

CANNON HALL PARK

STABLE COTTAGES SURVEY

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2577-REP5-28.04.16

28 April 2016



DESCRIPTION AND METHODOLOGY

The stable cottages are part of an homogeneous stable range forming a square stable yard to the north east of the main house.

The stable yard building are Grade II, and are described in listing description 1001159 – including two cottages in the south range of the stable yard.

PRINCIPAL BUILDING CANNON HALL.....a home farm complex lies immediately north of the Hall and consists of a range of building including stables, a coach house, cottages and a farm house of late C18 date (all listed Grade II).

The building style of the stable yard cottages is contemporary with that of the house, and it would appear that this range is contemporary with the 1768 remodelling of the main Hall.

Generally the cottages are in reasonably good structural condition, but in a very poor decorative order (with some timber decay in Cottage 1 arising from roof leaks. They would convert well into holiday or permanent homes, retaining a number of original features – supplemented with sympathetic insertions.

Cottages along the north range of the same stable yard have already been converted, and appear attractive externally.

The following pages detail the retained features, and required repairs.



COTTAGE NO 1 – REAR ELEVATION FACING SOUTH



COTTAGE NO 1 – FRONT ELEVATION TO STABLE YARD

Cottage 1	External construction and condition	Original fabric to be retained/repared	Replacement works.
External walls	Soft clay stock brickwork to front and rear walls.	All to be retained. Repoint with lime mortar. Replace stone half-jamb to front door.	
Windows	Georgian sash windows to upper storey. Front and rear windows over the arch have lost their glazing bars. Later sash windows to the ground floor.	Overhaul existing sash windows. Release pulleys, replace sash cords and weights as necessary.	Replace defective ironmongery.
Doors	Retain existing Georgian door to stable yard, and boarded rear door to garden.		Replace defective ironmongery.

Roof	Stone slate roof covering, leaking badly over room 08.	Take carefully take off stone slates and ridges. Relay roof on new batten, making up any lost slates to match. Refit existing ridge slates.	Replace rotten rafter as necessary. Fit new Tyvek roofing felt and new battens. .
Chimneys	One small stub chimney stack.		Renew lead flashings and capping to stub chimney
Rainwater Goods	Cast iron gutters and downpipes to front elevation. Replace uPVC gutters and downpipes to rear elevation.	Retain and decorate cast iron rainwater pipes to north elevation.	Provide new cast iron ogee gutters and downpipes to south elevation.
Gnd Floor	Internal construction and condition		
Floor	Asphalt over cracked concrete floor – indicates no DPM.		Break out and replace concrete floor on new DPM.
Walls	Very damp at low level, indicating no DPC.		Remove plaster to 1.2m and replace with Limelite renovating plaster.
Skirtings	All rotten.		Replace with new to match first floor.
Internal Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Ceilings	Very poor condition lath and plaster ceiling, cracked and falling in places.		Remove and replace with 12.5mm plasterboard and skim finish.
Stairs	Original timber stair flight and balustrades, covered in hardboard panelling.	Retain as existing – remove hardboard panelling.	
Fireplaces	Remove modern fireplaces to ground floor. Retain original fire places to first floor bedrooms.	Sweep flue and test fireplaces.	Replace with sympathetic fireplaces to ground floor.
Doors	Generally original doors.	Retain and overhaul.	New ironmongery.
Joinery	No other important joinery observed.		
Decoration			All new using suitable C18 decorative scheme
Floor finish			All new carpet, vinyl or laminated wood floor coverings.
Fittings			New kitchen
1st Floor	Internal construction and condition		
Floor	Timber boards.		Replace boards and joists to Rm 08.

Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Skirtings	C18 skirtings retained.		
Internal Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Ceilings	Very poor condition lath and plaster ceiling, cracked and falling in places.		Remove and replace with 12.5mm plasterboard and skim finish.
Stairs	Original timber stair flight and balustrades, covered in hardboard panelling.	Retain as existing – remove hardboard panelling.	
Fireplaces	Retain original cast-iron bedroom fireplaces.	Sweep flue and test fireplaces.	Replace with sympathetic fireplaces to ground floor.
Doors	Generally original doors.	Retain and overhaul.	New ironmongery.
Joinery	No other important joinery observed.		
Decoration			All new using suitable C18 decorative scheme
Floor finish			All new carpet, vinyl or laminated wood floor coverings.
Fittings			New bathroom
	Services		
Electrics			Complete new electrical system from sub-meter,
Plumbing			Complete new heating system, hot and cold water system.
	Surveys		
	Bat survey required before any roof removal.		
	Timber preservation survey required.		



COTTAGE NO 2 – REAR ELEVATION FACING SOUTH



COTTAGE NO 2 – FRONT ELEVATION TO STABLE YARD

Cottage 2	External construction and condition	Original fabric to be retained/repared	Replacement works.
External walls	Soft clay stock brickwork to front and rear walls. Rear wall not connected to gable wall.	All to be retained. Carefully cut out 6m2 of cement pointing to gable wall at h/l. Repoint with lime mortar where accessible. Replace stone half-jamb to front door. Stitch gable wall to 32 courses with matching brick. Cut in 3 new matching bricks.	
Windows	Georgian sash windows to upper storey. Later sash windows to the ground floor. Windows to side and rear wall generally rotten.	Overhaul existing sash windows. Release pulleys, replace sash cords and weights as necessary.	Replace 6 windows to end and rear wall with replica windows. Replace defective ironmongery. Possible new window to Room 06.
Doors	Retain existing Georgian door to stable yard, and boarded rear door to gardens.		Replace defective ironmongery.

Roof	Stone slate roof covering.	Take carefully take off stone slates and ridges. Relay roof on new batten, making up any lost slates to match. Refit existing ridge slates.	Replace rotten rafter as necessary. Fit new Tyvek roofing felt and new battens.
Chimneys	Retain brickwork chimney stack, ashlar stone stack to east gable, and chimney pots.	Repoint stacks with lime mortar, renew flaunching.	New lead flashings and aprons.
Rainwater Goods	Cast iron gutters and downpipes to front elevation. Replace uPVC gutters and downpipes to rear elevation.	Retain and decorate cast iron rainwater pipes to north elevation.	Provide new cast iron ogee gutters and downpipes to south elevation.
Gnd Floor	Internal construction and condition		
Floor	Asphalt over cracked concrete floor – indicates no DPM.		Break out and replace concrete floor on new DPM.
Walls	Very damp at low level, indicating no DPC.		Remove plaster to 1.2m and replace with Limelite renovating plaster.
Skirtings	All rotten.		Replace with new to match first floor.
Internal Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Ceilings	Very poor condition lath and plaster ceiling, cracked and falling in places.		Remove and replace with 12.5mm plasterboard and skim finish.
Stairs	Original timber stair flight and balustrades, covered in hardboard panelling.	Retain as existing – remove hardboard panelling.	
Fireplaces	Remove 2 modern fireplaces to ground floor.	Sweep flue and test fireplaces.	Replace with sympathetic fireplaces to ground floor.
Doors	Generally original doors.	Retain and overhaul.	New ironmongery.
Joinery		Retain corner cupboard in room 01.	
Decoration			All new using suitable C18 decorative scheme
Floor finish			All new carpet, vinyl or laminated wood floor coverings.
Fittings			New kitchen
1st Floor	Internal construction and condition		
Floor	Timber boards.		Replace 2m2 boards to Rm 08.

Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Skirtings	C18 skirtings retained generally.		New matching skirtings to Rms 09 to 13.
Internal Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Ceilings	Very poor condition lath and plaster ceiling, cracked and falling in places.		Remove and replace with 12.5mm plasterboard and skim finish.
Stairs	Original timber stair flight and balustrades, covered in hardboard panelling.	Retain as existing – remove hardboard panelling.	
Fireplaces	Retain original cast-iron bedroom fireplaces.	Sweep flue and test fireplaces.	Replace with sympathetic fireplaces to ground floor.
Doors	Generally original doors.	Retain and overhaul.	New ironmongery. New doors and architraves to Rms 09-13.
Joinery	No other important joinery observed.		
Decoration			All new using suitable C18 decorative scheme
Floor finish			All new carpet, vinyl or laminated wood floor coverings.
Fittings			New bathroom. New wc and basin.
	Services		
Electrics			Complete new electrical system from sub-meter,
Plumbing			Complete new heating system, hot and cold water system.
	Surveys		
	Bat survey required before any roof removal.		
	Timber preservation survey required.		