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INTRODUCTION

This condition report on Chambre House (Photo 01), in Slieve Gullion Forest Park, has been commissioned by Newry and Mourne District Council. The purpose of the report is to provide an assessment of the condition of the external and internal fabric of the building and to make recommendations for possible future refurbishment. The inspection was carried out on Friday 24 January 2014 by Alastair Coey, a Grade One conservation architect, and Adrian Curran, a senior architectural technologist with extensive experience of inspecting listed buildings. The weather conditions were poor with persistent rain, cold and calm.



Photo 01. Aspect view from North-west

LISTED STATUS AND GRANT ASSISTANCE

The Northern Ireland Environment Agency listed buildings database indicates that Chambre House was delisted in 1991. The reason for delisting was that previous alterations and refurbishment had significantly impacted upon the property to the extent that 'it is no longer of special architectural or historic interest'. Because the building is not listed it is not eligible for grant assistance from the NIEA.

ORIENTATION AND LOCATION

For the purposes of this report the principal elevation, incorporating the main entrance, is deemed to face west. This is taken as the basis for notional compass references used throughout the report.

LIMITATIONS OF THE SURVEY

Parts of the structure which are concealed or inaccessible, for whatever reason, have not been inspected and Alastair Coey Architects is therefore unable to report that any such place is free from defect. The report does not comment upon compliance with current regulations including disability access and egress and provision for means-of-escape in the event of fire.

The potential presence of asbestos has not been investigated and has not been commented on in this condition report. It is recommended that a report should be commissioned before any invasive work is carried out.

The single storey outbuildings extending to the north of the main house were not surveyed in any detail but are commented on in the report.

The existing mechanical and electrical installations were also not inspected as these are beyond serviceable use and of necessity will be replaced in their entirety as part of any redevelopment.

METHODOLOGY

The inspection was carried out on foot. No mechanical access equipment was used. External elevations were inspected using binoculars and from ladders. The main hipped roof was inspected using an extension ladder. The main roofspace to the south was inspected but safe access could not be gained to other roofspaces although, where ceilings had collapsed, a visual inspection was made.

Survey notes were dictated. A transcript of all original survey notes has been retained.

A comprehensive digital photographic survey was prepared.

The exterior of the building is reported on an element-by-element basis by material e.g. rainwater goods, slating etc. The interior is covered on a space by space basis sub-divided into its component parts e.g. floors, walls, ceilings, etc. The main conclusions and recommendations are gathered together in an executive summary.

Sketch roof and floor plans are included in Appendix A. These are for reference purposes only and are not to scale.

HISTORICAL DEVELOPMENT

Hawthorn Hill was built c1815, by Hunt Walsh Chambre (the family is buried nearby in Killeavey churchyard). During civil unrest in the 1920s the house was burnt down, its rateable valuation dropped from £52 to £12 in the 1923 Valuation and the house was downgraded to office use and subsequently reconstructed in its present form. In 1968 the Chambre family sold the estate to the Forestry Commission and the house was used as its headquarters and possibly as a residential centre.

DESCRIPTION

The property is located on the west side of a forest track on a steeply sloping site falling to the east. The main block, which faces west, is two-storeys over a basement which also extends below a single storey wing to the north. The basement is fully exposed on the east elevation, the basement area to the west side has been partially infilled. The main roof is hipped natural slate with a long squat central cement-rendered chimney set perpendicular to ridge and containing seven chimney pots. The eaves are overhanging with timber soffits supported on paired timber brackets. Gutters are half-round cast-iron. Walls are cement-dashed and an advanced chamfered granite platband runs above basement level, where exposed. All window openings have painted granite sills; those to ground floor are set within recessed semi-elliptical arched niches. The right bay is slightly advanced and contains the entrance. All window openings on this elevation have been infilled and wet-dashed. A finely dressed granite doorcase is set within a semi-circular pole-moulded opening and contains a pair of Tuscan columns on low plinth blocks supporting a plain granite entablature with moulded cornice. Bootscraper at left. The semi-circular former fanlight has also been infilled and wet-dashed. The entrance door is timber with two elongated panels with beaded muntin and is accessed by a wide granite step. Above entrance is a landscape window opening. The left bay has a window opening to each floor; that to first floor is diminished in height.

EXECUTIVE SUMMARY

Chambre House, also known as Hawthorn House, has been much modified over its two hundred year history (Photos 02 and 03). As it stands today the property is abandoned, derelict and in very poor condition. Window openings have generally been blocked. Both the main roof and north wing natural slate roofs appear to be in remarkably good condition considering the very poor condition of the interior of the property. All rainwater goods have failed and require replacement. Rubble stone external walls have been rendered in a strong, cement-based, roughcast. The effect of this dense render is to lock moisture within the wall core and to migrate towards the interior with deleterious effects on internal plasterwork and timberwork. Infilling of the basement area to the west of the main house has further exacerbated the retention of water within the wall structure.

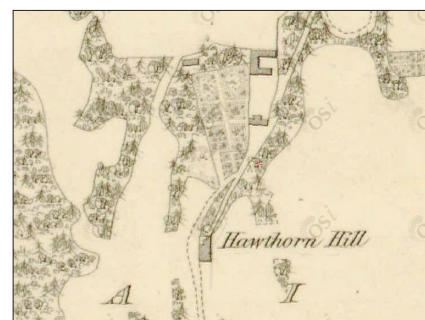


Photo 02. 1830 Map

The interior has suffered greatly from dry rot which has caused structural failure in all floors on the west side of the property and most to the east. The floor to room R002 is propped at basement level by tree trunks. The main timber staircase connecting the ground floor to basement and first floor and the secondary basement staircase in the single-storey north wing have also been attacked by the fungus to the extent that they are inaccessible. Throughout the main block there is much evidence of previous structural inventions, most floors appear to have been replaced at some stage and masonry columns and steel beams encased in concrete have been inserted in basement room R001. Window cases generally remain insitu while sashes have been removed and set on the floors of the rooms in which they belong. While it might be possible to refurbish the windows, the widespread presence of dry rot fungus in walls would indicate that it is unlikely. All internal doors, architraves and skirtings are beyond salvage and re-use. Both timber roof structures appear to be in very good condition. It is not clear why the dry rot has not spread to the roofs.



Photo 03. 1858 Map

If a new use is to be found for the property, very extensive refurbishment will be required. On the exterior, this will involve stripping and replacing roughcast, slating repairs and re-opening blocked windows. The interior will require complete replacement of all floors, wall linings, ceilings, joinery and trims. The mechanical and electrical installations will require complete replacement. Both external and internal redecoration will be required.

At almost 300 square metres floor area over basement, ground and first floors, Chambre House is much larger than it at first appears. The preliminary cost estimate prepared by Hastings and Baird quantity surveyors, indicates that the cost of comprehensive refurbishment would be in the region of £500,000 (plus professional fees and Value Added Tax). This figure includes the cost of providing hard standing car parking, landscaping, sewage treatment plant, water and electric supplies and repairs to the range of single-storey outbuildings extending to the north.

CONDITION REPORT

EXTERIOR

ROOFS

Main roof (roofslopes RS01-04)

Natural Welsh slate on mineral felt with clay angular ridge and hip tiles

- Slating - 1 no. missing slate and 1 no. slipped slate to north-west corner of roofslope RS04 otherwise the slating appears in good condition throughout (Photos 04 and 05).
- Ridge tiles - Ridge and hipped tiles are disturbed in places otherwise ridge tiles appear in good condition throughout.

Roofslopes to single storey extension (roofslopes RS05-06)

Natural Welsh slate with clay angular ridge tiles

- Slating - The slating appear in good condition throughout.
- Ridge tiles - The ridge tiles appear in good condition throughout.

Eaves timbers

Painted timber fascia and soffit boarding with painted timber consol brackets to main house.

- Fascia and soffit to roofslope RS01-4 - Paint on timber with decorative timber consol brackets supporting cast-iron gutter. Poor decorative order, otherwise reasonable condition.
- Fascia and soffit to roofslope RS05 - Paint on timber supporting cast-iron gutter. Poor decorative order, otherwise reasonable condition.
- Fascia and soffit to roofslope RS06 - Paint on timber supporting cast-iron gutter. Poor decorative order, otherwise reasonable condition.

Chimney CH01

Inappropriate smooth cementacious rendered chimney with cement cover flaunching to roof slating. Heavily rusted metal aerial attached. Metal grille cage over seven clay chimney pots.

- Cement-based flaunching cover to roof slating has failed leaving open joints in which vegetation has taken hold.
- Render to chimney is cracked and detached in places.
- Extensive rusting of metal grille cage and aerial.

Chimney CH02

Extensive vegetation coverage to chimney. Condition not accessible.

EXTERNAL WALLS

WEST ELEVATION, MAIN HOUSE

Walling generally

Rough-cast render on rubble granite walling. Ashlar granite chamfered plinth band. Granite doorcase consisting of granite lintel entablature supported on granite Doric columns set within roughcast rendered recessed archway. All window openings blocked up and rendered over with cementacious rough-cast render. Granite sills. (Photo 06)



Photo 04. Missing slate to roofslope RS04



Photo 05. Slating in good condition



Photo 06. West elevation

- Render - Inappropriate cementacious render applied to walling and blocked up window openings. Some areas of detachment from background.
- Plinth - Plinth heavily soiled and partially buried below ground. Existing ground levels raised considerably.
- Sills - Reasonable condition.
- Door surround to D101- Heavily soiled otherwise in reasonable condition.
- Steps - Raised stone step. Worn, otherwise reasonable condition. Second set of steps located below ground level.
- Foot scraper - Paint on metal foot scraper housed in stone slab, reasonable condition (Photo 07).



Photo 07. Foot scraper

Rainwater goods

Half-round cast-iron gutters on metal brackets fixed to timber consol bracketed eaves.

- Gutters - Very poor condition.
- Downpipes - Very poor condition, resulting in heavily stained and saturated walls.

Windows

- Window W101, 201 and 202 - Window openings have been blocked up, existing caseframes still insitu with sashes stored in each room. (Refer to interior section for condition of windows).

External doors

The main entrance door is a timber ledged and sheeted door. The door to the west elevation of the single storey entrance is a stained four panelled raised and fielded door. All external doors are in poor condition.

Miscellaneous items

Broken bulkhead light fitting over main door.

SOUTH ELEVATION, MAIN HOUSE

Walling generally

Rough-cast render on rubble granite walling. Ashlar granite chamfered plinth band. All window openings blocked up with concrete blockwork with exception of single ground floor window to east end of elevation. Granite sills. (Photo 08)

- Render - Inappropriate cementacious render applied to walling. Some damage to east corner exposing underlying rubble granite walling (Photo 09). Heavy vegetation growth to west end of elevation.
- Plinth - Heavily soiled otherwise in reasonable condition.
- Sills - Reasonable condition.



Photo 08. South elevation



Photo 09. Underlying granite walling

Rainwater goods

Half rounded cast-iron gutters with metal brackets fixed to timber consol bracketed eaves.(Photo 10)

- Gutters - Very poor condition. Section of gutter hanging from eaves .
- Downpipes - None.

Windows

- Windows W102, 203-205 - Window openings have been blocked up, existing caseframes still insitu with sashes stored in each room. (Refer to interior section for condition of windows).
- Window W103 - Poor decorative order otherwise in reasonable condition.



Photo 10. Missing section of gutter

WEST ELEVATION, MAIN HOUSE

Walling generally

Rough-cast render on rubble granite walling. Ashlar granite chamfered plinth band. All window openings blocked up with concrete blockwork. Basement area spanning full width of elevation flanked by two stone walls. (Photo 11) Granite sills.

- Render - Inappropriate cementacious render applied to walling. Some damage to east corner exposing underlying rubble granite walling. Extensive vegetation growth to virtually entire elevation extending up to eaves.
- Plinth - Heavily soiled otherwise in reasonable condition.
- Sills - Reasonable condition.



Photo 11. Basement area to east elevation

Rainwater goods

Half rounded cast-iron gutters with metal brackets fixed to timber consol bracketed eaves.

- Gutters - Very poor condition.
- Downpipes - Poor condition.

Soil stack

Cast-iron pipework

- SVP - Paint flaking. Rust staining from holderbats. Poor decorative order, reasonable condition.

Windows

- Windows W104-105, 206-207 - All window openings have been blocked up, existing caseframes still insitu with sashes stored in each room. (Refer to interior section for condition of windows).

NORTH ELEVATION, MAIN HOUSE

Walling generally

Rough-cast render on rubble granite walling. First floor window opening blocked up with concrete blockwork. Granite sill. (Photo 12)

- Render - Inappropriate cementacious render applied to walling. Extensive vegetation growth to east end of elevation.
- Sills - Reasonable condition.

Rainwater goods

Half rounded cast-iron gutters with metal brackets fixed to timber consol bracketed eaves.

- Gutters - Very poor condition. Section of gutter missing to west end.



Photo 12. North elevation

- Downpipes - None.

Windows

- Window W208 - Opening blocked up. (Refer to interior section for condition of windows).

WEST ELEVATION, SINGLE STOREY EXTENSION

Walling generally

Rough-cast render. Window opening blocked up with concrete blockwork and rendered over flush with wall. Granite sills. (Photo 13)

- Render - Inappropriate cementacious render applied to walling. Extensive vegetation extending across eaves.

Rainwater goods

Half rounded cast-iron gutters fixed to timber fascia.

- Gutters - Very poor condition.
- Downpipes - Very poor condition.

Windows

- Windows W109-110 - Openings blocked up. (Refer to interior section for condition of windows).



Photo 13. West elevation of single storey

EAST ELEVATION, SINGLE STOREY EXTENSION

Walling generally

Rough-cast render. Survey access restricted due to extensive vegetation.

- Render - Inappropriate cementacious render applied to walling. (Photo 14)

Rainwater goods

Half rounded cast-iron gutters with metal brackets fixed to timber fascia.

- Gutters - Section missing. Very poor condition.
- Downpipes - Very poor condition.

Windows

- Windows W106-107 - Openings blocked up. (Refer to interior section for condition of windows).



Photo 14. East elevation of single storey

NORTH ELEVATION, SINGLE STOREY EXTENSION

Walling generally

Rough-cast rendered wall extending to basement level. Survey access restricted due to extensive vegetation. (Photo 15)

- Render - Inappropriate cementacious render applied to walling.

Windows

- Window W108 - Metal grille cover over blockwork infill. (Refer to interior section for condition of windows).

Door

Painted timber ledge and sheeted door.

- Door D001 - Door nailed shut. Poor decorative order.



Photo 15. Barely visible north elevation of single storey extension elevation

Miscellaneous

- Aga flue opening.

SINGLE STOREY OUTBUILDINGS TO NORTH OF MAIN HOUSE

Walling generally

Exposed rubble stone walling with timber lintels to door and window openings. (Photos 16 and 17)

- Stonework - Reasonable condition.
- Lintels - Very poor condition.

Windows

- All missing.

Doors

- All missing



Photo 16. Outbuildings viewed from north



Photo 17. Outbuildings viewed from south

GROUND WORKS

Miscellaneous

- Boundary wall to roadside - Low level exposed rubble stonework wall abutting west end of south elevation extending southwards along roadside for approximately 9840mm, heavily overgrown (Photo 18).
- Basement walls - Exposed rubble stonework wall abutting south end of west elevation extending eastwards for approximately 4185mm incorporating steps. Steep sided ground to basement area possibly indicating infill or subsided material (Photo 19).
- Walling to north of main house - A tall boundary wall extends beyond the single-storey extension retaining the roadside on the west side and a series of outbuildings in ruinous state on the east side, forming an enclosed yard.



Photo 18. Boundary wall to roadside



Photo 19. Basement wall

INTERIOR, BASEMENT

Room R001

- Floor - Brick and square tile terracotta tile floor, uneven, accumulation of debris, poor condition. Widespread dampness.
- Walls - Plaster on solid background to all walls, extensive efflorescence and deterioration of surface.
- Ceiling - Plasterboard on timber floor joists, partial collapse in several locations (Photo 20). Dry rot fruiting bodies along north section to west of chimney breast. Plasterboard encased steel beam spanning east-west between east wall and free standing pier continuing to west side into west wall.



Photo 20. Collapsed ceiling room R001

Room R002

- Floor - Timber boards spanning north-south. Extensive dust and debris on surface, some collapse to south side probably all in poor condition. Five no tree trunks used to prop ground floor (Photo 21).
- Walls - North wall paint on plaster on solid background, extensive dampness particularly to west, poor condition. East wall paint on plaster on solid background, extensive dampness, poor condition. South wall paint on plaster on solid background, poor condition, note granite lintel over recess to west side of wall and granite jambs also of interest. West wall paint on plaster on 215mm brick wall.
- Ceiling - T&G sheeting on timber joists, extensively taken down or collapsed, very poor condition.
- Door - Painted timber vertically sheeted door with plain glazed fanlight over.
- Window - Originally very wide 3/6 sash window, top sash still remains, bottom sash removed. Bars to outside of window and blockwork build up to outside of that. Painted plaster reveals on solid background, painted timber sill board, poor condition.
- Fireplace - On south wall, original jamb style.



Photo 21. Tree trunks used to prop floor

Room R003

- Floor - Polished concrete floor with concrete upstand skirtings purpose unclear. Extensive debris, damp staining to west side but sound.
- Walls - West wall paint on plaster on solid background, extensive dampness, flaking of paint, very poor condition. north wall paint on plaster on solid background, extensive flaking, very poor condition. east wall paint on plaster on masonry wall, extensive flaking, very poor condition.
- Ceiling - T&G sheeting spanning north-south, extensive collapse in south-east corner and south-west corner and at north end, very poor condition.
- Window - High level painted timber horizontal sash window, very poor condition, one sash missing.

Room R004

- Floor - Terrazzo floor and coved skirting, reasonable condition.
- Walls - Paint on plaster on solid background to all walls. Flaking widespread, otherwise reasonable condition. Tiles sills to windows.
- Ceiling - T&G sheeting spanning north-south, extensive flaking and falling away of paintwork, poor condition.
- Door - Paint timber four-panelled door, stuck mouldings, ironmongery removed, poor condition.
- Aga cooker - In recess on north wall (Photo 22) with tiling around opening, bull-nosed at corners. Steel lintel sagging.
- Kitchen unit to south wall - Very poor condition.



Photo 22. Aga cooker

- Windows - 2/2 sash windows, two sashes removed, outside built up with concrete block. Cases appear average condition.

Room R005, Hallway

- Floor - Terrazzo with coved upstand skirtings, extensive debris and dust but appears reasonable condition.
- Walls - Paint on plaster on solid background, extensive flaking, extremely poor condition.
- Ceiling - Painted T&G sheeting spanning north-south to main corridor, rusting of nail heads, some dry rot fruiting bodies on west side. Poor condition. Paint on plasterboard to west return, very poor condition.
- Staircase - Timber staircase non-existent. Collapsed as result of dry rot.
- Door - Painted timber vertically sheeted and beaded door with frames and ledges. Horizontal timber batons placed for security. Rim lock possibly reasonable condition.

Room R006

- Floor - Note raised level over floor in hall. Black and white square tiles laid in diagonal pattern, appear reasonable condition.
- Walls - Paint on plaster to north, east and west walls. All very poor condition, especially west wall.
- Ceiling - Painted timber T&G sheeting spanning north-south, extensive dry rot to west side leading to collapse of floor joists, very poor condition.
- Door - Door missing.
- Window - Window sashes removed, painted timber plain linings and architraves. Evidence of extensive dry rot, very poor condition. Square black and possibly white tiles on sill. Folding shutter to west side, very poor condition.
- South wall - Vertical painted timber T&G beaded sheeting, double doors opening to room to south. one door missing. Very poor condition.
- Fittings - Bath to east wall, very poor condition. note soil pipe dropping through ceiling in front of window and turning into spigot in floor.

Room R007

- Floor - Not visible below debris.
- Walls - Paint on plaster on solid background, very poor condition.
- Ceiling - Painted timber T&G sheeting spanning north-south, extensive collapse as result of dry rot, very poor condition.
- Window - Cast iron lattice window (Photo 23) in west wall hinged to north side opening into area, painted plaster reveals, very poor condition. Timber lintel over, very poor condition.

Room R008

- Floor - Tongue and groove timber boarding running north-south on 300mm deep joists. One board lifted, dry rot spores, average condition.
- Walls - North, east and south walls plaster on solid background, average condition. West wall plasterboard on stud background, poor condition.
- Ceiling - Plasterboard on ceiling joists, poor condition.
- Fittings - Timber tongue and groove boards fixed north-south, some debris on surface, otherwise reasonable condition.
- Walls - Paint on plasterboard to north wall, poor condition. East wall paint on plasterboard, average condition. South wall paint on plaster on solid background, average condition. West wall paint on plaster on solid background, extensive damp staining, poor condition.
- Window to west wall - Paired sash cases, sashes removed and set into room, windows blocked up. Extensive dry rot in horizontal timber



Photo 23 Cast-iron lattice window

boarding below window sill and around lining and head.

- Window to south wall - Timber sashes removed and set into room. Plain painted timber linings, moulded architrave, painted timber boarding below sill, all average condition.
- Ceiling - Paint on plasterboard on ceiling joists, average condition.

INTERIOR, GROUND FLOOR

Room R101

- Floor - Lino on timber floor, substantial collapse in north-east corner (Photo 24), debris and timber baulks in south-west corner, very poor condition.
- Walls - North wall paint on plaster on solid background, extensive damp staining, dry rot fruiting bodies, very poor condition particularly to west side. East wall paint on plaster on solid 100mm thick masonry wall, average condition. South wall paint on plaster on solid background, extensive mould growth, average condition. West wall paint on plaster on solid background, extensive damp staining particularly to north end of wall, fruiting bodies adhering to underside of arch over door opening, very poor condition.
- Ceiling - Paint on plasterboard on ceiling joists, dry rot fruiting bodies to north end (Photo 25), generally poor condition.
- Window to south W102 - 6/6 painted timber sash. Painted timber splayed linings and horizontal board below sill, moulded architrave, average condition.
- Doors - Main entrance door D101 timber framed and panelled door, hardwood frames, panels appear to be pine. Two panels central moulded bead, poor condition.
- Door D103 to room R102 - Painted timber four-panelled door. Stuck mouldings, average condition.
- Door D104 on north wall - Painted timber vertically sheeted and braced door, poor condition.

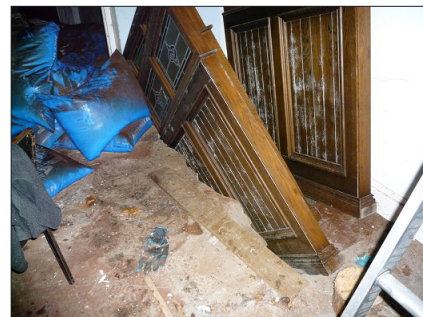


Photo 24. Collapsed floor



Photo 25. Dry rot fruiting bodies

Room R102

- Floor - Timber boards spanning east-west. Extensive dry rot affecting north-west corner, floorboards deteriorated to collapse although joists appear sound. Carpet on floor to office area.
- Walls - Paint on plaster on solid background to north wall, average condition. East wall paint on plaster on solid background, extensive damp staining, poor condition. South wall paint on plaster on solid background, extensive damp staining, poor condition. West wall paint on plaster on solid single brick thick masonry wall, average condition.
- Ceiling - Paint on plasterboard on ceiling joists, average condition.
- Painted timber architraves, painted timber horizontal boards under sills, all average condition.
- Door D103 - Described under room R101.
- Fireplace - Modern sandstone fireplace on north wall (Photo 26), reasonable condition.

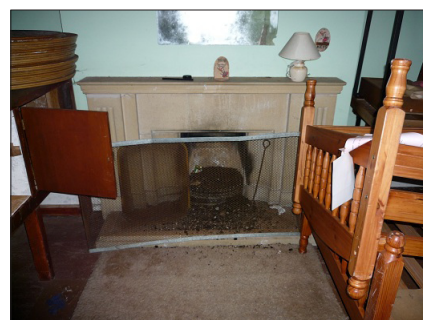


Photo 26. Modern fireplace

Room R103

- Floor - Timber boards spanning north-south, dry rot in south-west corner and probably throughout remainder of floor. Extensive debris on floor, very poor condition.
- Walls - North wall paint on plaster on solid background, note recess with elliptical head, extensive flaking of paint, apparently damp staining, some mould growth, poor condition. East wall paint on plaster on solid background, extensive flaking and peeling of paint, poor condition. South wall paint on plaster on solid background extensive peeling of

paint, poor condition. West wall plasterboard on makeshift stud partition, plasterboard substantially removed, partition in poor condition. Note large timber beam at ceiling level, appears to be original and sound.

- Ceiling - Paint on plasterboard on ceiling joists, partially collapsed (Photo 27)
- Door - Previously described.
- Window W105 - Window case removed, brick reveals evident, splayed. Stone sill. Window blocked with concrete blockwork.
- Fireplace - South wall. Original fireplace opening remains but fireplace removed.



Photo 27. Collapsed ceiling plaster

Room R104, Stairwell

- Floor - T&G timber floorboards spanning north-south, extensive debris on floor, extensive dry rot in flooring, very poor condition.
- Staircase - Timber staircase. Handrails, balustrade, newel all missing, extensive dry rot to west side, very poor condition.
- Walls - North wall painted plaster on solid background, extensive damp staining, dry rot fruiting bodies, very poor condition. East wall paint on plasterboard on stud wall, apparently of recent origin, very poor condition. South wall paint on plaster on solid background, extensive damp staining and flaking of plaster, dry rot fruiting bodies mainly to west side of wall. Very poor condition. West wall paint on plaster on solid background, extensive flaking, fruiting bodies, peeling of plasterwork finish, very poor condition.
- Ceiling - Paint on plasterboard to soffit of staircase and underside of landing, very poor condition.
- Door to room R103 - Vertically sheeted timber braced door, poor condition.

Room R105

- Floor - T&G timber floorboards spanning north-south, extensive debris on floor, extensive dry rot in flooring, very poor condition.
- Staircase - Timber staircase. Handrails, balustrade, newel all missing, extensive dry rot to west side, very poor condition.
- Walls - North wall painted plaster on solid background, extensive damp staining, dry rot fruiting bodies, very poor condition. East wall paint on plasterboard on stud wall, apparently of recent origin, very poor condition. South wall paint on plaster on solid background, extensive damp staining and flaking of plaster, dry rot fruiting bodies mainly to west side of wall. Very poor condition. West wall paint on plaster on solid background, extensive flaking, fruiting bodies, peeling of plasterwork finish, very poor condition.
- Ceiling - Paint on plasterboard to soffit of staircase and underside of landing, very poor condition.
- Door to room R103 - Vertically sheeted timber braced door, poor condition.

Room R106

- Floor - Timber T&G boarding spanning north-south, extensive dry rot to west side (Photo 28), very poor condition.
- Walls - Paint on plaster on stud partitions, poor condition.
- Ceiling - Paint on plasterboard on ceiling joists, poor condition.

Room R107, Bathroom

- Floor - Timber T&G boarding spanning north-south, extensive dry rot, very poor condition.
- Walls - Paint on plaster on stud partitions, poor condition.
- Ceiling - Paint on plasterboard on ceiling joists, poor condition.

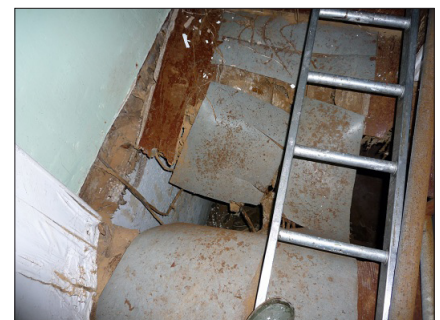


Photo 28. Collapsed floor caused by dry rot

Room R108

- Floor - Timber T&G boarding spanning north-south, extensive debris but floor appears sound.
- Walls - North wall paint on plaster on solid background, extensive cracking, damp staining, flaking and falling-away of plaster finish, very poor condition. East wall paint on plaster on solid background, poor condition. South wall paint on plasterboard on stud wall.

Room R109

- Floor - Timber T&G boarding spanning north-south, extensive dry rot, very poor condition.
- Walls - Paint on plaster on stud partitions, poor condition.
- Ceiling - Paint on plasterboard on ceiling joists, poor condition.

INTERIOR, FIRST FLOOR**Room R201, Landing**

- Floor - T&G timber boards fixed north-south. Distinct joint between floor to room R204. Several boards lifted, extremely poor condition to west side where affected by dry rot. Balustrade to stairwell removed.
- Walls - North wall paint on plaster, curved head of former window opening? Average condition. East wall remains of timber stud partition, plasterboard removed substantially from both sides, very poor condition. South wall paint on plaster on solid background, poor condition. West wall paint on plaster on solid background, extensive falling-away of top finish coat, dry rot fruiting bodies, very poor condition.
- Ceiling - Paint on plasterboard on ceiling joists, large section removed to north end, otherwise very poor condition.
- Window W201 to west wall - Sashes removed and set on flooring. Painted timber plain panelled linings, extensive dry rot, very poor condition.

Room R202

- Floor - Timber T&G floorboards spanning north-south, substantially removed, very poor condition.
- Walls - North wall paint on plasterboard, very poor condition. East wall paint on plaster on solid background, extensive damp staining and flaking, very poor condition. South wall paint on plaster on solid background, extensive flaking, very poor condition. West wall remains of timber stud partition with plasterboard substantially removed, very poor condition.
- Ceiling - Paint on plasterboard on ceiling joists approximately 40% removed (Photo 29). Very poor condition.
- Fittings - Fireplace built in rustic brick on south wall, inappropriate.
- Window W207 to east wall - Sashes removed and set on east wall. Window blocked up. Painted timber linings and architraves, poor condition.
- Door D202 - Painted timber four-panelled door, ironmongery removed, some damage to panels, poor condition.



Photo 29. Collapsed ceiling

Room R203, Bathroom

- Floor - T&G timber boards spanning north-south, extensive debris on floor, some boards removed, poor condition (Photo 30).
- Walls - North wall paint on plaster on solid background, extensive flaking and crazing, very poor condition. East wall paint on plaster on solid background, extensive flaking and crazing, very poor condition. South wall paint on plasterboard on stud background, extensive flaking of paint, plasterboard bowing at east end, very poor condition. West



Photo 30. Bathroom in poor condition

wall paint on plasterboard on stud background, very poor condition.

- Ceiling - Paint on plasterboard on ceiling joists, partial collapse in centre of ceiling, very poor condition.
- Window W208 to north wall - Sashes removed and set on floor. Window blocked up. Painted plaster reveals, poor condition. Timber sillboard, poor condition. Window case average condition.
- Door D201- Door missing.
- Fittings - Bath sitting loose on floor, all other fittings removed.
- Hot press - Hot press constructed from T&G timber in south-west corner, very poor condition.

Room R204

- Floor - T&G timber boards fixed east-west. Two boards lifted, extensive dry rot spores on surface of floor.
- Walls - North, east and west walls paint on plasterboard, poor condition. South wall paint on plaster on solid background, average condition.
- Ceiling - Paint on plasterboard on ceiling joists, poor condition.
- Window to south wall - Blocked up. Sashes removed, painted timber linings and architraves, average condition.
- Door - Painted timber four-panelled door, ironmongery missing, average condition.

Room R205

- Floor - T&G timber boards fixed north-south. Two boards lifted, extensive dry rot spores on surface of floor.
- Walls - North and east walls paint on plasterboard, poor condition. South and west walls paint on plaster on solid background, average condition.
- Ceiling - Paint on plasterboard on ceiling joists, poor condition.
- Windows W202 and 203 - Blocked up (Photo 31). Sashes removed and stored within room, painted timber linings and architraves, average condition.
- Door D203 - Painted timber four-panelled door, ironmongery missing, split closing stile, average condition.

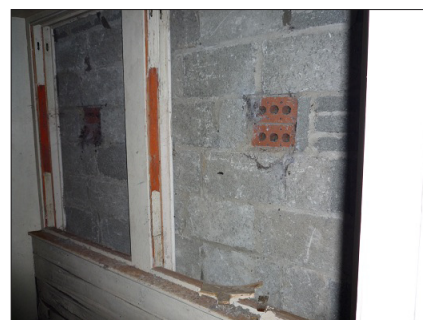


Photo 31. Blocked up windows

Room R206

- Floor - T&G timber boards fixed north-south. Two boards lifted (Photo 23), extensive dry rot spores on surface of floor.
- Walls - North, east and west walls paint on plasterboard, poor condition. South wall paint on plaster on solid background, average condition.
- Ceiling - Paint on plasterboard on ceiling joists, poor condition.
- Window W204 - Blocked up. Sashes removed, painted timber linings and architraves, average condition.
- Door D206 - Painted timber four-panelled door, ironmongery missing, average condition.

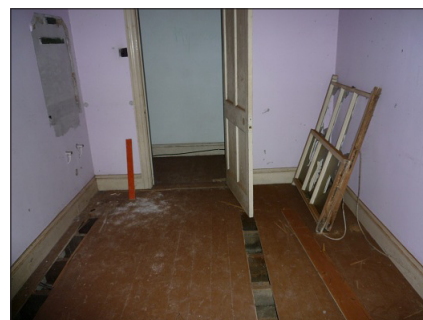


Photo 32. Floor boards lifted in room R206

Room R207

- Floor - T&G timber boards fixed north-south. Two boards lifted, extensive dry rot spores on surface of floor.
- Walls - West wall paint on plasterboard, poor condition. North, south and east walls paint on plaster on solid background, average condition.
- Ceiling - Paint on plasterboard on ceiling joists, poor condition.
- Windows W205 and 206 - Blocked up. Sashes removed and stored within room, painted timber linings and architraves, average condition.
- Door D206 - Painted timber four-panelled door, ironmongery missing, average condition.

ROOFSPACE, SOUTH SIDE, MAIN BLOCK

Rafters, approximately 125x38mm at 300mm centres on 200x75mm purlins spanning east-west and lighter purlins spanning north-south. Ceiling joists, 125x38mm approximately ceiling joists at approximately 400mm centres (same centres as rafters). No insulation. Natural slate fixed to slating battens on sarking felt, sarking felt decaying and flaking away in places (Photo 33). Evidence of drips falling from sarking felt onto plasterboard ceiling. Structure appears substantially sound.

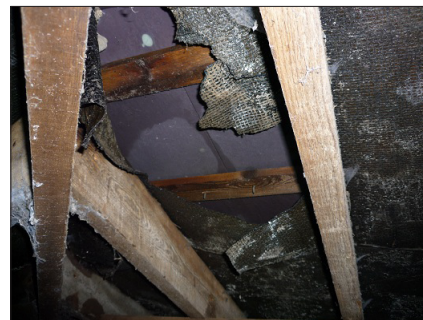


Photo 33. Decayed sarking felt

APPENDIX A

PLANS

APPENDIX B

ELEVATIONS