



**CM308 Clifton Village Dovecote**  
**Condition Survey - Building Fabric**  
**Site Summary**

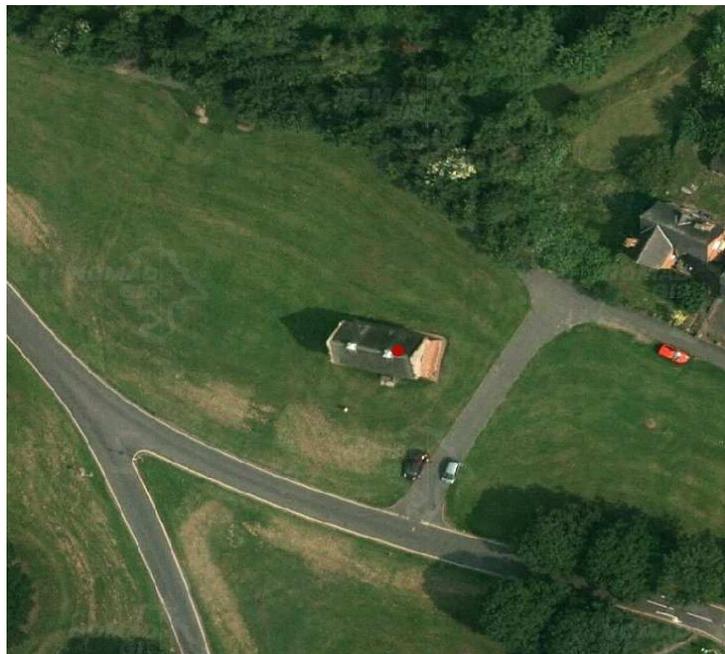
Site Details

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<b>Reference Number:</b> CM308
<b>Site Name:</b> Clifton Village Dovecote
<b>Address:</b> Village Road
Clifton Village
Nottingham
NG11 8

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Aerial Photo



Survey Information

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<b>Survey Date:</b> 15 July 2015
<b>Building Surveyor:</b> D.Solomon and Z. Thantrey
<b>Weather:</b> Dry / bright

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Building Summary

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<b>Site Area (sqm):</b>
<b>Gross Internal Area (sqm):</b> 47
<b>Net Internal Area (sqm):</b> 43
<b>Inaccessible Areas:</b>
<b>Location Description:</b> The subject property is situated on the village green in Clifton Village, approximately 4 miles south of the City Centre.

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Building Fabric Summary

Clifton Village Dovecote is an early 18th Century brick dovecote restored c1970 and situated in the centre of the village green. This is a listed building Name - Dovecote 600m east of Home Farm (list entry ID 1016950).

This monument is scheduled under the ancient monuments and Archaeological Areas Act 1979 as amended, as it appears to the Secretary of State to be of national importance.

UPRN 200001396853

The dovecote is constructed of red brick with rendered, coped gables, openings in each gable, a shingle roof with 2no glovers and a renewed square louvre at each end of the ridge. A door provides access in the north elevation. Above the door and circling the perimeter of the building is a double brick rat ledge. Internally the building is divided into two rooms linked through an arched doorway. The walls are lined with 2300 nest boxes constructed in brickwork.

The building was restored around 1970 in memory of those killed in World War II and a roll of honour has been attached to the external wall of the dovecote on the south elevation

The site of the monument includes a 1m boundary around the archaeological feature considered essential for the monuments support and preservation.

As this building is a scheduled ancient monument any work should be carried out in consultation with Historic England and Nottingham City Council's Conservation Officer.



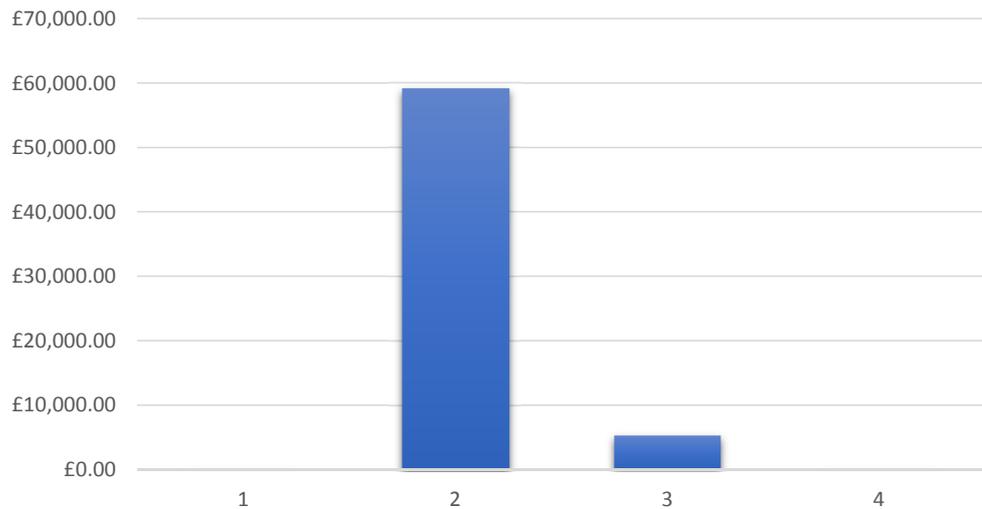
**Nottingham**  
**City Council**

**CM308 Clifton Village Dovecote**  
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**Condition Summary**

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Condition Survey - Building Fabric  
Cost Summary**

Summary Costs

	Priority 1	Priority 2	Priority 3	Priority 4	Total
<b>Ceilings</b>	£0.00	£0.00	£0.00	£0.00	<b>£0.00</b>
<b>External Areas</b>	£100.00	£0.00	£559.50	£0.00	<b>£659.50</b>
<b>External Walls</b>	£0.00	£6,943.76	£1,620.00	£0.00	<b>£8,563.76</b>
<b>Windows and Doors</b>	£0.00	£600.00	£2,080.00	£0.00	<b>£2,680.00</b>
<b>Fixed Furniture</b>	£0.00	£0.00	£0.00	£0.00	<b>£0.00</b>
<b>Floors and Stairs</b>	£0.00	£0.00	£0.00	£0.00	<b>£0.00</b>
<b>Internal Walls and Doors</b>	£0.00	£600.00	£2,080.00	£0.00	<b>£2,680.00</b>
<b>Playing Fields</b>	£0.00	£0.00	£0.00	£0.00	<b>£0.00</b>
<b>Redecorations</b>	£0.00	£300.00	£0.00	£0.00	<b>£300.00</b>
<b>Roofs</b>	£0.00	£51,375.40	£1,000.00	£0.00	<b>£52,375.40</b>
<b>Sanitary Services</b>	£0.00	£0.00	£0.00	£0.00	<b>£0.00</b>
<b>Total</b>	<b>£100.00</b>	<b>£59,219.16</b>	<b>£5,259.50</b>	<b>£0.00</b>	<b>£64,578.66</b>





**CM308 Clifton Village Dovecote**  
**Condition Survey - Building Fabric**  
**Grading/Priority Key**

Key To Condition Grading

**Condition Grading**

This is the overall condition of each element of the building.

- **Grade A** - Good. Performing as intended and operating efficiently.
- **Grade B** - Satisfactory. Performing as intended but exhibiting minor deterioration.
- **Grade C** - Poor. Exhibiting major defects and/or not operating as intended.
- **Grade D** - Bad. Life expired and/or at serious risk of imminent fail.

**Example of Application Condition Classification**

Example 1 - Flat Roof

**Condition Grade**

- |   |   |
|---|---|
| A | Watertight, no visible defects.   |
| B | Reasonably sound, only routine maintenance required.                            |
| C | Significant deterioration, subject to leaking.                                  |
| D | Extensive problems, severe water penetration, cannot be maintained effectively. |

Example 2 - Heating Boiler

**Condition Grade**

- |   |  |
|---|--|
| A | Good working order.                                    |
| B | Operating efficiently, some minor repairs anticipated. |
| C | Subject to breakdown.                                  |
| D | Permanent failure probable.                            |

Example 3 - Electrical Wiring

**Condition Grade**

- |   |   |
|---|---|
| A | In good order.                              |
| B | Operational, but minor repairs anticipated. |
| C | Problems evident, frequent testing needed.  |
| D | Tests confirm major failure probable.       |

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**Grading/Priority Key**

Key To Priority Grading

**Priority Grading**

Once the condition of the premises has been assessed, priorities are allocated according to the seriousness of the condition revealed and the urgency associated with any breaches of legislation. This has particular regard to the possible consequences of deferment.

The following priority grades are in the context of a five year accounting period:

- **Priority 1** - Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.
- **Priority 2** - Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation.
- **Priority 3** - Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.
- **Priority 4** - Long term work required outside the five year planning period that will prevent deterioration of the fabric or services.

**Condition Survey Cycle**



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**Survey Data**

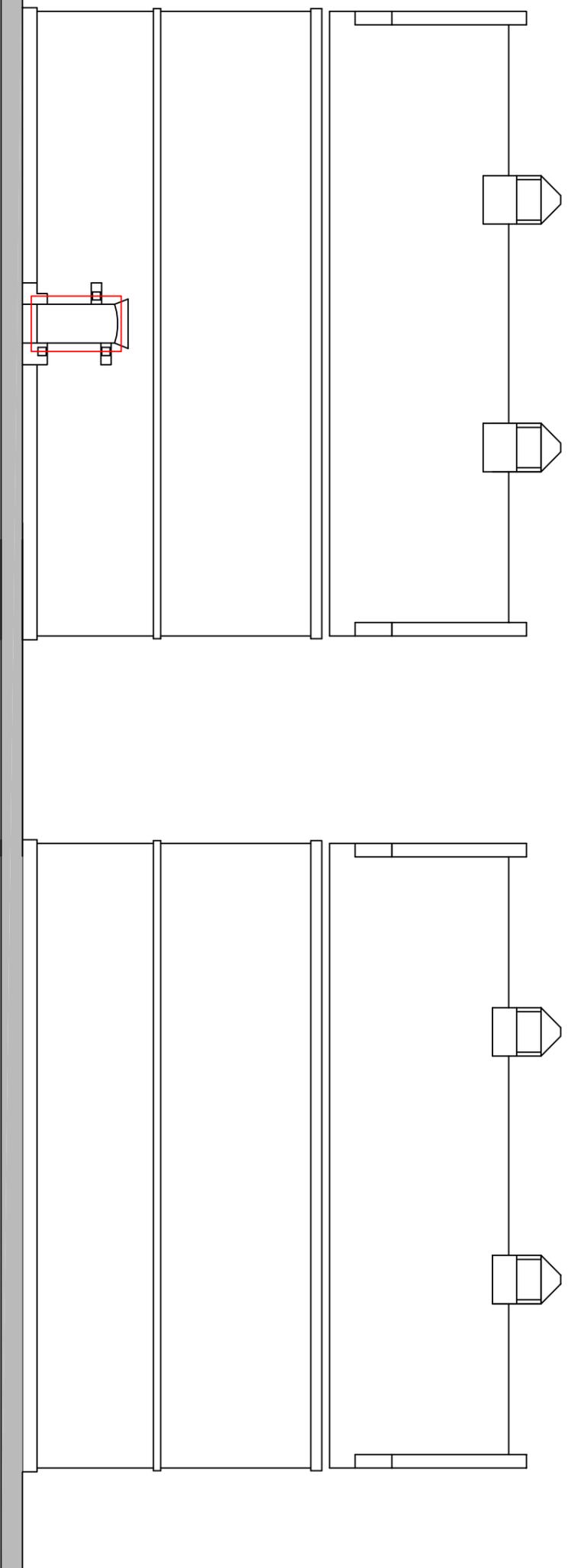
Bldg.	Fl.	Rm.	Element	Sub-Element	Material/Type	Conditional Defect	Action Required	Comment	Condition	Priority	Quantity	Unit	Unit Cost	SN	Priority 1	Priority 2	Priority 3	Priority 4	Room Area	Photo Ref	
01	0	000	External Areas	Ancillary Premises and Landscaping	Soft Landscaping	Defective	Maintain	Clear vegetation from around building	B	3	35	lm	£3.00				£105.00			3	
01	0	000	External Areas	Paths and Pedestrian Paved Areas	Paving Slabs and Brick Paviers	Missing	Renew	Renew missing granite setts to various areas of footpath around perimeter of building	C	1	4	nr	£25.00		£100.00						4
01	0	000	External Areas	Paths and Pedestrian Paved Areas	Paving Slabs and Brick Paviers	Defective	Patch Repair	Rake out and repoint mortar joints to granite setts around perimeter of building	B / C	3	18	sqm	£25.25				£454.50				5
01	0	000	External Walls Windows and Doors	Wall Structure	Brickwork	Defective	Patch Repair	Carefully chop out eroded bricks to all elevations and replace with new hand made bespoke bricks to match original. Only replace bricks where the face has eroded by more than 10mm	B	3	200	nr	£4.60				£920.00				6
01	0	000	External Walls Windows and Doors	Wall Structure	Brickwork	Defective	Repair	Check and repair loose bricks to honeycomb brickwork openings in each gable.	C	2	10	nr	£10.00			£100.00					7
01	0	000	External Walls Windows and Doors	Wall Structure	Brickwork	Defective	Repoint	Carefully rake out areas of defective mortar joints to a depth of 20mm and repoint with a soft lime putty based mortar in a ratio of 1 part lime to 2½ parts well graded sharp sand (as a guide). Areas of cement pointing should be left in situ if strongly bonded to the brickwork. Only repoint areas of brickwork which have become recessed from the brick face by over 5mm.	C	2	23	sqm	£40.00			£920.00					6
01	0	000	External Walls Windows and Doors	Wall Structure	Brickwork	Cracking	Further Investigation	Carry out further investigation / monitoring of crack to brickwork on south elevation.	B	3	1	nr	£500.00				£500.00				8
01	0	000	External Walls Windows and Doors	External Wall Finishes	Rendered Surface	Defective	Renew	Carefully remove cement render to 2no gable ends to expose brickwork. Inspect condition of exposed brickwork underneath and re-render in lime render if required	D	2	22	sqm	£56.78			£1,249.16					9 & 10
01	0	000	External Walls Windows and Doors	Wall Structure	Stonework	Defective	Renew	Remove eroded coping stones to gable and replace with new stones to match the original origin and design.	C	2	20	lm	£222.23				£4,444.60				11
01	0	000	External Walls Windows and Doors	Wall Structure	Stonework	Good Condition		Stone plaque / roll of honour attached to south elevation has recently been refurbished and is in good condition.	A	4								£0.00			12
01	0	000	Roofs	Pitched Coverings and Insulation		Defective	Renew	Carefully remove existing shingle roof covering and replace with Oak shingles.	D	2	130	sqm	£351.18			£45,653.40					11 & 13
01	0	000	Roofs	Pitched Coverings and Insulation	Pitched Roof Flashings	Defective	Repair	Refix / renew lead soakers to gable / roof junction	C	2	18	lm	£49.00			£882.00					13
01	0	000	Roofs	Pitched Coverings and Insulation		Deteriorated	Repair	Carry out close up examination of 2no gloves, renew and refit leadwork and components as necessary all to match original design. Carry out as part of roofing works.	B	2	2	item	£1,500.00			£3,000.00					14
01	0	000	Roofs	Pitched Coverings and Insulation		Deteriorated	Renew	Renew mesh to openings of 2no gloves to leave secure. Openings to be double meshed. All mesh to be 16g with 13mm x 13mm hole size, hot dipped galvanised after weaving.	D	2	12	sqm	£70.00			£840.00					14
01	0	000	Roofs	Roof Void	Structural Timber	No Access	Repair	Check condition of structural timbers for rot and wood worm, treat or replace as necessary.	B	3	1	nr	£1,000.00				£1,000.00				15
01	0	000	Roofs	Roof Void		Defective	Repair	Refurbish shutter to each of the two gloves including rope and pulley mechanism, renewing missing components as necessary.	C	2	2	nr	£500.00			£1,000.00					16 & 17
01	0	000	Redecorations	External Areas	Timber Surface	Defective	Redecorate	Prepare and apply black weather coating of bituminous paint to soffits and fascias.	D	2	12	sqm	£25.00			£300.00					18
01	0	000	External Walls Windows and Doors	Window and Door Framing		Defective	Renew	Renew mesh fitted over honeycomb brickwork openings in each gable (internal and external mesh to each opening). All mesh to be 16g with 13mm x 13mm hole size, hot dipped galvanised after weaving.	B	2	2	sqm	£70.00			£140.00					19
01	0	000	External Walls Windows and Doors	Window and Door Framing	Steel Doors	Reasonable Condition	Service	Service and adjust steel door to main entrance so door operates correctly.	B	3	1	item	£100.00				£100.00				20
01	0	000	External Walls Windows and Doors	Window and Door Framing	Steel Doors	Deteriorated	Redecorate	Prepare thoroughly and paint one coat anti corrosive metal primer, and two coats, metal paint to give a black semi gloss finish to door and door furniture (internal and external).	C	3	4	sqm	£25.00				£100.00				21
01	0	000	External Walls Windows and Doors	Window and Door Framing	Softwood Doors	Defective	Repair	Treat internal door frame for woodworm. Door frame is located behind outer steel door.	C	2	2	lm	£45.00			£90.00					22
01	0	002	Internal Walls and Doors	Walls and Partitions	Exposed Brick Wall	Damaged	Patch Repair	Rebuild areas missing brick work to low level of wall to north elevation. New bricks to be hand made bespoke bricks to match original.	C	3	3	sqm	£100.00				£300.00				23 & 24



REVISION DESCRIPTION

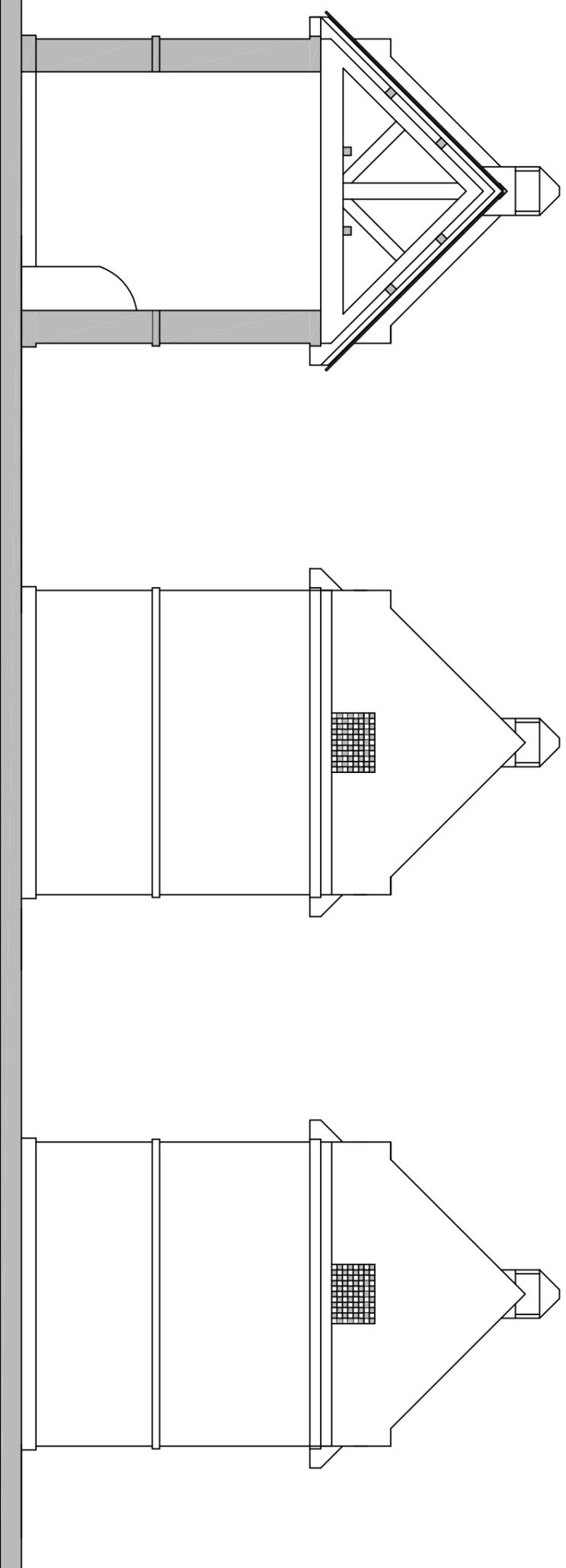
REV DATE

DRWN



# North Elevation

# South Elevation

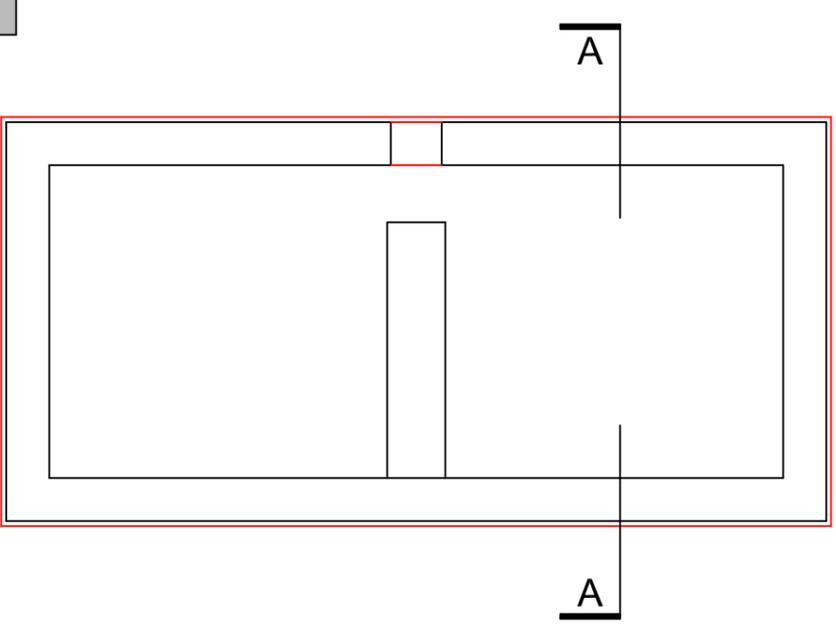


# Section A-A

# East Elevation

# West Elevation

# Plan



**Development Department | Property**  
 Nottingham City Council  
 Loxley House  
 Station Street | Nottingham | NG2 3NG  
 Tel: 0115 915 5555 | Web: www.nottinghamcity.gov.uk

CLIENT  
 Property

DRAWING TITLE  
 Plan, Elevation & Section  
 PROJECT TITLE  
 Clifton Dovecote

STATUS  
 Existing  
 DATE  
 Sept '15

DRAWN  
 CHECKED  
 APPROVED

ZT  
 DWG No.  
 REVISION  
 SCALE

CM308  
 condition survey  
 1:100 @A3

# A



Picture 1 - South Elevation



Picture 2 - North Elevation



Picture 3 - Granite Setts - vegetation



Picture 4 - Granite Setts - replace missing



Picture 5 - Granite Setts - repoint



Picture 6 - South Elevation - eroded brickwork and pointing



Picture 7 - Gable - honeycomb brickwork



Picture 8 - South Elevation - crack to brickwork



Picture 9 - Gable - rendering



Picture 10 - Gable - rendering



Picture 11 - South Elevation - roof and coping stones



Picture 12 - Plaque roll of honour

DUFFON ROLL OF SERVICE 1914-18		
A. Baker	A. B. Cullen	D. Pennington
F. G. Allen	A. G. Galt	D. Pittelers
R. Allen	A. G. Galt	J. Strickland
H. Allen	A. G. Galt	H. Salsall
M. Anderson	A. G. Galt	A. Scott
C. Barrow	A. G. Galt	D. Sells
F. B. B. B.	A. G. Galt	E. Sells
F. B. B. B.	A. G. Galt	W. Sells
F. B. B. B.	A. G. Galt	S. Smith
F. B. B. B.	A. G. Galt	C. Stephenson
F. B. B. B.	A. G. Galt	T. Stephenson
F. B. B. B.	A. G. Galt	H. Sutherland
F. B. B. B.	A. G. Galt	T. Taverer
F. B. B. B.	A. G. Galt	D. A. Thompson
F. B. B. B.	A. G. Galt	C. Wallace
F. B. B. B.	A. G. Galt	J. Woodburn
F. B. B. B.	A. G. Galt	E. Wright
F. B. B. B.	A. G. Galt	J. Yelland



Picture 13 - South Elevation - roof and gable parapet



Picture 14 - South Elevation - glovers



Picture 15 - Internal roof timbers



Picture 16 - Shutter



Picture 17 - Shutter to glover



Picture 18 - South Elevation - soffits and fascia's



Picture 19 - Gable - honeycomb brickwork



Picture 20 - North Elevation - steel entrance door



Picture 21 - North Elevation - steel door detail



Picture 22 - Internal door frame



Picture 23 - Internal room 2 - missing brickwork



Picture 24 - Internal room 2 - missing brickwork and pointing



Picture 25 - Internal - missing brickwork and crack to arched doorway



Picture 26 - nesting boxes



Picture 27 - Internal view