

Hefford Joinery Ltd. Report for Front Doors to No. 2 Market Court, Long Sutton,
Spalding, Lincolnshire

Mrs Chadwick contacted us in the week commencing 15th June regarding her pair of front doors at her property in Long Sutton. After an overall inspection of the condition and structural integrity of the doors, these were our findings and recommendations.

Door Frame External and Internal

Although the frame has been spliced on the bottom of the jambs, it is in overall good condition. The top of the frame has an arch which has some handmade glass that appears to have some age to it, it maybe original and again is in good condition. It also has a middle pane of glass which is a modern obscured glass and not traditionally handmade. Where there is glazing within the frame it has been traditionally externally putty glazed. Paint work is in good condition.

Recommendations:

As noted the frame is in a good overall condition and would need only re-splicing to the bottoms of the jambs where the existing splices have become rotten.

Doors

Internal

From the inside of the house you can clearly see a large amount of twist to the left hand door. Over several years this has been packed with a sponge type material to act as a moisture and draught seal. It is also clear to see that the bottom rails have been badly repaired on this face, with some moisture penetrating the paint due to rot from the outside. The Tongue and Groove boards have penetrating moisture due to rot, with the stiles of the doors also affected, as can be seen in pictures; C,D,E and F. All ironmongery is in a good state and can be re-used.

External

The doors from the outside are in very poor condition. The weatherboard at the bottom of the left hand door has fallen off, as can be seen from pictures A and B. This has fallen off due to the fact that there is no longer any solid timber behind it, the whole of the bottom rail is very wet in its entirety and is completely rotten to 125mm up from the bottom of the door. The rot has stemmed into the stiles of the door to the extent where any pressure added to any area of this door results in crumbling of the timber. The right hand side door shows much the same but the weatherboard has stayed attached. The overall paint work on the doors themselves has lead to their decline, it has been penetrated by water and is revealing the undercoat, as can be seen in pictures, G and H. This poor finish has allowed water to pierce the top coat and make its way into the timber on the whole of both of the doors. The style of the doors is not in keeping with the age of the property, this is because the top section of the

doors should be made using a similar method to the one used on the top of the frame, with a thinner section glazing bar, more sympathetic glass and putty glazing. The glazing bars that are currently in the top section of the doors have started to move away from the stiles and the middle and top rails, possibly due to rot inside the tenons.

Recommendations:

The doors are beyond repair. They let water into the property, they are draughty and mainly they are insecure. The rot that is in the tenons of the bottom rail are not repairable because the stiles are also rotten, this means that they cannot be repaired as the door would have no structural integrity. The water that has been penetrating the doors over some considerable time has made too much irreversible damage to the top, middle and bottom rails. The glazing bars are not in keeping with the building and are dangerously loose in terms of security.

With this in mind it would be recommended that new doors were made to replicate the existing ones, but with considerations to how the top of the doors are constructed. They should be made with a view to bring them back in line with the original design of the building. The other windows on the same facade of the building are Georgian arch top putty glazed windows, which the top of the door frame matches, therefore the doors should be made to replicate this.

Report made by Ashley Hefford of Hefford Joinery Ltd.

Signed: 

Date: 30th June 2015