

Job No: 972

Date: 28th February 2024

Ref: CS01 – Condition Survey Report

Revision **PL00**:11th March 2024

**1 RADSTOCK COTTAGES
RADSTOCK LANE
EARLEY
READING**



LIMITED CONDITION SURVEY REPORT

Client:

Mr Richard and Helen Winter
1 Radstock Cottages
Radstock Lane
Earley
Reading
RG6 5UN

Architect:

Morse Webb Architects
The Byre
Lantern Courtyard
The Street
Bramley
Hampshire
RG26 5DE

INSPECTION SUMMARY

General Details

Building name: **1 Radstock Cottages**

Scope: **External Fabric to Existing Historic Par of Timber Frame House**

Address: 1 Radstock Cottages, Radstock lane, Earley, Reading RG26 5DE

OS Ref: SU 74581 70659

Local Authority: Wokingham Borough Council

Listed Building Record Details (Historic England)

Historic Category:	Listed Building
Grade:	II

Inspection

Inspected by: Matt Taylor, Associate (Historic Buildings and Architectural Conservation), Morse Webb Architects

Inspection date: 1st February 2024

CONTENTS

1.00 INTRODUCTION

- 1.01 Location
- 1.02 Status and Occupancy
- 1.03 Building Protection Designation
- 1.04 Building Description

2.00 CONDUCT OF THE INSPECTION

- 2.01 Scope of the Inspection
- 2.02 Personnel
- 2.03 Date of Inspection and Weather Conditions
- 2.04 Associated Documents

3.00 GENERAL STATE OF THE 17TH CENTURY HOUSE & RECOIMMENDATIONS

- 3.01 Condition
- 3.02 Recommendations for Remedial Work
- 3.03 Recommendations for Further Investigations

1.00 INTRODUCTION

1.01 Location

1.01.01 Earley is a town and civil parish in the Borough of Wokingham in Berkshire. 1 Radstock Cottages is located on Radstock Lane in the centre of Earley approximately 2.6 miles south east of Reading town centre.

1.02 Status & Occupancy

1.02.01 Building Tenure: Two storey, semi-detached part timber frame house in private ownership.

1.01.02 Occupancy: Occupied

1.03 Building Protection Designation

1.03.01 Statutory Listing (Historic England):

Historic Category:	Listed Building
Grade:	II
List Entry Number:	1136320
Date Listed:	12 th January 1989
Statutory Address:	Radstock Cottage, 1 Radstock lane
County:	Berkshire
District:	Wokingham (Unitary Authority)
Parish:	Earley
National Grid Reference:	SU 74581 70659

Listed Description:

II

Cottage. Early C17, altered and extended mid C20. Timber frame encased in painted roughcast, tile gabled roof. Lobby entrance plan of 4 framed bays formerly, now 3, with stair turret at rear and extension on left. 2 storeys. One end gable chimney, one chimney on ridge with C19 top over original C17 stack. C20 metal casement windows. Entrance front: rendered plinth. 2 bays. Gablets over first floor breaking eaves. C20 entrance porch on right with C20 door. Interior: complete timber frame visible. Beams and joists are chamfered with lambs tongue stops. Queen post roof. Inglenook chimney and bread oven. No. 2 (Radstock Farm Cottage) adjoining was formerly part of No. 1 (Radstock Cottage) and may still contain one framed bay under C20 linings and plaster.

1.03.02 Pevsner: Buildings of England – Hampshire: No entry

1.04 Building Description

- 1.04.01 Two storey semi-detached part timber framed house. The building is rectangular on plan and linear in form comprising the original timber framed house dating from the early part of the 17th century, a late 19th century or early 20th century two storey extension added to the rear north east side of the earlier timber framed house and a modern late 20th century two storey extension with rooms in the roof void/roof space, with dormer windows to the front south west elevation, added in the 1980s.
- 1.04.02 The current accommodation comprises:
- Ground floor: entrance hall, living room, dining room, study, kitchen, wc and family room/bedroom.
 - First floor: landing, three bedrooms, box room, bathroom, wc/shower room and airing cupboard.
- 1.04.03 The earliest part of the house is a timber box frame dating from the early 17th century comprising long frames to the front and rear external elevations and an end (gable) frame, all with solid infill panels with a rendered finish, and intermediate cross frames which support the roof trusses. There is one visible queen post principal roof truss exposed in, what is now, the principal bedroom (bedroom 1) and the adjacent bedroom 2 at first floor level. The timber frame remains visible to the front south west and end/side north west elevations.
- 1.04.04 Remains of a 17th century internal chimney breast is visible at ground floor level in the living room and in the principal bedroom (bedroom 1) above which is situated on and part of the internal wall separating the cottage from its attached neighbour. Externally over the ridge to the roof, this chimney has subsequently been rebuilt in brickwork, possibly at the end of the 19th century or early 20th century. The double pitched roof over the earliest part of the house is covered in plain clay tiles and has a gable end to the north west elevation. A second chimney stack was added externally to the north west gable wall of the original house in the late 19th century or early 20th century and serves a fireplace in what is now the ground floor dining room. This later chimneystack has been added over the timber frame.
- 1.04.05 The late 19th century or early 20th century two storey extension conceals the timber frame to rear north east elevation the original house. The external walls to this extension are of solid construction (presumably brickwork) and now have a rendered finish which is painted. It has a double pitched roof over covered in plain clay tiles with a valley between it and the roof to the original 17th century house.
- 1.04.06 The modern two storey 20th century extension extends partially over the external north west gable wall to the original house concealing part of the timber frame. It is of cavity wall construction (presumably a brick or blockwork outer leaf with a blockwork inner leaf) with a render finish which is painted. It has a double pitched roof over covered in plain clay tiles.
- 1.04.07 All windows are replacement timber flush casement double glazed windows with a painted finish. The windows to the front south west elevation of the house were replaced in 2023. The front door (G01.ED01) is a solid timber vertically boarded plank door with a painted finish.
- 1.04.08 Internally, there are exposed timbers in the original 17th century house at ground floor level comprising wall studs and cill plates to the long and cross frames, with plastered infill panels between, floor joists and principal beams to the underside of the first floor and isolated and independent timber beams and lintels over openings. At first floor level one queen post truss is exposed on the line of the cross frame with exposed

studs and brace below. Purlins are exposed but the upper part of the roof structure and apex is concealed internally by a lathe and plaster flat soffit ceiling at purling level. There is no access to the roof void above.

- 1.04.09 Ground floors comprises: timber boarded floor finishes in the hall, living room, family room/bedroom, study and dining room and a sheet vinyl floor covering in the kitchen, all of which are laid over a solid concrete floor slab/base. At first floor level the floors comprise: floor boards nail fixed over and to floor joists in Bedroom 1, Bedroom 2, carpet over floorboards to the landing, box room and bedroom 3 and sheet vinyl floor coverings in the wc/shower room and bathroom.

2.00 CONDUCT OF THE INSPECTION

2.01 Scope of the Inspection

- 2.01.01 Morse Webb Architects were appointed by their client and owners of 1 Radstock Cottages, Mr Richard and Mrs Helen Winter, to undertake a limited inspection of the existing house with the intention of identifying faults to the building fabric that maybe allowing rainwater or moisture to penetrate the external envelope and cause decay to existing building elements and materials.
- 2.01.02 The primary focus of the inspection relates to the external fabric of the original parts of the house that date from the early 17th century, including the exposed timber frame and associated infill panels and low cill/plinth wall supporting the historic frame off ground level. The inspection also considers how subsequent alterations, adaptations and extension of the house may have affected the earlier historic fabric and to identify condition and building faults which need attention and remedial works.
- 2.01.03 Ultimately, the inspection and subsequent report is intended to inform a programme of prioritised repair works to return the older historic structure and fabric back to a satisfactory state of repair with the aim to reduce the risk of the negative impacts of penetrating damp into the building affecting elements of its construction. The report is also intended to provide important information to support a listed building consent application to the local authority, Wokingham Borough Council, for approval for the repairs proposed.
- 2.01.04 The visual site inspection was carried out from ground level externally at the front, rear and side of the house, without the aid of binoculars, and internally at ground and first floor levels without the use of high level access equipment (ladders, steps or scaffolding). No access was gained in to roof spaces or voids.
- 2.01.05 The instruction for the condition survey is specific to:
- i. Review the condition of the existing exposed timber frame to the front south west and end/side gable north west elevations of the original 17th century part of the house identified and based on the surveys carried out by the structural engineer, SFK Consulting Ltd. and the Materials Timber Decay and Damp Specialists, Hutton and Rostron.
 - ii. Identify the condition of associated elements of the structure and fabric including the infill panels and cill/plinth wall at ground level.
 - iii. Identify the condition of the associated external chimneystack added later to the end/side gable north west elevations of the original 17th century part of the house.
 - iv. Determine possible causes of damp or water ingress into the building associated with the original 17th century part of the house and identify where moisture may be becoming trapped within the external envelope construction.
 - v. Provide information on the existing structure and fabric to support a listed building consent application for necessary repairs.

- 2.01.06 The following areas/parts of the building and related elements were not inspected:
- i. A detailed inspection to identify the condition of the late 19th century or early 20th century two storey extension (a general overview inspection was carried out).
 - ii. A detailed inspection to identify the condition of the modern late 20th century single storey extension (a general overview inspection was carried out).
 - iii. Floor voids or floor structures concealed by floor finishes, fixed floorboards and ceilings.
 - iv. Concealed roof voids without access.
 - v. All building services – including electrical services, hot and cold water systems or heating systems.
 - vi. Above and below ground foul and surface water drainage systems.
 - vii. Internal fixtures and fittings.
 - viii. Internal finishes and decorations.
 - ix. Areas of the external roof and chimneys not seen from ground level, including the valley gutter between the early 17th century timber framed house and the late 19th/early 20th century extension.
- 2.01.07 Woodwork or other parts of the structure which were covered, unexposed or inaccessible were not inspected, and therefore it is not possible to report that such parts remain free from defect.
- 2.01.08 Flues, ducts, voids or any other similarly enclosed areas, the access to which would have required 'opening up' (which could have caused damage to finishes or fittings) were not inspected, and therefore it is not possible to report that such parts remain free from defect.
- 2.01.09 Specialist inspections or testing were not carried out in respect of material used in the construction or services, including above and below ground drainage systems.
- 2.01.10 The inspection did not include examination of mechanical, heating electrical, gas or telephone services.
- 2.01.11 It is not envisaged that the report will be made available, in whole or part, for use by a third party, Morse Webb Architects will not hold responsibility towards any third party for the content herein.
- 2.01.12 It is not intended that this document is used as a direct basis for instructing repairs: a detailed conservation repair schedule and specification must be prepared and used.
- 2.02 Personnel**
- 2.02.01 This inspection was carried out by Matt Taylor, associate specialist historic building and conservation consultant at Morse Webb Architects.
- 2.03 Date of Inspection and Weather Conditions**
- 2.03.01 The Inspection was carried out on Thursday 1st February 2024 (am).
- 2.03.02 The weather was dry with sunny intervals, cold with a light breeze.

2.04 Associated Documents

2.04.01 This report is to be read in conjunction with the following drawings and documents:

Morse Webb Architects

Drawings

- 972-001-PR00 Location and Block Plans
- 972-002-PR00 Floor Plans As Existing
- 972-003-PR00 Front (South-West) Elevation As Existing
- 972-004-PR00 Side (North-West) Elevation As Existing - Original Cottage
- 972-005-PR00 Side (North-West) Elevation As Existing - 20th Century Extension
- 972-006-PR00 Rear (North-East) Elevation As Existing
- 972-007-PR00 External Photos of Building Condition As Existing
- 972-008-PR00 Internal Photos of Building Condition As Existing

Structural Engineer – SFK Consulting Ltd.

Document

- Initial Structural Inspection Report Ref: 23093/R01 dated August 2023

Materials Timber Decay and Damp Specialists – Hutton and Rostron Environmental Investigations Ltd.

Document

- External Timber Condition Investigation Report Ref: 159-77 dated 13th October 2023

3.00 STATE OF THE 17TH CENTURY HOUSE & RECOMMENDATIONS

3.01 Condition

Generally

3.01.01 Overall, the two later parts of the property, the 19th/early 20th century two storey extension and the modern late 20th century single storey extension are in a satisfactory condition. There are some isolated and localised minor defects internally and externally that will require attention during the next six to eighteen months during routine maintenance works to keep these parts of the house in a good state of repair. No major defects were identified. Generally, minor defects related to wear and tear caused by the everyday use of the building affecting internal decoration. Some minor defects to joinery items were noted but not of great significance, which should be rectified when routine internal redecoration is carried out.

3.01.02 Generally the roof coverings are in a fair to satisfactory condition. The roof coverings to the 19th/early 20th century two storey extension and the modern late 20th century single storey extension are in a satisfactory condition.

Significant Defects Relating to the Earlier 17th Century Part of the House

3.01.03 The roof coverings over the early 17th century timber framed part of the house have some localised and isolated defects including missing, slipped and broken or fractured individual tiles and some small areas of uneven tiles with larger gaps between tile courses. The mortared verge to the tiled roof covering to the north west elevation gable appears to be in a satisfactory condition.

3.01.04 The existing mortar fillet flashings at the interface between the tile roof coverings and the brickwork chimneystacks appear to have isolated cracks and may have detached/loose sections. Inspection at high level is recommended to determine their detailed condition as these junctions are particularly susceptible to water ingress.

3.01.05 From ground level, a number of the brickwork mortar joints to both chimneystacks appear to have missing or what appears to be potential loose or defective mortar pointing. Again, it is recommended that high level inspection is carried out to determine the extent of potential faulty pointing.

3.01.06 These particular roof covering and chimneystack defects could lead to water ingress into the roof voids and external wall tops which could have a negative impact on the structure and fabric below and ultimately damage internal finishes and should be further investigated relatively urgently.

3.01.07 It is known that the timber frame was previously covered with a pebbledash render finish. This was subsequently removed during the 1980s and the timber frame exposed and repaired incorporating new oak cover pipes fixed over deteriorated individual elements of the original timber frame. The brickwork infill panels between the timber frame were subsequently rendered as part of this renovation work with a cement based render finish. Both the timber frame and the render to the infill panels were painted with impervious paint systems which prevent moisture drying out from the surface of the material below.

3.01.08 As identified by the structural engineer, SFK Consulting Ltd. and Materials Timber Decay and Damp Specialists, Hutton and Rostron Environmental Investigations Ltd., Individual elements of the existing timber frame to both the front south west elevation

and the north west gable end elevation are deteriorating with areas of decaying timber caused by wood rot. This includes both the original timber frame and the later 20th century oak capping pieces that were previously added and fixed over the top as part of the 1980s renovation and repair works. In both instances, the rot to timber elements, old and new, is, on the whole, being caused by the individual timbers becoming and remaining wet or saturated for prolonged periods of time as trapped moisture is unable to dry out and escape from external surfaces due to impervious paint coatings. Further wetting is caused to the edges of the timber frame elements at the interface with the infill panels where trapped moisture migrates to the edge of the panel as it cannot escape direct to the surface of the panel itself due to the impervious cement render and impermeable external paint coatings.

- 3.01.09 The cill plate to the timber frame sits above ground level on a low solid (presumed brickwork) cill/plinth wall with a painted rendered finish. The render appears to be a modern cement based render subsequently painted with an impervious paint finish both of which prevent trapped moisture migrating to and drying out from the external surface of the wall. This may increase the risk of damp penetration internally leading to damage to internal plaster, joinery and finishes.

- 3.01.10 The brickwork infill panels between the timber frame to the front south west and end north west elevations may have been added as a background to allow the whole of these elevations to be rendered in pebbledash at some point circa mid-20th century. Evidence has been found within the house at first floor level, where part of the former north east external wall and timber frame to the early 17th century house is exposed, in the form of remains of wattle and daub infill panels between the historic timber frame. This appears to incorporate woven hazel branches (wattle) with a clay/earth backing plaster reinforced with straw (daub) finished with a lime render coat over. This could suggest that the infill panels to the early 17th century house were wattle and daub, which is consistent for a vernacular timber framed building in this particular area of the south. This wattle and daub to the infill panels to the front south west and side north west elevations may have been removed and replaced with solid brickwork between the timber frame elements when these elevations received the pebbledash render finish.

- 3.01.11 Where small areas of the brickwork to the infill panels has been exposed recently where render and/or timber elements have been removed, evidence suggests this brickwork may have been laid, bedded and pointed in a cement base mortar. Should this generally be the case, this impervious mortar is likely to restrict the passage of moisture towards the external surfaces of the external wall and trapping it within the wall construction. It may also encourage it to move towards internal surfaces where it could contribute to damage finishes or become trapped in voids behind modern drylining to the internal face of internal walls.

- 3.01.12 Part of the refurbishment works carried out in the 1980s included the drylining of the internal faces of the external walls, including the external walls to the early 17th century timber framed house. It is likely this has been carried out using timber battens and lined with plasterboard with a gypsum plaster skim finish over, which is impervious to moisture movement. It is not known how this later drylining is fixed to the earlier structure and fabric or what it is actually fixed to (rear face of the timber frame and/or infill panels). It is also not known what the depth of the void is between the internal face of the external wall and the rear of the plasterboard or whether this void incorporates any insulation or is ventilated in any way. As any water or moisture in the external wall is restricted from drying out towards and from the external surfaces of the wall, water or moisture could become trapped in this later internal void/cavity. Further investigation is required to determine the nature and fixing detail of the modern drylining as it may be affected by repair proposals that involve removal

of elements of the timber frame or the removal of the brickwork infill panels to facilitate the timber frame repairs.

- 3.01.13 The principal and older chimneystack (CH01) probably is contemporary with the early 17th century timber framed house. It serves stove in the large fireplace opening/recess in the living room and previously a fireplace in bedroom 1, which was subsequently blocked up. The chimneystack internally is of solid brickwork construction with a painted plaster finish over at first floor level in bedroom 1. Externally, the chimney has previously be rebuilt above roof covering level with exposed fairfaced brickwork with two clay pots.
- 3.01.14 Overall the chimneystack appears to be in a fair to satisfactory condition. There are possibly some isolated/localised open or defective mortar joints to the brickwork chimneystack externally along with some isolated/localised cracking to the plaster finish internally, particularly around the purlin bearing points. The blocked fireplace in bedroom 1 does not appear to have an opening or grille allowing the flue to be ventilated. This flue is open at the chimneypot externally allowing rainwater to penetrate into the brickwork stack.
- 3.01.15 The existing later century additional chimneystack identified as CH02 to the side north west elevation is believed to have been added to the original early 17th century timber framed house late in the 19th century or early 20th century, possibly at a similar time to the addition of the two storey extension to the rear north east elevation. It was built against and over the timber frame and the works also included removal of part of the historic cill plate to the frame in order to allow the internal fireplace opening and recess in the Dining Room to be created. The chimneystack is an independent brickwork structure with a rendered finish, other than the upper part of the stack at roof level which is exposed brickwork. Subsequently. The chimneystack previously required the addition of two iron or steel straps fitted to tie it back to the timber frame of the earlier house, presumably because it became unstable or detached from the house.
- 3.01.16 This chimneystack is in a fair condition with a number of defects evident that require urgent attention. Some of these defects may be allowing rainwater to penetrate deeper into the external walls which could be having an adverse effect on the timber frame behind and adjacent to the chimneystack and may be contributing to damage to internal finishes. This includes cracked render and unsealed abutments with timber framed elements that pass behind it. The later metal straps are severely corroded causing significant rust staining to the render below. The upper strap appears to have a gap between it and the render finish suggesting it has moved out of position. Internally, there is evidence of water ingress in the fireplace opening/recess with salt crystals/ efflorescence and damp staining on the exposed brickwork. The painted metal plate lintel over the fireplace opening has some rust staining to its underside. The internal brickwork to the fireplace recess and surround has been previously coated with a clear finish reminiscent of varnish. This could be a proprietary water sealing solution.

3.02 Recommendations for Remedial Work

Based on the findings of the inspection and the identified condition of building elements and materials, the following remedial works are recommended.

3.02.01 External

- i. Structural engineer to schedule repairs to the external timber frame to include removal of decayed/rotten elements of the original early 17th century oak frame

- and subsequent 20th century oak capping pieces and the replacement of these with new oak sections fitted and joined to the existing using traditional carpentry techniques and joints.
- ii. Existing brickwork infill panels, adjacent to original 17th century timber frame elements to be replaced, to be removed to allow new replacement oak timber frame elements to be fitted.
 - iii. Rebuild dismantled brickwork infill panels removed using a handmade stock brick laid, bedded and pointed with lime mortar. The interface between the brickwork and the timber frame should include a flexible but breathable material to take up expansion and contraction.
 - iv. Consider removing the existing cement based render from the infill panels to expose the existing brickwork backgrounds. Rake out and repoint the brickwork infill panels with lime mortar to improve 'breathability' to encourage moisture to migrate and dry out through external surfaces. Re-render the infill panels with new lime render.
 - v. Remove the existing impervious paint coatings from the existing timber frame (historic 17th century and 20th century capping pieces) along with any existing impervious paint to existing render panels retained. Paint/repaint the render panels and timber frame with a fully breathable water based microporous paint system.
 - vi. Remove the existing corroded iron/steel strap ties tying the late 19th/early 20th century external chimneystack to the timber frame to the north west end elevation.
 - vii. Remove the existing cement based render finish from the late 19th/early 20th century external chimneystack and check structural stability and tying in/restraint with the timber frame structure to the north west end elevation. Repair the brickwork substructure, including raking out and removing any cement based mortar pointing and repoint with lime mortar. Re-render the chimney stack using a lime render. Ensure the junction between the chimneystack and the north west elevation timber frame and infill panels is watertight to prevent the ingress of rainwater/moisture. Install new stainless steel strap ties around the chimneystack and fix to the existing timber frame in accordance with the structural engineer's recommendations and/or details. Paint the new render finish with a fully breathable water based microporous paint system such as lime wash or an approved mineral based paint system.
 - viii. Remove the existing cement based render finish from the low cill/plinth wall below the cill plate to the early 17th century timber frame to the front south west and side north west elevations. Repair the brickwork substructure, including raking out and removing any cement based mortar pointing and repoint with lime mortar. Re-render the cill/plinth wall using a lime render. Paint the new render finish with a fully breathable water based microporous paint system such as lime wash or an approved mineral based paint system.
 - ix. Carry out isolated repairs to the existing plain clay tile roof coverings to replace missing, slipped or defective existing tiles with new plain clay tiles to match existing on a 'like for like' basis.
 - x. Remove the existing mortar fillet flashings at the junction between the brickwork chimneystacks and tile roof coverings to both chimneys and replace with new lead abutment flashings (soakers and cover flashings), aprons and saddles.
 - xi. Rake out and repoint defective mortar joints to the two external brickwork chimneystacks above roof covering level with new lime mortar.
 - xii. Fix a new rain/bird-proof ventilating cowl on to the chimney pot (chimney CH01) to the unused flue serving the former blocked up fireplace in bedroom 1 to reduce the amount of rainwater ingress.
 - xiii. Carry out isolated repairs to existing rainwater gutters (cast iron and aluminium sections) to ensure the rainwater disposal system discharges rainwater to the below ground drainage system without leaks and/or blockages.

3.03.02

Internal

- i. Consider removing previously applied clear coatings from fairfaced/exposed brickwork to fireplaces FP01 (Living Room) and FP02 (Dining Room) to allow any trapped moisture to escape.
- ii. Consider ventilating the void/cavity between the internal face of the external wall/timber frame/infill panels and the rear face of the later dry-lining system (subject to the void/cavity being empty/clear and not filled with insulation).
- iii. Ensure chimney flues that are not in use for open fires and/or stoves are ventilated to natural air at both the head to the flue/chimneystack (pot) and at the fireplace to ensure cross/through ventilation is achieved. Fit ventilation grilles to blocked up fireplaces to ensure natural passive through ventilation to open air.
- iv. Make good or replace modern/later dryling/internal finishes to the internal faces of the external walls in G01 Hall and G03 Dining Room damaged by moisture penetration (salt crystals/efflorescence, flaking/friable paint coatings, discolouration/damp staining).
- v. Consider forming a new hatch opening to provide access into the existing roof voids above bedrooms 1 and 2. This will allow inspection of the concealed roof structure and underside of the roof coverings, enable thermal insulation to be fitted and to check if there is adequate natural/passive roof void ventilation to remove or reduce the risk of potential condensation forming.

The recommendations are not a specification for the works required but an indication of their nature.

3.03.

Recommendations for Further Investigations (prior to commencing repair works to inform repair specifications)

- i. Remove up to 6 No. 300 x 300mm areas of later drylining to the internal face to the external walls to the early 17th century house to the front south west and side north west elevations at both ground and first floor levels in different locations to establish the construction detail, nature and size of void/cavity, to examine the rear internal face of the historic timber frame and determine if the dry lining is fixed to either the timber frame and/or infill panels.
- ii. Remove existing render from 2 No. infill panels (one on the south west elevation and one from the north west elevation) to exposed the brickwork background to inform repair proposals.
- iii. Remove 1 No. 300 x 300mm area of existing render from the low cill/plinth wall below the timber frame to the front south west elevation to exposed the brickwork background to inform repair proposals.
- iv. Remove 1 No. 300 x 300mm area of existing render from the existing external chimneystack CH02 to exposed the brickwork background to inform repair proposals.
- v. Survey (sweep and/or CCTV) to ensure chimney flues that are not in use for open fires and/or stoves are ventilated to natural air at both the head to the flue/chimneystack (pot) and at the fireplace to ensure cross/through ventilation is achieved. This is particularly important to the late 19th/early 20th century chimney CH02 where there is evidence of damp/moisture ingress internally.