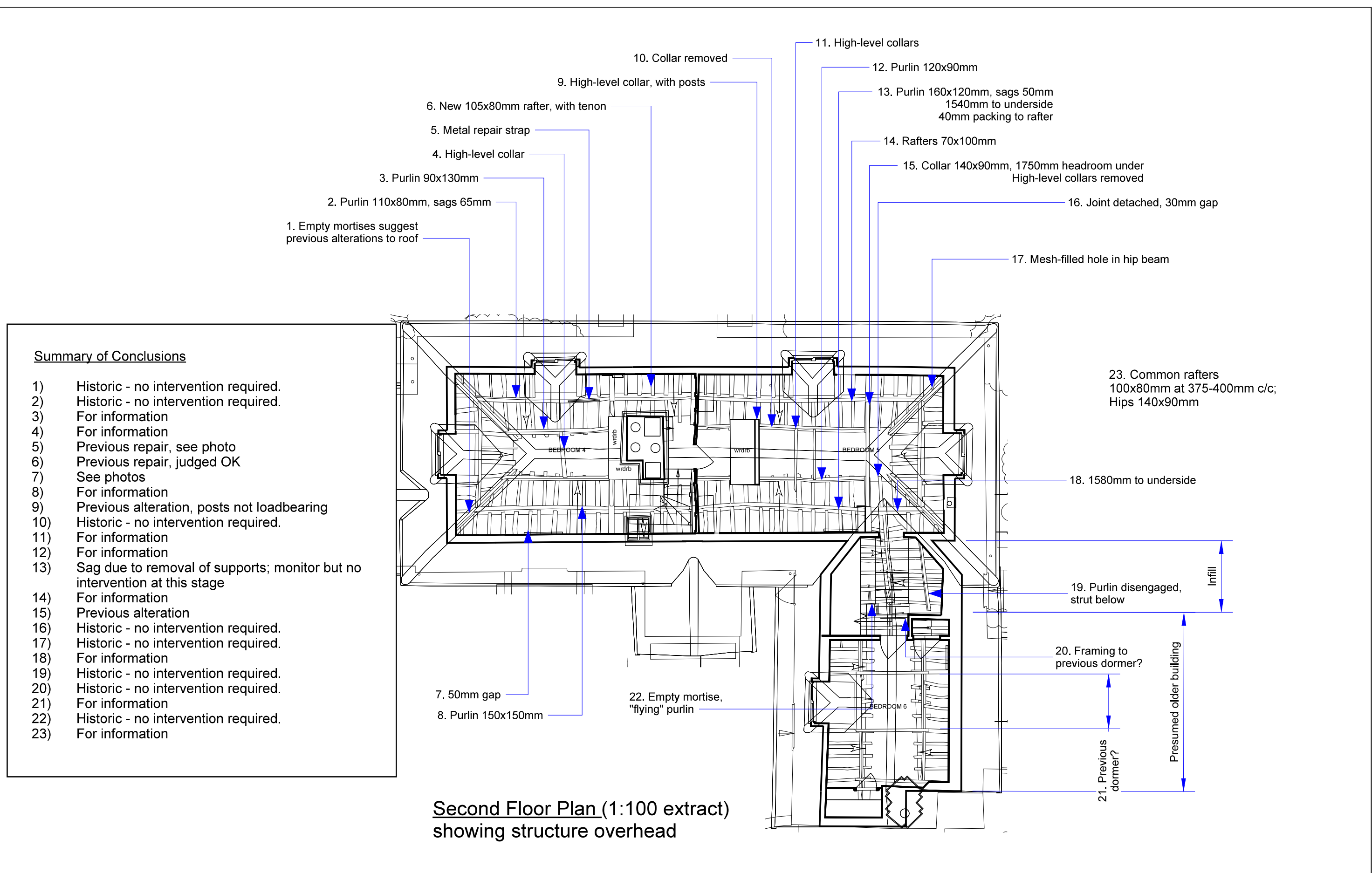






East attic bedroom, looking east



Principal rafter with tenoned purlins and collar (15)



Empty mortise on hip beam (17)



Purlins meet at hip - historic damage (17)



Empty mortise in hip beam, packed with wire mesh (17)



Looking into stairwell to SE wing (18)



Detached purlin, judged historic (16)



Collar at head height (15)



Collar at head height (15)



Collar at head height (15)



Detached tenon at end of purlin - historic damage (16)



Rear (north) purlin sags due to removal of collars and relocation above head height (13)

Note: Numbers in parentheses refer to comments on key plan for floor in questio

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Roof Inspection, June 2025: Bedroom 51-12



Sagging rafters packed out (13)



Historic sag to purlin (13)



Gap between purlin and ceiling, judged historic with no sign of recent movement (13)



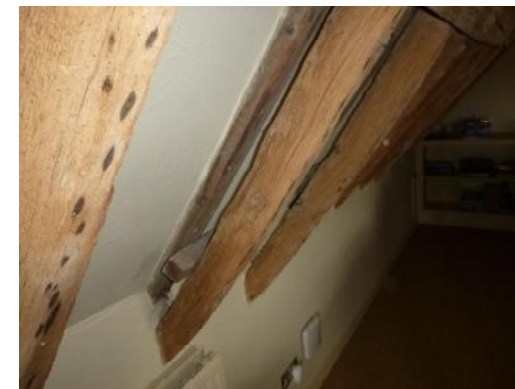
High-level collar above wardrobe, with posts introduced beneath (mainly to frame out wardrobe) (11)



Framing above wardrobe/ partition (11)



View along front (south) purlin (13)



Packing between rafters and ceiling



Witness to removal of collar (10)



Witness to removal of collar (10)



Collars repositioned at high level (11)



Collars repositioned at high level (11)



Upper purlin (12)

Note: Numbers in parentheses refer to comments on key plan for floor in questio

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Roof Inspection, June 2025: Bedroom 5



Purlin above front dormer



Hatch to front eaves



Front eaves



Front eaves



Front eaves, showing eaves wall (non-structural) supported on attic floor joists



Doorway to stairwell adjacent to chimney



Stairs down to first floor, with limed timbers



Collar at stud partition



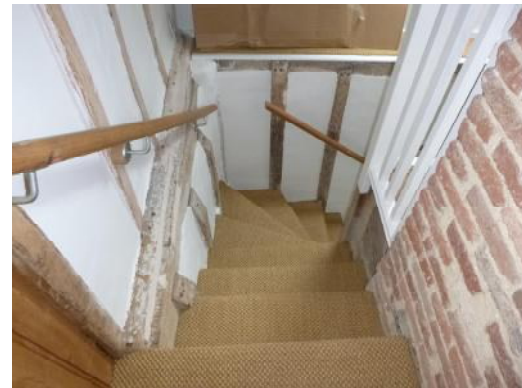
Collar at stud partition



Rafters tenoned into purlin, with wrought iron repair strap below - historic (5)



Window set above stairwell



Stairs with chimney brickwork adjacent

Note: Numbers in parentheses refer to comments on key plan for floor in questio

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Roof Inspection, June 2025: Bedroom 5 & 4



West attic bedroom



West bedroom, looking NW



Empty mortises suggest previous alterations to roof (1)



Purlins meeting at hipped corner



High-level collar (4)



Wrought iron repair strap to front purlin (5)



Front purlin with repair strap (5)



View down stairwell from bedroom



50mm gap between purlin and ceiling - no sign of recent movement (7)



Ceiling, looking towards chimney



Fracture in front purlin, repaired with strap - judged historic (5)



Empty mortises in hip beam suggest previous alterations (1)

Note: Numbers in parentheses refer to comments on key plan for floor in questio

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Roof Inspection, June 2025: Bedroom 4



Rear eaves (8)



Gap between rafters and ceiling, with packing (7)



View towards stairwell, with collar above (4)



Roof window, with some signs of condensation

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Note: Numbers in parentheses refer to comments on key plan for floor in questio

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Roof Inspection, June 2025: Bedroom 4 & Stairwell



View from main attic into link, SE wing beyond down stairs



View towards main roof, showing rafters, eaves rail and handrail to stair



East purlin to link roof, propped from south wall of main house (19)



Historic gable framing and window of SE wing left in place above stairwell (20)



Gable frame with empty mortise and detached purlin (22)



Detached purlin and sagging rafters, packed out roof profile - judged historic (22)



Head rail of house wall, showing witness of water damage - judged historic



Sagging rafters packed out to restore roof profile - judged historic



Inward sag of purlin (22)



Unsupported end of east purlin, which cantilevers towards wall of SE wing. Supported by strut from house wall (19)



Detail of strut to purlin and empty mortise from removed collar (19)

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Roof Inspection, June 2025: Link to SE Wing



View up stairwell showing former gable with window, now enclosed



View from stairs showing historic alterations



Remnants of former gable, latterly enclosed within stairwell linking buildings



SE corner of bedroom, with collars in front of chimney breast



Purlin with rafters jointed over, suggesting position of former dormer



Collar in bedroom, with blanked in dormer beyond



Collar in bedroom, with scarf joint in supported purlin



Historic distortion of purlin adjacent to collar and dormer



Stub of rail from former gable, severed when stairwell link was constructed



Stub of rail from former gable, severed when stairwell link was constructed



Cupboard between chimney breast and gable wall, above kitchen



Cupboard between chimney breast and gable wall, above kitchen

Note: Numbers in parentheses refer to comments on key plan for floor in question

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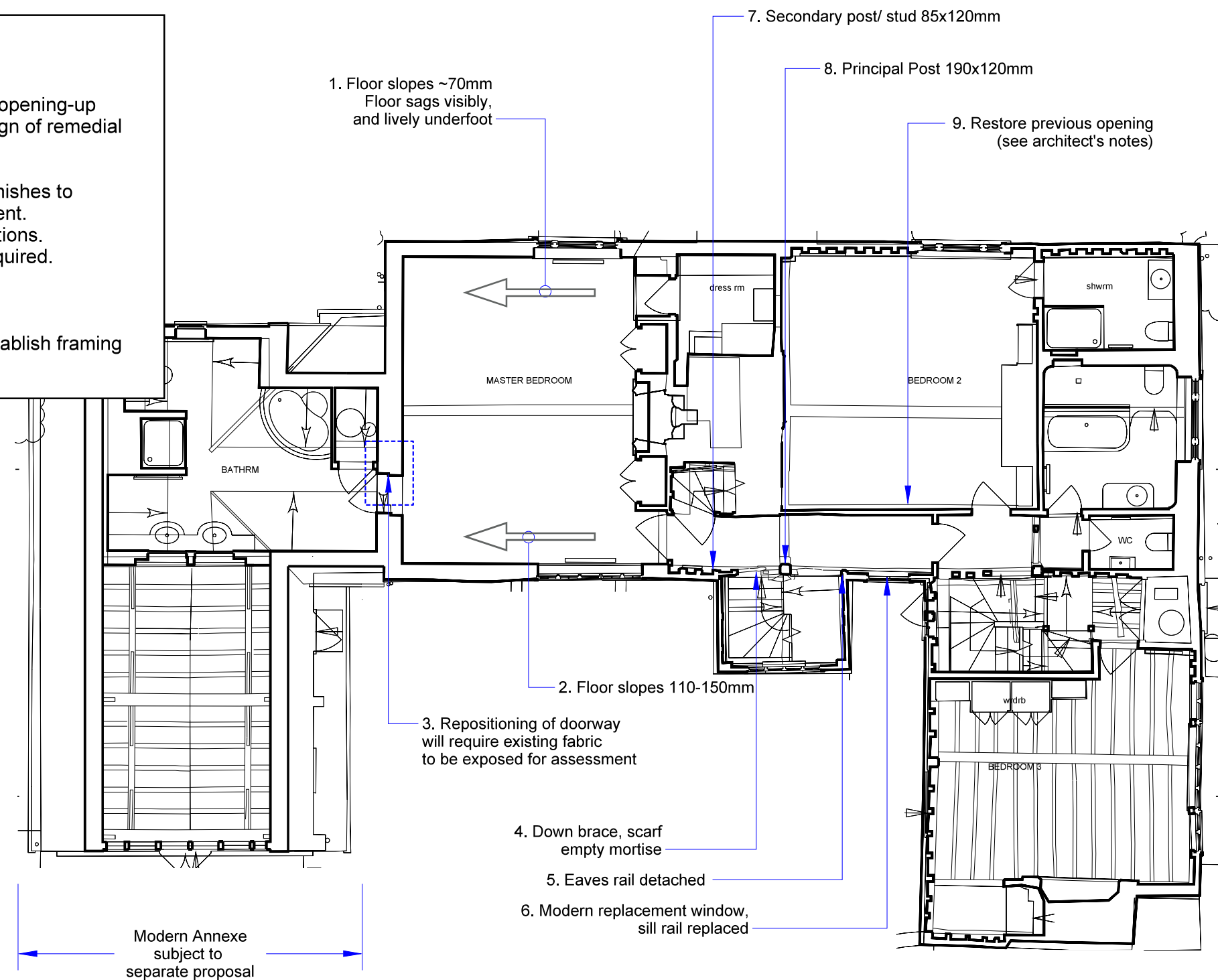
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Roof Inspection, June 2025: SE Wing

Summary of Conclusions

- 1) Proposal to level floor, will require opening-up and structural assessment for design of remedial work
- 2) As above
- 3) Will require removal of (modern) finishes to expose historic fabric for assessment.
- 4) Historic, witness to previous alterations.
- 5) Judged historic, no intervention required.
- 6) For information
- 7) For information
- 8) For information
- 9) Requires removal of finishes to establish framing of original doorway.



First Floor Plan (1:100 extract)
showing structure overhead



View along first-floor landing



Principal post (8)



Framing to stairwell (4)



Historic damage to scarf joint in head plate, plus empty mortise (4)



Eaves rail detached from post due to historic rot damage (5)



Detail of eaves rail - no intervention required (5)



Detail of eaves rail - no sign of recent movement (5)



Opposite (west) eaves rail supported at stud in landing wall



End of eaves rail visible in plastered face



Tie beam at gable of stairwell dormer



Framing of stairwell



Detail at corner of stairwell

Note: Numbers in parentheses refer to comments on key plan for floor in questio

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First Floor Inspection, June 2025: Landing



Empty mortise in headrail (4)



Framing of stairwell



Handrail fitted into empty mortise



Head of older window to west of stairwell



Side rail of stairwell tower meets landing at slightly higher level



Side rail of stairwell tower



Principal post at head of stair



Transom of older window to west of stairwell



Head of replacement window to east of stairwell



Replacement window to east of stairwell



Repaired sill of older window to west of stairwell



Repaired sill of older window to west of stairwell

Note: Numbers in parentheses refer to comments on key plan for floor in questio

**Structural Alterations at
The Old Manor,
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First Floor Inspection, June 2025: Landing Windows2



Fireplace in bedroom, with modern linings to walls



Entrance into modern extension (3)



Master bedroom with entrance to extension beyond (3)



Panelled-over fireplace in first floor bedroom



Entrance to bedroom - floor slopes away from here (2)



Repaired floor in first-floor bedroom



Spine beam over bedroom, meets wall not in line with studs. Considered OK, relying on tenon joint to head rail.



Heavy timber framing in bedroom 2

Note: Numbers in parentheses refer to comments on key plan for floor in questio

**Structural Alterations at
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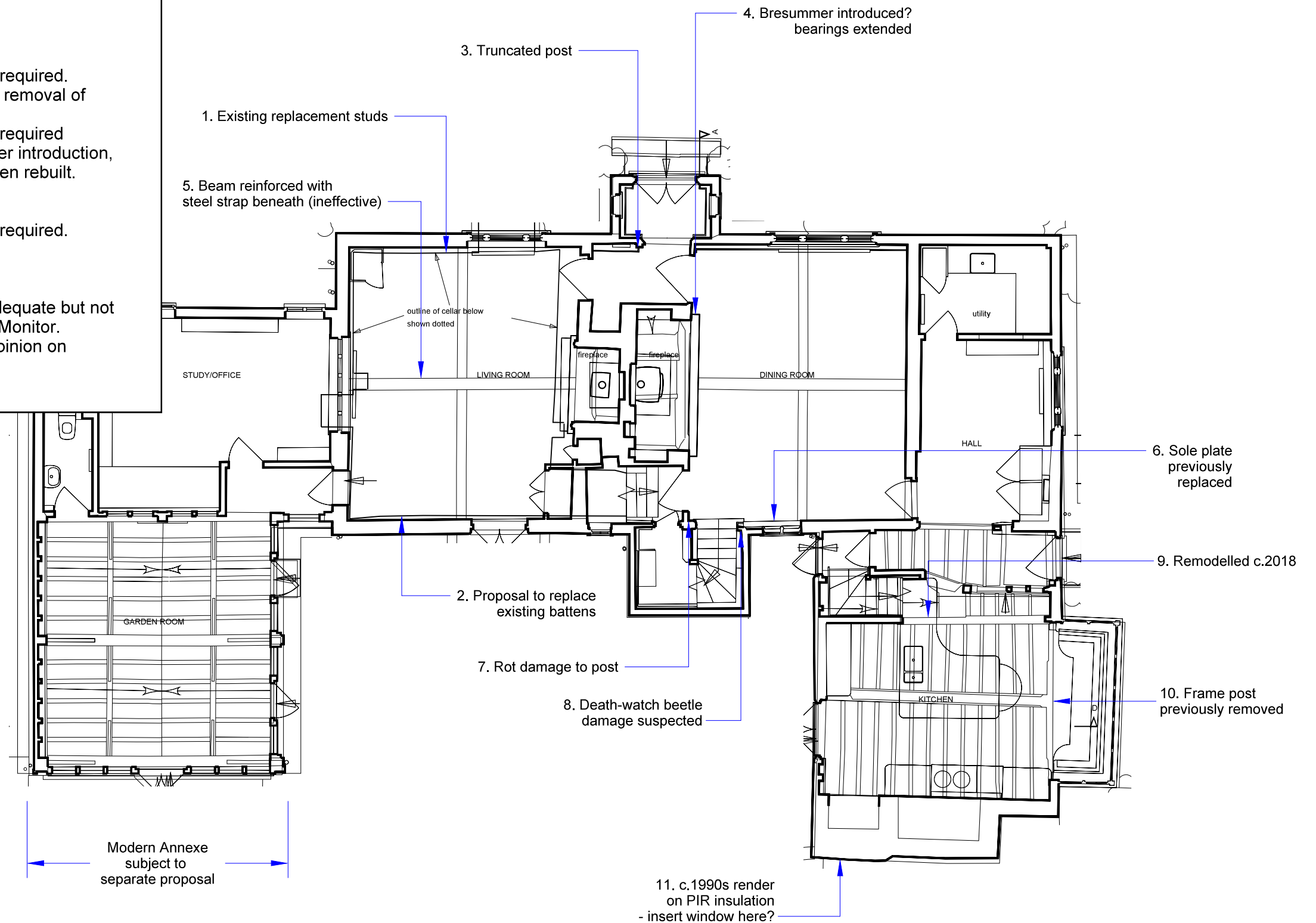
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First Floor Inspection, June 2025: Master Bedroom

Summary of Conclusions

- 1) Previous repair - no intervention required.
- 2) See architect's specification. No removal of historic fabric involved.
- 3) Judged historic - no intervention required
- 4) Suggests Bressummer was a later introduction, and/or the chimney piece has been rebuilt.
- 5) Repair is structurally ineffective. Consider improvement.
- 6) Previous repair - no intervention required.
- 7) Repair detail required.
- 8) Refer timber specialist report.
- 9) Refer SE Cambridge file 18-042
- 10) Judged historic - structurally inadequate but not suffering movement at present. Monitor.
- 11) Requires Conservation Officer opinion on removal of modern fabric.



Ground Floor Plan (1:100 extract)
showing structure overhead

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Ground Floor Inspection, June 2025: Key Plan



Beams at first floor level - no problems reported



Repair at chimney end - possible related to removal of hearth at first floor level



Repair at bearing in chimney - appears to be holding but potentially suspect. Investigation recommended



Pendant post at corner of ceiling



Arched fanlight above front door, with timber header cut out to make way



Timber header cut out at door head



Gothic head of internal doorway, possibly relocated



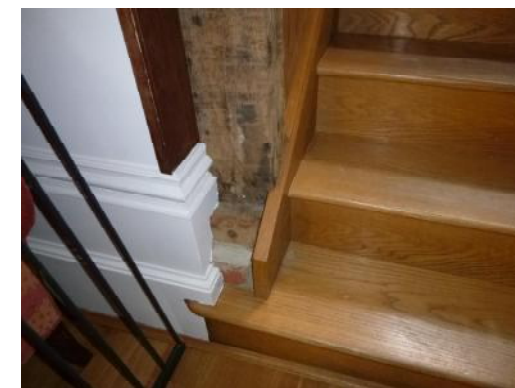
Truncated post used as jamb of internal doorway, possibly relocated



Front door



Looking towards staircase in rear wall



Death-watch beetle suspected (refer to timber preservation report) (8)



Repaired rot damage to principal post (7)

Note: Numbers in parentheses refer to comments on key plan for floor in question

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Ground Floor Inspection, June 2025: Dining Room



Left end of bressummer over dining room fireplace extended - possibly due to introduction into wider fireplace



Right end of bressummer (4)



Window boarded up



Rear window boarded up



Window in west wall, with spine beam bearing on window head



Spine beam bearing on window head is structurally illogical, but not unique



Beam at living room ceiling sags in line with sloping and sagging floor above (5)



Steel strap beneath beam is ineffective as many more screws would be needed to transmit shear forces effectively



Framing of stairwell down to cellar. (The cellar was not inspected.)



Modern softwood battens covering older fabric



Replacement wall studs covered by modern softwood battens (2)



Replacement studs with foil-faced insulation and lined with softwood battens (2)

Note: Numbers in parentheses refer to comments on key plan for floor in questio

**Structural Inspection at
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Ground Floor Inspection, June 2025: Living Room



Mortar filler to gap above window head



Modern framing to door head



Replacement sole plate (6)



Replacement Oak studs lined with softwood battens (2)



Chimney piece in dining room



View from inside fireplace, showing concrete lintel supporting withy



View from inside fireplace, showing concrete lintel supporting withy



Cupboard in corner has been relocated and is mounted on an OSB backing



Chimney faced with softwood battens, with stove in fireplace



Softwood battens concealing adze-hewn bressumer



Support post and beam in kitchen (9)



Stud-framed wall in east lobby near kitchen (9)

Note: Numbers in parentheses refer to comments on key plan for floor in questio

**Structural Alterations at
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Ground Floor Inspection, June 2025: Living Room & Fireplaces