

Assessment of Significance									
Room/ Photo Ref	Description	Significant Features	Human & Historic Report plus item	Elements that harm	Proposed works	Works carried out	Observations postmortem out	Photographic Reference	Assessment of Impact
1 GR01	Living Room	Cornicia in part, lath and plaster walls beneath modern finishes, plain square skirting	Item 1 View West - Localised wet rot to windows and doors with layers of impervious paint & wet rot decay to timber supporting the roof structure particularly in eaves, valleys and gable ends. Item 1 Wood borer beetle - Chronic problem with infestation and decay to exposed band of roof timbers, especially windows. Resulting in significant decay, especially to the roof over the north-east wing. Item 3 Damp-proofing - Evidence of an original stone step ground construction had been replaced by ground buildup and replacement of suspended timber floors with concrete ground and slabs. Item 7 Windows - Original window frames painted with impervious paint trapping moisture and leading to wet rot of timbers. External cladding extensively damaged & some windows have been replaced with UPVC poorly detailed and fitted to the rear of the wall. Item 14 Solid floors - Replacement of timber suspended floors with concrete slabs / concrete/slabs covered have ridged original dip. Item 15 Ventilation of roof and roof void does not meet current Building Regulations, insulation heavily contaminated with dirt and dust. Item 17 Internal cladding - Internal cladding exposed non-original and damaged by ash penetration and damp	Upvc windows, blocked up opening to rafters, fibreglass ceiling and cladding	In accordance with the Hutton & Hutton report, all ceilings, soffits and wall claddings to be removed to allow inspection of the structure beneath and make the appropriate repairs based upon sound conservation principles. Strengthen existing roof construction deemed to be deficient in accordance with the structural engineers details. Improve thermal efficiency of building incorporating vapourtight insulation between and above the rafters retaining the existing ceiling and finish with full Karlo boards and lime plaster skim, or similar and approved. Localised making good to be carried out like for like and in accordance with BS7553. Slab not concrete floor covered to a depth of 100mm and lay new insulated covered with underfloor heating. Reinstate former opening and insert new timber casement window. Re-insulate / replace existing plank door as necessary as floor now steps up to living room.	Modern boarded ceiling has been removed. Existing soffits have been taken down, cleaned, re-roofing all that has been tested and retained. The roof construction to the northeast roof and in accordance with defects noted under the Hutton & Hutton report. The soffits have been strengthened by the insertion of engineered panel joists cross-bolted together in accordance with structural engineer's details and floor boarding applied over existing roof construction. Damp is kept under by a series of temporary, aerosol, wall injections have been removed to gable end, replacing the first with brick dressings and the timber framed gable that form. Underneath the gable end is done internally. UPVC windows have been removed and opening temporarily boarded up.	Where the wall things have been removed the original first with brick dressing above edge of roofing which will need to be changed out, repaired and / or structurally joined in accordance with Structural Engineers details. The removal of the ceiling revealed defects consistent with those identified under the Hutton & Hutton reports and details prepared by the structural Engineer have been implemented as per. One limit between Living Room and Kitchen / Utility, inadequate bearing core walls below.	See Cottage page formatted with maps, page 1, in H & H Report 14.7.1.1; The Mill Lodge. Cottage (page) formatted with maps, page 1, images labelled 3.4 & 3.5 Drapping cut Appendix 4.01, 4.02 & 4.03.	The removal of the ceiling things are deemed to constitute loss of fabric however as part of the former 19th century building associated with the historic core of the asset and the ceiling are likely to have been a later adaptation of the building and as such have value however. The loss therefore is considered as balance to be acceptable to preserve the significance of the outcrops kept building. The proposal is to retain the existing rafters, strengthening the roof construction by the integration of high level collar at every fourth rafter and increasing the area of janking board to the entire roof slope and form new washed ceiling are considered necessary to facilitate the repair and removal of the surface timber cladding using materials and finishes compatible with traditional materials. Whilst the internal layout is indicative of the 20th century conversion to residential the original features may indicate of an earlier planform. Their reinstatement will ensure a high level of an earlier form.
2 GR02	Outside Stone	Evidence of former door opening between above and barge which has been infilled. Part of the historic core of the building with no internal finish or decoration	Item 2 View West - Localised wet rot to windows and doors with layers of impervious paint & wet rot decay to timber supporting the roof structure particularly in eaves, valleys and gable ends. Item 1 Wood borer beetle - Chronic problem with infestation and decay to exposed band of roof timbers, especially windows. Resulting in significant decay, especially to the roof over the north-east wing. Item 3 Damp-proofing - Evidence of an original stone step ground construction had been replaced by ground buildup and replacement of suspended timber floors with concrete ground and slabs. Item 7 Windows - Original window frames painted with impervious paint trapping moisture and leading to wet rot of timbers. External cladding extensively damaged & some windows have been replaced with UPVC poorly detailed and fitted to the rear of the wall. Item 14 Solid floors - Replacement of timber suspended floors with concrete slabs / concrete/slabs covered have ridged original dip. Item 15 Ventilation of roof and roof void does not meet current Building Regulations, insulation heavily contaminated with dirt and dust. Item 17 Internal cladding - Internal cladding exposed non-original and damaged by ash penetration and damp	General state of disrepair, the use of non-weathering mortar, sillings of former opening with blockwork and crowding of the floor	In accordance with the Hutton & Hutton report, all ceilings and claddings to be removed to allow inspection of the structure beneath and make the appropriate repairs based upon sound conservation principles. Strengthen existing roof construction deemed to be deficient in accordance with the structural engineers details. Improve thermal efficiency of building incorporating vapourtight insulation between and above the rafters retaining the existing ceiling and finish with full Karlo boards and lime plaster skim, or similar and approved. Localised making good to be carried out like for like and in accordance with BS7553. Slab not concrete floor covered to a depth of 100mm and lay new insulated covered with underfloor heating. Reinstate former opening and insert new timber casement window. Re-insulate / replace existing plank door as necessary as floor now steps up to living room.	Former opening between living room and outside door revealed which had been infilled with blockwork. Plaster removed from internal surfaces of walls and plaster removed from ceiling	Scaffolded floor finish. The original first with brick dressing above edge of roofing which will need to be changed out, repaired and / or structurally joined in accordance with Structural Engineers details. Significant drop in floor level between Mill Cottage and main-to.	H & H Report 14.7.1.2; The Mill Lodge. Drapping cut Appendix photograph 1.01, and photograph 1.02.	Repairs to be carried out on a like for like basis, restoring the building and removing all materials which are considered to have no significance of the heritage asset, replacing them with traditional materials and finishes that give reference to the original function and form of the building and as a new roof space restored. The reinstatement of the former door opening between outside door and Living Room and infilled window opening will further reveal the decorated bridge asset and inform upon the historic context and form.
3 GR03	Corridor	Unfinished plan from although evidence suggests this part of the building was reconstruction in second quarter of 20th century	Item 1 View West - Localised wet rot to windows and doors with layers of impervious paint & wet rot decay to timber supporting the roof structure particularly in eaves, valleys and gable ends. Item 1 Wood borer beetle - Chronic problem with infestation and decay to exposed band of roof timbers, especially windows. Resulting in significant decay, especially to the roof over the north-east wing. Item 3 Damp-proofing - Evidence of an original stone step ground construction had been replaced by ground buildup and replacement of suspended timber floors with concrete ground and slabs. Item 7 Windows - Original window frames painted with impervious paint trapping moisture and leading to wet rot of timbers. External cladding extensively damaged & some windows have been replaced with UPVC poorly detailed and fitted to the rear of the wall. Item 14 Solid floors - Replacement of timber suspended floors with concrete slabs / concrete/slabs covered have ridged original dip. Item 15 Ventilation of roof and roof void does not meet current Building Regulations, insulation heavily contaminated with dirt and dust. Item 17 Internal cladding - Internal cladding exposed non-original and damaged by ash penetration and damp	Modern half glazed Georgian bar door	In accordance with the Hutton & Hutton report, all ceilings, soffits and wall claddings to be removed to allow inspection of the structure beneath and make the appropriate repairs based upon sound conservation principles. Strengthen existing roof construction deemed to be deficient in accordance with the structural engineers details. Improve thermal efficiency of building incorporating vapourtight insulation between and above the rafters retaining the existing ceiling and finish with full Karlo boards and lime plaster skim, or similar and approved. Localised making good to be carried out like for like and in accordance with BS7553. Slab not concrete floor covered to a depth of 100mm and lay new insulated covered with underfloor heating. Reinstate former opening and insert new timber casement window. Re-insulate / replace existing plank door as necessary as floor now steps up to living room.	Lath and plaster ceiling removed, including ceilings to facilitate repairs to the roof, including removal of clime boarding to the lower sections of replacement in total with new lathing boards. Reel in conjunction with External.	Removal of the understorey ceilings revealed concerns with the structural integrity of the roof which is to be upgrading by the inclusion of a high level collar at every fourth rafter and external lathing boards to the complete roof slope.	H & H Report 14.7.1.1; The Mill Lodge. Drapping cut Appendix 4.01, 4.02 & 4.03.	The removal of the ceiling things are deemed to constitute loss of fabric however as part of the former 19th century building associated with the historic core of the asset and the ceiling are likely to have been a later adaptation of the building and as such have value however. The loss therefore is considered as balance to be acceptable to preserve the significance of the outcrops kept building. The proposal is to retain the existing rafters, strengthening the roof construction by the integration of high level collar at every fourth rafter and increasing the area of janking board to the entire roof slope and form new washed ceiling are considered necessary to facilitate the repair and removal of the surface timber cladding using materials and finishes compatible with traditional materials. Whilst the internal layout is indicative of the 20th century conversion to residential the original features may indicate of an earlier planform. Their reinstatement will ensure a high level of an earlier form.
4 GR04	Bedroom	Historic fire surround fireplace blocked up. Picture rail plain square skirting, 1 panel door plus architrave	Item 1 View West - Localised wet rot to windows and doors with layers of impervious paint & wet rot decay to timber supporting the roof structure particularly in eaves, valleys and gable ends. Item 1 Wood borer beetle - Chronic problem with infestation and decay to exposed band of roof timbers, especially windows. Resulting in significant decay, especially to the roof over the north-east wing. Item 3 Damp-proofing - Evidence of an original stone step ground construction had been replaced by ground buildup and replacement of suspended timber floors with concrete ground and slabs. Item 7 Windows - Original window frames painted with impervious paint trapping moisture and leading to wet rot of timbers. External cladding extensively damaged & some windows have been replaced with UPVC poorly detailed and fitted to the rear of the wall. Item 14 Solid floors - Replacement of timber suspended floors with concrete slabs / concrete/slabs covered have ridged original dip. Item 15 Ventilation of roof and roof void does not meet current Building Regulations, insulation heavily contaminated with dirt and dust. Item 17 Internal cladding - Internal cladding exposed non-original and damaged by ash penetration and damp	Upvc window modern door emergency	In accordance with the Hutton & Hutton report, all ceilings and claddings to be removed to allow inspection of the structure beneath and make the appropriate repairs based upon sound conservation principles. Strengthen existing roof construction deemed to be deficient in accordance with the structural engineers details. Improve thermal efficiency of building incorporating vapourtight insulation between and above the rafters retaining the existing ceiling and finish with full Karlo boards and lime plaster skim, or similar and approved. Localised making good to be carried out like for like and in accordance with BS7553. Slab not concrete floor covered to a depth of 100mm and lay new insulated covered with underfloor heating. Reinstate former opening and insert new timber casement window. Re-insulate / replace existing plank door as necessary as floor now steps up to living room.	Lath and plaster ceiling removed, including ceilings to facilitate repairs to the roof, including removal of clime boarding to the lower sections of replacement in total with new lathing boards. Reel in conjunction with External.	Removal of the understorey ceilings revealed concerns with the structural integrity of the roof which is to be upgrading by the inclusion of a high level collar at every fourth rafter and external lathing boards to the complete roof slope.	H & H Report 14.7.1.1; The Mill Lodge. Cottage (page) formatted with maps, page 1, images labelled 3.4 & 3.5 Drapping cut Appendix 4.01, 4.02 & 4.03.	The removal of the ceiling things are deemed to constitute loss of fabric however as part of the former 19th century building associated with the historic core of the asset and the ceiling are likely to have been a later adaptation of the building and as such have value however. The loss therefore is considered as balance to be acceptable to preserve the significance of the outcrops kept building. The proposal is to retain the existing rafters, strengthening the roof construction by the integration of high level collar at every fourth rafter and increasing the area of janking board to the entire roof slope and form new washed ceiling are considered necessary to facilitate the repair and removal of the surface timber cladding using materials and finishes compatible with traditional materials. Whilst the internal layout is indicative of the 20th century conversion to residential the original features may indicate of an earlier planform. Their reinstatement will ensure a high level of an earlier form.
5 GR05	Bedroom	Historic fire surround fireplace blocked up. 3 panel door plus architrave. Then square skirting	Item 1 View West - Localised wet rot to windows and doors with layers of impervious paint & wet rot decay to timber supporting the roof structure particularly in eaves, valleys and gable ends. Item 1 Wood borer beetle - Chronic problem with infestation and decay to exposed band of roof timbers, especially windows. Resulting in significant decay, especially to the roof over the north-east wing. Item 3 Damp-proofing - Evidence of an original stone step ground construction had been replaced by ground buildup and replacement of suspended timber floors with concrete ground and slabs. Item 7 Windows - Original window frames painted with impervious paint trapping moisture and leading to wet rot of timbers. External cladding extensively damaged & some windows have been replaced with UPVC poorly detailed and fitted to the rear of the wall. Item 14 Solid floors - Replacement of timber suspended floors with concrete slabs / concrete/slabs covered have ridged original dip. Item 15 Ventilation of roof and roof void does not meet current Building Regulations, insulation heavily contaminated with dirt and dust. Item 17 Internal cladding - Internal cladding exposed non-original and damaged by ash penetration and damp	Upvc window modern door emergency	In accordance with the Hutton & Hutton report, all ceilings and claddings to be removed to allow inspection of the structure beneath and make the appropriate repairs based upon sound conservation principles. Strengthen existing roof construction deemed to be deficient in accordance with the structural engineers details. Improve thermal efficiency of building incorporating vapourtight insulation between and above the rafters retaining the existing ceiling and finish with full Karlo boards and lime plaster skim, or similar and approved. Localised making good to be carried out like for like and in accordance with BS7553. Slab not concrete floor covered to a depth of 100mm and lay new insulated covered with underfloor heating. Reinstate former opening and insert new timber casement window. Re-insulate / replace existing plank door as necessary as floor now steps up to living room.	Lath and plaster ceiling removed, including ceilings to facilitate repairs to the roof, including removal of clime boarding to the lower sections of replacement in total with new lathing boards. Reel in conjunction with External. Partition between bedrooms, removed including chimney breast and re-roofing support to chimney stack in concrete block and cement. Additional temporary support put in place either side of the stack as an addition to between wall plate, collars and rafters. New collars to be inserted to strengthen retain rafters and lathing board replaced over existing roof construction.	Removal of the understorey ceilings revealed concerns with the structural integrity of the roof which is to be upgrading by the inclusion of a high level collar at every fourth rafter and external lathing boards to the complete roof slope.	H & H Report 14.7.1.2; The Mill Lodge. Cottage (page) formatted with maps, page 1, images labelled 3.4 & 3.5 Drapping cut Appendix 4.01, 4.02 & 4.03.	The removal of the ceiling things are deemed to constitute loss of fabric however as part of the former 19th century building associated with the historic core of the asset and the ceiling are likely to have been a later adaptation of the building and as such have value however. The loss therefore is considered as balance to be acceptable to preserve the significance of the outcrops kept building. The proposal is to retain the existing rafters, strengthening the roof construction by the integration of high level collar at every fourth rafter and increasing the area of janking board to the entire roof slope and form new washed ceiling are considered necessary to facilitate the repair and removal of the surface timber cladding using materials and finishes compatible with traditional materials. Whilst the internal layout is indicative of the 20th century conversion to residential the original features may indicate of an earlier planform. Their reinstatement will ensure a high level of an earlier form.

