

# **BUILDING SURVEY REPORT**

## **GENERAL INFORMATION**

### **Instructions**

We are acting on behalf of your email instructions dated 10<sup>th</sup> January 2017.

This is a general Building Survey report on the property and not a Schedule of Condition which would list every minor defect. The building survey is to accompany a Viability Assessment which is to be submitted as part of the full Planning Application.

### **Property Address**

Northaw House, Coopers Lane, Northaw, Potters Bar, EN6 4NG

### **Name and address of client**

LW Developments Ltd

### **Inspected by**

Stuart Little Chartered Building Surveyor  
88 Abbots Road, Abbots Langley, Hertfordshire, WD5 0BH

### **Date of Inspection**

Tuesday 24<sup>th</sup> January 2017.

### **Weather**

During the inspection the weather was dry. The weather in recent weeks has been varied.

### **Orientation**

The front of the property faces roughly north. All directions are given as if facing the front of the property looking towards the rear.

## **GENERAL DESCRIPTION**

### **Description of the property**

The subject buildings of this report consist of the Main House, Ball Room Wing, Coach House, Gardeners Cottage and Walled Garden. It is understood that everything within the overall curtilage of the property is Listed as of Architectural or Historic interest. The various farm buildings and farm yard are excluded from the survey.

### **Approximate Age**

It is understood from the Listed Building Descriptions that the main house was built in 1698 with later alterations. The south west wing appears to have been built in the late 19<sup>th</sup> Century. The Ball Room was built in the late 18<sup>th</sup> Century / early 19<sup>th</sup> Century as a stable block which was later linked to the main building and its use changed. The separate red brick Stable Block was built in the middle to late 18<sup>th</sup> Century. The Gardeners Cottage would appear to date from the early 20<sup>th</sup> Century. The kitchen garden walls would appear to be late 18<sup>th</sup> Century / early 19<sup>th</sup> Century.

### **Accommodation**

The main house and ball room are currently used as office accommodation as detailed in the attached floor plans. The coach house is as detailed in the attached floor plan. The gardeners cottage is as detailed in the attached floor plan. The walled garden is approximately 130m long x 55m wide.

### **Circumstances of inspection**

During the site inspection the property was vacant apart from the Ball Room ground floor. Most of the main building was still furnished. Most floor surfaces were covered.

### **Unseen / inaccessible areas**

During the site inspection access to various areas was restricted.

## **THE NEED FOR OLD BUILDINGS TO BREATHE**

Modern buildings tend to rely on an impervious outer layer or a system of barriers to prevent moisture penetrating the walls but, traditional buildings constructed before 1919, generally rely on allowing the moisture which has been absorbed by the fabric to evaporate from the surface.

The use of impervious materials will cause problems in traditional buildings. In a modern building the damage or failure of one of its moisture barriers will lead to severe problems of damp penetration. In an old building prevention of evaporation of moisture from walls will lead to similar difficulties. Hence the two building types need to be handled completely differently. Old buildings will become damp if an impervious layer is applied to them because this prevents water within the structure from evaporating.

Paint systems for exterior use tend to prevent evaporation of moisture from the surface. They are designed to prevent the ingress of moisture but, when used on the solid walls of old buildings, water inevitably gets behind the paint film in time. Unable to evaporate from the surface, this moisture is trapped and unless it is able to evaporate from the inner face of the wall the moisture content of the wall will gradually increase. As the surface layer of paint begins to break down, further water penetration will occur leading to increased damp penetration.

Strong cement renders have a very similar effect to impervious paint but renders are even more susceptible to cracking and subsequent breakdown. Moisture then enters the wall and becomes trapped because evaporation is prevented by the impervious render. Where the render has been applied over soft brick or stone, severe breakdown of the weak underlying material can occur.

External cement rich pointing will have a detrimental affect where applied over walls bedded and pointed in lime mortar. Water will get into the wall through the masonry or through cracks in the pointing and due to the impervious mortar will be unable to evaporate from the joints, as originally intended. Moisture within the wall will have to evaporate from the surface of the masonry rather than the pointing, leading to increased decay of the masonry due to the deposition of salts or frost action at its surface.

Under normal circumstances, older buildings will function well if they are allowed to work as they were intended. Mortars, plasters, renders and finishes should all be of relatively permeable materials allowing moisture to pass through them and evaporate from the surface. Traditionally mortars, plasters and renders were usually lime-based and decoration was with limewash. Remedial action should ideally involve the removal of all impervious materials and their replacement with porous ones. This is not always possible without doing further damage to the fabric of the building and so a compromise may be necessary. All future repairs should use traditional breathable lime materials so that any current inappropriate repairs can be progressively reversed.

## **THE MAIN HOUSE**

### **Chimney Stacks, Flashings and Soakers**

There are six tall brick built chimney stacks. Other chimney stacks have previously been removed. Flashings where visible are of lead construction. Chimney stacks are particularly exposed to the weather and as a consequence regular maintenance and repair must be carried out to ensure their stability. Previous repairs have been carried out with cement mortar. Masonry repairs are required consistent with the buildings age. All future repairs and repointing should be in lime mortar. There is deflection in a rear chimney stack which should be monitored and may need partial rebuilding. Some of the lead flashings have been stolen and need replacing. Some deterioration has occurred to unseen flashings and repairs can be expected. Redundant open chimney pots should be protected with terracotta flue vent terminals to allow ventilation but prevent rain water entering the flues.

### **Roof and Valleys**

The main roofs are of pitched construction covered with natural slates on a timber boarded underlay. There are lead ridges and hips to the main roof. There is high level flat roofing and flat roofing to some rear and side areas; these are covered with asphalt and roofing felt. There are lead flashings throughout the roof areas. Where seen from ground level, the main roofs are generally even and well-formed with no signs of excessive undulation or distortion. There are some hollows and ponding to flat roofed areas. The roofing slates appear to be original; there are various slipped and missing slates; the fixings to many slates have rusted through and the slates are now held in place with metal clips. Many of the lead ridges, hips and flashing have been stolen. The flat roof areas are in a poor condition and need extensive repair or replacement. Overall, the roofs are now in a very poor condition with water leaking through to the interior in many areas. There is evidence of some timber decay and a very high risk of a widespread dryrot problem. If the roof is left unprotected then the timber decay will accelerate very rapidly throughout the roof structure and into other timber elements of the building resulting in extensive defects. Immediate temporary weather protection is essential to all roof areas to stop the water ingress which is the main cause of dryrot in buildings.

### **Parapets**

Typically for older buildings the parapet design above the flat roofed areas is poor, increasing the risk of damp penetration and will require regular maintenance. There is defective guttering behind the front cornice. Extensive repairs are now required.

## **THE MAIN HOUSE Continued**

### **Rainwater Goods**

Rainwater goods are formed in a combination of cast iron and plastic fittings. Discharge from gutters is via downpipes directly onto the ground. These require an overhaul to deal with the many defects, but renewal may be more cost effective as their future life is limited. Rainwater pipes should discharge onto gulley grates. New gulley gratings, surface water drains and soakaways are required to all areas.

### **External Walls and Elevations**

External walls consist of solid brickwork construction. The front wall is finished with cement rendered quoins and cement render to the walls. Other areas are finished with facing brickwork. All areas have been painted with impervious masonry paint. There are signs to suggest that the property has been affected by structural movement, for example as evidenced by cracking to outer walls and movement in brick arches. The possibility of further movement occurring cannot be ruled out. An extensive programme of structural repairs is required including some partial rebuilding. Much of this movement is likely to be associated inadequate surface water drainage softening the ground which is supporting the foundations together with the use of impervious materials trapping dampness and weakening the wall structures. Many areas of facing brickwork are worn and a programme of repairs and repointing should be in breathable lime mortar is required. The quoins appear to be in stone effect early cement render. The general render to the front walls may be a more recent alteration. Render to walls laid in lime mortar should be lime based to allow dampness to evaporate. Cement based renders prevent evaporation and can result in trapped dampness and instability in the wall structure. Much of the cement render will have to be removed to allow the structural repairs. Ideally all the cement render to the general areas should be removed and replaced with lime render. All the impervious masonry paint should be removed from facing brickwork and rendered surfaces. The walls should be repainted with a breathable mineral silicate paint, for example Keim paint or similar. Walls will incorporate concealed timber lintels which in time can deflect or decay; some repairs and renewal will be required where there has already been movement to brick arches together with other water damaged areas..

## **THE MAIN HOUSE Continued**

### **Damp Proof Course**

A damp proof course is a waterproof layer built into, or formed within, the walls to prevent ground dampness from rising. Access was insufficient to determine the existence or location of a damp proof course. Indeed, properties of this age and construction would probably have not been built with one originally. Some external ground levels are too high and should be lowered to a minimum of 200mm below the ground floor structure. In addition, a one metre wide free draining path should be provided next to all external walls to allow evaporation and thus reduce the risk of damp penetration. With the top of the path at the correct ground level, the construction should consist of a 100mm bed of well compacted MOT Type 1, crushed granite and topped with a thin layer of pea shingle. External ground levels to various basement walls are higher than the lowest internal floor level and so additional precautions are necessary to reduce penetrating damp and resultant rot. The traditional remedy is the insertion of a vertical damp course within the walls, commonly referred to as “tanking”. A number of methods and materials are available but these are concealed beneath wall finishes and so their presence cannot be confirmed. Even after its insertion the relevant internal areas may still be subject to temporary damp and condensation problems. The ground to the front of the building has been kept away from the basement walls by a garden retaining wall.

### **Sub Floor Ventilation**

Ventilation to the timber ground floor is non-existent and air bricks or grilles are necessary. In such situations there is a possibility that rot may have occurred to floor timbers. Consequently, a precautionary check of internal timbers (particularly underfloor areas) is strongly recommended.

### **External Joinery**

External joinery is mainly of timber construction. This includes the conservatory structure, front and rear porch structures, the dormer window structures, the high level cornice detail, windows and external doors. The conservatory is in a structurally unsafe condition and the timber framework needs rebuilding. There are timber defects to the front and rear porches, the dormer window structures and the cornice detail which all need repair. The condition of the windows and external doors varies throughout the building and a programme of repairs is required to all areas.

### **External Decorations**

These are subject to extensive wear and tear and full redecoration is required after the masonry and joinery repairs. The existing impervious paints should be removed. Walls should be repainted with a breathable mineral silicate paint, for example Keim paint or similar. The external joinery should be finished with breathable linseed based paints.

## **THE MAIN HOUSE Continued**

### **Roof Void**

The main roof void houses the top floor accommodation and consequently much of the roof frame is concealed. A limited view was available from the storage room ceiling. Inspection revealed a traditional timber frame design typical for this type of building with evidence of general historic distortion. Some general splitting and staining of the timbers was observed. Some timbers are saturated due to the leaking roofs. There is evidence of some timber decay and a very high risk of a widespread dryrot problem. As the roof slopes are underboarded, battens and tile fixings are hidden from view. Such boarding is a traditional means of secondary defence against driving rain or snow, now superseded by underlay. It is essential for insulated roof voids with an underlay to be ventilated to reduce the risk of condensation and consequent rot to roof timbers. As is common for a building of this age the existing ventilation arrangements are non-existent and ventilation is needed. Chimney breast masonry is partly visible; surfaces and joints are deteriorating and repairs will be needed with lime mortar.

### **Ceilings**

Most ceilings are of dated lath and plaster which has been covered with more modern plasterboard to hide the previous defects. There is major water damage to some areas and replacement ceilings will be required. All future repairs should be in new timber laths and haired lime plasterwork.

### **Internal Walls and Partitions**

The internal faces of outside walls are faced with plaster and some areas have been covered with various types of boarded finish. Internal walls and partitions are a combination of solid and lightweight construction with a mainly plaster finish. There are some remaining decorative cornices at the junctions of the walls and ceilings. Structural movement was noted but this is consistent with the age and type of building. Loose plaster was detected to some areas. There is major water damage to some areas and some replastering will be required. All future repairs should be in new timber laths and haired lime plasterwork or lime plaster to masonry areas.

### **Fireplaces, Flues and Chimney Breasts**

There are various original fireplaces throughout the building. Other fireplaces have been removed and the openings closed up. All fireplaces are redundant and decorative features only. Disused flues should be protected with a terracotta flue vent terminals inserted in the top of the chimney pots and ventilated internally at the bottom of the flues to reduce the risk of damp penetration and condensation. It is not possible to verify whether the open fireplaces are in working order and we recommend that you seek the services of a professional chimney sweep.



## **THE MAIN HOUSE Continued**

### **Floors**

Basement floors are solid construction whilst upper floors are of suspended timber design. Where walked upon, suspended timber floor surfaces revealed minor spring and unevenness but this is within the acceptable limits for domestic construction and not considered to be of structural significance. Given the age of the property, it is considered unlikely that a physical damp-proof membrane was incorporated in the original solid floors, making a measure of dampness more likely. The only effective remedy for any future dampness would be the renewal of the floor.

### **Internal Joinery**

Windows and external doors will need a programme of repairs. Other doors will need easing and adjustment. In modern properties, with accommodation on more than two storeys, additional precautions are required to reduce the spread of fire and provide means of escape. These standards have been applied but may not meet current requirements and so need improvement. It is not possible to confirm whether internal glazing is of adequate thickness or specification to meet modern safety requirements. Consideration should therefore be given to replacing older or lightweight examples with toughened safety glass. The staircases are of traditional construction; they are steeper and narrower than current standards; some minor repairs are required. Other items of internal joinery are in a reasonable condition. Internal joinery is of a design which blends in fairly well with the character of the building although some more individual modifications and additions have been made.

### **Internal Decorations**

Marks and stains were noted but are consistent with normal wear and tear. Full redecoration will be required once the building has been cleared.

### **Cellar/Basement**

The cellar will inevitably be subject to dampness. It should not, therefore, be regarded as part of the main living accommodation but may have limited suitability for storage. A proprietary tanking scheme will be required if it is converted to habitable rooms.

## **THE MAIN HOUSE Continued**

### **Dampness**

Evidence of excessive dampness was found to various areas at high and low level throughout the building. Timbers adjoining damp walls may be affected by rot. Chemically injected damp courses and waterproof plasters only treat the symptoms and do not address the cause of dampness. They are unlikely to be fully effective and will be harmful in a traditional breathing building. Wherever dampness occurs, it is essential to identify the source of dampness and to remedy this defect by repairs or other preventative measures. For example, repairs to roof coverings, rainwater goods, improvements to surface water drainage, lowering external ground levels and removing impervious materials. Evidence of condensation was noted to some areas. This is not an unusual problem and may be reduced by improving ventilation, raising room temperature and providing mechanical ventilation.

### **Timber Decay and Infestation**

Evidence of timber decay was noted in various areas. For example the roof structure and external joinery. There is currently a very high risk of further timber defects, in particular dryrot, due to the rainwater leaking through the defective roof coverings. Biocides were for many years the most popular treatment for timber, being used on healthy wood as well as infected timber. Biocides were called “preservatives”, which implied that home owners and building professionals would be negligent if they did not treat the timber in their buildings. In truth, the benefits of remedial treatment to timber are so small and fleeting that the term “preservative” seems impossible to justify. Surface brush or spray treatments will not prevent decay. Unfortunately, mortgage companies continue to require a paper to show that timber has been “preservative-treated”. Current guidelines advise against the mere precautionary use of preservatives. The primary control strategy for timber decay and wood beetle infestation must be based on repairs to remove the source of dampness and in so doing to restore dry conditions. All sources of moisture ingress need to be identified and repaired. Particular attention should be paid to roof coverings and rainwater goods. Penetrating and trapped dampness can also be caused by the use of impervious cement render and cement repointing in traditional buildings. Defective flashings and weathering around windows and doors will cause dampness. High external ground levels and poor surface water drainage will also cause dampness within the building fabric. All plumbing should also be inspected for leaks. Special attention should be paid to underfloor areas. Despite its name, dry rot can only grow significantly and damage wood which has a moisture content above 25%, and it will only thrive if the moisture content is above fibre saturation (more than 28-30%). Dry rot is usually associated with softwoods and will rarely cause any damage to oak. There is no reason to discard or even cut back the hardwood and even softwoods will not automatically be lost. In practice, removing sound timber to halt dry rot can never be justified – particularly in an historic building – because it is the availability of moisture, not of wood, that is critical to the growth of the fungus. However, the strength characteristics of the timber will have been compromised, and some form of repair or support may be necessary.

## **THE MAIN HOUSE Continued**

### **Thermal Insulation**

The property is unlikely to meet current standards in respect of thermal efficiency. Nevertheless a number of measures can be taken to improve matters. For example, dealing with dampness will allow the building to dry out and in so doing reduce heat loss. Plumbing insulation should also be upgraded to reduce the risk of frost damage. A complete inspection was not possible due to restricted access.

### **Services**

PLEASE NOTE THAT ONLY A GENERAL INSPECTION OF SERVICES HAS BEEN MADE. SUPPLIES AND SERVICE INSTALLATIONS HAVE NOT BEEN TESTED.

### **Gas / Electricity / Hot & Cold Water / Space Heating / Sanitary Ware / Others**

The services installations appear dated and may not comply with current safety requirements. Consequently an inspection of all the services is essential. Given the proposed alterations to the building you should budget for complete renewal of all the services installations.

### **Drainage**

It is assumed that mains drainage is connected. However the building may still be connected to the original septic tank system. Whatever the case the existing drainage system will need improvement or renewal. The system may be shared with adjoining owners and the verification of responsibilities for repairs and maintenance is recommended. Arrangements for surface water drainage appear inadequate and you should budget for complete renewal of all surface water drainage and the provision of new soakaways in the grounds. It is recommended that a specialist drainage contractor be asked to inspect and test the entire drainage system for the site. A close circuit TV based report would be prudent. The outcome of the survey will determine the full nature and extent of the works required.

## **BALL ROOM WING**

### **Chimney Stacks, Flashings and Soakers**

There are two brick built chimney stacks. Flashings where visible are of lead construction. Repairs are required consistent with the buildings age. All future repairs and repointing should be in lime mortar.

### **Roof and Valleys**

The main roofs are of pitched construction covered with natural slates. There is a tiled ridge and hips. Where seen from ground level, the main roofs are generally even and well-formed with no signs of excessive undulation or distortion. The roofing slates appear to be original and will need repairs from time to time.

### **Rainwater Goods**

Rainwater goods are formed in a combination of metal and plastic fittings. Discharge from gutters is via downpipes into collars. These will require general maintenance and repairs. Some old fittings may need renewal.

### **External Walls and Elevations**

External walls consist of solid brickwork construction finished with facing brickwork. All areas have been painted with impervious masonry paint. Given the age and type of building, the possibility of structural movement occurring cannot be ruled out. Some masonry repairs and repointing will be required in lime mortar. All the impervious masonry paint should be removed. The walls should be repainted with a breathable mineral silicate paint, for example Keim paint or similar. Walls incorporate concealed timber lintels which in time can deflect or decay; some repairs may be required.

### **Damp Proof Course**

A damp proof course is a waterproof layer built into, or formed within, the walls to prevent ground dampness from rising. Access was insufficient to determine the existence or location of a damp proof course. Indeed, properties of this age and construction would probably have not been built with one originally. Some external ground levels are too high and should be lowered to a minimum of 200mm below the ground floor structure. In addition, a one metre wide free draining path should be provided next to all external walls to allow evaporation and thus reduce the risk of damp penetration. With the top of the path at the correct ground level, the construction should consist of a 100mm bed of well compacted MOT Type 1, crushed granite and topped with a thin layer of pea shingle.

## **BALL ROOM WING Continued**

### **External Joinery**

External joinery is mainly of is of timber construction. The condition of the windows and external doors varies throughout the building and some repairs should be expected.

### **External Decorations**

These are subject to wear and tear and full redecoration is required. The existing impervious paints should be removed. Walls should be repainted with a breathable mineral silicate paint, for example Keim paint or similar. The external joinery should be finished with breathable linseed based paints.

### **Roof Void**

Inspection revealed a traditional timber frame design typical for this type of building with evidence of general historic distortion. Some general splitting and staining of the timbers was observed. It is essential for insulated roof voids with an underlay to be ventilated to reduce the risk of condensation and consequent rot to roof timbers.

### **Ceilings**

Most ceilings are of dated lath and plaster which has been covered with more modern plasterboard to hide the previous defects. Some repairs will be required. All future repairs should be in new timber laths and haired lime plasterwork.

### **Internal Walls and Partitions**

The internal faces of outside walls are faced with plaster and some areas have been covered with various types of boarded finish. Internal walls and partitions are a combination of solid and lightweight construction with a mainly plaster finish. All future repairs should be in new timber laths and haired lime plasterwork or lime plaster to masonry areas.

### **Fireplaces, Flues and Chimney Breasts**

The redundant fireplaces and disused flues should be protected with a terracotta flue vent terminals in the top of the chimney pots and ventilated internally at the bottom of the flue to reduce the risk of damp penetration and condensation.

## **BALL ROOM WING Continued**

### **Floors**

Ground floors appear to be of solid construction whilst upper floors are of suspended timber design. Where walked upon, suspended timber floor surfaces revealed minor spring and unevenness but this is not considered to be of structural significance. Given the age of the property, it is considered unlikely that a physical damp-proof membrane was incorporated in the original solid floors, making a measure of dampness more likely. The only effective remedy for future dampness would be the renewal of the floor.

### **Internal Joinery**

Windows and external doors will need some repairs. The stairs are of traditional construction. Other items of internal joinery are in a reasonable condition.

### **Internal Decorations**

Marks and stains were noted but are consistent with normal wear and tear. Full redecoration will be required once the building has been cleared.

### **Dampness**

Evidence of excessive dampness was found to various areas. Timbers adjoining damp walls may be affected by rot. Chemically injected damp courses and waterproof plasters only treat the symptoms and do not address the cause of dampness. They are unlikely to be fully effective and will be harmful in a traditional breathing building. Wherever dampness occurs, it is essential to identify the source of dampness and to remedy this defect by repairs or other preventative measures. For example, improvements to surface water drainage, lowering external ground levels and removing impervious materials. Evidence of condensation was noted to some areas. This is not an unusual problem and may be reduced by improving ventilation, raising room temperature and providing mechanical ventilation.

### **Timber Decay and Infestation**

There may be some timber decay and infestation in concealed areas. The primary control strategy for timber decay and wood beetle infestation must be based on repairs to remove the source of dampness and in so doing to restore dry conditions. All sources of moisture ingress need to be identified and repaired. All plumbing should also be inspected for leaks. Special attention should be paid to underfloor areas.

## **BALL ROOM WING Continued**

### **Thermal Insulation**

The building is unlikely to meet current standards in respect of thermal efficiency. Nevertheless a number of measures can be taken to improve matters. For example, dealing with dampness will allow the building to dry out and in so doing reduce heat loss. Plumbing insulation should also be upgraded to reduce the risk of frost damage. A complete inspection was not possible due to restricted access.

### **Services**

PLEASE NOTE THAT ONLY A GENERAL INSPECTION OF SERVICES HAS BEEN MADE. SUPPLIES AND SERVICE INSTALLATIONS HAVE NOT BEEN TESTED.

### **Gas / Electricity / Hot & Cold Water / Space Heating / Sanitary Ware / Others**

The services installations appear dated and may not comply with current safety requirements. Consequently an inspection of all the services is essential. Given the proposed alterations to the building you should budget for complete renewal of all the services installations.

### **Drainage**

The serviceability of the underground drainage system for a building of this age cannot be predicted and the need for future repairs or even renewal must therefore be accepted. It is therefore recommended that a specialist drainage contractor be asked to inspect and test the drainage system before you are legally committed to purchase the property. A close circuit TV based report would be prudent.

### **External Works**

The brick boundary walls need extensive repair and repointing. All future work should be carried out with lime mortar.

## **COACH HOUSE**

### **Externally**

The left hand single storey extension is a ruin and needs rebuilding. The right hand single storey area is near the point of collapse and needs extensive repairs. The roofs are of pitched and slated construction and need a complete overhaul. The rainwater goods are missing and need reinstating together with new surface water drainage. The brickwork external walls are in a very poor condition and need extensive repairs and repointing; all with lime mortar. The external joinery including the clock tower, windows and external doors need an extensive programme of repairs. Full redecoration will be required after the repairs to external joinery.

### **Internally**

The internal areas to ground and first floors are largely original but in a very poor condition. A complete programme of extensive repairs and improvements are required to all internal elements. Traditional materials should be used for all the works. All new services will be required to suit the buildings adaptive reuse and conversion.

### **External Works and Drainage**

There are large trees located around the building which have damaged the garden walls. The trees need reducing or removal. Many garden walls have been pulled down and the bricks stolen. These need repairing and rebuilding. All work should be carried out with lime mortar. The foul and surface water drainage will need complete renewal.



## **GARDNERS COTTAGE**

The Gardeners Cottage is in a very dilapidated condition. Part of the flat roof to the extension has collapsed. This building requires extensive refurbishment of all the building elements.

## **WALLED GARDEN**

The walled garden was the original kitchen garden with a high solid brickwork wall all around. At the top of the wall there is a band of plinth stretchers to each side with a clay tile on top. The wall was originally bedded and pointed in lime mortar. The walls are largely overgrown and very worn although the remaining mortar joints appear very hard. An extensive programme of repairs is essential to save the garden walls including some partial rebuilding. Such work should include carefully clearing away all plant growth, removing any previous cement mortar repairs, repairing the wall sides and top with lime mortar. Careful and partial repointing will be required with lime mortar; holes and joints worn more than 15mm should be cleaned and repointed in lime mortar. A proper slightly concaved conservation joint is required with a churn brush battered finish.

## **OTHER OUTBUILDINGS**

The other out buildings forming the original farm yard were not inspected. Any buildings, brick and flint walls, etc. should be repaired as described elsewhere.

## **THE SITE AND LOCAL FACTORS**

The site access road, boundaries and the site generally have not been inspected. A programme of repairs and improvements will be required to all these areas. A programme of reduction, management and some removal will be required to the trees across the entire site.

## **ASBESTOS**

Some elements of construction may contain asbestos. For example pipe insulation, Artex ceilings, thermoplastic floor tiles and various other items. A specialist Asbestos Survey is recommended to determine the full nature and extent of the problem and to provide instructions on an appropriate course of action.

## LIMITATIONS

You are reminded that access was limited during the inspection and it is not possible to confirm that unseen areas are free from defect. Access to several areas and elements of the building were restricted.

The presence of climbing plants and foliage prevented a full inspection of many of the external surfaces.

No ladders were raised for close inspection of the upper parts of the building. Our inspection was made entirely from ground level or from upper windows where available.

Our inspection of this property covered all those parts of the building that could be seen either from ground level externally or from the interior including accessible roof spaces.

Many parts of a building, such as foundations and sub-floor areas, are concealed during construction and we do not disturb these. It follows, for practical reasons, that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

As far as the service installations (gas, electricity, hot and cold water, space heating and drainage) are concerned, our inspection was a limited superficial one and in the absence of specific tests we cannot give warranty as to their condition, design or efficiency.

The suitability of the main supplies and acceptability of the installations connected to them is something on which the gas, water and electricity companies have the final word.

Underground pipes from rainwater downpipes or gullies were not traced or tested.

In drafting this report we have limited comment to the more material matters and, in particular, we have not listed individually such minor items as slightly loose door or window fittings or minor decorative blemishes which have no structural significance.

Calculations of the load bearing capacity of floors or structural timberwork have not been carried out and we can give no opinion to their strength or suitability for your purpose.

## CONCLUSIONS

The designs and methods used in building are continually improved and this property would probably not comply with current standards in many respects but this is true of the vast majority of the country's housing.

Most forms of decay which affect the fabric of old buildings can be attributed to the presence of excessive dampness. Rising and penetrating dampness can attack building materials physically or chemically and damp conditions encourage timber decay/wood beetle infestation. The primary control strategy must be based on aiming to restore and maintain dry conditions including reinstating original breathable materials.

The house has been neglected in recent year and is now suffering from a widespread lack of maintenance and repairs. It would appear that the last major programme of remedial works was carried out in 1999. Much of the leadwork to the main roof has been stolen so that rainwater is now entering the building with a very high risk of extensive dryrot damage in the short term.

The main house roofs need immediate temporary weather protection. An extensive programme of repairs and improvements is required. Traditional materials should be used for all the works. Recommended works should be carried out in full under professional supervision including a specification for the materials, workmanship and actual work required.

The property is Listed and maintenance responsibilities will therefore be higher than average, repairs generally requiring specialist consents. Insurance premiums will also be higher and you should familiarise yourself with these restrictions before purchase. It is a criminal offence to demolish a Listed Building or to carry out any works of alteration or extension which would affect its character as a building of special interest without Listed Building consent. Repairs and renovations must be in keeping and in character with the original design of the building and given the extent of the works needed, Listed Building Consent will be required for all repairs and alterations.

We trust that we have correctly interpreted your instructions and have accurately reported on this property but should any of the points in our report be unclear or should you wish to discuss our report in greater detail, please do not hesitate to contact us.

S J Little BSc DipBldgCons MRICS

27<sup>th</sup> January 2017.

APPENDIX







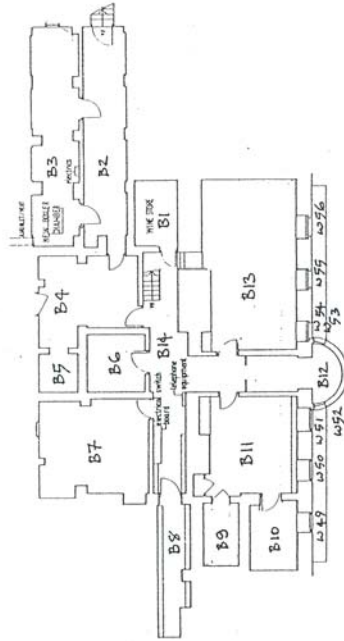






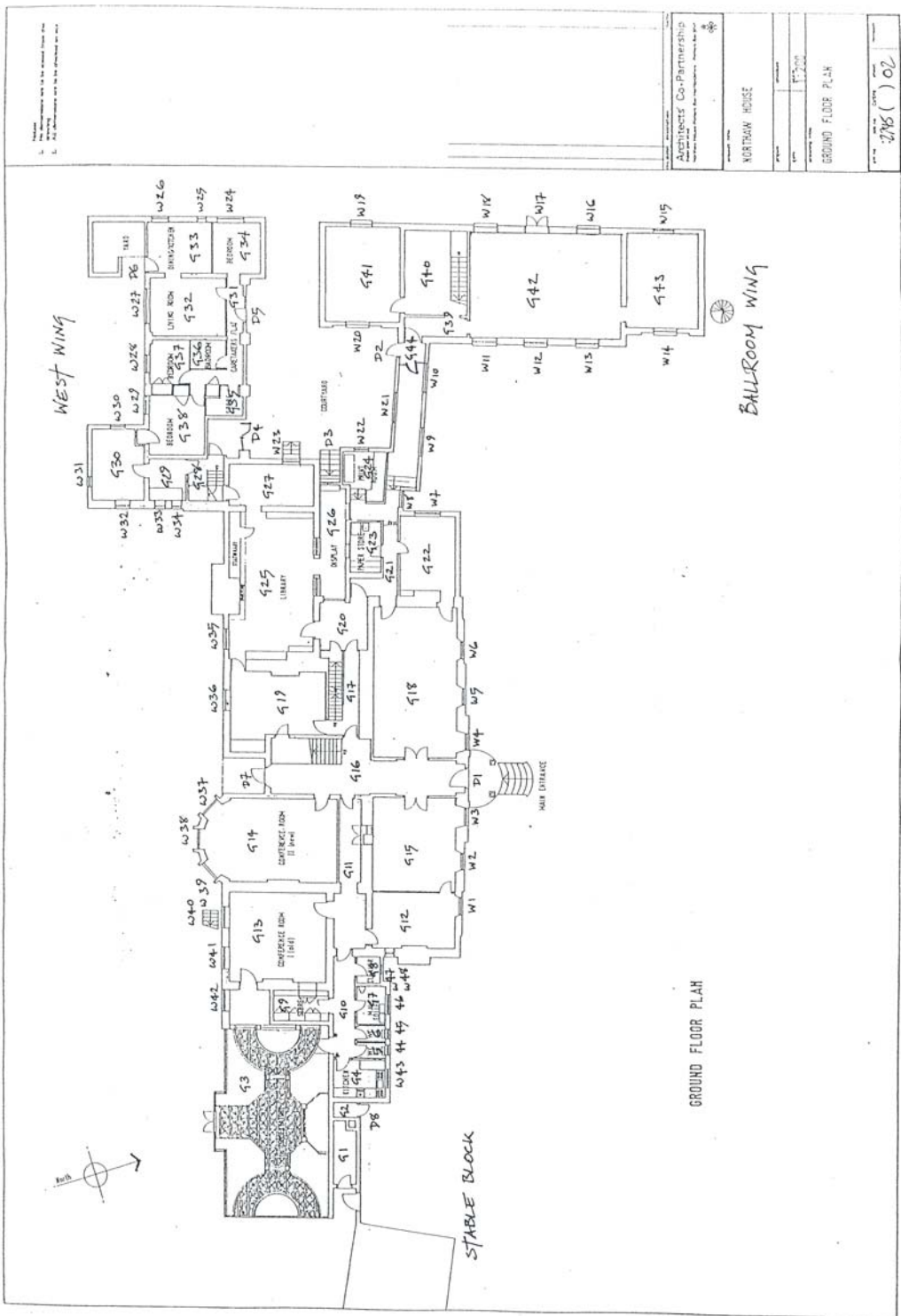


- 1. All dimensions are to be finished unless otherwise noted.
- 2. All dimensions are to be finished unless otherwise noted.



BASEMENT PLAN

Architects' Co-Partnership	
NORTHWAY HOUSE	
DATE	1/200
BASEMENT PLAN	
SCALE	1/8" = 1'-0"

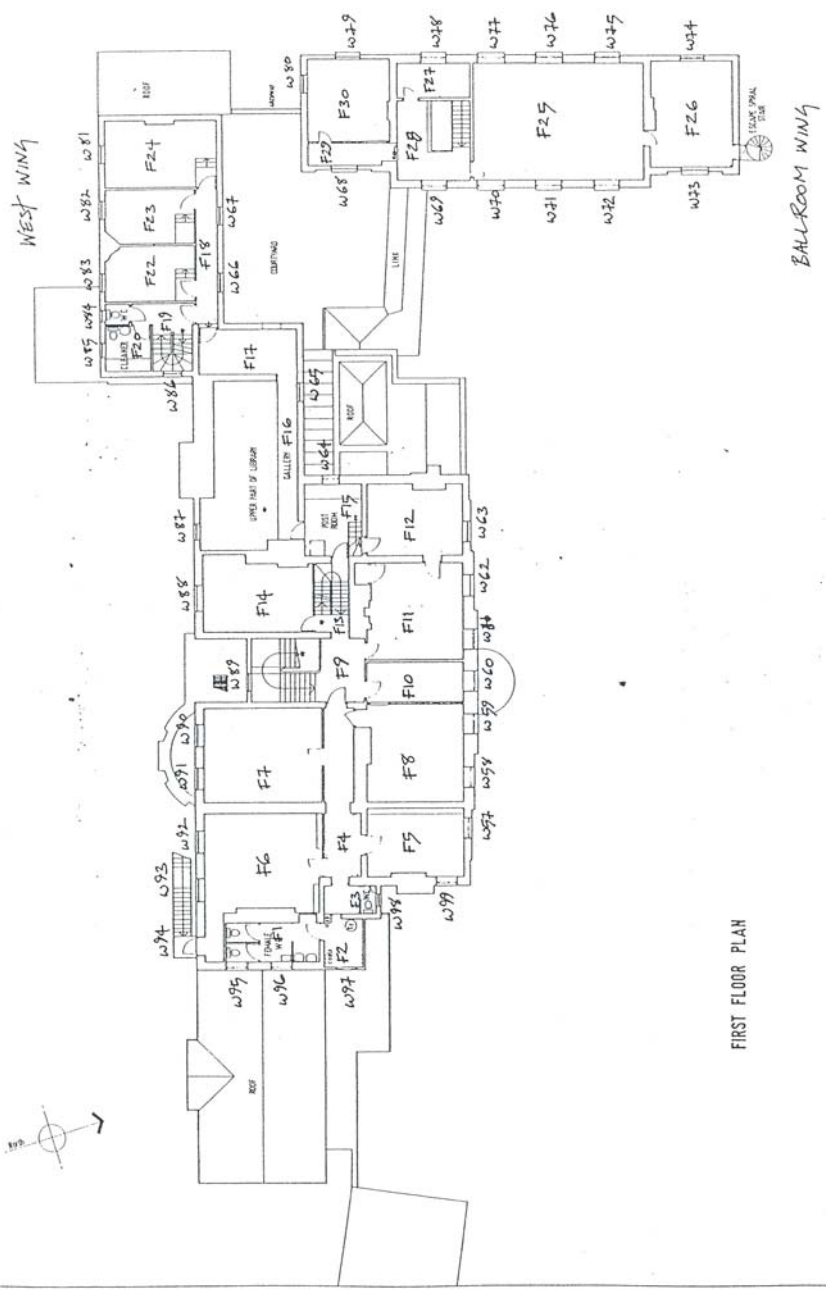


1. All dimensions are to be checked from the  
 2. All dimensions are to be checked from the

Architects Co-Partnership	
NORTHWAY HOUSE	
DATE	1978
SCALE	1/4" = 1'-0"
GROUND FLOOR PLAN	
NO.	20 ( ) 288

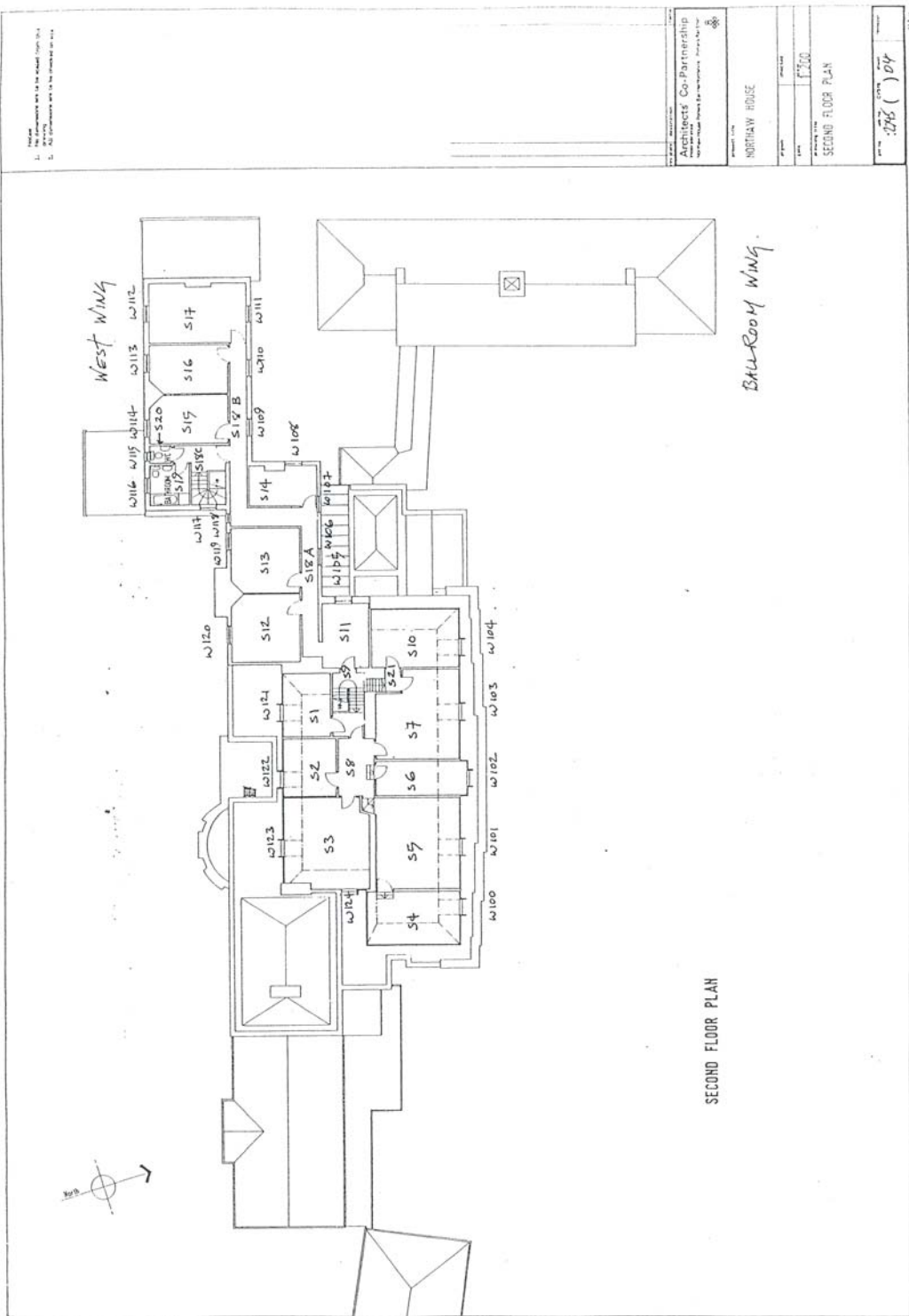
GROUND FLOOR PLAN

1. The dimensions are to be checked from this
2. The dimensions are to be checked from this



FIRST FLOOR PLAN

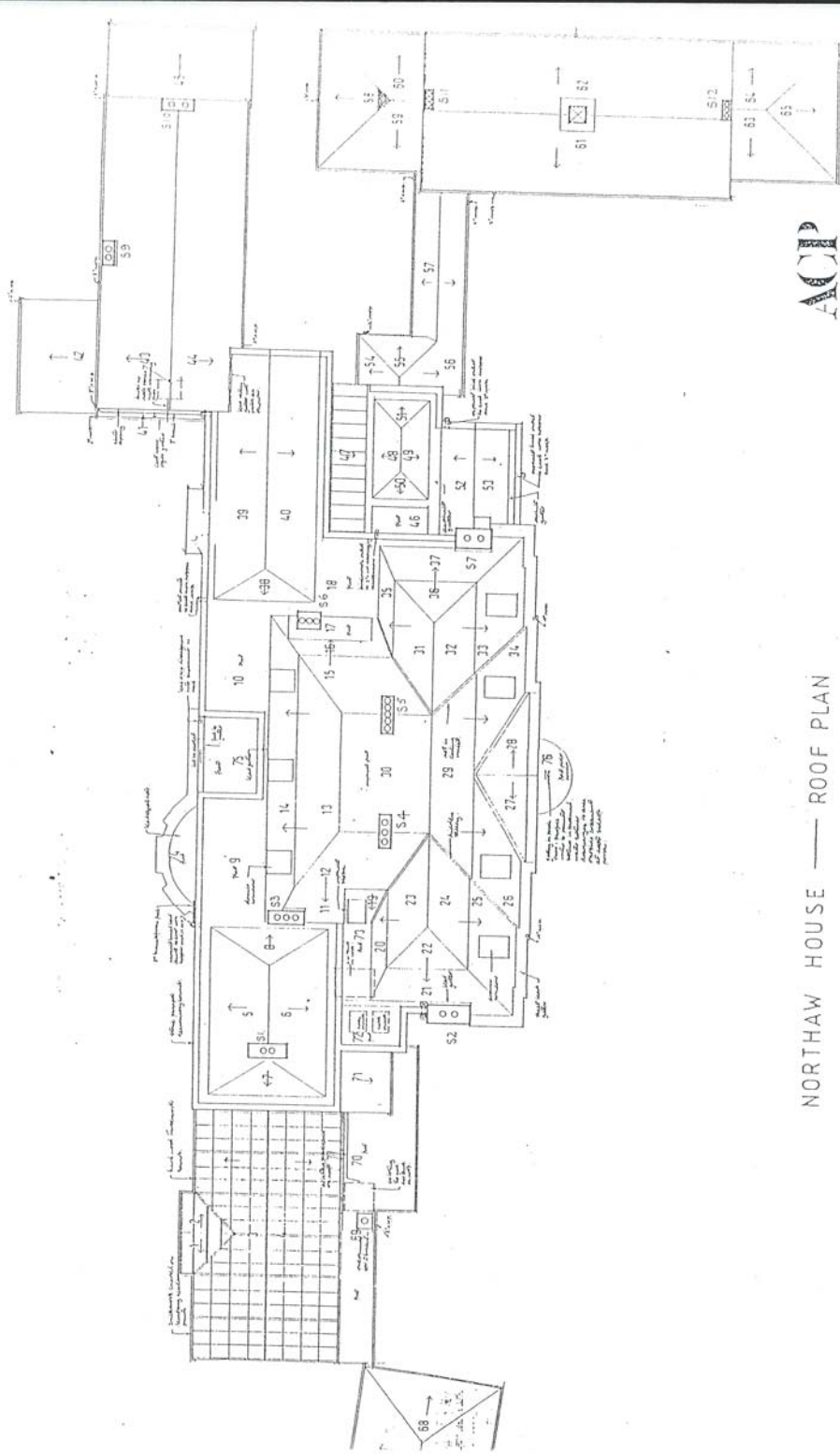
Architects Co-Partnership 100 Northam Street, Northam, Western Australia	
PROJECT NAME	NORTHAM HOUSE
SCALE	1:100
DATE	
FIRST FLOOR PLAN	
PROJECT NO.	1748 (105)



1. This plan shows only the rooms shown on the plan.
2. All dimensions are in feet and inches.

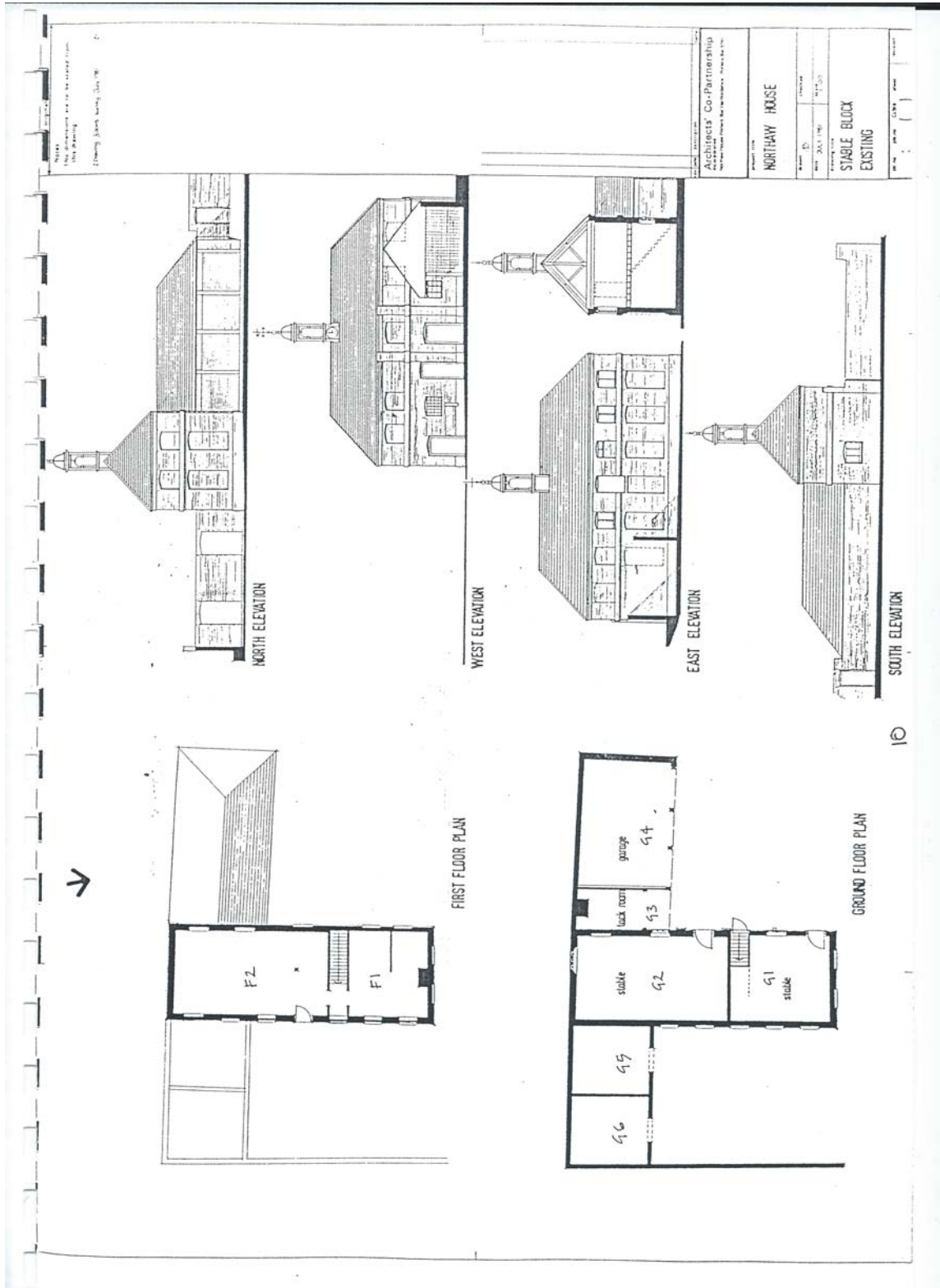
Architects Co-Partnership Architects Co-Partnership 1000 Northway House, Northway House	
PROJECT NAME	NORTHWAY HOUSE
DATE	1960
PROJECT TYPE	SECOND FLOOR PLAN
SCALE	1/8" = 1'-0"
DATE	1960

SECOND FLOOR PLAN



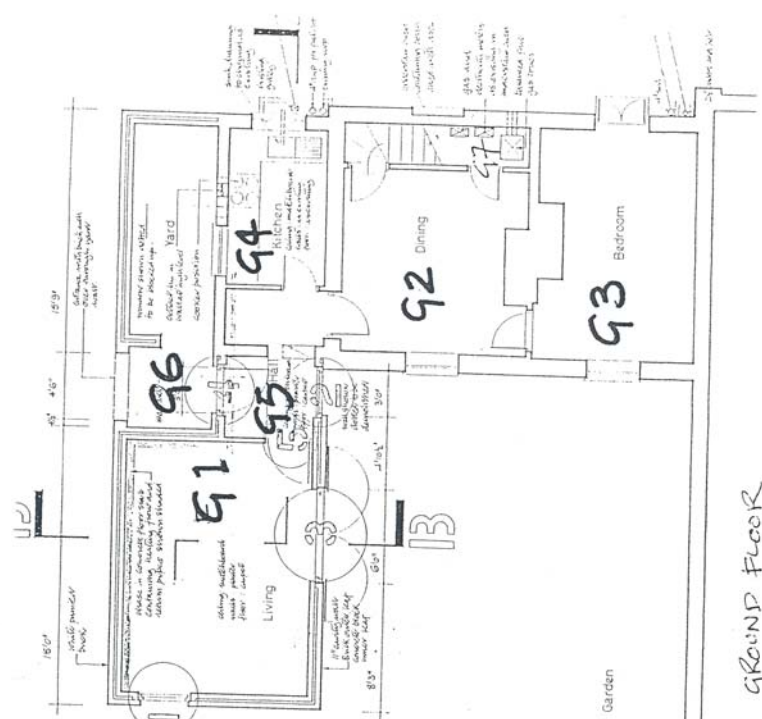
ACP

NORTHAW HOUSE — ROOF PLAN



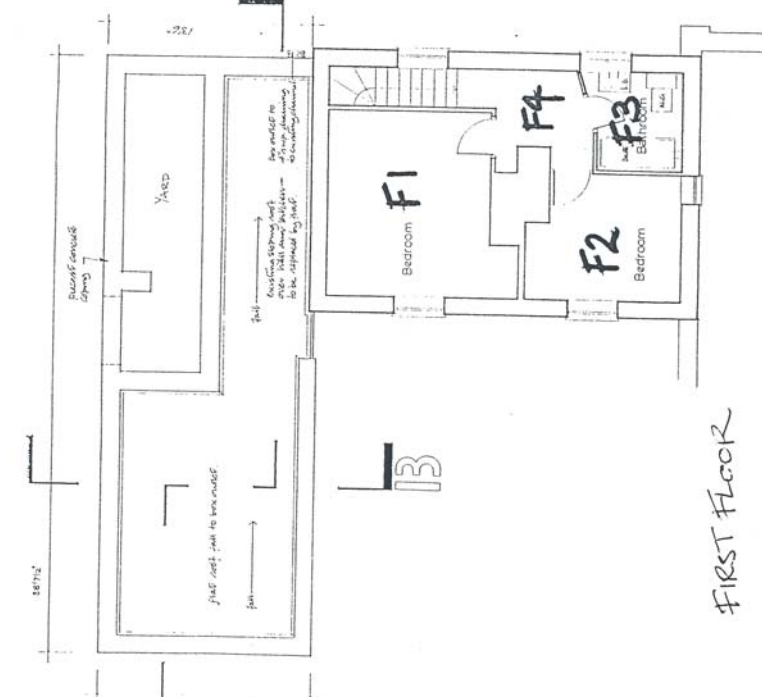
Architects' Co-Partnership 100 West Street, New York, N.Y.	
PROJECT NAME	NORTHWAY HOUSE
DATE	2021.11.10
PROJECT TYPE	STABLE BLOCK EXISTING
SCALE	1/8" = 1'-0"

10



GROUND FLOOR

OAK COTTAGE



FIRST FLOOR