



Outline of Schedule of Dilapidations

Home Farmhouse, Dairy and Farm Buildings

Mill Road, Arundel, Sussex

ARUN DISTRICT COUNCIL				
AB	149	09	L	
Received	24-12-09			

Geoff Beardsley & Partners
57 Holly Road
Twickenham
Middlesex
TW1 4HW

18th May 2005

1.00 Introduction

This report was commissioned from the Norfolk Estates Office and prepared in May 2005 and as a result of a visit on 5th May to view the farm buildings and 20th May to view the inside of the House and Dairy building.

This report describes the general condition and produces a schedule of costs required to make good dilapidations to the above mentioned premises in accordance with covenant C of the lease dated 25.3.71 (attached as appendix A)

Appendix B includes a key plan of the farm buildings from which elevations, doors and windows are identified in the report.

Photographs accompanying this report are attached and numbered (1) etc., as appendix C, and the numbers are referred to in the text.

Section 6.00 and 7.00 are the costed schedules. The purpose of the report is to identify and cost items of want and repair required to put right the building under the terms of the lease dated 25th March 1971 from the Norfolk Estate to the Wildfowl and Wetlands Trust.

2.00 Home Farmhouse, External Inspection

Note: Front refers to the elevation facing the pond and gardens (South). Rear is the elevation facing the attached dairy building (North).

2.01 Roof

The roofs are traditional timber pitched and covered with natural slates on all pitched faces with lead flashings at abutments, lead covered rolls and ridge flashings. The main roof has three slated dormers, two small and one large on each of the front and rear elevations. Lead valleys exist at dormer junctions with the main roof. The smaller dormers have lead clad cheeks each side.

The ends of the house each have pitched roofs as described but at a slightly lower level and each terminating with a short section of lead covered flat roof.

The general condition of the roofs can only be described as fair and poor in parts. From internal inspection, it is obvious that the roof leaks in several areas, particularly adjacent to abutments of parapets and at the bottoms of the main dormer valleys.

The rear (dairy) elevation of the roof is in better condition than the front.

Some slates have slipped on all elevation (2). There is evidence on all slopes of previous repairs where slates have been replaced and fixed using galvanised clips, some of which are exhibiting signs of rust. Some slates are delaminating or missing and some split. General condition would indicate the nail sickness is occurring.

The left hand end of the front roof has had the bottom two courses of slates replaced, but all slates are refixed with visible lead clips.

Lead flashings and valleys are generally in poor condition with evidence of temporary repairs with flashband (1)

From ground level it is not possible to view the flat roof sections. Condition would be anticipated as poor.

It is evident that bottoms of most valleys are blocked by vegetation and wind blown debris, particularly to the sides of the large dormers and this has caused water ingress resulting in the spread of wet rot into roof timbers (see later).

Evidence suggest that there would be other areas than those currently visible which may be affected by wet rot.

In view of the overall condition as described, the entire roof requires stripping off of all lead or zinc flashings, slates, etc. Inspection of the roof timbers should be undertaken and replacement of timbers affected by wet rot carried out. A specialist report should be obtained with regard to rot and beetle infestations, etc. and its recommendations carried out to the full. After these repairs, the entire roof should be recovered using new tanalised battens, underfelt and salvaged slates for the main

coverings, lead for the flat sections. All dormer cheeks, flashings, valleys, ridges, etc. should be renewed in code 4 lead.

Roofs to the front two ground floor bay windows comprise Horsham stones and are in fair condition requiring cleaning off of lichens and pointing. To the both roofs delaminating stones requires replacement.

Vegetation growth caused from overflowing gutters on the r.h.s. roof should be cleared and the area repointed (3).

2.02 Chimney Stacks

The house has two chimney stacks each with a group of five flues. These are constructed from Pulborough stonework.

Condition is poor, with some split and eroded stonework, particularly the centre section of the right hand stack (base section, with battered and coved cornice) when viewed from the front. Pointing is generally poor with evidence of open joints. There is some vegetation and wind-blown debris nestling between the flues.

Since our last report galvanised steel straps been installed, from 1 to 3 on 9 of the 10 stacks, presumably to restrain the splitting stone. This can only be regarded as a temporary repair (25).

Replacement of the badly eroded and split stone, removal of debris and vegetation together with repointing stonework should be carried out. This will include a considerable degree of rebuilding.

2.03 Rainwater Goods

Rainwater goods comprise cast iron gutters, downpipes and hopper heads. Hopper heads were specially cast for the building in 1845 bearing the initials of the 12th Duke of Norfolk, with coronet in relief and Norfolk monogram. Whilst there is some evidence of redecoration condition of rainwater goods is poor with evidence of open joints in gutters, leaking joints, falls misaligned, broken sections of downpipe replaced with plastic, and considerable rusting. Blocked and overflowing hoppers have caused damp to ingress into the adjacent flint walled areas (1) + (3).

Gutters are blocked to the lhs of the front lh dormer and the lhs of the front rh dormer (3). To the rear elevation backs of valleys behind the centre gable are both blocked. The downpipe and hopper to the rhs of the garage are leaking (27).

Gutters, hopper heads and downpipes should be dismantled, all gutters and hopper heads thoroughly cleaned and derusted and any broken sections replaced. Gutters then require re-assembling with caulked joints on new brackets to correct falls, painted internally with bitumen and aligned to discharge correctly into hoppers. Downpipes all require refixing with new metal brackets.

Complete testing and redecoration of all rainwater goods is required.

2.04 Parapets

Pitched parapets capped with Pulborough stone coping exist at each end of the main house roof and the lower roof at each end of the house.

Condition of stonework is generally fair, except where structural movement as described hereafter has occurred with some areas indicating erosion and delaminating of the stone face. Pointing is poor. There is considerable moss and lichen growth. The West end parapets require taking up, cleaning off and rebedding (5) + (6). Photograph (4) indicates the condition of the East end main house parapet and flashing.

The parapets require some rebedding, complete cleaning off and repointing.

2.05 External Walls

External walls to the building are constructed from nodular flint of freak size with galletting, backed with brickwork. Quoins, plinths, window surrounds, etc. are formed from dressed Pulborough stone.

Condition of external walls is generally fair, with some poor and soft pointing to the flint and stone areas. There is evidence of some spreading of the main roof timbers, particularly on some of the parapet quoins.

At the north west corner of the building (rear elevation), the end of the parapet has spread taking the top of the west wall with it and forming a three-quarter to one inch crack spreading about 8'0" downwards. This movement has caused a smaller crack to develop on the back elevation of the building (5).

Smaller cracks in similar locations occur to the north east junction to main roof and end roof, at the south east end wall of the end section, and at the south west corner of the main roof (28).

There is evidence that some of the more visible cracks have been pointed up since our last report. This is only a temporary patch up.

A small hole in the flint wall exists on the rear (north) elevation to the right hand side of the large dormer.

The low level Pulborough stone plinths are covered with moss and vegetation which encourages moisture retention. Pointing is poor or missing completely.

All dressed stonework to the cills, window surrounds, quoins, etc. exhibit some signs of delamination and spalling. The two window cills on the ground floor rear elevation are the most badly affected. Photo (7) indicates an eroded parapet stone on the front (West end) elevation. Photo (26) indicates a cracked a lintol over the rhs bay window head.

A Structural Engineer's inspection is recommended, to report on the roof spread, cracked walls, etc. and advise on remedial works. These work are likely to involve

rebuilding of some stonework and the insertion of ties or other means to prevent the roof from spreading.

An area of rebuilding is required to this cracked north west corner flint walls and other corners and remaining cracks should be repaired with localised rebuilding, insertion of ties and epoxy resin crack injection.

All elevations require a degree of repointing of flint and stonework.

2.06 External Joinery

External windows comprise a mixture of original and new timber casements in some original and some replacement frames. Condition except where specifically noted is fair apart from ironmongery which is poor with many rusted and missing catches. All windows require an overhaul to ensure correct operation and missing or broken ironmongery replaced. Repairs have been carried out to defective components since our 1997 visit.

The garage doors comprise timber ledged braced and framed doors hung to timber frames. The frames and doors are rotten at their bottoms and complete replacement is required.

There are missing handles and escutcheons etc. to the main front door.

2.07 Soil and Vent Pipework

There are two external cast iron soil/vent pipes and an internal vent pipe projecting through the roof which appear in reasonable order although decorations are poor. Three balloon gratings are required to be installed.

2.08 Paving

Below the roof linking the dairy to the farmhouse is an area of stone paving in poor condition, much of which has been cracked by vehicular traffic. This requires taking up, cracked stones replacing and relaid on a new compacted hardcore and sand bed (29).

2.09 Drainage

It was not possible to check the condition of the underground drains in detail. A visual inspection reveals over grown poor condition gullies, the one to the LHS of the rear elevation door is blocked with water and debris. Manhole covers where visible are rusted through. Complete overhaul is required, rusted covers replaced, manholes and benching re-pointed, gullies cleaned out and repointed.

INTERNAL INSPECTION

2.10 General

Walls to all ground floor rooms without exception are affected by rising damp up to

4'6" high, causing damage to plasterwork and decorations. There are no indications of a physical damp proof course being present.

2.11 Walls/Plasterwork, Ground Floor

In the end pantry and stores beyond the kitchen, a block wall has been built up against the end and rear external walls to a height of 2'9" presumably to mitigate the effects of dampness. However, the walls are damp above this height.

The garage area comprises painted brick walls (as the inner face of the flint walls). There are fractures in the brickwork which correspond to the external spreading of roof timbers as mentioned previously. A previous dry rot outbreak observed during our 1997 visit is not now obvious from a visual inspection. We would recommend hacking off plaster in this area to check the condition of any concealed timber.

Between our 1988 and 1997 visits much of the kitchen, dining room and 2 reception rooms had been replastered. Condition is fair, with cracks around reception room cornices and water stains to ceilings under bathroom/w.c.

Plaster is poor in the pantry and utility area at the Southwest end of the house behind the kitchen. Replastering is required.

We previously observed rotten timber lintols over the door between the kitchen and utility room. Whatever exists has been covered up by a board. We suspect repairs are required, probably with a new lintol. Damp in this area is caused by the cracks in the building below the parapet and defective rainwater goods at the junction between the main building and West extension.

On the day of inspection there was no access to the pantry, as the door was blocked.

There was an area of rot in the curved archway lining to the opening/recess between the two left-hand ground floor rooms. Recently this has been taken out and an extra opening formed between the dining room and rear Eastern reception room.

The ceiling (behind the battens and rafters) in the garage areas is part lined with polythene, presumably to divert water from the leaking roof away from stored items.

2.12 Walls and Plasterwork First Floor

Since our visit in 1997 areas of the first floor rooms have been replastered. There are however still areas of poor plaster where damaged by water ingress from roof leaks.

There are 4 principle bedrooms. The front elevation Eastern room is in fair condition. Previous repairs in the vicinity of the valleys either side of the dormer have been effective.

The front elevation Western end room (which incorporates a shower area) is in worse condition. There is a damp ingress area between ceiling and wall against the Western gable wall with poor and soft plaster. A crack is also observed on the front wall adjacent to its junction with the landing area partition.

The rear Western end room has a similar area of damp ingress on the gable wall at its junction with the roof. In addition there is evidence of damp ingress from defective valleys both sides of the dormer.

The rear elevation Eastern end room exhibits damp ingress to both sides of dormer, beneath the valleys.

There is damp ingress to the rhs side of the dormer in the w.c. at the head of the staircase.

Once roof repairs are affected, then areas of replastering in these rooms as described should be carried out together with associated redecoration.

2.13 Timber and Joinery Condition

Due to the dampness of the plaster within the building, it can be assumed that items of internal joinery will have been affected by wet rot, backs of skirtings and door linings, etc. All wet rot affected joinery is to be replaced. The property has deteriorated to such an extent that conditions were propitious for development of dry rot. The property is damp, has been for some time, and there is a lack of ventilation. When plaster is hacked off, we recommend an inspection by a specialist timber treatment firm to report of infestation and rot, and that the recommendations are fully acted upon.

Internal doors, linings, architraves, etc. are timber with framed, ledged and braced or panelled doors. Condition is generally fair except for ironmongery which is poor with many missing or broken latches and handles, etc.

The wet rot from the lintel over the kitchen to pantry door has penetrated the door lining and replacement is necessary.

A Gothic style timber screen forms an inner lobby behind the front door. Condition is fair although the broken glazing and missing ironmongery requires replacement.

2.14 Ground Floor Areas

Ground floors are generally solid, stone in the kitchen stores, concrete in the garage with some timber floors. The existence of fitted carpeting in and linoleum in the dining room and kitchen hindered inspection. Damp was recorded in areas of the solid floors which could be inspected.

2.15 Upper Floors and Staircase

The first floor is constructed from timber joists and square edged boarding. Where inspection was possible, loose and badly fitting floorboards were visible requiring repairs, refixing and new sections piecing in.

The staircase from ground to first floor is constructed from timber with turned balusters and a moulded handrail. At some time in the past, five balusters have been

replaced with non pattern square sections.

2.16 Services

A central heating system has been installed prior to 1997 with a floor-mounted oil fired boiler located the kitchen and with copper pipework and radiators in most rooms. According to the tenant, the system is in working order. The hot water cylinder is too large for the cupboard in which it is located. The plastic oil storage tank is located in the Western garden.

The house was rewired between 1988 and 1977 with pvc sheathed wiring in surface-fixed mini trunking and surface fitted socket outlets. The incoming electrical service and head is located in the pantry adjacent to the kitchen. It is unlikely the installation complies with current regulations.

Sanitary fittings comprise white vitrified china w.c., bath and large butler's sink in pantry. All are in poor condition and badly stained. Complete replacement is generally required.

2.17 Decorations

The condition of decoration is fair but once repairs and replastering are carried out complete redecoration throughout will be required.

2.18 Gardens and Grounds to the House

Generally the gardens were overgrown on the days of the visit making detailed inspection of the walls difficult.

2.19 Lower Garden to front of House

The pond in the front lower garden to the house is in poor condition with decayed stonework to the structure and the centre fountain. Repairs to the stonework, repointing and a new centre fountain are required.

The front garden boundary to the castle gatehouse meadow was a flint wall with dressed stone quoins and is in very poor condition with much missing. This wall requires complete rebuilding.

The Eastern boundary to this garden comprises the remains of an old wire strand and timber post fence. This is mostly missing and requires complete replacement.

The Western boundary comprises a retaining wall between the lower and upper house gardens to the track running parallel to the Castle earthworks towards the gatehouse.

From the lower garden level, this wall is about 12'0" high constructed from flint work at low level with brickwork above. Brickwork sections are faced with flint on the track side. The flint work at low level is in poor condition, particularly at the Southern end with missing and collapsed sections. Much of the stone or rendered coping is also missing, requiring complete rebuilding. The entire wall both sides requires repointing

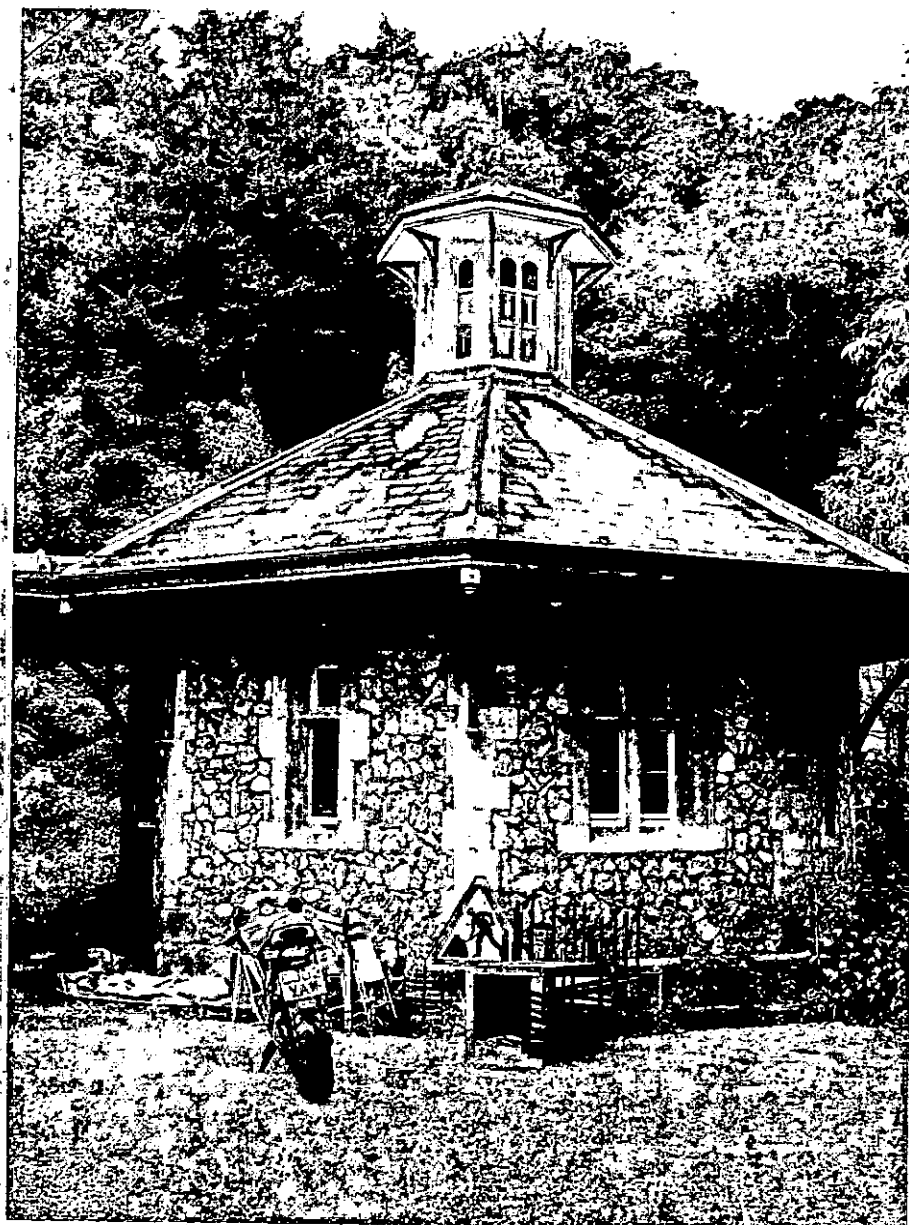
and some rebuilding to damaged or missing sections (23).

Dressed Pulborough stone gate posts are constructed to form a gateway from the Dairy garden to the track. These are in fair condition having been rebuilt since our visit in 1997. The remains of the original gate lie in the undergrowth. A new gate has been put in but it is too big for the opening and is not hung. A new gate and ironmongery is required together with repointing to the piers.

2.20 Upper Garden to Front of House

The upper garden directly fronting on to the house is level and laid to lawn. The area is enclosed by flint walls on all sides and both sides of a short flight of steps leading down to the front lower garden, topped with Pulborough twice weathered stone copings. Approximately five areas of these flint walls require rebuilding, varying in size 1'0" square. The larger defective section of this wall has been rebuilt since our 1997 visit. All walls and copings require repointing.

3.00 The Dairy



3.01 Roof

The dairy roof comprises a timber structure, octagonal on plan and covered with natural slates on all pitched faces with lead flashings at hips and abutments and with a timber glazed octagonal lantern. The lantern has a similar roof construction with a weathercock on top.

A slightly curved timber framed lead covered roof connects the dairy building roof with Home Farmhouse.

Both the lantern and the dairy roofs have considerable overhanging eaves with timber boarded soffits supported on timber brackets.

The condition of the roofs where it was possible to inspect is generally fair. Inspection from first floor windows of the house revealed some slipped slates and previous repairs secured with clips. An overhaul has been carried out since our visit in 1997, and there is evidence of some slates being replaced. We counted around 40 slates which had been replaced or refixed using visible clips. This is particularly prevalent in the bottom couple of rows.

Damp ingress into the flint house walls where the linking roof abuts the house would suggest that the flashings require some attention in this vicinity.

Works required comprise a general roof overhaul, refixing of slipped, cracked or broken slates, flattening lifted flashing edges, together with a new flashing where abutting the house.

Inspection from the first floor of the house reveals some rot within the lantern structure which requires cutting out and replacing with sound timber.

Decorations are poor to the lantern light.

3.02 Rainwater Goods

The rainwater goods comprise plastic half round gutters which direct all the rainwater around the dairy and back adjacent to the link roof to the main house.

Condition is fair, and works required comprise clearing out gutters of all debris, taking down all gutters and thoroughly overhauling plastic cleaning out and assembling with new caulked joints and checking for adequate falls together with redecoration internally and externally.

Timber soffits, brackets and eaves are all in good condition except for decorations which are fair and redecoration is required.

3.03 External Walls

External walls to the dairy are constructed as described for the farmhouse.

Condition of external walls is generally fair. Some areas, particularly at low level, have poor and soft porous pointing. Photograph (30) indicates rising damp to the rhs of the dairy entrance door.

All dressed stonework to the cills and window surrounds are exhibiting some signs of spalling and delamination. Some cills are poor enough to require replacement (24)

3.04 External Decoration

External decoration to woodwork is poor, especially the lantern which is beginning to show signs of blistering paint. Decoration to rainwater goods is poor as noted previously.

3.05 Internally

The internal condition of the dairy is fair. There are no visible signs of a D.P.C. and the building exhibits signs of rising damp causing tiles to fall off the walls at low level.

The building is fully tiled and large areas of tiling (particularly at low level) and both sides of the entrance door are loose and no longer bonded to the plaster behind. It is recommended that all loose tiles are carefully taken off and refixed following any necessary replastering.

The floor is tiled and in good condition where visible. Inspection was limited due to the building's use as an agricultural equipment store.

Around all walls of the building is a marble moulded worktop supported off corbels. Some corbels are missing and have been replaced by short timber posts.

Broken glass and ironmongery to the front door requires replacement.

Roof soffit boarding and lantern linings are in good condition requiring only a good clean and redecoration.

3.06 External Generally

External garden areas to the dairy and rear of the house have not been cut this spring and are overgrown. Inspection of walls etc was limited due to this growth.

APPENDIX C

Selection of Photographs

Numbers on the photographs are referred to within the text

