RESIDENTIAL BUILDING SURVEY

Tewkesbury,
Gloucestershire GL20

FOR

Mr & Mrs H

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

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CONTENTS

INTRODUCTION

Firstly, may we thank you for your instructions; we have now undertaken a Building Survey (formerly known as a Structural Survey) of the aforementioned property.

The Building Survey takes the following format; there is an introductory section (which you are currently reading), which includes a synopsis of the building, and a summary of our findings.

We then go through a detailed examination of the property starting with the external areas working from the top of the property down, followed by the internal areas and the buildings services. We conclude with the section for your Legal Advisor and also attach some general information on the property market.

We are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. We would stress that the purchase of a property is usually one of the largest financial outlays made (particularly when you consider the interest you pay as well).

We recommend that you set aside time to read the report in full, consider the comments, make notes of any areas which you wish to discuss further and phone us.

We obviously expect you to read the entire report but we would suggest that you initially look at the summary, which refers to various sections in the report, which we recommend you read first so that you get a general feel for the way the report is written.

As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely happy to make a decision. Ultimately, the decision to purchase the property is yours but we will do our best to offer advice to make the decision as easy as possible.

REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

GENERAL/HISTORICAL INFORMATION

This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area. The sketches are not 100% technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey property that has been much extended and amended over the years. There is also the old cider barn, annex with accommodation and various other outbuildings, including a garage.

This property is constructed in three main areas: stone section, traditional timber frame section and the modern sections to the rear. The barn is constructed in two materials: original stone section and a more modern brick section.

The house has surrounding gardens with a large number of mature and semi-mature trees, as well as the ponds and a driveway that circles around the house.

Predominantly the remaining part of the property is from the 1700's, We are advised the property is Grade II Listed, although we have been unable to find its actual Listed Building registry.

If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

Some of the things that were happening around the time the property was built:

1681 Oil powered street lights are put up in London
1714 Queen Anne dies
1746 Battle of Culloden
1755 Samuel Johnson publishes the Dictionary
1783 Britain recognised American Independence
1750 The start of the Industrial Revolution
1793 – 1800 The Grand Union Canal was built

EXTERNAL PHOTOGRAPHS

Main Property

Front View

Rear View

Pond and Garden

Left hand view

Right hand view

Cider Barn

Front View

Left hand view

Right hand view

Annex

Front view

Rear View

End View

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ACCOMMODATION AND FACILITIES

Main Property

Cellar

Underneath dining room (left hand side)

Ground Floor

The ground floor accommodation consists of:

1) Dining room
2) Lounge
3) Kitchen area
4) Utility area
5) Cloakroom
6) Sun room

First Floor

The first floor accommodation consists of:

1) Master bedroom with en-suite shower
2) Middle walk through bedroom
3) Landing area
4) Right hand bedroom
5) Bathroom

Outside Areas

There are well maintained gardens surrounding the property, including mature and semi-mature trees and substantial ponds. There is also the annex and old cider barn. There is off road parking and a garage.

Annex / Barn accommodation area

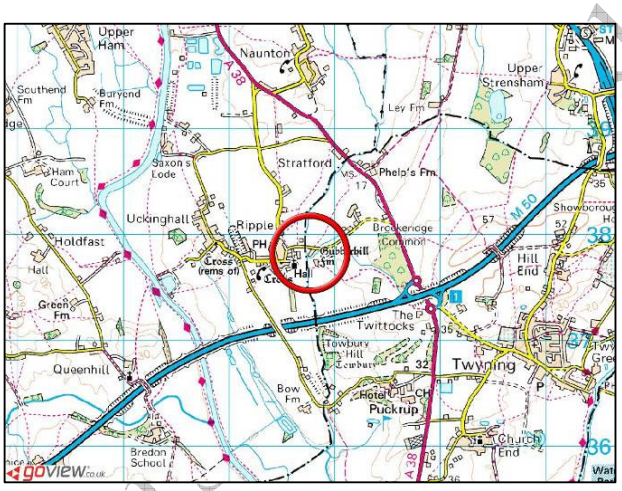
The ground floor accommodation consists of:

7) Kitchen and dining room

The first floor accommodation consists of:

8) Bedroom

9) Bathroom



Arial view

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INTERNAL PHOTOGRAPHS

The following photos are of the internal of the property to help you recall what it looked like and the general ambience (or lack of). We have not necessarily taken photographs of each and every room.

Main Property

Ground Floor

Dining Room

Lounge

Kitchen

Utility room

Cloakroom

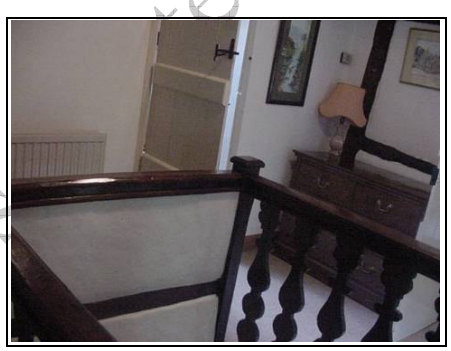
Sun room

First Floor

Master bedroom

Small en-suite bathroom

Middle walk through bedroom



Landing area

Right hand room

Bathroom

Annex / Barn

Ground Floor

Kitchen and lounge area

First Floor

Bedroom

Bathroom

Barn

Barn

SUMMARY OF CONSTRUCTION

Main property

External

Chimneys:	Three brick and stone chimneys
Main Roof:	Pitched, clad with clay and concrete tiles and slate
Gutters and Downpipes:	Plastic (may be some cast iron)
Soil and Vent Pipe:	Plastic (may be some cast iron)
Walls:	Mixture of stone, box timber frame and brickwork and render
Fascias and Soffits:	Painted/stained timber
Windows and Doors:	Modern timber sliding sash look double glazed windows

Internal

Ceilings:		Lath and plaster and plasterboard (assumed)
Walls:		Traditional timber frame
Floors:	Cellar:	Concrete
	Ground Floor:	Mixture of tiles on earth and a joist and floorboard construction with embedded timbers (assumed)
	First Floor:	Joist and floorboards with embedded timbers (assumed)

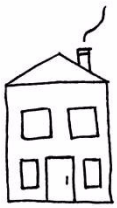
Services

We are advised by the owner of the property that it has a mains water supply, a sewerage tank, electricity and oil. The boiler is a Rayburn fired by oil stored in a plastic oil tank, located on the left hand side of the property as you face it from the front. The drains go to a brick septic tank (not seen). The electrics are dated and located underneath the staircase adjacent to the kitchen.

The above terms are explained in full in the main body of the Report.

We have used the term 'assumed' as we have not opened up the structure.

EXECUTIVE SUMMARY



Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future home when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 500 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

The Good

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

1) The size of the main property (albeit that it is lacking with regard to bathrooms) and outbuildings, including an annex, a barn, a garage and various other buildings.

2) The location and garden features, with ponds and mature trees.

3) It has potential.

4) The property has some of the original features left, which add to the overall character of the property.

We are sure you can think of other things to add to this list.

The Bad

Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1) **General Maintenance**

We feel that there is work for about two weeks or so for a maintenance man who understands older properties. This should be one of your priorities. It is well worth sending them on the Society for Protection of Ancient Buildings course that they run to ensure they do understand old buildings (and mistakes can be costly).

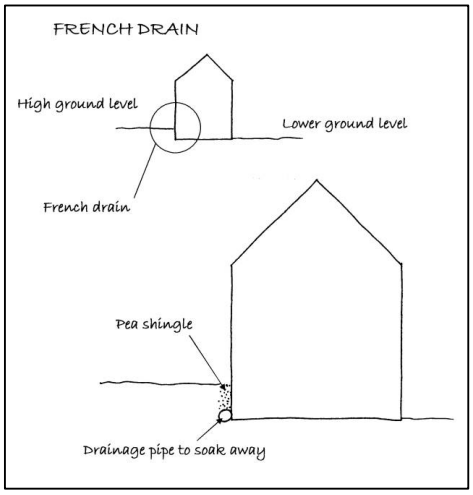
Roof tile missing

ACTION REQUIRED: We recommend:

1. That he replaces the tiles on the roof (it would be a good idea to get a supply of tiles for the replacement in the future if there is not one already at the property).

2. Check the flashings and valley gutters and re-lead them where they are cement. From what we can see there is a leak to the front valley gutter. We can see this within the cupboard of the middle bedroom.

3. Reduce the ground level around the property prior to the French drain being added.



4. Clean gutters and downpipes and check the joints are joined together. In the case of the barn make sure there is a guttering all the way around it. Check the gutters and downpipes are working properly.

5. We would also suggest they put rainwater butts on any downpipes that discharge against the building and also ensure they no longer discharge against the building.

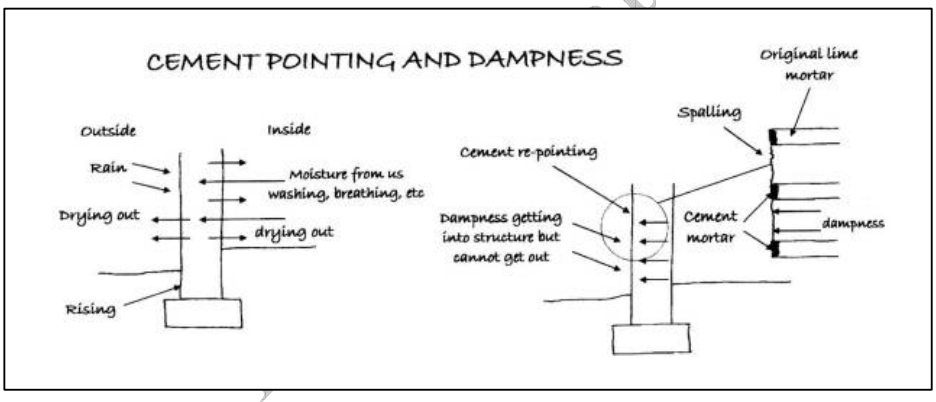
All these are particularly important with the coming onset of autumn and winter. Please see the Other Matters Section of this Report.

2) **Stonework deteriorating**

We can see that the face of the stonework is deteriorating. This we feel is due to the pointing being a cement mortar rather than a lime mortar and gutters leaking.

Deteriorating stonework

As we discussed with you, a lime mortar allows the property to breathe and gives a gortex type breathable structure, whereas a cement mortar has more of a raincoat type affect, causing the rain to deteriorate the stonework.



ACTION REQUIRED: Repoint all areas with a lime mortar rather than cement mortar.

ANTICIPATED COST: This is labour intensive work and likely to require scaffolding. You may be best off buying your own tower scaffolding. Costs in the region of £20,000 to £30,000. Care will have to be taken as this is a Listed building, as well as consultation with the Conservation Officer. Please obtain quotations.

Movement

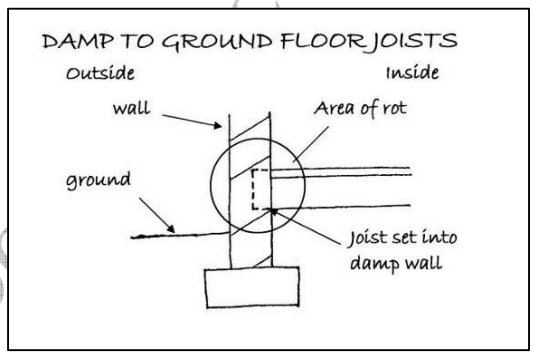
Please refer to our comments on the movement in the structure in the Ugly Section of this report. These comments relate both to the main building and the outbuildings.

3) **Timber frame structure**

Part of the property has a timber frame structure which we feel is in need of repair, for example to the cellar area and the dining room above and the middle bedroom, all of which show wet rot defects and woodworm defects. It is also likely to be due in part to the embedded timbers, as shown in the sketch.

Timber frame structure

As the building is Listed the work will have to be carried out with the Conservation Officer's approval. We feel there is a lot of cement mortar that can be removed from the property with effect that there will always be some wet rot and woodworm discovered in the timber frame structure as the repointing is carried out which will need repair.



We believe we could see some active woodworm to the gable end, although this is very difficult to comment on as it was at high level.

ACTION REQUIRED: General repairs and repointing in a lime mortar and timber repairs as necessary.

ANTICIPATED COST: As above - £20,000 to £30,000; please obtain quotations.

Please see Walls Section of this Report.

4) **Double glazed windows in a Listed building**

There are relatively new double glazed windows in the building. Double glazing generally requires consent, particularly in a Listed building. We discussed this with the owner who did not think (did not know if) they had Conservation Approval / Listed Building Consent, which normally means they do not have. He advised that the windows followed the pattern of the original windows. You can see, for example, the sliding sash opposite has a modern opening casement style.

Double glazed windows
- sliding sash look with a modern sash style

ACTION REQUIRED: We feel it is best you discuss the double glazed windows with the Conservation officers as soon as possible and voice concerns that they are double glazed. In many cases Listed Building Officers will not require you to do anything, however this is down to the Listed Building Officer in question.

On a technical point of view some of the double glazed units are missing up. This is often due to movement in the structure which double glazing cannot accommodate.

Misting up of double glazing

ACTION REQUIRED: You will have to replace the double glazed units

ANTICIPATED COST: Set aside the sum of £10,000 for dealing with the worst case scenario with the Conservation Officer. They may have photographic records of how the windows were and wish you to replace them as this standard. This would be a liability in the tens of thousands.

Please see the External Joinery Section of this Report.

5) **General dampness in the property**

We are finding high levels of dampness. Whilst this is partly to do with the cement mortar it is also in part to do with the high ground levels around the property which we recommend are lowered and ideally a French drain is added (subject to Conservations Officer's approval), discharging into the septic tank.

We would also recommend that a review of the guttering an downpipes is made, as we can see several instances where downpipes discharge against the building and/or we believe water surcharges (overflows) when it rains over the gutters and hopper heads. For example, we can see some deterioration to the stonework on the left hand side that we believe is caused by an overflowing hopper head.

Dampness coming in from main roof

Finding rising damp

Water discharging against the property

ACTION REQUIRED: In all properties it is very important to ensure that dampness does not get into them. In this case you have dampness coming in at high level via the gutters and downpipes and in some areas the roof detailing with cement flashing. In other areas you have rising damp due to the ground level being too high and downpipes discharging against the property.

ANTICIPATED COST: Set aside the sum of £10,000 to £20,000 for general making watertight repairs; please obtain quotations.

Please see the Dampness and Gutters and Downpipes Sections of this Report.

6) **Woodworm**

As already mentioned in the timber frame section we believe there is some active woodworm. In a property of this age we would expect some woodworm and indeed we can see some signs of past woodworm.

Active woodworm visible to purlins

ACTION REQUIRED: Whilst general repairs to the timbers will be needed we would also recommend adding ventilation to the roof to make the area cooler and less inviting to the woodworm and opening up the floor to check the condition of the timbers.

ANTICIPATED COST: In the region of £2,000 to £5,000; please obtain quotations. Note, we would not recommend a chemical spraying until all other methods have been tried.

Please see the Timber Detailing Section of this Report.

7) **Condition of the ceilings**

We recall we showed you the condition of some of the ceilings on the first floor. Giving this consideration we believe that they fall into two categories:

Dip in ceiling in master bedroom

1. Condensation being caused by near by shower in the master bedroom.

2. The general undulation in the ceiling we feel is due to a defective lath and plaster ceiling which has lost its key and is the reason why we did not walk in the main ceilings. It could also relate to movement on the gable end, which we talk about in the Ugly Section of this report.

ACTION REQUIRED: We feel that some opening up of the ceilings will be necessary to check the condition. To this end we would recommend additional loft hatch openings are added to the roof. This will also benefit any future inspection. We would also recommend the roof is lit throughout (and a good fire alarm system is also added in the roof).

Please see the Ceilings Section of this Report.

8) **Services**

Heating

8.1 It may not be warm enough as the property has many single radiators as opposed to modern double panel convection radiators. You may wish to change the radiators to increase what is known as the British Thermal Units which is the rate of heat into the building. It may also cause some deterioration to the timbers and the structure and increased heat level.

8.2 We noticed some of the radiators had microbore pipes. These we tend to find block up and generally find that the large bore traditional radiator pipes are much better.

ACTION REQUIRED: Replace all microbore pipes.

Microbore plumbing in annex

Energy Efficiency

8.3 You currently have an oil fired Rayburn. You may wish to supplement this by a second oil fired boiler. Remember we looked at the property in August, which in theory should be a warm, fairly dry pleasant month. There is still an element of dampness in the property which obviously is far worse in the middle of winter.

Rayburn

8.4 The tops rooms are formed partly in the roof. You will have a relatively cool environment in the upstairs rooms, particularly the ones to the right hand side (all directions given as you face the property from the front), as they are rooms formed partly within the roof.

ACTION REQUIRED: In the roof space itself there was a general low level of insulation we would add that if you do increase the insulation levels then you also need to increase the ventilation level as condensation can occur in this age, type and style of property.

ANTICIPATED COST: A few hundred to £1,000; please obtain quotations.

Please see the Services Section of this Report.

9) **Tanks**

Septic Tank

We are advised you have a brick septic tank. We generally find with this age of septic tank that they leak, although we have not seen the septic tank.

ACTION REQUIRED: Confirm with the owner whether they will leave septic tank empty or not and how frequently they empty the tank. If he passes on the details of the septic tank company we will speak to them with regards to the condition of the tank. They often have a very good idea of its condition.

Oil Tank

We were pleased to see a plastic oil tank.

ACTION REQUIRED: Confirm with the owner whether they will leave the oil tank full or not, as winter is on its way.

Please see the Services Section of this Report.

Plastic oil tank

The Ugly

We normally put here things that we feel will be difficult to resolve and will need serious consideration.

10) Bulge, crack and movement within the walls

10.1 Left hand wall

There is a visible crack externally and also internally around the chimney and we can see to the right hand side of the outbuilding a bulge in the wall.

Cracking around left hand chimney

Cracking visible internally

10.2 Right hand wall

To the right we can see that the wall is bowing in the main building on the right hand wall.

Bowing in right hand gable

10.3 Outbuilding/barn right hand side

Broken cross brace where a modern timber has been crudely added

Thirdly we can see bowing in the right hand side of the outbuilding/barn wall.

We noted damage to the base of some of the trusses and note, we only had a quick look in the outbuilding barn!

ACTION REQUIRED: We recommend the existing owners place insurance claims, advising that a building survey was recently carried out and it identified the items above and insist that monitoring for movement is carried out on the property.

However, it is not possible from a one off inspection to be certain whether movement is progressive but we think it is likely to the main building left hand side and to the outbuilding right hand side. Nevertheless a check should be carried out on all areas, including the roof in the barn.

This would then limit your liability and will enable a year of monitoring, as recommended by the Building Research Establishment which is far better than a one off inspection such as this.

ANTICIPATED COST: The cost should just be the excess of insurance if anything is required. You do need to make sure a written insurance claim is in place and that the insurance company is happy to pass over the claim to yourselves and that you are happy to carry on insuring with this company. Please see our comments on insurance generally.

Please see the Walls Section of this Report.

Other Items

Moving on to more general information.

Proposed Extension and Development

We spoke briefly about your proposals to extend the barns by way of glass construction, etc, to form a party style roof. Whilst almost anything is possible building wise it is just that much harder with a building that is Listed. It is all down to the way that you deal with the Conservation Officers. We would be more than happy to help you with this if you so wish.

Services

Whilst we have carried out a visual inspection of the services within the property we also need to advise you of the following:

Electrics

For the electrics we would recommend an NICEIC registered and approved electrical contractor or equivalent carries out an inspection, test and report to Institute of Electrical Engineers standards (IEE).

Heating

We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Drainage

We would recommend a close camera TV report.

Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement, as you will be re-piping much of the water used in the building it gives an ideal opportunity to also check for any remaining lead pipes.

ACTION REQUIRED: We would always recommend that you have an independent check by a specialist contractor.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of the property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecorating to turn the property into your home. We have detailed these and other issues within the main body of the report.

Purchase Price

We have not been asked to comment upon the purchase price in this instance, we have however referred you to sources of general information on the housing market within the Information on the Property Market Section, which can be found in the Appendices at the end of the Report.

Every Business Transaction has a Risk

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances. You should now read the main body of the Report paying particular attention to any "**ACTION REQUIRED**" points.

Estimates of Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would usually be best to have work supervised if it is complex, both of which we can do if so required.

SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

Given our initial discussions that you wanted a building that you could move into this building does require a lot of work and will also require a fair amount of on-going work and we would consider it as a high risk purchase.

We would reiterate that some further investigation is required before you purchase this property. We would like to open up some floors and we would also like to open up a section of the ceiling so we can view the left hand side of the property.

We have included in the Appendices some information from Tewkesbury Council with regard to historic windows and also chimneys to show you the sort of guidance material they have on Listed and older properties.

As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion.

We would ask that you read the Report and contact us on any issues that you require further clarification on.

MORE ABOUT THE REPORT FORMAT

Just a few more comments about the Report format before you read the actual main body of the Report.

TENURE – FREEHOLD (OR AS GOOD AS)

We have assumed that the property is to be sold Freehold or Long leasehold, with no unusual or onerous clauses and that vacant possession will be available on completion. Your Legal Advisor should confirm that this is the case.

ESTATE AGENTS – FRIEND OR FOE?

It is important to remember that the estate agents are acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property (no sale – no fee!). We as your employed Independent Chartered Surveyor represent your interests only.

SOLICITOR/LEGAL ADVISOR

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement for Residential Building Surveys, as agreed to and signed by yourselves. If you have not seen and signed a copy of our terms of engagement please phone immediately.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

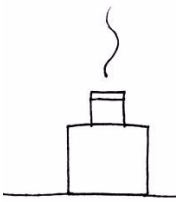
Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible with your property purchase - just phone us.

THE DETAILED PART OF THE REPORT FOLLOWS, WORKING FROM THE TOP OF THE PROPERTY DOWNWARDS

We have been advised the property is Grade II Listed
(your Legal Advisor should confirm this and make their own enquiries)
and as such it will require various permissions
to be obtained before work is carried out, over and above that
normally required and possibly the use of appropriate materials
for the age, type and style of property.

EXTERNAL

CHIMNEY STACKS, FLUES, PARAPET WALLS AND DORMER WINDOWS



Chimney Stacks

Chimneys developed originally from open fires placed within buildings. From this, the chimney has developed to its present day format where it is used as an aesthetic feature and focal point rather than purely just to heat the room.

There are three chimneys to this property they are located and to the front left hand side, front middle and rear of the property (all directions given as you face the property).

Chimney One – front left hand side

This chimney is brick built with a lead flashing. We are unable to see the top of the chimney known as the flaunchings, we therefore cannot comment on its condition. However we did note cracking and movement in the chimney breast externally. This can also be seen internally.

ACTION REQUIRED: Please see our comments in the Executive Summary with regard to an insurance claim being required due to the movement that is occurring.

Front left hand chimney

Crack in left hand chimney

Chimney Two – located front middle

This is a substantial stone and brick chimney. It looks to have been rebuilt and repaired over the years.

Middle chimney

Close up

ACTION REQUIRED: It generally needs some ad hoc repointing. It also needs the flashing checking to the rear of it.

Chimney Three – located to rear on single storey extension

This is located to the rear of the property on the single storey extension which incorporates the cloakroom. It is brick built with no chimney pots and a lead flashing. The flashing was slightly unusual as we would expect it to go higher. We also noticed some undulation in the roof, meaning there may be some movement in this chimney. We were unable to check to see if this chimney was present at lower level.

Rear chimney

ACTION REQUIRED AND ANTICIPATED COST: We would set aside the sum of £1,000 to check if this chimney is present at lower level and/or remove the chimney or add a structural support in.

Chimney Four, located to front right hand side

This chimney looks to have been reduced in years gone by and now only partially remains. It is built out of stone with a tile capping on it and a flue going through it.

Front right hand chimney

ACTION REQUIRED: The stone needs general repair. Please see our comments in the Executive Summary.

Flaunchings Defined

A low, wide cement mortar fillet surrounding the flue terminal on top of the chimneystack to throw off rainwater.

Flashings Defined

Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.

Dormer Windows

Dormer windows are often used where rooms are formed within the roof space and have the advantage of allowing light into the area and also giving the head space to allow them to be stood next to.

There are two dormer windows situated to the rear of the property. They have rendered fronts and sides with glazed casement windows and a tiled roof and generally look in average condition.

Rear left hand dormer window

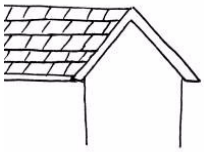
Rear right hand dormer window

Finally, dormer windows have been viewed from ground level and literally from the dormer windows themselves.

We have made our best assumptions on the overall condition of the chimney stacks, flues from the parts we could see. The inspection was made from ground level within the boundaries of the property (unless otherwise stated) using a x16 zoom lens on a digital camera. A closer inspection may reveal latent defects.

Please also see Chimney Breasts, Flues and Fireplaces Section of this Report.

ROOF COVERINGS AND UNDERLAYERS



The Roof Coverings and Underlayers section considers the condition of the outer covering of the roof. Such coverings usually endure the extremes of climate and temperatures. They are susceptible to deterioration, which ultimately leads to water penetration.

The underlayer's function is to minimise wind and water damage. Dependent upon the age of your property this may or may not be present, please read on:

We will consider the roofs in two areas; the main roof and low level roofs.

Main Roof

It was difficult for us to confirm 100% whether the roof was just clay tiles or concrete and clay. We were advised that the roof had been re-roofed as one of the first things the owners did when they came to the property. Nevertheless, we can see some slipped tiles.

Close of up of main tiles, with missing roof tiles

ACTION REQUIRED: Generally reposition and replace slipped tiles and make watertight.

Upstand

There is an upstand in the roof where there is dampness coming in. You can literally see chicken wire in the gap in the roof. We have spoken elsewhere within this report about adding more loft access, this would then allow you to gain access to this area and to be able view the problem better. Our view was very limited.

Upstand in roof

ACTION REQUIRED: Close gap in upstand.

ANTICIPATED COST: We would set aside the sum of £1,000 to £2,000 for general repairs to close gap in upstand.

We also noticed that dampness was getting into the rear of the property which can be seen in the cupboard on the middle bedroom.

Flashings

In some areas cement flashings have been used.

Cement flashing

ACTION REQUIRED: We would recommend these are removed and replaced with a lead flashing or a lime mortar flashing. This needs to be agreed with your Conservation Officer.

ANTICIPATED COST: In the region of £2,500 to £5,000; please obtain quotes.

Valley Gutter

You have some valley gutters. They have tiles in them in some cases and moss etc.

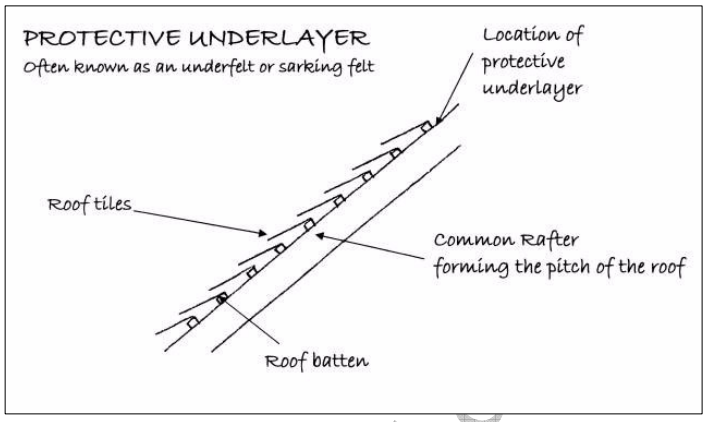
Valley gutters leaking

ACTION REQUIRED: These generally need to be cleared and made watertight.

ANTICIPATED COST: Allow the sum of £1,000 to £2,000; please obtain quotes.

Protective Underlayer (Often known as the sarking felt or underfelt)

From the 1940s onwards felts were used underneath tiles/slates to stop wind damage and water penetration, these in more recent years have been replaced with plastic equivalents. These are commonly known as underfelts but now the name is not really appropriate, as felt is not the only material used.



When we inspected the loft space we found a Hessian base Bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, it is damaged in a few places but this is not unusual considering its age.

This photo shows the common rafters (the ones that form the pitch of the roof) and the dark area between is the underlayer.

Low Level Rear Roofs

You have two low level rear roof; one over the sun lounge and one over cloakroom area.

Low level roof over sun lounge

This is a relatively shallow pitched with has moss sitting on it, which we often find is the case with a shallow pitched roof.

> **ACTION REQUIRED:** Clear moss, making sure you do not damage the roof.

Roof over sun lounge

Low level roof over cloakroom area

Our comments are very similar to the main roof. There does look to have been some movement around the chimney area. Please note our comments with regard to work needed on this chimney. It does look like there have been repairs around the chimney fairly recently.

Roof over cloakroom

Finally, all the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera.

Unfortunately we were only able to see approximately eighty percent of the main roof from ground level via our ladder or via any other vantage point that we managed to gain. We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

For further comments with regard to ventilation please see the Roof Structure and Loft Section.

ROOF STRUCTURE AND LOFT

(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

The roof structure or framework must be built in a manner which is able to give adequate strength to carry its own weight together with that of the roof covering discussed in the previous section and any superimposed loads such as snow, wind, foot traffic etc.

Main Roof

Roof Access

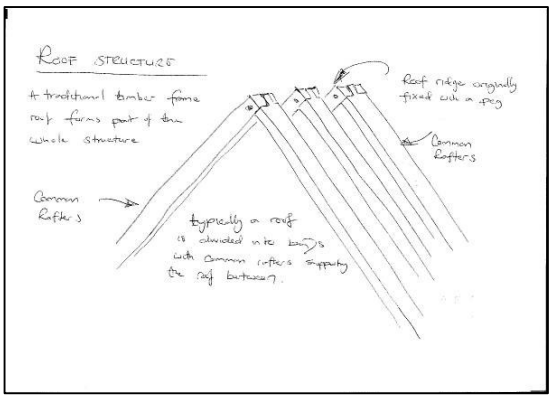
The main roof is accessed via the loft hatch located on the right hand side landing (all directions given as you face the property). There is no loft ladder, or secured floorboards. We recommend that these be added, as it will make the loft space safer and easier to use.

We would normally go into the roofs. In this case we decided that we were unhappy to do this on the right hand side. The left hand side had a tank in the way and we were also concerned about the undulation to the roof further on. Therefore we have based most of our comments on what we could see within the right hand side of the roof, which was viewed by torch light, although there is a one light in the roof (it could do with more).

The benefit of putting secured floorboards down is you can actually see from damp staining whether any dampness is coming in this winter, which we think is a way of checking the roof.

Roof Structure

This property has a timber frame which also forms the roof truss.



The roof will have been hand cut and purpose made, with the trusses of the building normally being prefabricated on the ground floor, being lifted into place. Between the roof trusses, as you can see in the sketch, common rafters were fitted and this was typical construction of centuries gone by.

In this instance the original timbers have been replaced and repaired. In some cases additional timbers have been added next to the old.

Roof Timbers

We have inspected the roof structure for:

- Serious active woodworm
- Structurally significant defects to the timbers
- Structurally significant dry rot
- Structurally significant wet rot

General view

Our examination was limited by the general configuration of the roof, the insulation and the water tank. What we could see was that there was woodworm and some damp/ condensation in the roof. The roof is in average to slightly below average condition for its age, type and style. It is, however, feasible that there are problems in the roof that are hidden.

Mouse droppings or possibly carcases of the woodworm

Knife test for softness

Some of the timbers have had new timbers put back to back, known as back to backing, to add strength

ACTION REQUIRED: The only way to be 100 per cent certain is to have the roof cleared and checked.

Water Tanks

There is a water tank in the roof. We would always recommend that water tanks be drained down and cleared of any debris etc. (we have seen dead birds and other unmentionable things in these tanks). As you are cleaning your teeth with this water it is best that it is as clean as possible!

Ventilation

We recommend that ventilation is added to the roof. The original natural ventilation has been lost by the re-roofing and adding of a Hessian protective underlayer and then insulation has been added, which contribute towards causing condensation.

Insulation

Please see the Thermal Efficiency Section of this Report.

Insulation

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there was insufficient quantity to comment.

Please see our further comments in the Services Section of this Report.

Finally, we would ask you to note that this is a general inspection of the roof, i.e. we have not examined every single piece of timber. We have offered a general overview of the condition and structural integrity of the area.

GUTTERS, DOWNPIPES AND HOPPER HEADS

The function of the gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.

Defective gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

Gutters, downpipes and hopper heads

The property has plastic gutters and downpipes. It is so important on a timber frame property and on a stone property such as this that the gutters and downpipes do really take the rainwater away.

Gutters and downpipe and hopper head

ACTION REQUIRED: Please see our comments in the Executive Summary where we recommend a general overhaul and review of the gutters. We would always recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

Soil and Vent Pipe

A plastic soil and vent pipe can be seen at roof level. Other than this it is internal.

Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

Plastic soil and vent pipe just visible to rear of property

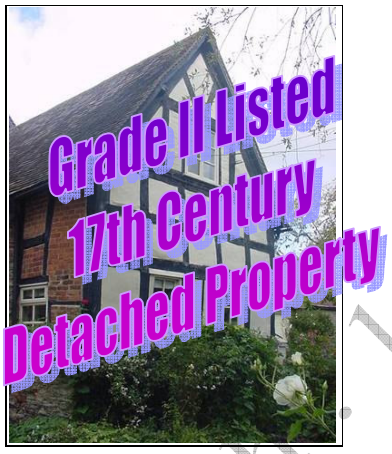
WALLS

External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

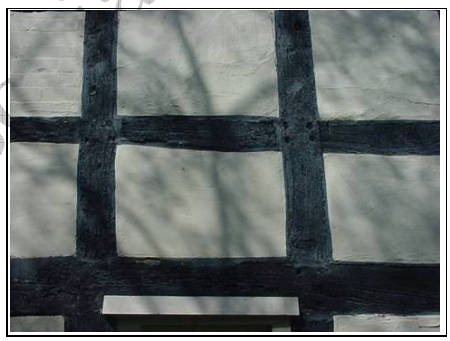
The property has structurally speaking three main areas; the stonework and the timber frame and then the modern extension.

Timber Frame

This property is timber framed, which means that the inside walls are formed of timber (traditionally they would have been formed of stonework, brickwork or blockwork).



Timber frame



Close up of timber framework and in fill panels

Infill Panels

Between the timber frame there are various in fill panels. These range from modern and older brick, painted white and rendered and possibly wattle and daub in fill panels.

ACTION REQUIRED: Again we would remove any cement mortar that is present. At the same time check the timber frame for rot and woodworm.

Poor cement mortar repairs to brickwork

Stonework

A portion of the property has been built in a relatively soft blue/grey stone. It is suffering from the cement mortar that it has been repointed in and also the leaking of gutters.

Deteriorating stonework

Close up of stonework deteriorating with face coming away

We found dampness inside the walls which in turn will have affected the timbers that will be sitting into the stone. We have also identified in the Executive Summary the cracking on the left hand side of the property.

ACTION REQUIRED: Please see our comments in the Executive Summary.

Old Brickwork

There is some older brickwork to the rear of the property. We can see there was just some render remaining above the top of the older brickwork. Again it appears to be suffering form being poorly pointed.

Old brickwork to rear

Old brickwork - was once render

ACTION REQUIRED: We recommend repointing.

Modern Brickwork to Extensions

There are two relatively modern extensions; the sun room and the area for the cloakroom. We assume that Planning Permission has been obtained for these extensions.

Sun room

Brickwork around cloakroom

The sun room brickwork is in reasonable condition, whilst the brickwork around the cloakroom area is suffering from dampness. This area is very close to the well and this may relate to how water is being brought into the property.

Bowing to Gable

There is bowing to the to right hand gable.

ACTION REQUIRED: Please see our comments in Executive Summary.

Bowing to right hand gable

Lintels

As is common with this age of property there are timber lintels. There is likely to be some deterioration to them, as we find in most timber lintels. We did not see any specific issues.

Timber lintel

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by stonework / timber frame / render / brickwork / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

Our comments have been based upon how the stonework / timber frame / render / brickwork / plasterwork has been finished. We have made various assumptions based upon what we could see and how we think the stonework / timber frame / render / brickwork / plasterwork would be if it were opened up for this age, style and type of construction. We are however aware that all is not always at it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

FOUNDATIONS

The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre deep foundations.

Foundations

Given the age of the property you may find different depths of foundations. We would expect to find a shallow foundation, if any foundation at all.

Building Insurance Policy

You should ensure that the Building Insurance Policy contains adequate provision against any possibility of damage arising through subsidence, landslip, heave etc.

Please see our other comments in the report on building insurance.

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

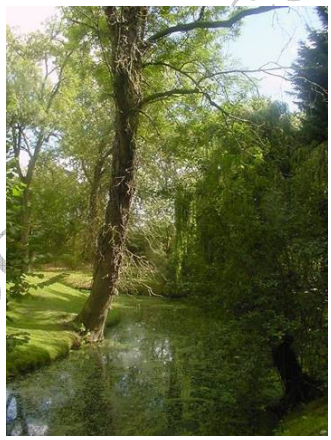
As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

TREES

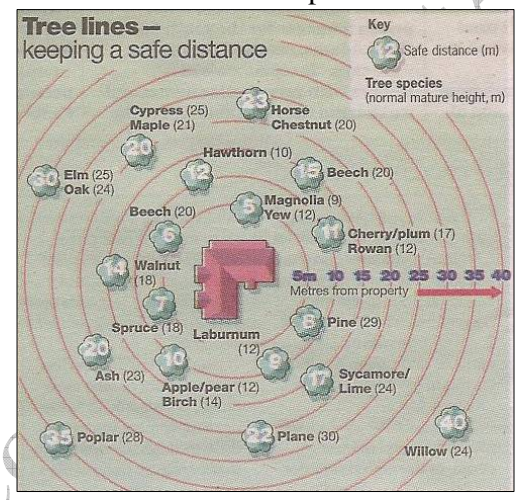
Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

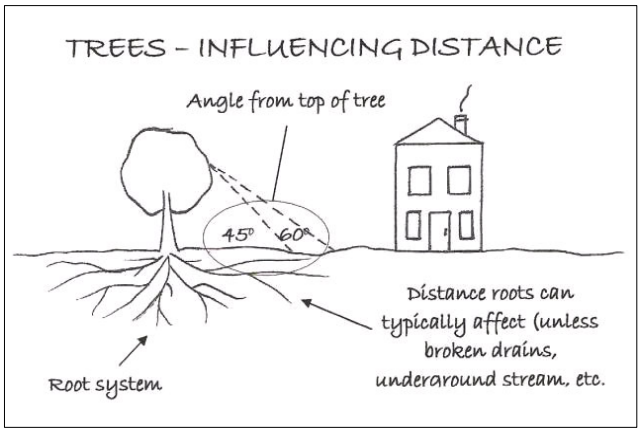
There are many trees around this property which for us were one of its great features. There were not any trees which we would consider as being within influencing distance of the main building, but as there are a lot of trees we would recommend an arboriculturalist (not a tree surgeon) report to establish your maintenance needs over the next five to ten years.

Tree over pond



Poplar trees





Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

Please also refer to the External Areas Section.

DAMP PROOF COURSE

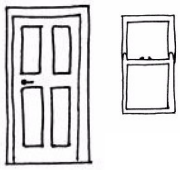
The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole, although this took many years for it to become standard practice.

All properties of this age they will not have been built with a damp proof course (DPC) and generally they are not recommended. The building has to have an element of dampness in it.

The modern structures are likely to have a DPC, in this case this will be the sun room and possibly the cloakroom areas.

Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.

FASCIAS AND SOFFITS AND WINDOWS AND DOORS



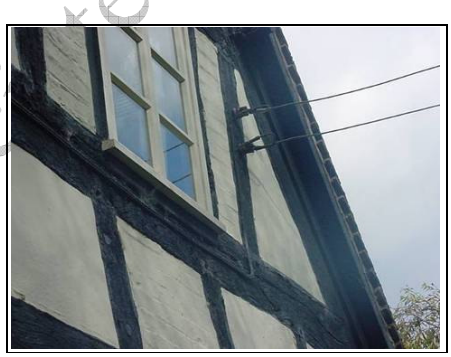
This section covers fascias, soffits and bargeboards and windows and doors, and any detailing such as brick corbelling etc.

Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

Fascias and Soffits

Where there are fascias and soffits these is timber. In some areas there are just fascias. These can be checked when the gutters are being checked.

Given the damage we can see from the water discharging down some parts of the walls there is likely to be some deterioration them.



Timber fascias and soffits

Windows and Doors

Quite surprisingly the property has modern double glazed sliding sash style windows, (as can be seen in the photo – they did not actually side they opened).

We would refer you to the Appendices where we have put some of the historic window guidance that Tewkesbury Council Conservation Department provide. We do not think they will be very happy with the windows but are unsure of what action, if any, they will take, but it certainly needs to be brought to their attention before your purchase the property to establish the associated risk with it.

Double glazed windows

If you do look to develop the property then they may have requirements of bringing this back to a more appropriate style.

The windows that are there are relatively new and of reasonable quality (although perhaps not appropriate). We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution.

Enquiries should be made as to the existence of any transferable guarantees. Generally it is considered that double glazed units have a life of about ten years.

> **ACTION REQUIRED:** you need to speak to the Conservation Officer before you purchase this property. Please see our comments in the Executive Summary.

Finally, we have carried out a general and random inspection of the external joinery. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors we have usually opened a random selection of these during the course of the survey. In this section we are aiming to give a general overview of the condition of the external joinery. Please also see the Internal Joinery section.

EXTERNAL DECORATIONS

The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

There is a reasonable amount of external decoration to the timber frame. There is much argument and debate over whether the black and white look of the timber frame is a traditional look.

The redecoration is not required for a few years but if you are having major work carried out to the property it may be the most economic time to carry out redecoration. You will need to use appropriate paints that allow the property to breathe.

Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where painting takes place outside this maintenance cycle repairs should be expected. Ideally redecoration should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES

In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.

Ceilings

The infill panels internally to the older parts of the property could be almost anything having been amended and altered over the years, from a wattle and daub type structure right the way through to lath and plaster and to modern plasterboard. We really have found nearly everything between the floor timbers. In this case we have not opened up the structure, however as recommended in other parts of this report that the floors are opened up to establish their construction and condition, particularly where they are adjacent to the walls.

Spine beam with exposed floor timbers

Dip in master bedroom ceiling

We did not gain access to the roof over the left hand room as we were not certain that the ceiling could hold our body weight. We can however see the undulation in the ceiling and it is also adjacent to the chimney that shows signs of movement on the left hand side and they are likely to be inter-related.

Dip in master bedroom ceiling

Internal Walls and Partitions

The house is still divided within the bays of its timber frame construction as far as we can see (with the exception of course of the sun room and cloakroom extension). This means that you have in fill in between the timber frame structure. Again as per our comments in the ceiling section this could a traditional wattle and daub in fill or could have been replaced over the years.

Perimeter Walls

Crack internally in left hand wall

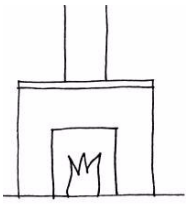
The perimeter walls in the stone section are stone. We are getting some slight dampness readings but it must also be remembered that we are in the warmer months and it will be more damp during the rest of the year.

To the timber frame section this is plastered. This again could be a mixture of different plasters. Given the undulations it is more likely to be an older lime plaster.

Finally, ceilings, walls and partitions have been inspected from floor level and no opening up has been undertaken (unless permission has been obtained by yourselves). In some cases the materials employed cannot be ascertained without samples being taken and damage being caused.

We cannot comment upon the condition of the structure hidden behind plaster, dry lining, other applied finishes, heavy furniture, fittings and kitchen units with fitted back panels.

CHIMNEY BREASTS, FLUES AND FIREPLACES



With the advent of central heating fireplaces tend to be more a feature than an essential function in most properties.

The older chimney breasts are located on the main property; two to the front and one to the left hand side (all directions given as you face the front of the property).

Missing chimney?

We have commented in the Executive Summary that there are problems with the left hand side chimney. Internally it looks like the chimney main part has been removed. This in turn may be the reason for its cracking. It should in theory have had Building Regulations but we very much doubt whether it will have.

ACTION REQUIRED: Your solicitor to check and confirm if Building Regulations have been obtained on removal of the chimney.

At the time of the survey no chimneys were in use, however the owner advised that they did use the main lounge chimney regularly.

The left hand chimney is interesting in that it does not appear to be working as a chimney and is possibly more likely to be working as holding in place the left hand gable end in a buttress format from what we can see.

Finally, it is strongly recommended that flues be cleaned and checked for obstruction prior to use to minimise the risk of hazardous fumes entering the building.

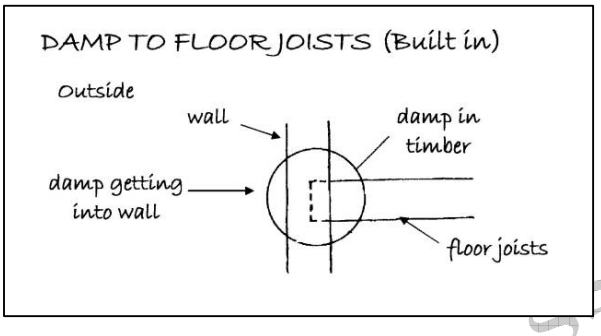
Please also see the Chimney Stacks, Flues and Parapet Walls section of this Report.

FLOORS

Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Ground Floor

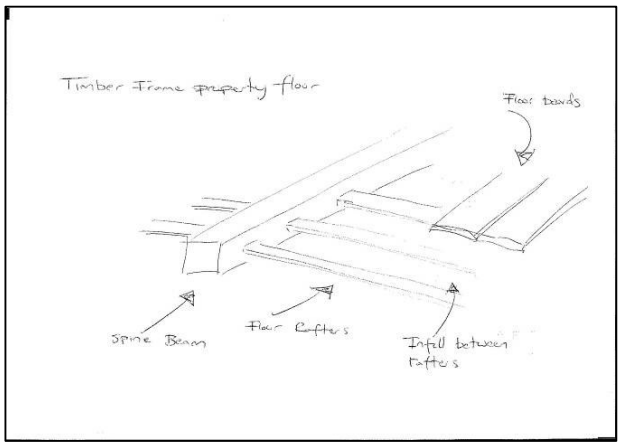
We have assumed that the ground floor construction is tiles on earth. Where it goes over the cellar it is a joist and floorboard construction with embedded timbers. These timbers have been in addition propped in place. However, we have not opened up the floors or lifted the carpets.



Long term additional support in cellar area to ground floor with dining room above

First Floor

We have assumed that the first floor construction is traditional timber frame flooring system with in the stone section of the building possibly embedded timbers into the stone walls as we could not see any timber frame, although this may well be hidden in the wall but we think it is unlikely.



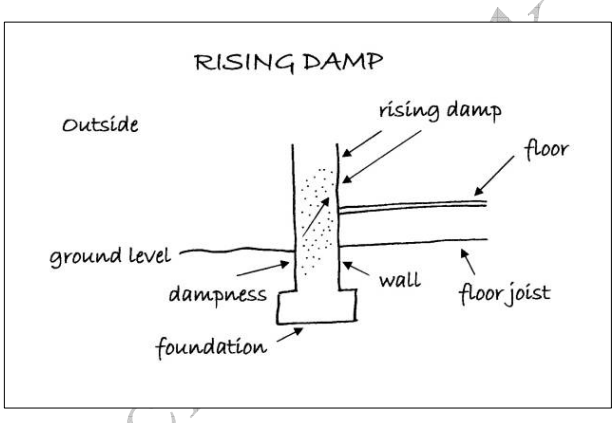
Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.

DAMPNESS

In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

Rising Damp

Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above.

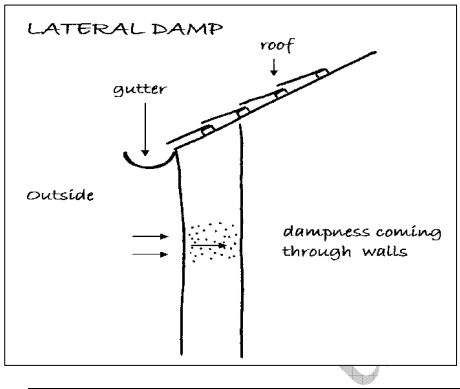


A random visual inspection and tests with a moisture meter have been taken to the perimeter walls and some internal walls. We found dampness throughout the property, please see our comments in the Executive Summary.

Finding rising damp

Lateral or Penetrating Dampness

This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.



Again, we found dampness in various parts throughout the property. Please see our comments in the Executive Summary.

Checking for lateral dampness

Condensation

This is where the humidity held within the air meets a cold surface causing condensation.

Condensation was occurring we believe around the en-suite shower room. Good ventilation needs to be added to this area going directly outside. We can see what we think is a ventilation extraction system, it may be extracting into the roof space and this is a problem we have come across before. This in turn will be causing a lot of deterioration to the roof.

Other than this there are no obvious signs of condensation within the house, however it does depend on how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating and ventilation of properties. Normally opening windows first thing in the morning resolves most condensation issues.

> **ACTION REQUIRED:** You need to open up and gain access into the roof on the left hand side.

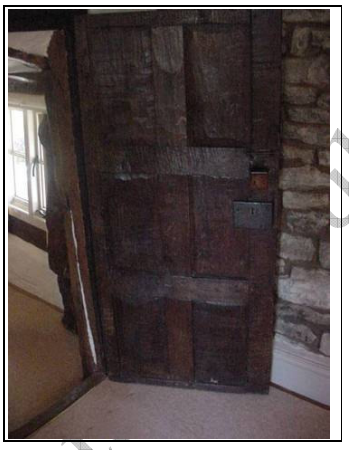
Finally, effective testing was prevented in areas concealed by heavy furniture, fixtures such as kitchen fittings with backboards, wall tiles and wall panelling. We have not carried out tests to BRE Digest 245, but only carried out a visual inspection.

INTERNAL JOINERY

This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.

Doors

You have a range of doors in the property, the oldest of which is this plank door that divides the middle bedroom from the landing area.



Very old door between walk through middle bedroom and landing area

Staircase

There are two staircases; both are straight runs and both are fairly old. The staircase near the kitchen we are advised is of special interest. This is often noted in the Listed Building Reference. Unfortunately we have been unable to find this so we cannot comment further.

Stairs into the lounge

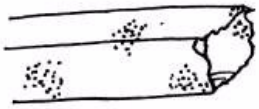
Stairs adjacent to kitchen

Kitchen

There is a relatively modern kitchen with a Rayburn. The main thing of note in the kitchen for us was the leaning to the end gable wall. We have not tested any of the kitchen appliances.

Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general overview of the condition. Please also see the External Joinery/Detailing section.

TIMBER DEFECTS



This section considers dry rot, wet rot and woodworm. Wet and Dry rot are species of fungi, both need moisture to develop and both can be very expensive to correct. We would also add that in our experience they are also often wrongly diagnosed.

Dry Rot

Dry rot is also sometimes known by its Latin name Serpula lacrymans. Dry rot requires constant dampness together with a warmish atmosphere and can lead to extensive decay in timber.

There are no obvious visual signs of dry rot but everything is in place that allows dry rot. Please note we have not opened up the floors and we have not opened up the roof as we wished to.

Wet Rot

Wet rot, also known by its Latin name Coniophora puteana, is far more common than dry rot. Wet rot darkens and softens the wood and is most commonly seen in window and doorframes, where it can relatively easily be remedied. Where wet rot affects the structural timbers in a property, which are those in the roof and the floor areas, it is more serious.

There is wet rot in the roof timbers we saw. Given the lean and the condition of the timber frame there will be some wet rot in this. It is the extent of wet rot that needs to be established and we would recommend working elevation by elevation the outside of the timber frame to establish its condition and we feel that some work will be required in the roof, particularly on the left hand side.

Woodworm

Active woodworm can cause significant damage to timber. There are a variety of woodworm that cause different levels of damage with probably the worst of the most well known being the Death Watch Beetle. Many older properties have woodworm that is no longer active, this can often be considered as part of the overall character of the property.

The roof is the main area that we look for woodworm. Within the roof we found signs of woodworm which did not look active, however we did fins signs of woodworm that did look active on the table end of the building. Our concern is that we have only been able to see a very small part of the roof area.

ACTION REQUIRED: We would recommend that the roof area is opened up and inspected prior to legally committing to purchase this property.

In many properties there is an element of woodworm that is not active. Our inspection was restricted by insulation on some of the timbers, the configuration of the roof and the water tank that blocked our safe access to the major part of the roof.

Please see our comments in the Executive Summary.

Finally, when you move into the property, floor surfaces should be carefully examined for any signs of insect infestation when furniture and floor coverings are removed together with stored goods. Any signs that are found should be treated to prevent it spreading. However, you need to be aware that many damp and woodworm treatment companies have a vested interest in selling their products and therefore have fairly cleverly worded quotations where they do not state if the woodworm they have found is 'active'. You should ask them specifically if the woodworm is active or not.

We would also comment that any work carried out should have an insurance backed guarantee to ensure that if the company does not exist, or for whatever reason, the guarantee is still valid. More importantly it is essential to ensure that any work carried out is carried out correctly.

INTERNAL DECORATIONS

With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured paints (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.

These are to a reasonable standard, though rather unusually you have exposed stonework in some of the rooms (the master bedroom and dining room for example).

You may wish to redecorate to your own personal taste. It is very difficult to advise on how frequently redecoration should take place. This very much depends upon the use and abuse the decoration gets, for example, within hallways this tends to be greater than for example within a spare bedroom.

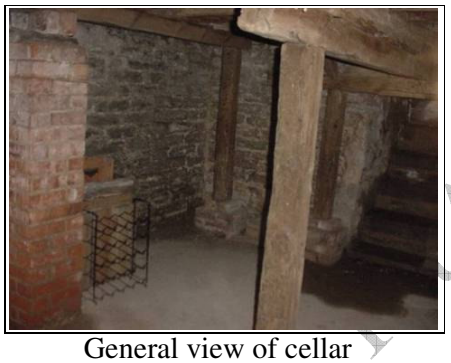
Finally, we would draw your attention to the fact that removal of existing decorative finishes may cause damage to the underlying plasterwork necessitating repairs and making good prior to redecoration.

CELLARS AND VAULTS

Cellars and vaults tend to be found in older properties and offer a useful space, although usually they are damp, unless some treatment has taken place such as the tanking of the walls, which is a lining process, or an external damp proofing membrane of some type has been added, or if internally the walls have been lined, therefore hiding the damp. Cellars are often susceptible to flooding from excessive rain, rising water table levels or even blocked drains.

We were pleased to see you have a sump pump in the cellar as we find that cellars such as this do tend to get wet in this age of property. We spoke to the owner about this and he advised that he had this put in.

The cellar has been propped up with timbers from many years ago. We found extensive wet rot in the timbers.



General view of cellar

Sump pump

Dampness in timber – knife test into damp spine beam

Dampness coming in through cellar flaps

ACTION REQUIRED: We would recommend, particularly given the amount of deflection in the floor of the dining room that new props are added. Probably the best way to do it on old property such as this is to add in new props without removing existing timbers and carry out the general drying out and improvement measures that we have mentioned externally to improve the environment.

Please see our comments in the Executive Summary.

Finally, we have made a visual inspection of the cellar/vault only and have no way of knowing what the construction is without opening up the structure.

WELLS

In older properties it is very common to have a well, either within the bounds of the property or a shared well.

Any good old property, particularly of this age, will have its own well. We are advised that the building had almost been built over the top of it. We have not physically seen the well and we would refer to our comments with regard to the dampness in the painted wall nearby.

Electric pump from well
(although old pump remains)

THERMAL EFFICIENCY

Up until the mid 1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation. Since then insulation standards have increased considerably and today we are looking at typically using insulation not only in the roof but also in the walls, floors and windows and more recently considerable work has been carried out on how efficient boilers are within properties. Care has to be taken that properties are not insulated disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated.

HIPs

We understand that HIPs were suspended from 20th May 2010. Energy Performance Certificates are required before a sale completes.

Roofs

Although current regulations recommend a lot of insulation in the roofs (currently 300mm) this is not necessarily the best thing for a timber frame building as it can promote condensation and an ideal environment for woodworm. We do need to see how well ventilated the roof is.

There is approximately 100mm of insulation which we feel is quite enough given the lack of ventilation in the roof and it already leaving some condensation.

ACTION REQUIRED: We would recommend ventilation to the roof.

Walls

The walls to this property are solid style construction. It is very difficult to improve thermal efficiency in solid wall construction without major alterations. These will usually affect the external appearance or reduce the internal space – best left alone.

SPAB are currently looking at thermal efficiency on older properties and it well worth looking at their website spab.org to see if the latest with regard to how to best insulate an older property.

Windows

The windows are double glazed and therefore will have reasonable properties.

Services

Service records should be obtained. Heat is via the Rayburn. It is essential for the services to be regularly maintained to run efficiently.

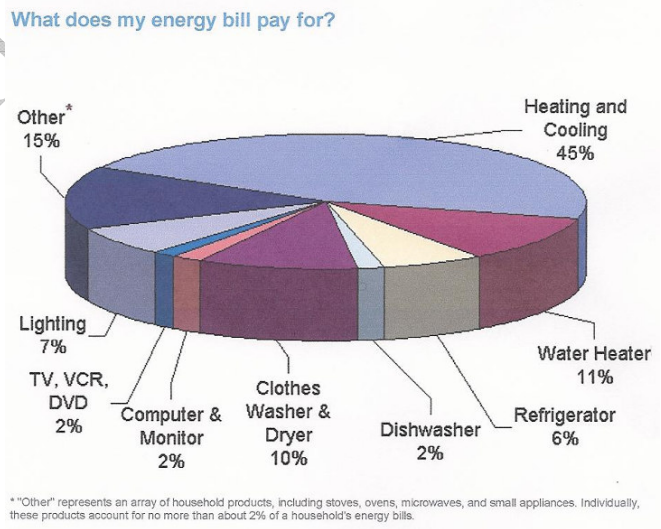
Summary

Assuming the above is correct, this property is average compared with what we typically see, although this is not particularly good.

Further information can be obtained with regard to energy saving via the Internet on the following pages:

> *HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid.*
>
> *or alternatively www.cat.org.uk*
>
> *or www.spab.org*

Finally, we would comment that energy we feel will become a major consideration in years to come, particularly with the greater focus in modern buildings on energy efficiency.



OTHER MATTERS

In this section we put any other matters that do not fit under our usual headings.

Security

A security system has been installed. A good alarm system should not only help reduce break-ins but also your insurance. We are not experts in this field and therefore cannot comment further. Further information should be obtained from the vendor and the installer at a later date.

Fire / Smoke Alarms

Some smoke detectors were noted. The current Building Regulations require that they be wired into the main power supply. Obviously in a property of this age this is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

> **ACTION REQUIRED**: We would recommend, for your own safety, that smoke detectors be installed.

We have seen recently a smoke detector that fits within a light fitting (although we have not used these personally), which is charged when the light is switched on, providing it is switched on a certain number of times a year. We feel this is an excellent idea as it alleviates the problems of batteries running out. We would also advise that if you wish to have any general advice the local Fire Authority are usually happy to help.

Insurance

We would always recommend staying with the existing insurance company, and then if there are any problems you should not have the difficulty of negotiating with two insurance companies passing the blame between each other.

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this. Please remember to talk about any cracks identified within the property. Often insurers will refer to progressive and non-progressive cracking. Unfortunately this is something we are unable to comment upon from a one-off inspection -

the Building Research Establishment recommend a year of monitoring of any cracking.

We would always recommend that you remain with the existing insurance company of the property.

We would refer you to our comments with regard to building insurance throughout this report.

Asbestos

In a property of this age there may well be some asbestos. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time. We are not asbestos surveyors.

> **ACTION REQUIRED:** If you wish to confirm you are 100 percent free of asbestos you need to have an asbestos survey carried out.

SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall Building Survey.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The vendor/seller should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

ELECTRICITY

It is strange to think that electricity only started to be used in domestic properties at the turn of the 19th century with gas lighting still being the norm for a good many years after.

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the Institute of Electrical Engineers (IEE) recommends that inspections and testing are undertaken at least every 10 years (we recommend every five years) and on change of occupancy. All electrical installation works undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate.

Fuse Board

The electrics located underneath the staircase adjacent to the kitchen. The fuse board looked dated.

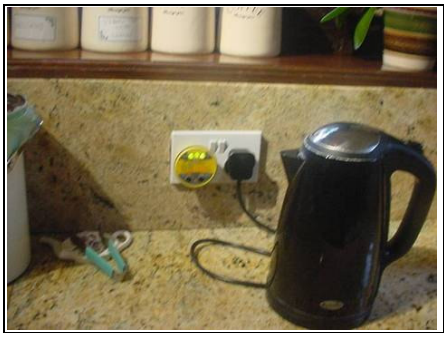
Electrics and generator switch

Electrics in annex

ACTION REQUIRED: Ideally replace the fuseboard.

Earth Test

We carried out an earth test in the kitchen area to the socket point that is normally used for the kettle, this proved satisfactory.



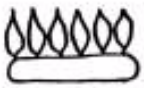
Earth test in kitchen

ACTION REQUIRED: As the property is changing occupancy an IEE report should be carried out by a NICEIC registered and approved electrical contractor.

In addition to this your Legal Advisor is required to make full enquires with the owners to establish if any electrical installation work has been carried out and to provide suitable certification for any works carried out after 1st January 2005. Any comments made within this report or verbally do not change this requirement.

For basic general information on this matter please see the appendices at the end of this report.

OIL



We are advised that the property has oil heating. We were pleased to see that the oil tanks are plastic. These usually replace the older metal tanks that can rust and they typically have a double lining, meaning that if they leak they leak into the outer lining.

Plastic oil tank

All appliances, pipework and flues should be subject to an annual service by a competent OFTEC registered engineer. Unless evidence can be provided to confirm that there has been annual servicing, we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

ACTION REQUIRED: Your legal adviser to obtain the documentation to prove that servicing has been carried out.

PLUMBING AND HEATING

In this section we do our best from a visual inspection to look at how the water is supplied to the property, how the supply is distributed around the property, how it is used to heat the property and how it is discharged from the property.

Water Supply

We were advised by the owner that the controlling stopcock is located in the utility room. It is important that its presence is established in case of bursts or leaks. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

ACTION REQUIRED: Ask the owners.

Water Pressure

When the taps were run to carry out the drainage test we checked the pressure literally by putting a finger over the tap and this seemed average. The Water Board have to guarantee a certain pressure of water to ensure that things like boilers, particularly the instantaneous ones have a constant supply of pressured water (they would blow up if they didn't!).

Cold Water Cistern

Please see our comments in the Roof Section.

Plumbing

The plumbing, where visible, comprises copper pipework. No significant leakage was noted on the surface, although most of the pipework is concealed in ducts and floors.

Heating

The boiler is a Rayburn fired by the oil stored in the plastic tank, located in the garden. It warms a number or radiators.

Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects but we would nevertheless recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

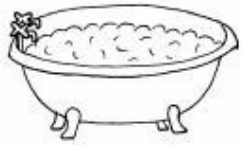
Ten Minute Heating Test

The heating was turned on for ten minutes and was satisfactory.

Finally, it should be noted that the supply pipe from the Water Company stopcock to the internal stop tap is the responsibility of the property owner.

We cannot comment on the condition of the water service pipe to the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

BATHROOM



In this section we consider the overall condition of the sanitary fittings such as the bathroom, the kitchen, the utility room and the cloakroom.

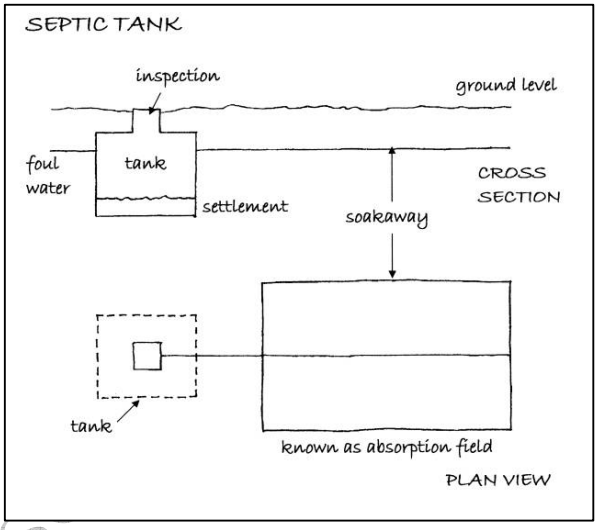
The property has a three piece bathroom suite, consisting of a bath, wash hand basin and WC, which looks in reasonable condition, subject to some day-to-day wear and tear, as one would expect.

We would make the general comment that the bathrooms today are a more important feature and do not meet the overall standard and expectation of this size of property as they currently are, particularly with the very small shower fitted in the cupboard.

Finally, although we may have already mentioned it above we would reiterate that it is important to ensure that seals are properly made and maintained at the junctions between wall surfaces and baths and showers etc. We normally recommend that it is one of the first jobs that you carry out as part of your DIY on the property, as water getting behind sanitary fittings can lead to unseen deterioration that can be costly, inconvenient and difficult to repair.

MAIN DRAINS

The sanitary system, as we know it now, came into being some 100 years ago during the Victorian era and works so successfully today it is often taken for granted. It is only in recent years that re-investment has taken place to upgrade the original drainage systems.



The drains go to a brick septic tank (not seen) and are a private drainage arrangement that is entirely the responsibility of the building owner.

Septic tanks can be of brick concrete or modern GRP construction but should all operate on the principle of solids being broken down by bacteria, the partly treated foul water then being disposed of by discharge into adjacent ground by a system of soak aways, land drains or perforated pipes.

We have been unable to determine the adequacy of treatment or the effectiveness of the disposal arrangements. The surface water discharges onto the ground.

The cold taps have been run for approximately quarter of an hour in the bathroom and kitchen. No build up or back up was noted.

Rainwater/Surface Water Drainage

Whilst very innocent looking rainwater downpipes can cause lots of problems. If they discharge directly onto the ground they can affect the foundations and even if they are taken away to soak-aways they can attract nearby tree roots or again affect foundations.

Some rainwater drains are taken into the main drainage system, which is now illegal (as we simply do not have the capacity to cope with it), and can cause blockages to the main drains! Here we have done our best from a visual inspection to advise of any particular problems.

We have been unable to determine the ultimate means of rain/surface water disposal. In this age of property they discharge on to the ground, which we noted. This needs to be got away from the main property.

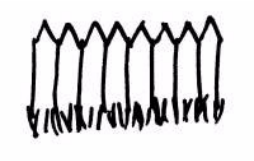
> **ACTION REQUIRED:** We recommend putting any downpipes into water butts to get the water away from the building. We also recommend extending the downpipes.

Finally, rain/surface water drains have not been tested and their condition or effectiveness is not known. Similarly, the adequacy of soak-aways has not been established although you are advised that they tend to silt up and become less effective with time.

Please also see our comments within the Gutters and Downpipes section.

OUTSIDE AREAS

EXTERNAL AREAS



Surrounding Gardens

The property has very well maintained surrounding gardens. The lady of the house advised that she was once a florist. We have recommended elsewhere within this report that if you do not have a good knowledge of gardening you need to have an arboriculturalist report to establish what work needs to be done to the trees. We have in the past particularly come across problems with poplars, which you have, and also willow trees.

Boundaries: The left hand boundary (all directions given as you face the property) is usually the responsibility of the subject property.

Neighbours

We have not spoken to any of the neighbours.

ANNEX, BARN AND GARAGE

Annex

Annex

There is a self contained annex with:

Ground floor accommodation consists of:

1) Kitchen and dining room

First floor accommodation consists of:

2) Bedroom

3) Bathroom

We were advised that until recently this has been lived in. We have carried out some very basic tests inside including an earth test in the electrics, which proved satisfactory.

Fuseboard

Earth test in kitchen

We noted it had a Worcester boiler. This was not tested. This leads to microbore pipes which we are not keen on as they tend to block.

Earth test in kitchen

We noticed some dampness visible which we spoke to the owner about. We were advised that during the cold weather when it was recently empty a pipe burst which is why it is newly carpeted in the property.

We would reiterate that we have had a very limited inspection of this area.

Finding lateral dampness

Barn

Our intention was to have a brief inspection of this area, however we noted two issues which need further attention:

1. The deterioration we can see to the roof in the form of the broken collar and the stress we can see on the base of the truss rafter.

Broken collar truss in roof

2. The bowing that can be seen to the rear wall. There looked to be signs of old metal braces to the front wall and the general poor condition of the stonework and the lack of even a gutter.

Bracing to wall

ACTION REQUIRED: To the barn major work needs to take place. As recommended in the Executive Summary we would report this to the insurance company. We consider this in very poor condition.

Garage

We have viewed the garage externally only.

Garage

Finally, whilst we note the boundaries, these may not be the legal boundaries. Your Legal Advisor should make further enquiries on this point and advise you of your potential liability with regard to any shared structures, boundary walls and fences.

POINTS FOR YOUR LEGAL ADVISOR

If you wish to proceed with your purchase of the property a copy of this report should be forwarded to your Legal Advisor and the following points should be checked by him/her:

a) Responsibility for boundaries.

b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.

c) Obtain any certificates, guarantees or approvals in relation to:

   i) Timber treatments, wet or dry rot infestations.
   ii) Rising damp treatments.
   iii) Double glazing or replacement windows.
   iv) Roof and similar renewals.
   v) Central heating installation.
   vi) Planning and Building Regulation Approvals.
   vii) Any other matters pertinent to the property.

d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.

e) Rights of Way e.g., access, easements and wayleaves.

f) Liabilities in connection with shared services.

g) Adjoining roads and services.

h) Road Schemes/Road Widening.

i) General development proposals in the locality.

j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.

k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.

l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.

m) Any outstanding Party Wall Notice or the knowledge that any are about to be served.

n) Most Legal advisors will recommend an Envirosearch or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of Envirosearch or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion by using appropriate specialist advisers.

However, with regard to Envirosearch or similar general reports please see our article link on the www.1stAssociated.co.uk Home Page.

o) Any other matters brought to your attention within this report.

LOCAL AUTHORITY ENQUIRIES

Your Legal Advisor should carry out Local Authority searches to ascertain whether the property is a Listed Building and whether it is situated in a Conservation Area. They should also find out any information available with regard to Planning Applications and Building Control. We have not made any formal or informal Local Authority enquiries.

Finally, your Legal Advisor should carry out any additional enquiries they feel necessary and if they find anything unusual or onerous then we ask that they contact us immediately for our further comments.

It is our policy not to offer a conclusion to ensure that the Building Survey is read in full and the comments are taken in context.

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424.**

REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

Life expectancies of building components
Published by Royal Institution of Chartered Surveyors and Building Research Establishment

Surveying buildings
By Malcolm Hollis published by Royal Institution of Chartered Surveyors Books.

House Builders Bible
By Mark Brinkley, Published by Burlington Press

APPENDICES

LIMITATIONS

Our limitations are as the agreed Terms and Conditions of Engagement.

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

ONLY HUMAN!

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

WEATHER

It was a warm humid day at the time of the inspection. The weather did not hamper the survey.

Our weather seems to be moving towards the extremities from relatively mid range. A few interesting facts in Britain over the years have been:

2000	Wettest year on record at the time
2003	Driest year on record at the time
2004	Wettest August on record at the time
2004	Boscastle was the worst flash flood on record at the time
2005	Third driest year on record at the time
2006	Warmest year recorded on record at the time
July 2006	Hottest July on record at the time
2006	Hottest autumn on record at the time
2007	Warmest spring on record at the time
2007	Wettest June on record at the time
April '06-April '07	Hottest 12 months on record at the time
2008	
2009	Third wettest August since 1956
2010	Heaviest snowfall in march since 1991
	Britain faces one of the coldest winters for 100 years
References	BBC News www.bbc.co.uk

NOT LOCAL

It should be noted that we are not local surveyors to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

OCCUPIED PROPERTY

The property was occupied at the time of our survey, which meant that there were various difficulties when carrying out the survey such as stored items within cupboards, the loft space and obviously day-to-day household goods throughout the property. We have, however, done our best to work around these.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to not being able to see in the roof properly and similarly we have not been able to see in the floors properly.

BUILDING INSURANCE

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect value. It is therefore essential to make your own enquiries with regard to insurance before committing to purchase the property and incurring fees.

ACTION REQUIRED: You need to contact an insurance company today to make enquiries with regard to insurance on this property.

TERMS AND CONDITIONS

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

Here is our quick guide to the Regulations, but please take further advice from a qualified and experienced electrician.

From 1st January 2005, people carrying out electrical work in homes and gardens in England and Wales must follow new rules in the building regulations. All significant electrical work carried out in the home will have to be undertaken by a registered installer or be approved and certified by the local authority's building control department. Failure to do so will be a legal offence and could result in a fine. Non-certified work could also put your household insurance policy at risk.

If you can't provide evidence that any electrical installation work complies with the new regulations, you could have problems when it comes to selling the property.

There will be two ways in which to prove compliance:

1. A certificate showing the work has been done by a Government-approved electrical installer - British Gas or NICEIC Electrical Contractor.

2. A certificate from the local authority saying that the installation has approval under the building regulations.

Homeowners will still be able to do some minor electrical jobs themselves. To help you, we've put together this brief list of dos and don'ts.

Work You Cannot do Yourself

- Complete new or rewiring jobs.
- Fuse box changes.
- Adding lighting points to an existing circuit in a 'special location' like the kitchen, bathroom or garden.
- Installing electrical earth connections to pipework and metalwork.
- Adding a new circuit.

INFORMATION ON THE PROPERTY MARKET

We used to include within our reports articles on the property market that we thought would be of interest and informative to you, however we were concerned that in some cases these did not offer the latest information. We have therefore decided to recommend various websites to you, however it is important to realise the vested interest the parties may have and the limits to the information.

www.landreg.org.uk

This records the ownership of interests in registered land in England and Wales and issues a residential property price report quarterly, which is free of charge. The Land Registry is a Government body and records all transactions as far as we are aware, although critics of it would argue that the information is often many months out of date.

www.rics.org.uk

The Royal Institution of Chartered Surveyors offer quarterly reports via their members. Although this has been criticised as being subjective and also limited, historically their predictions have been found to be reasonably accurate.

www.halifax.co.uk and www.nationwide.co.uk

Surveys have been carried out by these two companies, one now a bank and the other a building society for many years. Information from these surveys is often carried in the national press. It should be remembered that the surveys only relate to mortgaged properties, of which it is generally considered represents only 75% of the market. It should also be remembered that the national coverage of the two companies differs and that they may be offering various incentives on different mortgages, which may taint the quality of information offered. That said they do try to adjust for this, the success or otherwise of this is hard to establish.

www.hometrack.co.uk

From what we can see this is an internet based company who say they offer independent property research (in fact they say they are the only independent company), although they also advise that they are part of a property related group that has bought and sold over 60 million pounds worth of residential property, which indicates that they may have a vested interest. They do also comment that they have carried out their own independent surveys and they have at least two Hometrack recommended estate agents in each postcode area. We would refer you to the 'About us' section within their website to understand better where their information is coming from. We would comment that we have been pleasantly surprised with the quality of information provided by the company.

Motleyfool.co.uk

We also like the Motley Fool website which is a general financial site and although it is selling financial services and other services they do tend to give a very readable view of the housing market.

http://www.nethouseprices.com/

This website offers information on land registry recorded property sales, by postcode or address.

www.globrix.com

This is a very good website for seeing the prices of properties for sale in a certain postcode area.

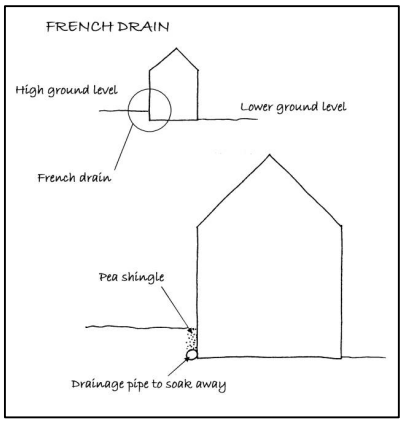
French Drain

Using a French drain to resolve a dampness problem

We are finding where we are asked to look at damp walls and damp floors or damp problems in general that commonly it is because the external ground level is higher than the internal ground level, or airbricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio area. This then discharges any rainwater against the building. Quite often the solution is to add a French drain.

Whilst French drains are quite simple and are basically nothing more than trenches filled with gravel, a although there is a bit more to them, as we will explain, they are almost a D.I.Y. job for most people and they are relatively easy to install and are low cost, However, you do need some care and attention, otherwise you can install what we have heard referred to, as the French pond.

What use is a French drain?



A French drain is a trench, the width of approximately six inches or 300 millimetres wide, or the width of your spade, and is approximately twice the depth, i.e. 12 inches or 300 millimetres. In most cases this will suffice, however, where there is a great deal of ground water you may wish to make the trench wider and deeper.

The French drain acts as an area where water soaks away quickly. We often recommend them close to building, but not next to the building, as this helps reduce the ground level and/or take any water that is directed at that area away. For example, where a patio has been put in place which aims any rainwater at part of the wall. As mentioned, whilst a French drain is a D.I.Y. job, it does need some understanding of how it works.

French drains must be on a slope

The piping that goes at the base of a French drain should be perforated or, as we did years ago for land drains, there should be gaps between each pipe. It should be set onto a bed of firm ground and the pipes should on a fall to the drain. Whilst you should be able to ensure there is enough fall by sight, we also like the idea of rolling a marble from one end to the other.

You will then need to put the pipes down, fill the trench with half an inch, to an inch, of good sized gravel. You can leave it at that, or in addition you can cover with stand and then turf over. This is how a basic French drain is carried out.

The French drain system that we would recommend

This would be as described, although we would add to the base an inch or two of gravel on to which the perforated drainage pipe will rest. It will then wrap around that drainage pipe filter fabric. This is to stop the holes in the perforated pipe from blocking up. By the way, the drainage pipe should be four to six inches/100 millimetres to 250 millimetres. We would then fill with gravel. In addition to this, we would add a silt trap and this is added in the run of the pipe and is very similar to a road gully (not that's of much use if you don't understand how a road gully works). The silt trap is a rectangular box with a pipe opening at each end. The drained water passes onto this and any particles sink to the bottom of the box and then the water travels on to the other side of the box, enabling you to feed into a drain.

These are usually made of glass reinforced polyester and have been available in this form since the mid-1980's. They are normally reinforced with a steel frame for additional strength and re-bedded in concrete.

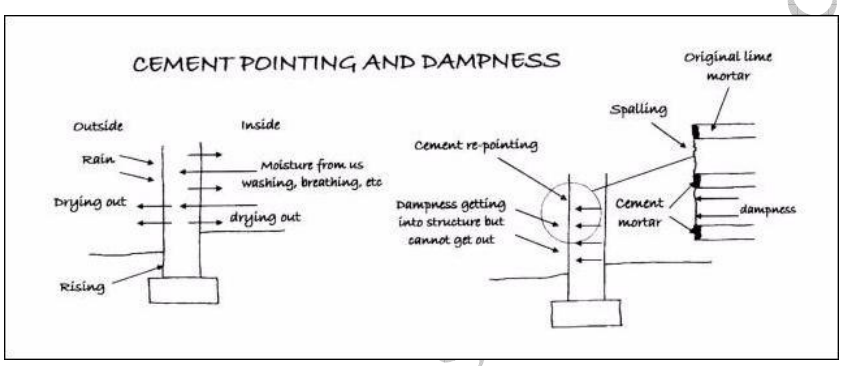
The French pond!

French drains will, over time, clog up, which is why we recommend using a filter fabric. However, even with this they will eventually clog up. Unfortunately, there is no dino-rod equivalent, as it is normally fine sand, organic matter or clay that has clogged up the French drain. So, it is a case of digging it up and cleaning the pipework (or it may be quicker to just replace it), adding a filter fabric and re-filling the gravel.

How do older properties keep dry without a damp proof course?

How do older properties keep dry?

We will define older properties as those before the 1940's. Generally, these have a solid outer wall, by this we mean a nine inch or thirteen inch thick brick wall, that runs continuously from the outside to the inside, where there is then a plaster finish. The outer part of the wall gets wet and damp and then dries off in due course, with the water simply evaporating out of the wall. In some cases, the original lime mortar was replaced with a cement mortar. This stops the rainwater dissipating from the mortar joints and forces it to dissipate from the brick, which can cause the face to deteriorate.



Efflorescence

Sometimes you will get efflorescence, which are white salts that remain in the walls once the water has evaporated.

So, why do so many old building have damp proof courses inserted if they keep dry without a damp proof course?

This is a very good question. The industry sprung up around the needs of the mortgage industry. Mortgage companies, rightly so, from their building society background, required an independent inspection of the property:

1) to check it was there!

2) to check that they were lending about the right amount of money on it, and

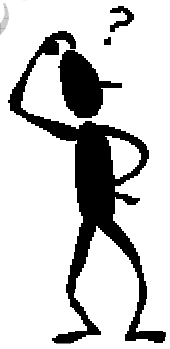
3) to check there were no basic problems with it.

This was okay in years gone by when the independent checker was a local surveyor, who usually worked for themselves, or a small private practice, and took the time to look at the property properly. However, over the years many mortgage companies and estate agents have built up these small surveying practices until there are now some very large national surveying practices, that do nothing else but value for mortgage purposes. As these companies are interlinked with the mortgage companies and the estate agents it is very important that the mortgages are passed and approved, as there is a lot of commission to be made from a mortgage, not only on the initial sale but for years to come.

Having a damp proof course that wasn't necessary did solve the problem of getting a mortgage

It has to be said that, whilst the damp proof wasn't necessary, it did solve a few problems. It solved the problem that the mortgage company valuer had that he had dampness using a damp meter and therefore was concerned that the mortgage company weren't for always buying a problem property and it solved the mortgage company's problem, as they wished to give a mortgage to the people purchasing the property, as that is how they make their money, and of course it gave a fantastic business to the damp proofing companies, who knew that as long as properties sold they would be forever putting in damp proof courses. Properties do sell quite frequently, generally every three to seven years.

Emperor's new clothes



The only real problem was that the damp proofing didn't actually work! Or was this a problem, as it meant that the damp proofing companies could just add the damp proof courses in again and again and again. This really is like the Emperor's New Clothes.

The solution didn't make sense

We have no idea who was the first surveyor to say that this doesn't make sense, but we do know that over 20 years ago, when we were training, we were taught that it didn't make sense, yet here we are, some 20 years later, with the industry still working happily away.

In times gone by there has been research on this, but it was not until recently, when properties had more prominence on the television and with the media in general, that it is becoming more common knowledge and with us being called in to solve the real problems.

So, what are the real problems?

Fairly typically, the real reason that dampness is getting into the properties is due to leaking, or wrongly placed, gutters and downpipes, so that the water literally is missing the guttering. Alternatively, it can be getting in around windows, this can allow water into the structure, which is then trapped in if the wall has been built in a cement mortar. Also, very commonly, is a high ground level and we have also heard of problems, such as burst pipes within the walls, both internal and external and of leaking radiators, but we have not personally come across these problems. Most commonly, it is a combination of many of the items that we have just mentioned. Sadly, these problems can be made worse by the cement pointing that has been carried out on the outside of the property, or the hard plaster internally, often known as a renovating plaster.

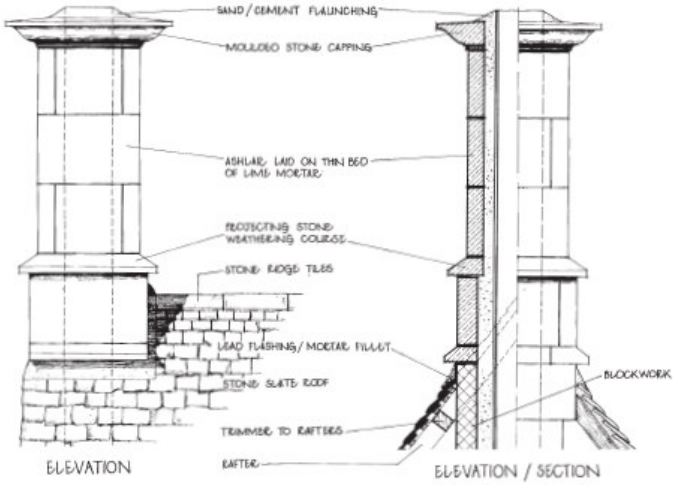
What can I do other than call in a damp proof specialist, if that is what the mortgage company has recommended?

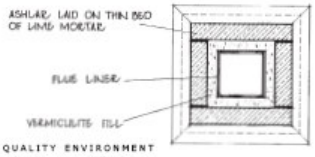
You can telephone us. We believe we are more than damp proof specialists! Typically, a course to become a member of the BWPDA takes a week or so, whereas, a course to become a chartered surveyor takes seven years (although we do look at few other things other than dampness). We would be more than happy to come round.

However, there is no such thing as a free meal

Please note that we will charge you for our visit. You can see examples of our reports at the end of this article. We won't give a free report like the damp proofing companies, but equally we won't be recommending ourselves to come and carry out works for several thousand pounds, as is typically the case!

Traditional Chimneys





Tewkesbury Borough Council

April 2004

Tewkesbury Borough Council

HELPING OUR COMMUNITIES FLOURISH IN A QUALITY ENVIRONMENT

Produced in association with Cotswold District Council by the Gloucestershire Conservation Officer's Group.

TRADITIONAL CHIMNEYS

Technical Guide 1
Ashlar Chimney

This technical guide is intended to provide supplementary information to the *Traditional Chimneys - Design Guide*. The details illustrate an example of how a modern chimney can achieve a traditional appearance, matching those found throughout the Cotswolds.

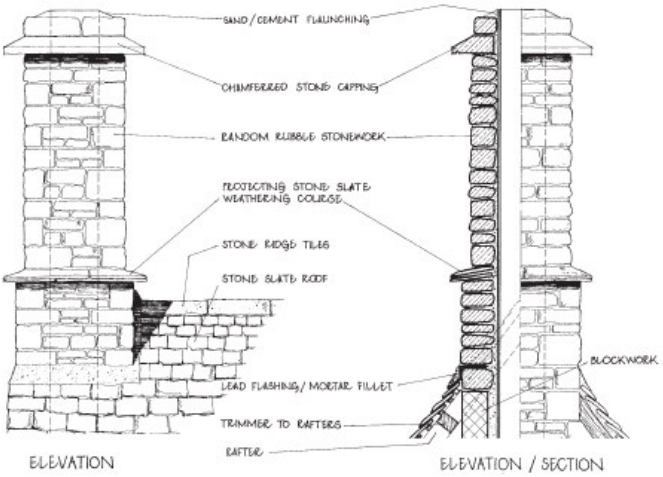
Because chimneys are often very distinctive to a particular building or place, it is important to discuss specific requirements with a member of the Conservation and Design Section, especially if the building is listed.

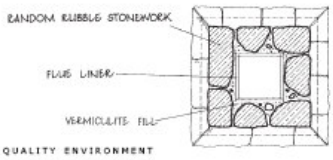
Please note that a new chimney nearly always requires planning permission and will also be expected to meet the requirements of the Building Regulations. Prior consultation with the relevant Council Officer is therefore essential.

Please note that these technical details are intended for guidance only. Professional advice should always be sought from an architect, surveyor or builder before any work is undertaken.

For further advice and information contact:

The Conservation Team
Tewkesbury Borough Council
Gloucester Road
Tewkesbury
Glos GL20 5TT
Tel: 01684 272060
email:
buildingconservation@tewkesburybc.gov.uk





Tewkesbury Borough Council

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TRADITIONAL CHIMNEYS

Technical Guide 2
Rubble Chimney

This technical guide is intended to provide supplementary information to the *Traditional Chimneys - Design Guide*. The details illustrate an example of how a modern chimney can achieve a traditional appearance, matching those found throughout the Cotswolds.

Because chimneys are often very distinctive to a particular building or place, it is important to discuss specific requirements with a member of the Conservation and Design Section, especially if the building is listed.

Please note that a new chimney nearly always requires planning permission and will also be expected to meet the requirements of the Building Regulations. Prior consultation with the relevant Council Officer is therefore essential.

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The Conservation Team
Tewkesbury Borough Council
Gloucester Road
Tewkesbury
Glos GL20 5TT
Tel: 01684 272060
email:
buildingconservation@tewkesburybc.gov.uk

Historic Window Guide

Historic Window Guide

A brief illustrated history of window development from the Middle Ages to the present

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

Why are windows important?

Tredington Court Tredington

One of the most common questions asked in relation to old windows is 'Why are windows so important?' There are a number of answers to this question:

Windows are, in effect, a building's eyes; often a building's most prominent feature, they are one of the most significant components in determining a building's character and appearance.

Window design has evolved continuously over the centuries, so windows can be of invaluable assistance in dating buildings, and later phases of alteration.

Window design is closely related to the evolution of architectural styles, framing materials and, most importantly, to technological advances in the manufacturing of glass.

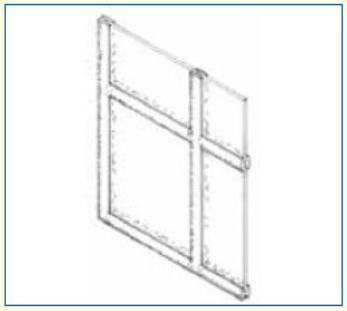
Consequently the importance of windows does not just rest in their overall appearance, but in details such as their construction and materials, their fittings and mechanics, and even the very glass that is the reason for their existence. The type of windows that a building contained usually reflected the status of that building, and that of the owner. Within a single building, windows of differing status often reflected the social hierarchy of the internal spaces, from the principal reception rooms on the ground or first floors, to the servants' rooms in the basement or attic.

Vernacular window design, which was usually far slower to respond to the latest advances in fashion, often developed in markedly differing ways in different regions (the further from London, the longer advances took to reach it). Consequently highly localised types of vernacular window developed in some areas and such windows contribute enormously to creating a sense of 'place' or local identity.

Pre-Sixteenth Century

Before the sixteenth century, most windows were constructed from stone mullions or timber frames with unglazed openings; these could be closed with either sliding or folding wooden shutters, or oiled cloth or paper, or even thin sheets of horn. Only the wealthiest houses could afford to have glazed windows; these would have been constructed from small panes of glass, or quarrels, held in a lattice of lead strips or cames. This lead lattice was quite soft, so it was usually reinforced with steel bars, either vertically ('stanchions') or horizontally ('saddle bars').

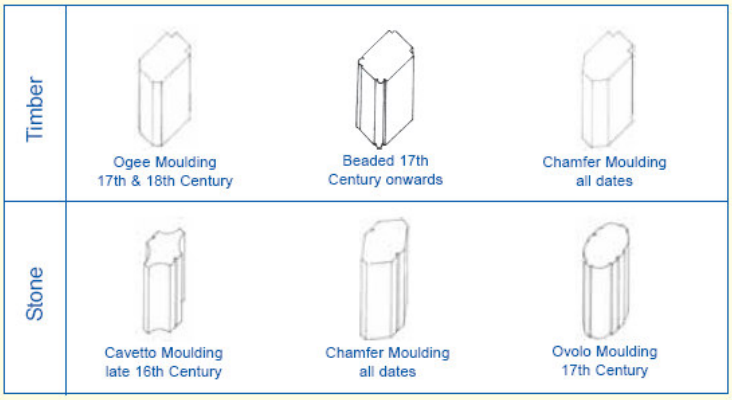
Stone mullions were moulded on both the inside and outside faces, usually with either a chamfer or cavetto moulding; timber window frames, which were usually constructed from oak with pegged mortice and tenon joints, were similarly moulded in imitation of more expensive stone.



Detail of Leaded Glazing

9 Church Street Tewkesbury

Little Museum, Tewkesbury



Mullion Details

16th C

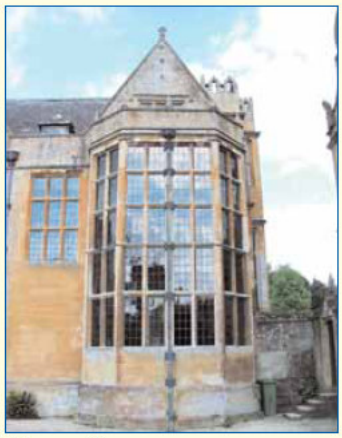
Sixteenth Century

This century, which was a period of greatly increased stability and prosperity due to the newly established Tudor dynasty, saw a considerable increase in window size. These large windows were subdivided into smaller openings, or 'lights' by 'mullions' (vertical bars of masonry or timber) and 'transoms' (horizontal bars). To achieve an opening window, a wrought-iron frame would be set into the mullions, to which a smaller, opening frame, or 'casement', would be hinged; this could be latched shut with an iron catch, or held open with an iron stay. The leaded glazing would be attached to the casement in opening lights, or set into the mullions in fixed lights.

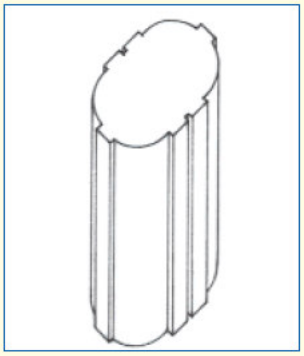
As the century progressed, and glass became more readily available, windows in wealthy households became ever larger and more extravagant as the Elizabethan aristocracy vied to display their wealth. In smaller houses glazing remained rare, but nevertheless was still more common than in previous centuries. In this century the ovolo moulding became the standard form for both stone and timber windows.

64 Barton Street, Tewkesbury: timber mullioned & transomed windows 17th Century

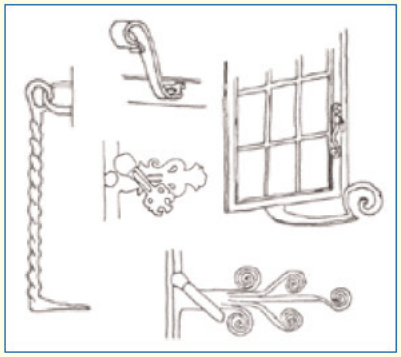
88A Church Street Tewkesbury: wrought iron casement & stay



Stanway House



Ovolo Moulding



Details of Catch & Stays

Seventeenth Century

The accession of the house of Stuart, in 1603, brought about renewed contact with the Catholic countries of Europe, enabling Caroline artists, like Inigo Jones, to bring back first-hand experience of the Italian Renaissance. As a result of this new influence windows began to conform to new classical ideals; they became taller than they were wide, with such width to height ratios as 1:1 or 1:2. These windows were typically divided into four lights by a single mullion and transom; these could be masonry, but as the century progressed, they were increasingly constructed from timber (a 'cross-casement' window). Smaller windows were usually lower and wider, with several mullions and no transoms, but otherwise they differed little from the cross-casement windows.

Seventeenth-century stone mullions usually still had ovolo mouldings, although localised variations occurred. However, as timber frames became more fashionable than stone mullions, they stopped imitating them; the mullions and transoms becoming narrower, glazing was now placed almost flush with the external face of the window and mouldings were confined to the internal face (usually 'ogee' or 'reverse ogee' mouldings). These changes allowed a larger area of glazing and made the frame far less conspicuous.

Snowshill Manor: stone cross casement with leaded lights. Mullions show Renaissance influence

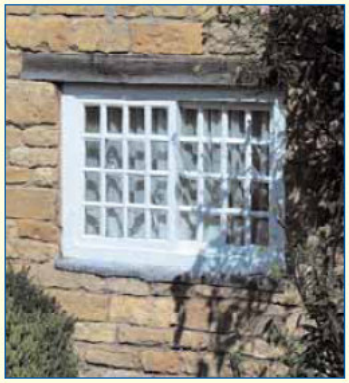
Old Rectory Dumbleton: timber cross casement early 18th Century

Lower Moorcroft Farm Minsterworth: early 18th Century

In 1674 the introduction of 'crown glass' led to a form of cross-casement window that had larger panes of glass held in timber or iron glazing bars rather than small panes in a leaded lattice. However, although this type of window became the basis for window design throughout the eighteenth century in France, in Britain it was soon replaced by the newly invented sash.

The sash window consisted of two sashes, or glazed frames; the front one would be suspended in the top half of the frame, and the rear would close the bottom half. Better quality sashes would be hung on cords attached to counter-weights that were concealed in a hollow part of the frame (the 'sash-box'), allowing the sashes to slide up and down (a 'double-hung' sash); simpler sashes had the upper sash fixed to the frame, and counter-weights or even pegs or props to hold the lower sash open (a 'single-hung' sash). Seventeenth-century sashes were always timber, usually oak or pine, with a grid of timber glazing bars to hold the glass. These glazing bars would be up to thirty-five millimetres thick, often with a flat external face and an ovolo moulded internal face (the thickness was to support the thick and heavy glass); they would divide the windows into as many as sixteen panes in the upper sash and twenty in the lower (expressed as a 'sixteen-over-twenty' sash window).

Most early sashes were set almost flush to the external face of the wall (a 'flush-box' sash), but the Building Act of 1709 banned these, decreeing that windows should be set back into the opening by four inches (a 'recessed-box' sash).

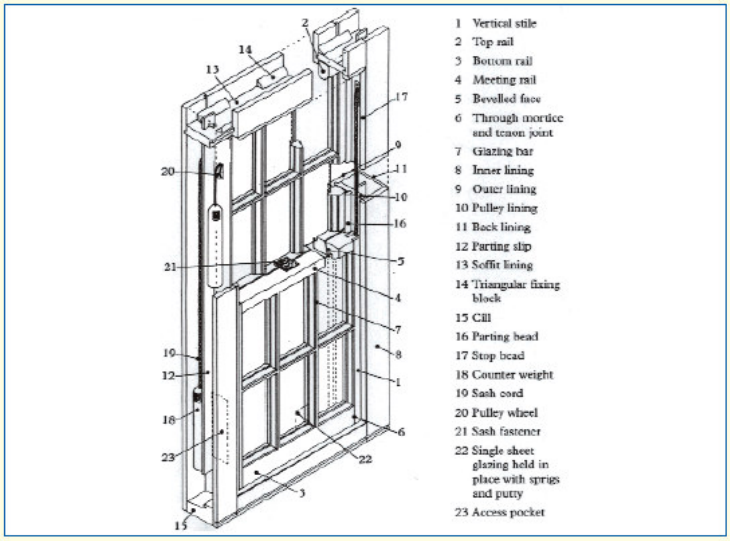


Snowshill Yorkshire sideways sliding Sash

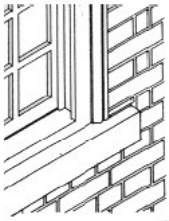
A further Act in 1774 decreed that all sash-boxes be concealed within the fabric of the wall (a 'concealed-box' sash). However these acts were none too scrupulously adhered to, particularly in the provinces.

Seventeenth and early-eighteenth-century sashes were always externally painted; usually off-white or pale stone colours, although on some very wealthy houses they were sometimes painted black and embellished with gold leaf.

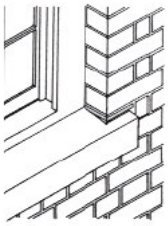
The expense of crown glass kept it beyond the reach of the majority of the population, so casement windows with leaded glazing remained very common throughout the seventeenth and much of the eighteenth centuries.



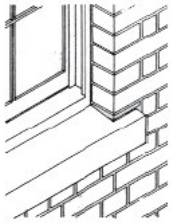
Double hung sash details (reproduced with kind permission of English Heritage)



Flush box sash window



Recessed box sash window



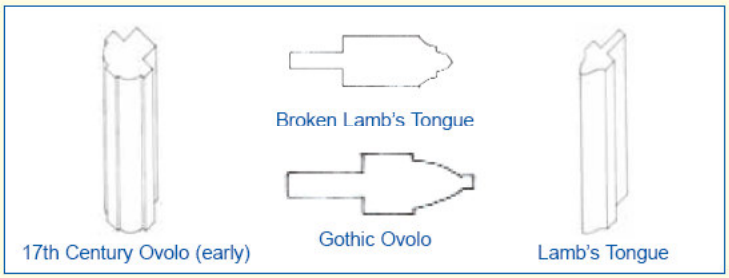
Concealed box sash window

18th

Eighteenth Century

In the early years of the eighteenth century, the sash altered little from those of the latter seventeenth century. However, as the century progressed sash design evolved; they came to be made almost exclusively from pine (usually Baltic pine); as the quality of glass available improved and panes became thinner, the width of the glazing bars began slowly to reduce; and the common moulding for the internal face of the bars became the 'lamb's tongue' moulding. By the end of the century, timber glazing bars on very fine sashes were as little as ten millimetres wide, and there was some experimentation with making glazing bars, or even entire windows, from iron or copper, in an attempt to make them ever more slender. From the 1770's, the introduction of early plate glass lead to further increases of pane size and reduction of the number of glazing bars, although the initial cost confined plate glass to the rich.
The size of mid-eighteenth-century sash windows began to standardise, the usual Georgian arrangement being a 'six-over-six'; although there was still considerable variation on both grand houses and small provincial houses, where three-over-sixes and eight-over-eights where not uncommon, although the very large sashes of the previous century became almost unheard of.

77 Church Street Tewkesbury: early 18th Century flush box sash windows



Details of Glazing Bars

Wallsworth Hall Twigworth: mid 18th Century ovolo moulded sash window with rubbed brick lintel, stone cill and keystone

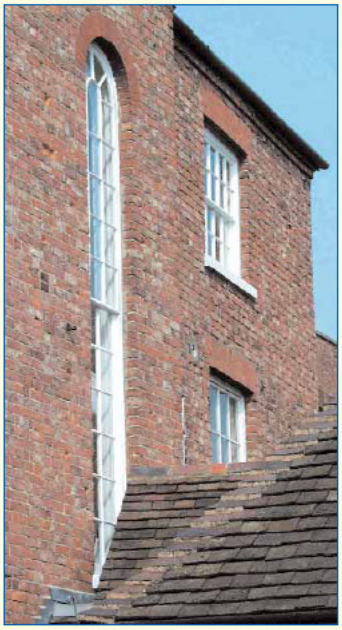
Wallsworth Hall Twigworth: window to principal elevation with classical stone surround

Throughout the century sashes became increasingly less expensive; by mid-century they were appearing in quite humble houses and by the end of the century they were standard on even the smallest worker's dwellings. Whilst they were painted pale colours in the early part of the century, from the 1760's black became fairly popular (particularly in ashlar stone or stuccoed houses) and the use of greens, browns and graining effects were not uncommon.

Casement windows became increasingly rare throughout the eighteenth century, but survived predominantly in small, rural dwellings and in the late-eighteenth and early-nineteenth-century vogue for 'cottage orne'(small ornamental cottages designed specifically to look romantically quaint, usually in the gardens or parks of country houses). These windows increasingly had crown glass and timber glazing bars and casements, rather than the leaded glazing and wrought-iron opening casements of earlier windows.

62 North Street Winchcombe: typical Georgian 6 over 6 sash windows

Timber casement window replacing leaded lights in a stone mullioned frame



32 Church Street Tewkesbury: 1813 a remarkable elongated sash to light the staircase

19th C

Nineteenth Century

In the early years of the nineteenth century, the 'Regency' era, there was some experimentation with the patterns of glazing bars in an attempt to break away from the simple 'grid-like' arrangements of the previous century. The use of narrow 'margin lights' became common (these were long, thin panes of glass that ran around the edge of the window like a border); they were often filled with newly fashionable coloured glass (particularly popular were pink, lilac, blue, purple, red or amber). Glazing bars were even curved into interlocking pointed arches to imitate Gothic tracery.

The size of windows began to grow, to flood rooms with light and allow access to newly fashionable balconies; many eighteenth-century sashes had their sills lowered to become full-length or were even replaced by French windows.

The increasing availability of plate glass meant that the numbers of glazing bars in windows was continually being decreased, or, for the very rich, done away with altogether. After the accession of Victoria, in 1837, plate glass became far more common as improved methods of manufacture made it less expensive; by the mid-century most sashes either had only a single, central glazing bar, or none at all. To compensate for the increased weight of the plate glass, and the loss of strength from the lack

Late 18th Century curved gothic glazing bared sashes in 'Venetian' windows at 9 & 10 Barton Street, Tewkesbury with flush boxes. No 11 (right) has later 19th Century recessed tripartite sash windows

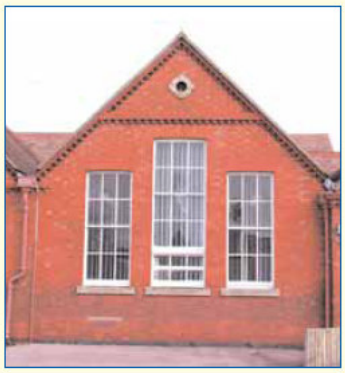
Abbey Tea Rooms Tewkesbury, margin light casement window

of glazing bars, 'horns' were introduced onto the sashes to strengthen them; such horns had never been used before the mid-nineteenth century.

In grander buildings, the Victorians' love of the past led to sash windows often being disguised by being recessed behind stone-mullion frames that approximated historical styles; such sashes were usually painted quite dark colours, deep greens, browns, or grained to approximate more expensive hardwoods.

In the second half of the century, following on from the Great Exhibition's Crystal Palace (1850), there was some experimentation with setting plate glass in iron frames, creating very twentieth-century-looking windows, but this did not become popular in houses and was predominantly confined to conservatories, hot houses and industrial buildings. However, more historically-inspired wrought-iron frames, set behind stone mullions, did become quite common in the Gothic revival style that became fashionable in the second half of the century. Elaborate cast-iron casements, which imitated the leaded quarrel glazing of earlier centuries by dividing the windows into many small rectangular or diamond-shaped panes of glass, also became popular, particularly on estate cottages.

The latter part of the century saw the rise of two new historical styles, the 'Arts and Crafts' movement and the 'Queen Anne' movement; under the former, genuine leaded-lights again became popular, set in stone mullions or oak frames; under the latter, white-painted small-pane sash windows. Towards the end of the century, the distinction between these two styles became blurred, creating a hybrid that often contained both elements within the same building, sometimes within the same window.



1905 Chance Street Primary School Tewkesbury: concealed box sash windows with horns

19th Century cast iron casements mimic leaded lights of previous centuries

Cotteswold Road Tewkesbury: hybrid sash design typical of Edwardian houses

Ropewalk Tewkesbury: Victorian sash with horns

19 High Street Tewkesbury (Lloyds TSB Bank): built in 1921 in the Tudor revival style with intricate leaded light oriel windows

Twentieth Century

The pre-war and inter-war periods of the twentieth century saw a split between revived-traditional and modernist windows.

The revived-traditional windows were a continued evolution of the Arts and Crafts and Queen Anne styles and eventually evolved in two directions: the first simplified to become the common style for most inter-war housing estates, with timber casements, often with small panels of leaded and coloured glass in doors and at the top of windows; the second evolved into a late-seventeenth/early-eighteenth-century revival, and was particularly popular for public buildings, where large multi-paned sashes again became common.

At the same time, the modernist windows, influenced by the Art Deco style, were made from recently developed hot-rolled steel; these 'Crittal' windows, manufactured using the latest technology, produced a simple, functional window of strikingly modern appearance, in keeping with the crisp, minimalist International Style.

Bishops Drive Bishops Cleeve: metal framed casement windows 1948

Brockworth Airfield control tower c. 1942 (now demolished) in the Art Deco style

Crittal windows: GAC Gloucester Aircraft Co. Brockworth

In the post-war period, functionalism became the leading design principle. Typical features of post-war windows were simple white-painted softwood frames, usually of very plain, unmoulded timber section with storm-proofed opening casements and storm-proofed top-hung fanlights; they often formed 'picture windows', with a single, very large sheet of glass. Windows of similar design were also constructed from aluminium. On larger buildings the production of large sheets of toughened glass saw the introduction of 'curtain walling', where buildings were entirely clad in glass.

The 1980's saw the arrival of 'Planar' glazing; using this system the glass is not held in frames, but is attached, by bolts or vacuum pads, to an internal armature, often of steel tubing or cables; silicon sealant between the panes of glass makes them weather-tight. This decade also saw the arrival both of 'sealed-unit' double glazing, and the 'unplasticised-polyvinyl chloride' (U.-P.V.C.) frames which invariably hold them.

The Hyde Winchcombe: storm-proofed picture windows with top hung fanlights

Planar Glazing

Millennium Houses Tewkesbury

Glass Blowing

Glass

Because of the transparent nature of clear glass, few people pay it much attention as a material in its own right; it is something that we look through, not at. As a result, it is often undervalued, and needlessly smashed out of windows on the excuse that it is 'only glass' and easily replaceable. However, old glass is of considerable historic and visual interest. It is an integral part of the fabric and history of old windows as advances in glass manufacturing were usually the principal reason for changes in window design. Old glass, with its rippling transparency, dancing reflections and greenish hue, contributes significantly, if subtly, to the character and appearance of old buildings, giving a far more lively and interesting display than the featureless, static qualities of unrelentingly uniform, modern glass.

The principal forms of glass are:

Cylinder, Broad or Muff Glass
This was the only glass manufactured in England before 1674; it was invented in Germany in the 11th century, although the date of its introduction into England is unknown. The molten glass was blown and then swung to form a cylinder; this was then cut, reheated and flattened into sheets in a furnace, cooled on a bed of sand and polished. The glass produced has a distorted, rippled effect and greenish tint when looked through, often with some air bubbles and other imperfections.

Crown Glass
The first recorded crown glass in England was in 1674, and it remained the standard high-quality glass until the 1830's. The molten glass was blown into a bubble, this is then pierced and the 'punty', or rod, spun, flinging the malleable glass out into a disk of approximately four feet in diameter. The glass was cooled on the punty, before being cut into panes; the central 'bullion' (or bull's eye), where the rod attached, was usually discarded, as were the curved edges. Crown glass was a far finer, clearer glass than that produced by the preceding method, although it could still have a slightly rippled texture; its introduction heralded the end of the use of leaded glazing in wealthy households.

Cast Glass
The technique of pouring molten glass into flat moulds to create large sheets of cast glass, a technique used by the Romans, was rediscovered in the late seventeenth century in France, and was soon being used in the windows of the new royal apartments at Hampton Court Palace (1689-94); however, the labour required to pour and then polish cast glass made it extremely expensive, and it was used more for decorative mirror-glass than for windows.

Plate or Cylinder-Sheet Glass
Plate glass was first made in Britain in 1773, although it did not become widespread until the 1830's, when Chance Brothers of Stourbridge (who later supplied glass for the Crystal Palace) industrialised the traditional technique of making cylinder glass, to produce large sheets of high-quality and relatively inexpensive plate glass. The rippled effect of earlier glasses was greatly reduced, although when viewed obliquely, reflections still distort, rippling across the surface.

Drawn Glass
This was invented in 1904 by a Belgian, Emile Fourcault, and later improved by several American companies. The process involved drawing sheets of glass through a slot in a tank of molten glass up over rollers and into a cooling chamber.

Float Glass
Since 1959, the standard technique for making sheets of glass has been to pour the molten glass onto the surface of molten tin, where it 'floats' out to create an even sheet, with a perfectly smooth, featureless surface.

Old cylinder and crown glasses are irreplaceable. They are thin and easily broken and should not be removed from their original frames unless absolutely necessary. If removal is unavoidable, paint solvents, soldering irons, infra-red heaters or even household bleach can be used to soften old putty; in all cases great patience is required as it may take many applications to soften the putty sufficiently.

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Glossary

Arts & Crafts
Artistic movement that flourished in Britain from c.1851 to c.1939, that rejected industrial mass-production in favour of traditional craftsmanship

Art Deco
A geometric modernist style popular in the 1920's and 30's; it depended upon the latest technology and materials, and decoration was stylised

Came
Slender strips of lead, 'H' shaped in section, which hold quarrels (q.v.) of glass in leaded glazing

Caroline
Pertaining to the reign of Charles I (1625-49)

Casement
That part of a window frame that swings open on hinges; traditionally they were wrought iron or timber. A casement window is a window that contains side-hung opening casements

Commonwealth
Pertaining to the republican period (1649-60) between the reigns of Charles I and Charles II

Elizabethan
Pertaining to the reign of Elizabeth I (1558-1603)

Facade
Any exterior elevation of a building, but particularly the main elevations

Fretwork
A trellis-like ornament of repeating geometric patterns; common in Greek and Chinese design, both of which were influential in Britain in the latter 18th and early 19th centuries.

Georgian
Pertaining to the reigns of Georg I, II & III (1714-1820), and sometimes George IV (1820-30); overlaps with the Regency (q.v.)

Glazing bar
Slender timber bars, with a deco rative moulding on the inner face that form a grid-like framework that holds panes of glass within a timber window frame

Gothic
Term used to describe the architectural styles common throughout northern Europe from the 12th century to the 16th century. Those used in Britain were: Early English (c.1180-c.1280), Decorated-geometric (c.1250-c.1300), Decorated-curvilinear (c.1300-c.1350), Perpendicular (c.1350-c.1550)

Gothic Revival
Serious revival of the Gothic styl (strongly linked to Christian morality); the predominant style in Britain from the 1830's to the 1860's, it was more scholarly tha the Gothick (q.v.), the four different phases of Gothic (q.v.) were clearly differentiated

Gothick
Name commonly applied to the light-hearted Gothic revival of the 18th and early 19th centuries, distinguished from the later Goth Revival (q.v.) by its delicate, playful nature; it often confused the different phases of Gothic (q.v.)

Quarrel/quarry
Small pane of glass held within a grid-like pattern of lead cames (q.v.)

Horns
Small projecting spurs of timber on a sash window (hanging down from the top sash and projecting up from the bottom sash), introduced from the mid-19th century to strengthen the joints

International Style
Modernist style that evolved from the Art Deco (q.v.), it pared down all ornament in line with the principles of 'form and function'; it was the origin of most modern architecture

Jacobean
Pertaining to the reign of James I (1603-25)

Lamb's tongue
Moulding common on 18th century glazing bars (q.v.)

Light
The areas or compartments within a window, framed by mullions, transoms, or glazing bars (q.v.), through which light is admitted

Margin lights
A narrow window flanking a larger window or door; or narrow panes of glass around the edge of a window composed mainly of larger panes of glass

Mullion
A slender pier that forms the vertical division between the lights (q.v.) of a window

Ogee
A shape common in the Decorated (curvilinear) style; also a popular moulding on timber casement windows in the 17th and 18th centuries

Ovolo
A moulding common on 16th century mullions

Polite
Describes buildings that are built to a specific fashion or style, with little dependence upon local tradition or materials; opposite of vernacular (q.v.)

Queen Anne
Pertaining to the reign of Queen Anne (1702-14)

Queen Anne Style
Popular from the 1860's, it was a free interpretation of the style of the Queen Anne (q.v.) era

Regency
The style of the Regency era, c.1800-c.1830 (the actual Regency was technically 1811-1820)

Restoration
Pertaining to the reigns of Charles II & James II (1660-88)

Saddle bar
A horizontal iron bar set into a window frame, to which leaded glazing is tied

Sash
That part of a window frame that slides up or down, usually counterbalanced on weights. A sash window is a window that contains such sliding sashes

Stanchion
A vertical iron bar set into a window frame to support leaded glazing

Stay
A horizontal metal bar that attaches between the window frame and the casement to hold the latter open

Terracotta
Unglazed, baked clay; often used for decorative details on buildings. Common in the 15th and 16th centuries, and again in the 19th and early 20th centuries

Transom
A horizontal bar dividing a window into two or more lights (q.v.)

Tudor
Pertaining to the Tudor dynasty, 1485-1603, although things pertaining to Elizabeth I's reign (1558-1603) are more normally referred to as Elizabethan (q.v.)

Vernacular
Describes buildings that are built from local materials according to local traditions; buildings that have few pretensions towards architectural grandeur; opposite of polite (q.v.)

Victorian
Pertaining to the reign of Victoria (1837-1901)

William & Mary
Pertaining to the joint reign of William III (1688-1702) & Mary II (1688-94)

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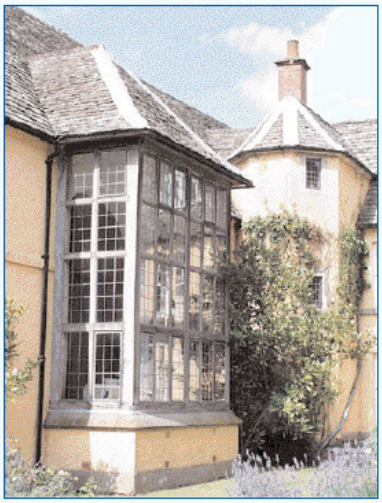

Forthampton Court

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Front Cover (clockwise) Millennium Houses Tewkesbury, Stanway House & 32 Church Street Tewkesbury