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| **ITEM** | **HOUSE** | **REMEDY** |
| Stone external walls repointed inappropriately and with cement rich mortar*Harm: repointing with cement-rich mortar causes long-term frost damage to stonework; the effect is very crude; pointing should be applied with clean lines, but has been applied*  | All three | *Carefully remove the mortar using hand tools only, to a suitable depth to provide an adequate key and repoint in a traditional lime mortar mix. All to be carried out in line with the technical guidance by the Society for the Protection of Ancient Buildings and to relevant British Standards.* |
| Lead cladding to stone parapets, wrapping round edges *Harm- stone will decay with moisture being trapped in (not able to escape) if not remedied; bulky, inappropriate appearance*   | All three  | *Carefully remove lead, taking care to minimise physical damage to stone underneath. Survey surviving stone parapets and effect appropriate repairs which may comprise a combination of replacement and repair in compliance with Historic England technical guidance and guidance from the Stone Roofing Association. All to be carried out in line with the technical guidance by the Society for the Protection of Ancient Buildings and to relevant British Standards.*  |
| Lead flashings to abutments, base of “truncated turret” and chimney stacks*Harm- highly incongruous*  | Lawn Upton House  | *Carefully remove straight lead flashings. Strip back section of roof tiles to create appropriate working area. Install stepped lead flashing under tiles, relay tiles and point abutment in traditional lime mortar mix. All to be carried out in line with the technical guidance by the Society for the Protection of Ancient Buildings and to relevant British Standards* |

**APPENDIX 1**

**Lawn Upton House Unauthorised works: harmful impacts.**

**Unauthorised works where enforcement action seeking remediation is considered to be essential to ensuring preservation of the building’s significance as identified in committee report.**

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| Rainwater goods, downpipes, guttering are plastic; gutters poorly placed*Harm- highly incongruous; use of inappropriate modern materials instead* *Gutters appear to be coming away from fascias which can lead to rainwater not being drained correctly and causing damp problems*  | All three | *Carefully remove all plastic gutters and downpipes including brackets and fixings. Fix new cast iron gutters, downpipes and adjustable brackets to match those evident on photographs of building prior to development taking place to be rise and fall brackets set on an appropriate arm length to catch the water run-off from the steep roofs. Rainwater goods to have painted finish to colour RAL 7011.  All to be carried out in line with the technical guidance by the Society for the Protection of Ancient Buildings and to relevant British Standards.* |
| Vent pipes; external meter boxes; plastic pipes; lights*Harm- inappropriate and could have been placed more sympathetically* | All three | *Carefully remove all external plastic fittings, pipes and vents to be fixed with traditional lime mortar to match existing traditional lime mortar in walls and replace plastic vents with traditional style stone vents. Paint external meter boxes and light cases and fittings (specifically wall bosses or plates) in a colour to match external wall colour immediately surrounding. All to be carried out in line with the technical guidance by the Society for the Protection of Ancient Buildings and to relevant British Standards.*  |
| Existing low stone garden wall- some cap stones re-laid and some very poor repointing*Harm- these appear highly incongruous and works are of very low quality* | In front of garden area between Lawn Upton House/Clewer House  | *Carefully remove badly laid capping stones and hard mortar repointing with hand tools. Ensure joint depth sufficient to enable mortar key and repoint joints in approved, traditional lime mortar to flush joint, brushed back to raise aggregate in an approved, traditional manner. Re-lay capping stones on traditional mortar bed. All to be carried out in line with the technical guidance by the Society for the Protection of Ancient Buildings and to relevant British Standards.* |
| New high stone wall to east has capping material not approved by condition: plasticised mortar applied very badly*Harm- plasticised mortar is impervious and would lead to damp problems as moisture cannot escape; looks highly inappropriate and is wrong material* | New boundary wall to Lawn Upton House/Clewer | *Carefully remove plasticised mortar capping to boundary wall taking care to use hand tools where in close proximity to wall stones. Lay new coping to match that of the low, front wall detail on traditional lime mortar bed. All to be carried out in line with the technical guidance by the Society for the Protection of Ancient Buildings and to relevant British Standards.* |
| Internal walls dry lined – most walls, covering cornices (probably removed) and skirting boards (probably removed).*Harm- loss of original fabric; covering up of original fabric; reduction in size of rooms; would continue to cause serious decay to the building fabric and should be remedied to prevent further irreversible decay.* | All three | No action |
| Issues with blocking natural ventilation: no vents inserted into chimney breasts; no vents in rooms seen*Harm- lack of vents and stuffing roofing material prevents ventilation; the rooms are sealed; moisture is trapped leading to decay* | All three | No action |
| Damp proofing- owner of Herschel said Vanderbilt Homes inserted. (internal staircase has moved) *Harm- Significant area of damp to external west wall of Herschel with clear demarcation line; damage to walls if not remedied* | All three | No action |
| Bas relief removed and not on site (west elevation to left of front door); niche to left of front door*Harm- loss of interest and fabric* | Lawn Upton House  | No action |
| Most windows replaced with double-glazed windows having inappropriate joinery, thick/deep glazing bars, inappropriate window surrounds and window furniture*Harm- loss of interest and fabric* | All three  | No action |
| Lead casement window replaced*Harm- loss of interest and fabric* | Herschel | No action |
| Ceilings dry lined, thus lowered ceilings abut window arches etc and cuts off ceiling coving.*Harm- loss of original fabric; covering up of original fabric; reduction in size of rooms;* *would continue to cause serious decay to the building fabric and should be remedied to prevent further irreversible decay.* | All three  | No action |
| Some finials missing*Harm- loss of interest and fabric* | All three | No action |
| Modern off the peg Georgian style doors replacing originals not as per approved drawings*Harm- loss of interest and fabric* | All three | No action |
| Modern off the peg Georgian style doors replacing originals not as per approved drawings *Harm- loss of interest and fabric* | All three | No action |
| Replacement door architraves and linings*Harm- loss of interest and fabric* | All three | No action |
| Replacement windows have mastic applied to corners with reveals*Harm- loss of interest and fabric* | All three | No action |
| Window stone surrounds painted, meant to be exposed stone (not all)*Harm- loss of interest and fabric* | All three | No action |
| Secondary glazing to stained glass window*Harm- loss of interest and fabric*  | Lawn Upton House  | No action |
| Some fireplaces have new surrounds*Harm- loss of interest and fabric* | All three | No action  |
| Attic: some exposed beams/ends of beams boxed in*Harm- loss of interest and fabric* | All three | No action |

**Time for compliance for all items: Six months after the enforcement notices take effect.**