY

Issued to: Steve Thompson

15.04.2024

0.0 Context

Bosence Associates (the surveyor) were commissioned by Steve Thompson (the client) to attend site and assess the property. Following the assessment, to produce a report which will support an application for Listed Building Consent.

This is revision “a” of the document.

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1.0 *Executive summary*

1.1 *General*

The property is Listed at GII and its history of modification and change through the years is clear to see. This is particularly true to the rear elevation, but the front elevation displays interesting chronology as well.

1.2 *Conservation Principles*

Historic England's Conservation Principles set out how we manage heritage assets, and the careful management of change is an essential element.

We must assess the significance and condition of any building which is the subject of an application for change, and articulate both assessments.

1.3 *The scheme*

The scheme proposes to replace several windows and doors - 3 windows and 2 doors to the rear elevation, 1 window to the west elevation and 1 window to the front elevation. The reason for the request to change is because of the poor condition and poor installation (which has led to said condition).

An additional aim is to improve the thermal efficiency and to reduce use of fossil fuels in the heating of the property.

We have assessed the windows and doors in question, and have not found them to be of any particular significance.

The designs (of the items proposed for replacement) are generally of modest and ubiquitous design. The windows were of differing ages - but none were of any particular significance.

The installation of the windows was found to be of a poor standard. Issues noted include:

- Rough attempts at brickwork re-configuration during installation.
- Insertion of physical "DPC" where door was converted to window.
- Loss of fabric and detailing during earlier installations of the current windows.
- Silicone mastic being used in an attempt to seal between masonry and timber.
- Concrete window cills.
- Lack of drips to timber cills (in combination with the poor installation) leading to excessive water ingress.
- Significant gaps between masonry jambs and timber frames.

In addition to the above, the condition of the windows was poor and included the following issues;

- Timber decay, leading to instability of the frames.
- Broken panes.

The lack of performance from the windows means that the property is at greater risk of water ingress. The poor installation (especially to the jambs) puts the interior at risk of condensation and mould around the doors/ windows.

2.0 Introduction

2.1 The building

Listed on the 25th June 1987, and with the List Entry Number 1092371, the List Entry gives the following:

“C17, C18. Continuous with Laun Cottage, but wider: said to be a former stable. 1 storey and attic, 2 windows. Red tile roof; 2 gabled dormers with cill at eaves. Red brickwork (English bond), some blue headers, cambered openings. Casements. Modern porch with tile-hung gable.”

A review of the planning history on the Hart District Council website did not show any previous schemes having been consented, and yet several of the installations could easily be post 1987 (especially the French Doors).

2.2 The scheme

The scheme is intended to provide a high quality repair to the Listed Building which will also improve thermal performance. This document has been produced to support the thinking behind the proposals.

2.3 The proposals

Generally, the proposals reference the core texts in Building Conservation:

- BS7913 (2013 edition): Guide to the Conservation of Historic Buildings.
- RICS Guidance Note: Historic Building Conservation (1st edition)
- RICS Guidance Note: Surveys of Residential Property (3rd edition)
- The ICOMOS principles.
- The Burra Charter (2013 version).
- English Heritage (now Historic England’s) conservation principles of 2008.
- Investigation of moisture and its effects on traditional buildings: joint position statement (RICS, HE etc)

More specifically, we also use the Historic England guidance on energy efficiency in historic buildings, which appends this report.

3.0 Detailed description

The doors and windows will be given references to aid their identification and to reduce any possible confusion. The naming convention is to prefix using the following:

- F - to indicate “front” elevation (A-A on the detail drawings)
- R - to indicate the “rear” elevation (B-B on the detail drawings)
- S - to indicate “side” elevation (C-C on the detail drawings)

Numbers will be given from left to right (or as close as possible where overlaps may occur). Refer to the drawing “Proposed Elevations” when identifying these windows.

3.1 Item F1



Item F1 is a window - a triple casement window, with two openers and fixed central. The casements are subdivided into two large panes, and the window which is proposed for replacement is of a type with the corresponding one next door.

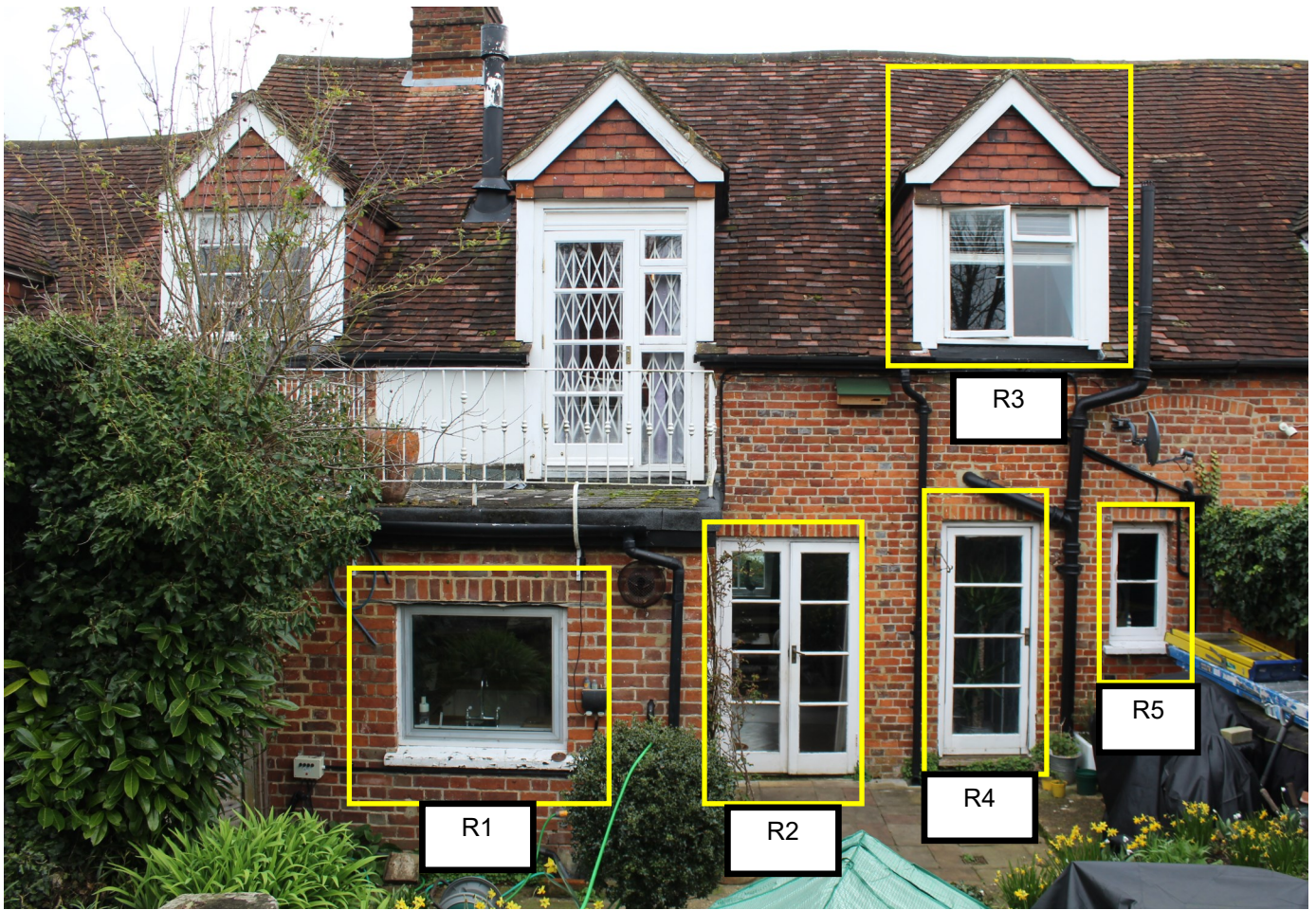
The window style does not match the more formal sash windows of the Ground Floor, and it is not clear when the dormers may date from. The style of the window in question is not sufficiently distinct to be able to confidently give it an age. There were no mouldings or other distinguishing features, and the joinery furniture was nondescript.

The front elevation is an interesting mix of styles and earlier openings - as the List Description suggests, this could easily have had a non-domestic past.

The gable style matches those on the rear elevation - but the window style does not. It is likely that these are the earliest of any of the windows included in the proposal. The significance of this window might be considered “moderate”.

The condition overall was found to be poor.

3.2 ***Items R1- R5***



3.2.1 Item R1

This window is a fixed pane, aluminium window. It sits on a concrete sill, and may well date from the 1960s when this type of aluminium glazing was popular.

The opening in the wall appeared to be potentially concurrent with the construction of what was probably once the outhouse.

The likely use and form (with flat rather than pitched roof and solid rather than cavity walls) of what is now the kitchen means the basic structure might date from the turn of the 20th Century or perhaps even later.

The bricks themselves were a much taller profile than the earlier masonry, again helping to date the general construction to perhaps early 20th century.

The window is of no significance and it is actually harmful to the building as a whole. Replacement would benefit the building.



Silicone mastic, smeared over the frame and the masonry - with nothing behind. The taper gauge makes it clear there was a void of at least 150 mm behind the silicone - this shows the poor installation.

3.2.2 Item R2

These French Doors were found to be non-closing owing to their poor condition. Significant issues with the installation also noted, as well as cracked glazing. These sit in a much-altered opening and are a modern insertion, which is now in poor condition.



Even closed, there was such warping of these doors that they could not be closed. When timber has warped like this it is not only a sign of a poorly made item, but also it is extremely difficult to rectify.

Item R2



Left - cracked glass, lack of weather bar or any projecting cill. Rusting hinges.

Right - showing the difference in the brickwork and the pointing which identifies this as a later insertion. Additionally, the lead drip above helps record the modification.

This window is within a later opening and is a relatively modern design. It is of Little significance and its condition may be viewed as harmful to the Listed Building.

3.2.3 **Item R3**

Set within a dormer gable of a matching design to that housing F1, R3 itself is a much poorer design than its front-facing equivalent and of little significance.

During the survey the window was found to only partially operational owing to swelling of the timber. Whilst it is possible that this could be repaired, there is no reasoning to do so from a conservation point of view. The window itself is not important - and the benefit to the building to having a high quality casement put in far outweighs any potential or inferred harm created through its replacement.



Item R3 is a poor-quality window and is of no real value.

2.3.4 Item R4

Seemingly of the same design style to R3 (and R5), assessment of the opening still highlights that the door here has been inserted in the relatively recent past. It seems likely that R3, 4 and 5 are of an age. That age is indeterminate given the chronology and phasing that this building has been through. The style is early 20th C - and may well be concurrent with the age of the kitchen extension. A reasonable estimate as to their age may well be 1930-40, but they could equally be replicas.

The condition and the poor quality fitting are intertwined - it is the poor fitting and construction details - with a lack of maintenance which have led to such wholesale poor condition.

There is no benefit in the retention of the door itself - its purpose and style can be replicated and improved. This would be a benefit to the building.



The cill is in poor condition and would require wholesale replacement.
Cutting out and jointing the cill would require a specialist joiner repair (i.e. the SPAB style joinery repair) which is not appropriate for a modest door of little significance which is in poor condition.

The taper gauge showing the lack of any appropriate jointing material between frame and masonry.



2.3.5 **Item R5**

This window is an opening two-light casement, and its condition is no better than the others discussed in this report. Its significance should be seen as equal to that of R3 and R4 - modest at very best. The benefit to the property gained from good condition, high quality and well designed timber windows is hard to dismiss.



Significant voids between the frame and the masonry. Also, poor condition of the putty

General view of the poor condition.



2.4 **Item S1**



General view of the poor condition. The window is within what was once a doorway.

2.4 ***Item S1***



The presence of the plastic “DPC” helps date when this doorway was infilled - likely post 1960. The reasoning for this being that the plastic DPC was uncommon prior to this, and the aluminium window (R1) is thought probably circa 1960.

This doorway is probably the entrance into the outhouse.

Concrete cill with poorly-formed (but correctly positioned) drip detail



As elsewhere, significant voids between the masonry and the timber frame. This is a major contributor to the poor condition.

The wet rot has compromised the opening casements at the junction - while it may be physically possible to repair, the time and cost would not justify it for a window of little - to no - significance.

Item S1

Our assessment of the window is that it may date from after 1960, given the patterns viewable at the property. It is a modern and commonplace design, and we find it hard to attribute any particular significance to it. It is poorly fitted, and would require wholesale removal, modification and a full SPAB repair. This sort of treatment is usually reserved for items of joinery of High significance - and we cannot reasonably attribute that level of importance to this window.

Its replacement would benefit the building's significance overall.

4.0 Repair approach

The replacement windows should be of high quality timber, with slimline double glazed units within.

To extend the lifespan of the underlying timber, it is important to look after the weathering surface - the paint.

The joinery company should be asked for the specification of the paints intended. The manufacturers re-coating timescales (often between 5-10 years) must be adhered to, or the paints will break down and water ingress will occur.

The installation of windows is as important as the quality of their manufacture and we often see errors of installation.

It is very common to find polyurethane foam being used in an attempt to “fix” their windows. Silicone sealant is then usually used to try and finish the joint between window and masonry. Equally, we often see cement mortar used to finish between the timber and the masonry.

All of these materials harm the timber, and trap moisture against the timber.

Silicone is only effective when the two surfaces are dense and smooth (i.e. between tile and bath). That does not apply to any external building material commonly found on a traditionally built structure.

Timber windows should be painted on all sides, then installed. Wedges below and mechanical fixings to the side are the next steps.

Then Oakum flax/ caulking must be twisted and beaten into the joint between the window and the masonry. It must be left approximately 10-15 mm back from the edge of the window. Burnt Sand Mastic is then used to finish the joint. If this system is used, the timber (and its paint) work together with the caulking and the “mortar” jointing.



Oakum flax is a fibre caulking, soaked in linseed oil.

It is twisted and beaten into the joints, filling, packing and fixing the frame tightly against the masonry. Because it is water repellent, it reduces water being trapped against the (painted) timber.

It is protected using Burnt Sand Mastic - which looks like and is applied like mortar. It is much more flexible than mortar, however.

5.0 Testing, procurement and training

Full schemes of repair can be provided by Bosence Associates, and advice on suitable contracting firms can also be given.

Bosence Associates can specify and schedule the work, procure it and manage under contract, should that be required.

Craft skills training for contractors or homeowners is also available should this be required.

To find contractors in the local area consult:

- The Building Conservation Directory - there is a website and a paper copy, both good resources.
- The SPAB. Their technical line often recommends good companies in your area.
- Local groups and people (Facebook, churches, village groups, parish magazines etc.)
- The Listed Properties Owners Club.
- Internet searches.

Create a schedule/ log to record which companies you have spoken with and their likely interest/ ability. Ask to see examples and speak with previous clients.

6.0 Quality Assurance Statement

This survey was carried out by Bosence Associates, with the Lead Surveyor being Thomas Bosence.

It has been written and reviewed by the Lead Surveyor on behalf of Bosence Associates, and issued to the client as final.

It represents a professional view of the observable condition of the structure, its defects, and their causes. It discusses the repair order for the client's consideration.



Thomas Bosence, MRICS, MCIQB, Certified Historic Buildings Professional.

6.0 Schedule of Appendices

Appendix 1 - Historic England guidance on Energy Efficiency