



THE MANOR HOUSE, EDWARD GARDENS, BEDHAMPTON

PHOTOGRAPHIC RECORD OF REAR BAY TO EAST ELEVATION



Not to Scale
Illustrative Purpose Only

Notes

1. The survey was carried out in December 2018 BES Geomatics.
2. This is an extract from BES Geomatics Survey Drawings
3. This extract is for illustrative purposes only and is not to scale.
4. Murphy Associates and DGC (Historic Buildings) Consultants accept no responsibility for any work undertaken without first having obtained Listed Building Consent or Planning Permission where required.
5. This extract is for illustrative purposes only and is not to scale.

1. General View of Rear Elevation.
Brick noggins noted as painted with non-breathable paint. Timbers painted with black - also not breathable.
Evidence of decay to box frame and timbers to projecting bay.
2. Three storey bay with no window to top floor.
Extensive use of cementitious mortar. Rot to wooden cill and outer frame to ground floor.
Post to SE corner of bay deteriorated.
Glazing broken to tripartite box sash above.
3. Clear view of bay pulling away from main east elevation due to lack of proper ties or connection. Failures to brick infill panels (noggin). Faux timber elements formed with cement painted black.
4. Focussed image of brace having rotted and void infilled with brick which had been covered over with cement render and painted black,
5. Similar to 2 but shows condition of timbers forming the bay, including outer posts, cill and head beam as well as evidence of decay to panelling to north side, concealed by black non-breathable paint.
6. North side of bay with small window with no glass. Brick panels covered with white paint and timbers covered with black paint. Clear signs of decay and rot.

NB: Having inspected the bay and the box framing to each side with brick noggins, the degree and extent of decay and deterioration was more noticeable when close up than seen from afar. The bay was bolted on during the Victorian makeover. Effectively the timber frame was cut through from ground to first and attic floors to make way for this addition. The use of cement to 'repair' the framing and for brick repointing in the past effectively retained moisture within the fabric and created the conditions for rot, decay and infestation.

This inability to breathe was further exacerbated by the fact that the ends of timbers had been encased in concrete and 'fakery' was employed to emulate the box framing using cement painted black as per the rest of the frame. The noggins appear to have had a lime wash but this was replaced with modern white paint.

Refer to Dwg DGC-21909-02 'Specification of Proposed Works' which includes details of repairs required.