

Stroudwood Farmhouse

Listed Building application

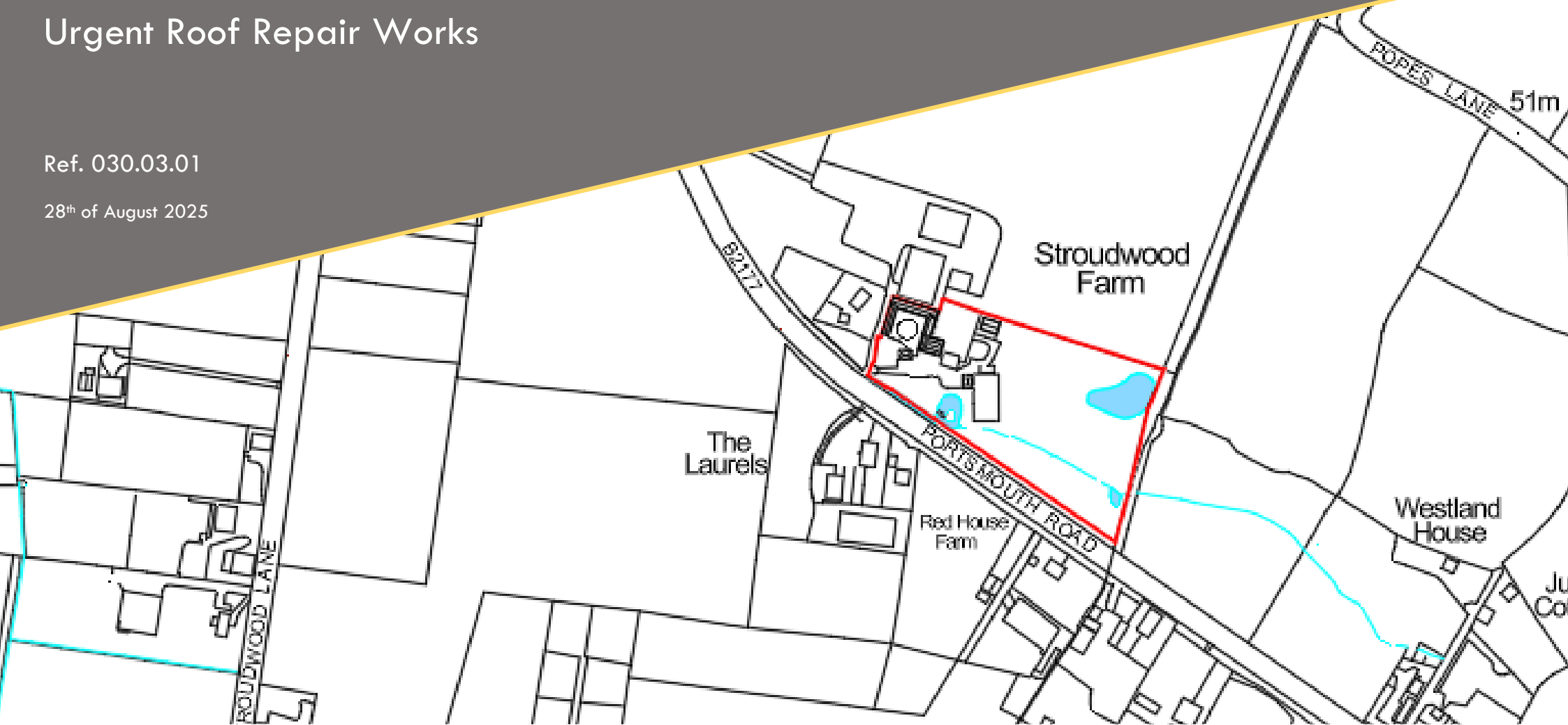
For

Urgent Roof Repair Works



Ref. 030.03.01

28th of August 2025



Supporting Statement

Exdell Limited is registered in England and Wales with registration number 14699743. Registered office: Briarwood, Green Lane, Southampton, Hampshire, SO31 7DF

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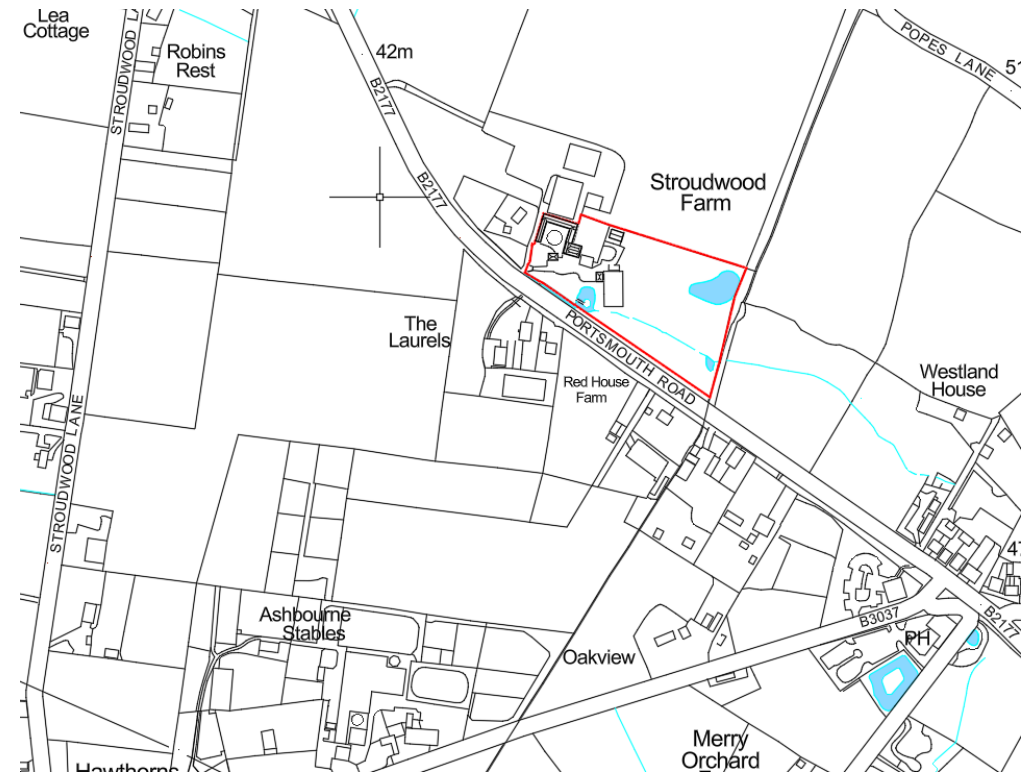
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1. INTRODUCTION

- 1.1. This statement supports a Listed Building application for urgent roof repairs to Stroudwood Farmhouse, a Grade II Listed Building in Upham.
- 1.2. Stroudwood Farmhouse is a residential building which has been heavily modified and extended over the years. The site is located on Portsmouth Road (the B2177), Upham.
- 1.3. The application is made on behalf of the owners/ occupants of the house and seeks permission to carry out urgent repair works to the roof of the house. The affected part is the Southern element of the house which appears to be the oldest part.
- 1.4. The Structural Engineer has concluded that the current situation is unsafe, with high likelihood of further structural deterioration and potential roof/ ceiling collapse without intervention.

Extract of Site Location Plan



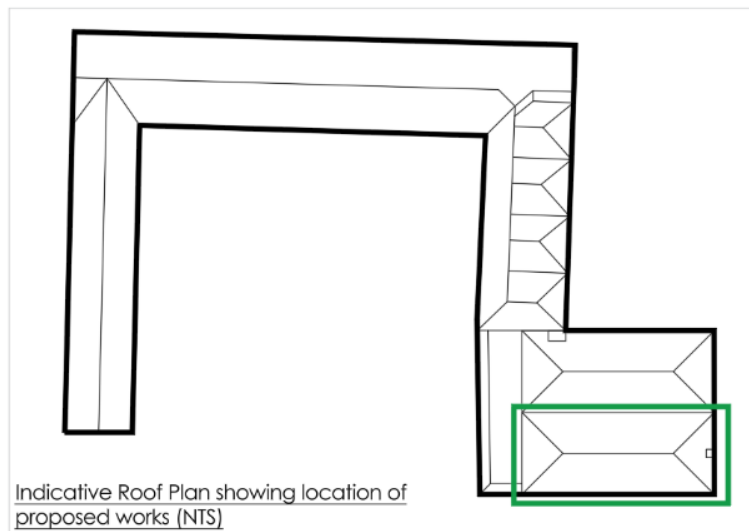
2. EXISTING BUILDING

2.1. Stroudwood Farmhouse is Grade II Listed. The Official Entry reads:

C18, C19. 2 storey house with double roof above; earlier front later rear. Symmetrical facade of 3 windows. Red tile roof, hipped, with brick dentil eaves. Flemish bond brickwork, red with a mixture of blue headers; red rubbed flat arches to ground floor openings. Recent sash windows, in style. Panelled door without architrave, and a modern unobtrusive porch on square pillars.

2.2. The Farmhouse is a large residence spread over one and two storeys. The main element comprises a two-storey brick-built house of traditional appearance. The front element is two storeys, with each storey having the same plan arrangement of two rooms arranged either side of a central bay (hallway and stairwell). This front element (the South elevation and Southern part of the house) appears to be the oldest part of the Farmhouse dating from circa 1790. It is the roof over this part which is affected by the proposals contained within this application.

2.3. The front element is highlighted by the Green rectangle on the illustrative roof plan:



2.4. To the North/ rear of the front element is another brick-built two-storey element which is of slightly more recent, albeit still historic, construction. Both front and rear elements have a traditional pitched roof over with hipped ends, which join in the centre to form a valley.

2.5. To the rear again is a wrap-around single-storey element which encloses a square courtyard.

3. THE NEED FOR URGENT REPAIR WORKS

3.1. In Spring 2025 Exdell Limited were asked to provide an opinion on some significant cracking which had appeared in the first-floor ceilings of the front (original) part of the farmhouse.

3.2. During this visit Exdell Ltd identified significant deterioration in structural timber elements within the loft space which had lead to significant structural movement. A structural engineer (AWA) was commissioned to provide further commentary on the deterioration and to propose structural intervention if necessary.

3.3. Exdell Ltd made the following observations:

- Only the front part of the house was viewed – no reported issues within the remainder of the house;
- The house layout is typical of the age (circa 1790) with a rectangular room on either side of a central hallway/ stairwell spanning from front to back of the house.;
- The layout is repeated Ground and First floors;
- A fireplace and chimney breast was noted in each room on the Ground Floor;
- No obvious significant structural changes were observed – no significant openings or other alterations obviously at odds with the (assumed) original layout;
- The internal walls enclosing the stairwell showed cracking above door heads on both Ground and First Floor;
- Wall cracking is consistent with structural movement and likely indicative of 'spread' i.e. external walls bowing outward due to insufficient support at intermediate floor and roof levels;
- The owners indicated this cracks had been present for a long time and had not worsened recently to their knowledge;
- The two upper floor rooms (bedrooms) showed significant cracking and bowing in the ceilings – running side-to-side in one room (West) and front-to-rear in the other (East);
- Plaster had completely cracked with the edges separating to expose lath underneath. Ceiling bowing was easily visible with distortion measured as much as 100mm;
- Chimney breasts in both rooms were covered with built-in wardrobes;

- The roof structure is a traditional cut-timber roof comprised of individual rafters from wall plate to eaves and with purlins around the perimeter at mid-height, supported by a-frame trusses.
- All roof timbers are of uneven size and assumed to be hand-cut rather than machined;
- The roof is tightly enclosed in a modern bitumen-based roofing felt; no daylight was observed at any location through the felt including at eaves and ridge;
- The loft was poorly insulated with a single layer of 100mm quilt which was drawn back in places to expose the ceiling surface;
- Extensive evidence of damp was seen, in the form of water staining on the underside of felt and on timbers. Water condensation had formed in many places on both the felt and timber;
- Timbers showed extensive deterioration – rot and mould present, with many timbers extremely soft;
- Some joints were seen to have pulled apart or be pulling apart;
- Other timbers showed very significant deflection;
- Cracking and bowing in the ceilings below occurs at the location(s) of central cross-beams at ceiling level which appear to carry ceiling joists at mid-span;
- Piles of droppings were observed indicating that Bats were, or had been, present within the roof void;
- The owners observed that cracking in bedroom ceilings worsened significantly following a recent storm.

3.4. **Exdell Ltd concluded that the roof structure had deteriorated significantly due to a number of factors , and in particular**

- **Age** – it is assumed that timbers and most of the structure are original, dating from circa 1790;
- **Moisture ingress** – due to improper ventilation of the roof and enclosure with an impermeable membrane, plus poor/ inconsistent insulation.
- **Storm impacts** – imposing pressure on the roof structure.

3.5. Exdell Ltd further concluded that the structure would continue to deteriorate quickly, to the point of potential collapse, without further intervention. The roof structure is likely integral to the stability of the superstructure and that roof failure may also allow or exacerbate spread and deformation of external walls.

3.6.

- 3.7. Exdell Ltd subsequently commissioned AWA to undertake a full structural survey and to recommend structural works where necessary. AWA provided an initial structural assessment following a site inspection, which accompanies this application. Their conclusion states:

The structural issues observed at Stroudwood Farm are predominantly linked to inadequate roof ventilation, timber deterioration due to prolonged exposure to moisture, and an unsuitable roof support arrangement.

In the current roof build up and structural arrangement, AWA would deem it as unsafe and require immediate remedial works.

- 3.8. Photographs are provided at **Appendix 1** to provide a general overview of the roof condition and key observations.

4. PROPOSED WORKS

- 4.1. This application seeks Listed Building consent to undertake structural repairs and to add structural supports within the roof space, and then to reinstate.

- 4.2. The structural remediation works include:

- Remove all tiles and set aside;
- Remove tile battens;
- Remove the existing bituminous felt;
- Remove existing mineral wool loft insulation;
- New wall plates to be installed across external and internal walls for new timbers to bear onto;
- Install 2 nr. new rough cut oak beam on new padstones at ceiling levels;
- New 100 x 50mm D30 oak struts to support purlins bracing onto new oak beams;
- Existing purlins strengthened with steel plates;
- Damaged ceiling joists to be replaced with 100 x 50mm D30 oak joists;
- New 100 x 50mm D30 oak ceiling joists to be installed at 300mm centres in addition to existing;
- Damaged rafters to be replaced with 100 x 50mm D30 oak joists;
- New 100 x 50mm D30 oak rafters to be installed at 300mm centres in addition to existing;
- Restraint straps to be installed.

- 4.3. The post-works reinstatement then comprises:

- Replace bituminous felt over the roof structure, **maintaining adequate ventilation at ridge and eaves;**
- Apply battens over the bituminous felt;
- Re-fix the roof tiles that were removed;
- Loft to be re-insulated, maintaining ventilation paths at eaves and ridge.

5. OTHER CONSIDERATIONS

External Appearance

- 5.1. Although roof coverings will be removed, they will be reinstated such that there is no change to the external appearance of the building.
- 5.2. Likewise, the proposal retains as much of the original structure as possible, although it will primarily be aesthetic following the works with structural support largely provided by new elements.

Building Fabric

- 5.3. The application proposes to make use of appropriate materials insofar as possible with key structural components specified as oak beams consistent with the existing structure.
- 5.4. It will be necessary to introduce some modern materials to limit further deterioration, including:
 - Steel restraint straps
 - Dry-fix ridge tile
 - Dry-fix eaves with over-eaves ventilator
 - Replacing the existing bitumen roofing felt
 - Introduction of concrete padstones

Biodiversity

- 5.5. Bats are known to present within the roofspace and the application is accompanied by a complete Bat survey which includes recommendations for mitigation and compensation measures.
- 5.6. A European Protected Species Licence will be sought once Listed Building Consent has been granted and the works will be carried out in accordance with the Licence.



APPENDIX 1 - Photographs



Stroudwood Farmhouse – Roof Repairs – Listed Building Application

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