

Dear Hamish

With 20 plus years in Carpentry industry please find my full report and recommendations below.

Front Door – 1 Church Gate

This report documents the current condition of the front entrance door at 1 Church Gate, a listed building. The door and surrounding frame show multiple defects caused by age, weathering, and previous unsympathetic repairs. The extent of deterioration indicates that repair alone is no longer sufficient, and full replacement—matching the original design, materials, and appearance is required to maintain the building's character and ensure long-term integrity.

Timber Decay and Surface Breakdown

- The lower panels and threshold area show visible timber rot, indicated by flaking material, uneven surfaces, and loss of structural crispness.
- The base of the door and frame display clear signs of long-term moisture exposure and deterioration.

Repeated Patch Repairs

- Multiple layers of paint, filler, and patching compounds are evident across the door surface.
- These repairs are inconsistent in texture and finish, suggesting numerous cycles of short-term maintenance rather than proper conservation.
- The lower frame edges show particularly heavy build-up of filler, currently cracking and detaching.

Poor Condition of Joinery

- The door rails and stiles are no longer true and flat, showing distortion and warping through age and moisture movement.
- Joints between the vertical boards show gapping and misalignment, which compromises the door's stability.

Failing Paintwork

- The paint coating is heavily weathered, with peeling, blistering, and cracking in several areas.
- Poor adhesion suggests that the timber beneath is damp or degraded, making further repainting ineffective.

Threshold and Surround Problems

- The threshold area shows substantial wear, moisture damage, and crumbling filler.
- The junction between door and stone paving appears uneven and degraded, allowing water ingress.

Structural & Conservation Concerns

1. Loss of integrity: The accumulated defects indicate the timber is no longer structurally sound.
2. Moisture ingress: Repeated repairs have not solved underlying water penetration issues.
3. Unsympathetic repairs: Inconsistent filler and paint buildup obscure original historic detailing.
4. Limited repair viability: Localised repairs would fail quickly, as the substrate timber beneath is already compromised.

5. Listed building requirements: A like-for-like replacement is the only route that ensures preservation of appearance while restoring durability and function.

Recommendation

Given the extent of visible deterioration, accumulated unsympathetic repairs, and structural breakdown of the timber, the door should be replaced in full with a new timber door made to match the existing design, dimensions, and visual character.

Conclusion

The current front door at 1 Church Gate is in poor condition, having undergone multiple piecemeal repairs that have failed to preserve its structural or aesthetic integrity. Replacement with a like-for-like reproduction door is justified in order to maintain the historic character of the listed building and ensure future serviceability.

Kind regards

Mr M Gretton

Director

Refined Spaces Carpentry and Construction