

THE HOLME, CLIVIGER
CONDITION SURVEY APRIL 2005



1 INTRODUCTION

1.1 Background

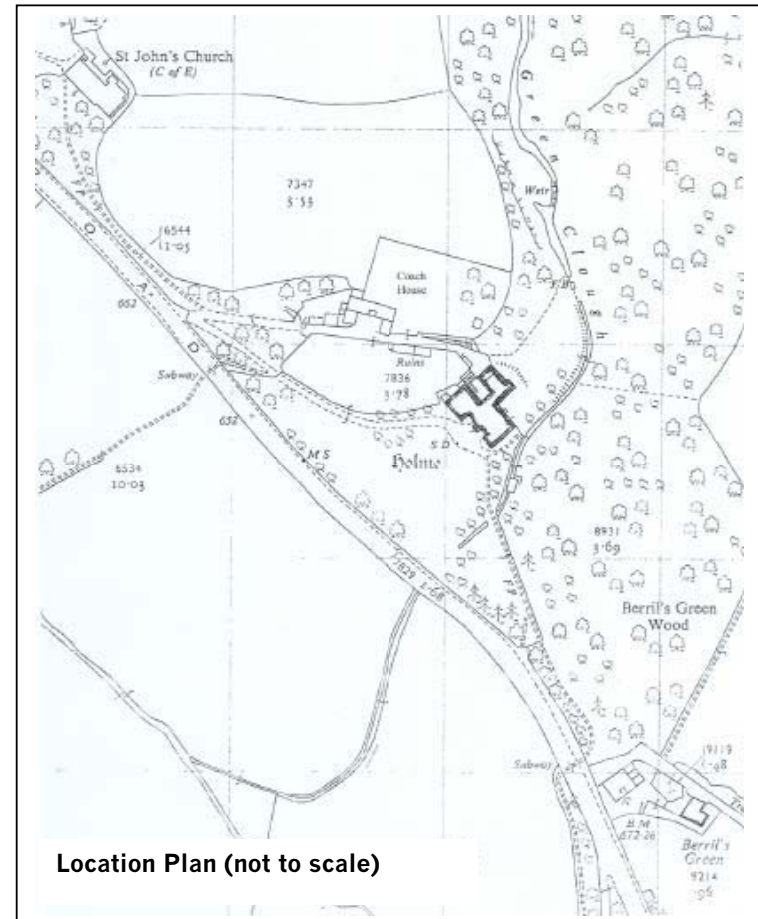
This report has been prepared on the instructions of Hurstwood to review the condition of "The Holme", Holme Chapel, Cliviger near Burnley.



The house dates from the 17th century with 18th and 19th century alterations. Its most recent use as a residential nursing home ceased in 2001/2002.

A serious fire in April 2003 destroyed much of the interior of the principal rooms within the earliest part of the house, the first floor and roof of the 17th century Hall range. Smoke has affected other areas.

Water ingress and repeated vandalism have resulted in further deterioration.



Location Plan (not to scale)

2 CONDUCT OF THE INSPECTION

2.1 Scope of the Inspection

This report is based on visual inspection undertaken by David T Shatwell, BA(Hons), BArch, MaPS, RIBA, AABC of Buttress Fuller Alsop Williams on the 8th April 2005. The weather at the time of inspection was cold with some sleet and snow.

The report is based on an inspection made from ground level, floor levels and other accessible positions. It should be noted that due to the dangerous nature of the access to parts of the building, inspection within certain areas has been limited by the absence of safe access.

It should be noted that much of the ground floor has been boarded up and this again further limited inspection.

Unless otherwise stated the inspection has been purely visual and no enclosed spaces or inaccessible parts have been opened up for inspection.

The report indicates the current condition of the buildings at the time of survey. It does not purport to be wholly comprehensive but to indicate the main areas of concern. It is a report on the condition and the recommendations contained herein are not intended to be a specification for repair and must not be used for such purposes. Any repairs carried out should be based on full specification following further investigation of the items contained within the report.

It is of paramount importance that any repairs are correctly carried out based on professional advice. Insensitive repairs, even correctly carried out can easily destroy the architectural character of a building and inappropriate solutions to defects may prove unsatisfactory in the long term or in some cases aggravate the problem.

2.2 Other Specialist Reports

Atkinson Peck have separately carried out a structural survey of the Hall (see appendix B).

Their comments have been incorporated into the recommendations of this report.

2.3 Drawings and Other Documents

The following documents were made available for the inspection:

Survey drawings including plans of ground floor and basement, part plans of the first floor and principal elevations (excluding two elevations in the light well).

2.4.1 Format

The results of the inspection have been set out in table form with columns for each of the following:

Brief Description and Condition at the Time of Inspection
Recommendations
Photograph Reference
Priority

2.5 Priorities

The recommendations have been prioritised based on the following priorities:

X Rescue of historic references to be carried out as soon as approval can be obtained
U Urgent holding repairs or those necessary to recover historic fabric
A Within 1-2 years

3 Status and Significance

3.1 Location

The Holme is situated in the picturesque Vale of Cliviger on the Burnley Road, Cliviger, Burnley, Lancashire. (Grid Reference SD 879 284) on the outskirts of Holme Chapel to the south east of Burnley.

3.2 General Background

The Holme is a substantial property dating from the 17th century. Originally of "H" plan form, with a central hall range and projecting wings to either end of the hall, there are later alterations dating from the 18th century and 19th century.

The word "holme" signifies a flat piece of land on the banks of a river – which describes very well the position of this house.

The house itself is significant in terms of its architectural character, size and evolution. In 1666 the Holme was one of three substantial properties in Cliviger with five hearths.

Many elaborate internal architectural features were in existence at the time of a Condition Survey carried out by Peter Dickinson Architects, Wigan in November 1995. Whilst of 17th century design most are believed to be of 19th century origin. Burnley Borough Council has provided a full photographic record of the interior of the property prior to the fire (see appendix B)

Although originally a private house, its most recent use as a nursing home ceased in 2001/2002 and a serious fire in April 2003 destroyed the internal structure and roof of the 17th century Hall range. The property, at mercy of the elements, deteriorated further and was placed on English Heritage's "Buildings at Risk Register".

The Holme is described in *"A History of Lancashire"* (University of London Institute – Historical Research, 1911 (1966) – Vol. 6, p482 (Manchester Local Studies Class. F942.72.L21) as a

"picturesque two-storey stone-built house, with stone-slatted roofs, standing amidst beautiful scenery in the vale of Cliviger, facing south. The plan follows the usual type of central hall and projecting end wings, but in the course of time and as the result of re-buildings and alterations has lost most of its original features, though retaining many of the characteristics of the earlier building. It is said to have been constructed originally of wood, but the middle and east wings appear to have been rebuilt in stone about the year 1603 or before, the west wing, however, which is wider than the other, remaining of wood until 1717. The end wings had originally lipped roofs, but in a later restoration stone gables were substituted and a projecting central one-storey porch added."

3.3 Statutory Listing

The Holme is listed grade 2* as follows:

The Holme, Burnley Road

Grid Ref: SD 879 284 NE
Parish: Cliviger
Grade II* Listed

Extract from Statutory List

House, now (1985) old people's home. Probably early C17, with extensions and alterations dated variously 1717, 1796 and 1854. Coursed squared sandstone, mostly watershot, stone slate roof. Now modified H-plan, incorporating hall range and east (right) wing of C17 build, and west wing rebuilt in early C18, with 1854 additions to rear making a rear courtyard (now enclosed). Two

storeys; hall range has former doorway (altered as window) close to the angle with the left wing, a moulded dripcourse stepped over this and continued over recessed mullioned ground floor window of 4 and 4 lights but broken in the centre between these by a C19 gabled porch to an inserted doorway and at 1st floor similar windows of 2, 3 and 5 + 5 lights (with a king mullion): all these windows with ovolo-and-fillet mullions. Gables of both wings have C17-style recessed mullioned windows in elongated form of c.1800, with hood moulds; 10 lights on each floor of left wing, 8 on each floor of right wing; both wings have projecting eaves supported on moulded brackets.

Re-entrant angle of right wing has downspout bracket dated 1796. Return wall of left wing has two tall recessed chamfered-mullion windows of 2 lights, a datestone between them with raised lettering W T A 1717, and towards the rear 2-stage flush mullion window with 4-lights above and 2 below, all these at 1st floor (ground floor covered by additions). Return wall of right wing has various recessed mullion windows. Rear (and rear wing) in similar style, has *inter alia* at gabled stair turret with large 3-stage mullion-and-transom stairlight. *Interior*: extravagant C19 fittings and decoration in C17 style, including staircase with stained glass window, beams, panelling, and fireplaces with carved wooden overmantels; wide arched stone fireplace with flanking round-headed doorways (a feature original to some contemporary houses in this area, and perhaps also here); at 1st floor a water closet with exceptionally wide panelled wooden seat with arm rests (probably early Victorian, designed to accommodate the crinoline). *History*: Home of the Whitaker family (T.D Whitaker, historian). Reference: RCHM pp. 140-1.

Council Property: Yes
Buildings at Risk Survey: Yes
Last Surveyed: 07/08/1990

3.4 Significance

The site is significant in a number of respects. These relate to the fact that The Holme was the residence of the Whitaker family from 1451 until 1959.

The notability of Thomas Dunham Whitaker and Dr William Whitaker is also worthy of note. The latter was born at The Holme in 1547 went to school in Burnley and went to Trinity College Cambridge where he later became Master of St John's College.

The "Whitakers" were also responsible for the construction of three churches in the District.

The size of The Holme, its architectural character, its evolution through time and its extensive estate, which was extensively planted by Thomas Dunham Whitaker, this significantly changed the barren landscape of the Cliviger Vale to one of the loveliest in Lancashire. As a result there are a number of trees to the side of the property, which have Tree Preservation orders on them.

The Holme also had its own electrical supply before the District of Burnley.

The Holme is even reputed to have its own ghost!

The Whitakers

The first mention of a Whitaker was about 1337, when a certain Richard Whitaker, who was believed to have come from Padiham, settled in the Holme area.

When Thomas Whitacre settled at Holme in 1451 he was referred to as a member of the "inferior gentry". The last member of the family in direct line of succession to live at the Holme, was Mrs Mary Charlotte Master Whitaker. The last

member of the Whitaker family to reside at The Holme was Mrs Eleanor Macnamara, who was the great-granddaughter of Thomas Dunham Whitaker and whose granddaughter Patricia inherited the house upon the death of Mrs Macnamara . Patricia decided to dispose of the property in 1959.

Two of the Whitakers became notable in their own right. Dr William Whitaker was born at the Holme in 1547. He went to school in Burnley and subsequently to Trinity College, Cambridge, where he took his degree, later obtaining the M.A and B.D. His greatest triumph was however his appointment as Regius Professor of Cambridge, and subsequently the Mastership of St John's College.

His religious views leaned towards Puritanism, and one of his more vigorous adversaries was the Roman Catholic Cardinal Bellarmine, who referred to him as "the most learned heretic I have ever read". Dr Whitaker's portrait was even hung in the library at the Vatican. He was described as a rigid Calvinist and possessed the rare virtues of charity and humility. He was twice married and on each occasion to a lady with Puritan background. At the age of 46 he contracted a fever and died, leaving a wife and eight children.

Thomas Dunham Whitaker, the historian, lived more than 200 years later, and he settled at The Holme in 1782, becoming Vicar of Whalley and Blackburn. Thomas was very attracted to The Holme and it is said that he planted nearly half a million trees on the estate (other sources state around 400,000) . He even selected the tree in the grounds from which the wood to make his own coffin was used. He provided the funds for the building of the church at Holme-in-Cliviger. He was also responsible for "cutting in to the plantations, in various directions, simple pathways several miles in circuits, which exhibit many home and distant views by no means uninteresting". Mr Whitaker was also awarded a "Gold Medal by the Society of Arts for planting 64,000 larches properly fenced

and secured against cattle and sheep by high stone walls and carefully cleansed and weeded.

Later generations of the Whitakers enhanced these pathways in typical Victorian style by adding follies, bridges, steps and fishponds. In the 1950's fishponds were built which also provided piped water and, later electricity. The Holme had electricity before the District of Burnley.

The Whitakers were also responsible for the building of three churches in the District. The Old Chantry Chapel circa 1536/7, demolished 1788 and a new church built nearby on slightly higher ground by Dr T.D Whitaker. Mrs Mary Charlotte Master Whitaker was responsible for the church at Cornholme, on the Yorkshire side of the hills.

The principal significant features of the house included:

- Mediaeval stained glass (originally from Whalley Abbey and rescued from the bed of the River Calder to form the window to the principal staircase)
- Timber balustrade to the principal staircase
- Intricately carved timber window linings to the principal rooms (ground and first floors)
- Carved timber (dummy) corbels to the principal spaces
- Timber beams to the principal spaces
- Carved timber boarding to the later first floor areas
- Fireplaces to the principal spaces

It should be noted that previous alterations have led to the introduction of many timber partitions which disrupt several spaces and several 'improvements' to timber linings have also been unfortunate.

4 Summary of Condition

The Holme was subject to a catastrophic fire in 2003. This caused extensive damage to the earliest parts of the house resulting in the loss of much of the timber panelling, plasterwork, the first floor and roof.

Saturated by the use of water to extinguish the fire and 'damping down' and subsequently exposed to the elements The Holme has suffered further deterioration. This has been compounded by frequent vandalism.

Consequently the overall condition of the Holme can be best described as extremely poor.

Many ceilings are false being modern interventions to upgrade the fire resistance of the originals. These have further trapped water and damp air providing ideal conditions for dry rot to establish despite the ventilation of principal spaces.

Several walls are, on detailed inspection, modern timber stud and plasterboard partitions.

Most of the intricate timber detailing has been destroyed by fire with the few remaining sections saturated beyond reasonable re-use. However several key individual pieces survive which have been identified for retention and although not suitable for incorporating into the restoration, can provide suitable templates for new timbers to be carved.

Principal fire places have all been removed since the fire.

The stonework appears not to have been dramatically affected by the fire although it is inevitable that some damage will be encountered due to the intensity of the heat. Several areas of movement existed before the fire and these are considered to be long-standing and not of great concern. The loss of lateral restraint offered by purlins, ceiling joists and floors is however

of concern and temporary propping has been recommended in some areas.

Roof slating is all missing and the felting damaged permitting water ingress.

Areas have been identified which are believed to contain asbestos and these should be assessed by a specialist and carefully removed if an asbestos content is confirmed.

Dry rot is becoming established in many areas and this will become more widespread as time goes by unless adequate, essential holding repairs are carried out immediately. Even then these will initially only serve to slow the spread of the decay.

Several floors are missing, even at ground floor, and several have been overlaid with modern laminate flooring. Elsewhere the timber floors at ground floor appear to be modern replacements. Many are covered in debris limiting inspection.

Much of the first floor is missing whilst other areas are considered unsafe. Many are also covered in debris further limiting inspection.

The stained glass window, which is of great significance, has been largely destroyed. Remnants should be recovered as a priority with the remainder protected.

Most timber is saturated and not usable in any repair of the building. Much of this should be removed or exposed to assist with the control of the dry rot. Care should be taken not to weaken the structure by removing lateral restraint.

Most plaster has perished or destroyed by fire.

5 Outline Schedule of Work

5.1 Holding repairs

The following holding repairs should be undertaken (with the consent of Burnley Borough Council)

- Measures to prevent water ingress including re-felting surviving roof areas, temporary roof to other areas.
- Temporary propping as identified by the structural engineer.
- Rescue of timbers required for mouldings etc for recreating key details.
- Protection of stained glass window and recovery of all fragments of this.
- Boarding up of windows including the provision of ventilation.
- Securing the site and building.
- Opening up to allow free air flow around timbers
- Remove charred purlin and truss (health and safety)

5.2 Repair Works – Ground Floor

- Remove plaster
- Remove stud walls
- Remove ceiling and floor above
- Remove floor
- Remove all joinery
- Replace ground floor in concrete with insulation and damp proof membrane
- New joinery to original details
- Replace first floor in concrete, plasterboard soffit on battens with cornice detail
- Construct new/replacement walls where required
- Re-plaster in lime plaster to all existing masonry walls
- Decorate
- Floor finishes

5.3 Specific Works – Ground Floor

G1

- Remove stud partitions
- Replace timber beam in steel

G2a

- Recreate window linings to original detail

G2b

- Recreate window linings to original detail

G3

- Recreate timber panelling to retained mouldings to all walls
- Recreate window linings to original details
- Recreate down stand beams to original details

G4

- New dado rail to original profiles
- Replace window linings to original details
- Replace coffered ceiling details

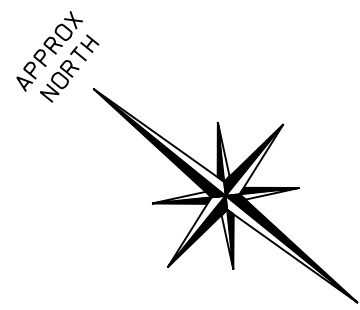
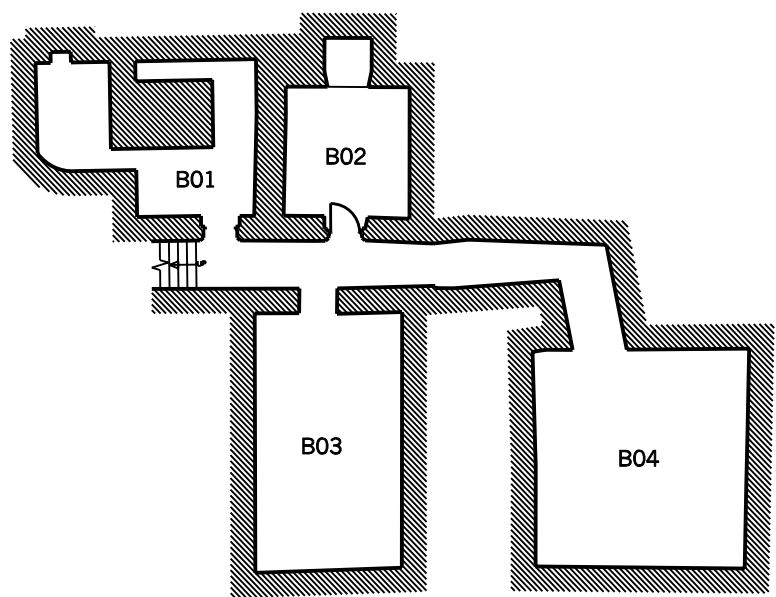
5.4 Repair Works – First Floor

- Remove plaster
- Remove stud walls
- Remove ceiling and floor above
- Remove floor
- Remove all joinery
- Replace ground floor in concrete with insulation and damp proof membrane
- New joinery to original details
- Replace first floor in concrete, plasterboard soffit on battens with cornice detail
- Construct new/replacement walls where required

- Re-plaster in lime plaster to all existing masonry walls
- Decorate
- Floor finishes

5.5 Specific Works – First Floor

- New doors to principal spaces to match existing.
- Replacement window linings to principal areas to original details.
- New fireplaces where appropriate.
- Replicate panelling to limited areas
- Reinststate principal stair to original details

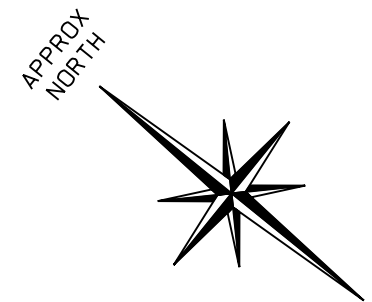
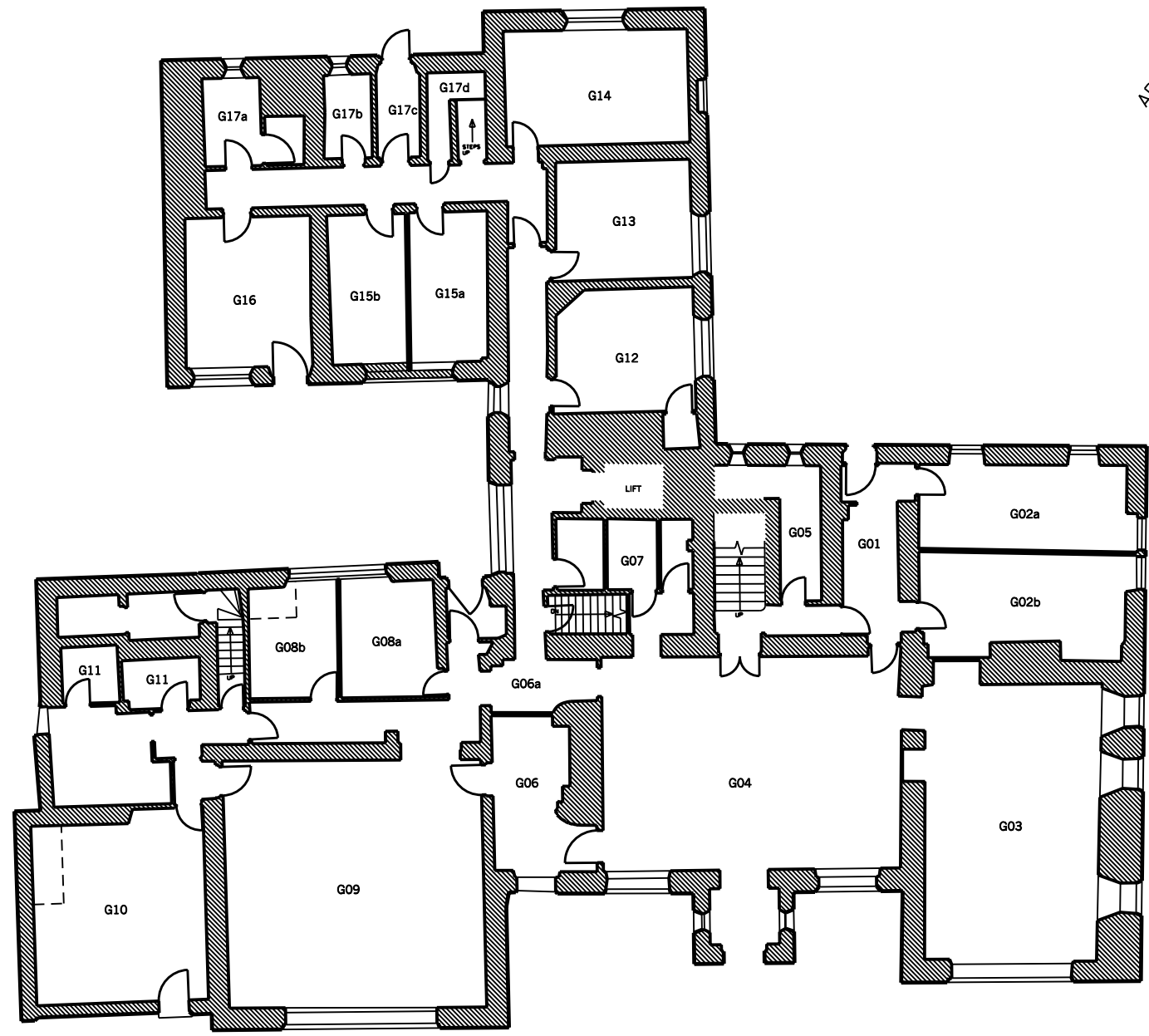


The Holme, Cliviger, Todmorden Road,
Burnley

Basement Plan

Drwg. No: **5234.001** Rev -
Date : 27.01.05 Scale 1:200 @ A4 Drawn by : ...

 **butress fuller alsoop williams - architects**
31-33 Princess Street, Manchester, M2 4BF · telephone + 44 (0)161 236 3303
fax + 44(0)161 236 3603 · web site:www.bfaw.co.uk · email:contact@bfaw.co.uk



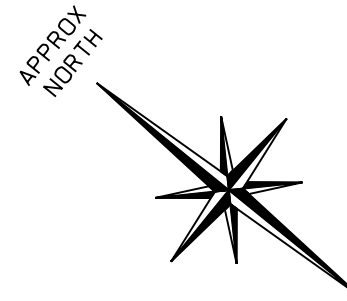
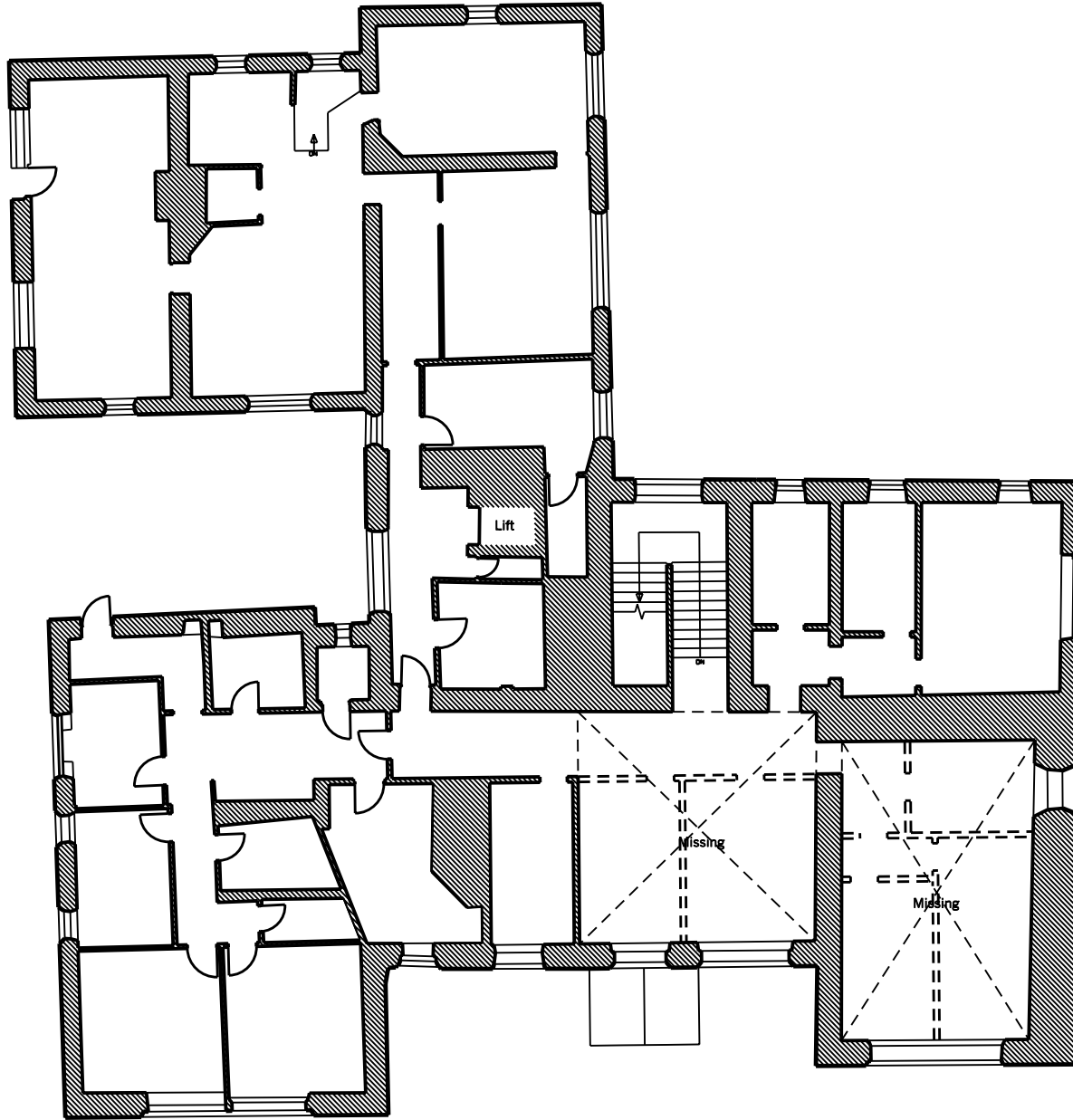
The Holme, Cliviger, Todmorden Road,
Burnley

Ground Floor Plan

Drwg. No: **5234.002** Rev -
Date : 27.01.05 Scale 1:200 @ A4 Drawn by : ...

 **buttress fuller alsoop williams - architects**

31-33 Princess Street, Manchester, M2 4BF · telephone + 44 (0)161 236 3303
fax + 44(0)161 236 3603 · web site:www.bfaw.co.uk · email:contact@bfaw.co.uk



The Holme, Cliviger, Todmorden Road,
Burnley

First Floor Plan

Drwg. No: **5234.003** Rev -
Date : 27.01.05 Scale 1:200 @ A4 Drawn by : ...

 **buttress fuller alsop williams - architects**

31-33 Princess Street, Manchester, M2 4BF · telephone + 44 (0)161 236 3303
fax + 44(0)161 236 3603 · web site:www.bfaw.co.uk · email:contact@bfaw.co.uk

FINDINGS OF THE INSPECTION

Findings of the Inspection

<i>Ref.</i>	<i>Description</i>	<i>Recommendation</i>	<i>Photo</i>	<i>Priority</i>
1	GROUND FLOOR			
1.1	G1 Rear Entrance			
1.1a	<p>General Description</p> <p>Plastered walls with woodchip wallpaper, torrus skirtings, no cornices, a plywood ceiling which has been underdrawn with plasterboard and a solid floor.</p> <p>The wall adjacent to the staircase contains a built-in shelving unit with moulded panels.</p>	All surfaces affected by smoke and damp. Ceilings, cornice, wall plaster, floor structure and finish, skirtings, doors, frames and architraves, will require replacement.		
1.1b	<p>Ceiling</p> <p>The ceiling is missing over approximately 50% of the area revealing a modern structure of approximately 75 x 50mm timbers fixed to 100 x 50 bearers, suspended some 450mm beneath the original ceiling level.</p> <p>The void contains modern copper services and electrics and plastic rainwater pipes. The void is accessed by an extremely small hatch which would be impossible for somebody to get through.</p> <p>The original plaster and lath ceiling above the void has most of the plaster missing and many of the laths have failed.</p> <p>It is believed that much of this failure occurred before the suspended ceiling was inserted.</p>		1	
			3	
1.1c	<p>Doors</p> <p>The door linings to the G2 are a "sanitary" type with a solid core modern flush door.</p> <p>The doorframe to G3 is again a modern frame with modern moulded architraves and skirtings and a hollow core flush door with aluminium ironmongery.</p>	Remove ceilings and reinstate to original height		A
		Neither door nor frame have any significance and are to be removed		U
		Neither door nor frame have any significance and are to be removed		U

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
1.1d	The door through to the main entrance (G4) is a modern frame and architraves with a solid core fire door.	Neither door nor frame have any significance and are to be removed		U
	The door to the staircase lobby (G5) is a modern frame with modern fire door with lightweight aluminium ironmongery. Modern timbers throughout are smoke damaged at ceiling level.	Neither door nor frame have any significance and are to be removed		U
	The entrance door is a modern temporary replacement within a modern frame to secure the site.	Neither door nor frame have any significance and are to be removed		U
1.1d	Services The services have been part surface mounted (fire alarm call points and intruder detector).	Surface mounted services are inappropriate. All services are obsolete		A
1.1e	Walls The wall to G1 is in concrete blockwork above the chimneybreast position and appears to be in timber framing above the door.	Concrete block wall has no significance and can be removed subject to the Structural Engineers approval	5	A
	Similarly above the door to G2 is timber framing and the actual wall appears to be made out in blockwork. It is not certain that any of this is load bearing as there is a substantial timber beam spanning from the division wall to the main entrance which appears to run back to the external wall. The “chimneybreast” between the two doors appears to be in stud.	Timber stud infill is of no significance and may be removed.		U
1.1f	The ends of this beam at the external wall have been cut back to accommodate drainage at some stage from above.			
	Floor Largely covered in debris limiting inspection. Skirtings are largely modern with only a small area of original near to the door to G4. This is in poor condition.	Remove carefully original section and retain for profiles to allow skirtings to be reinstated		X

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
1.2	G2a			
1.2a	General Description This has a plastered ceiling with cornice to the north, west and east walls. Originally part of a single room with G3. The room is heavily smoke damaged and the area saturated.	All surfaces affected by smoke and damp. Ceilings, cornice, wall plaster, floor structure and finish, skirtings, doors, frames and architraves, window linings etc will require replacement.		A
1.2b	Ceilings The cornice is missing in the north east corner for approximately 1 metre in length and is showing various cracks and general decay particularly on the east side. The ceiling has been underdrawn with plasterboard, presumably to increase the fire rating. The plastered ceiling itself exhibits a number of cracks with movement downwards on the ceiling of 10mm and more in places. The ceiling is also sagging quite badly along the partition line and is potentially ready to collapse.	Take profiles of cornice for reinstatement before removing cornice.	19	X
		Remove ceiling.	14	U
1.2c	Walls The walls are generally plastered and showing condensation mould growth on the north wall. The south wall is a modern stud partition. Walls are saturated and plaster is perishing. The division wall to G1 also appears to be in stud. There is a down stand partway along with a timber lining underneath. The window lining to the west window on the north wall is in moderate condition showing some splits and curvature of the in-filled panels. There is a crude blocking piece at the top to form a pelmet and a plastic curtain rail. The seat in-fill and panelling beneath are in slightly worse condition probably through water ingress. The feature could be quite easily reinstated.	Stud partition to be removed Stud partition to be removed		U
		Remove carefully and retain for profiles to allow detail to be reinstated to original details without pelmet detail and window seat.	12 13	X

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
	The fireplace is missing.			
	The window lining to the east window on the north wall is similar and in slightly worse condition but could easily be reinstated.	Reinstate to original details without pelmet detail and window seat.		A
	The window seat with central prop and lining beneath.			
	The skirtings appear to be non-original with the skirting board changing in profile in several areas.			
	Pipes have been crudely boxed along the east wall and this should be removed as soon as the opportunity arises.		18	
	The window lining on the east wall has split panelling at the top and is showing white staining of early rot. The lining is actually covered or missing on the right hand jamb where the stud wall abuts.	Reinstate to original details without pelmet detail and window seat.		A
	The window seat is also missing and the lower level panelling is somewhat cruder and later in-fill when the seating is removed.			
1.2d	Floor			
	The floor is timber boarding but badly warped and has water lying on it. It is certain that this could not be dried out satisfactorily and there are signs of early decay occurring.	Replace floor	21	A
	The washbasin in the south west corner is a modern basin with a mirror above.	Remove		A
1.3	G2b			
1.3a	General Description			
	This is a continuation of G2 and of similar construction and finishes with the exception of two arches on the south wall which have been in-filled with masonry at the eastern and timber stud at the west, both relatively recent.	All surfaces affected by smoke and damp. Ceilings, cornice, wall plaster, floor structure and finish, skirtings, doors, frames and architraves, window linings etc will require replacement.		A
1.3b	Walls			
	The west wall exhibits similar down stand beams to G2 but without a timber soffit with some deflection noted.	Deflection needs to be opened up and checked	26	U

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
	The wall beneath appears to be in stud construction with the exception of the extreme left hand bend.	Stud partition to be removed		U
	The plaster behind the woodchip is perished.	All plaster to be renewed		A
	The north wall is a modern stud in-fill in plasterboard and stud with woodchip finish. The woodchip is peeling off. Plaster behind is perished.	All plaster to be renewed		A
	The east wall is in masonry with a window with timber lining. The lining is missing on the left hand side and is damaged at low level on the right hand beneath the window. Timber decay is evident to the soffit.	Reinstate to original details without pelmet detail and window seat.		A
	On the south wall both the arches are formed with a timber cornice detail and plaster moulding to the face of the arch. These arches are in reasonable condition albeit the detailing is very simple.	Arch detail to be recreated	24	A
	The skirting boards are inconsistent throughout with no historic skirting boards identified.	Replace all skirting boards with appropriate size and profiles		A
1.3c	Doors			
	The door is a modern flush door.	Neither door nor frame have any significance		
1.3d	Floors			
	The floor is timber of boards and varying thickness and widths, with some quite broad. The floor is wet and several boards are warped, particularly towards the north wall where it is "ridging" quite significantly. Drying out will exacerbate the problem.	Replace floor	21	A
1.3e	Ceilings			
	The ceiling has been battened out and previously under drawn in plasterboard which has now collapsed due to saturation. This previous intervention has caused some damage to cornices.	Replace ceiling to original height with new cornices to original profiles	22	A

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
	<p>The cornices are partly obscured by the plasterboard and are cracked in many places. The cornices only exist on the south east and west walls. The cornice profile however is fairly simple and would be easily recreated.</p> <p>The ceiling itself is missing the skim in several areas and is extensively cracked with some movement evident along the line of the north wall (corresponding with the sagging in G2).</p>			
1.4	G3			
1.4a	General Description			
	<p>This is one of the principal spaces on the east wing and formerly contained timber panelling throughout but has been extensively affected by fire.</p> <p>The first floor and ceiling below is now missing over the majority of this area with only three beams surviving.</p> <p>Much of the panelling is missing exposing the stonework behind.</p> <p>The floor is a comparatively modern narrow boarded timber floor suspended over a void of some 600mm or so.</p>	<p>All surfaces affected by smoke and damp. Ceilings, cornice, wall plaster, floor structure and finish, skirtings, doors, frames and architraves, window linings wall panelling etc will require replacement.</p>	29	A
1.4b	Walls			
	North Wall			
	<p>The north wall is in stone with part brick in-fill to a former fireplace position.</p> <p>There are several pieces of charred timber built into the masonry. (Possibly plugs for timber panelling). Only a small section of plaster panelling on timber and laths and timber battens remains around the fireplace position.</p>	<p>Remove all timbers built into the fabric (risk of dry rot)</p>	43	U
	<p>The area of the former arch has been made up in brick and packed out with timber stud to create some false panelling.</p>	<p>Remove timber stud partition</p>		U

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
	<p>The window cill detail is not original and interrupts the panelling details. The mouldings on this are not sympathetic to the carved panelling and are alien and should be removed.</p>	Remove		A
	<p>Fireplace It is fairly obvious from examination elsewhere that there were originally painted panels with a timber frame situated beneath the carved beam corbelled brackets.</p> <p>These panels on both sides of the fireplace have now been lost and where the wood lining survives it is extensively warped and is rotten at the bottom on the left hand side. The right hand one is warped and is showing signs of early decay.</p>	Carefully dismantle and retain for profiles for new panelling.	36	X
	<p>The over mantle comprised a mirror to the lower level surrounded by a beaded edge detail. The mirror was bevelled (suggesting it was Victorian or later) with fragments remaining with a carved timber over panel. The detailing of this is inconsistent in that there is no return for the mirror and the bead detail stops partway. The cut for it is not at 90° and the mirror shape fits crudely against the panelling above. It is therefore very likely that the mirror is a later replacement.</p>	Carefully dismantle and retain for profiles for new panelling.	36	X
	<p>Moulded panelling above the ogee arches is heavily fire damaged along the head and the panels themselves are warped. These panels are fielded and raised but in poor condition.</p>			
	<p>The right hand side has a carved cover mould between the mirror and the panelling which should be saved for replication.</p>	Carefully dismantle and retain for profiles for new panelling.	36	X
	<p>The fireplace itself is a cast iron fire with brown and white tiles to either side.</p>	Retain for cleaning, repair and repolishing	36	A
	<p>It is of a fairly simple nature with the mantle and outer surround missing.</p>			

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
	<p>Southern Window</p> <p>The window reveal is part present but is damaged by fire – at least on the surface. The left hand reveal maybe capable of saving although it is likely that drying out would cause further damage.</p> <p>The right hand reveal is showing extensive “white rot” and is starting to decay.</p> <p>Both panels have been damaged by the insertion of the cill at some point in time.</p> <p>The pelmet to the window reveal is becoming white stained. The soffit is showing fungal decay.</p> <p>It is evident that the timber panelling had been removed from the outer faces some time ago and a thin board (which maybe asbestos) has been inserted. This is undamaged by the fire supporting the supposition but this is indeed asbestos.</p> <p>There is a pair of ogee arched windows over the window head.</p> <p>South Section of Wall</p> <p>This section of wall has the remains of “anaglypta” or “lincrusta” on the panelling. The panelling is of asbestos or similar material. The timber lining around it is in moderate condition at the upper levels but is badly fire damaged at the lower level and is missing (destroyed by fire) around the skirting position.</p> <p>The final panel extends much higher. The head is charred away as is much of the bottom of the surround however profiles remain which could be used for forming mouldings.</p> <p>South Wall</p> <p>The lining is missing to the east side and is largely missing to the west side and what remains is severley fire damaged (apart from the asbestos panel).</p>	<p>Carefully dismantle and retain for profiles for new panelling.</p> <p>Remove</p> <p>Asbestos survey required</p> <p>Carefully dismantle and retain for profiles for new panelling. Possible asbestos.</p> <p>Asbestos survey required</p> <p>Carefully dismantle and retain for profiles for new panelling.</p> <p>Asbestos survey required</p>	<p>40</p> <p>30</p>	<p>X</p> <p>U</p> <p>U</p> <p>X</p> <p>U</p>

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
	<p>Beneath the window the panelling has pulled away bringing the radiator with it and it is saturated.</p> <p>West Wall</p> <p>This wall has the panelling surviving on the south end but this is severely fire damaged and is badly charred at the head and is damp affected at the lower levels.</p> <p>The “pilaster” panel beneath the corbel is in reasonable condition albeit it is smoke damaged and affected by water but the in-fill pieces to either side of the corbel are heavily charred.</p> <p>The next panel (which is the first panel between the two corbel brackets) shows the only full section surviving. This comprises of a frieze and cornice combined with “arts and craft” style fruit and leaves carving to the frieze.</p> <p>The ogee arched panels extend down to floor level with an in-fill board of an asbestos nature which is loose.</p> <p>The surface fire damage to the timberwork is extensive but given that this is the only surviving piece this should be carefully dismantled as soon as possible and put into appropriate storage for use as a model for profiles.</p> <p>The next pilaster panel is in reasonable order except that it is smoke damaged with the next panel missing.</p> <p>It should be noted that the skirting is quite unremarkable and of a very simple profile and may have been replaced when the floor was replaced. It is a chamfered skirting not consistent with the detail of the panelling.</p> <p>The third pilaster panel has the skirting and panel charred at low level and is also heavily charred at either side of the corbel.</p>	<p>Carefully dismantle and store for profiles</p> <p>Carefully dismantle and store for profiles</p>	<p>31</p> <p>34</p> <p>33/35</p>	<p></p> <p>X</p> <p>X</p>

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
1.4c	To the north of this there is a former door position with timber linings which have been in-filled with shelves. These linings consist of rather heavy fielded and raised panels. These are relatively undamaged at this point in time although the head panels are cracked. It is however subject to water damage.	Carefully dismantle and store for profiles	32	X
	The lintel to this door is extensively charred.	Relace lintols		U
	The doorframe is smoke damaged.			
	The door is missing but it is evident that the door casing is not original and has an intumescent strip which has been activated in parts.	Remove door frame		A
	The outer lining was probably an original comprising plain timber with moulded framing.			
	The head is destroyed.			
	The outer lintel is badly charred.	Replace lintols		U
	Ceilings			
Three surviving beams have been extensively fire damaged but the northern one shows the original profile of the beam including the stop chamfer detail before the corbelled bracket. Whilst damaged this can be used as a profiled for replacements.	Down stand beams and corbels are to be recreated. Carefully dismantle and store for taking profiles for new sections.		X	
The corbelled brackets themselves are panelled out in timber from a stone corbel block and are intricately carved, the best surviving example being the middle one on the west wall. This should be dismantled carefully and saved for re-creation. All corbel brackets are damaged by charring or smoke or burnt away by fire itself to varying degrees.				
A small section of the ceiling exists with secondary beams between the principal beams.	Carefully dismantle and store for taking profiles	35	X	
There is a charred section of purlin perched precariously above the southern most beam. This should be removed for safety purposes.	Remove imediately		U	

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
1.4d	<p>Floor</p> <p>There are four charred timber beams on the ground, three of these appear to be from roof level and are extensively charred and effectively useless. The fourth beam is part of a floor beam but it extensively charred and not reusable in its present form.</p> <p>The floor is in modern boarding on timber joists. The joists at the north east corner have been damaged by fire.</p> <p>The void underneath appears to extend beneath the north wall (albeit this is in the position of an in-filled arch and may therefore be somewhat misleading). The floor is largely covered in debris limiting the inspection.</p>	Replace floor and structure incorporating damp proof membrane	44/45	A
1.5 1.5a	<p>G4 Principal Entrance Hall:</p> <p>General Description</p> <p>Extensively fire damaged with little remaining. The first floor above is totally destroyed (apart from the west end). The majority of finishes are missing and the floor is covered in debris limiting inspection. The area is saturated.</p>	All surfaces affected by smoke and damp. Ceilings, cornice, wall plaster, floor structure and finish, skirtings, doors, frames and architraves, window linings wall panelling etc will require replacement.		A
1.5b	<p>Walls</p> <p>West Wall</p> <p>This wall formerly contained the fireplace which has been removed exposing a cracked stone lintel over the fireplace requires propping, particularly as there is a collapse on the back of this location in G6.</p> <p>The wall also contains original architraves and door to the south and original architraves with modern fire door to the north.</p> <p>There is evidence that there was originally a dado rail which is now missing.</p> <p>North Wall</p>	<p>Cracked lintol to be urgently replaced pending replacement</p> <p>Door and architraves to be carefully removed and retained for profiles</p>	47 46	U X

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
	<p>The north wall exhibits this dado rail (albeit cut through for a later doorway to the side of the staircase).</p>	<p>Carefully remove a section and retain for profiling new timbers</p>	<p>48</p>	<p>X</p>
	<p>The staircase door lining has original architraves but the door is a modern fire door.</p>	<p>Carefully remove a section of the frame and architrave and retain for profiling new timbers</p>	<p>49</p>	<p>X</p>
	<p>The wall exhibits a curved corbel bracket in stone between the staircase and the rear entrance lobby door.</p>			
	<p>East Wall Finishes generally missing. The linings are part present through to the previous space. The door is part present to the blanked off cupboard albeit the heads are missing to both architraves and the finish on all materials has failed due to the fire.</p>			
	<p>South Wall The east windows exhibits the remains of timber panelling but these are extensively fire damaged.</p>			
	<p>The upper sections of the lining appear to be original but have been boarded over at the lower levels with a plain board (including underneath the window itself). A section of this lining and the architrave should be retained for replication.</p>	<p>Carefully remove a section of the lining and architrave and retain for profiling new timbers</p>	<p>54/55</p>	<p>X</p>
	<p>The skirting board is a built up skirting of original profile which is quite heavy in sections. (There is a section of this retained on the shelf units in the entrance lobby.) This should be carefully preserved for replication.</p>			
	<p>Main Entrance Door The original door linings are damaged by fire mainly to the finish apart from the heads which are quite charred. There is also a dentil cornice over the main entrance door which should be recreated.</p>	<p>Carefully remove a section of the dentil cornice and retain for profiling new timbers</p>	<p>56</p>	<p>X</p>
	<p>West Window</p>			

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
	The linings to the window on the west side are quite badly fire damaged to the head and less so to the jambs which also exhibit the original detail for the in-fill at lower levels where they have not been boarded over.		57	
1.5b	Ceilings Where the ceiling remains this has been built down in 3 x 2 timbers and plasterboard and skim with a steel beam inserted. This beam has deflected excessively The ceiling above comprised a cornice and areas of plaster and lath. Most of this has failed. The timber boarded floors above are on fairly shallow joists. The central bay of the ceiling retains more of the original plaster but this is showing decay and could not be sensibly reclaimed. The detail however including cornices should be replicated within any new scheme.	Replace ceiling to original height and detail. New structure required to structural engineers recommendations.	52 58	A A
1.5c	Floor The floor is extensively covered in debris limiting inspection.		50	
1.6	G5 Staircase Lower flights are of solid construction overlain with timber laminate. The balustrade is missing The window mediaeval stained glass has been smashed with a few fragments on the landing albeit mainly leadwork. Partial timber panelling	Original details to be reinstated All fragments of glass and leadwork are to be carefully collected and stored for rebuilding the window. Carefully remove and retain for recreating in new timber.	105 101	A X X
1.7	G6			

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
1.8	This is the small area behind the main entrance which originally housed the secondary entrance.			
	The room has a plaster-boarded ceiling which appears to be under modern joists and boards.			
	The floor is covered in debris.			
	The fireplace has now totally collapsed. The fireplace itself had been removed the lintel had been damaged and has now collapsed in its entirety despite having had an acrow prop inserted. The chimneybreast above is now at risk.	Prop remaining brickwork and clear debris.	59	U
	The remains of a cornice and frieze should have profiles taken immediately before any further loss of fabric.	Profiles to be taken of original profiles	60	X
	Dry rot is evident in the ceiling and it is becoming more widespread. It is now coming down the existing surface mounted services.		63	
	There is an original architrave to the door position to the major space beyond.	Carefully dismantle and retained for profiles.	65	X
	No original skirtings were noted (except around the curve of the fireplace where moulding should be taken).	Profiles to be taken of original profiles	61	X
	The floor is covered in debris and cannot be inspected.		62	
	Corridor behind G6 (G6A)			
The ceiling is smoke damaged with the emergency light falling off.				
The walls are plain plastered with the exception of a small area of cornice on the curved section and rendered skirting to the same area.				
The floor is covered in debris limiting the inspection but the finish is missing.		66		
A modern ply lining (or similar) extends through into the lift shaft area.				

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
	Original architrave and frame through to the lower section of corridor.	Carefully remove a section of the frame and architrave and retain for profiling new timbers		X
	The rear door has been forced open within the last week.	Resecure door.		U
	There are sections of carved panelling on the floor. These are believed to be from the main entrance and should be set aside before they are damaged.	Retain sections of carved panelling	69/70	X
	The main section of corridor is unremarkable with the exception of small areas of exposed timber beams and a tie-rod plate of a somewhat unusual design.			
1.9	G9 General Description Panelled principal room within the earlier part of the houses. However the detail is less intricate than G3 and is seen as being of less significance.		72	
1.9a	This has a plastered ceiling underdrawing the original. There is a carved grape frieze around parts of the room with corbelled brackets to the ceiling beams.		73/78	
1.9b	Walls East Wall Towards the main entrance this has been panelled out with in-fill panels and timber mouldings. There is some concern that the in-fill may contain asbestos.	Asbestos survey required.		U
	South Wall The front wall is similarly panelled (as is the west wall).			
	North Wall Panelling has fallen off part of the north wall and the fireplace has been removed leaving a large section of masonry totally unsupported.	Prop chimneybreast as a matter of urgency.	75	U

Findings of the Inspection

<i>Ref.</i>	<i>Description</i>	<i>Recommendation</i>	<i>Photo</i>	<i>Priority</i>
1.9c	Floor The floor is covered in debris limiting the inspection but appears to be solid.		71	
1.9d	Ceilings The ceilings are bulging with water behind and are going to collapse imminently. Towards the south of the room the paper is peeling off (again through damp) exposing areas of dry rot behind. The whole of this area is under threat. Apart from damp much of the timberwork seems to be largely unaffected as yet albeit there are signs of dry rot in the middle of the room becoming widespread.	Release pressure immediately. Remove ceiling exposing timbers and ventilate to delay spread of dry rot.	76 79	U U
1.1	G8 The two rooms behind the corridor onto the light-well are unremarkable. The division wall between them and the corridor (G6A) is a timber stud partition. The ceiling is the original plaster and lath ceiling underdrawn by battens and plasterboard (much of the plasterboard has failed).			
1.10a	G8a The eastern room is exhibiting early signs of dry rot on the ceiling. There is a chamfered beam immediately above the window. The floor joists appear quite shallow and appear to have been chamfered which means the ceiling itself was probably originally the underside of the boards then subsequently covered in plaster and lath. The floor is covered in debris limiting the inspection. There are modern boxing running around two sides of the wall for services.	Expose for inspection. Remove debris.	81 82	U U

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
1.10b	The skirtings are modern. G8b			
	This room is in similar condition.			
1.10c	The diving wall is in stud as apparently is the wall to the staircase. G8c			
	Staircase			
	Redundant stone staircase leading up to the top floor.			
1.11	G10 & G11 Kitchen Wing			
	The kitchen wing's diving walls all appear to be in stud therefore easily reconfigured.			
	The wash up area is exhibiting signs of fungal growth occurring with water pouring through.		84	
	The main tiled kitchen area is exhibiting early signs of fungal decay at roof/ceiling level.			
1.12	North Wing			
1.12.1	G6a Corridor			
	The lobby area is lined in ply to both the ceiling and walls with modern timber cornice.			
	The windows are completely smashed.			
	The stone wall through to adjoining space with two arches must be retained.		88	
1.12.2	G12 Southern Room to the North Wing			
	The space to the north of the lift shaft is exhibiting dry rot on the ceiling.	Expose for inspection.	90	U
	The floor in this area is solid and appears to have been screeded.			
	The fireplace is simple cast iron however the grate is missing.		91	
	Central beam with timber corbels.			
	The ceiling again has been underdrawn.			

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
1.12.3	<p>G13 Central Room to The North Wing</p> <p>Central down stand beams into beam/boxing. Stone mullions in reasonable condition and certainly reusable. Torrus skirting possibly not original. Timber doorframe with sanitary architraves with a modern timber door.</p>			
1.12.4	<p>G14 Northernmost Room to the North Wing</p> <p>The ceiling in this room has partially collapsed, with two down stand beams. Stone surround fireplace with grate, albeit decayed. The floor is solid. Stone mullion windows in good order albeit punctuated by conduit or pipework. Dry rot is evident in the ceiling. At the moment no cornice is present. The skirtings are simple.</p>	Expose for inspection.	93	U
1.12.5	<p>G15a Room to the Courtyard</p> <p>The ceiling has fallen out. The windows are all smashed. Fairly basic room with no cornices etc. The staircase area is completely blocked with debris preventing access.</p>		97	
1.12.6	<p>G15b Room 18 to the Courtyard</p> <p>The ceiling has collapsed. The skirtings are part rendered part timber. The stone surrounds thrones are satisfactory. The doors in this area are all modern flush doors. The corner space a stone vault.</p>			

Findings of the Inspection

<i>Ref.</i>	<i>Description</i>	<i>Recommendation</i>	<i>Photo</i>	<i>Priority</i>
1.12.7	<p>G16 The doorway through to the final room to the lightwell</p> <p>The door has been left open.</p> <p>The floor is laminate on solid floor, heavily stained with mould growth.</p> <p>The ceiling is a combination of steel and timber has been under boarded at some stage although the boarding has collapsed.</p> <p>The walls are stained with mould growth.</p>			
1.12.8	<p>G17a</p> <p>The bathroom area is vaulted which it appears to extend through to the adjoining space. Inspection in G17b indicates that it is assymetrical.</p> <p>The door is flush.</p> <p>The floor is solid.</p>		98	
1.12.9	<p>G17b</p> <p>Stone reveals are satisfactory.</p> <p>The cleaner's store area should be the continuation of the vault but is not. It is a separate void and appears to be a timber floor above the suspended ceiling.</p>			
1.12.10	<p>G17c</p> <p>The rear entrance door has recently been forced off its hinges.</p>		100	

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
2	<p>FIRST FLOOR</p> <p>The first floor was inaccessible at the time of inspection with the rear staircase blocked by debris and ladder access only available to unsafe areas.</p> <p>It is apparent even from limited inspection that most of the foors are saturated and starting to decay. Many are covered in debris.</p> <p>The area above G1 has some unusual vertical boarding decorated with carved rebates, lining the walls. Unfortunately this is saturated and unlikely to be capable of re-use however a sample should be retained in order to provide a template for re-creating the detail in appropriate limited areas.</p> <p>Much of the first floor and roof are missing over the older parts of the building with only charred remains of trusses and purlins present. Elsewhere the roof timbers are saturated with some evidence of decay.</p>	<p>Carefully remove a section of the frame and architrave and retain for profiling new timbers</p>	<p>175</p> <p>164</p> <p>174</p> <p>116</p>	<p>X</p>

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
3	EXTERIOR			
3.1	Front Elevation Exterior			
3.1.1	Later Extension to the South West			
	This is the most modern part of the building.		154	
	Timber fascia with plaster gutter, octagonal in profile, which is missing over three quarters of its length.			
	Timber moulding over the opening imitating a stone hood mould.		155	
	Timber soffit to the windows with steel lintel and concrete paving flags forming the soffit itself.			
	Stone mullions have been rather crudely put together and do not appear to be dowelled. They have moved on the cill. The cill in turn has opened up and been dislodged.			
	The wall below is exhibiting cracking through in the centre and movement of the stonework. It has obviously been subject to impact damage. All of this wall below cill level appears to be a later in-fill.		157	
	A chamfered jambed opening to the door position.			
	The stonework above the area to the window is in poor order and pointing generally is in a very hard cement, proud of the stonework, and this will cause long term damage to the stonework.			
	The roof is supporting a lot of debris from the fallen chimney.			
3.1.2	West Wing, Front Gable			
	This is largely obscured by a climbing plant to the right hand side.		153	
	The windows both have stone hood moulds capped in lead although the lead is thin and decayed. There is a crack between window head and cill which has been re-pointed and has cracked again.		160	
	The pointing generally is in sand cement and very hard and erratic in its consistency and quality.			
	The stonework generally is in reasonable condition.			
	Projecting corbels are present at the ends of the purlins.	Detail to be replicated (take profiles)	159	X

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
3.1.3	<p>The stonework to the mullions appears to be reasonably sound.</p> <p>Timber windows (which are side hung casements and sashes), all appear to be in dubious condition and certainly worth considering for full replacement. Some are exhibiting the cruciform decay consistent with dry rot.</p> <p>West Wing Return</p> <p>The return on the gable has several open joints. Again large areas obscured by vegetation growth.</p>			
3.1.4	<p>The plastic rainwater pipes on the corner are largely missing.</p> <p>Central Bay</p> <p>The former entrance door has been stone in-filled at lower level.</p> <p>Stone mullion window with no opening lights. Lead capping is missing (possibly stolen) from part of the hood mould. One section of the hood mould is particularly badly decayed.</p> <p>The window above has some crude pointing around it and movement at the window head.</p> <p>The timber windows look very dubious and have been in the area of fire. Replacement will be required.</p> <p>The ground floor – four light window has become trapezoidal with settlement as has the window above. This is long standing with no evident cracking.</p> <p>The main light over the front elevation is distorted and trapezoidal.</p> <p>The stonework is generally satisfactory.</p> <p>The rainwater goods are in plastic.</p> <p>The entrance porch is smoke damaged. The soffit would benefit from cleaning up.</p> <p>There is no reason why the timber to this cannot be saved.</p>		<p>162</p> <p>149</p>	
3.1.5	<p>East Wing Return</p>		161	

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
3.1.6	<p>This is constructed in “weathershot” stone (as opposed to the flush face of the area of other parts).</p> <p>There is a movement crack on the quoins on the return and various localised cracking with pointing.</p> <p>East Wing Front Elevation</p> <p>This is missing large sections of stonework on the gable pike.</p> <p>There is a potential risk of heat damage having occurred on the inner faces of the stone.</p> <p>The stonework to the mullions and the cells appears to be reasonable albeit somewhat eroded on the upper floor. Some erosion to the hood mould on the lower floor tracking through the central joints which has obviously gone into the stone above and been re-pointed.</p>		177	
3.2	<p>The main principal mullion at ground floor level has split indicative of expansion of a corroded dowel.</p> <p>Part of the stooling is missing on an upper mullion.</p> <p>East Elevation</p> <p>Vertical joint alongside chimneybreast which has only been partially bonded in and has cracked and moved and opened up.</p> <p>The window on the ground floor of this later section is quite crisp generally although services because friable however this could be brushed off.</p> <p>Plastic rainwater pipe.</p> <p>Second window has a timber frame present with no glazing in it. There is erosion to the head.</p> <p>The third window from the ground floor has erosion to one quoin block in particular, friable surface to three others which could be re-dressed.</p> <p>The upper window is missing all mullions. Erosion is present to the lower right jamb and out of alignment.</p>			
		Replace rainwater goods throughout in cast iron.	140/141	A

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
3.3	<p>The ground floor double window has decaying timber to the window. The stonework is reasonable albeit slightly friable. The window head is significantly out of plumb.</p>	<p>Replace all rainwater goods in cast iron.</p>	138	
	<p>The first floor window is also out of alignment and some evidence of friable stonework. There is cracking around the lower levels of this window extending downwards with friable stonework to the left and right of the ground floor window.</p>		137	
	<p>Plastic rainwater pipe situated in corner.</p>			A
	<p>Rear Gable of East Wing</p>			
	<p>The windows are showing some distortion having all become trapezoidal. Timber all looks extremely dubious. The stonework is generally reasonable.</p>		179/180	
	<p>The elevation is in weathershot timber.</p>			
	<p>The stonework is particularly damp behind the conifer.</p>			
	<p>The top of the wall is becoming unconsolidated with vegetation growth starting to appear.</p>			
	<p>There is evidence of a small plaque towards the gable pike. Nothing evident on the ground.</p>			
	<p>There is a straight joint evident alongside the porch on the line of the window jamb to the landing area.</p>			
<p>A second straight joint is evident between the galley of the gable and the adjoining staircase.</p>	183			
<p>The staircase gable is becoming unconsolidated at the top with masonry exposed and is also supporting vegetation growth.</p>	124			
<p>The hood mould to the window has not been capped in lead. The stain glass window itself has three complete panels missing and damage to five others. All remnants of stain glass must be located and saved for restoration as this window is of particular significance. In the short term this window should be boarded up and protected.</p>				

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
3.4	<p>The stonework is back to flush stonework and other than isolated open joints is in reasonable order with previous pointing being quite hard.</p>			
	<p>The rainwater goods are in plastic. The porch timbers are in the best moderate condition with numerous shakes and some decay evident with the roof covering missing but was stone flags in stone ridge piece.</p>		184	
	<p>In the external light beneath the porch is in inappropriate. The lining to the porch appears to be in asbestos based material.</p>			
3.5	<p>North Wing East Elevation This is in weathershot stone.</p>			
	<p>The stone mullion windows are in reasonable good order although the timber behind is in poorer condition. The rainwater pipe obviously been leaking and has stained the wall with algae albeit the pipe is now ineffective. The gutter is missing over most of its length and appears to be plastic where present.</p>		126	
3.6	<p>Part of the remain of a flue on the staircase wall. Vertically boarded door at the end of the north wing has been kicked in and severely damaged. The door head is inscribed "THW 1854".</p>			
	<p>North Gable of North Wing This is in weathershot stone. Cement pointed verge generally in reasonable order. Four light window at ground floor stonework appears satisfactory. The first floor has minor decay around the base of the centre mullion and some friable stonework to the jambs.</p>		128	
3.6	<p>North Wall This is in reasonable order with the doorway inscribed "1854". The door has been kicked in.</p>		129	

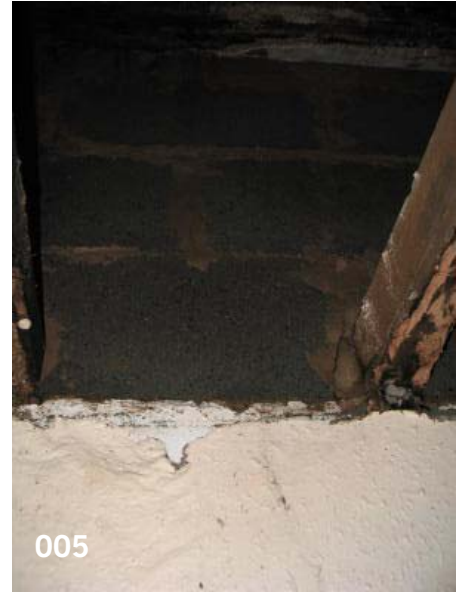
Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
3.7	<p>Asbestos cement flue and a vent pipe through the wall which requires making good.</p> <p>The rainwater pipe appears to be in asbestos cement at the higher level and plastic at the lower level. The elevation becomes quite heavily algae stained towards the west wide.</p> <p>West Elevation North Wing</p> <p>This again is in weathershot stone with stone quoins generally appears to be satisfactory.</p> <p>The door head is inscribed "1854".</p> <p>There is a recent timber lintel inserted over the window. The window cill is in timber and rotten.</p>			
3.8	<p>Courtyard North Wing</p> <p>This is in weatehrshot stone.</p> <p>The door has been kicked in.</p> <p>Plastic soil pipe and gutter.</p>	Replace in cast iron.	86	A
3.9	<p>West Wall North Wing</p> <p>This wall is heavily algal stained and appears to have been built in different stages with a straight joint evident around the window positions at the left hand side.</p> <p>Plastic rainwater pipes span across.</p> <p>The stonework appears to be more decayed particularly on the first floor five-light window.</p>		131	
3.10	<p>West Wing Rear Elevation</p> <p>This is in coursed random stonework with sandstone dressing. There is vegetation growth being supported underneath the emergency escape. This should be removed as should the escape.</p> <p>The doorway is boarded up.</p> <p>The tops of the wall are becoming unconsolidated.</p> <p>Plastic gutters to the west wall.</p>		130	

Findings of the Inspection

Ref.	Description	Recommendation	Photo	Priority
<p>3.11</p>	<p>ROOFS The roofs generally have been stone flags on battens on felt on rafters. All the roofs are now missing and much of the felt is severely damaged with rainwater ingress. Immediate reinstatement of waterproof covering even of a temporary nature is essential.</p> <p>The chimneystacks cannot be accessed for safe inspection however several are noted to be leaning: one has collapsed. It is recommended that all are accessed during construction and taken down and rebuilt as necessary with the possible exception of those to the north wing. All are supporting vegetation growth to some degree and several pots are out of alignment suggesting that all need re-bedding and haunching renewing.</p>		<p>135</p>	

APPENDIX A
PHOTOGRAPHS

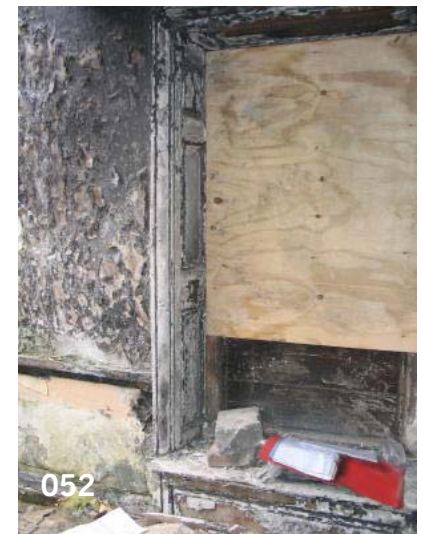


















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APPENDIX B

STRUCTURAL ENGINEERS REPORT

Hurstwood Developments Ltd
Structural Inspection/Condition Survey
The Holme, Todmorden Road
Burnley

1.0 Purpose of Report

- 1.1 Hurstwood Developments Ltd have requested a structural report/condition survey of the structural fabric to The Holme, Todmorden Road, Burnley. The property which comprises a former 'manor' house dating from 1717 with later rear extensions in 1854 is constructed with stone elevations and surmounted with pitched roofs. The most recent usage was as a nursing home, and more recently the property has suffered from significant fire damage destroying the majority of the timber roofs and floors to the front right hand section of the building.
- 1.2 The property is Grade 2* Listed.
- 1.3 This report is prepared on instructions received from Mr D T Shatwell, Buttress Fuller Alsop Williams, Architects acting on behalf of Hurstwood Developments Ltd, to report on the condition of the structural fabric to the building and to make appropriate recommendations.

2.0 Site Inspection

- 2.1 The property was inspected by Mr A J Peck of this practice on 15th February 2005. At the time of the inspection the weather was dry, sunny and cold.

- 2.2 The structural inspection carried out is visual and does not include any exploratory investigations.

Selected photographs are also included in the appendix to this report and cross referenced in the text as follows **[Photo 1]**.

Comments on the inspection are as follows with handing being expressed throughout this report as viewed facing the front elevation. Room numbers and elevations are referenced to the elevation key plan given on sketch number C12211/SK1 and room numbers referenced to the ground floor and basement key plans given on our sketch numbers C12211/SK2 and SK3 appended to this report.

EXTERNAL INSPECTION

2.3 Elevation 1 (Front Elevation) [Photo 5]

2.3.1 Left Hand Single Storey Extension

Left hand single storey out building possible former garage until recently used as kitchens. Complete loss of stone slating to roof exposing felt and battens. Sections of stone from upper roof chimney collapse onto 'garage' roof causing damage to battens. Rainwater goods completely missing. Infill stonework below windows and adjacent to door has been pushed inward as a result of impact damage causing cracking through stonework and movement to stone cill, and inward movement to window mullions.

2.3.2 Main Left Hand Gable Elevation

Right hand portion of gable covered with dense ivy preventing detailed inspection. Hairline crack/loss of mortar to vertical joint of ground floor lintel at joint of lintel above window

framing. This crack continues as a hairline crack through the stonework above. This has been previously repointed with strong mortar which has re-cracked.

2.3.3 Right Hand Return to Main Gable

Loss of mortar where rainwater goods missing and former ivy (now removed) has eroded mortar joints.

2.3.4 Main Central Part of Front Elevation [Photo 3]

Ground floor window to left of entrance porch has suffered from distortion of mullions to left and cills falling to right due to past subsidence towards porch. Hairline reflective cracking through stonework above this level and around first floor window frames.

The roof to this area is virtually completely missing as a result of the fire damage leaving only the left hand chimney stack still standing. Some vegetation growth from this chimney is indicated and the upper mortar joints to the stonework appear open jointed with damage to the surface of the stonework as a result of the fire intensity.

2.3.5 Main Entrance Porch [Photo 3]

Left hand side wall leans slightly to the left. Very slight spreading to stone arch over entrance porch with mortar joints to top crown stones slightly open. Minor reflective cracking around key stones beneath bottom purlin. Roof covering still largely in tact but deterioration to decorative timberwork of verge, and complete loss of rainwater goods.

Front ground floor window to right of porch has mullions which lean slightly to the right and a cill which falls slightly to the left. The upper first floor long window also has mullions which are also noticeably leaning to the right.

2.3.6 Main Right Hand Gable Elevation

Main elevation stonework appears true and plumb. Slight cracking to the mortar joints at upper levels most likely as a result of general deterioration. The main ground floor window frame stonework is slightly outward leaning and has pulled portions of the upper first floor stonework away from the elevation by approximately 20-25mm, particularly at the right hand end.

2.4 **Elevation 2 (Right Hand Elevation)**

Vertical crack where front portion of wall is bonded into former chimney stack. Poor condition of structural stonework around central first floor window with cracked joints below. First floor stonework and framing pulling out slightly from main wall. Rear ground floor window cill and lintels fall towards the front with cracked stonework between ground and first floor.

2.5 **Elevation 3 (Rear Elevation)**

Substantial past deformation to stone window frames with lintels and cills all falling to the left and stone posts leaning slightly to the right. Stonework slightly outward bulged at first floor window cill level and slight unevenness to gable apex, but distortions considered to be within structurally acceptable limits. To the rear of the conifer obscuring this elevation there are a few stones at first floor level which have suffered from a loss of surface. The main timber framing remains to the rear porch. The roof covering to this porch is completely missing exposing asbestos cement soffit boarding.

The left hand small gable stonework remains with the remains of a decorative stained glass window. There is loss of stonework surface to the lower and central mullions.

2.6 **Elevation 4**

This elevation and wing to the rear of the building appear to be a later addition. The carved door lintel indicates 'THW 1854'. The stonework comprises regular coursed stonework which appears to be in good condition. There is slight loss of finish to the thinner mullion sections to some of the window frames at ground floor level. The roof covering is still in place but all the slating has been removed leaving the battens and felt. Gutters and rainwater goods are also missing. The condition of the stonework to the chimney stacks appears satisfactory.

2.7 **Elevation 5**

Again a door lintel is inscribed '1854'. The stonework to this elevation is all in good order. Again the roof slating has been stolen, but to this elevation the felt is punctured and will allow water ingress through this section.

2.8 **Elevation 6**

The stonework to this elevation has been constructed with coursed stonework which has been dressed with an inclined outer face resulting in a stone ledge of approximately 5-10mm to each horizontal bed joint. With a slight loss of mortar to the bed joints moss and vegetation is now growing generally to all bed joints.

2.9 **Elevation 7**

2.9.1 Enclosed courtyard area. Front wall of courtyard forms rear gable wall to main front building, whilst the side wall is part of the original main building, with the rear wall being part of

the 1854 building. The condition of the wall to the front building appears generally satisfactory with mullions to the ground floor window having been replaced in the past. The stonework to the other elevations also appears satisfactory with the rear wall to the 1854 building incorporating the inclined outer face to the outer leaf stonework. Whilst there is no vegetation growth to this particular elevation the mortar joints are slightly recessed and repointing would be recommended. There is a complete loss of roof covering and rainwater goods to all these elevations.

2.9.2 The fourth side of this courtyard is contained by a full storey height retaining wall constructed of stone and covered with ivy. The mortar joints to the retaining wall appear generally sound. The wall is slightly outward leaning/bulging at lower levels, but this is considered to be within structurally acceptable limits.

2.10 **Elevation 8**

2.10.1 Stone plaque built into side elevation states 'TWM 1717'. Close access to this elevation not available owing to poor condition of single storey roofs adjacent to building. Slate roof coverings to all roofs missing leaving battens and felt which is punctured in a number of places visible. Condition of tall thin chimney stack poor at base where lead flashings dressed into stonework and now pulled out. Also loss of horizontal mortar joint at higher level to chimney stack. The main front chimney stack has collapsed and fallen onto the main roof and also onto the lower single storey roof [**Photo 8**]. Rainwater goods etc. completely missing to the whole elevation. The stonework to the main elevation appears generally reasonable. Some repointing works have been carried out around the name plaque in recent time.

2.10.2 The ground floor stonework to the projecting single storey 'garage'/kitchen area is satisfactory. The stonework to the small gable end to the rear of this is in poor condition, probably as a result of limited access for construction causing the wall to be built by overhand stonework. Consequently the external face is of very poor and uneven quality, and upper levels have been rendered in the past to improve water tightness and finish etc. The remaining mono pitch elevation to the rear of this has slightly open jointed stonework and repointing would be recommended.

INTERNAL INSPECTION

Ground Floor

- 2.11 Ground Floor – General
Access gained via rear entrance door adjacent Room G8.
- 2.12 Room G1
Completely saturated and collapsing under drawn ceiling exposing collapsed lath and plaster ceiling above.
- 2.13 Room G2
Completely saturated suspended timber ground floor, plaster board partitions and ceiling. Room G2 front similar with damp/mould growth to paper finishes on front wall.
- 2.14 Room G3 [Photo 28]
Only stone walls to this room exist at ground and first floor. Internally all the finishes have been burnt out with the charred remains of three floor beams still existing. The rear floor beam has collapsed. Plaster finishes to the wall exist in very few locations. The ground floor which is of suspended timber floor construction comprises completely saturated

timber with the floor joists being charred and not supported onto the external walls. Across the first floor space there is the remains of a roof truss which is leaning at a precarious angle and could collapse at any time.

- 2.15 Room G4 [Photo 27]
Again fire place dismantled. Main steel beam across room still remains supporting remains of first floor. Remainder of first floor structure and roof structure completely burnt out and missing. Steel beam appears to be later addition beneath original deflecting timber beam. Plasterwork to walls completely saturated and where main timber floor beam spanning from front to back previously existed and presumably collapsed in the fire this has pulled with it a section of the first floor front elevation stonework. Floor also completely missing, presumably lifted to remove stone slabs.
- 2.16 Room G5 (Staircase)
Floor finishes to staircase completely lifted due to ingress of water. Feature balustrades to staircase removed. Breakthrough of fire from above into this area which has resulted in charring and loss of section to front part of structural ridge member. Also loss of soffit boarding to front portion. Central high tie collar truss with imitation hammer beams has survived the fire. The area is now open to the elements and water ingress into the area is continuing.
- 2.17 Room G6
Chimney breast again completely demolished as part of fire place 'salvage'. Substantial further dry rot outbreaks to first floor throughout this room **[Photo 24]**.
- 2.18 Room G7

Completely saturated walls and floors due to water ingress. Completely saturated boarding to roofs. Plasterboard ceilings and insulations collapsed. Plasterboard walls completely saturated.

2.19 Room G8

Mastic asphalt floors lifted. Partial collapse to ceiling due to rainwater ingress from above. First floor over timber floor boards and floor joists completely saturated. Plasterboard finishes to walls completely saturated. Similar situation in other half of room which is part of G8. In corridor outside Room G8 there is white fungus growth on ceiling which could possibly be commencement of dry rot outbreak **[Photo 21]**. First floor above corridor to Room G8 completely saturated timberwork. Floor to Room G8 also broken up.

2.20 Room G9

Suspended timber ground floor still in tact. Ceiling cornice features and decorative corbels to main full width spanning timber beams in tact. Timber panelling still partially in tact. Main fire place completely demolished in 'salvaging' fire place. Further fungus growths on ceiling – possibly dry rot **[Photo 22]**. Main long span timber beams noticeably deflected.

2.21 Room G10/G11

Probably the former garage converted to kitchen. Impact damage to front wall leaning inwards. Fractured rafters where collapsed chimney has fallen onto roof. Main timber purlins appear satisfactory.

2.22 Room G12/Corridor Outside Room G12

Wall finishes to corridor still in tact to this area. In Room G12 first floor over completely saturated and ceiling partially collapsed walls saturated. Possible outbreaks of dry rot

commencing on ceiling and also against left hand wall/ceiling junction.

2.23 Room G13

Room in better condition only very limited damp penetration at present.

2.24 Room G14

Completely saturated plasterboard under drawn ceiling which is partially collapsed. Possible commencement of further outbreaks of dry rot adjacent to front wall. First floor above this area is completely saturated.

2.25 Room G15

Completely saturated first floor structure to G15a with under drawn plasterboard ceiling completely collapsed and old floor above with lath and plaster ceiling largely collapsed. Floor boards above this completely saturated. Room G15b similar.

2.26 Corridor Outside Room G16

Heavily water stained.

2.27 Room G16

Completely saturated first floor ceiling which is now partially collapsed. Walls completely saturated. Floor finishes largely lifted.

2.28 Room G17

This set of former bathrooms etc. on the rear side of the building are in a similar poor condition to the front rooms.

BASEMENTS

2.29 Basement B1

Blockwork lift shaft built through basement. Stone floor slabs partially exposed exposing former land drain running across floor. Arched vaulted ceiling damp. Original part of cellar contains brick arched ceiling which is in satisfactory condition.

2.30 Basement B2

Further brick arch vaulted ceiling with plaster finishes containing former boiler room. Area in reasonable condition. Corridor continues to further area B4 to the front section which comprised a further brick arch vaulted basement previously converted to a wine cellar.

2.31 Basement B3

Further brick arched ceiling with ceiling finish painted white. Slabs to floor lifted exposing drainage gulleys and pipes. Area previously utilised as laundry.

FIRST FLOOR

2.32 First Floor – General

No access is available via the main staircase to the first floor. The only other remaining access from the rear 1854 building was not available to us as the fire exit door at the bottom of the staircase is now not openable as a result of collapsing plaster debris etc. which has now jammed behind the door.

3.0 Conclusions and Recommendations

3.1 The building has suffered from substantial past subsidence movement to the central portion of the original building including the front entrance porch and the main staircase area resulting in the stone window frames to the front elevation, either side of the entrance porch, exhibiting

noticeable falls towards the entrance porch and the cills and lintels to the windows of the rear elevation to the right of the central portion also exhibiting noticeable falls towards the central section of the building. The portion of the building which has suffered from this past subsidence movement also appears to correspond to that section of the building which includes the main front to rear basement section (Rooms B2 and B3). We are not certain as to the exact cause of this past subsidence movement, but it may be as a result of differential foundation settlement to the heavier central portion of the building, or maybe as a result of the ground conditions beneath this section of the building being poorer in nature. Irrespective of the exact cause we are of the opinion that this subsidence movement is of long standing, has not been structurally detrimental, and future significant continuation is not anticipated. Accordingly we do not consider that any action is necessary to promote structural stability.

3.2 In general terms we are of the opinion that the structural condition of the stonework walls to the building is reasonable and that the walls will be suitable for retention subject to localised remedial works which we would envisage to include the following: -

- a) Reconstruction of the impact damaged infill stonework to the 'garage'/kitchen front wall (Room G10).
- b) Break out the strong mortar to the previous crack repair carried out to the main left hand gable of the front elevation and repoint with appropriate lime mortar blended to merge with the mortar joints to the remainder of this elevation.

- c) Remove the dense ivy from the main left hand gable to the front elevation and repoint mortar joints as necessary.
- d) Repoint the mortar joints to the right hand return wall of the main left hand gable to the front elevation where the mortar has been eroded as a result of missing rainwater goods and the former ivy.
- e) Repoint main central portion to the front elevation and make good reflective cracking around stonework to the first floor. Associated with this work we would envisage localised reconstruction of the first floor stonework internally where the former main beams across Room G4 have collapsed during the fire and pulled out substantial portions of the first floor stonework up to the first floor long window.
- f) There is very slight spreading movement to the stone arch over the front entrance porch, with the left hand side wall to the porch leaning slightly to the left. We consider this past movement to be associated partially with the main subsidence movement to this portion of the building and possible exaggerated as a result of thrusting by the arch. We do not consider this movement to be structurally detrimental and do not consider that any action is necessary to promote stability. However we would recommend localised repointing of reflective cracking and slightly opened joints to the stone arch.
- g) The main ground floor window frame to the right hand gable of the front elevation is slightly outward leaning, and has pulled portions of the upper first floor stonework outward. We would recommend localised rebuilding of the first floor stonework above the right hand portion of the window frame with strapping back of the stonework and window frame into any new replacement floor construction.
- h) The right hand elevation to the stonework exhibits a number of minor problems, and we would anticipate repointing of the vertical cracks either side of the front chimney stack with resetting of the first floor stonework around both the first floor windows including locally rebuilding the stonework either side of these windows. Associated with resetting of the rear first floor window to this elevation we would also recommend resetting of the ground floor stone window framing as well.
- i) The external falls to the later 1854 extension to the rear has been constructed with stonework dressed with an inclined outer face resulting in a stone ledge of approximately 5-10mm wide to each horizontal bed joint. As a result some elevations, particularly elevation 6 possess moss and vegetation growing generally in the bed joints. General cleaning of the stonework to these elevations is recommend with repointing generally to all these areas including the enclosed courtyard area.
- j) Localised making good/reconstruction to the left hand single storey stonework elevations of elevation 8 is considered appropriate, particularly to the mono pitched elevation which has been previously rendered.

3.3 Since the topographic survey carried out in October 2004 the tall front chimney stack of elevation 8, which is shown on the survey as being significantly inward leaning, has since collapsed onto the main roof and the lower single storey roof. Where internal inspection was possible it was noted that this collapse had fractured rafter members to the lower level roof, but that the main timber purlins appear to have survived in tact. As a number of other external walls to the building are now standing with little or no lateral restraint it is envisaged that the potential exists for further localised collapses to occur unless action is taken to restrain these walls.

3.4 The roof coverings to the building are either non existent or where present, ineffective. The right hand portion of the front building which has suffered from the fire is completely roofless and open to the elements. Elsewhere the roofs appear to exist structurally, but the stone slate covering has now been completely 'stolen' and the remaining felt covering is generally punctured such that all the roofs are ineffective and allowing rainwater ingress into the building. The rainwater goods to the building are generally missing, non existent or damaged and total ineffective.

3.5 Internally the structural condition of the building is in a very sorry state. In summary: -

- a) All the ground stone floor slabs have been pulled up.
- b) Plaster wall finishes are either completely missing in fire damaged areas, or where in existence in the other parts of the building these plaster walls are now totally saturated with water ingress into the building.

c) All the fire places have been stolen and as part of this 'salvage' the chimney breasts have been severely damaged. In particular the chimney breast to Room G6 has been virtually completely demolished.

d) The original first floor timber floors to the sections of the building which were subject to fire damage are now completely missing.

e) Where timber first floors exist to the remainder of the building the timberwork is now completely saturated as result of water ingress into the building and plaster finishes to the ceiling are either collapsing or completely saturated.

f) As a result of these conditions dry rot outbreaks were noted in a number of locations within the remaining first floor timber construction.

3.6 No access was available to carry out any internal inspection of the first floor due to the fire exit door at the bottom of the only access staircase now being un-openable, presumably as a result of debris and collapses building up behind the door. Again this is a further indication of the continuing deterioration occurring to this building, as the survey team who carried out the survey in October 2004 were able to gain access to parts of at that time.

Whilst access was not gained to the first floor we would suspect that the condition of the first floor will be similar to that noted to the ground floor, if not worse i.e. saturated timberwork, plasterwork with partially or fully collapsed ceilings etc.

3.7 In order to safeguard and retain this building for the future we consider that a number of related actions need to be undertaken, namely: -

- a) Weather proof the building to prevent further rainwater ingress.
- b) Restrain existing unsupported walls to prevent any further potential collapses.
- c) Strip out all debris and saturated plaster and timber to walls and floors etc.
- d) Deal with dry rot outbreaks.
- e) Allow remaining stonework to breathe and dry out.

In order to achieve these objectives we consider the most appropriate course of action to be: -

- a) Encapsulate the building with a scaffold system incorporating a full temporary roof covering.
- b) Design the scaffold system to restrain the existing walls. We would also envisage that this scaffolding could be designed to provide permanent access scaffolding to undertake the remedial measures proposed above to the stonework walls.
- c) Remove all the existing saturated timber roof and first floor constructions to the building (during the course of carrying out this operation it may be established that some specific principal members or trusses can be retained and we would recommend that these decisions are made on an item by item basis.
- d) Generally remove all plaster finishes to walls etc. and eradicate the dry rot outbreaks.

3.8 This report is confined to the scope set out in Section 1 and no opinion is expressed or implied on matters not specifically mentioned therein.

We have not inspected woodwork, damp proof courses or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

A. J. PECK
B.Sc.,C.Eng.,F.I.Struct.E.,M.I.C.E.

APPENDIX C

RECORD PHOTOGRAPHS BEFORE THE FIRE