

CONDITION SURVEY

The Old Tolbooth, Topcliffe

PROJECT

Condition Survey

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PROJECT ADDRESS

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1 INTRODUCTION

1.1 INSTRUCTIONS

- a. Ian Smith Building Surveying & Conservation Ltd was commissioned to prepare a Condition Survey report, as instructed by Alexandra Robson, Clerk, Topcliffe Parish Council, on 19th November 2025 based on our quotation of the same date.
- b. The report comprises an inspection and report on all external and internal accessible building structure, fabric, fittings and finishes in order to record the current condition and identify any defects which may exist.
- c. The format of this report includes a text-based summary, together with a tabulated record of the detailed condition of the property.

1.2 PROPERTY DESCRIPTION

- a. The property comprises a two-storey stone building with a pitched roof covered with stone slates. The building dates from the 17th century and is thought to have been altered and raised in height in the 19th century.
- b. The building is said to have originally acted as the toll booth for the town market which was located nearby and subsequently as a local court and jail. The first floor is currently occupied by a local snooker club, and the ground floor is currently unused following previously acted as youth club.

1.3 BUILDING HISTORY + SIGNIFICANCE

- a. The building is listed at Grade II and is located within the Topcliffe Conservation Area.
- b. The listing description is as follows:

1.4 Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1189002
Date first listed: 01-May-1952
List Entry Name: The Old Tolbooth
Statutory Address 1: THE OLD TOLBOOTH, FRONT STREET

Statutory Address: THE OLD TOLBOOTH, FRONT STREET

The building or site itself may lie within the boundary of more than one authority.

District: North Yorkshire (Unitary Authority)
Parish: Topcliffe
Grid Reference: SE 40094 75977

Details

SE 47 NW TOPCLIFFE FRONT STREET (east side)

6/38 The Old Tolbooth 1.5.52

II

Tolbooth. Ground floor C17, raised and altered in C19. Ashlar, coursed squared stone, graduated stone slate roof. 2 storeys, 3 bays. Quoins. To left of right bay and right of left bay studded board doors, with plain lintels. A similar door to right return. To left and between doors small boarded openings, that to left with plain lintel. First floor has three 4- pane casements with wedge stone lintels. To rear 13 steps up to large 6- panel door with wedge lintel. Steps have plain parapet with stone coping. Stack at eaves level to front and end stack to right. Listed partly on historical grounds.

Listing NGR: SE4009475977

2 CONDUCT OF INSPECTION

2.1 SCOPE OF THE INSPECTION

- a. The inspection of the building was generally made from ground level aided by binoculars and 3.0m ladders and other roof vantage points that are safely accessible. The internal areas including safely accessible voids have been inspected with the aid of torches.
- b. Roof areas were inspected from ground level with the aid of binoculars. Enclosed voids or areas where no access was possible into roof spaces were not inspected. No examination was made below sheet flooring materials except where access hatches permitted inspection below ground floors. The condition of fixed floor coverings and services were excluded from the scope of our inspection. We have not conducted any investigations for the presence of RAAC (Reinforced Autoclaved Aerated Concrete) or any similar materials.
- c. We have not inspected the woodwork or other parts of the structure which were covered, unexposed, or inaccessible at the time of the inspection, and we are therefore unable to report that any such part of the property is free from defect.
- d. The presence of materials likely to contain asbestos, if observed during the normal course of the inspection, will be commented upon. If appropriate, a specialist report will be recommended.
- e. Flues, ducts or any other similar enclosed areas, the access to which would have required tools, (which could have caused damage to finishes and fittings), were not inspected and therefore it is not possible to report that such parts remain free from defect.
- f. The survey excludes any comment or advice on M & E service installations and civil/structural engineering matters.
- g. We have not consulted any geological or ordnance survey maps and have been unable to establish any details as to the previous use of the site. We are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the structure is built.
- h. The report submitted will be for your use and whilst it may be shown to other professional advisors acting for you, the contents are not to be disclosed to nor made use of by any third party without our prior written consent. Without such consent, we can accept no responsibility to any third party.

2.2 ACCESS AND BACKGROUND DOCUMENTS

- a. All areas of the buildings were occupied during our inspection.
- b. We have not inspected parts of the structure which were covered, unexposed, or inaccessible at the time of the inspection, and we are therefore unable to report that any such part of the property is free from defect.

2.3 DRAWINGS AND OTHER DOCUMENTS

- a.** Desktop research was carried out to obtain information relating to the listing and history of the building.
- b.** A report and building record produced by Yorkshire Vernacular Buildings Study Group (YVBSG) was also provided. The report was based on a record from 1998 and completed in 2024 and includes a detailed record of the construction of the building, together with sketch drawings, but does not include any comment on condition.

2.4 PERSONNEL

- a.** The inspection was carried out and the report was prepared by Ian Smith BSc MRICS Chartered Building Surveyor and Certified Historic Building Professional for IAN SMITH BUILDING SURVEYING & CONSERVATION LTD. Ian has over 25 years of experience in the inspection and conservation of historic structures and is RICS Accredited in Building Conservation.
- b.** IAN SMITH BUILDING SURVEYING & CONSERVATION LTD is a Royal Institution of Chartered Surveyors (RICS) registered firm, regulated and promoted by the RICS and obliged to maintain the highest professional standards, protecting clients via a strict code of ethics and providing impartial advice and guidance.
- c.** IAN SMITH BUILDING SURVEYING & CONSERVATION LTD is included in the RICS Building Conservation Accreditation Scheme which provides a register of experts with experience and knowledge in the field of conservation of historic buildings or sites.
- d.** The inspection was carried out on 9th January 2026.
- e.** The weather during the inspection was variable with rain at times . We were not able to observe the performance of the rainwater goods during wet weather conditions.
- f.** This report reflects the condition of the various parts of the property at the date of our inspections. It must be accepted that defects can arise, particularly from adverse weather conditions; accidental damage and vandalism after our inspections were completed.

3 GENERAL STATE OF THE BUILDING

3.1 GENERAL STRUCTURAL FORM

- a. The property is constructed in rubble filled, coursed stone external walls over two storeys under a dual pitched, stone slate roof. The building dates from the 17th century but is understood to have been raised in height and altered in the 1800's.
- c. The building is said to have originally acted as the toll booth for the town market which was located nearby and subsequently as a local court and jail. The first floor is currently occupied by a local snooker club, and the ground floor is currently unused following previously acted as youth club.
- d. The building is Grade II Listed and located in the Topcliffe Conservation Area and therefore any works other than purely like for like repairs will require consent before the work commences.

3.2 GENERAL SOUNDNESS OF THE BUILDING

- a. The building is in poor condition in part and in need of some quite extensive repairs, general backlog and preventative maintenance.
- b. The roof is in reasonable condition generally and only limited works are required largely to the chimney stacks which remain. Gutters and downpipes require repair and redecoration.
- c. The roofs lack insulation and this should be considered, dependent upon potential uses, in any future works as it will be very difficult and disruptive to implement at this point.
- d. The external stone walls are suffering from significant erosion in a number of areas but primarily to the south and west elevations where deterioration is accelerated by the effects of spray and salts from traffic on the adjacent roads. Extensive stone repairs and repointing is required, and further investigations are recommended to explore the possibility and effectiveness of a lime sheltercoat to provide some protection to the stonework.
- e. Significant deflection and bowing is noted on the north and south elevations and this may require further monitoring to establish the movement is ongoing. However, it is anticipated that the movement is historic. Repairs will be necessary to restore the bond between the inner and outer skins of the stone wall.
- f. Windows and doors throughout require complete overhauling and repair in conjunction with redecoration. Consideration should be given to upgrading the single glazing where possible or the introduction of secondary glazing.
- g. Internally, the ground floor in particular is suffering from widespread dampness to the walls and floors. Eradicating such dampness in buildings of this type can be difficult and management of the moisture is likely to be more effective. This will require elimination of sources of penetrating dampness and improvements to ventilation, air movement and background heating.

- h.** Timbers to the first floor and within the ground floor are affected by dampness and widespread attack by wood boring beetle. The insect attack is likely to be historic, but a precautionary treatment is recommended, whilst repairs are required to the worst affected timbers, generally to the end bearings in the external walls.
- i.** Various other works are, or are likely to be required, but the extent of repairs and refurbishment will be dependent upon any potential future uses.

3.3 BUDGET COST ESTIMATE DETAILS

- a.** The rough budget costs below are provided on a budget basis and exclude the following:

 - VAT.
 - Contingencies.
 - Professional fees generally.
 - Local authority and statutory fees.
 - Inflationary uplifts.
 - Further investigations
- b.** The costs are provided for budget/approximate estimating purposes and should be regarded as very rough preliminary estimates. More accurate costs should be obtained in due course by developing an outline scheme/project packages in sufficient detail to obtain contractors estimates.
- c.** At this stage we recommend that more robust costs can be obtained by instructing an initial estimate of the works, based on the schedule below, from a suitably qualified quantity surveyor. We would be happy to arrange this if required.
- d.** Professional fees are generally excluded from the above figures, and the exact cost in this respect would depend on the scope of works involved and the extent of the services/duties required. The need for specialist sub-consultants will also have an effect on the costs involved.
- e.** Costs for scaffolding are generally excluded as this will depend upon the scope and extent of roofing and external works that are proposed. Obviously, savings could be made by carrying out any high-level works together with other external repairs and external redecorations but would result in a more costly package of works overall.
- f.** Alternatively, works could be phased over a period of time, but this would then require some duplication of access costs for scaffolding and the like.

4 FINDINGS OF THE REPORT

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)							
				P	1	2	3	4	5+	Further Investigations	
4.1	Chimneys										
4.1.1	1 No brick stack to front gable, appears to have been reduced in height and capped with stone slabs. Top of capping is not visible.	Pointing is friable, recessed, loose and missing in some areas. Capping stones are slightly uneven but appear to be securely bedded.	Carry out repointing in due course when access is available. Ensure flue is properly capped and vented and provide if required.	3			0.75			High-level access required	
4.1.2	Single brick stack to west elevation comprising 15 No courses with brick corbel and tall clay pot.	The stack is in serviceable condition and generally straight and plumb. Some moss growth noted to launching and minor loss of brick face in a few locations.	Clean off moss growth and repair defective bricks as required. Redundant/disused flue should be capped off and ventilated with cowl to the existing pot to prevent rainwater penetration.	4 4			0.25 0.50			High-level access required High-level access required	
4.2	Roof Coverings										
4.2.1	The main roof is dual pitched covered with stone slates, at approximately 33° pitch. Based on the presence of a bitumen underlay, it is likely that the roof covering has been renewed in the last 60 - 70 years.	Some light moss growth was noted on the west slope, with heavier growth on the east slope. The roof coverings are generally serviceable with no significant evidence of delamination to the slates.	Moss growth can accelerate deterioration of the roof coverings and should be carefully removed and a biocide applied. The roofs should be inspected annually for any damage and minor repairs carried out, ideally un preparation for each winter.	4 2		0.15	0.15	0.50 0.15	0.15	0.15	High-level access required

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)							
				P	1	2	3	4	5+	Further Investigations	
4.3.2	Cast iron downpipes with some uPVC repaired sections.	<p>Generally serviceable condition. Some areas of minor corrosion noted and possibility of some leaks at joints etc.</p> <p>You should ensure that the gutters are seasonally unblocked of moss and other debris. As a matter of routine maintenance, gutters and downpipes should be periodically checked and maintained as follows:</p> <p>In general, you may find that the gutters and downpipes generally may not be of sufficient size to cope with the rising frequency of intense rain events, which can overwhelm undersized, blocked, or defective gutters.</p>	<p>Overhaul and redecorate. Allow for repairing joints and realigning as necessary to falls to outlets are provided.</p> <p>Clean out and clear away any vegetation growth. Clear, overhaul and seal joints as required.</p> <p>We recommend that consideration be given to replacing the gutters and downpipes with larger units in due course. The downpipes should be rationalised during replacement, and additional downpipes provided as necessary.</p>	3	Inc above						
				3	0.25	0.25	0.25	0.25	0.25		
				4						6.50	
4.4	External Wall Surfaces										
4.4.1	The external walls are of solid coursed sandstone, assumed to be rubble filled, with stone quoins to corners and stone heads to window and door openings.	The south and west elevations are heavily affected erosion as a result of road and salt spray. The erosion extends generally to 1.0–1.2m above ground level but in some areas up to 2.0m on the south elevation.	A structured and phased programme of stone repairs, replacement and consolidation should be put in place to address the severely eroded areas over say 3–5 years.	3	2.00	2.00	2.00	2.00	2.00		

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)							
				P	1	2	3	4	5+	Further Investigations	
	<p>There is evidence that the building has been raised in height from single to two storeys in the past, at least in part.</p> <p>Limited access is available to the central section of wall on east elevation where located in neighbouring property.</p>	<p>The stonework is significantly eroded in some areas with complete loss around the south elevation door which has probably allowed entry of vermin into the building.</p> <p>The erosion appears to have been accelerated by spray and salt from the adjacent road and the volume of traffic turning at this junction. The frequent passing of HGVs will also exacerbate the problem.</p> <p>As a result of the spray the stone is likely to be fairly constantly saturated leading to deterioration due to freeze/thaw action, accelerated by the presence of salts within the spray.</p> <p>The west elevation walls are also heavily stained above the erosion up to first floor level. Erosion and delamination of some door and window heads to the ground and first floor of the west and south elevations.</p>	<p>Consideration should be given to appropriate works which may help to protect the new and existing stonework. This could include the addition of a lime sheltercoat on the walls subject to road spray to act as a sacrificial layer.</p> <p>A sheltercoat could act as a protective layer and can be easily re-applied.</p> <p>Listed Building consent would be required for a sheltercoat. No cost included at this stage.</p> <p>Some stone/mortar repairs and partial replacement of window and door heads is likely to be required in conjunction with other stone repairs.</p>								
				4							B
				4							B
				3	Inc above	Inc above	Inc above	Inc above	Inc above		

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)								
				P	1	2	3	4	5+	Further Investigations		
		<p>Based on photographs over a period of years (from the YVBSG Report) the has progressed, but at a reasonably slow rate.</p> <p>However, without some form of action to address the decay the erosion will continue and potentially accelerate.</p> <p>The stone at first floor level is in better condition and generally serviceable. Pointing is reasonably sound but likely to include cement-based mortar.</p> <p>There is notable deflection, distortion and various structural movement issues in a number of areas, much of which is not unusual in buildings of this age and nature. There is no significant evidence of ongoing movement other than as noted below.</p> <p>Visible outward bulge on the south elevation from ground floor up to first floor with hairline cracking noted through stonework around deflected area.</p>	<p>Some further investigations and monitoring will be required in order to fully determine if movement is ongoing. Most instances are likely to be historic in nature.</p> <p>Repairs are required to the bowed/ bulged areas which will involve restoring the tie between the internal and external faces using helical bars, grout injection anchors or a combination.</p> <p>Provisional cost only.</p>									
				1	1.00							B/D
				1	3.00	3.00						

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)								
				P	1	2	3	4	5+	Further Investigations		
		Further outward bow on north elevation with some associated cracking through stones and mortar. Bulging is likely to be a result of debonding of the internal and external leaves of the external stone wall	Structural engineer/specialist input may be required in relation to the proposed repairs.	1	Inc above							B/D
4.4.2	Pointing is a mixture, with relatively widespread use of cement-based mortar and more recent lime-based mortar.	Cement based mortar is impermeable and inappropriate for use on a building of this type. Cement-based mortar is vapour impermeable and will prevent moisture from evaporating through the mortar joints, evaporating instead through the stone face, accelerating the deterioration of the stonework. Hairline cracking in mortar and through 1 No stone below north elevation window and above plinth. Hairline cracking below first floor level windows on east elevation. Repointing on north elevation appears to be recent and possibly lime based but has been poorly applied in some areas.	A structured and phased programme of repointing should be put in place to address the areas of cement-based mortar, hairline cracking and friable/loose or open joints over say 3 – 5 years. Included above. Included above. Included above.	3	3.00	3.00	3.00	3.00	3.00	3.00		

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)							
				P	1	2	3	4	5+	Further Investigations	
		<p>Open joints are noted in plinth to north elevation. There is algae and apparent damp staining at low level, likely to be increased by shading and lack of sunlight on wall.</p> <p>Repointing noted to ground floor central section to east elevation. Some erosion to stone at low level.</p> <p>Pointing to west elevation at first floor level generally sound but cracked and friable in many areas to low level.</p>	<p>Included above. The elevation is heavily shaded and benefits from very limited sunlight leading to the dampness and algae growth.</p> <p>Consideration should be given to the installation of a French drain adjacent to the elevation to help relieve/reduce moisture and dampness sitting against the base of the wall.</p> <p>Included above.</p> <p>Included above.</p>	3		0.75					
				4		2.00					
4.5	External Windows & Joinery										
4.5.1	Windows are of timber throughout, single glazed and mostly 'Yorkshire' sliding sash with some fixed lights and all are modern replacements of originals.	The windows are painted timber and the decorations are in poor condition leading to decay of the timber members in some areas. Windows must be operable to allow for suitable ventilation of the internal spaces.	Fully overhaul all windows to ensure adequate operation, repair defective timber and fully prepare and redecorate.	2	2.00						

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)							
				P	1	2	3	4	5+	Further Investigations	
		The windows are poor in terms of thermal performance, and some upgrading may be required dependent upon future uses. Given the listing of the building this may need to be achieved by the installation of secondary glazing.	Consider the installation of secondary glazing to improved thermal performance, as required by new uses. Secondary glazing can also help to improve the security of the building. Listed Building Consent required. No cost included at this stage.	4							B
4.6	External Doors										
4.6.1	6 panelled timber external door to first floor level, with boarded timber on reverse side and strap hinges, set within timber frame.	Operational and lockable but otherwise in poor condition. Decorations have not been maintained properly and are in very poor condition together with extensive decayed timbers.	Full overhaul, restoration and repair of door required including replacement of decayed timber to door and frame. Overhaul ironmongery as required and install new locks etc.	4	1.20						
		The door appears to have been adjusted in the past to accommodate historic movement.	Adjust as required to ensure secure fit.	3	0.25						
4.6.2	The remaining doors are formed with wide timber boards with studs to front face. Doors have been cross boarded to the rear, are set within timber frames and include strap hinges.	Operational and lockable but otherwise in poor condition. Decorations have not been maintained properly and are in very poor condition together with extensive decayed timbers.	Full specialist overhaul, restoration and repair of door required including replacement of decayed timber to door and frame. Overhaul ironmongery as required.	4	1.20						
		The doors do not properly fit in the openings and are unlikely to be capable of providing a weathertight, secure installation.	Depending upon future uses, an alternative solution may need to be found to provide security and weathertightness. Listed Building Consent will be required.	3	0.25						

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)						
				P	1	2	3	4	5+	Further Investigations
4.7	External Areas									
4.7.1	A flight of steps provide access to the first-floor door on the east side. The steps are of concrete, apparently replacing earlier stone steps, the remains of which can be seen in the north walls.	The concrete steps are not original but are in reasonable condition. The steps may be slippery when wet and moss and vegetation was noted.	Carefully clean the steps to remove vegetation, algae and lichen and apply biocide.	3	0.10		0.10		0.10	
		There are gaps at each edge between the steps and the walls and some pointing is loose.	Repoint steps and fill edges between steps and walls with flexible/compressible filler.	4		0.25				
4.7.2	The south side wall is constructed in stone with half round stone coping.	The wall is generally in reasonable condition. Some open joints were noted to the copings and there is moss growth in some areas.	Clean off moss and lichen and apply biocide. Repoint open joints to copings and ensure copings are stable and secure.	4						
4.7.3	The north side wall is constructed in stone to the lower portion and appears to have been raised in height in brickwork at a later date. Copings have been replaced with concrete half round sections.	The north side of the wall is in quite poor condition with numerous open joints in the stonework. Brickwork, particularly below the coping, is quite heavily eroded in a number of locations, likely to be due to water penetration through the copings.	Carry out repointing and brick repairs, together with repointing as required. Ideally a lead DPC should be installed below the concrete coping.	4			1.50			
	The north side of the wall is only partly visible in the neighbouring garden.	Some erosion of the stone wall was noted, and cement mortar repairs have been carried out.	Remove loose and damaging cement mortar repairs and replace defective bricks, stone and mortar pointing.	4			Inc above			

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)						
				P	1	2	3	4	5+	Further Investigations
	INTERNAL AREAS									
4.8	Roof Space									
4.8.1	A small area of roof space is located over the south end of the first floor, accessed via a timber door. We did not enter the roof void, and the inspection was carried out from the hatch location.	Bitumen felt is provided to the underside of main roof, visible in roof void. There was no evidence of any ongoing leaks within the roof void where we were able to inspect, and the roof timbers appeared to be sound where visible.	No significant structural works required where we were able to inspect.							
		Some evidence of wood boring insect attack to some roof timbers	Any infestations may be historic or inactive but precautionary treatment is recommended	3	1.50					
4.8.2	The roof structure comprises King Post timber trusses with intermediate rafters and purlins.	The roof is uninsulated where we were able to inspect. Heat losses through the roof should be considered if heating is upgraded for future uses.	Insulation of the roof void area should be considered to reduce heat losses.	4			2.00			
		Bitumen felt is not vapour permeable and ventilation to the roof void is likely to be inadequate. Poor ventilation can lead to the development of condensation on roof timbers, and the potential for rot and decay.	If insulation is introduced to the roof void, the levels of ventilation must be increased to prevent the build up of condensation. Works to allow this are likely to require Listed Building Consent.	4			1.50			
4.8.3	Sloping timber boarded ceilings are provided below the rafters to the main first floor area. We were not able to inspect the condition of the roof timbers where covered by ceilings.	We assume that bitumen felt is provided to the underside of main roof although this was not visible. There was no evidence of any ongoing leaks where visible.	No significant structural works required where we were able to inspect.							

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)							
				P	1	2	3	4	5+	Further Investigations	
		The roof is likely to be uninsulated where the ceilings are fixed to the underside of the rafters. Heat losses through the roof should be considered if heating is upgraded for future uses.	Insulation of the roof void area should be considered to reduce heat losses, although this will be difficult and disruptive to install. Listed Building Consent would be required. (No cost included).								
4.9	Ceilings										
4.9.1	Lath and plaster ceiling to part of first floor.	Serviceable condition generally. Some hairline cracking and crazing. Lath and plaster ceilings are vulnerable to cracking and loosening as they age. Due to the relatively fragile nature of this type of ceiling, failure can occur. The risk of unevenness and failure of the ceilings will increase with time, and you must anticipate the need for future repair and replacement work.	There is some unevenness to the lath and plaster ceilings, and whilst no works are currently required, the need for repairs or replacement to the ceilings cannot be ruled out in the future.								
4.9.2	Timber boarded sloping ceiling.	No significant defects noted.	No works required at present.								
4.9.3	No ceilings are provided to the ground floor areas.										
4.10	Walls										
4.10.1	Timber lath and plaster partition to first floor with blocked up opening and door opening on to landing/hallway.	Reasonable condition generally. Crazing of plaster noted. Lath and plaster partitions can be vulnerable to cracking and debonding as they age and eventually failure can occur.	There is some unevenness and crazing to the lath and plaster partition, and whilst no works are currently required, the need for repairs or replacement cannot be ruled out in the future.								

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)							
				P	1	2	3	4	5+	Further Investigations	
4.10.2	Half height timber panelling is provided to the walls on the first floor.	Satisfactory condition generally.	No significant works required.								
4.10.3	Solid masonry internal wall at ground floor running north/south, comprising brick and stone with plaster to some areas.	High dampness levels are evident at lower level to much of the wall and extending to the inner face of the external walls, evidenced by salts on the surface. Salts rise up to between 900 and 1200 mm.	Brush off salts as a short-term measure. Improve ventilation/air movement (fans and dehumidifiers may help) and provide a low level of background heating as appropriate.	3	0.75						A/B
		Previous DPC installations such as an electro-osmotic system are noted. Such systems are generally ineffective, particularly in walls like this.									
		Such dampness will, over time cause deterioration of the stonework and	Improve ventilation and air movement (fans and dehumidifiers may help) and provide a low level of background heating as appropriate.	3		3.0					
			Further consistent measures to manage the moisture and dampness will require consideration in due course. This may include additional heating, passive or mechanical ventilation / extraction. No cost included here.	4							B

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)							
				P	1	2	3	4	5+	Further Investigations	
4.10.4	Dry lining is provided to the internal face of the walls to the ground floor office.	The dry lining is in reasonable condition but likely to be concealing some level of dampness.	Remove dry lining to expose wall and repair as required.	3	0.25						
4.10.5	Timber framed open partition to central section of spine wall.	<p>Large section timber uprights with large timber beam providing support to floor beams passing above. Wood boring beetle attack is widespread but given the section of the timbers is unlikely to have affected structural performance.</p> <p>Timbers have been significantly decayed by insect damage from wood boring beetles.</p> <p>Recent brick plinths appear to have been provided to base of uprights.</p>	No evidence of active attack is present, but a precautionary treatment is recommended.	3		4.00					
4.11	Floors										
4.11.1	Timber first floor comprising timber boards on joists (visible from below). Carpets are stuck or tacked down preventing inspection of upper surface.	Very uneven and undulating surface but sound and no indications of instability. Undulation is likely to be due to historic movement and loss of bearing in some areas. 2 No heavy snooker tables located on first floor, which appear to be level and stable.	Floors appear to be sound and stable despite the significant unevenness. Consideration may need to be given to relocating the heavy snooker tables in the future.								

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)							
				P	1	2	3	4	5+	Further Investigations	
4.11.2	<p>Viewed from below, the first-floor construction comprises large section timber beams and joists spanning east/west across a central principal beam located above the spine wall.</p> <p>The beams are built into the external walls with short perpendicular joists running to the north and south walls.</p>	<p>The timber beams are suffering from historic distortion in a number of areas, with mortice and tenon joints opening up in other locations, but the floor above is generally stable.</p> <p>Wood boring beetle attack is widespread but given the section of the timbers is unlikely to have affected structural performance. Where tested, a probe did not penetrate more than 5mm into the timbers.</p> <p>The main cross beam, 350 x 350mm in section is heavily decayed and hollowed where it meets the west wall, with lesser level of decay on the east wall. The beam also includes shakes which extend to 130mm deep.</p> <p>Other joist ends have also lost their bearing due to decay as a result of insect attack and dampness. High moisture readings (over 20%) were noted in a number of floor beams and other timbers.</p>	<p>No significant works required in this respect.</p> <p>No evidence of active attack is present, but a precautionary treatment is recommended.</p> <p>Repairs are required to the west wall junction to ensure the long-term stability of the beam. Further structural engineers' advice required for repairs. This may include replacement timber or steel repairs. Provisional cost only.</p> <p>The source of dampness to the beam ends etc should be addressed with appropriate external repairs. Timber repairs are also required to the timber beams</p>								
				3		Inc above					
				2		2.50					B
				3		1.00					

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)							
				P	1	2	3	4	5+	Further Investigations	
4.11.3	The ground floor comprises stone flags to the east section and a raised concrete floor to the stables area.	The stone slabs are suffering from dampness evident on the surface, while the concrete floor is in serviceable condition and suitable for current use.	The dampness to the ground floor will be difficult to fully address without lifting and renewing the flags on a new concrete base. However, the dampness may be managed to an acceptable level in conjunction with the measures noted above.	4		Inc above					
4.12	Internal doors and joinery										
4.12.1	Boarded timber door to snooker room.	Generally serviceable condition but sticking slightly in the frame. Dependent upon future use the door may need to be upgraded to meet fire resistance requirements.	Ease and adjust door to ensure proper operation.	4	0.25						
4.13	Staircases										
4.13.1	External concrete staircase only.	See external inspection.	4.16.1								
4.14	Decorations										
4.14.1	EXTERNAL DECORATIONS Paint finishes to external timber and metal including cast iron rainwater goods etc.	Decorations generally in very poor, unmaintained condition with resulting deterioration of underlying surfaces.	Full redecoration required to all areas together with pre-paint repairs, which are likely to be quite extensive.	2	5.00						
4.14.2	INTERNAL DECORATIONS Internal decorations comprise paint finishes to the first floor and ground floor office.	First floor decorations are serviceable, but in need of maintenance in due course.	Internal decorations should be suitably maintained and renewed at an appropriate cycle. No cost included.	4							

REF.	ELEMENT/LOCATION/ DESCRIPTION	SUMMARY OF CONDITION	DEFECT SOLUTION	PRIORITY, YEAR & APPROXIMATE COST (£k)							
				P	1	2	3	4	5+	Further Investigations	
	Ground floor stonework generally unpainted.										
4.15	Service Installations										
4.15.1	Service installations are outside the scope of the inspection but general comment as below: Gas fired boiler to first floor snooker room. Baxi 600 combination/heat only boiler.	Boiler appears relatively recent. If capable, ground floor areas would benefit from some low level, background, heat from additional radiators.	Boiler should be annually serviced and maintained. Verify if boiler is capable of serving additional radiators.	1	0.25						C
4.15.2	Electrical installation comprising meters and distribution board in first floor lobby.	Last electrical inspection dated 2013. Systems should be tested every 5 years.	Installation test well overdue. Obtain inspection test and report as a matter of urgency.	1	0.25						C
4.15.3	Additional distribution board on ground floor.	No date for last electrical inspection.	Obtain inspection test and report as a matter of urgency.	1	0.25						C
		Total excluding VAT, Scaffolding, Local Authority Fees, Professional Fees, mechanical and electrical services installations, general contingency sum etc. (£k)			24.40	21.90	12.50	5.40	12.00	76.20	

5 INVESTIGATIONS + PRIORITIES

5.1 FURTHER INVESTIGATIONS

The following classification system for Further Investigations has been adopted:

Further investigations:

- A** Further opening up or access to permit inspections is required.
- B** Non-destructive investigation or testing.
- C** Detailed or specialist investigation or testing.
- D** Observation: schedule of elements or area, including method of monitoring
- E** Need for new or amended schedules of fittings and articles, or asset register.

5.2 PRIORITY OF WORKS

The following classification system for Priority of Works has been adopted:

Priority of Works:

- CATEGORY 1 - UNAVOIDABLE:**
- • Deferral would breach statutory obligations or Department policy.
 - Deferral would impede operational effectiveness.
 - Work required under leases or covenants.
 - Work required to maintain wind and weathertight condition.
- CATEGORY 2 - ESSENTIAL:** Within 3 – 6 months: deferral would risk increased cost or dilapidation penalty.
- CATEGORY 3 - URGENT:** Ideally within 1 - 3 year: to preserve value and utility of building or setting, should be deferred beyond 5 years.
- CATEGORY 4 - DESIRABLE:** Assist in maintaining property standards, saving in running or operational costs, improving function or performance, enhancing or reinstating features, characters or setting.

SIGNED:



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Ian Smith MRICS Director

Chartered Building Surveyor | Certified Historic Building Professional
 Certified Retrofit & Domestic Energy Assessor
 RICS Accredited in Building Conservation
 Director

28th January 2026

For

IAN SMITH BUILDING SURVEYING & CONSERVATION LTD

APPENDIX A - SCHEDULE OF PHOTOGRAPHS



SOUTH ELEVATION



WEST ELEVATION



NORTH AND EAST ELEVATIONS



REDUCED CHIMNEY STACK



BROCK CHIMNEY STACK TO WEEST ELEVATIONS



CLIPPED SLATE AND MOSS TO WEST ROOF SLOPE



WEATHERED STONE SLATE



MOSS TO EAST ROOF SLOPE



RAINWATER PIPE ON WEST ELEVATION WITH CORROSION AT JOINTS



EROSION TO BASE OF WALL ON WEST ELEVATION



ERODED STONEMWORK AND REPLACEMENTS ON WEST ELEVATION



WEATHERED WINDOW HEAD ON WEST ELEVATION



ERODED STONEMWORK AND RECENT REPLACEMENTS ON WEST ELEVATION



ERODED STONE AND POINTING



MORTAR REPAIRS AROUND DOOR ALSO ERODING



ERODED STONE AND OPEN JOINTS ON WEST ELEVATION



SIGNIFICANT EROSION AT LOW LWVEL TO SOUTH WEST CORNER



EROSION AND BLACKENING ON SOUTH ELEVATION



SIGNIFICANT EROSION AROUND SOUTH DOOR LEAVING LARGE GAP



HAIRLINE CRACKING ON SOUTH ELEVATION ADJACENT TO BULGE



DEFLECTION AND BULGING ON SOUTH WALL



EROSION AT LOW LEVEL ON EAST ELEVATION



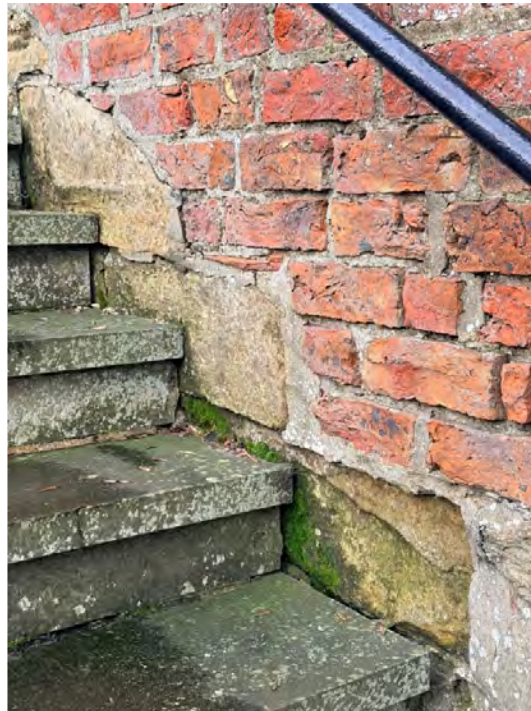
OPEN JOINTS TO NORTH ELEVATION PLINTH



OPEN JOINTS AND ALGAE STAINING ON NORTH PLINTH



EXTERNAL STAIRCASE TO EAST ELEVATION



REPLACEMENT CONCRETE STEPS AND EVIDENCE OF FORMER STONE STAIRS



SOUTH WALL TO EXTERNAL STAIRCASE



NORTH WALL TO THE EXTERNAL STAIRCASE



DECAYED TIMBER TO WINDOWS



DECAYED TIMBER TO WINDOWS



DOOR TO FIRST FLOOR/SNOOKER CLUB



DETERIORATED FRAME TO SNOOKER CLUB DOOR



REVERSE SIDE OF SNOOKER CLUB DOOR



BASE OF DOOR AND FRAME TO SOUTH ELEVATION



AGED AND DETERIORATED DOOR TO SOUTH ELEVATION



REVERSE SIDE OF DOOR TO SOUTH ELEVATION



WEST ELEVATION DOOR



REVERSE OF WEST ELEVATION DOOR



DETERIORATED FRAME TO WEST ELEVATION DOOR



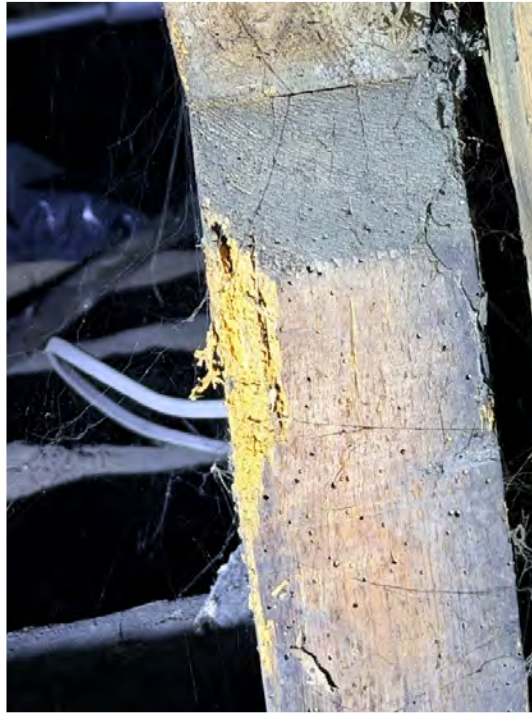
TIMBER LINTEL OVER WEST ELEVATION DOOR



ROOF SPACE OVER SNOOKER ROOM



ROOF VOID SHOWING BITUMEN UNDERFELT



WOOD BORING INSECT ATTACK TO ROOF TIMBERS



UPPER SIDE OF LATH & PLASTER CEILING OVER SNOOKER ROOM



ROOF TRUSSES AND SLOPING CEILING IN SNOOKER ROOM



STEEL REPAIR TO ROOF TRUSS



HAIRLINE CRACKING IN PLASTER TO NORTH WALL



BAXI BOILER LOCATED ON FIRST FLOOR



FIREPLACE TO WEST WALL (CONCEALED BEHIND SEATING)



HAIRLINE CRACKING ON WEST WALL



DOOR TO SNOOKER ROOM



REDUNDANT FIREPLACE ON SOUTH WALL AT FIRST FLOOR



MODERATE MOISTURE READINGS IN FIRST FLOOR TIMBERS



MODERATE MOISTURE READINGS IN FIRST FLOOR TIMBERS



DECAYED FLOOR JOISTS ENDS DUE TO DAMPNESS AND INSECT ATTACK



DAMAGED RESULTING FROM WOOD BORING INSECT ATTACK



DECAYED FLOOR JOIST ENDS DUE TO DAMPNESS AND INSECT ATTACK



SIGNIFICANT SHAKE IN FLOOR TIMBER



HSITORIC REPAIR AND STEEL SUPPORT TO FIRST FLOOR JOISTS



HIG MOISTURE READINGS IN TIMBER TO GROUND FLOOR PARTITION



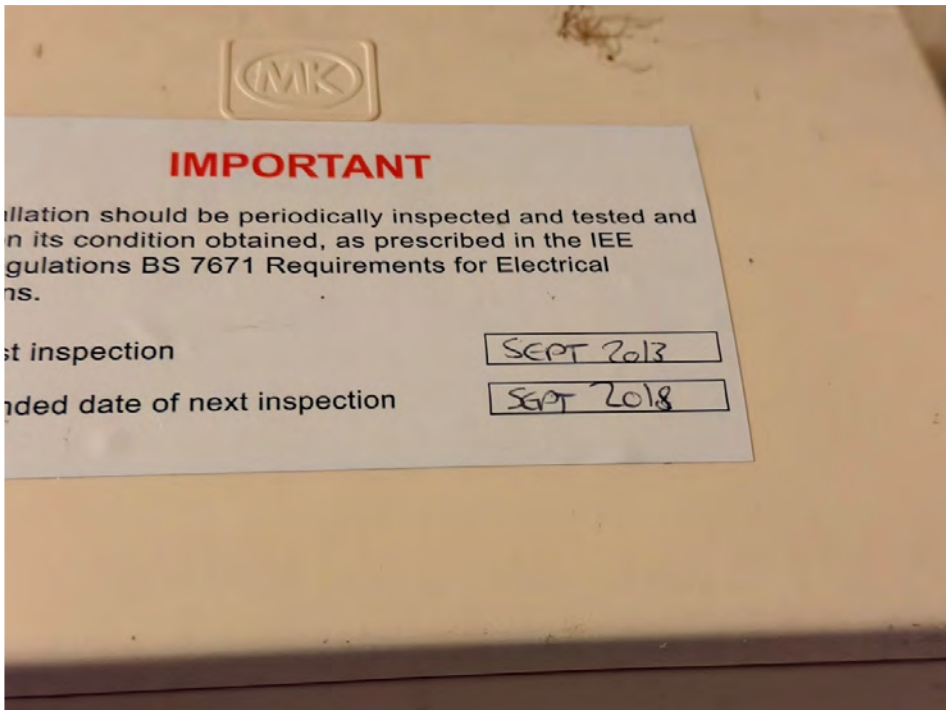
SALT STAINING AND DAMPNESS TO DIVIDING WALL



SALT STAINING AND DAMPNESS TO EXTERNAL WALL



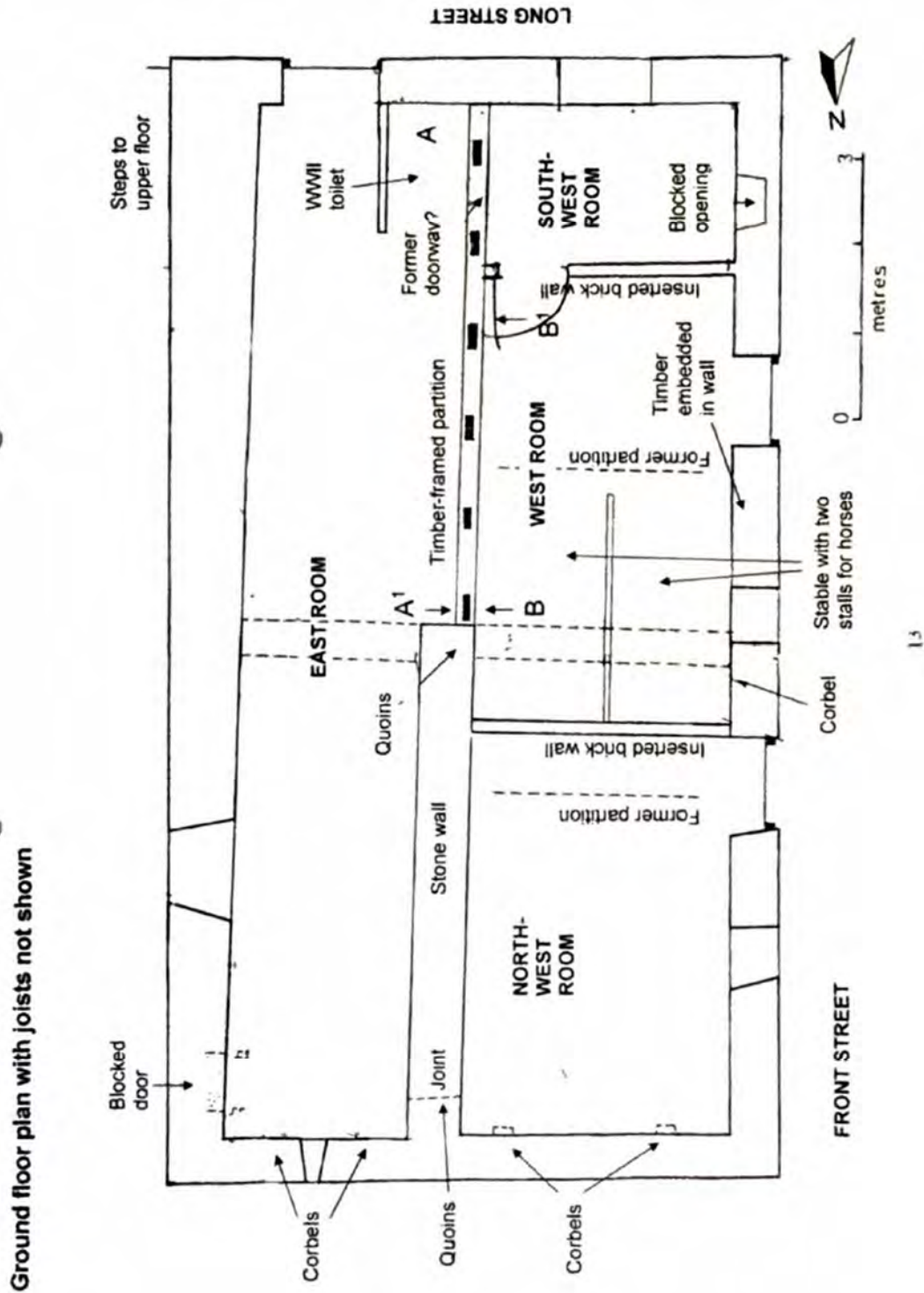
STAINING AND DUSTING OF DAMP FLOOR SLABS



OVERDUE TEST LABELS TO DISTRIBUTION BOARD ON FIRST FLOOR

APPENDIX B – GROUND FLOOR PLAN

(Extract from Yorkshire Vernacular Buildings Study Group Report No 1910)



Ian Smith

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