

Ref No	Description	Location		Comment	Investigation work required	Recommended work	Photo Ref
		Floor	Room				
1	6" x3" timber joists at 450mm crs approx	Ground	Garage	Lime washed, generally appear satisfactory		Most of the timber appears to be in a reasonable condition and will not need replacement.	
2	Hole through wall with 3" lintel and loose brickwork over	Ground	Garage				
3	3" deep lintel over window	Ground	Garage	From a visual inspection it appears to be satisfactory	Closer inspection needed.	Probably repointing or local rebuilding	6748
4	Vertical joint between walls in this corner.	Ground	Garage	MMC Heritage report states this is two different periods of construction	Closer inspection needed. Stored materials prevented this.	Probably repoint only	6749
5	Timber post	Ground	Lounge	Not inspected	Check condition and alignment with the timber framework on the valley line above	Not known at present. Treat insect flight holes as necessary.	
6	External wall at chimney stack line	Ground	Garage	Horizontal brick flue feeding into chimney stack 2			
7	Timber floor joists	Ground / 1st	Study	No access below. From above the joists appear to be half lapped set into pockets formed on the top face of the beam. From a distance the end grain bearing appears reasonable. Curiously, several joists appear to have a large void behind suggesting minimal bearing whilst those alongside are fully embedded. Timber batons visible on the underside of the boards probably to support a more modern ceiling as the adjacent room.	Provide safe access and inspect joists. Micro drill selected joists to confirm sufficient bearing and also the condition. Check timber for active insect flight holes.	Assuming that the joints are half lapped and not mortice and tenon jointed, then a critical length of bearing needs to be determined by design. From above of the 20 connections visible, 6 look as if they need strengthening due to insufficient bearing. This can be achieved by routing a short length of hole along the centre of the joist and then inserting a stainless steel flitch plate with a baseplate. Side fixing bolts will hold the member together. Treat flight holes as necessary.	6784
8	Doorway head way out of level	Ground	Study	Significant fall on door head visible from dining room	Closer inspection needed. Suspect that there was another post in the past in what is now a doorway. Maybe the lintel that has been installed has failed in shear, dragging the masonry down. This door appears to be over the basement wall so it is unlikely to be settlement. Also see item 46	Inspect from below to establish why there is loss of support; consider local plaster removal to check wall; Address primary cause of movement then rest the door head and locally rebuild the masonry	6736
9	Primary beam	Ground / 1st	Study	Comments as item 7. Top face of the beam is generally in a satisfactory condition based on a visual inspection from the scaffold. Local deterioration at some of the pockets. Probably the beam is sagging	As item 7	As item 7. If bearing found to be inadequate then a heavier version of the flitch plate could be used but only to say 2/3rd of the beam's depth. Bolt holes could be concealed with oak pellets	6784
10	Timber lintel to window	Ground	Study	Not inspected	Closer inspection needed. Check bearings		

Ref No	Description	Location		Comment	Investigation work required	Recommended work	Photo Ref
		Floor	Room				
11	External brickwork	Ground	Study	Line of distress in this area. Several very wide perpend joints when viewed externally. Likely to be just poor bonding of the junction of the refaced external leaf to the front wall with the garden side wall. Inside could not be inspected.	Closer inspection needed internally. Locally remove plaster at low level.	Install straps internally within plaster zone if wall found to be butt jointed. Locally rebuild masonry externally and install Helibar stitching in bed joints	6802
12	Timber lintel to window	Ground	Study	Not inspected but see item 17	Closer inspection needed. Check bearings		
13	External front facing to wall	Elevation		This whole face has a distinct bow / outward lean at first floor. It has had a facing brick wall added to the original wall in 1730 (according to MMC heritage report. Refer to text in this report for further discussion	Check verticality of outer face of wall at 5 locations between window lines to verify the extent of the out of plumb. Drill holes on bed joint lines to check if outer wall has separated. Check verticality of inner face of wall.	Subject to investigation but likely to need front face stitching to inner wall in areas where there has been separation. Repoint wall with lime based mortar. Architect to comment if tuck pointing is required.	
14	External front facing to wall at junction with internal cross wall	Elevation	Study / lounge	As item 13	As item 13	Install pattresse plates. See elevation. SK 5	
15	Timber lintel to window	Ground	Study	Not inspected but see item 17	Closer inspection needed. Check bearings		
16	Collapsed timber floor joists	Ground	Lounge	This has happened as a result of the collapse of the brickwork panel between the windows. The Joists are hanging precariously. The whole area needs to be made safe. See report text. End bearing of the timber is a straight cut and in reasonable condition	Closer inspection needed when the area is dismantled and made safe	Remove debris on floor from above. Prop hanging floor joists working in a safe manner progressively from one side, then dismantle whole floor. Whether the joists can be reused will depend on whether they can be removed safely. Either install replacement joists or repair as item 7	
17	Timber lintel to window	Ground	Study	Where visible, timber appeared satisfactory.	Check bearings		
18	Timber lintel to doorway	Ground	Study	Where visible, timber appeared satisfactory.			
19	Timber floor joists	Ground / 1st	Dining room	Most of these joists appear satisfactory but heritage report indicates that they have been "remodelled". There is a fair amount of insect flight holes . A cursory inspection showed no sign of frass at these holes	Micro drill selected timbers only	if bearing is inadequate either replace timber , splice new section onto old or use a hidden flitch as item 7. Locally rebuild wall under where damaged. Treat insect flight holes as necessary.	6727
20	Timber lintel to doorway	Ground	Dining room	No lintel evident. Brickwork over has straight vertical joint and to the left is poorly bonded. MMC heritage report indicates this is one of the earliest walls		Install lintel and rebuild the brickwork over. Treat insect flight holes as necessary.	6728
21	External wall at junction with internal cross wall	Elevation	Dining room / Kitchen	Line of vertical joint visible externally at the junction of two phases of construction. See MMC heritage report		Consider introduction of pattresse plates	6754

Ref No	Description	Location		Comment	Investigation work required	Recommended work	Photo Ref
		Floor	Room				
22	Timber floor joists	Ground / 1st	Kitchen	Ground floor solid. The heritage report indicates that they are in the oldest part of the building. Loss of bearing of some joists. There is a fair amount of insect flight holes . A cursory inspection showed no sign of frass at these holes. Modern ceiling between joists. Note floor over has been tiled and walls installed	Check construction over as the floor levels do not tie in. (Low below and high above) Micro drill check on bearings. Design check required on joists with existing applied load.	Most joists looks as if they could be proven to be satisfactory. Treat insect flight holes as necessary.	
23	Primary floor beam and Cross beam on external wall line over window	Ground / 1st	Kitchen	Shakes on timber beam. Evidence of insect boring flight holes but cursory inspection showed no sign of frass at these holes. Movement of the bearing between these beams: The top face of the beam is sloping and there is a gap at the half lap joint.	Investigate floor structure over due to bathroom level. Micro drill check on bearings. Design check on sections to see if the bearing needs strengthening.	Subject to microdrill and design checks, the cross beam may need strengthening. which would require access from above (bathroom) or from the outside. Install new beam or strengthen cross beam. Introduce HW packs at bearing of primary beam to cross beam. Flitch primary beam if required, maybe external plates here depending on floor detail over. Treat insect flight holes as necessary.	6724
24	External wall lintel	Elevation	Kitchen	Steel beam		None.	
25	External wall lintel	Elevation	Kitchen	Timber lintel. No evidence of distress. May not be original.		Probably nothing	6723
26	Opening block infilled	Elevation	Hall	Not inspected internally	Check from within hall when safe access provided.	Subject to investigation	
27	Floor structure	Ground	Hall	Not inspected internally	Check from within hall when safe access provided.	Subject to investigation	
28	Lintel over doorway	Ground	Hall / lounge	Not inspected internally	Check from within hall when safe access provided.	Subject to investigation	
29	Primary beam supporting structure over	Ground	Lounge	Not inspected internally. Partially visible from dining / lounge doorway showing it is a timber section. Slight sag in middle	Check from within lounge when safe access provided. Design check on section.	This is a critical member and needs careful investigation. See report text.	
30	Staircase to basement and to 1st floor	Ground	Hall	MMC Heritage report photograph indicates that this is a stone stair to the basement. Stair to the 1st floor unknown but presumed timber	Inspect both stairs when safe access provided	Subject to inspection. Possible very little	
31	Vertical joint between walls in this corner.	Ground	Garage	MMC Heritage report states this is two different periods of construction	Closer inspection needed. Stored materials prevented this.	Probably repoint only	6749
32	Timber lintel over doorway	Ground	Garage	MMC Heritage report states this has been remodelled. The timber has severe decay at LHS	Microdrill check	Splice repair but probably prop and replace. Note inner lintel may need to be taken out and reinstalled	6752

Ref No	Description	Location		Comment	Investigation work required	Recommended work	Photo Ref
		Floor	Room				
40	External wall	1st	Bedroom 4	Diagonal open joints over associated with decay of timber beam over garage door Outward movement of wall		Local rebuild Install lateral restraint straps or pattresse plate assembly to tie floor to wall	6787
41	Ceiling structure over the staircase	1st	Staircase	Variable condition timber.		Consider rebuilding	
42	External wall	1st	Bedroom 4	Loose brickwork at top of wall	Check wall verticality.	Dismantle, clean brickwork and rebuild	
43	Chimney stack 2	1st	Bedroom 4	Wide open vertical joint at junction of external wall and cross wall at chimney stack 2		Local rebuild	6768
44	External wall	1st	Master bedroom	As item 43		Install lateral restraint straps or pattresse plate assembly to tie floor to wall	
45	Primary floor beam	1st	Master bedroom	As item 7		Inspect from below to establish why there is loss of support; consider local plaster removal to check wall; Address primary cause of movement then reset the door head and locally rebuild the masonry	
46	Internal wall	1st	Master bedroom	Disturbed brickwork over the primary beam associated with the movement of the structure around the doorway at ground floor (item 7): Decay evident on the top face of the deep timber beam supported on the two posts.	When safe to access, inspect and determine depth of decay to the timber. Establish the consequences of this loss of section. Check timber posts for signs of decay	Locally rebuild the masonry. Possible strengthening of the beam using stainless steel plates	6781 6784
47	External front facing to wall	Elevation		As item 13	As item 13	As item 13	
48	External front facing to wall at junction with internal cross wall	Elevation	Bedrooms 1 and 2	As item 13	As item 13	Install pattresse plates. See elevation. SK 5	
49	Collapsed brickwork panel between windows	Elevation	Bedroom 2	Recent collapse of brickwork		Rebuild as part of the elevation reconstruction	
50	Timber stud wall below deep beam on spine wall	1st	Bedroom 2	Timber stud wall is probably an infilling of a previous opening	When safe to access, inspect timber.	Subject to inspection. Possible very little	6783
51	External front facing to wall	Elevation		As item 13	As item 13	As item 13	
52	Timber beam within cross wall?	1st	Bedrooms 2 & 3	Check for timber wall plate at this location. Valley line vulnerable to water ingress	When safe to access, inspect timber.		
53	Masonry wall built off timber floor above dining area	1st	Bedroom 3	Wall R is a 225mm wide masonry wall that according to the plan is splayed so would be built off the dining room floor joists. On site it appears to be parallel with the trusses 1 and 2.	Discuss with architect	None envisaged	6773 6774
54	Trusses 1 and 2	Roof level	Landing	Pegged joint timber trusses. Generally in a satisfactory condition. Refer to text in report	Microdrill check for condition at bearings on valley lines	Subject to inspection. Possible very little	6772 6773 6783
55	Timber spreader	Roof level	On Wall overlooking the barn	Timber spreader beam, generally in a satisfactory condition.			

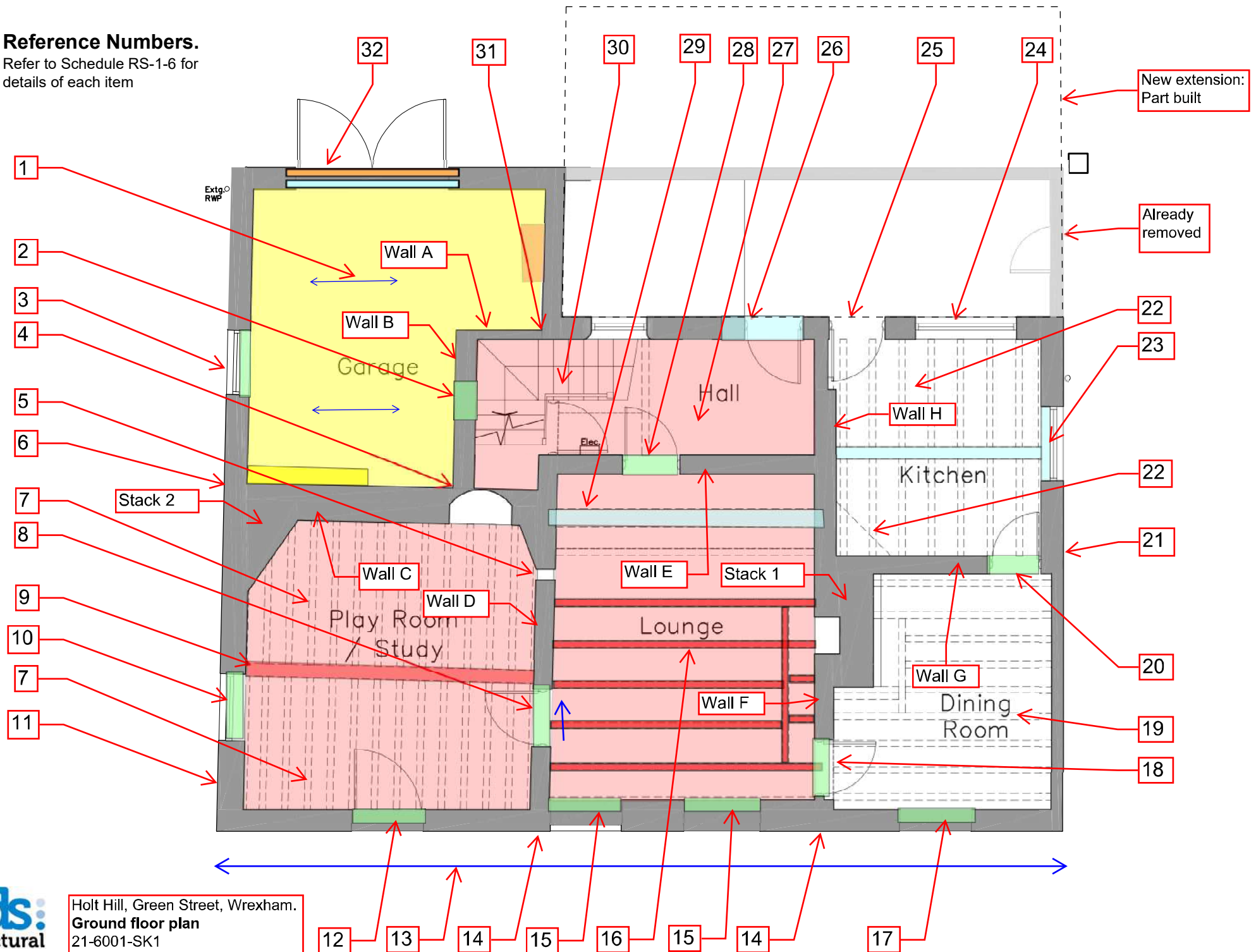
Ref No	Description	Location		Comment	Investigation work required	Recommended work	Photo Ref
		Floor	Room				
56	Bathroom floor	1st	Bathroom	This floor is tiled and is at a different level to the landing. The ceiling joists to the dairy are lower than the other floors so this means that there is hidden structure.	Discuss with architect. Check construction on site when safe to do so.		
57	Boiler room	1st	Boiler room	There is no safe access at present to this room.	Discuss with architect. Check construction on site when safe to do so.		
58	Landing	1st	Landing	From the scaffold this floor appears to have a distinct fall towards bedroom 2. The landing wall is supported on a beam that spans over the lounge. This is probably non original structure.	Design check beam and inspect it's condition on site when safe access can be provided	Possible strengthening of structure is needed	6772
59	Lintels to External wall	1st	Landing / bathroom	Existing presumed timber lintels retained.	When safe to access, inspect timber. Micro drill bearings	Subject to inspection. Possible very little	6789
60	External wall	1st	Bedroom 4	Vertical open joints over associated with outward movement over garage door		Local rebuild Install lateral restraint straps to tie floor to wall	6787

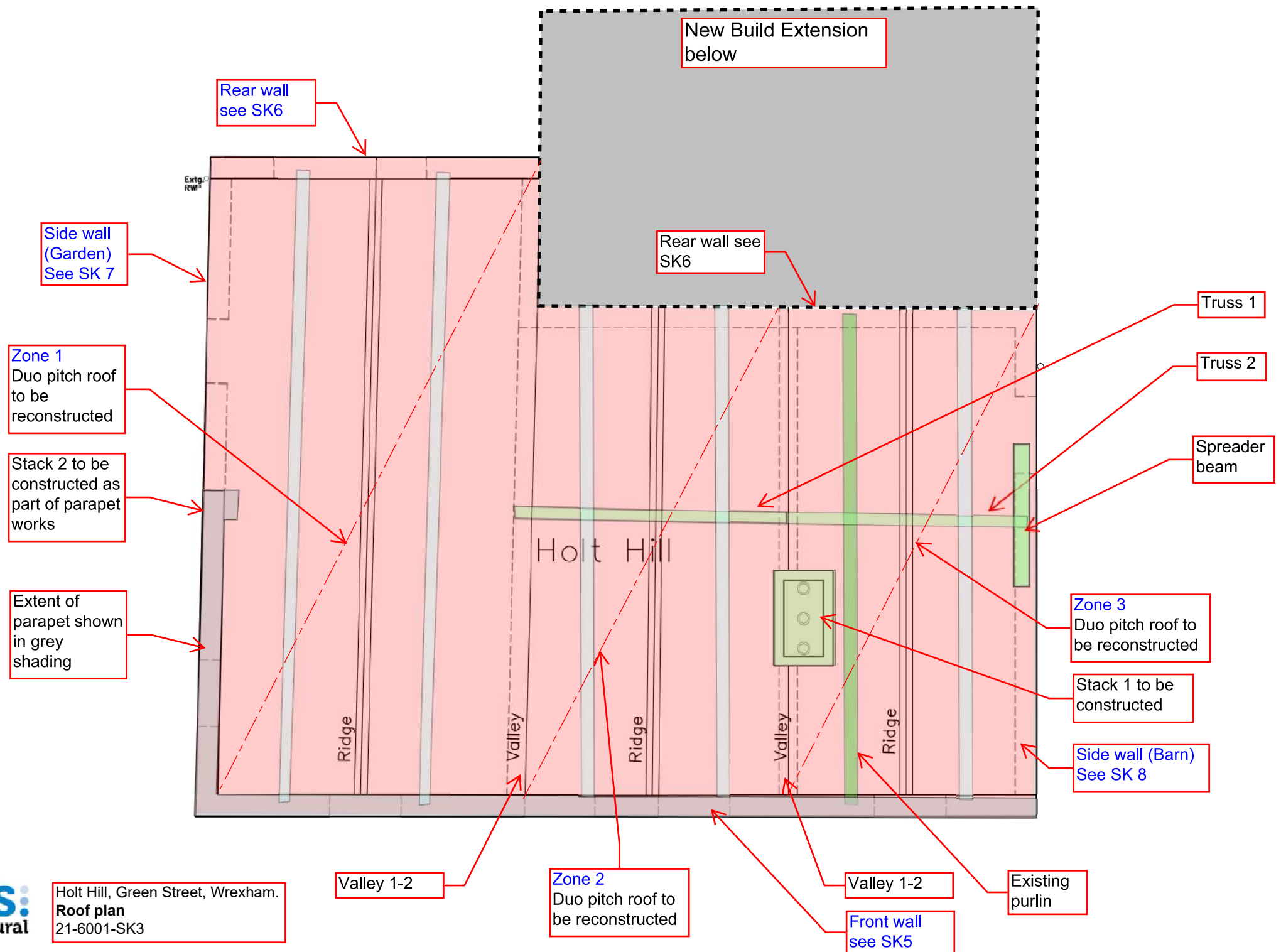
Internal walls

Wall Ref	Construction	Comment	Investigation work required	Recommended work	Photo Ref
A	Solid brick wall: Modified in mid 18th century	Generally in satisfactory condition.	See item 31	See item 31	6749
B	Solid brick wall: Modified in mid 18th century	Generally in satisfactory condition.	See item 4	See item 4	6753
C	Presumed solid bonded brickwork	Not visible on former parlour / study side. Heritage report indicates it is two walls	Check construction on site when safe to do so.	Subject to inspection. Possible very little	
D	Presumed solid bonded brickwork	Movement evident on this wall. See items 5 and 8	See items 5 & 8		
E	Presumed solid bonded brickwork	Not inspected on either side	See item 29		
F	Presumed solid bonded brickwork	Not inspected on lounge side. Dining room side appears satisfactory.			
G	Presumed solid bonded brickwork	Generally in satisfactory condition.	See item 20		
H	Presumed solid bonded brickwork	Generally in satisfactory condition.			
J1	Presumed solid bonded brickwork	Not visible on staircase side. Generally appears structurally satisfactory	Check construction on site when safe to do so.		6789
J2	Presumed solid bonded brickwork	Not visible on staircase side. Timber embedded in wall below ceiling line. Otherwise Generally appears structurally satisfactory.	Check construction on site when safe to do so. Investigate timber		6789
K	Not known	Not inspected	Check construction on site when safe to do so.		
L	Presumed solid bonded brickwork	Generally in satisfactory condition, except at flue			6767
M	Timber frame with brickwork infill	Requires further investigation	See item 46	See item 46	6781 6784
N	Brick infill between timber stud below timber truss 1	Requires further investigation	See item 50	See item 50	6783
P	Bonded brickwork chimney stack		Check inside face of shaft for sulphate attack of mortar		6782
Q1	Not known	Not inspected	Check construction on site when safe to do so.		
Q2	Not known	Not inspected	Check construction on site when safe to do so.		
S	Timber stud	Wall profile not as shown on plan			
T	Not known	Tiled face	Check construction on site when safe to do so.		

Reference Numbers.

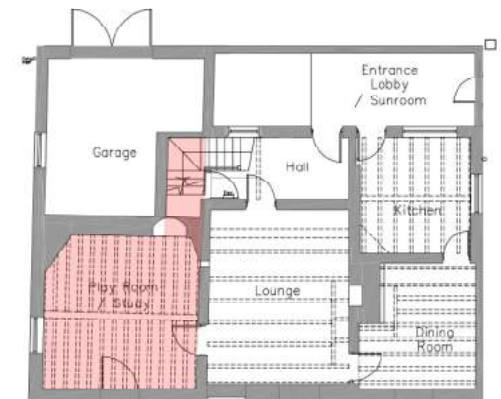
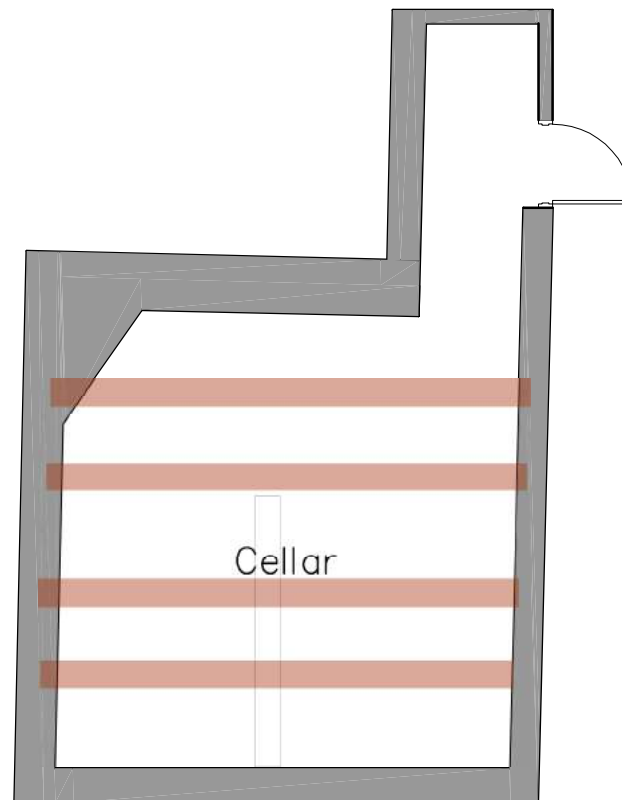
Refer to Schedule RS-1-6 for details of each item





Cellar not safe to access
so not inspected. Expect
any timber beams or
joists that are embedded
into the external wall to
need spliced repairs.

Damp treatment by
others



Assumed position of
cellar on ground floor plan



Extent of wall that has already been removed and needs to be rebuilt. Note front facing brick differs from backing brick. Install stainless steel ties between inner and outer masonry.



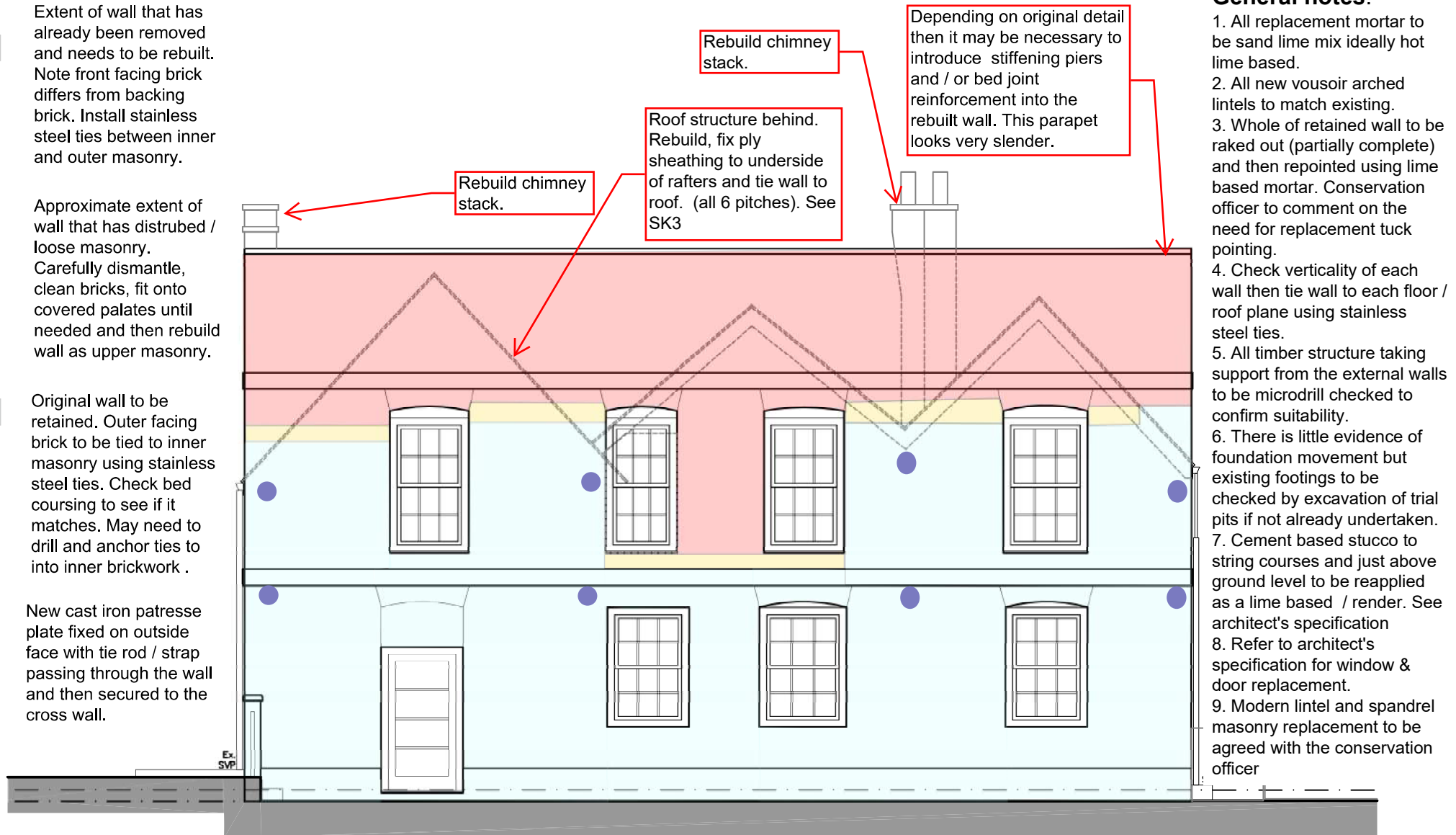
Approximate extent of wall that has disturbed / loose masonry. Carefully dismantle, clean bricks, fit onto covered palates until needed and then rebuild wall as upper masonry.



Original wall to be retained. Outer facing brick to be tied to inner masonry using stainless steel ties. Check bed coursing to see if it matches. May need to drill and anchor ties into inner brickwork.



New cast iron patresse plate fixed on outside face with tie rod / strap passing through the wall and then secured to the cross wall.



General notes.

1. All replacement mortar to be sand lime mix ideally hot lime based.
2. All new vousoir arched lintels to match existing.
3. Whole of retained wall to be raked out (partially complete) and then repointed using lime based mortar. Conservation officer to comment on the need for replacement tuck pointing.
4. Check verticality of each wall then tie wall to each floor / roof plane using stainless steel ties.
5. All timber structure taking support from the external walls to be microdrill checked to confirm suitability.
6. There is little evidence of foundation movement but existing footings to be checked by excavation of trial pits if not already undertaken.
7. Cement based stucco to string courses and just above ground level to be reapplied as a lime based / render. See architect's specification
8. Refer to architect's specification for window & door replacement.
9. Modern lintel and spandrel masonry replacement to be agreed with the conservation officer

Extent of wall that has already been removed and needs to be rebuilt.

Approximate extent of wall that has disturbed / loose masonry. Carefully dismantle, clean bricks, fit onto covered palates until needed and then rebuild wall as upper masonry.

Original wall to be retained. Locally rake out loose mortar and repoint as necessary particularly in area of former RWPs.

Extent of wall that will be disturbed when the garage beam is replaced. Allow for replacement. Where stepped cracked masonry occur above this zone fix helibars in bed joints

New cast iron patresse plate fixed on outside face with tie rod / strap passing through the wall and then secured to the cross wall, floor or roof.

Front wall beyond. See SK5

Rebuild chimney stack. Check existing section that has been retained to see if the mortar on the internal face of stack has perished. May need further masonry to be dismantled and rebuilt.

Roof structure behind. Rebuild and tie wall to roof. See SK3

Rebuild chimney stack. (See other stack)

Roof structure behind. Rebuild, fix ply sheathing to underside of rafters and tie wall to roof. (all 6 pitches). See SK3

Tie walls (3 No) back to floor with restraint straps

Prop wall above and replace timber beam. Check inner beam and replace as necessary. Repair disturbed masonry over.



This wall will be internal when extension completed

This wall is external

General notes.

Refer to SK5 for all general notes



Extent of wall that has already been removed and needs to be rebuilt.



Approximate extent of wall that has disturbed / loose masonry. Carefully dismantle, clean bricks, fit onto covered palates until needed and then rebuild wall as upper masonry.



Original wall to be retained. Complete repointing with lime based mortar.



Inner face of wall has local damage. Allow for local rebuilding and fix Helibars in bedjoints and anchor into sound brickwork beyond.



Poor quality brickwork at joint of two wall types. Inner face not examined. Assume that the area shown has to be locally rebuilt. Install Helibars in the bedjoints across the damaged area into the adjacent brickwork.



New cast iron patresse plate fixed on outside face with tie rod / strap passing through the wall and then secured to the cross wall.

Depending on original detail then it may be necessary to introduce stiffening piers and / or bed joint reinforcement into the rebuilt wall. This parapet looks very slender.

Roof structure behind. Rebuild and tie wall to roof. See SK3

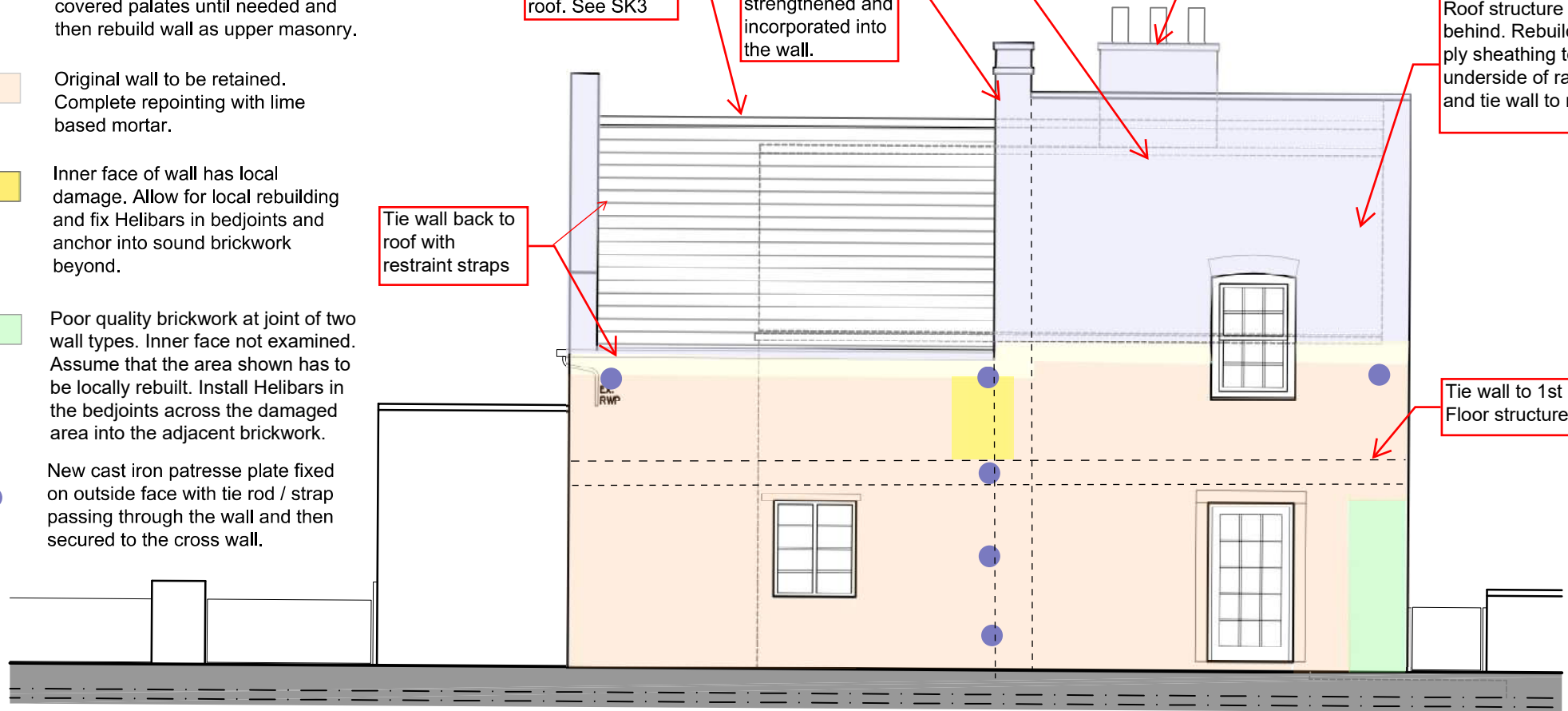
Chimney stack at end of parapet wall to be strengthened and incorporated into the wall.

Rebuild chimney stack. Check existing section that has been retained to see if the mortar on the internal face of stack has perished. May need further masonry to be dismantled and rebuilt.

Roof structure behind. Rebuild, fix ply sheathing to underside of rafters and tie wall to roof.

Tie wall back to roof with restraint straps

Tie wall to 1st Floor structure



Rebuild chimney stack. Check existing section that has been retained to see if the mortar on the internal face of stack has perished. May need further masonry to be dismantled and rebuilt.

Depending on original detail then it may be necessary to introduce stiffening piers and / or bed joint reinforcement into the rebuilt wall. This parapet looks very slender.

Roof structure behind. Rebuild, fix ply sheathing to underside of rafters and tie wall to roof.

Roof structure behind. Rebuild, fix ply sheathing to underside of rafters and tie wall to roof.

Tie wall back to floor with restraint straps

This lintel needs reassessing and probably strengthening

-  Extent of wall that has already been removed and needs to be rebuilt.
-  Extent of wall that has already been removed and needs to be rebuilt. Note front facing brick differs from backing brick. Install stainless steel ties between inner and outer masonry.
-  Approximate extent of wall that has disturbed / loose masonry. Carefully dismantle, clean bricks, fit onto covered pallets until needed and then rebuild wall as upper masonry.
-  Original wall to be retained. Complete repointing with lime based mortar.
-  New cast iron patresse plate fixed on outside face with tie rod / strap passing through the wall and then secured to the cross wall.

Approximate position of extension. Part built

General notes.

Refer to SK5 for all general notes