

| Room / Photo Ref | Description   | Significant Features                                                                                                                                             | Human / Historic Report plus item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Observations post-mining out                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Photographic Reference                                                                                                                                                    | Assessment of Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  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| 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 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 construction 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 decay. External timbers extensively damaged & some windows have been replaced with UPVC poorly detailed and fitted to the new wall frame. Item 14 Solid floors - Replacement of timber suspended floors with concrete slabs / concrete screeds have led to original floor. 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, blocked opening to radiator, fibrousboard 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 vapour insulation between and above the rafters retaining the existing ceiling and finish with full-lath and plaster and line plaster skim, or similar and approved. Localised making good to be carried out like for like and in accordance with BS7553. Sub and concrete floors covered to a depth of 100mm and to new insulated ground with underfloor heating. Reinstaur timber partition, opening up into bedroom 1. From opening, then being incorporated along to accommodate the change in floor level supply and fit new timber lintel above in accordance with the structural engineers' details. Supply and fit new doors, architrave and door to match existing. | Modern boarded ceiling has been removed. Existing soffits have been cleaned, cleaned ceiling all has been treated and retained. The roof construction to the northeast roof and in accordance with defects noted above the Hutton & Hutton report, the rafters have been strengthened by the insertion of engineered joiner cross-bolted together in accordance with structural engineer's details, and new boarding applied over existing roof construction. Damp is expected by a series of temporary, arched, shall trings have been removed to gable end, replacing the first with brick dressings, and the timber framed study 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 cleaned out, repaired and / or structurally joined in accordance with structural Engineers' details. The removal of the ceiling revealed defects consistent with those identified within the Hutton & Hutton reports and details prepared by the structural Engineer have been implemented as the door lintel between Living Room and Kitchen / Utility inadequate bearing core timber below | See Cottage logs formatted with maps, pages 1-11 in Report 107-112. The Mill Lodge Logging Cat Appendix photograph 1.01 & Photograph 1.02                                 | The removal of the ceiling things are deemed to constitute loss of fabric however as part of the former 19th century building constructed with the historic use of the joist wall 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 balance to be acceptable to preserve the significance of the outcrops listed building. The proposal is to retain the existing rafters, strengthening the roof construction by the integration of high level collar, at every fourth after and increasing the size of jacking board to the entire roof slope and from new washed ceiling are considered necessary to facilitate the repair and restoration of the outcrops listed building. The proposal materials and finishes compatible with traditional materials. The retention of former National Grid further noted and informs upon the historic context of the building and the new ceiling opening up to reveal the door to its remains intact, the remains partially filled with new timber used to inform upon the former. These works are deemed to preserve the significance of the outcrops listed 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 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 construction 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 decay. External timbers extensively damaged & some windows have been replaced with UPVC poorly detailed and fitted to the new wall frame. Item 14 Solid floors - Replacement of timber suspended floors with concrete slabs / concrete screeds have led to original floor. 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 vapour insulation between and above the rafters retaining the existing ceiling and finish with full-lath and plaster and line plaster skim, or similar and approved. Localised making good to be carried out like for like and in accordance with BS7553. Sub and concrete floors covered to a depth of 100mm and to new insulated ground with underfloor heating. Reinstaur timber partition, opening up into bedroom 1. From opening, then being incorporated along to accommodate the change in floor level supply and fit new timber lintel above in accordance with the structural engineers' details. Supply and fit new doors, architrave and door to match existing. | Former opening between living room and outside door revealed which had been infilled with blockwork. Plaster removed from internal surfaces of walls and ceiling and plaster removed from skirting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Scaffolded floor finish. The original first with brick dressing above edge of roofing which will need to be cleaned out, repaired and / or structurally joined in accordance with structural Engineers' details. Significant drop in floor level between Mill Cottage and main-to.                                                                                                                                                                                                                                      | H in Report 107-112. The Mill Lodge Logging Cat Appendix photograph 1.01, and photograph 1.02                                                                             | Repairs to be carried out on 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 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 distinctive 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 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 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 construction had been replaced by ground buildup and replacement of suspended timber floors with concrete ground and slabs. 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Supply and fit new doors, architrave and door to match existing. | 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 lathing boards. Repl in conjunction with External. Partition between bedrooms, removed including chimney breast and reoffering support to chimney stack in concrete block and cement. Additional temporary support put in place either side of the chase acts as additional between wall plate, columns and rafters.                                                                                                                                                                                                                                                        | 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 after and central jacking boards to the complete roof slope.                                                                                                                                                                                                                                                                           | H in Report 107-112. The Mill Lodge Logging Cat Appendix formatted with maps, pages 1-11 in Report 107-112. 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Whilst the internal layout is indicative of the 20th century conversion to residential the outcrops listed building may provide indication of a new partition and below-into from the 19th century. This restoration will ensure a high level of an earlier form.                                                                                          |
| 4 GR04           | Bedroom       | Historic fire surround fireplace blocked up. Picture rail plain square skirting & 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 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 construction had been replaced by ground buildup and replacement of suspended timber floors with concrete ground and slabs. 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Supply and fit new doors, architrave and door to match existing.               | 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 lathing boards. Repl in conjunction with External. Partition between bedrooms, removed including chimney breast and reoffering support to chimney stack in concrete block and cement. 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| 5 GR05           | Bedroom       | Historic fire surround fireplace blocked up. 3 panel door plus architrave. Then 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 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 construction had been replaced by ground buildup and replacement of suspended timber floors with concrete ground and slabs. 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