

THE FOLLY, SETTLE

CONDITION SURVEY



Photo 1 – east elevation

August 2021

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IDC Valley Drive • Ilkley • West Yorkshire • LS29 8AL

The Folly, Settle – Condition Survey Notes

Inspection undertaken on Thursday 3rd June 2021 by Sheila Overton. The weather was overcast and dry. The previous inspection was undertaken by Sheila & Mike Overton on 11th October 2016.

Listing Notice

The Folly is Grade I listed, listing notice is as follows:

SETTLE VICTORIA STREET SD 8263 (east side) 11/26 The Folly 20.2.58 GV I

Hall, now house and shop. 1670s by Richard Preston. Coursed rubble, stone dressings. Stone slate roof. Lobby-entry plan. 3 storeys, recessed centre and 2 projecting gabled wings. The principal entrance to left of centre has an ornate surround: stepped bases support 2 unusual columns; with panelled flutes, which narrow near their necks, before swelling again; they have moulded capitals and finials. A massive lintel is decorated with traditional C17 Craven decoration which incorporates a Gothic motif, it is capped by a finial. c.1980 door. To the right is a 9-light double chamfered mullioned and transomed window with bead mouldings, king mullion and round-heads, the right hand light is now blocked. A single light continues this window into the right hand wing which is similar, but with 11 lights and ovolo mullions and transoms, this window continues into the right hand return. The left hand wing has a similar window, but with 9 lights, which is also continued into the right hand return of the bay. To its left is an entrance with a similar lintel to that of the principal entrance but less elaborate, the door is c.1980. A continuous drip mould rises over the principal entrance. The remaining windows have flat heads. The central bay has 6-light double-chamfered mullioned and transomed windows on the first and second floors with 3 blocked single lights between the floors. A 3-light double-chamfered window on the first floor of both wings has ovolo mullions and a transom which rises to form an arch over the central lower light, which supports a single mullion above. Both windows are flanked by 2-light double-chamfered mullioned and transomed windows which continue into the left and right hand returns of both bays. On the second floor of each wing are two 2-light double-chamfered mullioned and transomed windows with hoodmoulds. The left and right gables have a blocked 2-light and 3-light double-chamfered mullioned window respectively. The corners of the wings are defined by chamfered quoins, except where the ground and first floor windows return. Gable end projecting chimney stack. Interior: panelled hall contains inglenook fireplace on north wall with moulded surround, basket arched head and 21 joggled voussoirs. Lobby entry to left of fireplace has chamfered surround and basket arched lintel; plank door. Similar entrance to right of fireplace but with round-headed lintel. Oak dog-leg staircase in hall has closed string and barley sugar balusters. Room to north on ground floor is reputed to contain an inglenook fireplace with moulded surround and basket arched head of 21 voussoirs.

General Description

The Folly is owned by the North Craven Building Preservation Trust and is the only Grade I listed building in Settle. The central bay, tower and south wing are used to house a local Museum. The north wing houses the museum coffee shop at ground floor with storage and office accommodation to the upper floors.

Executive Summary

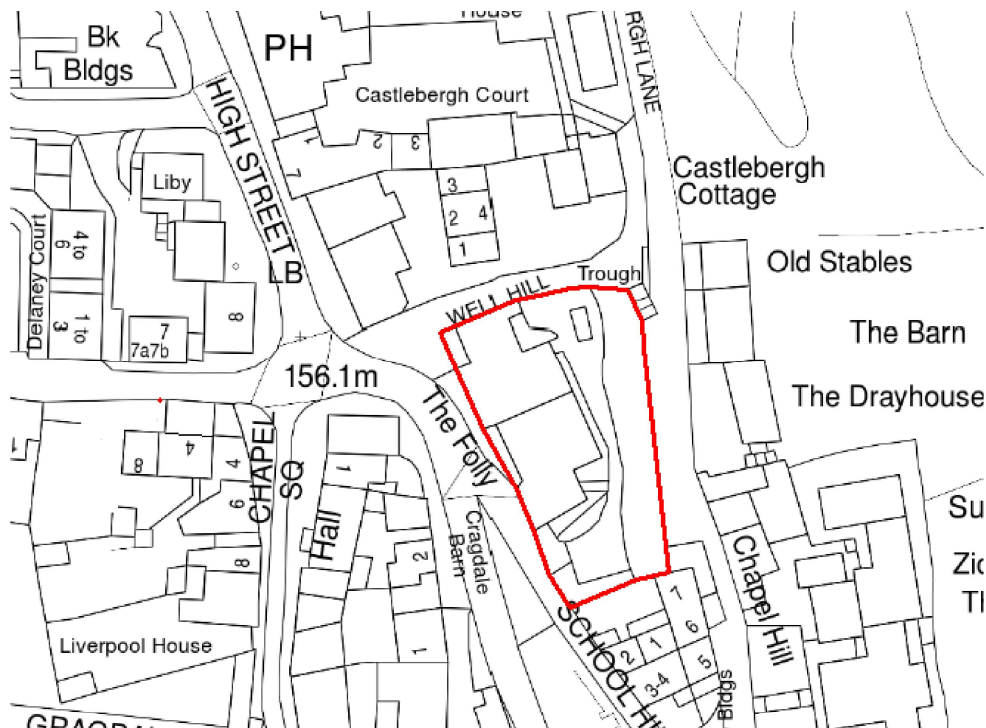
In general, the building is in good condition and has been well maintained. Since the previous inspection the following items of work have been undertaken:

- Converting ground floor of north range to a coffee shop.
- Installing new external doors to rear.
- Installing new WC's for visitor use.
- Making good ceiling in storeroom under main stair.
- Creating office spaces at second floor level in previously under-used rooms.
- Installing new metal bridge at first floor level from rear staircase.
- Roof repairs to north range.
- Re-slating north garage roof.
- Repairs to rear lower roofs, including new rainwater goods to roof over small gallery R108.
- Bat slates installed to main roof.
- Repointing of front elevation and redecoration of rainwater goods.
- Repointing chimneys.
- Leaded window repairs to front elevation.
- Converting north garage to a catering kitchen.
- Widening internal opening to provide wheelchair access throughout ground floor.
- Installing handrails and new steps to entrance to north range.

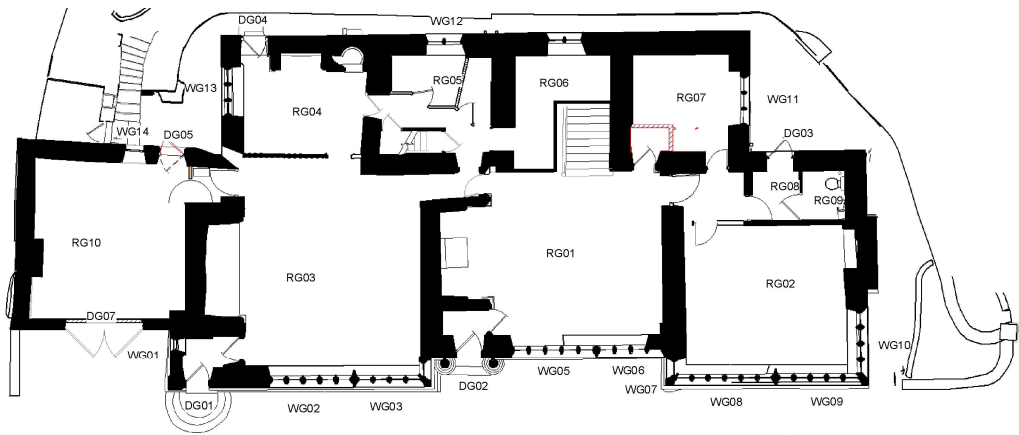
The urgent items of work are listed in the report and include the following items:

- Repairs to tower arch and central truss over second floor main gallery R201
- Temporary repairs to roofing felt or re-slating main roof
- Re-pointing remaining elevations in hot lime mortar to match front elevation

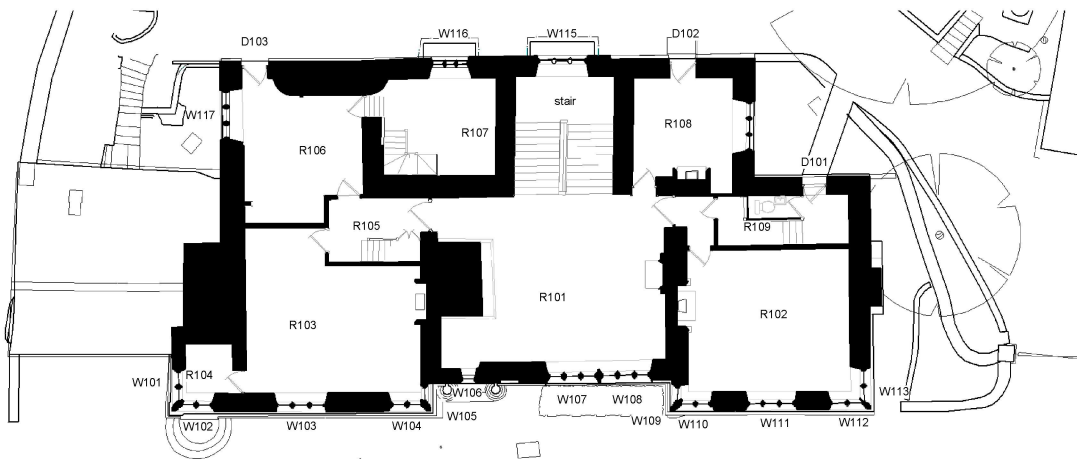
Location Plan



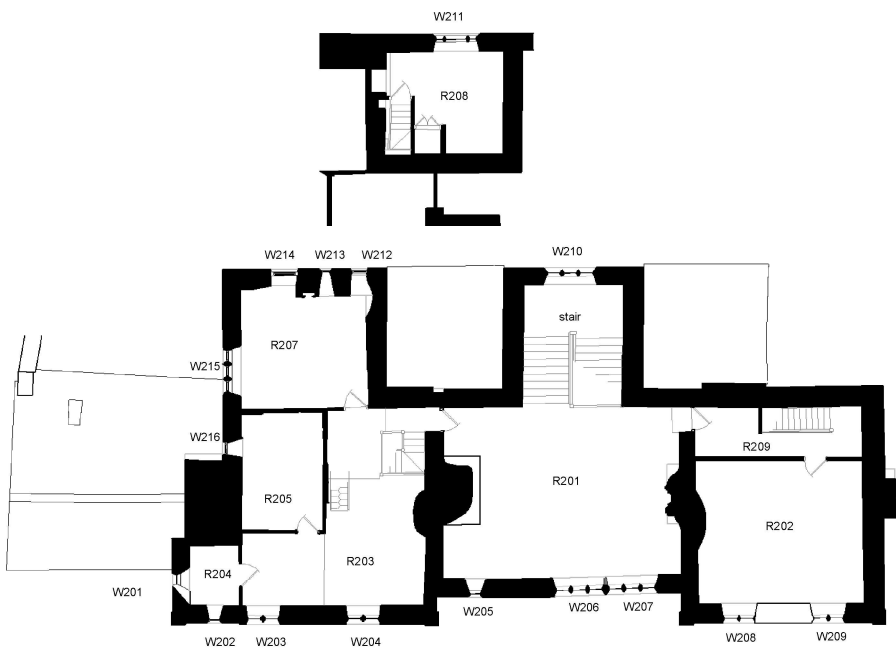
Floor Plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

General Photographs



photo 2 – north elevation



photo 3 – west elevation



photo 4 – south elevation

THE REPORT

Notes on Repair Works

This report is not a specification and should not be used for obtaining any estimates for the works required. The architect is willing to advise the client on implementing the recommendations of this report and, if requested, will prepare a specification, obtain tenders and oversee the repairs.

Priorities are described as A (urgent), B (essential within a year), C (essential within two years), D (essential within the quinquennium), E (desirable) or M (maintenance items).

1.00 ROOF SPACES

1.00 ROOFS

- 1.01 **General Description** - The roofs are slated in Yorkstone slates laid in diminishing courses and have been re-laid within the past 30-50 years on a reinforced roofing felt. Roofing slates run through walls to provide DPC to copings. The roof slates appear to be in good condition. The north garage roof and the two lower lean-to roofs to the rear elevation have been recently re-slatted with new roofing felt.
- 1.02 There is a dip in the west side of the main roof close to the eaves (photo 5). This area has recently been repaired and is currently watertight. However, the dip cannot be made good until the entire roof is re-slatted as the dip is probably due to defects in the rafters which may require replacement. This area of roof will allow ponding which makes it vulnerable to potential water ingress. **C**



photo 5 – dip in roof over east wall in R201

- 1.03 There is internal damp to the wall below the outlet from the valley gutter to the southeast corner of the rear staircase (photo 6). This valley and gutter should be inspected, possibly via a drone survey, to see if there are any defects in this area that need to be attended to. **A**



photo 6 – rainwater outlet from valley gutter over SW corner of rear staircase

- 1.04 At the time of inspection access was available only to the roof spaces over rooms R202 and R207. The original roof structure has been retained with some new purlins and ridge boards but with new rafters throughout. There is debris between the ceiling joists which is mainly uninsulated. All ceilings should be cleared of debris and insulated when funds are available (photo 7).

E



photo 7 – roof space over gallery R202

- 1.05 Both these roof spaces had visible holes in the roofing felt (photos 7, 8 & 9). There is loose felt in the southeast corner over room R202 which corresponds with a damp wall below. It is recommended that all the roofing felt is checked by a competent roofer and temporary internal repairs are made to prevent water ingress. These felt repairs are a temporary solution if funds are unavailable for re-slating within next two years. Ideally the main roof should be re-slating within the next two years with a new roofing felt. Due to presence of bats, a bat friendly felt should be used.

A

C



photo 8 - roof over R202



photo 9 – roof over R207

- 1.06 The tower roof had a pyramidal roof structure (photo 10). All structural timbers and rafters are modern and would have been installed within the last 50 years. There is no roofing felt. Close inspection was not possible but appears sound.



photo 10 – tower roof structure

2.00 RAINWATER GOODS

- 2.01 None of the rainwater goods are original. The gutters and downpipes are cast iron. The rainwater goods to the front elevation have been recently overhauled and repainted in grey. The rainwater goods to the rest of the building are painted cream and are all showing signs of corrosion (photos 11 & 12). It is recommended that the rainwater goods to the south, west and north elevations are all de-rusted and re-painted in grey to match the front elevation. Ideally this would be done at same time as re-slating.

D



photo 11 – corroded rwp & hopper west elevation

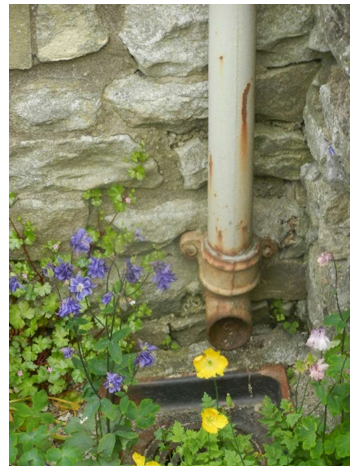


photo 12 – corroded rwp south elevation

- 2.02 The internal wall in the southeast corner of Room R202 is damp. The gutter to the south elevation should be monitored to see if it overflows in heavy rainfall (photo 13). **M**



photo 13 – gutter to south elevation to be monitored for overflowing

- 2.03 The internal walls to the southwest corner of the rear staircase are damp. The gutter and outlet to the hopper should be monitored to see if it overflows in heavy rainfall (photo 6). **M**

- 2.04 The gutter to the south elevation of the tower has open joint (photo 14). This gutter will need to be made good within a year. **B**



photo 14 – open gutter joint to tower

3.00 WALLS

- 3.01 **East Elevation** - Walls are random coursed sandstone with gritstone quoins and string courses. The elevation has three bays, the NE bay houses the coffee shop, storage & offices; the other two bays accommodate the museum with the main entrance in the central bay. This elevation has recently been repointed in hot lime mortar and appears to be in very good condition. The repointing has been continued round the southeast and northeast corners.

- 3.02 The stone mullion between windows W206 & W207 shows signs of erosion (photo 15). This needs to be monitored and may require specialist repair. **M**



photo 15 – stone erosion to mullion

- 3.03 **North Elevation** – The walls are random sandstone which has been covered with a cementitious mortar. There is a substantial central chimney breast and a single storey extension (photo 3). Stone erosion is evident in the exposed stonework (photo 16). The north-eastern corner of this elevation has been repointed in hot lime and the difference is striking.



Photo 16 – stone erosion north elevation

- 3.04 **West Elevation** - The rear elevation is composed of several separate elements in an informal arrangement including a 4-storey tower (photo 3). The ground rises significantly to the back of the building with entrances at first floor level. The walls are random coursed sandstone with gritstone quoins. The windows and doors do not have stone surrounds. The stonework has cementitious pointing.
- 3.05 Walling under copings to both gables would benefit from re-pointing as there are numerous open joints. **C**
- 3.06 The section of wall below the northeast coping appears damp and should be monitored. If it deteriorates the copings may need to be lifted and re-bedded on a lead DPC. **M**
- 3.07 Vegetation is growing on plinth to northeast gable. Remove vegetation regularly as a maintenance item and re-point top two courses within 5 years. **M**
- 3.08 The internal west wall of the rear staircase is very damp. This appears to be caused by water ingress from the roof exacerbated by the non-breathable cementitious pointing. The external walls to the staircase should be re-pointed in hot lime mortar to enable this wall to dry out. **C**
- 3.09 **Tower** – The four stage tower walls are random coursed sandstone with gritstone quoins and cementitious pointing.
- 3.10 There is some cracking to the mortar joints to the quoin stones and windows surrounds, especially in the top stage of the tower (photos 17, 18 & 19). These should be repointed in hot lime mortar. **C**



photo 17 – Location of open joints & crack in mortar in south elevation of tower



photo 18 – open joints

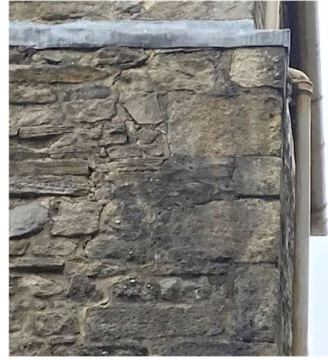


photo 19 – crack in mortar joints

- 3.11 Window W115 has some stone erosion to the north jamb and has a cracked slate to the window head (photo 20). These are not of immediate concern but should be attended to when the elevation is repointed.

E



photo 20 – Window head W115

- 3.12 **South Elevation** – There are two south elevations, the gable wall to the main building (photo 21) and the side elevation to the lean-to section housing the kitchen and room R108. The south eastern corner of the gable elevation has been partially repointed in hot lime.
- 3.13 Vegetation growing on the steps in the chimney stack needs to be removed regularly as part of the annual maintenance.
- 3.14 There are open joints under window WG10 which need to be repointed in hot lime mortar (photo 21).

M

C



photo 21 –
open joints
under WG10

- 3.15 **Re-pointing** – The front elevation has been recently repointed in hot lime which is returned around the corners of the northeast and southeast gables providing a striking contrast in the appearance of the stonework to these elevations. The hot lime mortar to the south wall should help this section of the internal damp wall to dry out. Given the significance of the Folly we would recommend full scale repointing in hot lime mortar to south, east, tower and north elevations rather than piecemeal repointing. It is beneficial for repointing to take place at the same time as re-slating and tower arch repairs as this minimises disruption to the running of the museum and ensures that the collections are not at risk.

C

4.00 WINDOWS & DOORS

- 4.01 The leaded windows to the front elevation have recently had extensive repairs and are all now in good condition.
- 4.02 The timber windows to the north, south and west elevations are all in reasonable condition and require re-painting within the quinquennium.
- 4.03 All external doors appear to be in good condition and have been recently painted.
- 4.04 The leaded windows to the rear elevations appear to be in reasonable condition.

D

5.00 EXTERNAL AREAS

- 5.01 There is an enclosed garden to the rear of the Folly which is well maintained.
- 5.02 Access to the garden is via a pedestrian gate on the north side and a vehicular gate on the south side. There is also a rustic stone staircase from the new catering kitchen. This staircase does not comply with H&S standards and cannot be used by kitchen staff to deliver food to the garden. Consideration should be given to providing a staircase that complies with building regulations and listed building approval.
- 5.03 The south boundary wall is unstable and needs to be partially rebuilt as a matter of urgency for public health and safety (photo 22).

E

A



photo 22 – south boundary wall

- 5.04 The underpass to the rear has a significant bulge in the retaining wall which is being held in place with a steel beam. This bulge needs to be continued to be monitored and a structural engineer contacted if there are any signs of further movement. **M**
- 5.05 The railings around the light wells to W115 & W116, and the metal gates to the vehicular entrance & to the accessible entrance need of de-rusting and re-decoration within next 2 years. **B**

6.00 INTERIOR

Second Floor

6.01 Truss and tower arch

The recent roof repairs to the junction of the tower and gallery roof have caused significant movement to the pre-existing crack in the tower arch resulting in the splitting of one of the voussoirs (photos 23 & 24). The floor has since been closed to the public and the plasterwork to the truss bearing on this arch has been removed. This has revealed that the truss is in a poor condition (photo 25). A structural solution is being developed for the truss and tower arch and initial discussions have already taken place with Historic England. These repairs are urgent and must be undertaken as soon as possible.

A



Photo 23 – Cracked arch gallery side

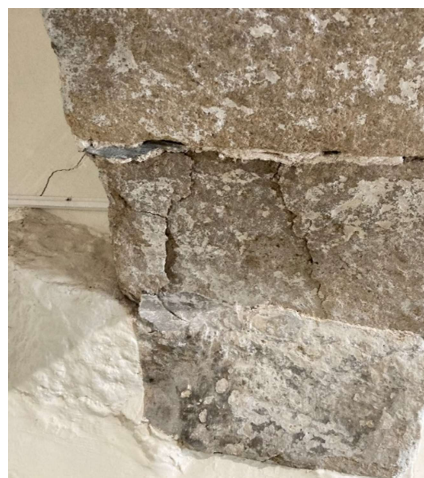


Photo 24 – Underside of arch showing cracked stone



Photo 25 – Truss beam is in poor condition with a large shake and friable timber

Ceilings –

- 6.02 There are cracks in the ceiling over the rear staircase by the door to the Gallery, These need to be monitored for signs of movement. **M**
- 6.03 The ceiling in the small storeroom R204 has recently been replastered and the roof over repaired. However, there is a small damp patch in the ceiling which could indicated a roof leak. This needs to be monitored and if it worsens further investigation will be needed. **M**
- 6.04 Ceiling in main gallery R210 by the staircase has been damaged by rainwater ingress during recent roof repairs. This should be made good and redecorated after ceiling has dried out. **D**
- 6.05 There is a loose Cat 5 cable protruding from the ceiling in office R207. This cable. This cable can be pushed back into the ceiling and the small hole made good. **D**

Walls –

- 6.06 There is a split timber lintel over the high level window to the east wall in R203 (photo 26). This should be checked for stability by a structural engineer. **D**



photo 26 – split imber lintel R203



photo 27 – damp SE corner R203

- 6.07 The damp staining in the SE corner of R203 is historic as the roof over has recently been repaired (photo 27). This stain should be monitored for signs of drying out. **M**

- 6.08 The window jambs to the two small windows in small storeroom R204 have condensation staining the side walls. This is probably due to lack of ventilation. It is recommended to leave the door open to this room to see if there is any improvement. **M**
- 6.09 The east wall in Gallery R101 has been replastered recently and there have been roof repairs above this wall. However, whilst roof repairs were ongoing there was some serious water ingress which affected this wall. Once this wall has dried out it will need to be redecorated. **D**
- 6.10 There is cracked plasterwork at low level to the door leading from Gallery R210 to the rear stairwell R209. This should be made good and redecorated before this floor is re-opened to the public. **C**
- 6.11 The wall in SE corner of the rear stairwell R209 is badly affected by damp (photo 28). This could be caused by problems with the roof outlet and gutter. See items 1.03 & 2.03 in roof & rainwater goods sections of this report. It could also be exacerbated by the cementitious pointing preventing the wall drying out (3.08).



photo 28 – 2nd floor SW corner rear stair



photo 29 – SE corner gallery R202

- 6.12 The SE wall and the ceiling over in small gallery R202 are affected by damp (photo 29). This could be caused by problems in the roof over. Item 1.05 in the roof section noted that there was loose roofing felt over this area. Hopefully when this is attended to there will be an improvement in this wall.

Floors, Doors, Windows, etc...

- 6.13 One of the radiators in main gallery R201 is set at a wonky angle. It does not appear loose but it is recommended that this radiator is securely fixed in an upright position. **D**
- 6.14 There is a small split in the skirting pipework boxing to the radiators in the main gallery R201. This should be filled and made good when the room is next redecorated. **D**
- 6.15 There is a small gap in the timber flooring to the main gallery R201 in the NE corner. This needs to be made good with a small piece of timber to match when the room is next redecorated. **D**

First Floor

- 6.16 The east wall in main gallery room R101 is streaked with water from the roof leak during the roof repairs. This wall to be redecorated after it has fully dried out. **D**
- 6.17 Window in SE corner of small gallery R102 has damp to the head and to the wall below (photos 30 & 31). The window head may have been affected by water penetration from the roof which has affected the room directly above. The damp wall below this window was probably caused by water penetration through the wall and sill and is hopefully drying out. This section of wall has recently been repointed with hot lime and should be drying out.



photo 30 – window head
W112/113



photo 31 – wall below
W113

- 6.18 The paint is peeling from the stone surrounds to the windows in the small gallery R102. These windows should be redecorated with breathable paint within the quinquennium. **D**

Ground Floor

- 6.19 The old kitchen is now redundant and is an underused space. The clients have plans to use this room as a volunteer workroom and for storage.

- 6.20 The storeroom under the stairs should have a fire-resistant wall to the staircase **C**
(photo 32).



photo 32 – under-stair storeroom

Staircase

- 6.21 There are some significant cracks on some of the treads on the first flight of stairs, which seem to be stable. If the timber boarding under the stairs is removed (photo 32) it would enable repair work to be taken from the underside of the staircase to attend to these cracks. This boarding does not appear to be original and subject to listed building consent may not need to be reinstated. After a fire-resistant wall is constructed it will no longer be possible to access the underside of the stairs. It is therefore recommended that these treads are attended to before a fire-resistant wall is constructed. **C**
- 6.22 There is some significant damage to the tops of the newel posts (photos 33, 34 & 35). It would be desirable to get these repaired as the staircase is an important internal feature of the building. **E**



photo 33



photo 34



photo 35

- 6.23 Once all damp affected areas have been made good it is recommended that all internal walls and ceilings are redecorated within the quinquennium. **D**

7.00 ACCESSIBILITY

- 7.01 Level access is to the rear of the building at ground level with the wheelchair accessible toilet adjacent to this back door. There is full access at ground floor for wheelchair users but there is only staircase access to the upper floors. The clients have preliminary proposals for an internal platform lift. It would be desirable for this lift to be installed when funds permit subject to listed building consent. **E**

8.00 SERVICES

- 8.01 Electrical installations should be tested at least every quinquennium in accordance with IEE Regulations, Guidance Note 3, and the engineer's test report should be kept by the client. Inspections should be carried out by a registered NICEIC electrician, and the recommendations of the report acted upon. **M**
- 8.02 A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins. **M**

SUMMARY OF RECOMMENDED WORKS IN ORDER OF PRIORITY

Estimates are given in good faith and are based on personal experience of such work carried out elsewhere, where work is carried out by professional contractors. It is recognised that the clients will be able to carry out some of the works recommended themselves, though the estimated costs do not take this into account. Note that prices can vary widely between different contractors and are affected by inflation and other annual cost adjustments.

A: URGENT, REQUIRING IMMEDIATE ATTENTION

		£
1.	Valley gutter and outlet to be inspected to ascertain cause of damp in wall below. Possibly by a drone survey. (1.03)	350
2.	Temporary patch repairs to be made to underside of roofing felt. (1.05)	500
3.	The south boundary wall to be made good and partially re-built as required. (5.03)	1,500
4.	A structural solution for the truss and beam to be resolved and approved. Repairs to start as soon as possible. (6.01)	50,000 – 75,000
5.	Split timber lintel over the high-level window to the east wall in R203 to be checked for stability by a structural engineer. (6.06)	500

B: ESSENTIAL WITHIN A YEAR

		£
1.	Repair and make good open joint in gutter to south elevation of tower. (2.04)	250
2.	The railings to rear light wells and the metal gates to the vehicular entrance & to the accessible entrance to be de-rusted and re-decorated. (5.05)	2,000

C: ESSENTIAL WITHIN EIGHTEEN MONTHS TO TWO YEARS

		£
1.	Re-slate main roof with new roofing felt and making good dip in west side of main roof close to eaves. (1.05 & 1.02).	250,000-300,000
2.	Completely re-point north, south, east and tower elevations in hot lime mortar. (3.05, 3.08, 3.10, 3.14 & 3.15)	50,000-75,000
3.	Make good the cracked plasterwork at low level to the door leading from Gallery R210 to the rear stairwell R209. (6.10)	250
4.	Construct a fire-resistant wall around the staircase in the understair storeroom. (6.20)	1,500
5.	Repair cracked treads in first flight of stairs before a fire-resistant wall is constructed. (6.21)	1,500

D: ESSENTIAL WITHIN THE QUINQUENNium

		£
1.	The rainwater goods to the south, west and north elevations to be de-rusted and re-painted in grey to match the front elevation, ideally done at same time as re-slating & re-pointing. (2.01)	21,500
2.	Redecorate the timber windows to the north, south and west elevations. (4.02)	3,000

3.	Push back Cat 5 cable in ceiling in office R207 into the ceiling and make good the small hole. (6.05)	250
4.	Securely fix the wonky radiator in main gallery R201 in an upright position. (6.13)	350
5.	Fill and make good small split in the skirting pipework boxing to the radiators in the main gallery R201. (6.14)	250
6.	Infill small gap in the timber flooring to the main gallery R201 in the NE corner with timber to match. (6.15)	250
7.	Redecorate all internal walls and ceilings with breathable paint. (6.23, 6.04, 6.09, 6.16 & 6.18)	7,500

E: DESIRABLE WORKS WITH NO TIMESCALE

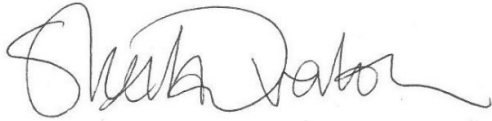
1.	All ceilings should be cleared of debris and insulated. Ideally this would be done at same time as re-slating (1.04)
2.	Replace cracked slate to window hood and repair eroded stone jamb to window W115. (3.11)
3.	Install an external access staircase from kitchen to garden that complies with building regulations and listed building approval. (5.02)
4.	Repair the tops of the newel posts to the main staircase. (6.22)
5.	Install a platform lift to provide wheelchair access to upper floors. (7.01)

M: ROUTINE MONITORING & MAINTENANCE ITEMS

1.	Monitor the gutter to the south elevation for overflowing in heavy rainfall. (2.02)
2.	Monitor the gutter and outlet to the hopper for overflowing in heavy rainfall. (2.03)
3.	Monitor the condition of the eroded mullion between W206 & W207, if it visibly worsens it may require specialist repair. (3.02)
4.	Monitor the wall under the northeast gable coping. If the damp appears to worsen or affects the internal walls the copings may need to be lifted and re-bedded on a lead DPC. (2.06)
5.	Remove any vegetation growing on the building annually. (3.07 & 3.13)
6.	Continue to monitor bulge in retaining wall to underpass and contact a structural engineer if there are any signs of further movement. (5.04)
7.	Monitor the cracks in the ceiling over the rear staircase by the door to the Gallery for signs of movement. (6.02)
8.	Monitor the stain on the ceiling in small storeroom R204, if it worsens there may be a problem with water ingress from the roof. (6.03)
9.	Monitor the damp stain in the SE corner of storeroom R203, this should start drying out as the roof over has been repaired. (6.07)
10.	Keep the door to small storeroom R204 open to see if the ventilation reduces the condensation staining to the side walls of the windows. (6.08)
11.	Monitor the walls in small gallery R102 to see if they are drying out since the wall has been repointed in hot lime. (6.17)
12.	Electrical installations must be tested at least every quinquennium (8.01)
13.	A proper examination and test must be made of the heating apparatus by a qualified engineer, each summer before the heating season begins. (8.02)

ITEMS LISTED ABOVE FOR WHICH I RECOMMEND PROFESSIONAL SUPERVISION

1. Tower arch and truss repairs and associated making good. (6.01)
2. Re-slating main roof with new roofing felt. (1.05 & 1.02)
3. Re-pointing external walls in hot lime. (3.05, 3.08, 3.10, 3.14 & 3.15)
4. Installing a new external access stair from the kitchen to the garden. (5.02)
5. Installing a platform lift. (7.01)

A handwritten signature in black ink, appearing to read 'Sheila Overton', with a stylized, flowing script.

Sheila Overton
(17th August 2021)