

HISTORIC BUILDING SURVEY

LEVEL 3



**HOLT HILL
GREEN STREET
HOLT
WREXHAM
LL13 9JF**

**Document Reference: 0961 - HBC
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CONTENTS

Section 1 - Introduction

Section 2 - Drawings

Section 3 - Photography

Section 4 - Written Account



1.0 INTRODUCTION

This report is produced by Edward Architecture for our client Christopher Michael Eaton. It is in reference to the ongoing and proposed renovation works at Holt Hill, Green Street, Holt, Wrexham, LL12 9JF.

It will record a Level 3 survey as dictated in the 'Understanding Historic Buildings – A Guide to Good Recording Practice' produced by Historic England.

Within 'Section 5 – Recording Levels: a Description' it gives a detailed understanding of what is required for a Level 1, 2 3 and 4 survey. This report will conduct a Level 3 survey using the guidance in 'Section 5.3 Level 3'.

The following is stated as required for a Level 3 survey:

"5.3.1 - Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis."

"5.3.2 – The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion the building's broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source

material may be necessary as well as a broader historical and architectural discussion of the buildings as a group. A Level 3 record may also be appropriate when the fabric of a building is under threat, but time or resources are insufficient to allow for detailed documentary research, or where the scope for such research is limited."

"5.3.3 – A Level 3 record will typically consist of:

Drawing – normally item 2; sometimes one or more of items 3-12 (see numbered list in 4.3.3)

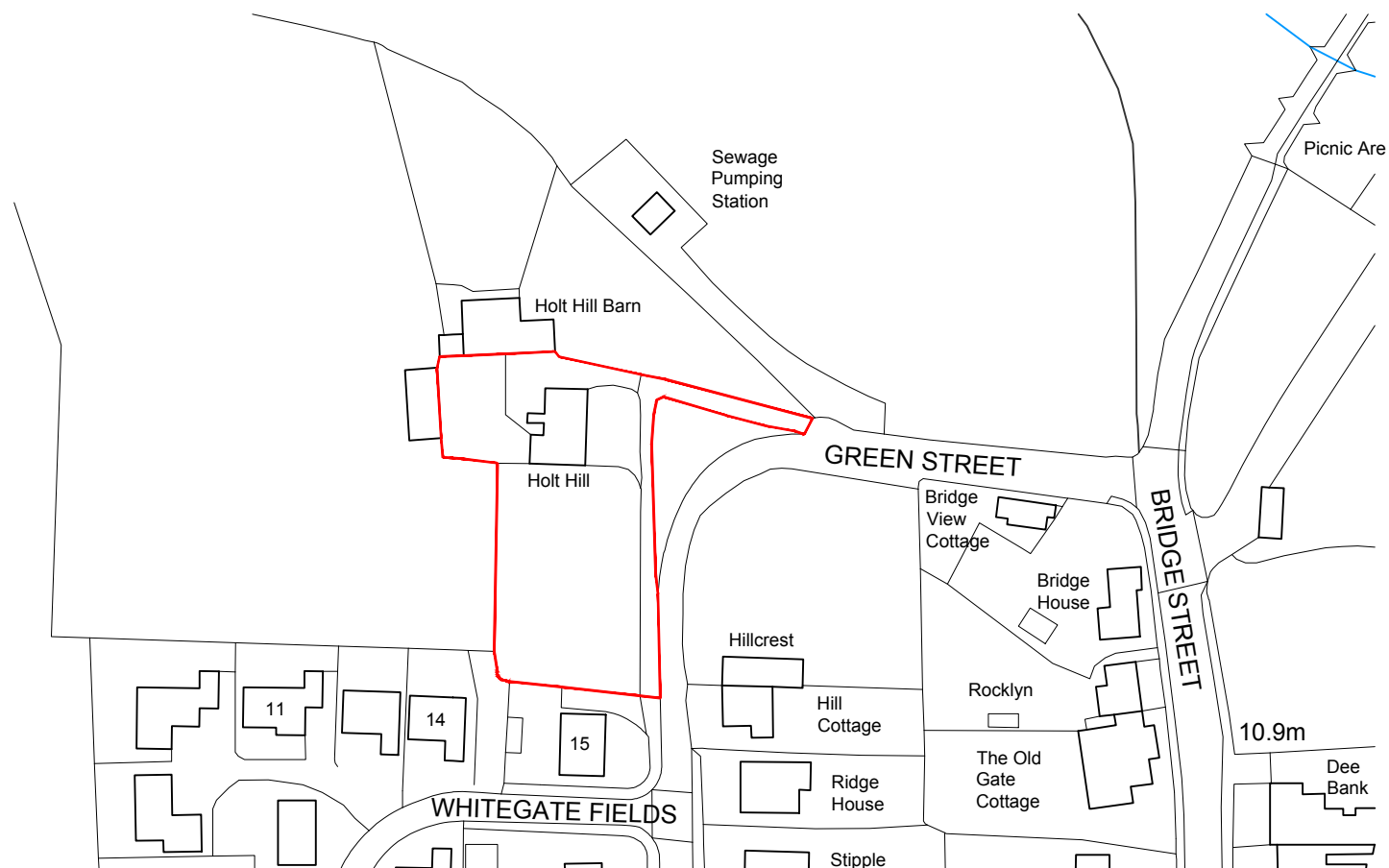
Photography – item 1-9 (see numbered list in 4.48)

Written account – items 1-3, 6-9, 11-13, 23; sometimes items 5, 14-16, 18-20, 22 & 24 (see numbered list in 4.5.1)"

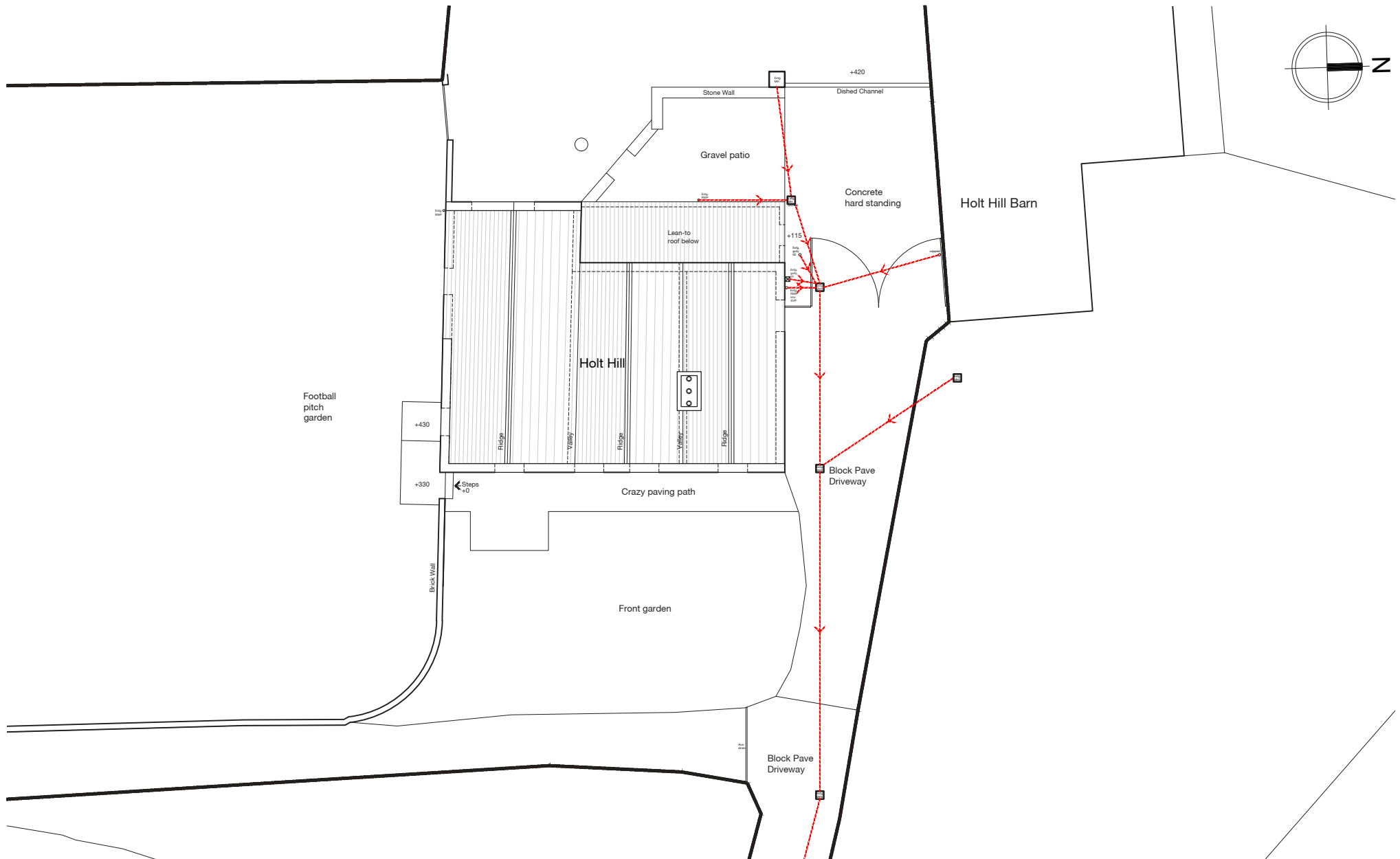
Based upon the above guidance this report will consist of 5 sections:

- Section 01 – Introduction
- Section 02 – Drawings
- Section 03 – Photography
- Section 04 – Written Account

2.0 DRAWINGS

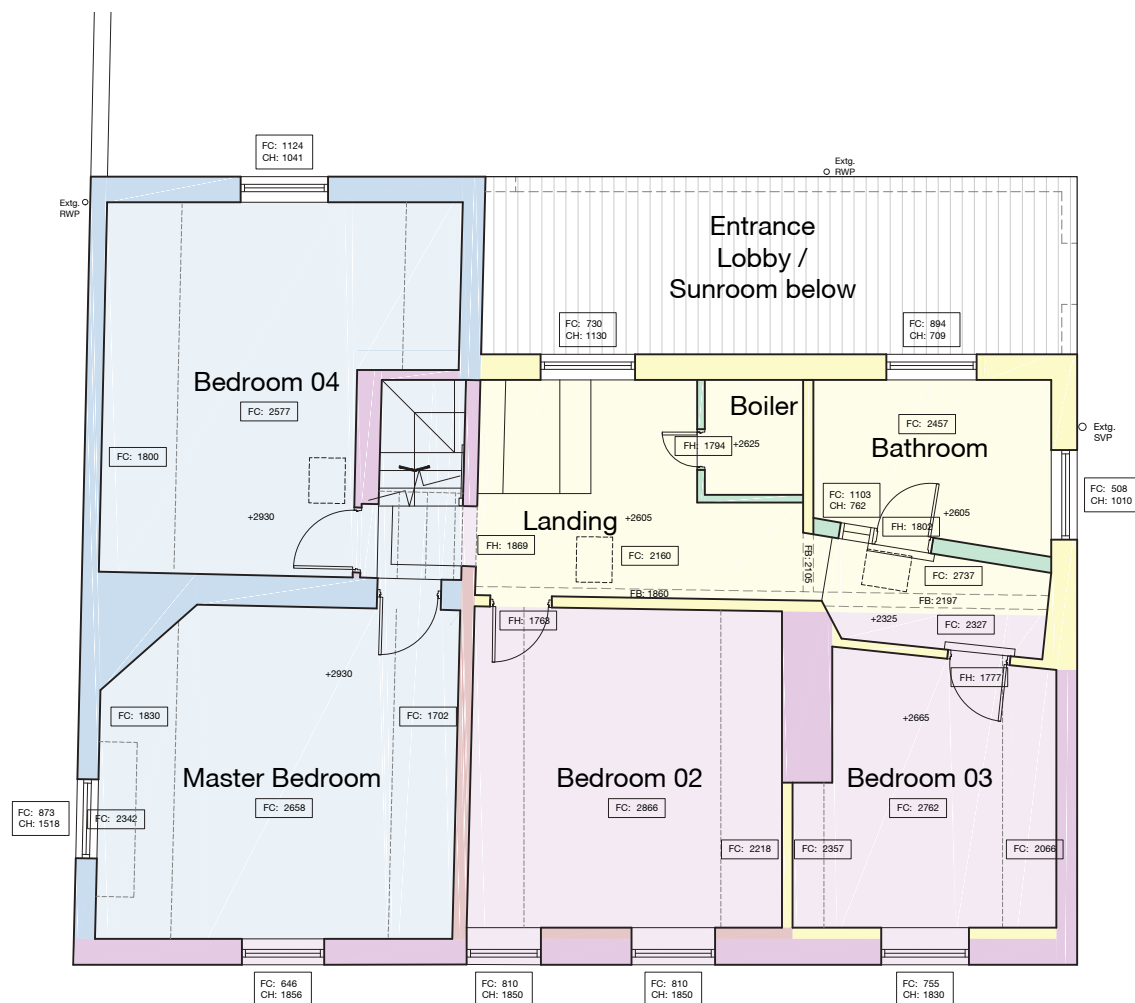
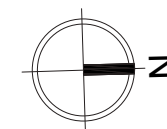


2.1 - Existing site location plan - 1:1250

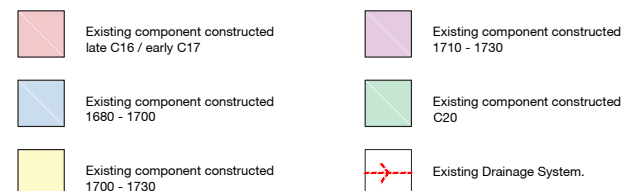


2.2 - Existing site plan - 1:200





2.4 - Existing first floor plan - 1:100



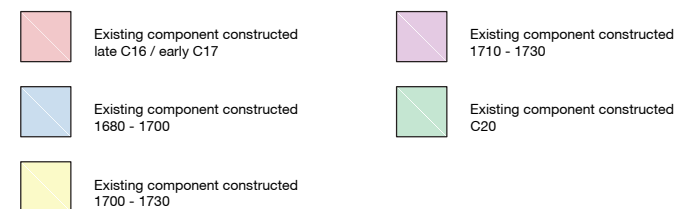


2.5 - Existing East (front) elevation - 1:100

	Existing component constructed late C16 / early C17		Existing component constructed 1710 - 1730
	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		



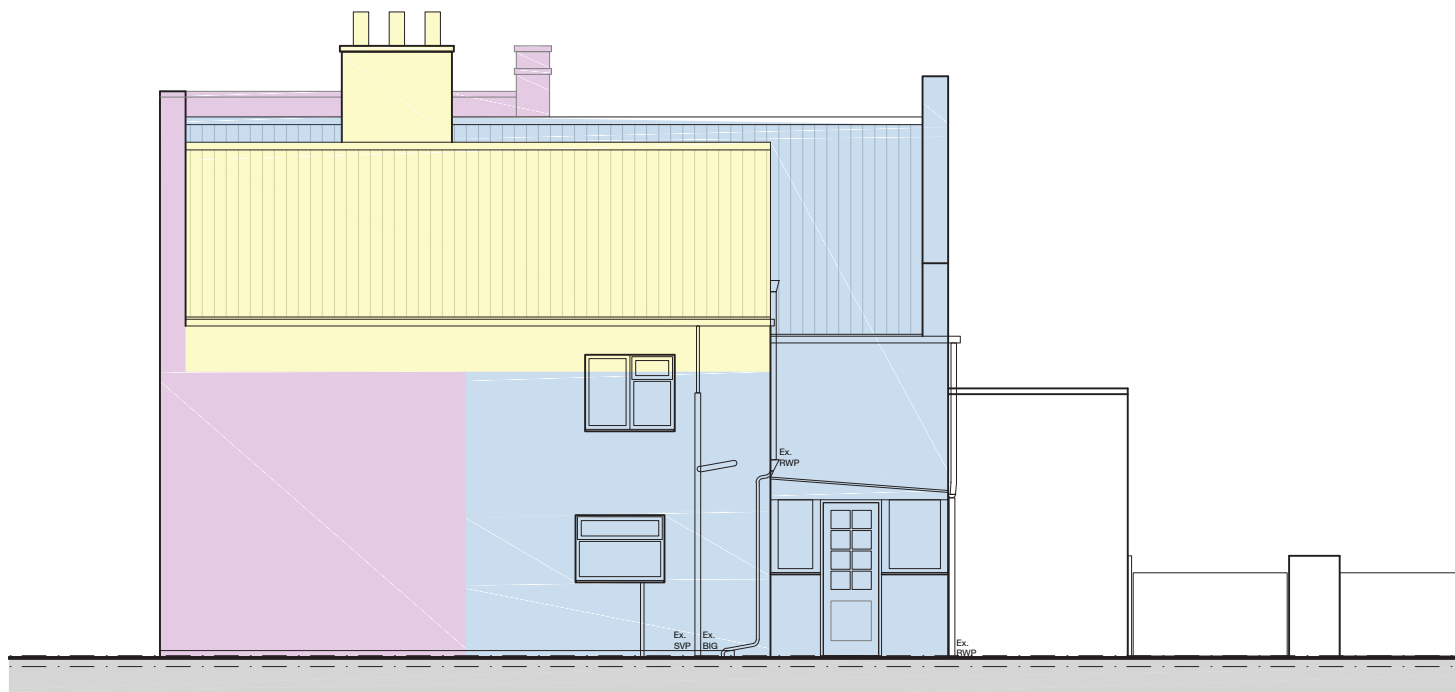
2.6 - Existing South (side) elevation - 1:100





2.7 - Existing West (rear) elevation - 1:100

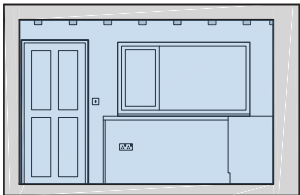
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	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		



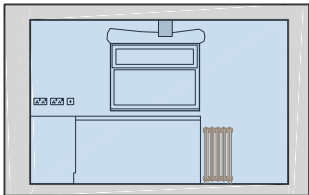
2.8 - Existing West (rear) elevation - 1:100

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	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		

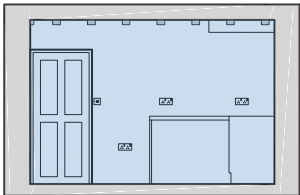
2.9 - Existing Kitchen



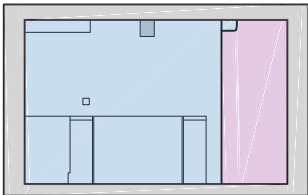
2.9.1 - Elevation 01 (1:100)



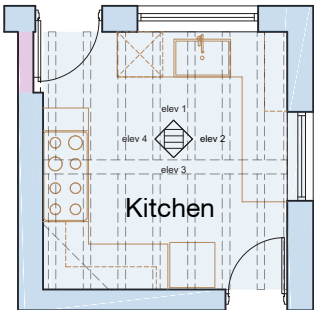
2.9.2 - Elevation 02 (1:100)



2.9.3 - Elevation 03 (1:100)



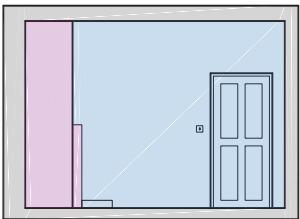
2.9.4 - Elevation 04 (1:100)



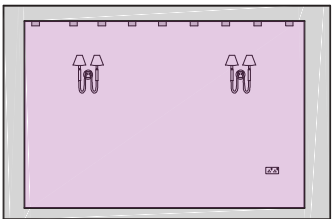
2.9.5 - Plan (1:100)

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	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		

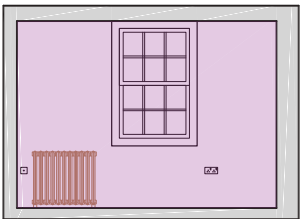
2.10 - Existing Dining



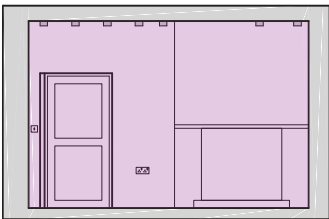
2.10.1 - Elevation 01 (1:100)



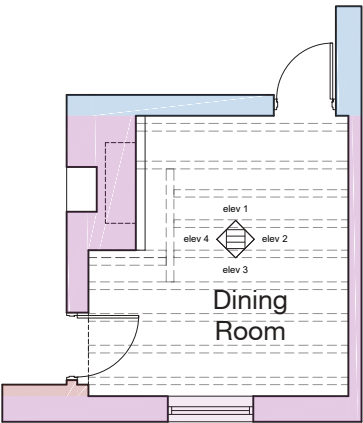
2.10.2 - Elevation 02 (1:100)



2.10.3 - Elevation 03 (1:100)



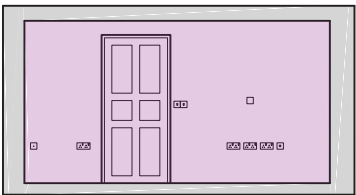
2.10.4 - Elevation 04 (1:100)



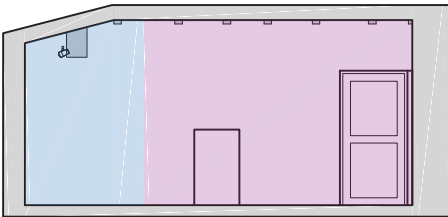
2.10.5 - Plan (1:100)

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	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		

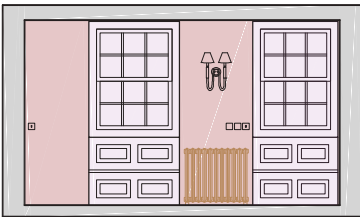
2.11 - Existing Lounge



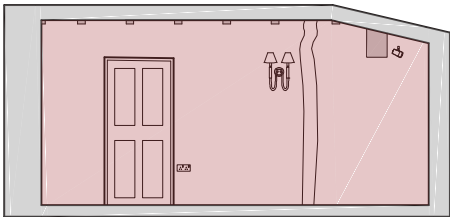
2.11.1 - Elevation 01 (1:100)



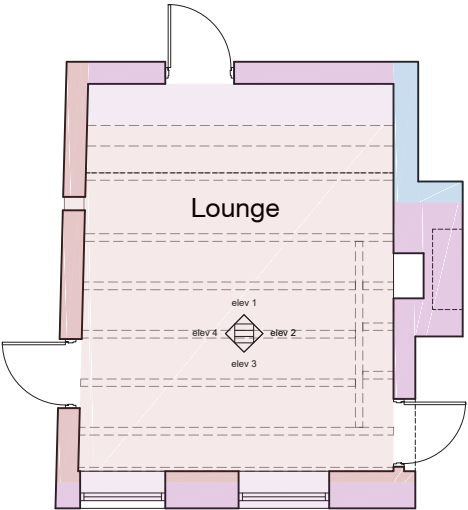
2.11.2 - Elevation 02 (1:100)



2.11.3 - Elevation 03 (1:100)



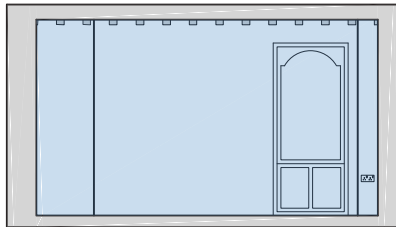
2.11.4 - Elevation 04 (1:100)



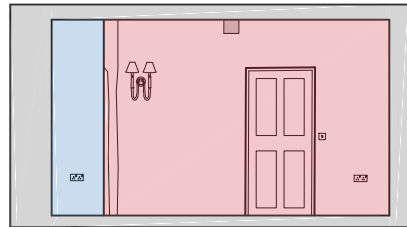
2.11.5 - Plan (1:100)

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	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		

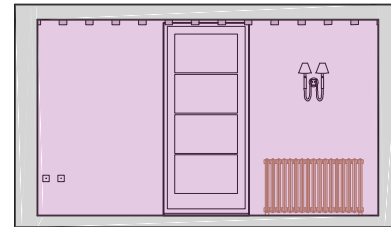
2.12 - Existing Play Room / Study



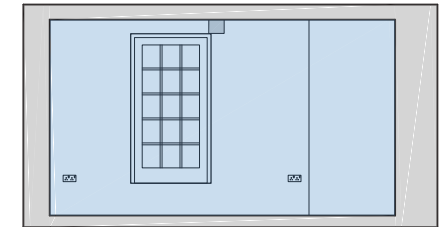
2.12.1 - Elevation 01 (1:100)



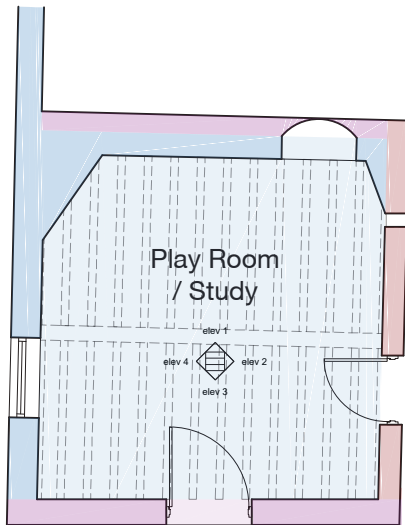
2.12.2 - Elevation 02 (1:100)



2.12.3 - Elevation 03 (1:100)



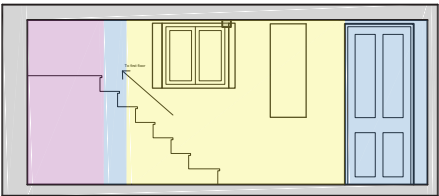
2.12.4 - Elevation 04 (1:100)



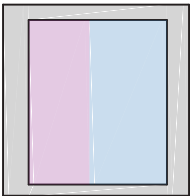
2.12.5 - Plan (1:100)

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	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		

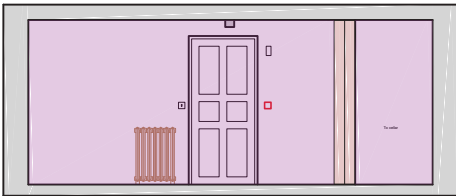
2.13 - Existing Play Room / Study



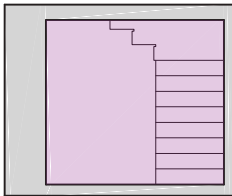
2.13.1 - Elevation 01 (1:100)



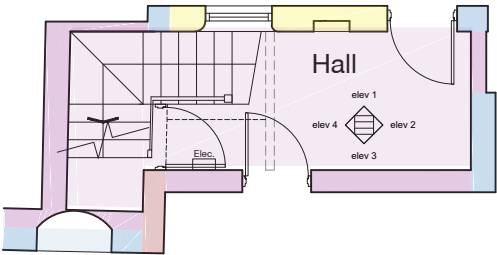
2.13.2 - Elevation 02 (1:100)



2.13.3 - Elevation 03 (1:100)



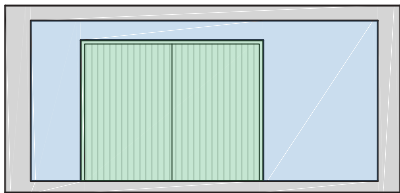
2.13.4 - Elevation 04 (1:100)



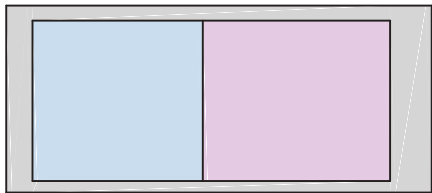
2.13.5 - Plan (1:100)

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	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		

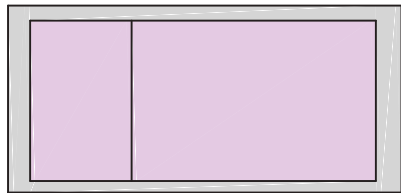
2.14 - Garage



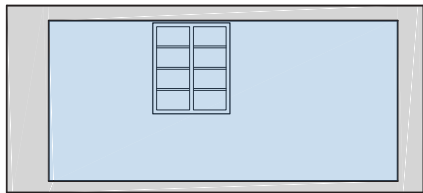
2.14.1 - Elevation 01 (1:100)



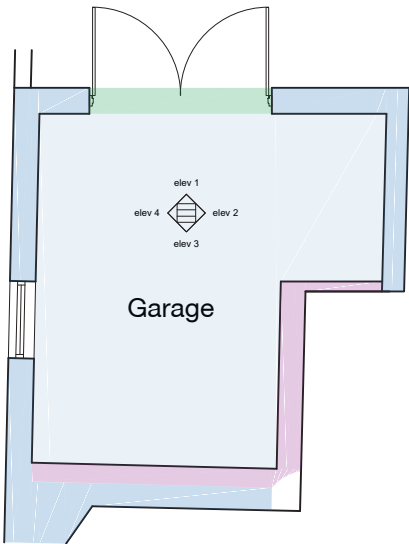
2.14.2 - Elevation 02 (1:100)



2.14.3 - Elevation 03 (1:100)



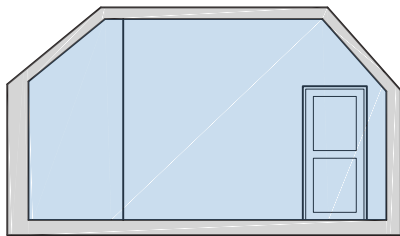
2.14.4 - Elevation 04 (1:100)



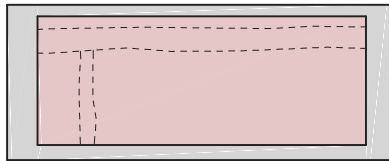
2.14.5 - Plan (1:100)

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	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		

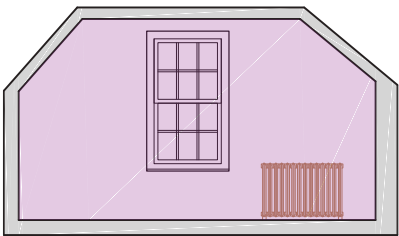
2.15 - Master Bedroom



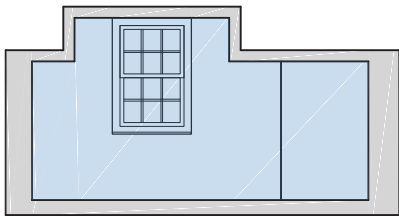
2.15.1 - Elevation 01 (1:100)



2.15.2 - Elevation 02 (1:100)



2.15.3 - Elevation 03 (1:100)



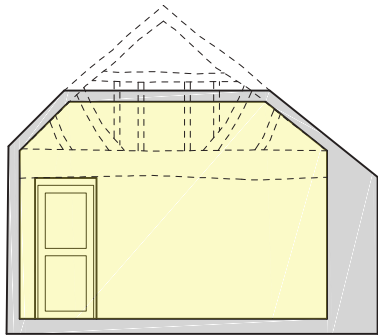
2.15.4 - Elevation 04 (1:100)



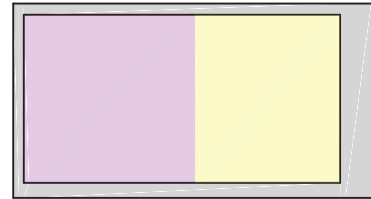
2.15.5 - Plan (1:100)

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	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		

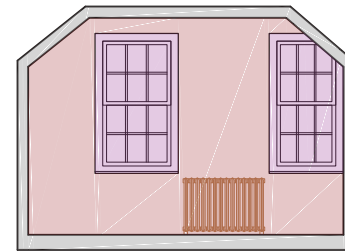
2.16 - Bedroom 02



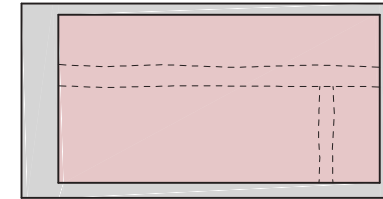
2.16.1 - Elevation 01 (1:100)



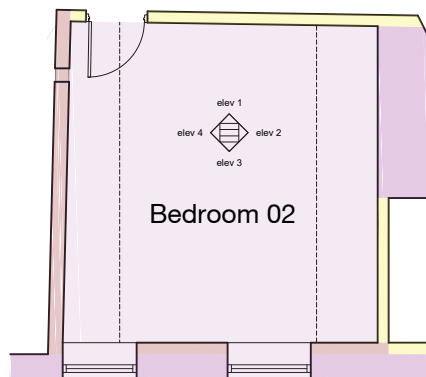
2.16.2 - Elevation 02 (1:100)



2.16.3 - Elevation 03 (1:100)



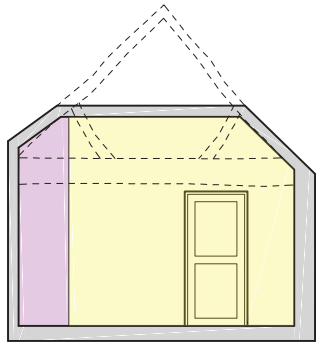
2.16.4 - Elevation 04 (1:100)



2.16.5 - Plan (1:100)

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	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		

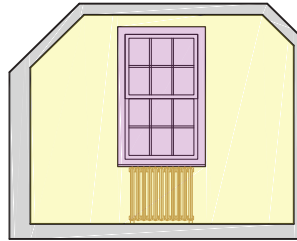
2.17 - Bedroom 03



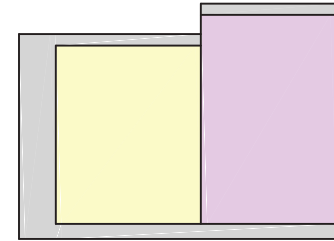
2.17.1 - Elevation 01 (1:100)



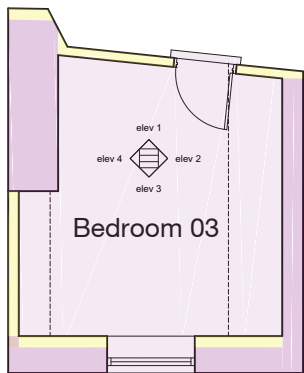
2.17.2 - Elevation 02 (1:100)



2.17.3 - Elevation 03 (1:100)



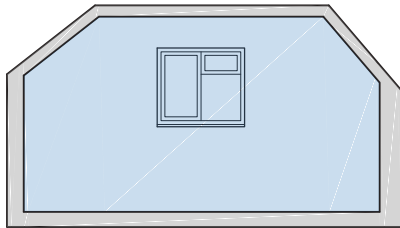
2.17.4 - Elevation 04 (1:100)



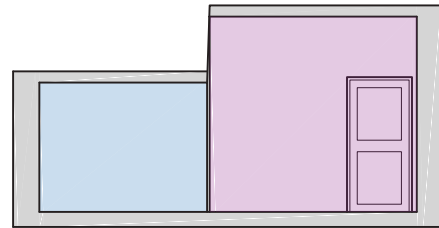
2.17.5 - Plan (1:100)

	Existing component constructed late C16 / early C17		Existing component constructed 1710 - 1730
	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		

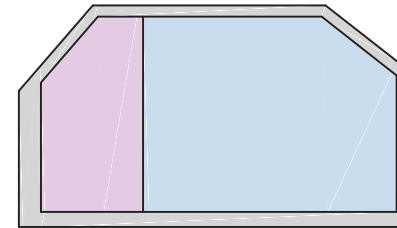
2.18 - Bedroom 04



2.18.1 - Elevation 01 (1:100)



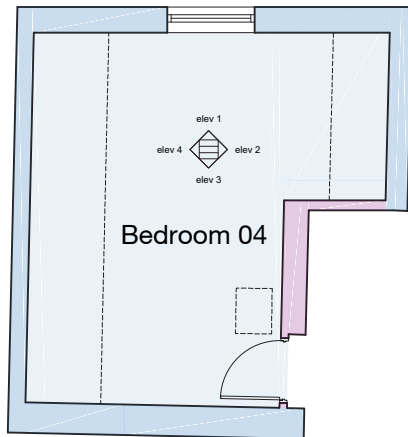
2.18.2 - Elevation 02 (1:100)



2.18.3 - Elevation 03 (1:100)



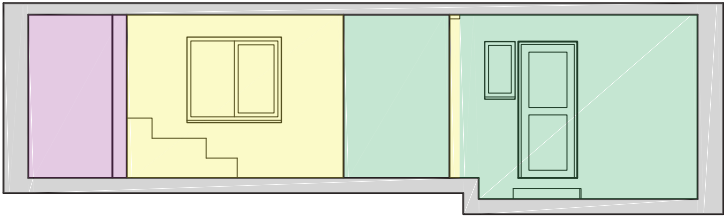
2.18.4 - Elevation 04 (1:100)



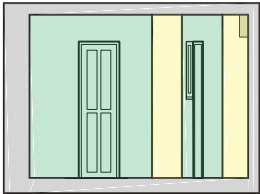
2.18.5 - Plan (1:100)

	Existing component constructed late C16 / early C17		Existing component constructed 1710 - 1730
	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		

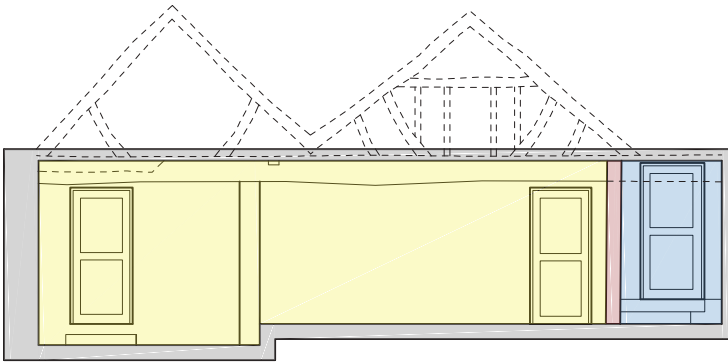
2.19 - First Floor Landing



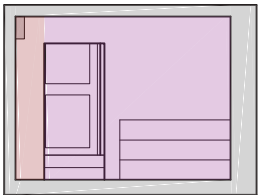
2.19.1 - Elevation 01 (1:100)



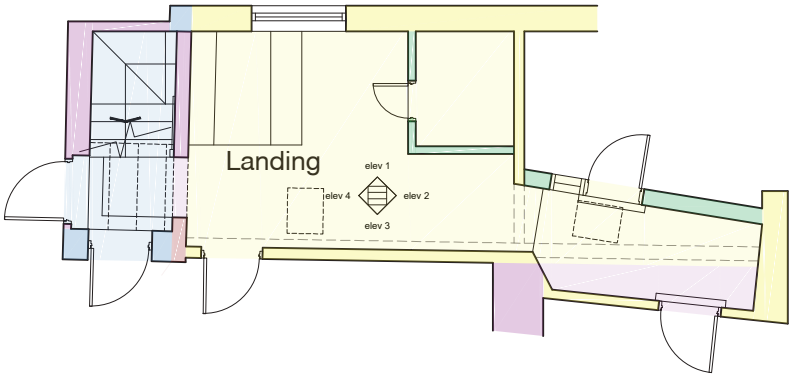
2.19.2 - Elevation 02 (1:100)



2.19.3 - Elevation 03 (1:100)



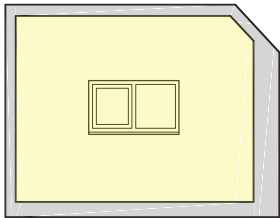
2.19.4 - Elevation 04 (1:100)



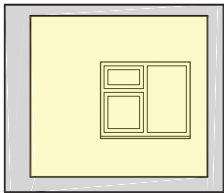
2.19.5 - Plan (1:100)

	Existing component constructed late C16 / early C17		Existing component constructed 1710 - 1730
	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		

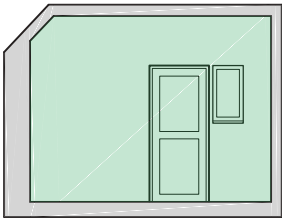
2.20 - Bathroom



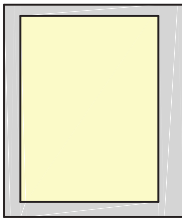
2.20.1 - Elevation 01 (1:100)



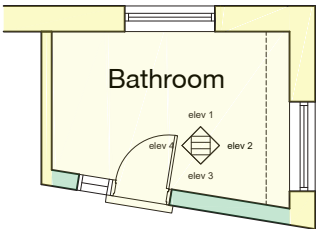
2.20.2 - Elevation 02 (1:100)



2.20.3 - Elevation 03 (1:100)

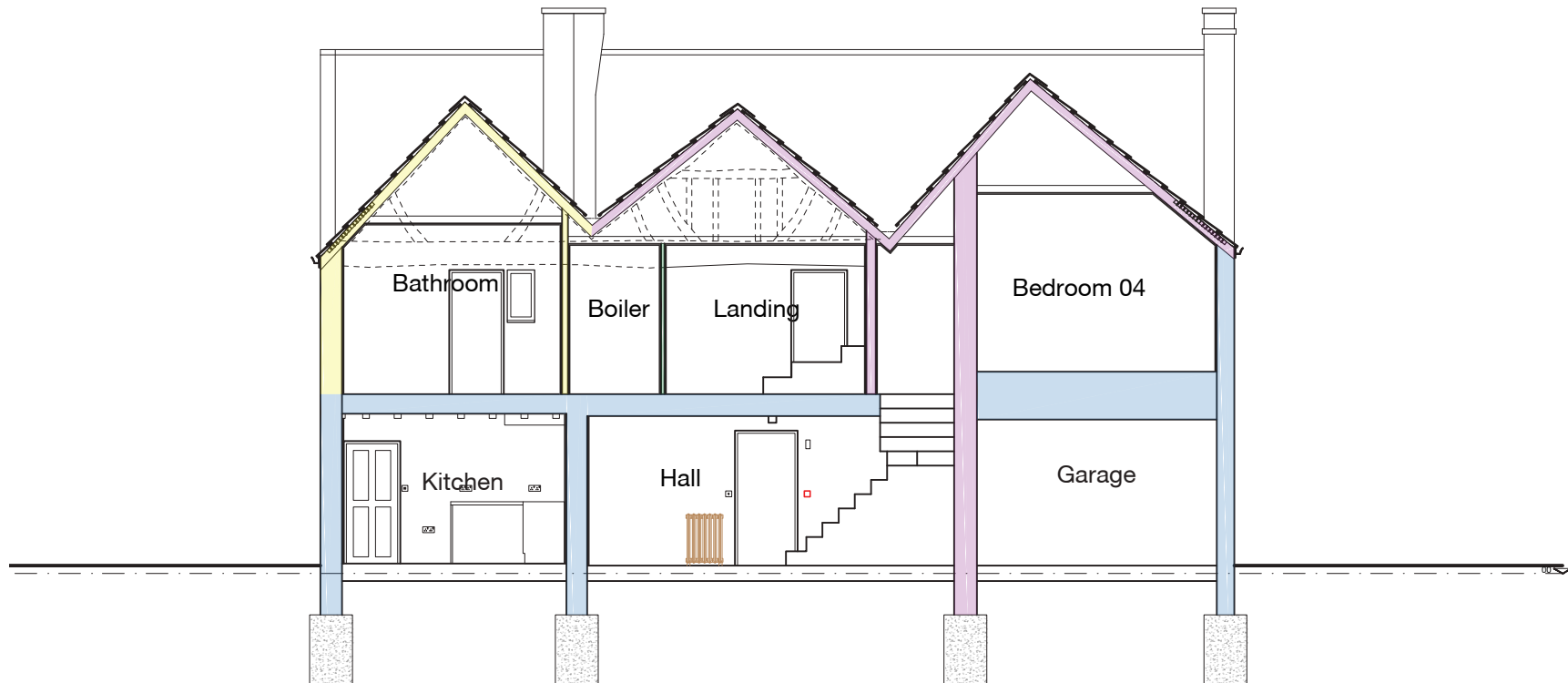


2.20.4 - Elevation 04 (1:100)



2.20.5 - Plan (1:100)

	Existing component constructed late C16 / early C17		Existing component constructed 1710 - 1730
	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		



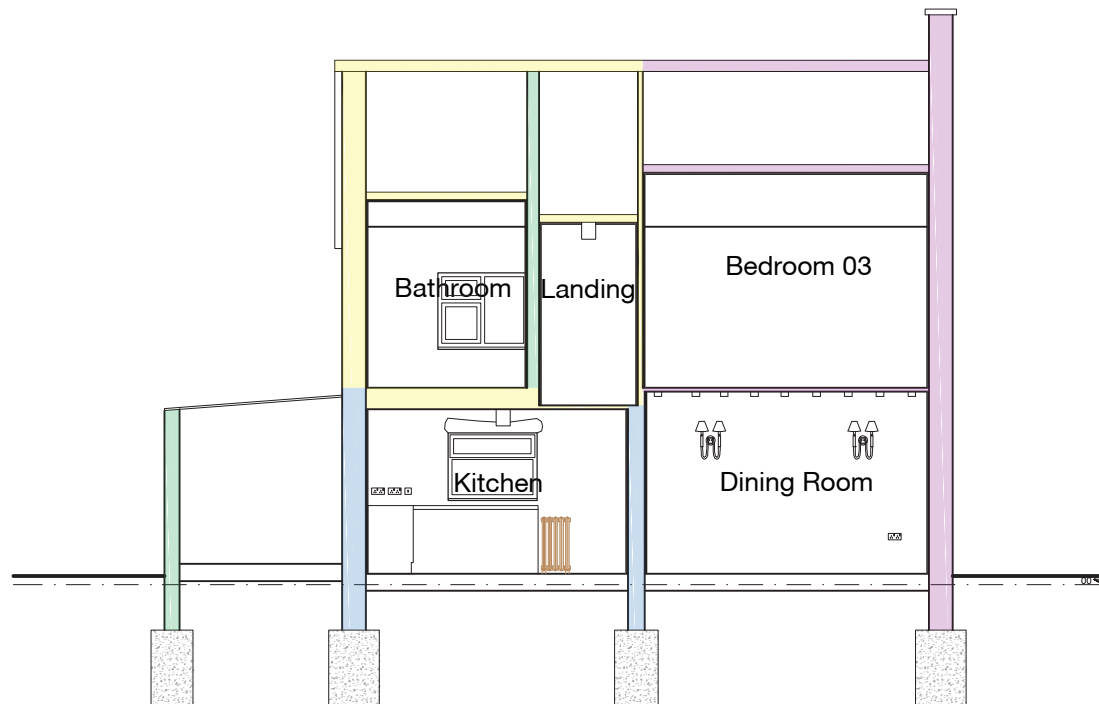
2.21 - Existing section - 1:100

	Existing component constructed late C16 / early C17		Existing component constructed 1710 - 1730
	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		



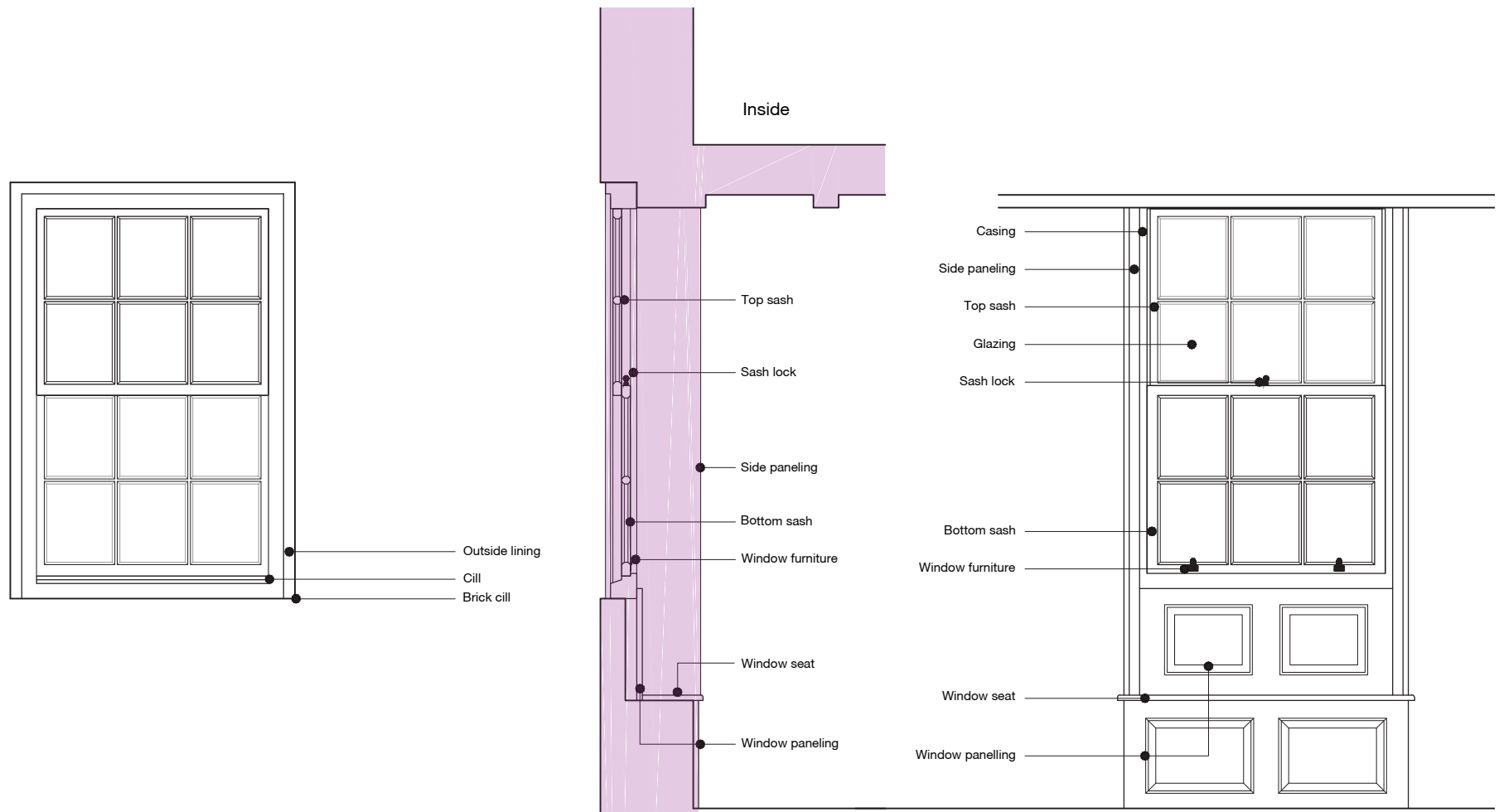
2.22 - Existing section - 1:100

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	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		



2.23 - Existing section - 1:100

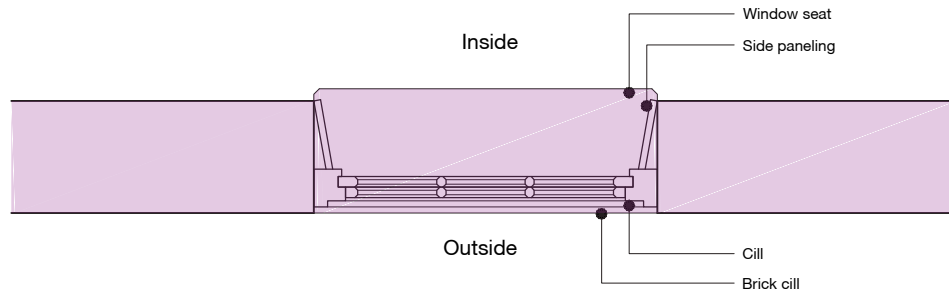
	Existing component constructed late C16 / early C17		Existing component constructed 1710 - 1730
	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		



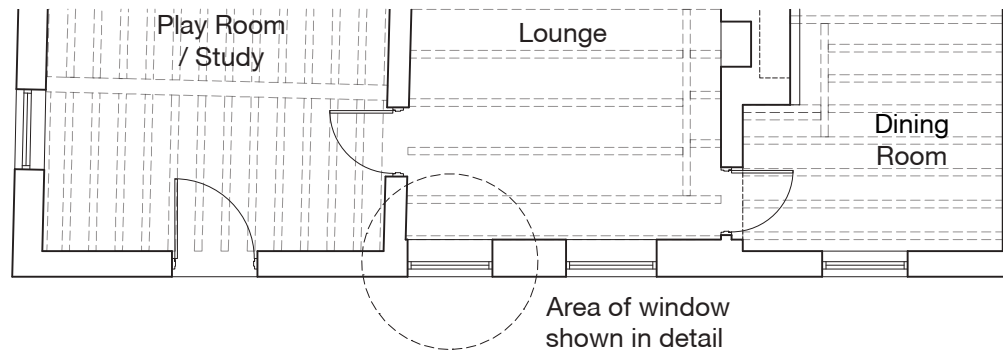
2.24 - Sash window external elevation - 1:25

2.25 - Sash window section - 1:25

2.26 - Sash window internal elevation - 1:25



2.27 - Sash window plan - 1:25



2.28 - Location of sash window on plan - 1:100

	Existing component constructed late C16 / early C17		Existing component constructed 1710 - 1730
	Existing component constructed 1680 - 1700		Existing component constructed C20
	Existing component constructed 1700 - 1730		

3.0 PHOTOS

3.1 - External Images



3.1.1 - External



3.1.2 - External



3.1.3 - External



3.1.4 - External



3.1.5 - External



3.1.6 - External



3.1.7 - External



3.1.8 - External



3.1.9 - External



3.1.10 - External



3.1.11 - External



3.1.12 - External



3.1.13 - External



3.1.14 - External



3.1.15 - External



3.1.16 - External



3.1.17 - External



3.1.18 - External



3.1.19 - External



3.1.20 - External



3.1.21 - External



3.1.22 - External



3.1.23 - External



3.1.24 - External



3.1.25 - External



3.1.26 - External



3.1.27 - External



3.1.28 - External



3.1.29 - External



3.1.30 - External



3.1.31 - External- Post Roof Removal



3.1.32 - External- Post Roof Removal



3.1.33 - External- Post Roof Removal



3.1.34 - External- Post Roof Removal

3.2 - Roof Images



3.2.1 - Roof



3.2.3 - Roof



3.2.3 - Roof



3.2.4 - Roof



3.2.5 - Roof



3.2.6 - Roof



3.2.7 - Roof



3.2.8 - Roof



3.2.9 - Roof



3.2.10 - Roof



3.2.11 - Roof



3.2.12 - Roof



3.2.13 - Roof



3.2.14 - Roof



3.2.15 - Roof



3.2.16 - Roof



3.2.17 - Roof



3.2.18 - Roof



3.2.19 - Roof

3.3 - Kitchen Images



3.3.1 - Kitchen



3.3.2 - Kitchen



3.3.3 - Kitchen



3.3.4 - Kitchen



3.3.5 - Kitchen



3.3.6 - Kitchen



3.3.7 - Kitchen



3.3.8 - Kitchen



3.3.9 - Kitchen



3.3.10 - Kitchen



3.3.11 - Kitchen



3.3.12 - Kitchen



3.3.13 - Kitchen



3.3.14 - Kitchen



3.3.15 - Kitchen



3.3.16 - Kitchen



3.3.17 - Kitchen



3.3.18 - Kitchen

3.4 - Dining Room Images



3.4.1 - Dining



3.4.2 - Dining



3.4.3 - Dining



3.4.4 - Dining



3.4.5 - Dining



3.4.6 - Dining



3.4.7 - Dining



3.4.8 - Dining



3.4.9 - Dining



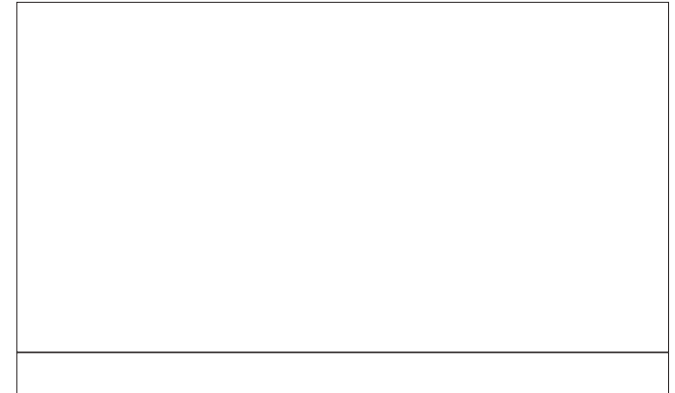
3.4.10 - Dining



3.4.11 - Dining



3.4.12 - Dining



3.5 - Lounge Images



3.5.1 - Lounge



3.5.2 - Lounge



3.5.3 - Lounge



3.5.4 - Lounge



3.5.5 - Lounge



3.5.6 - Lounge



3.5.7 - Lounge



3.5.8 - Lounge



3.5.9 - Lounge



3.5.10 - Lounge



3.5.11 - Lounge



3.5.12 - Lounge



3.5.13 - Lounge



3.5.14 - Lounge



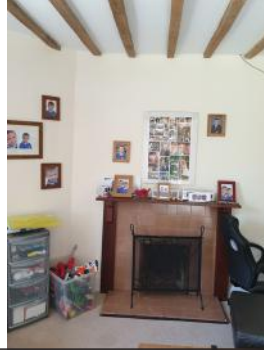
3.5.15 - Lounge



3.6 - Play Room / Study Images



3.6.1 - Play room / study



3.6.2 - Play room / study



3.6.3 - Play room / study



3.6.4 - Play room / study



3.6.5 - Play room / study



3.6.6 - Play room / study



3.6.7 - Play room / study



3.6.8 - Play room / study



3.6.9 - Play room / study



3.6.10 - Play room / study



3.6.11 - Play room / study



3.6.12 - Play room / study



3.6.13 - Play room / study



3.6.14 - Play room / study



3.6.15 - Play room / study



3.6.16 - Play room / study



3.6.17 - Play room / study

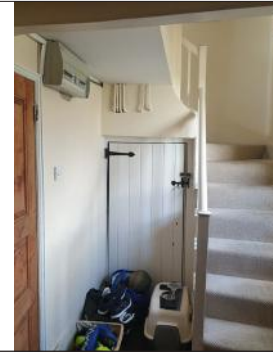
3.7 - Hall Images



3.7.1 - Hall



3.7.2 - Hall



3.7.3 - Hall



3.7.4 - Hall



3.7.5 - Hall



3.7.6 - Hall



3.7.7 - Hall



3.7.8 - Hall

3.8 - Garage Images



3.8.1 - Garage



3.8.2 - Garage



3.8.3 - Garage



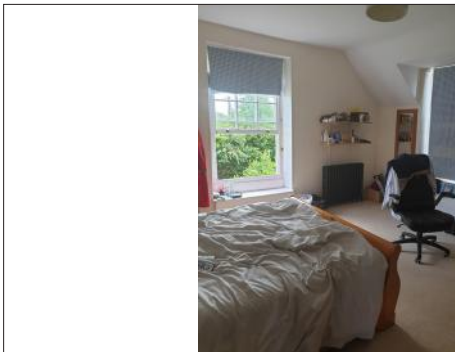
3.8.4 - Garage



3.9 - Master Bedroom Images



3.9.1 - Master Bedroom



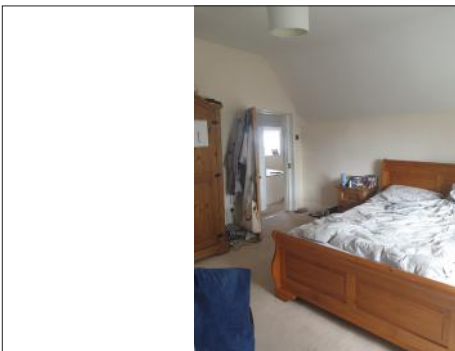
3.9.2 - Master Bedroom



3.9.3 - Master Bedroom



3.9.4 - Master Bedroom



3.9.5 - Master Bedroom



3.9.6 - Master Bedroom



3.9.7 - Master Bedroom- Post Roof Removal



3.9.8 - Master Bedroom- Post Roof Removal



3.9.9 - Master Bedroom- Post Roof Removal

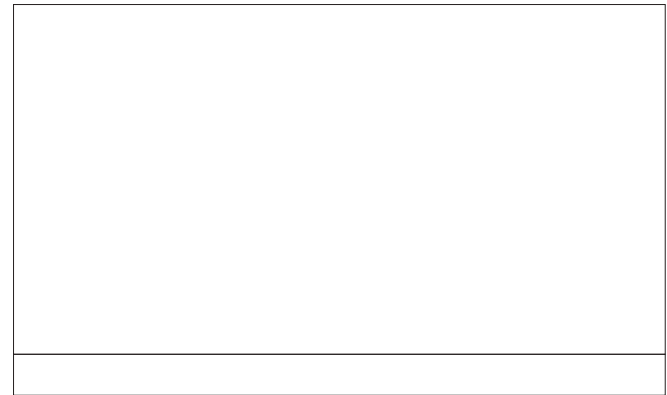
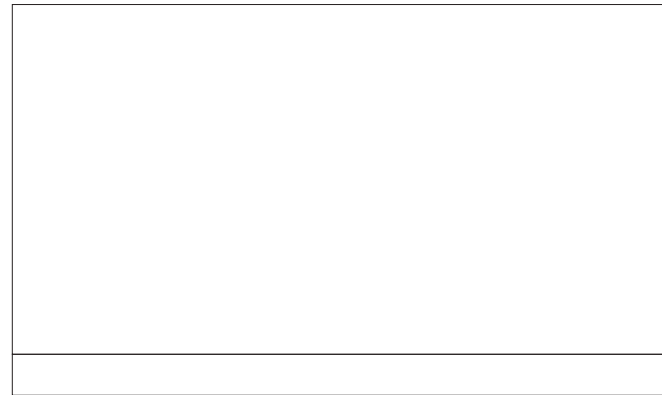
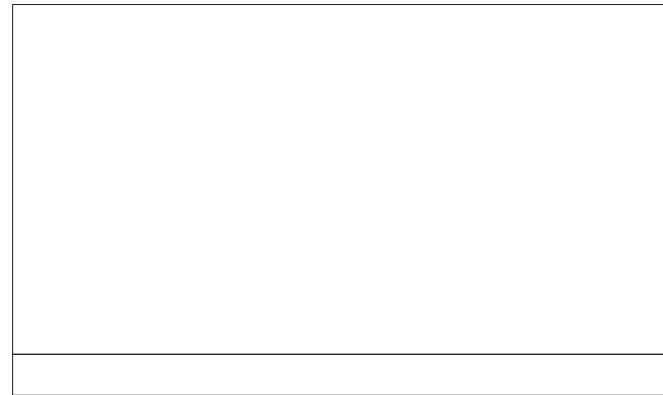
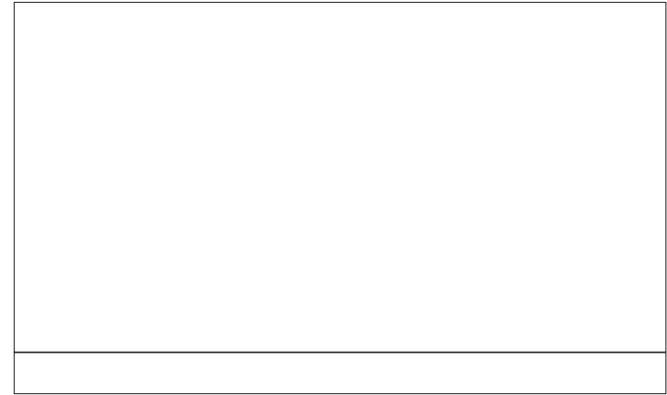
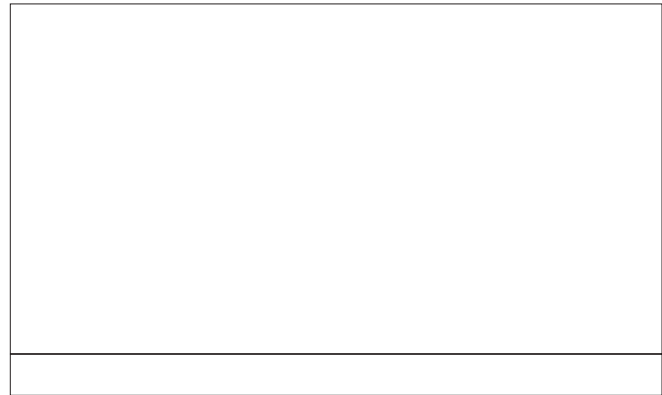
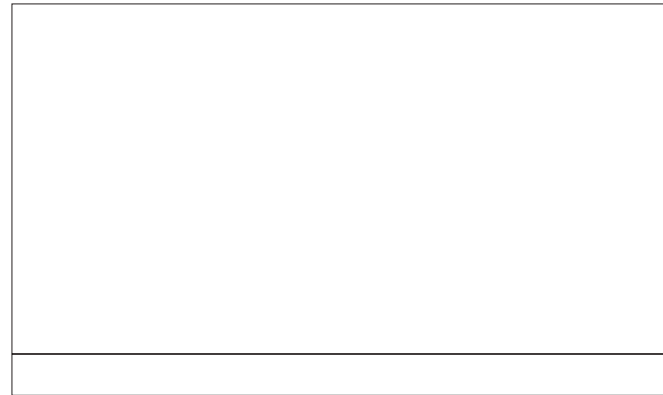
3.9 - Master Bedroom Images



3.9.10 - Master Bedroom- Post Roof Removal



3.9.11 - Master Bedroom- Post Roof Removal



3.10 - Bedroom 02 Images



3.10.1 - Bedroom 02



3.10.2 - Bedroom 02



3.10.3 - Bedroom 02



3.10.4 - Bedroom 02



3.10.5- Bedroom 02



3.10.6 - Bedroom 02



3.10.7 - Bedroom 02- Post Roof Removal



3.10.8 - Bedroom 02- Post Roof Removal



3.10.9 - Bedroom 02- Post Roof Removal

3.11 - Bedroom 03 Images



3.11.1 - Bedroom 03



3.11.2 - Bedroom 03



3.11.3 - Bedroom 03



3.11.4 - Bedroom 03



3.11.5 - Bedroom 03



3.11.6 - Bedroom 03



3.11.7 - Bedroom 03



3.11.8 - Bedroom 03- Post Roof Removal

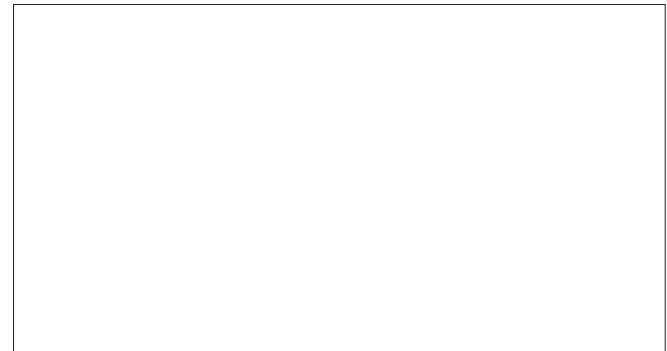
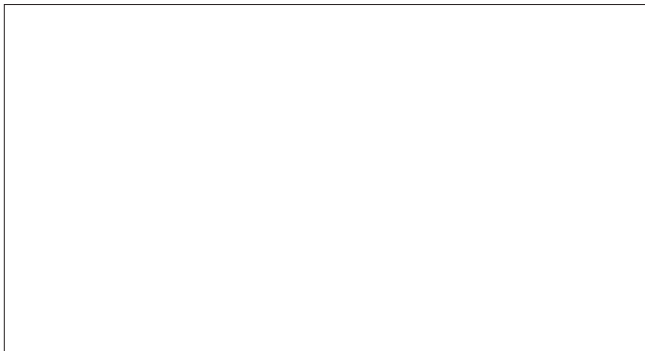
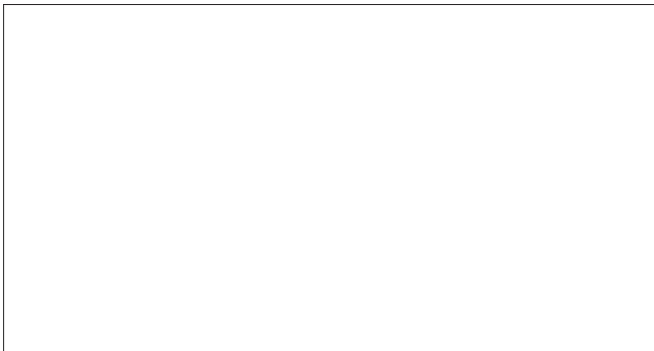
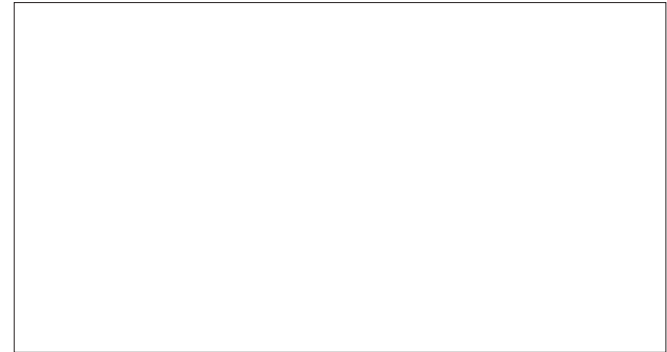
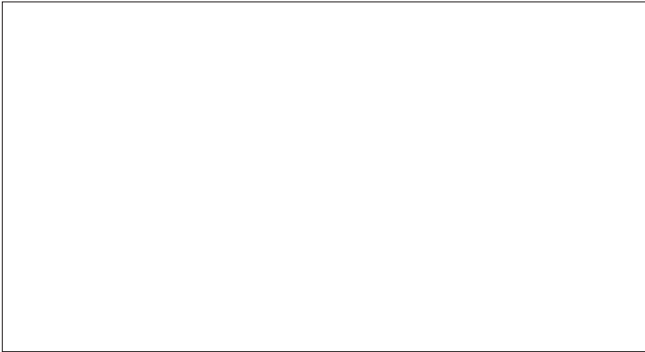
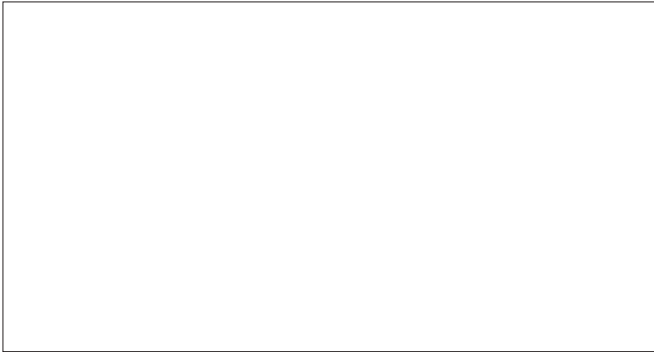


3.11.9 - Bedroom 03- Post Roof Removal

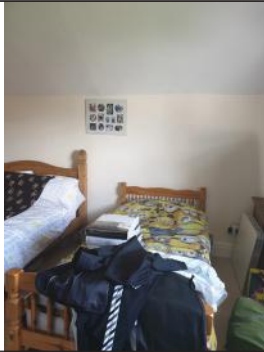
3.11 - Bedroom 03 Images



3.11.10 - Bedroom 03 - Post Roof Removal



3.12 - Bedroom 04 Images



3.12.1 - Bedroom 04



3.12.2 - Bedroom 04



3.12.3 - Bedroom 04



3.12.4 - Bedroom 04



3.12.5 - Bedroom 04



3.12.6 - Bedroom 04- Post Roof Removal



3.12.7 - Bedroom 04- Post Roof Removal



3.12.8 - Bedroom 04- Post Roof Removal



3.12.9 - Bedroom 04- Post Roof Removal

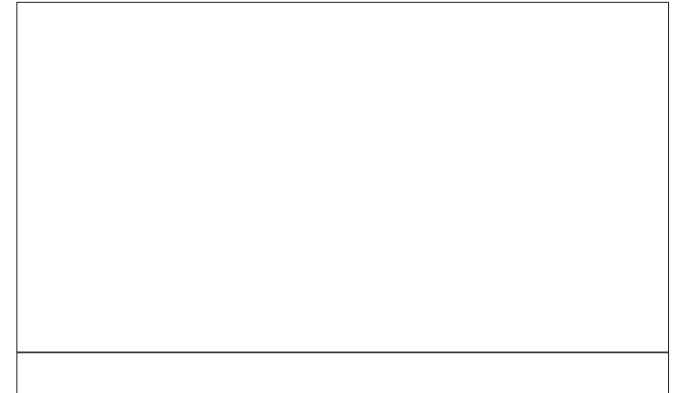
3.12 - Bedroom 04 Images



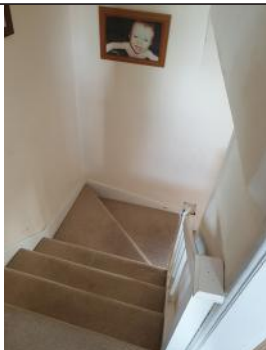
3.12.10 - Bedroom 04- Post Roof Removal



3.12.11 - Bedroom 04- Post Roof Removal



3.13 - First Floor Landing Images



3.13.1 - First Floor Landing



3.13.2 - First Floor Landing



3.13.3 - First Floor Landing



3.13.4 - First Floor Landing



3.13.5 - First Floor Landing



3.13.6 - First Floor Landing



3.13.7 - First Floor Landing



3.13.8 - First Floor Landing



3.13.9 - First Floor Landing



3.13.10 - First Floor Landing- Post Roof Removal



3.13.11 - First Floor Landing- Post Roof Removal



3.13.3 - First Floor Landing- Post Roof Removal



3.13.4 - First Floor Landing- Post Roof Removal



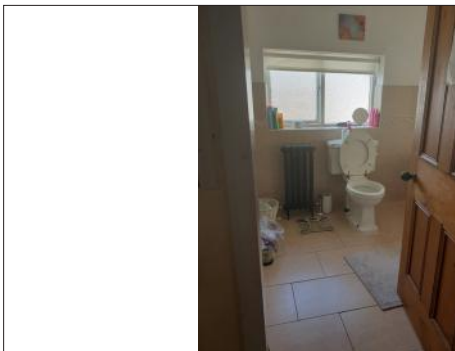
3.13.5 - First Floor Landing- Post Roof Removal



3.14 - Bathroom Images



3.14.1 - Bathroom



3.14.2 - Bathroom



3.14.3 - Bathroom



3.14.4 - Bathroom



3.14.5 - Bathroom



3.14.6 - Bathroom



3.14.7- Bathroom- Post Roof Removal



3.14.8 - Bathroom- Post Roof Removal

4.0 WRITTEN ACCOUNT

Location and overview:

Holt Hill is a Grade II listed building (Cadw Reference Number 1540). Holt Hill is located at NGR 341018, 354317, lying at the north east corner of Green Street and close to the northern limit of Holt village. The house occupies a prominent position above the River Dee which flows on a south east to north west alignment to the north of the house and defines the border between Wales and England.

The house is situated in large gardens, accessed via a driveway from Green Street in the east, with lawns to the east and south, a paved access to the north and an enclosed yard to the west which is currently used for site storage. The house is flanked to the north by an occupied barn conversion (Holt Hill Barn)

The significance of Holt Hill:

Holt Hill is an elegant early Georgian house which retains its classical and fairly flat façade facing the village. This elevation has been altered with some minor alterations, but is in poor condition overall. The house also contains considerable evidence of earlier phases of development, which responded to the changing fashions in architecture by local gentry families. This high status may not be evident at first impression but this is most clear by the use of brick for the 17th century southern wing and the northern dairy, which are good, early examples in the region.

The building has high architectural interest for its provincial early Georgian expression, while it was occupied by a local gentry family. However, its social history is obscure and there are few internal details which reveal how it was used. The various phases were built in quick succession. The majority of the building dates from the period from 1600 until 1730 and there have been few structural alterations since that time. The southern wing is largely complete, as built with a parlour and cellar, and dates from ca. 1680-1700.

The earliest phase of the building (timber-framed) is a hall embedded within the central range of the building, but the extent to which this 16th century or early 17th century building survives buried within the core is not known.

There are no 20th century additions of any value. The modern lightweight conservatory is a prominent and negative addition and all of the windows to the north and west elevations are modern replacements. It is notable that the building once had more ancillary structures attached to the west, including a further large wing running east-west and an additional narrow wing to the south, which may have been a single-storey farm building. This might explain why there are few original openings on the west facing elevation, if they were displaced with extensions. If these wings had survived, they would have made more sense of the internal layout and the purpose of each space.

The setting of the house has changed little since the Tithe map of 1845 although the various ancillary buildings and wings which were part of the working yard to the west of the main farmhouse have been altered so that this is now incorporated into an enclosed garden. The lawn to the east over which the house has its principal aspect, has not changed and this was designed as a simple foil so that the elevation could be clearly seen from Green Street. Later tree planting in the 19th century has provided greater privacy. The enclosed walled kitchen garden or orchard to the south, which appears on all of the early maps of the property survives substantially as originally intended, surrounded by a brick wall. The Ordnance Survey maps suggest that there was a glasshouse along the northern edge of the orchard. It is possible that the narrow range of buildings behind the glasshouse incorporated potting sheds. There is also a detached summerhouse shown in the south-west corner of the orchard. Some substantial walls are shown on the 19th century Ordnance Survey plans within the walled garden but the purpose of these walls is unclear.

The detached farm building to the north, Holt Hill Barn, which is now in separate ownership, also incorporates late 17th century or early 18th century brickwork and still contributes to the setting of the main farmhouse.

History:

It is a C17 house, refronted and enlarged in the C18. The steep pitch of the roof and depth of the gable ridge coping suggest that this section may have originally been thatched. The house was for many years the residence of the Crew family who owned a large acreage of land lying to the west. Norden mentions a house on this site in his survey of 1620.

Holt Hill is located at the northern end of the Holt Conservation Area, designated in 1975. The online summary for the conservation area states: "Holt is located approximately five miles to the north east of Wrexham and is situated on the border between Wales and England. It lies on a flat plateau above the south western banks of the River Dee and faces the Cheshire village of Farndon directly across the River to the north. The distinctive red sandstone bridge that spans the River between the two villages represents an ancient link between the two countries. The conservation area covers most of the settlement taking in the medieval core of the village as well as extending outwards along the main routes into the village centre." A conservation area character assessment and management plan is not currently available.

Holt Bridge, to the north east of Holt Hill, is a Grade I listed building and scheduled monument.

There are no further designated or non-designated historic assets in the immediate vicinity of Holt Hill.

External Appearance:

The front elevation is Early-mid C18, red brick 2 storeys with high parapet, partially obscured by ivy. Sandstone string courses to first floor and below parapet. 4x 12-pane sash windows to ground floor, 4 similar windows to first floor. Left hand return gable shows C18 refronting is one room deep throughout the main facade. 1x12-pane sash window to first floor, C20 door to ground floor. To rear doubled gabled range marks part of the C17 house. Brick with C20 metal windows, renewed slate roof.

Interior Appearance:**Kitchen:**

Externally the former entrance has been demolished and masonry of the new part-completed extension abuts the western wall. Internally the plasterwork remains in situ. The western wall (gable end of the building) has been modified as part of the previously consented development and includes a steel lintel above the window. The doorframe also remains in situ. The window of the northern wall has been blocked externally. The overlying timber lintel has split beneath the axial timber beam of the ceiling. Removed sections of plaster between the ceiling joist indicates that this is modern plasterboard concealing pipework for the bathroom above.

Dining:

This room is largely unaltered. Plaster has been removed from the door head in southern wall/entrance to lounge, revealing a timber lintel supporting uncoursed and poorly bonded brickwork supporting the ceiling joists above. Sections of removed ceiling plaster between the joists indicate that this is modern plasterboard.

Lounge:

The eastern, western and northern walls of this room remain largely unchanged. Plaster has been removed from the southern wall adjoining the play room / study exposing randomly coursed brickwork above the timber lintel and door frame. Where plaster has been removed to either side of a timber upright to the west of the door it is apparent that the brickwork is also randomly coursed, and there is no indication of horizontal wall timbers connecting to the upright. A substantial, low transverse beam at the western end of the room is seated on slates embedded into the southern wall. The remains of a timber lintel set into the southern wall to the west of this low beam suggests the presence of a former doorway into the adjoining room, or a window opening, which is now infilled with brick. Most notably, three of the easternmost ceiling joists have collapsed into the room following the collapse of the eastern elevation at first floor level above. The joists remain seated into the southern wall. The collapse highlights that these timbers have been spliced and packed with an assortment of pieces of timber, including battens, planks and tongue-and-groove board.

Play room / study:

The interior of the former parlour remains largely unchanged. Key areas noted were the ceiling, where the modern plasterboard between the ceiling joists has been partly removed to either side of the large axial beam, and an area of removed plaster on the corner chimney breast which has exposed part of the brick arch of the original fireplace. A change in the brick masonry above the fireplace suggests this has been rebuilt or repaired when the fireplace was moved into its current position on the western wall, which also required visible alteration of the flue in the garage behind.

Hall:

The southern half of the hallway is unchanged. At the northern end the former doorway into the play room / study at the rear of the building has been infilled with breezeblock. Localised removal of the ceiling materials in this area indicate it is plaster and lath.

Garage:

No work has been undertaken in the garage. The walls are whitewashed brick, and the floor also constructed from brick. Against the eastern wall is an unusual brick built flue which rises at an angle from the fireplace on the opposite side of the wall and patches through to the southern chimney in the corner.

Windows in the southern and western walls are steel-framed. Plaster and lath ceiling materials between the north-south aligned joists is partially failing, exposing the underside of the floorboards in Bedroom 4 above.

Master Bedroom:

The southern wall (late 17th-18th century) is two brick skins thick with a boarded-up window opening. The eastern wall is three skins thick, incorporating the Flemishbond brickwork of the early 18th century refacing of the building, and incorporating a modern timber sash window. Removed plasterwork on the northern wall has exposed the timber framing of the earliest phase (late 16th-17th century), with infill brickwork which is visibly sagging above the northern end of the north-south aligned central axial beam at floor level. The western wall (late 17th century) is of brick, two skins thick and retaining the form of the removed roof ridge. The corner chimney in the south west corner of the room has a rectangular form in plan and is tied into the southern elevation, while the angled brickwork of the chimney breast encloses a void behind and abuts the western wall of the room- it was noted that lime plaster wall covering is present behind the abutting masonry indicating the chimney breast is a later addition.

Throughout the room the original lime plaster has been skimmed with modern gypsum plaster. The central floorboards have been removed exposing the axial beam, with poorly seated perpendicular ceiling joists above the former parlour below.

Bedroom 02:

The windows and central section of brick masonry of the eastern wall have collapsed into this room. The brickwork on the northern side of the missing window illustrates that the early-mid 17th century facing brickwork is poorly bonded to the earlier masonry behind. Removal of plaster to the southern wall has exposed a void in the late 16th-early 17th century timber framing at the western end of the room, the plaster being applied over wide laths between the frame uprights. The early 18th century western wall is timber framed with brick infill below a wide tie beam which spans the central and northern bays of the building, now largely exposed following removal of plaster facing. Where exposed, the northern wall (early 18th century) is brick with timber wall plates in situ above a header course, to either side of a brick chimney stack.

The floor comprises wide east-west aligned boards over north-south aligned joists. The collapse of the eastern wall has resulted in the floor joists tipping from their northern end into the lounge below, alongside the boards above.

Bedroom 03:

The eastern wall/north east corner of the parapet has historically been repointed with modern sand-based cement mortar. A boarded window is present in the eastern wall. Plasterwork and timber flooring otherwise in situ in this room.

Bedroom 04:

The late 17th century southern wall, and the contemporary and opposing northern wall, are two brick skins thick, while the western gable wall is three skins thick. The western gable wall has been reduced in height to four brick courses above the sill level, the window removed on the western elevation. The staircase enclosure in the north east corner of the room is timber framed with brick infill and abuts the northern wall of the room. Where plaster has been removed in the south east corner of the room there is no indication of a former stack mirroring that in the adjacent master bedroom- there is no evidence of sooting or heat damage to the brickwork which is present on the opposite side of the wall. There is a significant crack opening between the eastern and southern walls.

First Floor Landing:

This space was not seen in detail due to the access limitations, however the western gable wall (early 18th century) is two brick skins thick. The upper limit of the western gable wall has been reduced in height but the timber framed two-pane window remains in situ. A wall plate remains in situ onto which the central truss of the northern bay is seated.

Bathroom:

The interior of the room is largely tiled over. The modern stud wall forming the eastern side of the room has been exposed following removal of the roof and ceiling materials. The western gable wall is two brick skins thick to eaves level, the gable itself being only one skin thick and surviving to the height of the ridge. The timber framed two-pane window remains in situ.