

QUADRENNIAL INSPECTION

THE COMMANDER'S HOUSE, DARTMOUTH



**Prepared on behalf of:
Modern Housing Solutions**

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I.00 INTRODUCTION

I.01 BACKGROUND

This report relates to The Commander's House, Dartmouth

The property is occupied as the residence of a senior officer. The Commander's House, Dartmouth is a two storey house. It is situated within its own grounds as part of BRNC Dartmouth.

The buildings are owned by Crown Freehold. Maintenance is the responsibility of the Defence Housing Executive. The report was conducted at the instructions of the Modern Housing Solutions.

Inspection Regime is as follows

Monthly	-	Fire Alarm Testing
Annually	-	Legionella Risk Assessment Review
	-	Heating and HW Systems Maintenance
Two yearly	-	Technical Building Inspection
Four Yearly	-	Quadrennial Inspection by Conservation Specialist
Five Yearly	-	Electrical Testing

I.02 HISTORY AND LISTED STATUS

- I.02.1 Of early C20th construction, with later alterations, The Commander's House individual listing was not evident. The house would be affected by curtilage listing relating to the 11* listing of the main complex and attached walls IoE Number:387216 listed on 23 October 1972. Main complex designed and built 1899 – 1905 with additions c1914.

I.03 BRIEF DESCRIPTION OF THE PROPERTY

- I.03.1 The detached house overlooks the Dartmouth inlet to the south, and is rectangular in form, originally of 2 bays with a further bay addition to the west with hips and a small service wing set back and extending further to the west. Of two floors with an entrance porch, set within the northern elevation, to the east of centre.
- I.03.2 Of English bond red stock brickwork to the original two bay house, with grey slate pitched and hipped mansard roof with mitred slate hips and lead rolls and valleys and lead sheet to the mansard flat roof. The west bay is of stretcher bond red stock brickwork, with grey slate double piled pitched roof gabled to the north with Portland stone copings and hipped to the south with mitred slate hips and lead rolls and valleys. The service wing to the west is of two storeys, of grey slate, double pitched and hipped to the west, with lead rolls to the ridge and mitred hips.
- I.03.3 The south elevation is of three bays with 2no. two storey bay windows to the east and 2no. three light mullioned windows, one above the other, to the west. Between the two bays to the east is doorway with canopy over and to the first floor above, a narrow sash window. The door is half glazed, the canopy is lead covered with dentilled facing in painted timber spanning the two adjacent bay windows. The windows have Portland stone dressings to the main windows and door and stone piers to the bays. Ogee cast iron gutters and downpipes. The

chimney stacks are of English bond brickwork with Portland Stone dressings and red clay pots. The west service wing is of stretcher bond red brickwork with two windows to the ground floor of a single light of a 4 over 4 sash and a three light of 4 over 4 sashes. To the first floor are two single 4 over 4 sashes.

- 1.03.4 The north elevation is of two storeys, English bond red stock brickwork and gabled to the east with a run of 5 windows at first floor, 4 are 4 over 4 sashes and one to the staircase a 12 over 12 sash window. To the ground floor are three 9 over 9 sashes to the west and a small 4 over 4 window to the cloakroom and an entrance door to the east with two light over light above a stone canopy with half glazed door beneath. The door has stone dressings as does the projecting chimney stack to the east end. The ground floor windows have shallow arched heads and Portland stone key stones, the first floor windows are set immediately beneath a deep eaves overhang. Black cast iron downpipes and white ogee cast iron gutters. White painted timber eaves and moulded fascia. To the west end, within the service wing, is a half glazed door with arched brick head and stone key stone. The first first floor to the service wing is blind.
- 1.03.5 The east elevation, of two storeys, of English bond red brickwork and has openings to the north end, of a single four over four sash at first floor and six over six at ground floor. To the north of these windows is a bay for the full height of the elevation with stone dressings and a pair of 4 over 4 sashes to the first floor and single 2 over 2 sashes to the splays. To the ground floor 6 over 6 sashes to the first floor and single 3 over 3 sashes to the splays. The head of the ground floor bay window has a lead weathering to a projecting dentilled cornice.
- 1.03.6 The west elevation of the south range hipped elevation is blind with a black painted steel vertical ladder and hoops placed to the northern end, extending up to the roof. To the west elevation of the north range hipped elevation is, to first floor, a 6 over 6 sash window. To ground floor is a late C20th early C21st single storey lean-to enclosing the utility area, of timber frame and dark stained horizontal boarding with 4 glazed fixed lights, beneath a corrugated acrylic sheet roof covering.
- 1.03.7 At ground level the accommodation consists of an entrance porch, cloakroom wc, entrance hall and main stair, drawing room, dining room, morning room (lounge), study, breakfast room, kitchen, utility room, wood store, staff wc and utility area.
- 1.03.8 At first floor level, accessed by the main stair, the accommodation consists of a master bedroom over the drawing room below with en suite bathroom, dressing room (changing room 1/bedroom 6), and four further bedrooms, family bathroom, wc, shower room and store cupboard (cloaks).

1.04 THE SITE

- 1.04.1 The Commander's House is situated off an estate road within BRNC Dartmouth.
- 1.04.2 The grounds are laid out to lawns, with shrubs and trees, overlooking Dartmouth inlet and are well maintained. To the perimeter of the garden is enclosed generally with chain link fencing.

1.05 LISTED STATUS

Listing describes the main BRNC complex and attached walls.

1.06 DRAWINGS

Layout drawings are enclosed in Appendix A of this report.

2.00 THE INSPECTION

2.01 SITE VISIT

The inspection was conducted on 8 March 2010. The weather was and fine at the time of the inspection. The inspection was wholly visual with access to all internal rooms, to the main roof area and external areas, and particular areas noted elsewhere in this report. Access was limited elsewhere by carpets not being moved and therefore it is not possible to report that such parts remain free from defect. Flues, ducts voids and any similarly enclosed areas were not inspected and therefore their condition is outside the scope of this report. Specialist inspections or testing were not carried out in respect of material used in construction or services, including drainage. The inspection did not include examination of mechanical, electrical, telephone and drainage services.

2.02 BASIS OF REPORT

This Quadrennial Report has been prepared in accordance with Defence Work Standard No. 4 "MOD Conservation Manual". It is not intended that this document used as a direct basis for instructing repairs.

2.03 OTHER SPECIALIST REPORTS

No other specialist reports were obtained as part of the inspection as it was not thought necessary. A fire assessment report on the building was not available. Smoke detection measures should be tested regularly. Mechanical & Electrical test certificates were not available and a full mechanical and electrical testing report should be provided on a regular basis.

2.04 PREVIOUS REPORT

No previous reports were available.

2.05 DRAWINGS

A number of drawings and reports are held by Defence Estates and are available for reference. Simple plans are included in this report.

2.06 FIRE OFFICER'S REPORT

No Fire Officer's report was available as part of the inspection.

2.07 PERSONNEL

The writer at the site inspection liased with the House Manager who was in attendance during the inspection. The inspection was made on the 8 March 2010.

3.00 MAINTENANCE POSITION

3.01 WORK UNDERTAKEN SINCE PREVIOUS INSPECTION

Works undertaken to the building since the previous Quadrennial Inspection includes some repair and local redecoration. The building is in reasonable condition internally, but externally requires some joinery repair and redecoration

and was in the middle of a redecoration programme having completed most of the north and east elevations.

3.02 BUILDING MAINTENANCE CATEGORY

The building's maintenance category is N Normal. This classification requires a building to be fully maintained.

3.03 APPROPRIATENESS OF USE

The building was being used for the original use intended, therefore wholly appropriate.

3.04 DETERIORATION IN RELATION TO AGE

Deterioration in relation to age is normal.

3.05 FORWARD MAINTENANCE PLAN

It is recommended that the following cyclic maintenance forms part of any such plan.

3.05.1 Roofs and Rainwater Goods

- Inspect rainwater goods, parapet gutters and gutters and clear out debris on a monthly basis during the autumn. Check every 3 months otherwise.
- Clear out rainwater gulleys every month.
- Inspect roofs generally every 6 months and refix any slipped tiles, etc.

3.05.2 External Decorations

- Redecorate externally every 4 years.

3.05.3 External Walls and Steps

- Clean off moss, every month to steps to entrance. Keep ventilation holes clear every 6 months.

3.05.4 Internal

- Redecorate internally every 5 years.
- Check roof voids every 6 months, remove any snow that has ingressed as necessary.
- Check operation of all water stopcocks, etc. every 6 months.
- Maintain on an annual basis all fire-fighting equipment and alarms.

4.00 GENERAL STATE OF THE BUILDING

4.01 STRUCTURAL

The building is in reasonable structural order. However there were settlement or movement cracks noted in the course of the inspection. Refer to the inspection notes below. The southern bedrooms show signs of movement, which increases to the west and at the point of the change of level within the first floor passageway and should be monitored and an Engineers report should be obtained, as to the general cause. It appears to coincide with the later additions at ground and first floor.

The house is of brickwork walls.

The roof construction is generally of traditional timber trusses, purlins and rafters with hips. The roof is covered in grey natural slate with mitred hips and lead soakers and ridges, with lead flashings to chimney stacks. The chimneys are brick with stone dressings, with red clay pots of plain form. The flaunchings require making good and there are also open joints noted to the upper sections of brickwork to the chimney stacks. There is glass fibre insulation in most areas to the roof space.

4.02 INTERNAL

The general state of the building internally is in good order except where water leaks have damaged the ceiling and partition walls to the Breakfast Room and adjacent Hall and the cracks noted to the bedrooms and first floor passageway.

4.03 EXTERNAL

The external condition of the walls and roof is reasonable, but external joinery repair is required eg. to window cills and redecoration. A number of sashes generally require repair throughout the building due to neglect of decoration externally. It was stated by the House Manager at the time of the survey that further redecoration was imminent and had commenced to the north and east elevations but had been postponed until the tenant had vacated the property.

The garden fencing requires repair of sections.

5.00 DETAIL INSPECTION - MAIN BUILDING - INTERNAL

GROUND FLOOR

5.01 DRAWING ROOM

Has 6 over 6 sash window, 2no to the south, with 3 over 3 sash windows to the splay. On the east 6 over 6 sash window.

The room has simple moulded cornice, moulded picture rail and moulded skirting with herringbone wood block flooring in probably Douglas Fir.

Fireplace, original to the build, with renewed tiles to the splay and metal insert fireback with fire grate.

Small square upper panels, moulded and longer centre panels with mouldings and the lower two panels plain with a convex leading edge to one door and concave to the other. There are very finely crafted brass pulls within.

5.02 STUDY

The Study is in good condition, with similar floor of herringbone Douglas Fir and in good condition.

5.03 MAIN HALL

The main Hall has a three arched arcade with two columns, square section, mouldings and painted timber, good condition with painted, plastered walls and herringbone timber floor. This runs through the Hall, Dining Room and Washroom, in good condition. There is slight unevenness to the wall up to the half landing on the stairs, from historic movement cracks, mainly beneath the trimmer to the landing, which appears historic.

5.04 WASHROOM

The Washroom has a 4 over 4 sash window with a lower sash lights of obscured glass, appears reasonable. There is a ventilator to the top left of the window. There is a mirror missing from above the basin to the east wall. There is a WC to the west wall. There is flaking paint to the lead overflow pipe to the cistern.

General condition is reasonable.

5.05 ENTRANCE LOBBY (Porch)

With a half-glazed entrance door, two panels to the lower section and a 9-light glazed light above, each light has leading within, with a central elongated circle to the centre and margin of six quarries. To the head to the upper section of the glazing, there is a thin 2-light curved section.

The door is in oak, original to the build, in reasonable condition. There is, however, a quadrant bead missing to the bottom central light, which requires renewal. Above the door is an arched head and above this a 2-light window with leading of six quarries to each light, beneath a square head.

The ceiling has a moulded cornice and to the east is a coat rail batten, with moulded top and bottom with six brass coat and hat hooks.

There is a central lantern light with a GLS lamp.

To the floor, coir matting.

The Lobby door to the Hall is half-glazed door with arched head of two lower fixed panels with bolection mouldings and an upper glazed section of the doorway of nine glazed panels, two to the centre with curved head and a margin of seven glazed panes. These are of obscured glass, of a relatively early pattern. This also has an applied retrofitted brush draught strip which could benefit from refixing. There are shrinkage cracks between the bolection moulded architrave and doorframe.

To the south is the Dining Room.

5.06 DINING ROOM

The Dining Room has to the south east, a half-glazed door central to the house and immediately opposite the entrance door to the north. This has a curved head to the door with a 9-light, a 9 pane upper light with oak glazing beads and to the lower two panels with mouldings.

Beyond this door, framed by two yew trees is a view of Dartmouth and the entrance to the open sea beyond.

The bay window of two 6 over 6 sash windows and 3 over 3 to the splay to each side requires redecoration externally, internally reasonable but there are hairline cracks to the junction of the timber joinery to the soffit.

The Dining Room has herringbone flooring, as before described, with a fireplace to the west wall with cast iron inset, which appears reasonable with glazed tiles to the reveals and cracked square glazed tiles to the hearth which appear original, with a margin to the fire surround in marble and the main surround is white painted, in good condition. The fireplace is open and there is a ventilator to the chimney breast at the top left. Decorative condition is reasonable. There is a crack running east/west to the centre of the ceiling indicating movement but relatively minor.

There is also a window seat with storage beneath.

To the north wall onto the hallway is a vertical shutter to a serving hatch. There is also a doorway through from the base of these stairs up to the first floor.

To the west of the stairs, is a doorway (without a door) to close off the service area of the Kitchen from the main accommodation.

5.07 LOUNGE

Facing south with 3no. 6 over 6 sash windows. The western most sash window has a sash cord missing.

The room is fully carpeted and has a low level double panelled steel radiator beneath the windows and has an early 20th century fireplace, which is tiled (with

tiles chipped) circa 1940's and to the right of this is a cupboard with plain doors, two-panelled with shelving beneath. The walls and ceiling are painted papered, with painted joinery.

Fine hairline cracks to ceiling indicating some very fine movement, particularly on the west wall and extending on the south wall.

5.08 WASHROOM/STORE

To the north is a washroom/store, with a small Belfast sink and a fitted cupboard of upper sliding glazed doors and lower sliding fixed panel doors in square simple panelling, all original to the build with a cornice to the head of the cupboard and a shelf over, all in good condition.

To the north wall is a 9 over 9 sash window, with square head, with obscure glass to the lower nine pane sash and beneath is lead pipework. To the west wall are three shelves, the lower shelf has four holes to receive various historic work implements, painted and in good condition. The flooring is of sheet vinyl.

5.09 BREAKFAST ROOM

To the north, 2no 9 over 9 sash windows with a chimney breast to the west which has been infilled with a cupboard with modern, plastic laminate shelves and reasonably modern flush doors.

To the east is a dresser with a plastic laminate work surface but historic doors and upper shelves with V jointed T and G boarding to the back.

To the south is a further cupboard, which comprises of three pairs of doors one above the other, with mouldings to the doors which conceal shelving. There is a primitive catch to one of the bottom doors, rather than a brass catch and should be made good. The flooring finish is of vinyl sheeting.

To the ceiling, there is failure of decoration to the plasterwork above the door into the Breakfast Room, this damage also extends to the door to the small corridor or passageway and the ceiling is damaged from the failure of the hot water system from the Bathroom above. This is currently being rectified. The water damage has also damaged the partition wall to the adjacent passageway and water has run onto the door head and requires drying out and making good.

5.10 KITCHEN

With a lower ceiling height than the main house, it has, to the south, 3no 4 over 4 sash windows. The two outer sash windows are operational but the centre sash window is fixed.

The Kitchen units are relatively old but modern in style circa 1980's with plastic laminate roll top worktops, a double sink and drainer beneath the window and drawer line units with cupboards to the base units and wall cupboards to the north, west and east walls. There is also a small four ring cooker in this area.

External door to the west is vertical plank, framed, ledged and braced into a Lobby area or covered way to a wood store, WC and Utility area.

The Kitchen also has an Ideal Mexico boiler in the original fireplace area. To the north is the external door which has 9-lights to the upper section and 2 panels to the lower section, half-glazed with curved head, original to the build but with modern aluminium ironmongery.

Lights are fluorescent strip. External fan to the north wall. lights appear to have been damaged and would benefit from replacement. Similarly, the striplight to the breakfast room is an old fitting and beyond its useful service life.

5.11 WC

With painted brick walls with flaking paint to the brickwork particularly at low level. There is a high level cistern and a 4 over 4 sash window to the south with one sash cord broken which requires replacement. There is also a fixed light to the north, adjacent to the framed, ledged and braced door. There is a small ventilator brick to the south, modern wall light and modern switch also to the south with a brick covered floor.

General condition is reasonable and would benefit from further applications of limewash or a breathable paint to accommodate the dampness. The sash cord should be renewed.

5.12 LOBBY

To the Lobby area between the WC and the wood store is a painted brick floor, the paint is slightly lifting and would benefit from a further application.

5.13 WOOD STORE

The wood store has a brick floor, limewashed brick walls and it also has a further door to the north east. In reasonable condition and also has a gas meter.

5.14 UTILITY

A modern timber framed and boarded covered area, with a translucent acrylic corrugated roof, appears in reasonable condition.

There is a hopper head and downpipe to the north end, which would benefit from redecoration but generally the area appears reasonable. There is a coal bunker and the door to this area would benefit from redecoration. The ironmongery has been prepared for redecoration.

There are also modern electrical socket outlets and a light.

FIRST FLOOR

5.15 LANDING

The Landing with adjacent Cloaks cupboard of 2 over 4 panelled doors, upper panelled door with 2 panels, the lower panel with 4 panels, all in good condition and original to the build. The whole of the first floor is fully carpeted, with the exception of the en-suite Shower room.

All rooms to the first floor have painted papered walls, painted papered ceilings, carpeted floors on assumed floor boarding, white painted moulded skirtings, painted original fireplace and joinery in reasonable decorative condition, although historically there is unevenness from historic plasterwork.

Each room has a smoke detector – to Bedroom 1, the Hall, Bedroom 1, Dressing Room/Bedroom 6, Bedroom 2, Bedroom 3, Bedroom 4, the lower Hall and Bedroom 5.

The main Hall Landing has a well designed staircase with hardwood handrail and turned balusters in good condition. There is a 12 over 12 sash window to the half Landing, facing north and appears in good condition.

5.16 BEDROOM – 1

Bedroom 1 is to the south east corner of the house, with a bay window facing south of two 4 over 4 sash windows with 2 over 2 sashes to the splays to each side. Requires urgent redecoration externally and internally and the reputtying of glazing and some repair to the western light to the upper of the 4 over 4 sash. Severe erosion to the glazing bar, which requires repair and the cills are also cubing, particularly to the centre sashes and requires urgent redecoration. To the sash cords for the eastern splay window, one sash cord is missing and to the western 4 over 4 sash window, the eastern sash cord is missing and requires making good.

To the south east corner is a cupboard on the splay with upper cupboard door and lower two-panelled door for wardrobe with shelves above, original to the build and in reasonable condition. There is a slight chip to the bottom of the top door. The skirting is moulded.

There is a fireplace to the west side of the room, to the chimney breast. This is blocked in, is original to the build and in good condition.

To the east wall of the room at skirting level, there is an exposed socket outlet which requires a cover. This may be live and should be checked or it may be redundant.

There are three sets of modern double socket outlets to the room, just above skirting height. The chimney breast has a ventilator at high level in a metal fretwork pattern.

With the exception of the bay windows, which require urgent repair, Bedroom 1 is in reasonable condition. Slight chipping to the paintwork at low level; slight hairline crack to the partition wall between the en-suite WC and the Bedroom. There is slight movement to the south west corner, to the alcove to the left of the fireplace at wall/ceiling level.

5.17 EN-SUITE BATHROOM

To the north is an en-suite Bathroom with 4 over 4 sash facing east with some of the original glass within, particularly to the lower sash. There is ducting for the SVP at low level. The sink has a splash back, glass shelf and mirror with poor silvering, above is a shaver light. The WC and basin are modern. The hot and cold taps do not match and would recommend a matching pair of taps to this basin, both current taps are of a budget range. There is also a modern, plastic laminated cupboard and shelf on the east wall.

Also in the en-suite is a socket outlet, which is at least 2m distance from the basin but approximately 1m distance from the WC. Not considered compliant with electrical regulations regarding safety and socket outlet and supply should be removed from room.

The en-suite Bathroom is also in reasonable condition.

5.18 CHANGING ROOM I

Facing east is the Changing Room I (Bedroom 6) with a bay window of two 4 over 4 sashes with 2 over 2 sashes to the splay in painted timber and requires redecoration externally. On the north west corner is a splayed cupboard with single panelled door above a two-panelled door below for wardrobe and shelving above, original to the building and in good condition.

There is slight movement at the junction with the ceiling. There is also to the south west, near to the door into the room, a patch of damp approximately 75mm diameter which may be from leaking services or from the roof and requires further checking and remedial works, both to the cause and the effect.

There is a fireplace on the north wall of this room blocked in with a high level ventilator, as for Bedroom I.

Painted, moulded skirtings and a double twin panelled radiator beneath the window, modern pressed steel with iron pipework, which is the same as for Bedroom I and generally.

General Condition otherwise is reasonable.

5.19 SHOWER ROOM

This has sheet vinyl floor with a 4 over 4 sash window facing north and a loft hatch above, shower cubicle to one corner and low level WC suite, basin, a tiled splash back, ceramic shelf and mirror above with wall cabinet and shelf to the left, extract fan and generally in reasonable condition.

The lower window, lower sash has obscured glass, the upper is clear.

5.20 BEDROOM - 2

Facing south with a 4 over 4 sash window to the east and a bay window of two 4 over 4 sashes with 2 over 2 sashes to the splays, the sets of windows face south, and require urgent redecoration and some repair, particularly to the eastern 4 over 4 sash, to the upper sash, which has a decayed glazing bead and the glazing putty also requires renewal. The sash cords appear in tact.

The fireplace is in tact and there is a ventilator at high level in the chimney breast. There are cracks to the skirtings which are relatively fine and relate to drying out, also fine cracks to the splayed cupboard adjacent to the bay window in the south west corner of the room. Generally the room is in reasonable condition.

There is a basin with splash back glass shelf and mirror with poor silvering and a light above. Also separate is a shaver socket outlet to the upper left of the basin. Slight movement noted.

To Bedroom 2, there is slight historic cracking to the ceiling, running north/south to the east of the bay window.

5.21 BEDROOM - 3

Facing south, has a 3-light window of 4 over 4 sashes. Paintwork externally is poor. The eastern 4 over 4 sash to the upper sash, lower right-hand window pane has a crack running horizontal, this is a very fine crack however.

The ceiling has a diagonal crack extending to the chimney breast and runs from the south east corner of the room and tracks across diagonally to the north west corner, indicating movement and this has occurred since the last redecoration and requires monitoring and remedial action.

There is also cracking to the south west corner of the room at ceiling level tracking on the south elevation and around to the west wall and requires monitoring and a Structural Engineer's report.

To the north west corner is a hand basin with a tiled splash back, glass shelf, mirror and shaver light above. The basin appears modern. There is a double door cupboard with simple panels, original to the build and appear reasonable to the small wardrobe.

The ironmongery to the house is original and of brass, in reasonable order. There is also diagonal cracking above the door into the room indicating movement around this particular room.

The north side of the passageway is the Bathroom. This has a bath, large cupboards of two 4 panel doors and at high level, two 2 panel doors concealing a linen cupboard with lagged cylinder. The bath has tiling to three sides up to approximately 2metres, painted plaster above, which appears a little tired.

Facing north is a 4 over 4 sash window with Arctic pattern obscured glass to the lower sash, the sash cords appear reasonable. There is a blind, within the window reveal, with a vanity unit with modern basin and taps, moulded modern unit doors below the plastic laminate worktop. There is a two-height tiled splash back to the vanity unit with a glass shelf, circular mirror and shaver light above, also towel rail in this room, central light within a globe, extract fan, shower and shower rail over the bath.

There is a crack above the ducting to the north wall, below the window. Also historic cracks to the ceiling which appears to be plaster and lath, painted but generally the room is reasonable with slightly tired decoration.

5.22 BEDROOM - 4

There are two 4 over 4 sash windows facing north. Externally the decoration is good. The sash cords are complete.

Decoration internally is reasonable to the windows and to the room. There are historic movement cracks to the ceiling, which have been painted over and appear reasonable.

There is a fireplace that also appears reasonable. There is a splayed cupboard to the south west corner. An upper plain panelled door below a two-panelled door and a wardrobe.

The fireplace is blocked but has a ventilator at high level.

Window cills have some fine cracking at the junction between the timber cills and the sash windows on the bottom rail, otherwise very reasonable.

Further to the west, there are three steps down to the lower passageway and wing, through an arch and between the wing build and the main build of the house, there is movement but like all movement cracks above the steps down on this passageway, aligning with the change of scale of the wing build to the main build showing differential movement about this area, this should be monitored.

There are cracks in the ceiling, this has been painted over but continue to recur.

To the south is a 4 over 4 sash window, which requires redecoration externally. The floors are carpeted, painted plastered walls and ceiling with fine cracks to the ceiling, indicating movement as before described.

5.23 BEDROOM – 5

This has a 6 over 6 sash window, hand basin to the south of the window with four tiled splash back to the rear and then glass shelf and acrylic shelf and globe wall light above and shaver socket to the north.

There is cracking or shrinkage from the movement from the basin and the mastic or filler to the rear of the basin has broken away and there is a crack which requires refixing the basin and making good of the mastic.

To the ceiling there are signs of historic movement on presumed plaster and lath, generally the condition is reasonable.

The fireplace is blocked and there is no ventilation to this chimney breast. Original fire and surround is in tact. There is a simple cupboard to the left of the fireplace for wardrobes and to the right more historic double doors of 2 panels to each door, moulded and with moulded infill panel beneath and cornice above to this cupboard with shelving which appears reasonable.

There is slight movement to the floor boards and cracks to the northern skirting to the centre, probably from shrinkage due to infill or splicing of separate section of skirting to the centre.

There is wiring routed around the skirtings to telephone socket outlets and this is poorly clipped and is sagging in places and to the architraves it requires reclipping.

All rooms, as before described, have moulded skirtings and there are no cornices to the ceilings, all are plain but with stout bolection mouldings to the architraves to the doors with stops at skirting level to enable the moulded skirtings to connect to the architraves.

5.24 WC

To the south of Bedroom 5 is a WC to the west end of the Hall with modern low level suite. Simple plain, painted papered walls. The ceiling has diagonal cracks from local movement and diagonal crack running from south east to north west.

The sash window of 4 over 4 sash with obscured glass, which is reasonably old, externally the window will require redecoration.

Generally the first floor of this house is in reasonable condition but with movement cracks to the west end of the house.

ROOF SPACE

(The roof space is accessed from the en-suite WC area).

5.25 MAIN ROOF SPACE

Signs of water ingress on boarding with stains. Roof is hipped with purlins and rafters with timber boarding over. There is a flat roof to the mansard section and

chimney stacks. There are stains to the rear of the stacks and on purlin lines and to the flat roof area, some may be historic. There are 2no, galvanised water tanks, with inadequate 19mm of polystyrene insulation loose laid and simple tongue and groove boarding to the tops. Recommend modern renewed water tanks. Pipe lagging to pipes discontinuous. The ceiling is insulated with glass fibre quilt insulation which has compressed down, it appears to be a nominal 100mm that has slumped down to probably 2" and would benefit from improved insulation and also access boarding.

Cross walls in stock brickwork appear reasonable, other than water staining, generally timbers to the roof appear reasonable. There appears to be ventilation from the eaves.

5.26 WEST ROOF SPACE

Rear roof void to house to wing over WC and adjacent Bedroom 5

Small hipped area with chimney stack in brick. Historic signs of water ingress adjacent to the chimney stack, but generally appears reasonable to this roof space and reasonable ventilation. Insulation to ceiling in glass fibre, however, has been compressed down to 50mm and would benefit from renewal of insulation to current standards for heat conservation. The loft is boarded on hipped rafters with ridge beam. The ridge board has been painted as has the main roof area.

There is slight flaking of the paint with historic water ingress staining the paintwork. No obvious signs of water ingress.

The roof space is also accessed above the Shower Room and indicates further historic water ingress staining. This may be current but generally evident. The only water ingress or sign of water ingress is from a ceiling stain in Bedroom 6, (Bedroom 1's Changing Room) which may be due to a service leak rather than a roof leak. There is staining to the boarding predominantly on the north side of this particular section.

6.00 DETAIL INSPECTION - MAIN BUILDING - EXTERNAL

6.01 NORTH ELEVATION

Consists of a main range with a lower service wing to the west, with main entrance door approximately to the centre of the main block and a staff entrance door to the west service wing. 12 over 12 sash window to the main stair and immediately above the entrance and Porch is a 4 over 4 light to first floor.

To the west, at first floor level, three narrow 4 over 4 sash windows and below three wider 9 over 9 sash windows. The ground floor windows have two courses of curved header bricks with Portland stone centre keystones. To the left of this is the small 4 over 4 sash window to the WC/Cloakroom with voussoir arch and Portland stone keystone. The cills at first and ground floors to the windows are of projecting limestone. The west staff door to the service wing has two courses of curved header bricks with Portland stone centre keystones and half glazed door below. The door is painted and has 9 panes to the upper and two solid timber panels with mouldings below and modern bulkhead light above.

The entrance has a curved stone canopy with moulded brackets to each side, the door surround is of stone quoins and curved arched head with 2-light window above with moulded cornice. The door is 9-light with a thin, curved glazed strip above.

The house is of English Bond red stock brickwork with lime mortar. The roof extends with a deep eaves overhang with moulded cornice, white painted with a 4-plank soffit in white painted boarding. There is a lead SVP painted black and black painted cast iron downpipes to the rainwater goods with a hopper at mid point, which is ornate with a coat of arms. These have been recently painted and in good condition, as has the whole of the joinery to the north elevation.

The west staff door to the service wing has sand bags to prevent surface water washing into the doorway. The drainage at this point should be investigated and rectified, introducing additional gulleys/drainage channel as necessary.

The decoration to the north elevation was carried out in September 2009. To the east end, there is a further downpipe with swan-neck from the projecting overhang into a hopper with coat of arms and two cast iron downpipes, again in good condition. There has been overflowing of water down this area, possibly from a blocked hopper.

There is a chimney stack to the east end of this north elevation, extending up and has a degree of staining at the upper levels from weathering and may benefit from checking of the flaunching to ensure that there is no breaking down of the mortar.

There are open joints to this brickwork, particularly on the south side, which require pointing up and also possibly some to the east and all pointing needs to be checked with further inspection at high level.

6.02 EAST ELEVATION

Of stock brickwork with lime mortar in English Bond. To the north end is a projecting bay window at ground and first floor, with limestone dressings to each of the bay windows and with brickwork throughout. To the left of the bay, at first floor level is a 4 over 4 sash window and at ground floor a 6 over 6 sash window. The ground floor has a shallow arched head of two rows of headers with limestone keystone and limestone cills to the windows at ground and first floor. To the south of the bay is a soil and vent stack in UPVC and a smaller 50mm downpipe serving basins with an ornate hopper at mid height, at first floor level. To the south end, black downpipe rainwater gulley into a hopper, again ornate with coat of arms, in good condition having been redecorated in 2009, however there is white salts staining to the brickwork at first floor level from water overflow from the hopper.

The windows require redecoration, however, and may require local repair. The cills are cubing and requires making good, generally requires redecoration to the paintwork to the sash windows. The head of the ground floor windows has a dentil course and mouldings projecting with a moulded cornice above. A lead weathering has been applied to the head of the projecting cornice. The flashing requires cleaning and brushing and there are some open joints that require repointing at the junction of the flashing as it sets into the brickwork.

The soffit of the projecting hipped roofing requires redecoration and is of similar form to the north elevation and the deep eaves continue around the whole of the building.

6.03 SOUTH ELEVATION

This elevation consists of a central range of two bays with a further bay slightly set back to the west end. The main two bay range is of English bond red stock brickwork, whereas the western third bay is set within stretcher bond brickwork and the service wing has English bond brickwork to the ground floor and stretcher bond to the first floor, set back further to the west. This indicates that the west wing and first floor of the service wing were later additions to the original build.

The central range has sash windows at ground and first floor and to the centre, a doorway, with half glazed timber door which enters into the Dining Room and above this, a 4 over 4 centrally placed sash window. The ground floor is visually split from the first floor with a flat roofed canopy with moulded cornice and dentil course. The canopy is lead covered and forms a canopy over the garden entrance door, with only a small projection beyond the bay windows and returning following their outer splay.

The leadwork appears reasonable but requires local attention and redressing of the lead flashing, particularly on the leading edge as it overlaps the painted timber cornice. The timberwork to this canopy and to all the timberwork on this elevation requires repair and urgent redecoration on a Year 1 basis.

The windows and doors have stone dressings within the overall composition of English Bond red brickwork. The stone dressings have weathered on this exposed elevation facing out to the sea, and requires regular maintenance.

The bay windows to the first floor are of two 4 over 4 sash windows to the centre with 2 over 2 sash windows to the splays. At ground floor the windows are of 6 over 6 sashes with 3 over 3 sash windows to the splays.

The centre light, above the doors, as before described is a 4 over 4 sash window. The door below is a 9 pane light above two moulded solid panels. There is a painted lead downpipe, this has been recently repainted, although only the undercoat has been painted at ground floor level, this requires completing and is due for redecoration in 2010.

The flashings to the canopy require checking and pointing up of any open joints where the flashings fix into the brickwork.

To the western bay window, to the western light, a 4 over 4 sash, the base of the window is damaged, the bottom rail requires repair. There are also other repairs required and reputtying to all the windows on this elevation.

There are some open joints to the brickwork, particularly beneath the bay window to the Dining Room and also above the Dining Room window some open joints that would benefit from local repointing but only slight, just minor spot repointing.

To the head is a projecting eaves with an ogee gutter, this continues around the whole of the building. The ogee gutter requires redecoration as does the soffit boarding and some local repair, particularly where it sets back to the west from the two bay central area, above the Lounge at ground floor and the smaller Bedroom at first floor.

To the west end of the main range, the ground floor Lounge window has a small canopy or cornice above with lead dressing and requires brushing down and redecoration and has a further additional lead flashing above. The windows are in a poor condition throughout this elevation, requiring repair and redecoration.

The joints to the gutters also require recaulking and redecoration. To the west end above the Lounge, to first floor level there are 3 no 4 over 4 sash windows in one section and, below three 6 over 6 sash windows to the bottom window, all with stone dressings.

Set back to the south elevation is a service wing. The service wing has stretcher bond at first floor level and English bond at ground floor level, with the two runs of headers with fine lime joints to the curved head with keystone for the Kitchen window of 3-lights each with 4 over 4 sashes. The WC to the west, which has a 4 over 4 sash window. This is beneath a voussoir arch with a limestone keystone.

At first floor level, there are two 4 over 4 sash windows to the rooms above. There is slight damage to the cills to the Kitchen window, beneath the cill the arris is eroding and requires a plastic repair in mortar with stone dust. There are open joints to the bottom left of the window and also there is slight mechanical damage to the toilet window to the underside of the cill, which is historic.

At first floor to the western 4 over 4 sash window, to the right-hand side of this is a very small broken section of approximately 50mm long of stone to the arris, to this cill.

There is an airbrick to the top left of the Kitchen window, together with floodlight and external tap and further airbricks.

To the bottom left, to the extreme west of the service wing, is a downpipe and gulley. The gulley appears reasonably open and clear. Painting requires to be continued, it is currently undercoated to the ground floor and the pipework at low level requires redecoration. There is also an overflow from the WC, which appears to be flooding the adjacent ground and washing away some of the mortar to the joints here and requires pointing up locally.

6.04 WEST ELEVATION

Two storey with a 6 over 6 sash window to the service wing. The paintwork to the gutters and soffits requires redecoration.

The Utility room is of horizontal shiplap boarding with fixed four glazed lights, which are modern in good decorative order with corrugated acrylic sheet roofing over, that is translucent and with a lead flashing to this area. There is a slight section approximately 8" long of mortar, which has dropped out of the flashing, which requires reinstatement.

To the southern end of the elevation, there is a vertical ladder with safety hoops painted black but eroding and requires redecoration. This ladder gains access to the roof level.

Generally, this elevation is in good condition with the exception of completing the decoration. There is also a hopper head that receives a lead chute through the Utility room and requires redecoration externally and internally.

Generally, elevations are reasonable with the exception of redecoration requirements to all but the north elevation, which has been redecorated and is in good condition.

6.05 ROOFS

However, there is no safe access onto the roof or to the valley but enables observation of the valley gutter, but does not enable safe access to maintain the valley gutter. Rather than a mansard roof, the roof overall is of a double pile with valley gutter and of lead, with lead timber rolls and in reasonable condition.

The roof is of slate and also in reasonable condition and has mitred hips and lead flashings and lead rolls to the ridges. The flat sections to the main roof to the centre of the mansard are of lead sheet with timber rolls and appear reasonable although access was limited for safe inspection. The valley gutter is to the west

end of the building, over the Lounge and Breakfast room section and appears in reasonable condition.

Chimneys are of English bond brickwork with stone dressings and stone cappings and simple clay pots and require brushing down of lichen or moss and pointing up of any open joints.

To the roof is also a TV aerial and cabling running down the elevation and copper expansion pipes from the hot water system.

7.00 THE SITE

7.01 GARDEN

To the south, the paths are of fine grey stone chippings and in good condition. The grounds are laid to a lawn, there is a high build up of moss but otherwise well laid out with shrubs to the perimeter. There are two large yews framing up the view to the harbour and the sea beyond.

There are trees and shrubs to the east and there is a central path with stone steps up with no handrail but appear reasonable. There are four benches, which require redecoration to the patio.

Beyond the side lawns to the east are flower beds. Shrubs and chain link fence enclose the garden to the north aligning with the north elevation. To the north is hard standing of tarmac and in reasonable condition and there are also large pots adjacent to the entrance.

There is wrought ironwork to the east side gate, which is within a chain link fence and requires some redecoration, together with the steel posts. Some of the perimeter fencing requires local repair.

There is chain link fencing to the perimeter of the grounds to the south and also a gate on the west boundary at the southern end into the adjacent Music College grounds.

Recommend that the vertical ladder with hoops to the roof be removed and that access is provided by a Velux rooflight, or similar, into the valley gutter to enable maintenance of the valley gutters and inspection. This may then require either a restraint anchor position or handrails following Risk Assessments regarding best methods for safe, regular maintenance of the roofs and for the valley gutter.

8.00 CONCLUSIONS

8.01 HOUSE

8.01.1 The property is in reasonable order, both internally and externally except for external paintwork, which is poor and some joinery repair will also be required and minor repointing. There is some local settlement indicated, which will need monitoring and possible local repair.

8.01.2 A Structural Engineer's report should be obtained, to report on the cracking to the west of the property, particularly to the south to Bedrooms 2, 3 & 4 and west end of the corridor at the change of floor level.

8.02 EXTERNAL

8.02.1 The maintenance tasks of ground maintenance have been reasonably carried out. Vigilance is required to ensure air bricks are kept clear and any climbers controlled.

9.00 RECOMMENDATIONS

The Schedule of Repairs are identified as follows:

- Category A - Unavoidable Services (A1, A2 & A3)
- Category B - Essential Services (B1 & B2)
- Category C - Urgent Services (C1, C2, C3 & C4)
- Category D - Desirable Services (D)

Costs are given for the work, these are approximate and are based on today's rates. The costs are exclusive of Value Added Tax and any Professional Fees.

The Schedule of Repairs exclude routine maintenance such as cleaning gutters and redecoration internally. It is recommended the building is decorated externally every four years.

9.01 Category A - Unavoidable Services (A1, A2 & A3)

9.01.1	Complete the preparation and redecoration of the external paintwork, windows, doors facias, rainwater goods etc. to the house (6.00, 7.00 general).	£20,000
9.01.2	External joinery repairs to windows (General 5.00, 7.00).	£6,000
9.01.3	Re putty the glazing where missing or defective putty to windows.	£1250
9.01.4	Structural engineer's inspection and report on movement (5.16, 5.20, 5.21, 5.22, 5.23, 5.24)	£1,500
9.01.5	Clear vegetation from gutters and gulleys (6.00).	£500
9.01.6	Caulk and repair the guttering to the south elevation (6.03).	£450
9.01.7	Repoint open joint to flashing to utility area to west elevation (6.04).	£75
9.01.8	To the north elevation west staff door to the service wing, investigate and improve surface water drainage (6.01).	£1500
9.01.9	Replace broken sash cords to windows (5.11, 5.16).	£500
9.01.10	Redecorate windows to Bedrooms 1 & 2 internally and bead repairs (5.16, 5.20).	£500
9.01.11	Replace cover to socket outlet or remove if redundant (5.16).	£150
9.01.12	Remove electrical socket and supply to en-suite Bathroom (5.17).	£150
9.01.13	Remedy cause of damp patch to ceiling of Changing Room 1 (5.18).	£250
9.01.14	Further check for and remedy failing flashings at high level at abutments to brickwork, from water ingress signs within roof space (5.25, 5.26)	£1500

9.02 Category B - Essential Services (B1 & B2)

9.02.1	Remove moss and repoint open joints to the chimney stack and make good flaunchings (6.00).	£1,500
9.02.2	Spot repoint open joints to brickwork above and beneath the south elevation bay window to the Dining Room (6.03).	£500
9.02.3	Point up the drainage gully joints to the west end of the service wing south elevation (6.03).	£50

9.02.4	Refix draught strip to Lobby door (5.05).	£125
9.02.5	Repoint flashings to East Elevation (6.02).	£75
9.02.6	Spot repoint open joints to South Elevation (6.03).	£150
9.02.7	Redress weathering flashings to South Elevation and point up to brickwork (6.03).	£250
9.02.8	Redecorate benches to grounds (7.01).	£250
9.02.9	Redecorate gates to grounds (7.01).	£250
9.02.10	Improve water tanks to roof space and reinsulate pipes (5.25).	£1000

9.03 Category C - Urgent Services (C1, C2, C3 & C4)

9.03.1	Replace missing quadrant beading to main entrance door (5.05).	£75
9.03.2	Make good the eroded arris to the kitchen external stone cill to the south elevation (6.03).	£125
9.03.3	Repoint open joints to the south west brickwork of the service wing south elevation (6.03).	£100
9.03.4	Make good the eroded arris to the first floor stone window cill to the south elevation above the kitchen window(6.03).	£125
9.03.5	Locally repair fencing to garden (7.01).	£1500
9.03.6	Replace catch to cupboard to Breakfast Room (5.09).	£25
9.03.7	Replace missing mirror to washroom (5.04).	£75
9.03.8	Redecorate flaking paint to washroom pipe (5.04).	£50
9.03.9	Upgrade the kitchen and Breakfast Room light fittings (5.09 & 5.10).	£750
9.03.10	Prepare and repaint floor to lobby (5.12).	£250
9.03.11	Refix basin and make good mastic filler to basin to Bedroom 5 (5.23).	£75
9.03.12	Reclip wires to Bedroom 5 (5.23)	£25

9.04 Category D - Desirable Services (D)

9.04.1	Improved roof access using rooflights and removing the vertical ladders and hoops (6.05).	£5,000
9.04.2	Provide matching taps to bathroom (5.17)	£150
9.04.3	Resilver or replace mirror (5.17).	£150
9.04.4	Improve roof insulation.	£1000

APPENDIX A

LAYOUT DRAWINGS

