

Assessment of Significance									
Room/ Photo Ref	Description	Significant Features	Human & Historic Report plus item	Elements that harm	Proposed works	Works carried out	Observations postpinning 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 W60 Roof - Isolated 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 W60 barge beams - Chronic problems with infiltration and decay to exposed band of roof timbers, especially windowsills. Resulting in significant decay, especially to the roof over the north-east wing. Item 1 W60 roof structure - Supporting timbers structurally decayed and no longer be stable. Item 1 S100s - Some replacement has occurred with concrete. Level over front door opening no longer structurally adequate. Item 5 Damp-proofing - Evidence of an original stone step ground surface had been replaced by ground buildup and replacement of suspended timber floors with concrete ground and slabs. Item 7 W100s - Original window frames painted with impervious paint trapping moisture and leading to wet rot of timbers. External clis 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 / concreteless screeds have led to original dip. Item 15 Ventilation of roof and roof void not meet current Building Regulations, insulation heavily contaminated with dirt and dust. Item 17 Internal cladding - Internal cladding appeared non-original and damaged by ash penetration and damp	Upvc windows, closed up opening to rafters. Fibreboard ceiling and skirting	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-lath and plaster 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 no new insulated covered with underfloor heating. Reinsulate former door opening defined by wet brick drawings to North eaves of first floor. Supply wet rot new door and door linings into existing historic beam. Form new door opening into existing living room in accordance with full-lath and plaster and lime plaster and new insulated covered with underfloor heating. Reinsulate former opening defined by wet brick drawings to North eaves of first floor. Supply wet rot new door and door linings into existing historic beam. Form new door opening into existing living room. Level above existing opening into loft to be defined by structural engineers' details. Provide new timber stud linings to half floor opening measured back to main ceiling. New ceiling incorporating a drop in to accommodate the window to maintain existing window and new timber window to south facing opening. Lining existing chimney with Clay Pipe liner and metal flue liner.	Modern boarded ceiling has been removed. Existing soffits have been taken down, cleaned, re-roofing all has been replaced. The roof construction to the northwest roof and in accordance with defects noted above to be replaced in accordance with structural engineers' details. Improve thermal efficiency of building incorporating engineered pan-lath cross-batted together in accordance with structural engineers' details, and new boarding applied over existing roof construction. Dura-lath supported by a series of temporary, arched, shall linings have been removed to gable end, replacing the first with brick drawings, and the timber framed study that form. Underneath roof gables and eaves internally. UPVC windows have been removed and opening temporarily boarded up.	Where the wall linings have been removed the original first with brick drawings above slope of roofing which will need to be chased out, repaired and / or structurally joined in accordance with Structural Engineers' details. The removal of the eaving revealed defects consistent with those identified within 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 timber below	See Cottage logs referenced with maps, pages 1-11. H Report 147-152. The Mill Lodge Striping Cat Appendix photograph L.O. 5. Photograph L.O. 10.	The removal of the ceiling linings are deemed to constitute loss of fabric however as part of the former 19th century building associated with the historic use of the space and the ceiling are likely to have been a later adaptation of the building as a such have value however. The loss therefore is considered as balanced 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 ceiling, at every fourth after and increasing the area of janking board to the entire roof slope and form new insulated ceiling are considered necessary to facilitate the repair and restoration of the outcrops kept building. The proposal materials and finishes compatible with traditional materials. The retention of former National 10 further noted and informs upon the historic context of the building and the new ceiling opening as well as the the door to remain intact, the new panel fitted with new timber stud to inform upon the former. These works are deemed to preserve the significance of the outcrops kept building asset.
2 GR02	Outside Store	Evidence of former roof 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 W60 Roof - Isolated 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 W60 barge beams - Chronic problems with infiltration and decay to exposed band of roof timbers, especially windowsills. Resulting in significant decay, especially to the roof over the north-east wing. Item 5 Damp-proofing - Evidence of an original stone step ground surface had been replaced by ground buildup and replacement of suspended timber floors with concrete ground and slabs. Item 7 W100s - Original window frames painted with impervious paint trapping moisture and leading to wet rot of timbers. External clis 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 / concreteless screeds have led to original dip. Item 15 Ventilation of roof and roof void not meet current Building Regulations, insulation heavily contaminated with dirt and dust. Item 17 Internal cladding - Internal cladding appeared non-original and damaged by ash penetration and damp	General state of disrepair, the use of non-weatherboard, skirting of former opening with blockwork and crowding of the floor	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-lath and plaster 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 no new insulated covered with underfloor heating. Reinsulate former opening and new timber window. Reinsulate / replace existing plank door as necessary as per new step 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 and plaster removed from skirting.	Scaffolded floor finish. The original first with brick drawing above slope of roofing which will need to be chased 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 147.12. The Mill Lodge Striping Cat Appendix photograph L.O. 10. and photograph L.O. 2.	Repairs to be carried out as a like for like basis, restoring the building and removing off 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 such have value however. The restoration of the former door opening between outside store and Living Room and infilled window opening will further reveal the designed heritage asset and inform upon the historic context and form.
3 GR03	Corridor	Unfinished plan form although evidence suggests this part of the building was reconstruction in second half of 20th century	Item 1 W60 Roof - Isolated 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 W60 barge beams - Chronic problems with infiltration and decay to exposed band of roof timbers, especially windowsills. Resulting in significant decay, especially to the roof over the north-east wing. Item 5 Damp-proofing - Evidence of an original stone step ground surface had been replaced by ground buildup and replacement of suspended timber floors with concrete ground and slabs. Item 7 W100s - Original window frames painted with impervious paint trapping moisture and leading to wet rot of timbers. External clis 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 / concreteless screeds have led to original dip. Item 15 Ventilation of roof and roof void not meet current Building Regulations, insulation heavily contaminated with dirt and dust. Item 17 Internal cladding - Internal cladding appeared non-original and damaged by ash penetration and damp	Modern half gabled 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-lath and plaster 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 no new insulated covered with underfloor heating. Reinsulate former opening and new timber window. Reinsulate / replace existing plank door as necessary as per new step up to living room.	Lath and plaster ceiling removed, including skellings to facilitate repairs to the roof, including removal of chase door along the lower sections of replacement in total with new lanking boards. Reel in conjunction with External.	Removal of the understoren 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 after and central janking boards to the complete roof slope.	H & H Report 147.13. The Mill Lodge Cottage logs formatted with maps, pages 1-11. Images labelled 3 & 4 at Striping cat Appendix L.O. 6. L.O. 10.	The removal of the ceiling linings are deemed to constitute loss of fabric however as part of the former 19th century building associated with the historic use of the space and the ceiling are likely to have been a later adaptation of the building as a such have value however. The loss therefore is considered as balanced 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 ceiling, at every fourth after and increasing the area of janking board to the entire roof slope and form new insulated ceiling are considered necessary to facilitate the repair and restoration of the outcrops kept building. The proposal materials and finishes compatible with traditional materials. Whilst the internal layout is indicative of the 20th century conversion to residential the outcrops kept building may provide indication of a new plan form and below-wide door from the 19th century. 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 W60 Roof - Isolated 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 W60 barge beams - Chronic problems with infiltration and decay to exposed band of roof timbers, especially windowsills. Resulting in significant decay, especially to the roof over the north-east wing. Item 5 Damp-proofing - Evidence of an original stone step ground surface had been replaced by ground buildup and replacement of suspended timber floors with concrete ground and slabs. Item 7 W100s - Original window frames painted with impervious paint trapping moisture and leading to wet rot of timbers. External clis 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 / concreteless screeds have led to original dip. Item 15 Ventilation of roof and roof void not meet current Building Regulations, insulation heavily contaminated with dirt and dust. Item 17 Internal cladding - Internal cladding appeared non-original and damaged by ash penetration and damp	Upvc window modern door iconography	In accordance with the Hutton & Hutton report, all ceiling and skellings 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-lath and plaster 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 no new insulated covered with underfloor heating. Reinsulate former opening and new timber window. Reinsulate / replace existing plank door as necessary as per new step up to living room.	Lath and plaster ceiling removed, including skellings to facilitate repairs to the roof, including removal of chase door along the lower sections of replacement in total with new lanking boards. Reel in conjunction with External. Partition between bedrooms, removed including chimney breasts 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.	Removal of the understoren 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 after and central janking boards to the complete roof slope.	H & H Report 147.13. The Mill Lodge Cottage logs formatted with maps, pages 1-11. Images labelled 3 & 4 at Striping cat Appendix L.O. 6. L.O. 10.	The removal of the ceiling linings are deemed to constitute loss of fabric however as part of the former 19th century building associated with the historic use of the space and the ceiling are likely to have been a later adaptation of the building as a such have value however. The loss therefore is considered as balanced 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 ceiling, at every fourth after and increasing the area of janking board to the entire roof slope and form new insulated ceiling are considered necessary to facilitate the repair and restoration of the outcrops kept building. The proposal materials and finishes compatible with traditional materials. Whilst the internal layout is indicative of the 20th century conversion to residential the outcrops kept building may provide indication of a new plan form and below-wide door from the 19th century. 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. Thin square skirting	Item 1 W60 Roof - Isolated 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 W60 barge beams - Chronic problems with infiltration and decay to exposed band of roof timbers, especially windowsills. Resulting in significant decay, especially to the roof over the north-east wing. Item 5 Damp-proofing - Evidence of an original stone step ground surface had been replaced by ground buildup and replacement of suspended timber floors with concrete ground and slabs. Item 7 W100s - Original window frames painted with impervious paint trapping moisture and leading to wet rot of timbers. External clis 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 / concreteless screeds have led to original dip. Item 15 Ventilation of roof and roof void not meet current Building Regulations, insulation heavily contaminated with dirt and dust. Item 17 Internal cladding - Internal cladding appeared non-original and damaged by ash penetration and damp	Upvc window modern door iconography	In accordance with the Hutton & Hutton report, all ceilings and skellings 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-lath and plaster 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 no new insulated covered with underfloor heating. Reinsulate former opening and new timber window. Reinsulate / replace existing plank door as necessary as per new step up to living room.	Lath and plaster ceiling removed, including skellings to facilitate repairs to the roof, including removal of chase door along the lower sections of replacement in total with new lanking boards. Reel in conjunction with External. Partition between bedrooms, removed including chimney breasts 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 insured to strengthen retain rafters and lanking board along new existing roof construction.	Removal of the understoren 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 after and central janking boards to the complete roof slope.	H & H Report 147.12. The Mill Lodge Cottage logs formatted with maps, pages 1-11. Images labelled 3 & 4 at Striping cat Appendix L.O. 6. L.O. 10.	The removal of the ceiling linings are deemed to constitute loss of fabric however as part of the former 19th century building associated with the historic use of the space and the ceiling are likely to have been a later adaptation of the building as a such have value however. The loss therefore is considered as balanced 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 ceiling, at every fourth after and increasing the area of janking board to the entire roof slope and form new insulated ceiling are considered necessary to facilitate the repair and restoration of the outcrops kept building. The proposal materials and finishes compatible with traditional materials. Whilst the internal layout is indicative of the 20th century conversion to residential the outcrops kept building may provide indication of a new plan form and below-wide door from the 19th century. Their reinstatement will ensure a high level of an earlier form.

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