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East Court Manor
Church Lane, Chalk DA12 2NL

Schedule of alterations

1.00 Introduction:

1.01 East Court Manor (formerly East Court Farmhouse) is located on the East side of Church Lane approximately 200m before its junction with Lower Higham Road.

1.02 The house is two storeys tall constructed in brick beneath a substantial pitched and hipped tiled roof. The principal, West elevation, faces the lane and is a symmetrical composition with a central doorcase flanked by sash windows fitted with margin lights. At first floor level three further sash windows are centred on the ground floor openings. A more or less central chimney stack punctuates the roof.

The South elevation is also visible from the lane and whilst this too is symmetrical (with the exception of a less visible addition to the rear) it is more informal and is gabled, rather than hipped at its far end.

The remaining elevations are not visible from the road. The North elevation faces a secluded garden and is similar to the South elevation albeit less symmetrical and fitted with three dormer windows.

The rear (East) elevation is somewhat haphazard; it was never symmetrical and has also received two extensions – one a small two storey ‘block’ and the other a rather utilitarian single storey outhouse albeit of generous proportions. The main feature of this elevation is the rather discordant asymmetry of the roof over the landing, presumably to achieve headroom over the staircase, which is weathered in slate in contrast to the more conventional, and steeply pitched, tiled roofs.

The house also has a cellar comprising of two rooms beneath the West frontage and illuminated by lightwells in the South and North elevations.

1.03 Barns and outbuildings, once part of East Court Farm, are located in close proximity to the East. The barns are now in separate ownership but two parallel ranges of single storey outbuildings run away from the East elevation.

1.04 The house was Listed Grade II on the 23rd of January 1952. The List Entry Number is: 1089045.

The Listing description reads as follows:

2. An L-shaped C18 farmhouse, 2 storeys red brick. 3 windows facing west and 3 windows facing south. Hipped tiled roof with coved wooden cornice. Ground floor windows are 3-light sashes and have cambered heads. Unusual doorcase with pilasters, moulded surround set in the centre of these, projecting cornice over, rectangular fanlight and door of 6 moulded and fielded panels.

- 1.05 Internally, numerous exposed spine and other beams, with heavy chamfer and stop mouldings clearly indicate that East Court Manor has C17 origins. The presence of these beams suggest that the original house was 'L' shaped.
- 1.06 Most internal joinery appears to date from the early C19th and would be contemporary with the slate roof mentioned under the East elevation. There is a clear hierarchy in the joinery with a preponderance of six panel doors at ground floor level, four panel doors with bead flush and panel mouldings at first floor level (although somewhat curiously, the bead flush door fronts face the landing with the panels enjoyed by the rooms) and plain square edged panelled door and plank doors in the attic.

Photographs, taken by the estate agent, reinforce this architectural hierarchy as they show deeper, more elaborate, skirting boards to the ground floor rooms, diminishing to plain square edged skirtings in the attic.

Numerous ground and first floor sash windows are fitted with shutters and apron panels and a significant amount of hand-blown glass survives.

Thus it is evident that there are multiple phases of work at East Court Manor: the original C17 house, extensive late Georgian remodelling and extension and late C19th additions to the rear.

- 1.07 A search of the Gravesham Planning website yielded no applications for Planning Permission or Listed Building Consent for East Court Manor. The search did reveal that the nearby barns, once part of East Court Farm, received Planning Permission and Listed Building Consent for conversion in 2004 and were subsequently converted.
- 1.08 The estate agent's photographs were taken in November and December 2021. My Clients purchased East Court Manor in March 2022. Building works commenced in March and ceased at the beginning of November 2022 in response to the threat of enforcement action Ref: 22/00187/EN.
- 1.09 The works undertaken have not been scrutinised by Building Control.
- 1.10 I was appointed in December 2022 to assess works to the house and liaise with Gravesham Borough Council with a view to submitting an application for Listed Building Consent to regularise the alterations where the Council deem them to be acceptable and to agree rectification measures where the Council considers works to be harmful to the historic building.
- 1.11 There follows a room by room schedule with a description of works undertaken by my Clients and followed by a record of notable features which have been retained. I have had access to a limited number of photographs – these have been restricted to

those taken by the estate agent and which can be found online and a further six photographs (all of the East elevation outbuilding) provided to me by my Client.

I have used the estate agent's room titles to identify the rooms.

- 1.12 A further Schedule will be prepared to accompany the application for Listed Building Consent and it will detail the proposed works.

2.00 Externally:

- 2.01 The East elevation outhouse (former utility room as identified by the estate agent's plan) has been removed and largely rebuilt.

The estate agent's photograph shows that the outhouse was constructed in brick (painted) beneath a simple pitched tiled roof. A plank door, with a cast iron door knocker, and a window, fitted with a pair of eight light casements, were the sole external openings both in the East elevation. These items of joinery have been set aside in one of the outbuildings. The door is modern but has a good cast iron knocker and spun brass knobs which should be salvaged. The window frame is original but the sashes are modern.

Photographs, supplied by my Clients, show numerous defects including cracks in the brick walls, settlement, timber decay to rafters. A straight joint is visible approximately mid-way along the South wall of the outhouse suggesting that the outhouse had been extended. The joint had opened considerably probably due to footings constructed at different depths leading to differential settlement.

- 2.02 The walls of the outhouse have been rebuilt in Flemish bond but in cavity work and using new bricks set in cement mortar. Scaling the estate agent's photograph suggests that the position of the door opening has shifted slightly and the window too. The window aperture is clearly different to that removed having increased in width.
- 2.03 The outhouse roof has been pitched and felted but not yet tiled. When the outhouse roof is constructed, the verges must be fitted with tiled undercloaks. Hogsback profile ridge tiles should be used at the apex of the roof.
- 2.04 Elsewhere, there are isolated areas of cement pointing, primarily below the cills of first floor windows where they have settled over ground floor openings. Fortunately, much original pointing survives and this should be retained. Where joints are eroded, some judicious repointing, using a lime mortar (with NO cement) should be undertaken and the joints recessed minimally and tamped whilst 'green'.
- 2.05 A flint and brick wall forms a boundary between the East edge of the lawn to the South of the house and what was formerly the courtyard leading to the barns and outbuildings. Here, a now mature lime tree has displaced and fractured the wall.

It is proposed to dismantle the wall where it has been most affected by the tree's growth and to rebuild it as a curved wall with its radius roughly centred on the tree to accommodate future growth. The rebuilt wall will re-use salvaged material and have

the same form of construction namely flint facings beneath a brick on edge capping over a chamfered brick course. The rebuilt section of wall will be bonded to the retained walling at each end.

- 2.06 A service trench has been constructed linking the house (North-east corner) to the nearest outbuilding where a plant room is proposed.

3.00 Internally:

3.01 Basement:

- 3.02 No works have been undertaken in the basement which is laid out as two store rooms.
- 3.03 It is worth noting that the window in the South elevation retains its original frame complete with four pintles. The pintles confirm that the window would have been a leadlight and such windows would have been typical for a seventeenth century house.
- 3.04 The basement walls are constructed in brick and have been painted. Floors are also brick. Ghostings of laths indicate that the basement ceilings were once plastered. The ceilings were probably removed some time ago since steel posts have been inserted to support the spine beams where they have settled due to their bearing ends decaying where built in to external [damp] walls.

4.00 Ground floor:

4.01 Vestibule:

- 4.02 Plaster finishes have mostly been replaced with the exception of the ornamental plaster panel over the glazed doors although this has been damaged (almost half is missing) as is the roll moulding to the soffit of the arch. This will require specialist repair.
- 4.03 Two fluted timber pilasters were fitted beneath the spring of the arch – the one to the right-hand wall survives insitu whilst the other survives but has been detached. It must be retained and reinstated.
- 4.04 The walls and ceiling have been plasterboarded.
- 4.05 The external wall has been insulated with 25mm prior to the application of plasterboard.
- 4.06 Skirting boards have been removed.
- 4.07 The front door rim lock requires a spun brass knob (Tim Ellis can supply one from his stocks of salvaged door furniture) to the interior side. The cast iron keep is missing.
- 4.08 There is a modern (1970's?) glazed screen separating the vestibule from the hall comprising of a pair of doors with fixed sidelights and a fanlight. Three panes of

glass, to the sidelights and fanlight, are broken and need to be replaced with toughened glass.

4.10 Entrance hall:

- 4.11 Skirting boards have been removed. From the estate agent's photographs, it appears that these were approximately 8" deep with a moulding to the head.
- 4.12 Fluted timber pilasters have been removed from beneath the arch and these need to be re-made to match the surviving pilasters in the vestibule.
- 4.13 Plaster finishes have been removed.
- 4.14 The walls and ceiling have been plasterboarded but not yet skimmed. The new plaster finishes are forward of the originals and this has upset the relationship between the walls and the doorcases. This is the case elsewhere in the house.
- 4.15 The wall above the arch (this is below the first-floor fireplaces) has been stripped of its decorative plaster which previously matched the detailing which survives in part in the vestibule. The roll moulding, roundel and panel moulds will need to be reinstated using the surviving elements in the vestibule as the pattern. As with the vestibule plaster repairs, this will require a specialist.

The roll moulding ran horizontally, at the springing level of the arch, from pilaster to pilaster as can be seen in one of the estate agent's photographs.

- 4.16 A good C19th staircase, complete with cast iron fluted post beneath the handrail bun, at ground floor level, rises as a straight flight to first floor level. Simple square edged panelling, beneath the stair flight, forms a partition enclosing the steps descending to the cellar.
- 4.17 A C19th six-panel door leads to a small rear hall. The door retains its original mortice lock and sleeved spun brass knobs.

4.18 Rear hall:

- 4.19 As with the main hall, skirtings and plaster have been removed and the walls and ceiling have been plasterboarded but not yet skimmed.
- 4.20 A studwork partition has been constructed with a view to enlarging the cloakroom.
- 4.21 A six panel door leads to the kitchen and there is a recessed, or offset, fanlight above with a ledge which doubles as the head to the doorframe. The door has a good C19 rim lock fitted with spun brass knobs.
- 4.22 The cupboard (formerly the servants stair) is fitted with a plank door complete with HL hinges, a spring latch (clogged with paint) and a later, but still C19th/early C20th, bolt all of which should be retained and the paint removed from the latch so that it functions properly.

4.23 A wide four panel door leads to the cloakroom. Its upper panels have been replaced with glass perhaps in the 1960's. The door retains a good rim lock with sleeved spun brass knobs. A C19th security chain also survives – this door was once the external back door before the two-storey extension was added. There is a contemporary fanlight over the door.

4.24 Dining room:

4.25 Plaster finishes have been removed.

4.26 The walls and ceiling have been plasterboarded and skimmed except the wall to the vestibule which has only been plasterboarded.

4.27 External walls have been insulated with 25mm prior to the application of plasterboard.

4.28 Deep moulded skirting boards (visible in the estate agent's photographs) have been removed.

4.29 A 1950's(?) brick fire surround detracts from the room and is to be replaced together with the tiled hearth. Opening up will be required to determine the size of the earlier fireplace opening – it should be noted that there may be two historic fireplaces: the original C17th (possibly in inglenook form) and one dating from the C19th re-modelling.

4.30 The room is accessed via a six-panel door which is fitted with inappropriate (overly ornate) modern brass furniture.

4.31 The room is illuminated by two sash windows with a six-over-six sash window to the North fitted with a modern window seat which obscures the C19th apron panel.

4.32 A six-over-one (the lower sash has lost its glazing bars) sash window with margin lights sits within the principal West elevation.

4.33 There are some C17th primary beams but with some gaps between the beam and ceiling.

4.34 Sitting room:

4.35 Plaster finishes have been removed.

4.36 The walls and ceiling have been plasterboarded but not yet skimmed.

4.37 Dado panelling (visible in the estate agent's photographs) has been removed.

4.38 External walls have been insulated with 25mm prior to the application of plasterboard.

- 4.39 The fire surround has been removed but this was modern (as can be seen from the estate agent's photograph) and the C20th infill can be seen clearly where not covered by plasterboard.
- 4.40 The room is accessed, from the entrance hall, via a six-panel door which is fitted with inappropriate (overly ornate) modern brass furniture.
- 4.41 A four panel door provides access to the kitchen with upper panels in modern glass. The door is fitted with inappropriate (overly ornate) modern brass furniture and a chrome knob to the kitchen side.
- 4.42 The room is illuminated by two sash windows with a six-over-six sash window, complete with shutters and apron panel, to the South elevation fitted with a C19th apron panel.
- A six-over-one (the lower sash has lost its glazing bars) sash window with margin lights sits within the principal West elevation.
- 4.43 There are some exposed C17th primary beams supporting the first floor.
- 4.44 A plank door (possibly C17) is labelled and is the door to the cellar.
- 4.45 Kitchen:**
- 4.46 Plaster finishes have been removed.
- 4.47 The walls and ceiling have been plasterboarded but not yet skimmed.
- 4.48 The external wall has been insulated with 25mm Celotex prior to the application of plasterboard.
- 4.49 The floor has been removed and levels reduced such that the earth is c470mm below the floor level assuming that it matched the adjoining ground floor level in the sitting room. Interestingly, this has revealed a brick arch in the wall to the cellar stairs.
- 4.50 There is a possible blocked doorway to cellar stair landing which would have provided direct access from the kitchen.
- 4.51 There are some broken fragments of York stone to the hearth of the fireplace. Further broken York stone slabs are visible to the floor beneath the bead and butt boarding to the rear hall cupboard. These remnants suggest that the kitchen floor was once in York stone. My Clients advise me that they removed a brick floor which was laid on a cement screed.
- 4.52 A timber fire surround with a curved head, visible in the estate agent's photograph, has been removed.
- 4.53 The room is illuminated by a six-over-six sash window to the South elevation. The window is fitted with shutters but the shutter boxes have been truncated to accommodate the kitchen worktop.

- 4.54 A temporary plywood door has been fitted to the utility room. The door previously fitted here is stored in one of the outbuildings and is a four-panel door with the upper two panels replaced with glass.
- 4.55 C19th bead and butt boarding forms the partition to the rear hall cupboard. Some of the boarding is damaged at low level and should be repaired.
- 4.56 There are some exposed C17th primary beams supporting the first floor.
- 4.57 Living room:**
- 4.58 Plaster finishes have been removed.
- 4.59 The walls and ceiling have been plasterboarded but not yet skimmed.
- 4.60 The external walls have been insulated with 25mm Celotex prior to the application of plasterboard.
- 4.61 Skirting boards have been removed – from the estate agent’s photograph, they appear to have been about 6” tall with a bead moulding to their head.
- 4.62 Some floorboards have been lifted and reveal an uninsulated suspended timber floor with 100mm deep joists bearing on plates on honeycomb sleeper walls. There is a distance of c475mm between the underside of the joists and the earth. Under-floor ventilation is provided by numerous terracotta air bricks in the North and East elevations.
- 4.63 A rather incongruous (1950’s?) fire surround and hearth in blue tiles occupies the C19th fireplace.
- 4.64 The room is accessed, from the rear hall, via a six-panel door which is fitted with inappropriate (overly ornate) modern brass furniture and with a chrome knob to the room side.
- 4.65 A second six panel door provides access to a cupboard to the left of the fireplace.
- 4.66 The room is illuminated by two six-over-six sash windows with that to the rear, East, elevation fitted with an apron panel. The second window, also a six-over-six sash, is located in the North elevation. It did have an apron panel (visible in the estate agent’s photograph) but, presumably, it has been removed.
- 4.67 An exposed beam runs parallel to the North wall. The beam has simple bead mouldings indicative of C19th fabric.
- 4.68 Cloakroom:**
- 4.69 No works have been undertaken in this room.

- 4.70 A sheet of ply or hardboard has been fitted to the inside face of the exterior door and painted to match.
- 4.71 The room is finished with modern plaster with polystyrene coving at ceiling level.
- 4.72 Utility room:**
- 4.73 Most of this room has been rebuilt with the external walls now in cavity work – fortunately with the brickwork laid in Flemish bond.
- 4.74 The roof has been constructed but not yet felted and tiled.
- 4.75 The floor has been removed and levels reduced with the ground being c480mm lower than the previous ground floor level.
- 4.76 The C19 fireplace has been retained and it survives with its original metal strap lintel beneath the arch. The fireplace brickwork has been painted and the flue lined prior to my Clients purchase of the house.

5.00 First floor:

5.01 Landing:

- 5.02 Plaster finishes have been removed.
- 5.03 The walls have been plasterboarded and skimmed whilst the ceiling has only been plasterboarded.
- 5.04 Skirting boards have been removed.
- 5.05 The door to the foot of the stairs (rising to the attic) has been removed as has the frame leg which was fitted against the wall to bedroom 3 (as can be determined from the ‘ghosting’) on the stair string.
- 5.06 A four panel complete with sprung latch is set aside on the landing for reinstatement. It is not known where this door came from and some further investigation is required to confirm its origin.
- 5.07 7No. plain square edge ‘stick’ balusters are missing from the guarding to the stairs. A newel pendant is missing from the attic newel post as can be determined by the stump visible in the landing ceiling.

Plain, square edge panelling forms the stair partition to the attic flight.

The soffit of the stair, beneath the attic winders, has been renewed in gypsum plaster.

It is possible that a timber panel has been removed from the end of the stair bulkhead and one is to be fitted as an edge to the plaster soffit.

- 5.08 A pair of cupboards are located against the fireplace/chimney structure at the West end of the landing. Internally the partition has been removed. Each cupboard is accessed via a four-panel door, having plain square edged panels to the landing side and rim locks fitted internally operated by spun brass knobs.
- 5.09 At the East end of the landing, an anteroom occupies the first floor of the two-storey extension. No work has been undertaken in this room which retains a battened ceiling (modern) and equally modern (1960's) skirtings. The room is illuminated by a modern window with a top hung fanlight.
- 5.10 Bedroom 1:**
- 5.11 Skirting boards have been removed.
- 5.12 Plaster finishes have been replaced.
- 5.13 The walls and ceiling have been plasterboarded and skimmed.
- 5.14 25mm Celotex insulation has been fitted to the external walls.
- 5.15 A built-in cupboard, to the left of the window, has been removed – part of the frame remains attached to the window's shutter box.
- 5.16 The room is accessed via a four-panel door complete with rim lock, spun brass knobs and escutcheon. There is a modern chrome hook on the room side of the door.
- 5.17 The room is illuminated by a six-over-six sash window fitted with shutters and an apron panel.
- 5.18 Bedroom 2:**
- 5.19 Skirting boards have been removed.
- 5.20 Plaster finishes have been replaced.
- 5.21 The walls and ceiling have been plasterboarded and skimmed.
- 5.22 25mm Celotex insulation has been fitted to the external walls.
- 5.23 The fire surround has been removed by a previous owner. The hearth survives set flush with floorboards.
- 5.24 The room is accessed via a four-panel door fitted with a modern rim lock, spun brass knobs and escutcheon. There is a modern chrome hook on the room side of the door.
- 5.25 The room is illuminated by two six-over-six sash windows fitted with shutters and apron panels.
- 5.26 A chamfered spine beam divides the ceiling in to two equal sections. The beam is clearly C17 and a remnant of the original house.

5.27 Bedroom 3:

- 5.28 Skirting boards have been removed. From the estate agent's photograph the skirtings appear to have been deep (8"?) square edged skirtings.
- 5.29 Plaster finishes have been replaced.
- 5.30 The walls and ceiling have been plasterboarded and skimmed.
- 5.31 25mm Celotex insulation has been fitted to the external wall.
- 5.32 The fire-side cupboard, to the right of the fireplace, has been removed together with the plank door. A later, overlaid, floor has been cut around the cupboard partition and, from this, the cupboard's size and position are apparent.
- 5.33 A plain Georgian timber fire surround (visible in estate agent's particulars) has been removed but the Georgian hob grate has been retained. The flush hearth is also intact.
- 5.34 The room is accessed via a four-panel door complete with original door furniture including a rim lock, spun brass knobs and escutcheon.
- 5.35 The room is illuminated by two six-over-six sash windows one with shutters and apron panel, the other with plain timber reveal linings and a window board.
- 5.36 A chamfered spine beam with stop mouldings and a cross beam remain from the original C17th house.
- 5.37 To the left of the fireplace, a partition breaks forward in to the room and upsets the balance of the East wall. The partition encloses the servant's stair.

5.38 Bedroom 4:

- 5.39 Skirting boards have been removed. From the estate agent's photograph the skirtings appear to have been deep (8"?) with a moulding to the top.
- 5.40 Plaster finishes have been replaced.
- 5.41 The walls and ceiling have been plasterboarded and skimmed.
- 5.42 25mm Celotex insulation has been fitted to the external walls.
- 5.43 A rather fine timber fire surround survives complete with cast iron grate and flush hearth. There are some gaps between the fire surround and the wall which should be filled with lime plaster.
- 5.44 The room is illuminated by two six-over-six sash windows fitted with shutters and apron panels.

- 5.45 Access to the room is via a four-panel door retaining its original rim lock, sleeved spun brass knobs and escutcheon.
- 5.45a Two four-panel doors have been set aside for reuse. One is a cupboard door (with a pull on only one side) and is believed to have been one of the two doors to the cupboard to the left of the window in Bedroom 1.
- The other is the door to the family bathroom and is fitted with its original spun brass knobs and rim lock.
- 5.46 A second four panel door leads to a small room to the left of the fireplace. The door is fitted with an original sprung latch and spun brass knobs.
- 5.47 A chamfered spine beam divides the ceiling in to two equal sections. The beam is clearly C17 and a remnant of the original house. A second beam runs parallel, above the partition shared with bedroom 3, and is supported by a post which is visible in the same partition.
- 5.48 The room is illuminated by a six-over-six sash window with timber reveal linings and window board.
- 5.49 As with the adjoining bedroom, the skirting boards removed, as have plaster finishes which have been replaced with plasterboard and skimmed.
- 5.50 This adjoining room has narrow C19 floor boards.

5.21 Family bathroom:

- 5.22 Skirting boards have been removed.
- 5.23 Plaster finishes have been replaced.
- 5.24 The walls have been plasterboarded (with moisture resistant plasterboard) but not yet skimmed. The ceiling has been plasterboarded and skimmed.
- 5.25 25mm Celotex insulation has been fitted to the external walls.
- 5.26 The fireplace has been blocked with concrete blockwork by a former owner.
- 5.27 The room is illuminated by a six-over-six sash window fitted with shutters internally and an apron panel below.
- 5.28 A four panel door has been set aside for reinstatement. It is believed that this door is one of the cupboard doors from Bedroom 1.
- 5.29 There was a cupboard to the right of the window - the frame survives without any scars for hinges indicating that the door would have opened against the East wall. The estate agent's plan and photograph shows a shower here thus it would appear that the cupboard was removed when the bathroom was fitted.

6.00 Attic:

6.01 Landing:

6.02 Skirtings boards have been removed.

6.03 Plaster finishes have been replaced.

6.04 The walls and coved ceiling have been plasterboarded and skimmed.

6.05 25mm Celotex insulation has been fitted to the external walls.

6.06 70mm Celotex insulation has been fitted, to the coved ceiling, between the rafters. The rafters are 100mm deep thus a 30mm gap has been left. It is not known whether the gap is ventilated.

6.07 Some guarding to the head of the staircase has been removed. The newel post which would have terminated the guarding is painted on all sides indicating that the guarding was removed some time ago - ie. there's no 'ghosting' to indicate that the guarding has recently been removed.

The guarding is to be reinstated together with the 6No. square stick balusters – this number being apparent from the holes in the capping at floor level.

A further stick baluster is missing to the main run of guarding around the staircase.

6.08 The window at the East end of the landing is a three-over-three sash above an original apron square edged panel.

6.09 At the West end of the landing, two sections of triangular boxing and a change in the floorboards indicate that this is the point where the original roof and attic meet the late Georgian extension.

6.10 Bedroom 5 (proposed bathroom):

6.11 Plaster finishes have been replaced and skirting boards removed. The estate agent's photograph showing simple square edged skirting boards c6" tall.

6.12 Walls have mostly been plasterboarded but not yet skimmed. Part of the ashlar wall has yet to be plasterboarded to enable services, associated with the proposed bathroom, to be installed.

6.13 The coved and flat ceilings have been plasterboarded and skimmed.

6.14 50mm Celotex insulation has been fitted to the ashlar wall.

Although faced with hanging tiles, the East wall is brick and has received 25mm Celotex insulation.

70mm Celotex insulation has been fitted between the rafters to coved ceiling. The rafters are 100mm deep which leaves 30mm for ventilation. It is not known how much ventilation, if any, there is to the void.

The flat ceiling has been insulated with 70mm Celotex fitted between the joists and a further 150mm Rockwool above.

- 6.15 A uPVC dormer has been installed by a previous owner but is clearly an unauthorised alteration.

- 6.16 The room retains a four-panel door (with square edged panels both sides) complete with original door furniture: hinges, C20 rim lock keeper (but the rim lock itself is modern) and spun brass knobs and frame. The wall thickness has been built up and is c225mm and additional linings are required to the door frame to close the gaps.

6.17 Bedroom 6:

- 6.18 Plaster finishes have been replaced and skirting boards removed.

- 6.19 The walls, coved and flat ceiling have been plasterboarded + skimmed.

- 6.20 50mm Celotex insulation has been fitted to the ashlar wall.

70mm Celotex insulation has been fitted between the rafters to coved ceiling. The rafters are 100mm deep which leaves 30mm for ventilation. It is not known how much ventilation, if any, there is to the void.

The flat ceiling has been insulated with 70mm Celotex fitted between the joists and a further 150mm Rockwool above.

- 6.21 A uPVC dormer has been installed by a previous owner but is clearly an unauthorised alteration.

- 6.22 The room retains a four-panel door complete with original door furniture: hinges, rim lock and spun brass knobs and frame. One of the door's lower panels has been damaged and both stiles have been fractured. If possible, the door should be repaired but it may need to be replaced. The wall thickness has been built up and is c225mm and additional linings are required to the door frame to close the gaps.

6.23 Bedroom 7:

- 6.24 Plaster finishes have been replaced and skirting boards removed. The estate agent's photographs indicate that this room retained lath and plaster finishes with some exposed framing typical of C17th buildings.

- 6.25 A small section of partition, between the chimney stack and coved ceiling, common to bedroom 8 has been removed.

- 6.26 The walls and coved ceiling have been plasterboarded but, with the exception of one wall, not yet skimmed.

- 6.27 The chimney stack has been encased with plasterboard.
- 6.28 50mm Celotex insulation has been fitted to the ashlar walls.
- 70mm Celotex insulation has been fitted between the rafters to the coved ceilings. It is not known how much ventilation, if any, there is to the voids between the rafters.
- The flat ceiling has been insulated with 70mm Celotex fitted between the joists and a further 150mm Rockwool above.
- 6.29 A uPVC dormer has been installed by a previous owner but is clearly an unauthorised alteration.
- 6.30 The room retains an early boarded door and frame complete with original strap hinges and latch. I believe that they may survive from the original house C17 which makes for an important survival.
- 6.31 It is also worth noting that the room is floored with wide, slightly rough, boards (compared to floorboards elsewhere in the house) with some narrower repairs. As with the door, I believe that the boards may be C17 boards from the original house.
- 6.32 Bedroom 8:**
- 6.33 The original lath and plaster finishes, visible in the estate agent's brochure have been replaced. This is particularly regrettable since, judging from the photographs, this was one room which appeared to have retained a sense of antiquity. Frame elements are also visible in the photograph and all appear to have been limewashed.
- 6.34 The walls and coved ceiling have been plasterboarded but not yet skimmed.
- 6.35 The chimney stack has been encased with plasterboard.
- 6.36 A small section of partition, between the chimney stack and coved ceiling, common to bedroom 7 has been removed. A single stud can be seen abutting the chimney stack – it is partly 'in the round' and appears to be C17 in origin.
- 6.37 50mm Celotex insulation has been fitted to the ashlar walls.
- 70mm Celotex insulation has been fitted between the rafters to the coved ceilings. It is not known how much ventilation, if any, there is to the voids between the rafters.
- The flat ceiling has been insulated with 70mm Celotex fitted between the joists and a further 150mm Rockwool above.
- 6.38 A door, to match that to bedroom 7, survives and the room also has similar floorboards to bedroom 7.
- 6.39 A dormer window overlooks the valley gutter but has been removed. The estate agent's photograph shows a casement window here (fitted with sashes having a single

horizontal glazing bar) and it is apparent that the window was of no great age although it was fitted with a cast iron knob which should be salvaged for re-use from the sash which is retained in the room.

6.40 Bedroom 9:

6.41 Plaster finishes have been replaced and skirting boards removed.

6.42 The walls and coved ceiling have been plasterboarded and skimmed.

6.43 The estate agent's plan shows a partition at the West end but this has been removed. Evidence of its position is visible in the floor where overlaid boards stop short to indicate that they were laid up to a previously existing partition.

6.44 25mm Celotex has been fitted to the gable (East) wall.

50mm Celotex insulation has been fitted to the ashlar walls.

70mm Celotex insulation has been fitted between the rafters to the coved ceilings. It is not known how much ventilation, if any, there is to the voids between the rafters.

The flat ceiling has been insulated with 70mm Celotex fitted between the joists and a further 150mm Rockwool above.

6.45 The room is accessed via a moulded plank door hung on strap hinges and fitted with a simple shoot-bolt all of which appear to be C17 and, as with the doors to bedrooms 7 and 8, a survivor from the original house.

6.46 The room is illuminated by a casement window in the East gable. The window is C19 retaining its original cast iron stay and knob.

6.47 A fireplace constructed against the gable wall has been encased with plasterboard.

6.48 To the left of the fireplace, a winder staircase descends to the first floor and is then open to the ground floor cupboard accessed from the rear hall.

From the configuration of the winders, there is no evidence that there was ever access from the stairs to bedroom 3 but the walls are mostly plasterboarded with a small section framed in new studwork thus access to the first-floor level cannot be definitively ruled out. However, the staircase was almost certainly a servant's stair providing access from the rear hall (in proximity to the kitchen and back door) to the attic.

The stair construction, in pine, suggests a C19 date and explains the somewhat awkward projection of the stair enclosure to the left of the fireplace in bedroom 3.