

## Right Surveyors Thames & Cotswolds Ltd

In accordance with guidelines set out by the Royal Institution of Chartered Surveyors.

# Precis Schedule of Condition

on the property known as

## Wotton House

Horton Road, Gloucester GL1 3PT



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**Report Date: 4 February 2016**



**Property Address: - Wotton House, Horton Road, Gloucester GL1 3PT**

**Client: - Dr D Sturdy**

**Type of Survey: - Schedule of Condition**

**Date of Inspection: - 3 February 2016**

**Weather: - Cold, intermittent very heavy showers**

**Access: - interior and exterior**

**Reference: TCE SR 1641**

## Contents

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## 1. Introduction

This Schedule of Condition has been prepared by Mr Ian Dony of Right Surveyors Thames & Cotswolds Ltd.

An inspection of Wotton House, Horton Road, Gloucester GL1 3PT was undertaken on 3 February 2016 by Mr Ian Dony. Weather conditions at the time of the inspection were dry for the majority of the time with overcast skies.

The following Schedule of Condition is prepared in order to factually record the condition of Wotton House, Horton Road, Gloucester GL1 3PT externally and internally.

The Schedule of Condition documents the condition of Wotton House, Horton Road, Gloucester GL1 3PT on the date shown and prior to purchase. The property was still part occupied and furnished.

For the purposes of this report and for the ease of identification the front of the property generally faces north the paved parking area being to the North.

This schedule is to be read alongside the associated reports provided by others (Historic Building Appraisal; Planning Appraisal; Fire Risk Assessment Review; Asbestos Survey and Asbestos Management Reports; Tree Survey; Title Documents) and the appended photographs numbers 1 to 107 as appended to the schedule. In addition, roof and floor plans have been appended to aid identification.

This schedule is subject to our standard stipulations and reservations lay out and agreed before inspection within our formal terms of engagement.

## 1. Definitions

The following brief guidelines forming the basis on which the following schedule of condition is prepared.

### **Good Condition (G)**

This means that the item referred to is acceptable, although it may have suffered somewhat in usage, but has not reached a stage where any refurbishment would normally be undertaken, unless the first class standard was sought.

### **Reasonable / Fair / Satisfactory Condition (F)**

This indicates items that have deteriorated to the point where some remedial or decorative works may now be required, but normally these works would not be undertaken until sufficient dilapidation has occurred, so as to make the job economical. Similarly, it is assumed for the purpose of this description that no major consequential deterioration will occur to the item in question or associated items.

### **Poor Condition (P)**

Items referred to as poor are such condition as to warrant remedial measures being taken forthwith, in order to prevent further deterioration on the item in question or adjoining items.

### **Very Poor Condition or Extremely Poor Condition (VP)**

This refers to items that require immediate attention to prevent further and rapid deterioration occurring. It may also be used to describe deterioration of a protective nature.

## 2. General Description

Wotton House, Horton Road, Gloucester GL1 3PT. The site is currently in use as a theological college (use class C2) providing residential courses up to MA level. The site is located at the junction of Horton Road and Royal Lane occupying a site extending to circa 1.3 hectares.

Buildings on site are grade 2 listed with the main historic element comprising the original Wotton House fronting Horton Road. The original house dates from early C18. The original house was subject to extension in a number of phases including late Georgian/early Victorian, late Victorian/early Twentieth Century and more recent 1930s additions. The earlier additions extended the built form northwards towards Royal Lane with the later 1930s additions extending the building parallel with Royal Lane in a westerly direction.

This leaves the building as it is found today as an L shaped block within the north eastern sector of the site. Within the north western corner of the site there are a pair of detached buildings, these have the scale, massing and appearance of two small dwellings. The western most building doesn't appear (from a visual inspection) to have been maintained to the same standard as the other buildings within the Redcliffe college campus. These are very much of a residential scale and would provide annexe residential, teaching or annexe administration accommodation. Located between the detached pair of buildings and the main college there is a range of single storey relatively modern garages/stores. The grounds of the site are laid to neatly mown lawn with surrounding trees and hedges. There are a number of mature good quality trees within the site, most notably the large London plane located centrally within the grounds.

There are four separate access points to the site, three being located along the Horton Road frontage and a further gated access located towards the western end of the northern site boundary providing direct access to Royal Lane. Within the north western corner of the site there are a pair of detached buildings, these have the scale, massing and appearance of two small dwellings. The western most building doesn't appear (from a visual inspection) to have been maintained to the same standard as the other buildings within the Redcliffe college campus. The site is located in an area of mixed use. Residential uses persist primarily to the north of the site, with the Gloucester Royal Hospital adjoining the site to the south and west.

The complete site has a boundary brick built brick wall of varying heights between one and two metres above nominal ground level.

The complete site lies within the London Road conservation area.

The property is Grade II listed meaning that listed building consent will be required for work externally and internally to the property (all buildings within the curtilage). It appears the property is listed primarily for the original Regency residence. The subsequent additions predate 1948 and would be considered as listed curtilage structures. It is considered alterations to the original Regency residence would be required to be very sympathetic and would be heavily restricted. The newer elements may be considered to have lesser significance and it is expected that sympathetic alterations and development would be considered however it is suggested that pre-application enquiries are made prior to embarking on any proposals for change.

### 3. Limitations of Inspection

Wotton House, Horton Road, Gloucester GL1 3PT is a former theological college with boarding accommodation. The property was occupied by Redcliffe Theological College and that college is still in occupation as the migration to new premises in Gloucester progresses.

The property comprises of a substantial Grade II listed three storey property dating from the early 18th Century. It is constructed in brick with stone detailing under a hipped slate roof with gabled dormers. The property has been modified and extended over the years to include an early 20th Century (1930s) extension projecting to the north and west of the original house creating an 'L shaped' block. To the west of the main building, Wotton House, and fronting Royal Lane are two further detached properties which comprise of one 3 bedroom cottage and a further cottage requiring complete renovation. Also located between the pair of residential dwellings and the main college building, are a range of single storey garages/stores. The buildings are set within substantial landscaped gardens to the rear and hard surfaced car parking providing circa 30 spaces fronting Horton Road.

The property was part occupied at the time of inspection and therefore stored items etc. obscured some areas of the property from inspection. In addition we were unable to gain access into roof voids other than for a partial inspection of the roof structure where access was available. External inspection was limited to views from ground level with binoculars/telephoto lens camera and where access was available such as fire escape ladders.

As instructed we have only carried out a limited inspection of the building and have not inspected foundations or miscellaneous outbuildings, in addition we have not inspected any parts of the property which are covered, unexposed or inaccessible and are therefore unable to confirm precisely the condition of such areas.

The inspection was a limited survey to inspect for salient defects.

The client is respectfully reminded that all development both externally and internally to the property and all buildings within the curtilage, including boundary walls and fences is subject to listed building consent

## Pertinent Points – Building External

Item	Location / Element	Description	Condition	Condition Category	Photograph No
Chimneys	1771 Wing - Main Reception / Admin	Red face brick chimney in reasonable condition. Repointing will be required in circa 5 years. The roof appears in generally good order. Access for repairs is a consideration.	Fair	F	1 to 10
	1931 Wing	Red face-brick chimneys in reasonable condition. Repointing will be required in circa 5 years. A number of the chimneys have been repaired with new brickwork to upper courses.  The chimney to the lecture hall corridor is in poor condition and it is recommended allowance is made for repointing in circa 1 to 3 years.	Fair  Poor	F  P	1 to 10  1
Roof Areas	1771 Wing - Main Reception / Admin	Slate covered pitched roof fair condition. A small number of dislodged slates. Minor repairs required	Fair	F	11 to 13
	1931 Wing Lecture Hall	Slate covered pitched roof fair to good condition. Minor repairs required	Fair	F	11 to 13
	1931 Wing Corridor / Lecture Hall corridor	Flat roof asphalt in fair condition. There is evidence of water ingress to the north (front) of the corridor ceiling and walls. Water ingress appears to be from the abutment of the roof cover and the brick built parapet. Further investigation (during wet conditions) and remedial work is suggested.  There was a lantern light which appeared in	Poor	p	19 to 28



		reasonable condition.			
	1931 Wing Dining Hall	Slate covered pitched roof fair to good condition. Minor repairs required	Fair	F	11 to 13
	1931 Wing ground floor corridor adjacent to kitchen and stores	Flat roof asphalt with solar reflective coating fair to good condition. Attend to coating circa five years. This roof may be accessed via the spiral fire escape steps	Fair	F	11 to 13
	1931 Wing roof to accommodation above kitchen	Flat roof specialist single ply roof membrane (Alwitra) in good condition.  <b>It is suggested access to this roof is restricted and a ladder board secure to the ladder.</b>	Good	G	14 to 15
	1931 Wing roof to accommodation	Slate covered pitched roof fair condition. A small number of dislodged slates. Minor repairs required. The roof appears in generally good order. Access for repairs is a consideration.	Fair	F	11 to 18
Elevations	1771 Wing - Main Reception / Admin and 1931 Wing	Face brick all in fair condition. There are areas of repointing required however generally the elevations are well maintained.  The parapet to the Lecture room corridor is in poor condition and will require remedial repair in circa 1 year.	Fair  Poor	F  P	6 to 10

Rainwater pipes and gutters Main walls – external elevations	1771 Wing - Main Reception / Admin	There is what appears to be an original hopper dated 1707 and downpipe to the wing. Gutters are generally in fair condition. There is evidence of water damage adjacent to downpipes to the rear elevation. It is suggested allowance is made for overhaul of the gutters and downpipes to this area.	Fair	F	35 to 39
	1931 Wing	Gutters and downpipes to the 1931 wing generally appeared in fair condition. It is suggested allowance is made for minor repairs	Fair	F	
Windows	1771 Wing - Main Reception / Admin	Windows are timber framed single glazed sashes and casements. Generally in fair condition for the age and exposure of the building. Redecoration will be required in circa 1 to 3 years. It is suggested windows are overhauled during this time.	Fair	F	44 to 48
	1931 Wing	Windows are timber framed single glazed sashes and casements. Generally in fair condition for the age and exposure of the building. Redecoration will be required in circa 1 to 3 years. It is suggested windows are overhauled during this time. It is suggested redecoration is phased.  It was noted there was evident timber decay to a number of cills and sash window jambs and allowance will be required to address this	Fair  Fair	F  F	40 to 43  42
External doors	1771 Wing - Main Reception / Admin	Main entrance door is timber panelled in good condition for the age and exposure of the building. Redecoration will be required in circa 1 to 3 years.	Fair	F	

	1931 Wing	Doors are solid timber, timber flush plywood and timber and part single glazed; generally in fair condition for the age and exposure of the building. Redecoration will be required in circa 1 to 3 years. It was noted the timber door to the control room to the rear of the lecture room required repair/replacement. (Door not shown on plan)	Fair	F	49
Other joinery and finishes	Generally	Joinery (eaves, soffits etc) generally in fair condition. Redecoration will be required in 1 to 3 years.	Fair	F	10

Pertinent Points - Internal					
Item	Location / Element	Description	Condition	Condition Category	Photograph No
Roof structure	1771 Wing - Main Reception / Admin	Roof timbers part visible in upper attic rooms. Roof timbers appeared in generally good to fair condition and in a form expected for a property of this age.	Fair	F	63
	1931 Wing	It was not possible to access roof voids	NI	NI	
Ceilings	1771 Wing - Main Reception / Admin and 1931 Wing	Ceilings expected to be decorated plasterboard and decorated lath and plaster to older areas and suspended ceilings to refurbished areas. The ceilings were generally in good to fair condition. There was evidence of minor cracking however there was no evidence of major movement or deflection to ceilings	Fair	F	66 to 70
		The ceiling to the Lecture Hall corridor was in poor condition due to water ingress. Remedial repair will be required when there is confirmation the defect allowing water ingress is remedied.	Poor	P	75
Walls and partitions	1771 Wing - Main Reception / Admin and 1931 Wing	Walls generally decorated plaster in good to fair condition. There was cracking to the wall stairs from the attic rooms. The cracking appeared historic and not a major cause for concern. All rooms appeared clean and well maintained.	Fair	F	64 to 65

		The walls to the Lecture Hall corridor were in poor condition due to water ingress. Remedial repair will be required when there is confirmation the defect allowing water ingress is remedied.	Poor	P	80 to 82
Floors	1771 Wing - Main Reception / Admin and 1931 Wing	Floors generally in good condition. The main entrance floor has original ornamental black and white stone flags in worn condition as expected for a building of this period. The floor was uneven in areas however it was not unsafe. Carpeted floors are in fair to good condition. Vinyl covered floors in fair to good condition. There is timber block flooring to the lecture room area. This floor was in fair to good condition.	Fair	F	64 to 65 82 51
Built-in fittings (not including appliances)	1771 Wing - Main Reception / Admin and 1931 Wing	Built in fittings appeared in fair to good condition with no obvious defect.	Fair	F	52
Woodwork (for example, staircase and joinery)	1771 Wing - Main Reception / Admin and 1931 Wing	Woodwork was generally in fair to good condition. The stairs to the 1771 wing were an ornate feature in good condition.  The side stairs to the attic offices may be considered a risk due to the lack of barrier from adjacent room to the top of the stair.	Fair	F	52  61
Sanitary fittings	1771 Wing - Main Reception / Admin and 1931 Wing	Sanitary fittings were in fair to good condition. It was evident there had been a refurbishment	Fair	F	71 to 74

		programme. There were no obvious defects or evidence of leak.			
Cellar 1	1771 Wing - Main Reception	Cellar in fair to poor condition and neglected in areas however there was no evidence of major defect. It was noted there appeared to be evidence of insect attack (woodworm) to timbers of the floor above. This should be inspected and verified by a timber preservation specialist. There was a duct with pipework. The duct was signed as containing asbestos. There was what appeared to be a neglected room assigned as use as a chapel. Generally the cellar area was in poor to fair condition.	Fair to poor	F/P	83 to 94
Cellar 2	1931 Wing	Cellar in fair condition. Evidence of ground water and remedial measures of gully and sump as expected for a building of this age and design. The cellar was reasonably dry and used as a book store. The dumb waiter which appeared decommissioned. Generally the cellar area was in fair condition.	Fair	F	95 to 99

## Pertinent Points – Services

Item	Location / Element	Description	Condition	Condition Category	Photograph No
Electricity	Not inspected	It is recommended electrical test certificates are obtained. Visually the installation appeared in reasonable condition.	NI	NI	
Gas	Not inspected	It is recommended Gas Safe certification and all service records are obtained. Visually the installation appeared in reasonable condition.	NI	NI	
Water (hot and cold)	Not inspected	Visually the installation appeared in reasonable condition with no obvious defect or leak.	NI	NI	
Heating	Not inspected	Visually the installation appeared in reasonable condition.	NI	NI	
Drainage	Not inspected	Visually the installation appeared in reasonable condition. There was no evidence of blockage. Toilets tested flushed efficiently.  It is recommended gullies are cleared on a regular basis.	NI	NI	
Alarms	Not inspected	It is recommended test and service certificates are obtained. Visually the installation appeared in reasonable condition.	NI	NI	

Disability and mobility impaired access	Not inspected	The DDA access statement should be obtained and verified. There are a number of ramps to the building which may not be fully compliant. There was no lift to upper floors. There were no disabled toilet facilities.	NI	NI	
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Pertinent Points – Grounds					
Item	Location / Element	Description	Condition	Condition Category	Photograph No
Grounds	Generally	<p>The grounds generally appeared in reasonable condition. Hard surfaces are generally well maintained and even. The vehicle parking area and vehicle access from Horton Road was tarmac. Remedial repair will be required in circa 1 to 5 years. It is recommended the area is inspected regularly to reduce risk of trip and fall.</p> <p>Grassed areas and areas of planting appeared well maintained.</p>	Fair	F	100 to 105
Out-buildings	Houses	<p>There are two residential scale detached buildings which form two houses. The buildings appeared neglected and in need of renovation. There is opportunity to utilise the buildings as administration or accommodation. It is suggested that further investigation as to their retention and refurbishment or replacement is considered. Sheds and utility buildings appeared in reasonable condition although possibly not in keeping with the portfolio.</p>	Poor to Fair	P / F	106 to 107

Appendix

Images - Main School

External

Main School



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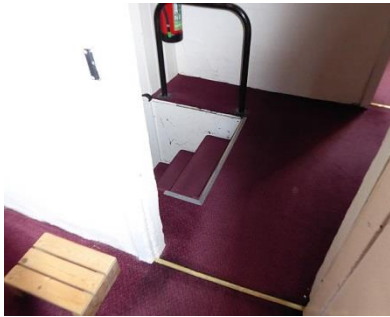


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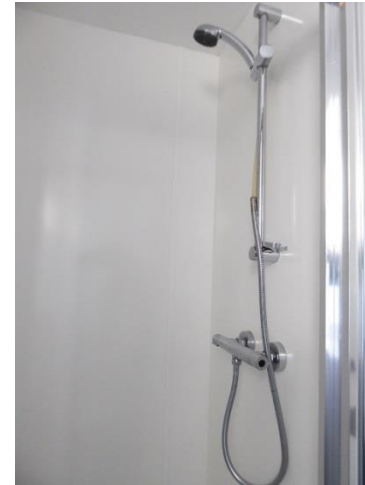
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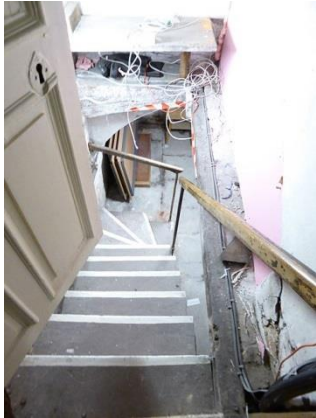


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Cellar - front



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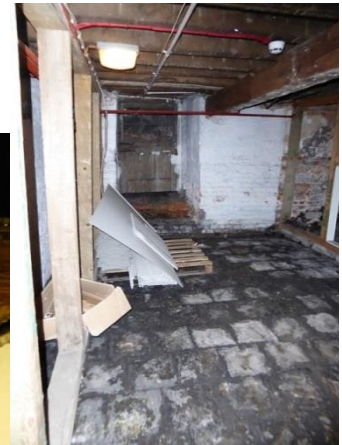
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Cellar - rear



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Images - Grounds and Outhouses



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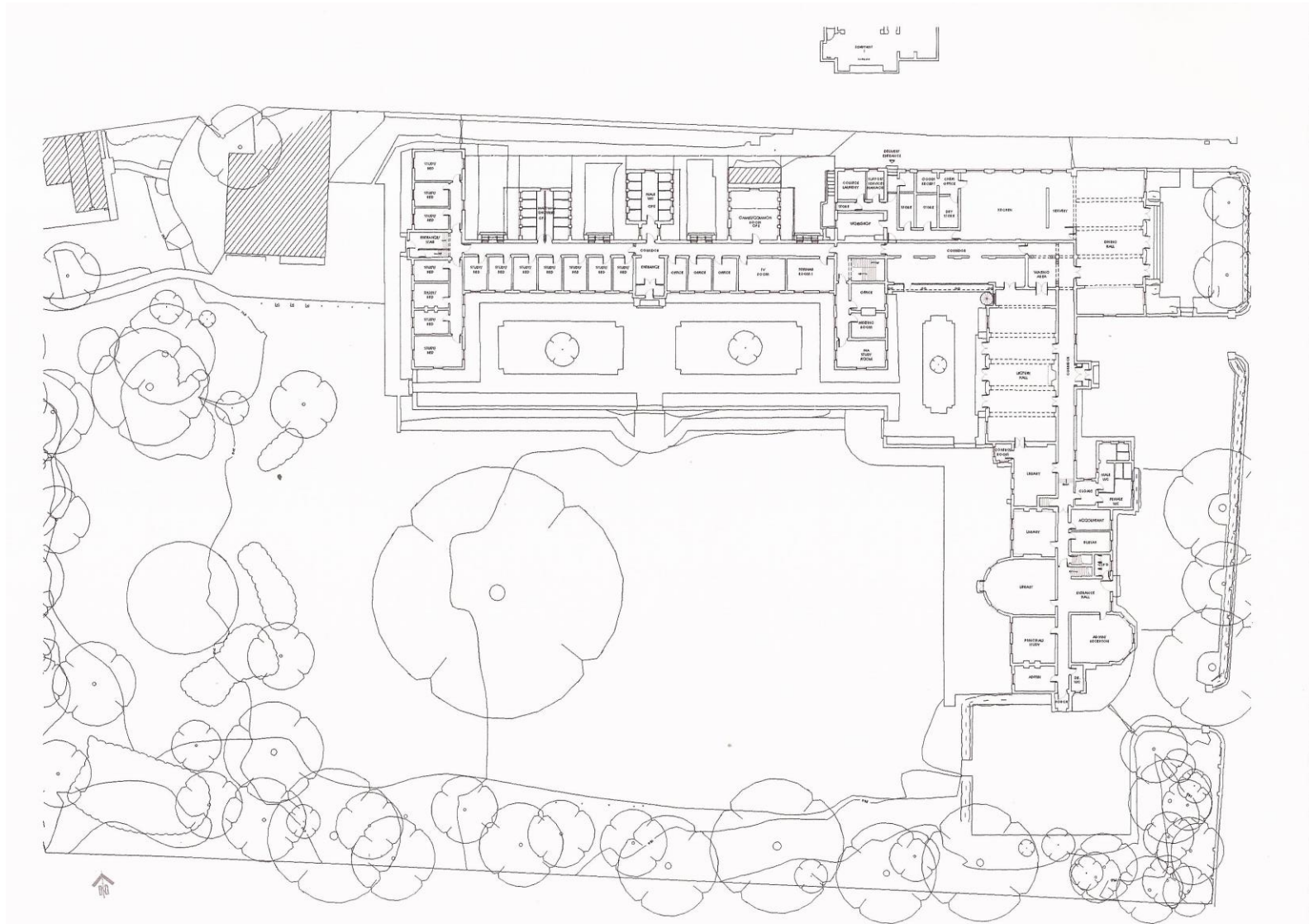
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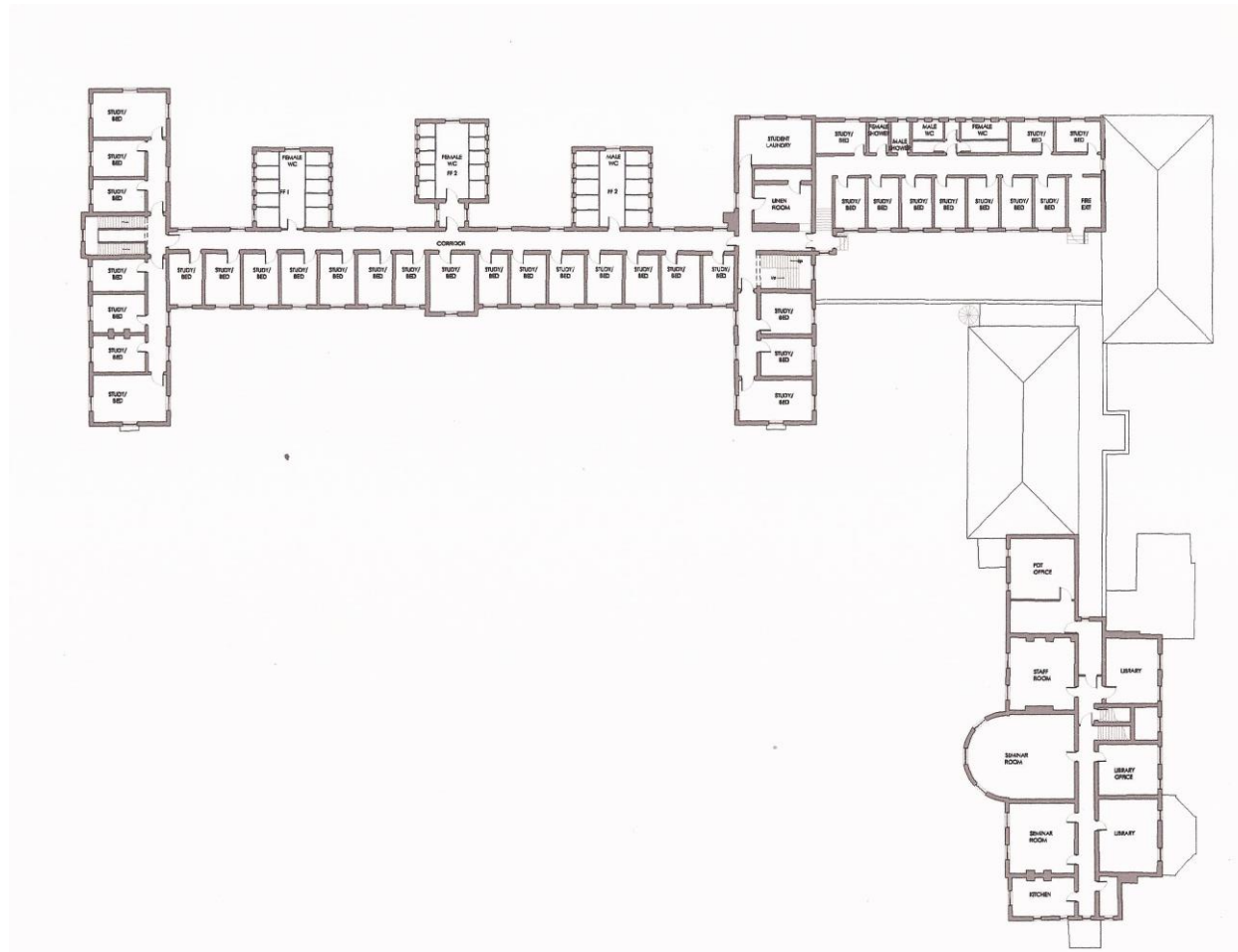
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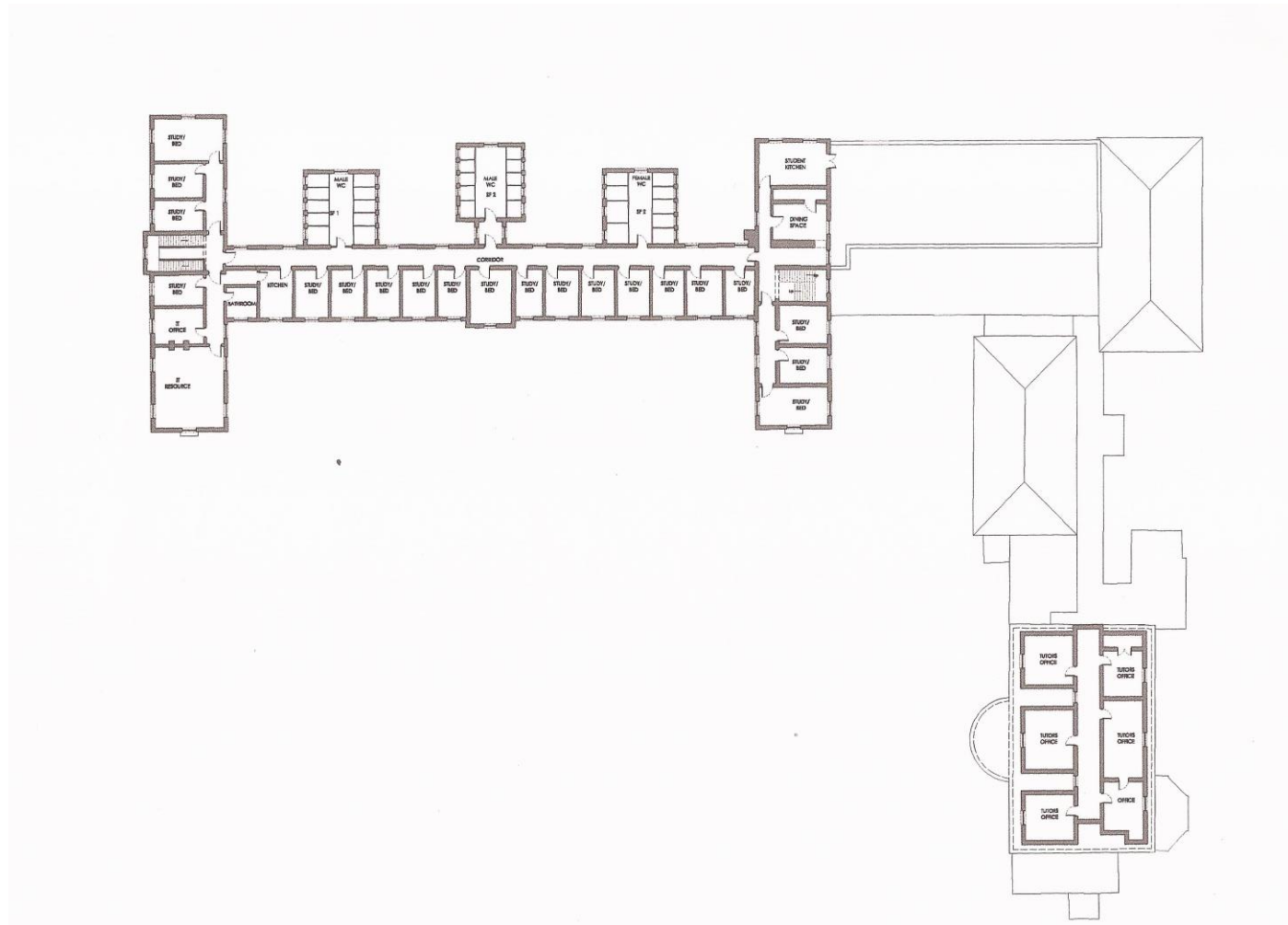


Wotton House, Horton Road, Gloucester GL1 3PT

*Professional, Local and Independent*







### Site Plan



I hereby certify that the preceding Schedule and photographs form a true record of the premises at 3 February 2016.

Signed by Inspecting Surveyor,



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Inspection Date: **3 February 2016**

Report Date: **11 February 2016**