Leach Pottery
St. Ives

Heritage and Repair Statement

Phase 2 Planning and Listed Building Consent Application

September 2023

DOW JONES ARCHITECTS

CONTENTS

Issues

15.09.23	Issued to Pottery for comment
29.09.23	Planning issue

1. Introduction

Preamble

This Heritage and Repair Statement has been prepared to accompany the planning and listed building consent application covering phase 2 of the Leach Pottery redevelopment. It contains site photographs, a statement of significance, heritage impact assessment and a schedule of the repair work that is proposed to be carried out as part of the redevelopment work.

A full history of the pottery can be found on the Leach Pottery website: https://www.leachpottery.com/history

Client

The client is Bernard Leach (St Ives) Trust Ltd. The Director representing the Trust and responsible for project delivery is Libby Buckley.

Project Team

Architect
Dow Jones Architects

Structural Engineering
Momentum

M&E Engineering
OR Consulting Engineers

Landscape Design
Non Morris Landscape

CDM
CDM Services

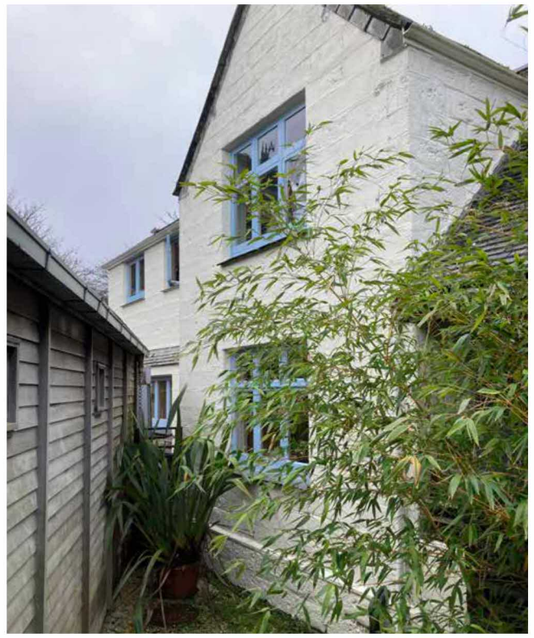
Project Manager
Macegreen consulting Ltd

QS
Macegreen consulting Ltd

Planning Consultant
Andy Golay

2. Photographic Survey

Main entrance to the site



Rear of Pottery Cottage, with production building to left

Pottery Cottage

Pottery Cottage and clay store

The north garden

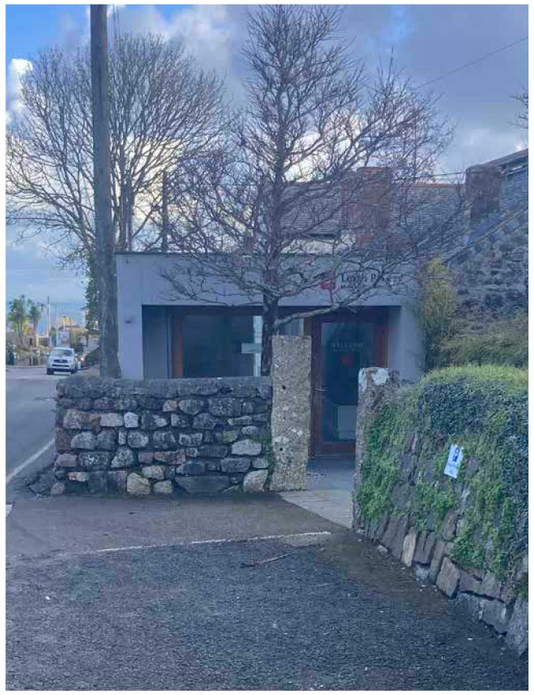
The back of the throwing room

Climbing kiln room and central garden area

Bernard Leach's studio

Cube gallery from the road

Cube gallery from central courtyard



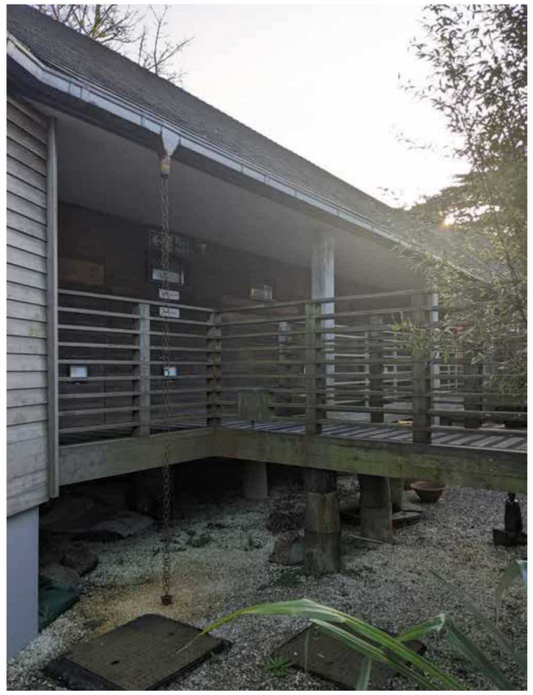
The 2008 museum entrance building

The 2008 museum entrance building

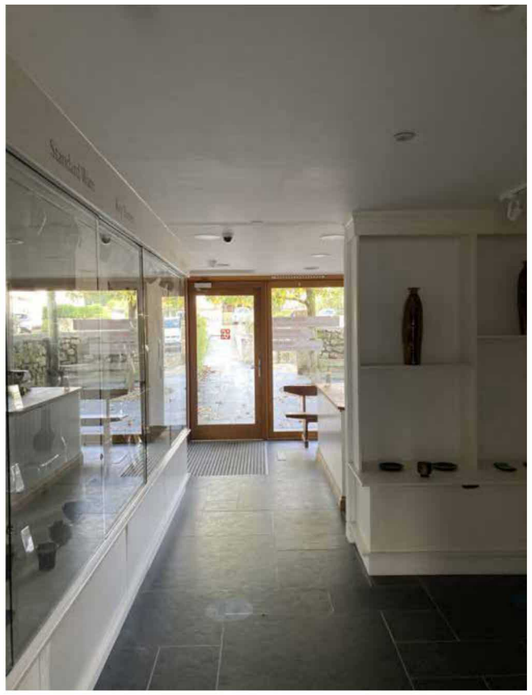
The production studio and the Stennack

The production studio connecting to the kiln building

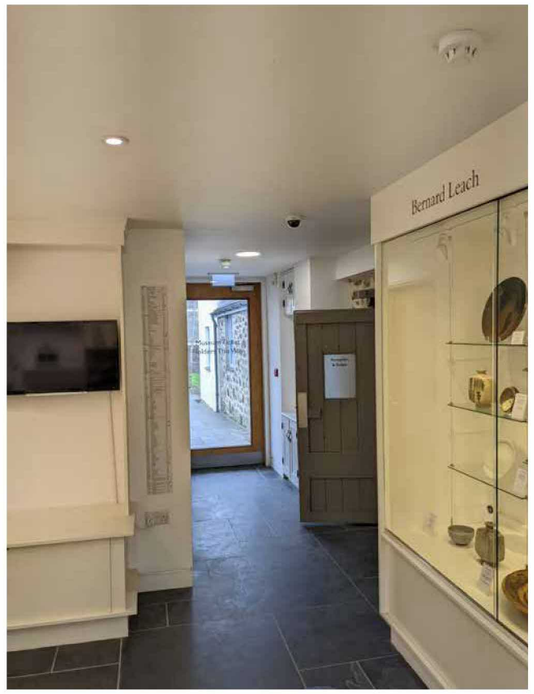
The central garden



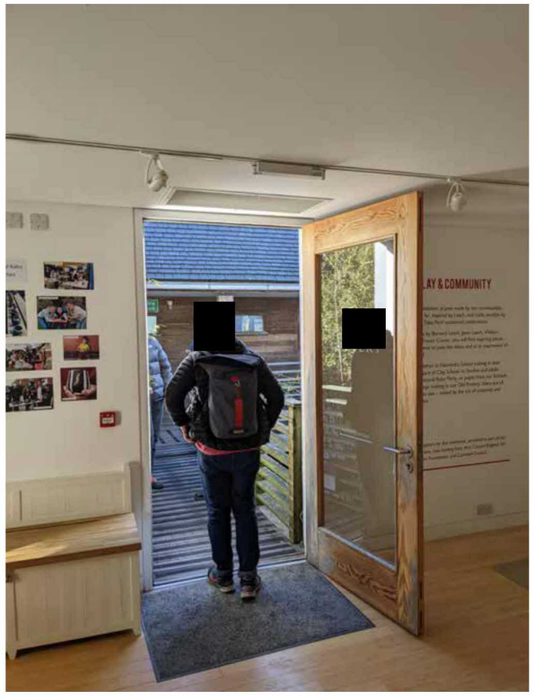
Production studio from the central garden area



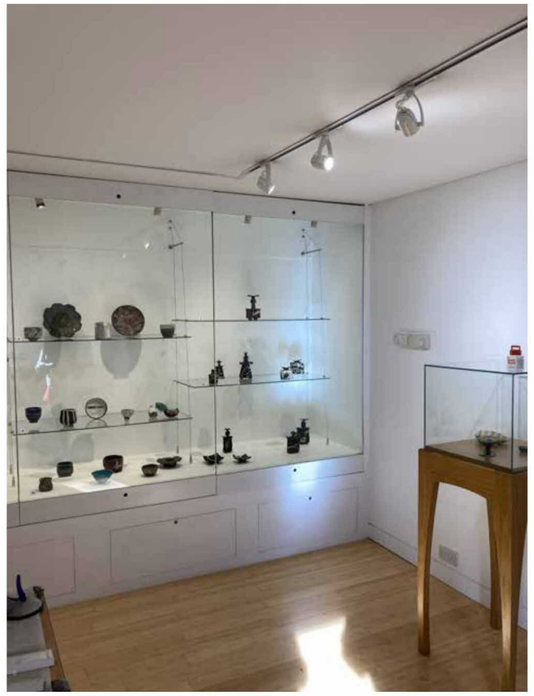
The 2008 museum entrance



Entrance gallery 2008



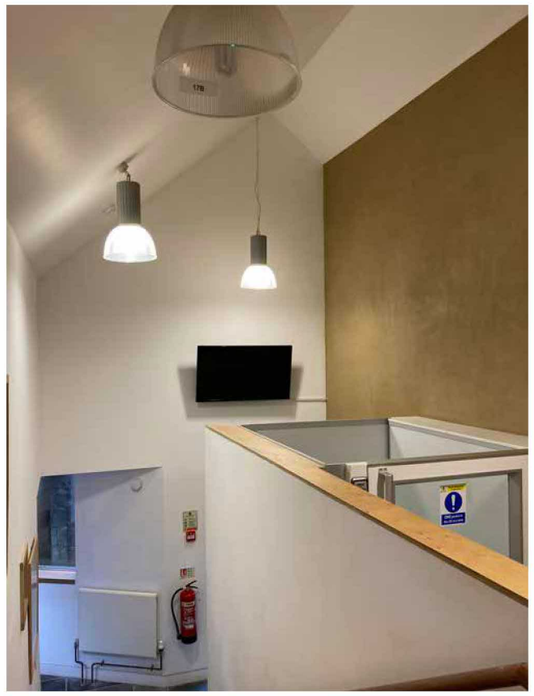
The 2008 cube gallery



The 2008 cube gallery

The production studio

The production studio electric kiln room



The production studio stairwell and lift

The workshop clay room

The workshop

The original climbing kiln

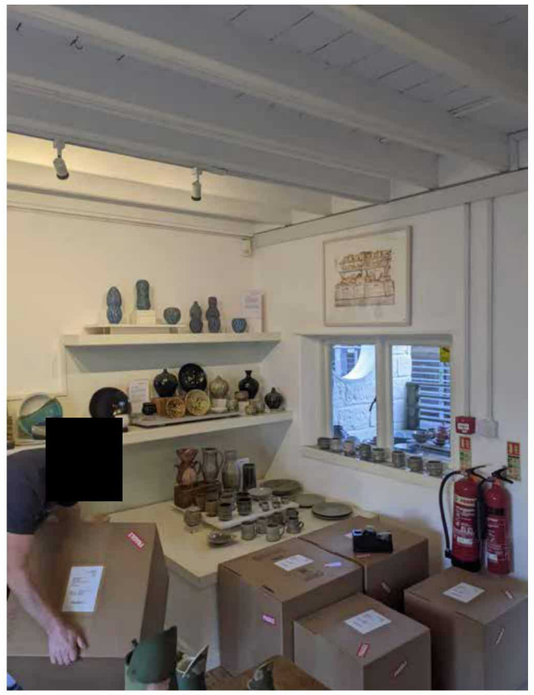
The kiln room

The throwing room

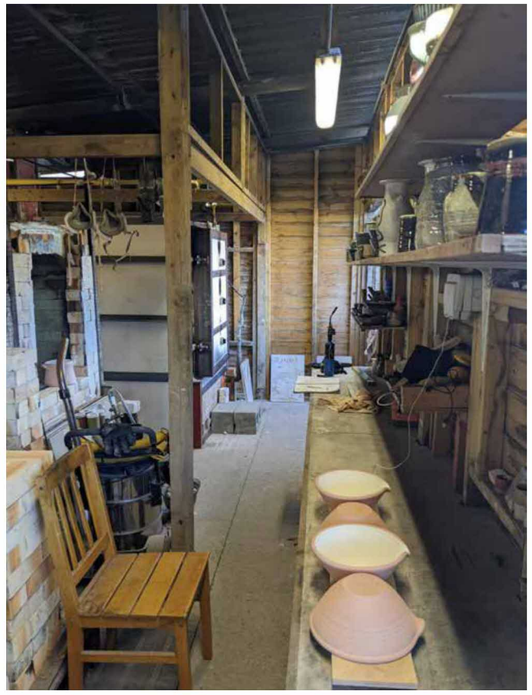
Bernard Leach’s studio

The kiln room

The shop inside Pottery Cottage



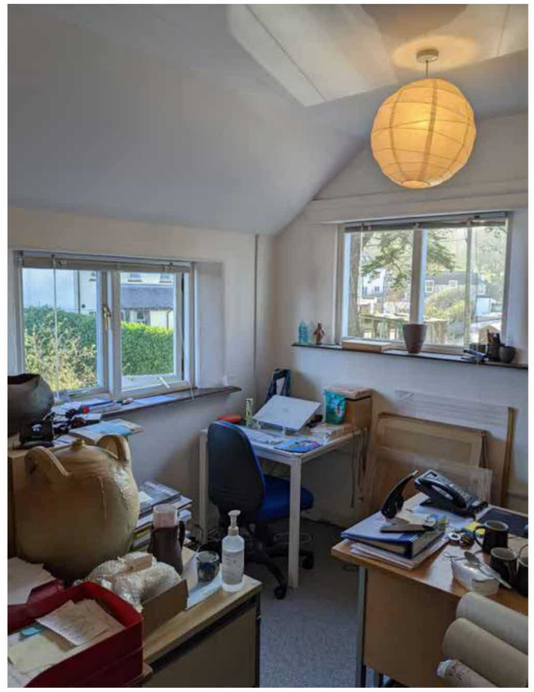
The shop and deliveries for despatch



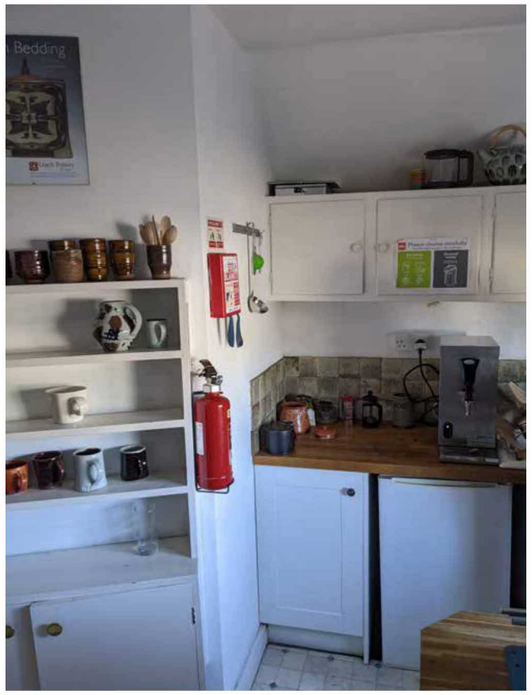
The current kiln shed

Staff kitchen - upstairs in Pottery Cottage

The office - upstairs in Pottery Cottage



The office - upstairs in Pottery Cottage

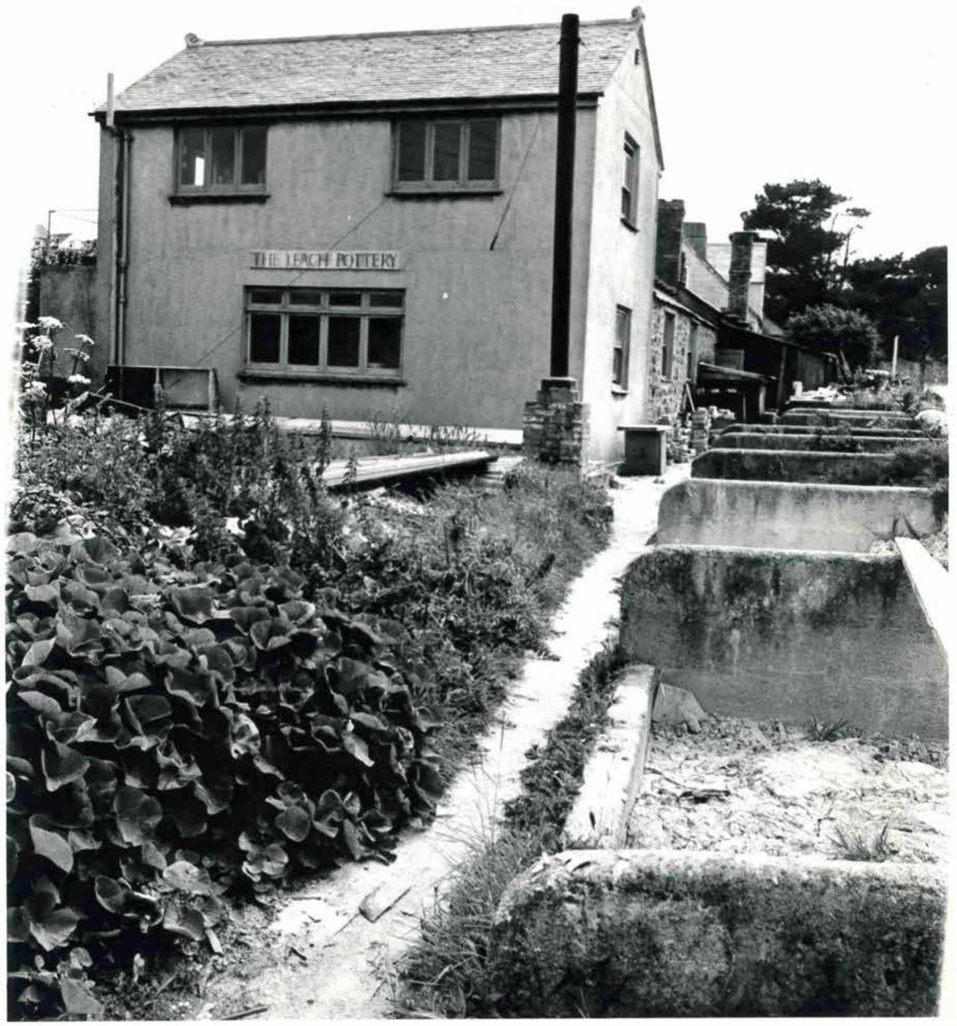


Staff kitchen - upstairs in Pottery Cottage

3. Historic Photographs

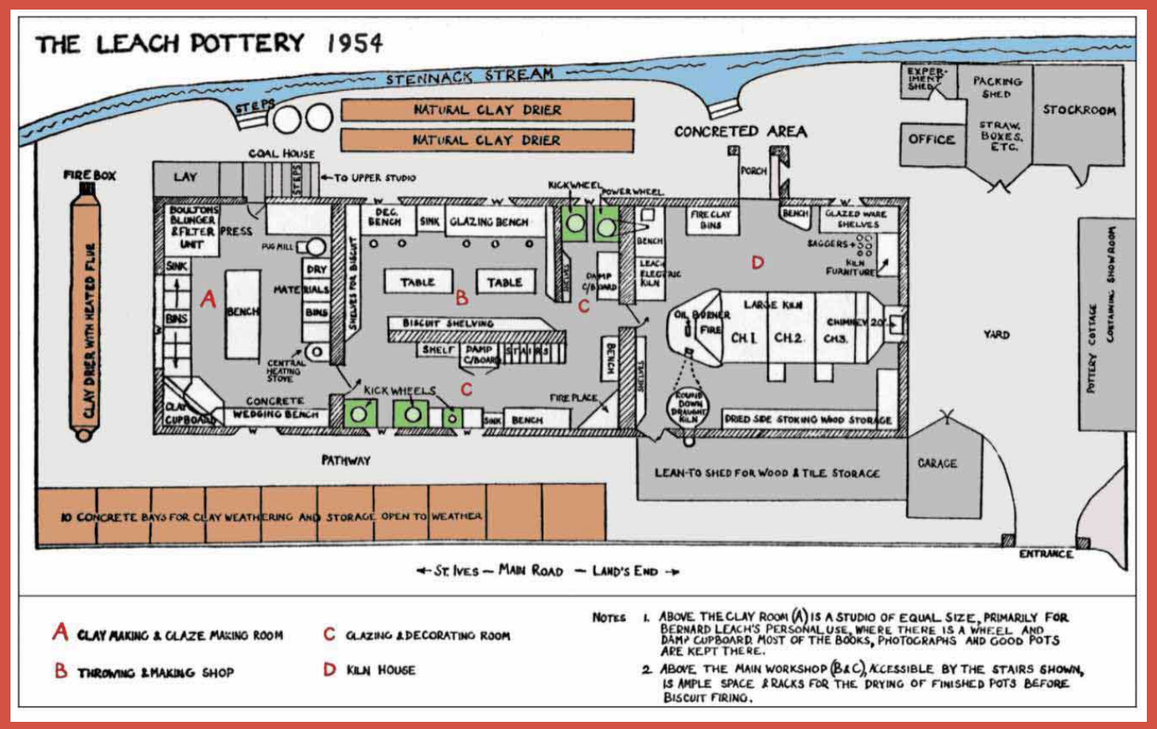
Kiln shed and pottery 1925

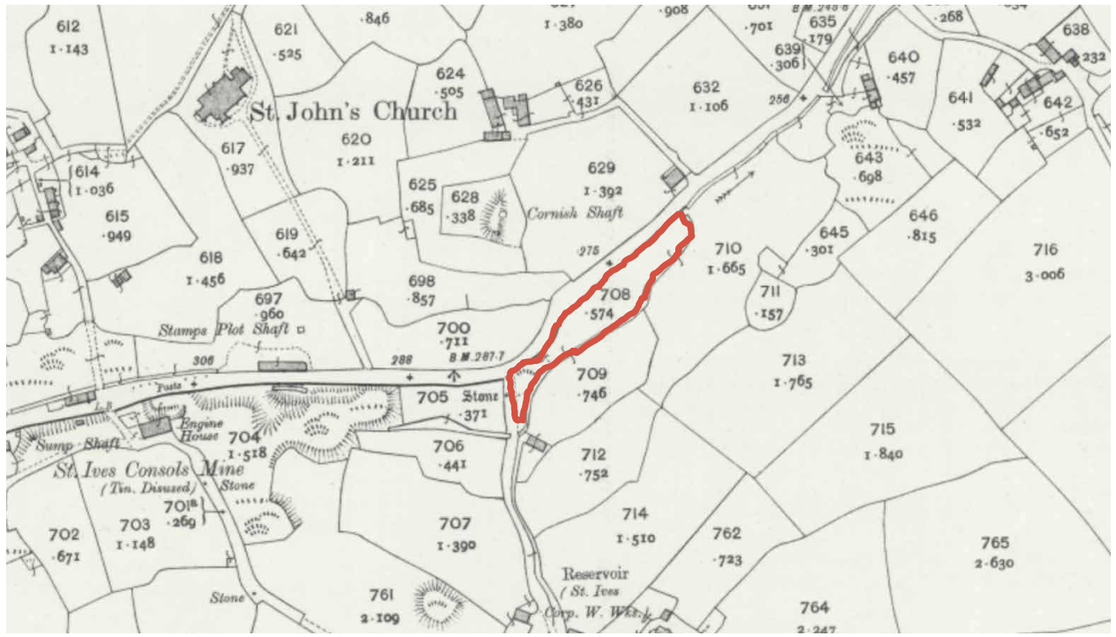
Pottery Cottage prior to extension, 1937



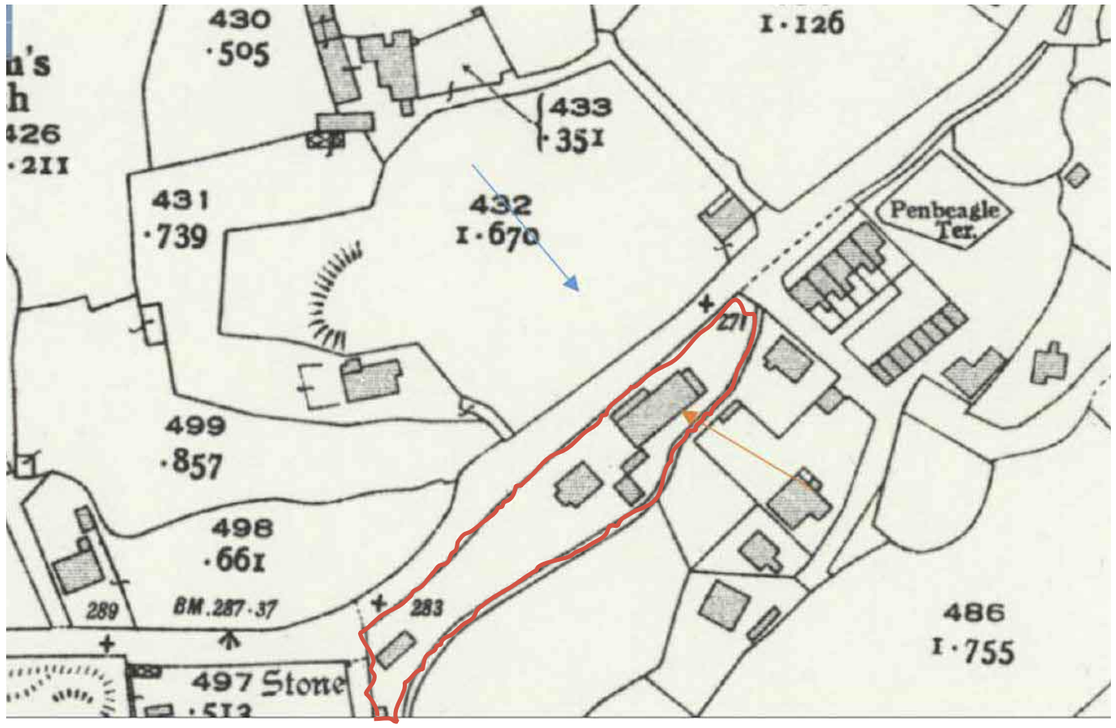
Studio and kiln shed 1945-55

4. Historic Maps

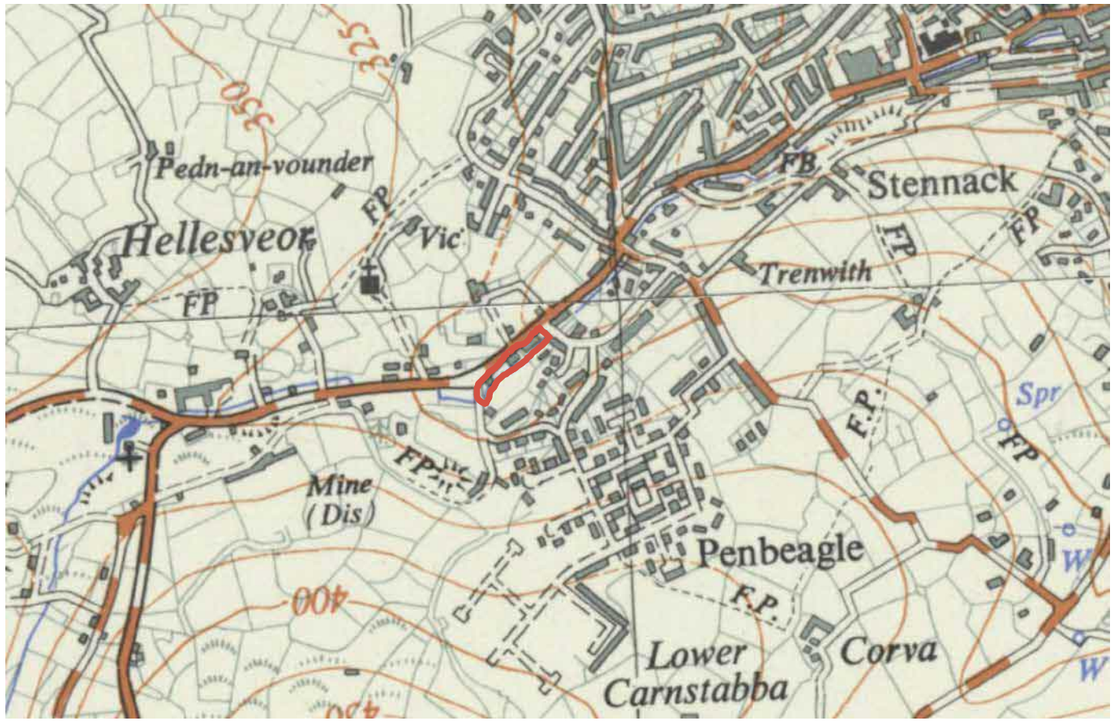




1892 - 1914

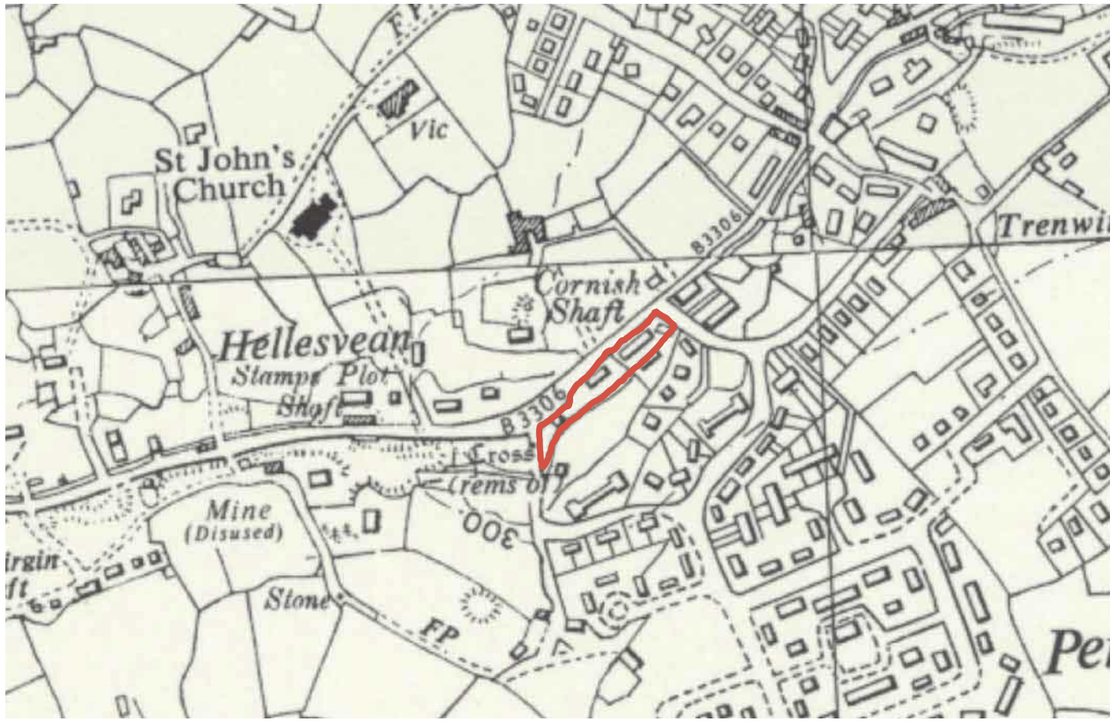


1937



1937 - 1961

1945 - 1965



1949 - 1971

2022

Leach Pottery and Cottage showing climbing kilns, c.1920s

5. Statement of Significance

Understanding Cultural Heritage

In 2008 English Heritage published Conservation Principles, which identified four principal heritage values which might be taken into account when assessing significance and which can be used to amplify the assessments in the statutory lists. These values are:

Evidential
Deriving from the potential of a place to yield (mainly archaeological) evidence about past human activity

Historical
Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present

Aesthetic
Deriving from the ways in which people draw sensory and intellectual stimulation from a place;

Communal
Deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

Heritage Significance is essentially a hierarchical concept, using descending levels of value. These follow guidelines established by James Semple Kerr, which have been adopted by the Heritage Lottery Fund, Historic England and others. The levels of significance are:

Exceptional - important at national to international levels

Considerable - important at regional level or sometimes higher

Some - usually of local value only but possibly of regional significance for group or other value

Little - of limited heritage or other value

Neutral - features which neither enhance nor detract from the value of the site

Negative - features which detract from the value of the site

Listing

ST IVES B3306 Leach Pottery GV II

Pottery. 1921, for Bernard Leach. Stone rubble and rendered concrete blocks. Gable-ended scantle slate roofs, the kiln shed has louvered ridge ventilator. Brick gable end and axial stacks. PLAN: Long range comprising, kiln shed at SW end, throwing and glazing rooms with loft over at centre, and workshop with studio above at NE end. EXTERIOR: Single storey kiln shed at SW end has outshut on NW side and porch on SE front. Throwing and glazing rooms at centre, built of stone rubble and with sash windows. Workshop with studio above is cross-wing at NE end with external stairs to first floor doorway on SE gable end. INTERIOR: In the kiln shed is the brick 3-chambered climbing kiln designed by T. Matsubayashi in 1921 and rebuilt in 1923, a small tunnel kiln, an individual kiln and a modern gas kiln. In the glazing room there is a corner fireplace with a cambered brick arch with two small terracotta niches above. In the throwing room two of Leach's wheels; above is the drying loft. Over the workshop at the NE end is Leach's studio with access via external stairs. NOTE: The Leach Pottery was established by Bernard Leach, with the Japanese potter Hamada Shoji, on his return in 1920 from studying in Japan. SOURCE: Leach. Bernard, A Potter's Book; published 1940.

Listing NGR: SW5087339942

ST IVES B3306 Pottery Cottage GV II

House and pottery showroom. 1928, by Bernard Leach for himself. Rendered concrete blocks. Scantle slate roof, with half-hipped and gabled ends. Rendered axial and end stacks with weathered set-offs. PLAN: Rectangular. Showroom on ground floor with accommodation above and loft over lower' north east end with access via external stairs on gable end and with integral verandah at rear. Domestic Revival in the style of the local vernacular. EXTERIOR: 2 storeys. Asymmetrical 4-window NW front with gable at centre, and two windows on right set back slightly with hipped roof porch in the angle; roof on left carried down to lower eaves; small casements. Rear, SE, projecting gable at centre, French casement on left and verandah on right with timber posts with shaped brackets and dormer above; oculus and external stairs to loft doorway on NE gable end. INTERIOR: Ledged and braced doors with cover moulds, ladder stairs to first floor and fireplace on first floor with six tiles above by Bernard Leach; loft at NE end open to roof.

Listing NGR: SW5084739924

Statement of Significance

Overview

Founded in 1920 by Bernard Leach and Shoji Hamada, the Leach Pottery, St Ives, is among the most respected and influential potteries in the world. Over the last hundred years it has forged the shape of Studio Pottery in the UK and beyond. Scores of potters, students and apprentices, from across the world have come to the Leach Pottery to train, creating a uniquely international environment in the heart of Cornwall and maintaining the Pottery's creative principle of East/West exchange.

Today, the Leach Pottery Studio, Museum and Gallery continue developing Bernard Leach's historic legacy. The Leach Pottery is considered by many to be the birthplace of British studio pottery. One of the great figures of 20th century art, Bernard Leach played a crucial pioneering role in creating an identity for artist potters across the world.

The history of the Pottery reveals that Bernard Leach had a very pragmatic approach to his buildings and the site. When he arrived in St Ives he didn't have much money, working as a craftsperson with limited means. He was expedient, using what he had to suit his purpose. He adapted and extended his buildings and altered the site to reflect the immediate needs for the production and sale of pottery. Since 1920 when he began working on the site, it has been in a state of flux.

The history of the Leach Pottery is extensively re-told on the Leach Pottery website and will not be rehearsed here. The purpose of this document is to identify the essential character of the buildings and the site as a way to understand how and where a new building could be added to the site, and how this building, and a reworking of the landscape of the site, could help rationalise the site as a whole.

Evidential value

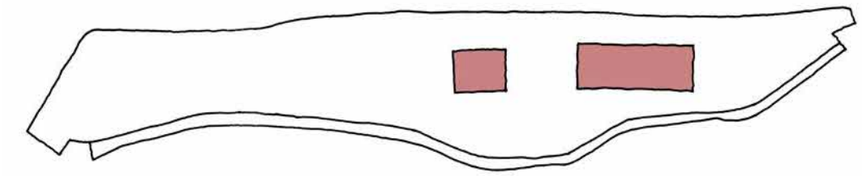
The site was first developed by Bernard Leach in 1920, and prior to that was an open piece of land. From 1920 to the death of Janet Leach in 1997, the pottery provides a unique insight into the working practice of one of the world's most significant potters.

The evidential significance of the Leach Pottery is Exceptional .

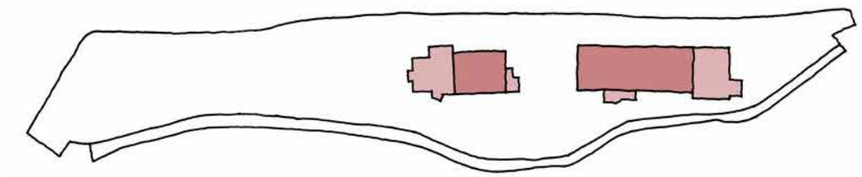
Historical value

Bernard Leach is one of the most important potters of the 20th century and his influence has a global reach. The climbing kilns were the first to be built in Europe and the techniques and practices he developed in St Ives have influenced studio potters around the world.

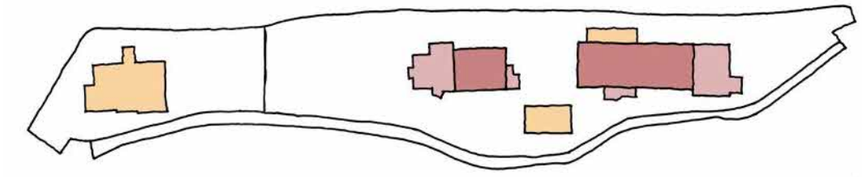
The historical significance of the Leach Pottery as a cultural artefact is Exceptional.



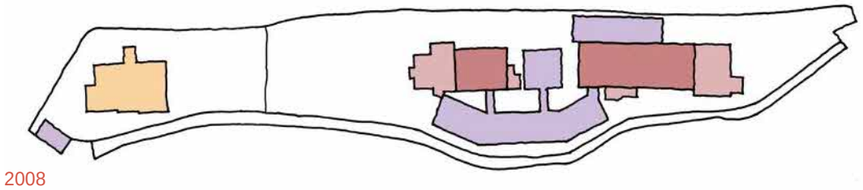
1920
Leach Pottery (left) and Pottery Cottage are built on an open site



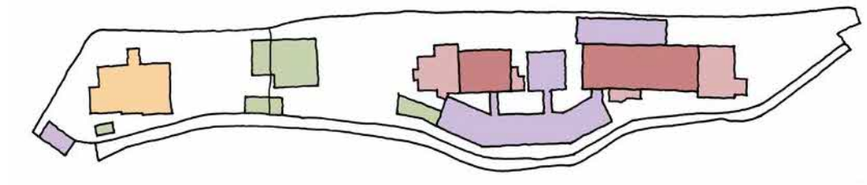
1920s to 1930s
By the late 1920s Leach had extended both the Pottery (left), Pottery Cottage was extended after 1937



1950s
By the 1950s Leach had built a lean-to on the side of the pottery building and a showroom set back between the Pottery and Pottery Cottage. Beagle Cross was built to the south of the site and replaced an earlier cottage.



2008
The Museum Entrance is built across the front of the Leach Pottery, the Cube Gallery is added between the Pottery and Pottery Cottage, and the production building is added along the river bank. A garage is added to the south of the site.



2008 - 2022
A range of ad-hoc buildings associated with the production of Leach Standard Ware are added to the site - the main kilns are the green building at the centre of the site.

Aesthetic /Architectural Significance

The Leach Pottery site has been added to and adapted since 1920, and it is most straight forward to assess the architectural significance of the buildings in a chronological order.

The Leach Pottery (grade II)

This is the most significant built fabric on the site. The external fabric is architecturally unexceptional but the internal spaces and built fabric elements, especially the climbing kilns, being the earliest example outside Asia, are of exceptional significance.

The architectural significance of the climbing kilns are exceptional. The Pottery building's significance is considerable and the later additions have some interest.

Pottery Cottage (grade II)

Pottery Cottage is architecturally unremarkable but grade II listed for its historical, evidential and communal value through its connection to Leach. Architecturally, the building is not significant, but there are some elements of note within it. The interior has surviving timber doors in the Arts and Crafts tradition; the central first floor room has a simple fireplace with six Leach tiles, and there are also Leach tiles in the kitchenette. These elements are of value for their direct connection with Leach. The equestrian roof tile on the roof to porch, was made by Deborah Stone, and not Bernard Leach.

The architectural significance of Pottery Cottage is Some

The 2008 buildings

These buildings converted the pottery into a museum and have substantially altered the aesthetic value of the site as a whole. These additions have changed the way in which the original buildings relate to one another and to the site. They make little reference through their architecture to the character of the site or the town, either in form or material. Their positioning impacts how the listed buildings are used and understood, blocking important views and disconnecting the listed buildings from the river.

The 2008 Production studio

Early photographs of the site show how the kiln shed opened to the Stennack river, and the space between the kilns and the river was a key working space. The 2008 production studio building blocks this relationship.

The architectural significance of the Production Building is negative / neutral

The 2008 Museum entrance

This building has been built across the front of the Leach Pottery building and screens it from the road, altering the appearance of the listed building to the street and negatively impacting on it.

The architectural significance of the Production Building is negative / neutral.

The 2008 Cube Gallery

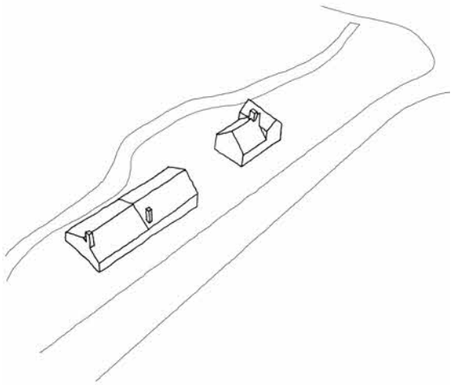
This building fills the space between the Leach Pottery and Pottery Cottage and changes the setting of the original buildings and their group value.

The architectural significance of the Cube Gallery is negative / neutral.

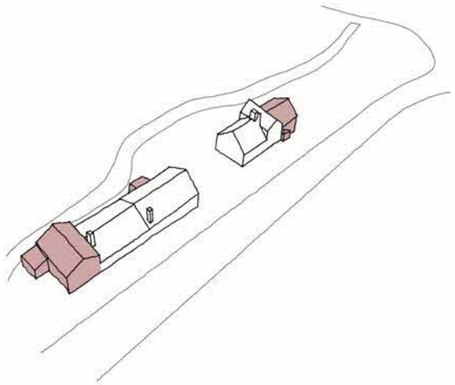
The post 2008 additions

These comprise the new kiln shed and the clay preparation sheds. The new kiln shed is sited south of Pottery Cottage and is sufficiently distant from it, and screened from the road by mature trees, to not affect the setting. The new clay preparation sheds are located behind Pottery Cottage and are tucked behind the chimney. They are modest flat roof buildings of no architectural merit and have little impact on the setting of the listed building.

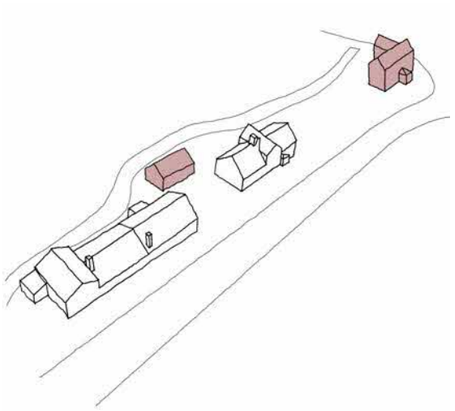
The architectural significance of the post 2008 buildings is neutral.



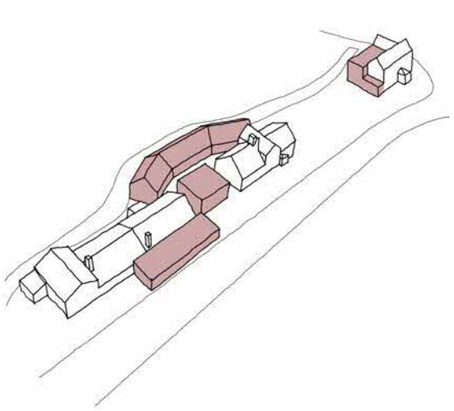
1920



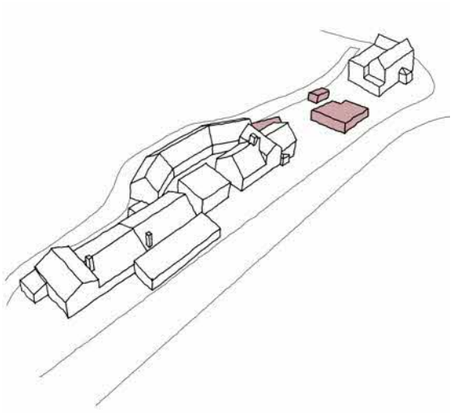
late 1920s / 1930s



1950s



2008



2008-2022

Communal value

Leach is regarded as the father of studio pottery and has influenced potters around the world. Leach's role in the artistic heritage of St Ives should also be recognised. Taken as a whole, the cultural significance of the Leach Pottery is exceptional.

The site plays a central role in the development of craft pottery throughout the 20th century, with pottery being produced on the site, potters visiting an exchanging ideas, and potters coming from around the world to work at the pottery before taking Leach's ethos to be applied to their work elsewhere.

Today, the production pottery makes 20,000 items of Leach Standard Ware pottery at the site annually. Standard Ware is sold commercially around the world and is a thriving local business employing 10 people.

The museum attracts 10,000 visitors a year from around the world and is a shrine for the many potters influenced by Leach. The museum curates temporary exhibitions showcasing the work of contemporary, mostly local, potters. The museum also contains Leach archival materials which is used by scholars for research projects.

The Pottery Learning and Participation team runs an expansive education programme working with schools throughout Cornwall. They run a community outreach programme and run regular commercial throwing courses which attract potters from around the world. The production studio has an apprenticeship scheme that trains young potters.

The pottery runs an artistic exchange with potters from around the world who come to stay at the pottery and work in Bernard's Studio for a three month period. The pottery also has an ongoing cultural exchange with potteries in Japan.

The work of the Pottery continues to increase the communal value of the site.

The communal value of the Leach Pottery is Exceptional.

Above Top: The historic climbing kilns.
Above: The historic studio in the Leach Pottery building

6. Heritage Impact Assessment

Planning process

Pre application advice was sought in July 2022 for the redevelopment of the entire site. This included the phase 1 building - the new education and production building at the south of the site; and phase 2, the reorganisation of the existing and listed buildings including the construction of a new entrance, reception and cafe building.

The comments received from the pre application advice have been incorporated into the design of the new cafe building.

Further comments were offered concerning the cafe building as part of the planning application (approved) for the phase 1 building (ref: PA23/00676).

These comments have also been incorporated in the design.

Approach

The narrative history of the site and the statement of significance illustrate that the Evidential, Historic and Communal significance is higher than the Architectural significance of the buildings, which is principally through association.

The development of the design has been carried out to ensure the impact on the existing listed Leach Pottery and Pottery Cottage is minimized, so that their significance is not affected.

Given that the significance of the site as a whole is primarily not architectural, the impact of any new architecture on the site is less relevant than the positive impact the proposed scheme will have on the Evidential, Historic and Communal value of the site.

The heritage impact of the key elements of the scheme have been considered individually.

New entrance and cafe

The new entrance building has been designed to sit behind Pottery Cottage and be subservient to it both in terms of its placement on the site and its architectural appearance.

It is designed to appear as a glazed colonnade and to have a lightweight and transparent appearance. It will have frameless glazing and a flat roof so that it will contrast with the dominant pitched forms of the listed Pottery Cottage.

It has been placed to sit behind the prominent chimney of Pottery Cottage and to act as a backdrop the listed building, which becomes foreground. It sits on the site of the current assemblage of sheds used by the pottery to process clay, and will be a visual improvement on the current setting.

The architectural impact of this building is therefore minimal.

The new entrance forms a key part of the proposed new visitor route and will improve the experience of visitors to the site and make give the museum a fully wheelchair accessible entrance.

This element will have a positive impact on the communal significance of the site and will secure wider access to the Pottery.

Adaptations to the 2008 buildings

The work proposed to the 2008 buildings is minor in nature: the repositioning of doors and windows, the enclosure of an external corridor, the repositioning of the lift and stairs and the repositioning of internal partitions.

These changes are being implemented to rationalise the flow of visitors around the site, and to enable the Museum to tell the story of the Leach and the site as a whole more clearly.

These changes will have a positive impact.

Adaptations to Pottery Cottage

The work proposed at ground floor to Pottery Cottage will raise the floor in the first shop room in order to make it align with the floor in the rest of the shop and the museum and thus make the whole museum accessible.

This change will have an obvious benefit.

The work proposed to the first floor of Pottery Cottage will return it to its original residential use. The flat that will be created will be for the sole use of the museum's resident artist. The museum runs residencies for artists for around the world who come to experience the legendary Leach Pottery. The flat will be used by them while they are in St Ives.

This change will have a positive benefit for the communal value of the pottery.

Adaptations to the Pottery

As demonstrated by the heritage statement, the pottery is the most significant part of the site. Consequently the works proposed here are minimal, and consist of repair works to existing fabric - rotten windows, broken down pipes, leaking roofs etc - and the upgrading of heating and lighting to more subtle interventions that will have less visual impact on the listed building.

There are a number of fabric issues which are listed out in the exhaustive repair schedule at the end of this document.

The existing fan coil heaters, installed in 2008, are large and unsightly will be replaced by smaller electric radiators that will have minimal impact on the appearance of the interior of the building. They will allow for the space to be heated for conservation purposes, therefore protecting the significance of the fabric.

The current lights, installed in 2008, are large and ugly and have corroded over the years. The replacement light fittings will be smaller and more attractive, better illuminate the space and be more energy efficient.

The repair of the listed fabric and the upgrading of the services will have a huge benefit for the Pottery and ensure its longevity.

Landscape changes

The works proposed to the landscape relate to changing how visitors move around the site and experience the museum. We are proposing a new ramp to connect the introductory gallery to the museum entrance that will be external and form part of the revised landscaping.

We have developed a comprehensive planting plan to supplement the architectural proposals for the site that compliment the setting of the listed buildings.

Both these elements will have a positive impact on how the building can be used and experienced.

7. Condition & Repair Schedule

This schedule contains a list of items of repair that are proposed for the existing buildings. The repairs will be carried out on a like for like basis unless otherwise stated. Items of repair which safeguard the security, weather tightness and sustainability of the building have been prioritised.

488 Leach Pottery Condition Schedule				10.08.2023				
Item number	**Asset**	**Area**	**Location**	**Condition**	**Proposed work specification**	**Work Type**	**Priority**	**Consequence of not completing**
RECEPTION AND ENTRANCE GALLERY								
1.1	1&2	Reception and entrance	Elevations	Minor cracking of render, crazing and discolouration	Repair with an external masonry render filler and re decorate.	Repair	Medium	Wall will become increasingly damaged
1.2	1&2	Reception and entrance	Stone boundary wall	Vegetation and missing capping	Remove excessive vegetation to prevent damage and replace cappings. Treat with biocide.	Repair	Medium	Wall will become increasingly damaged
1.3	1&2	Reception and entrance	North wall to road	Missing and loose slate capping	Check and rebed all loose slates on lime mortar. Use Delabole slate if replacement slate required.	Repair	High	Water ingress & injury
1.4	1&2	Reception and entrance	External joinery	Requires redecoration	Rub down and redecorate	Repair	Medium	Timber will begin to degrade
1.5	1&2	Reception and entrance	Downpipe	Connection to ground has loose and visible plastic collar	Extend pipe into gully (as part of rainwater goods replacement works)	Repair	Medium	Damp penetration and ingress at building threshold
1.6	1&2	Reception and entrance	Flat roof	Evidence of internal water ingress at corner at point of high level drainage. Evidence of ponding on roof and general degradation of surface. Internal evidence of dampness.	Localised opening up and repair of roof and making good damage arising and redecoration. Consider whole roof renewal of single membrane and introduction of insulation cut to falls. This would be an opportunity to improve the thermal performance of the building.	Repair	Very high	Internal damage gets progressively worse
1.7	1	Reception and entrance	Connection between northeast end of valley gutter and pottery roof	Recently re-slated, but water ingress persists. Investigation required of connection between flat lead roof and pottery building.	Review lead detailing (possible that lead does not lap beneath slate sufficiently). Strip back lead and reinstate with improved detail using code 4 lead. Remediate interior water damage.	Repair	Very high	Timber will begin to degrade
1.8	1&2	Reception and entrance	Entrance door, window and threshold drain [W.66 and XD.58]	Timber frame of window and door is in need of refurbishment. Evidence of water damage to the bottom of window frame, possibly due to threshold drain inefficiency. Door requires general refurbishment.	Replace weather seals to entrance door and window. All ironmongery to be replaced. Investigate if threshold drain is in working condition. Replace trickle vent. Repair will improve accessibility and security.	Replace	Medium	Risk of further degradation to the door and window, and damage to internal finishes. Risk to museum security
1.9	1&2	Reception and entrance	Doors to disabled toilets and store (previously WC) [0D.63 and 0D.64]	Door frames require refurbishment.	Adaptations and introduction of improved detailing to existing door frames to aid in the new circulation route, and the change of use from toilet to store. Refurbishment will improve accessibility and security. Refurbish and redecorate door. New ironmongery.	Replace	Medium	Timber will begin to degrade following persistent and prolonged use without required updating
1.10	1&2	Reception and entrance	Door leading to kiln room [0D.62]	Door requires opening sequence to be altered. Door opening direction to be changed to open into the kiln room rather than the circulation space.	Ironmongery to be replaced. Adaptations to existing door opening direction, allowing door to open into the kiln room rather than the circulation space. Refurbishment will improve accessibility, way finding and security.	Replace	Medium	Risk of inadequate site way-finding for building visitors
1.11	1&2	Reception and entrance	Entrance doormat	Integrated doormat requires replacement.	Replace door mat and refurbish doormat perimeter floor finish. Forbo Nuway Connect. Refurbishment will improve accessibility.	Replace	Medium	Further degradation of doormat poses a risk to building users and visitors
1.12	1&2	Reception and entrance	Stone wall of reception and kiln room	Walls have cementitious pointing internally.	Rake out existing cement pointing and re-point with lime mortar.	Replace	Low	Significance and character of museum is diminished
1.13	1&2	Reception and entrance	Storage cupboards within nook adjacent to north exterior door	Storage cupboard is in need of refurbishment	Replace cupboards with upgraded joinery	Replace	Low	Further degradation of internal wall finishes following persistent and prolonged use without required updating
1.14	1&2	Reception and entrance	Electrical services and fixtures on partition wall	Existing electrical services and fixtures such as the distribution boards, security panels and light switch will need to be relocated following demolition of wall.	Electrical fixtures to be relocated to an approved location. Redecoration required following removal of wall.	Relocate + Repair	Medium	Degradation to internal wall finishes and insufficient access for building users to essential electrical services and fixtures

1.15	1&2	Reception and entrance	West wall cabinets	Following removal of floor to ceiling display cabinets along the west wall, there will need to be remedial works undertaken to the internal wall fabric finish	Make good internal wall finishes and possibility of subsequent mitigation of existing pipes being exposed.	Repair	Medium	Further degradation of internal wall finishes
1.16	1&2	Reception and entrance	External seating	External seating is in need of improvement and additional seating is required	Replace existing seating with improved and larger scale unit to provide improved additional seating.	Replace	Medium	Risk of insufficient seating can make the site not inclusive for building users and visitors
1.17	1&2	Reception and entrance	External planting along external circulation route	External planting is in need of improvement	Remove existing slate shards covering areas of planting and replace with soil and introduce native planting.	Replace	Low	Slate shards can become a tripping hazard along the arterial circulation routes through the site
1.18	1&2	Reception and entrance	Reinstate gate	Reconfiguration of site allows for the former gate to be reinstated.	Reinstate gate at location. Repair work to be undertaken if existing gate is still on premises/storage. Alternatively, allow for new gate made of steel bars and flats, galvanised and painted.	Repair	Low	Risk of inadequate site way-finding and site access for building visitors
1.19	1&2	Reception and entrance	Entrance area external floor finish	Remove accessibility tactical warning strip	Replace accessibility tactical warning strip with slate pavers to match existing external surface finish.	Replace	Medium	Circulation and way finding through site will not be inclusive to all building users
3.1	3	Museum Garden	Clay drops	Deterioration of wall finish	Consolidation / repair with lime mortar to improve water run off.	Conservation	Medium	Progressive degradation of heritage asset
WORKSHOP								
4.1	4	Pottery (clay room)	Exterior generally	Redecoration required	Repaint walls, windows and weatherboards.	Repair	Medium	External finishes continue to degrade
4.2	4	Pottery (clay room)	Exterior, chimney	Vegetation growth	Remove to prevent damage and water ingress	Repair	Medium	Persistent vegetation growth will cause damage, leading to water ingress
4.3	4	Pottery (clay room)	Exterior, north elevation, ground floor window	Slate sill broken away	Reinstate slate sill, risk of sharp edge injury. Use Delabole Slate.	Repair	High	Risk of injury, slightly increased risk of water damage
4.4	3&4	Pottery (clay room lean-to)	Lean-to extension	Extension is not physically connected and there is clear evidence of movement away from building with visible gaps at wall and roof.	Masonry and lime render infill to wall cracks and renewed lead (code 4) flashing at abutment between lean-to and pottery.	Repair	High	Risk of water ingress. Risk of water damage to incoming electricity supply.
4.5	4	Pottery (clay room)	Lean-to extension	Remedial work needed to external gully	New gully required to drain rainwater away from the building	Repair	Medium	Wet ground conditions externally could lead to damp internally
4.6	4	Pottery (clay room)	Stepped access between clay room and decorating + glazing room	Accessibility adaptations required	Investigation and proposal of accessibility adaptations to threshold area between clay room and pottery (old workshop).	Replace	High	Area of building will not be accessible to wheelchair users
4.7	4	Pottery (clay room)	North facing window and west facing window [W.72 and W.73]	The windows require general refurbishment	Rub down windows and redecorate. Retain ironmongery.	Repair	Medium	Risk of further degradation to the window, and damage to internal finishes

4.8	4	Pottery (clay room)	Redundant services	Strip out redundant services such as the fantail heaters and pipework. Possible relocation of distribution boards currently located within the lean-to extension. Ascertain if hot water heater is a heritage character item and should be retained and repaired.	Replace stripped out services where required and make good the internal wall finish. Redecoration required following removal of redundant services. Relocation of distribution boards to a more adequate and approved location.	Repair + Replace	Medium	Redundant services diminish significance of listed building
4.9	4	Pottery (clay room)	External east facing door [XD.61]	Door requires refurbishment	Refurbish external door and allow for addition of new seals, and replace all ironmongery. Check if glass is safety glass, and allow to add film if required.	Repair	High	Security and accessibility affected by current condition of door
4.10	4	Ground floor WC under external staircase	East facing small window [W.74]	Window requires replacement	Window to be replaced on a like for like basis with hardwood timber. Heritage glazing to be introduced if glass pane is being replaced. Ironmongery to be retained and reconditioned.	Replace	High	Risk of water ingress and a threat to museum security
5.1	5	Pottery (old workshop)	South elevation	Poor pointing. Some cementitious pointing, poor condition at low and high level.	Repoint using lime mortar	Repair	High	Long term risk of further degradation and water ingress
5.2	5 & 6	Pottery (old workshop)	Areas of external wall to north facade	Unplastered and recently replastered areas of wall	Complete lime plastering work to fill in gaps, redecorate with limewash or other naturally pigmented breathable paint following roof repair works.	Repair	Medium	Lost internal finishes should be reinstated to prevent loss of significance to the historic asset
5.3	5	Pottery (old workshop)	Fireplace in pottery and roof above	There is a leak above the fireplace, either coming from the abutment with the entrance building (item 1.6), or the abutment with the higher level kiln room roof	Check the leadwork and slate around the chimney above, as well as the abutments to the adjacent buildings. Repair following investigation. The cast iron fireplace will need to be retreated, and surrounding wall redecorated.	Repair	Very high	Risk of further damage to listed interior and museum objects
5.4	5	Pottery (old workshop)	Soffit above north windows	Missing soffit board	Reinstate soffit board, and decorate to match adjacent boards.	Repair	Medium	Lost internal finishes should be reinstated to prevent loss of significance to the historic asset
6.1	6	Pottery (decorating and glazing room)	North wall	Cementitious pointing failing	Repoint locally using lime mortar.	Repair	Medium	Risk of further degradation to listed fabric
6.2	4&6 (19&20)	Pottery (decorating and glazing room)	West roof, at abutment of buildings 4&6, near chimney	There is evidence of a roof leak to the abutment of the low level roof against the Leach Studio External Wall	This is reported as a persistent problem, and there is evidence that the rotten joists have been doubled up with new in the past, but the water ingress persist. The following is suggested A - examine the lead flashing to the chimney and abutment and replace with new code 4 lead flashing. B - check the chimney: flaunching and capping and hidden roof junction and partially rebuild including new leadwork.	Investigate + Repair	Very high	Risk that timbers will rot again and internal finishes will be damaged. Also risk of damage to nearby electrical installation.
6.3	6	Pottery (decorating and glazing room)	West windows (2.No) [W.70 and W.71]	Windows require replacement.	Window to be replaced on a like for like basis with hardwood timber. Heritage glazing to be introduced if glass pane is being replaced. Ironmongery to be retained and reconditioned.	Repair	High	Risk of water ingress and a threat to museum security.
6.4	6	Pottery (decorating and glazing room)	East elevation wall	Water penetration at low level, adjacent to external steps	Remove loose cementitious pointing Check condition of wall as far as is practicable and repoint externally with lime mortar. If voids are found, local rebuilding of stonework will be required. Add mortar fillet between steps and wall to prevent ingress. The internal wall should be checked periodically to ensure it is drying, before reinstating internal finishes.	Repair	High	Risk of further degradation of internal wall finishes
6.5	6	Pottery (decorating and glazing room)	North roof, centrally	Water ingress through roof and above window	A - fill open joints with lime mortar and monitor. B - remove area of roofing above window, and replace with wet laid scantle roof to match. B is the more robust option, as previous attempts at repair in this area have failed.	Repair	Very high	Risk of further damage to listed interior and museum objects, including damage to timbers

7.1	7	Pottery (throwing room)	Wheel throwing room floor	Minor dampness to floor where wall has been lowered to floor level. Dampness being drawn along timber	Likely to be due to moisture migrating from remains of wall. A minor issue which could be checked periodically to establish whether it is a seasonal issue, or if the timber deteriorates. Alternatively boards could be lifted to check the source of the dampness, and address it by lowering the wall further, applying a DPC to the top of the wall and covering with timber flooring. Ventilation under the floor should be checked.	Repair	Medium	If problem persists, timbers could rot, causing damage to listed fabric.
7.2	7	Pottery (throwing room)	East windows (3.No) [W.67, W.68 and W.69]	Windows are in need of replacing. Evidence that windows have been repaired numerous times in the past, and are currently degraded beyond repair.	Windows to be replaced on a like for like basis with hardwood timber. Heritage glazing is to be introduced if glass panes are to be replaced. Seals could be added to the window frames.	Replace	High	Risk of water ingress and a threat to museum security.
7.3	7	Pottery (throwing room)	Redundant services	Strip out redundant services	Replace stripped out services where needed and make good repair to internal walls. Redecoration required following removal of redundant services.	Replace	Medium	Redundant services diminish significance of listed building
7.4	5 & 7	Pottery (old workshop) and pottery (throwing room)	External cement drainage channel along east facing wall	Evidence of internal water ingress in area along east facing wall at finished floor level, ineffective external cement drainage channel could be the cause.	Investigate external cement channel along the east wall and mitigate if found to be the cause of internal water damage by re-pointing channel and allow for the addition of an external drain.	Replace	Medium	Risk of further degradation of internal floor finish and water ingress
8.2	8	Pottery (kiln room)	Kiln room floor	Damp spot in floor. Clay deposits to be removed.	Longstanding damp patch in south east corner. Difficult to establish cause without lifting floor. Monitor, particularly after the roof issues have been addressed - flue may still be leaking. Check flue and allow to replace flashings and cowl.	Repair	High	Risk of water ingress causing damage to the fabric and museum collection.
8.3	8&10	Pottery (kiln room)	Kiln room/ link to production studio roof	Water pouring down façade	Poor lead detailing allows water to flood over front of roof and down façade into courtyard. Add a lead roll along line of façade.	Repair	High	In the long run, this will lead to the degradation of the timber facade.
8.4	8	Pottery (kiln room)	Kiln room roof	Leak around cowl	Check junction between cowl and roof. Lift slates to check extent and condition of lead beneath slate. Remove render from base of stack to check leadwork. Reinstate with new lead if required and re-render.	Repair	High	Risk of damage to roof timber, internal finishes and museum collection
8.5	8	Pottery (kiln room)	Skylights	Leaking skylights are believed to have been fixed	Monitor	Monitor	Low	
8.6	8	Pottery (kiln room)	Timber lean-to structure	External decoration	Redecorate	Repair	Low	Risk of timber degrading over time.
8.7	8	Pottery (kiln room)	Timber lean-to structure	Water running off side of lead roof on to both rendered and timber walls.	Check falls of roof, consider changing lead detailing or installing gutter	Repair	High	In the long run, this will lead to the degradation of the timber facade.
8.8	8	Pottery (kiln room)	Window opposite kiln [W.64]	Leak above window	Window sill is damaged as a result of the leak at the top of the frame. Window to be repaired, rub down and redecorated. Detail at head of window to be reviewed. Sill to be replaced with new hardwood sill.	Repair	High	Risk of further degradation to the window, and damage to internal finishes
8.9	6, 7 &8	Pottery	Eaves level North & South	Repetitive reslating and damp problems	Review eaves detail including rainwater gutter which appears inadequate in size or positioning. Replace gutters with larger section gutters. VM Zinc Half round 333, 85 radius gutters, 80 diameter downpipes. VM pigment finish with strat coating. To be fitted by approved installer.	Repair	High	Risk of further degradation and damage to internal finishes
8.10	6&8	Pottery (kiln room)	Abutment between kiln room and pottery	Water ingress at high level. The lower roof abutment to the kiln shed roof condition is in need of investigation and renewal. Lead flashing is as existing behind render, and could be the cause of internal water ingress. Evidence of a channel of moss growing along the connection between the roof and the render of the abutment.	Remedial work required to lead flashings and slate at abutment of buildings.	Repair	Very high	Risk of further water damage to building and collection internally

8.11	8	Pottery (kiln room)	High level roof vent	Vents currently allow birds and insects to enter building due to defective mesh	Infill with new stainless steel mesh, painted black	Repair	High	Birds and insects could cause damage internally if they are able to access the building
8.12	8	Pottery (kiln room)	Gable vents	Vents currently allow birds and insects to enter building due to defective mesh	Infill with new stainless steel mesh, painted black	Repair	High	Birds and insects could cause damage internally if they are able to access the building
8.13	8	Pottery (kiln room)	Kiln room doors [0D.61 and 0D.66]	The two doors leading out of the kiln room require general refurbishment	General refurbishment. Redecorate and rehang. Retain ironmongery.	Repair	Medium	Security and accessibility affected by current condition of doors.
8.14	8	Pottery (kiln room)	Small return window [W.63]	Window requires refurbishment. Damage to slate tiles of sill.	Reinstate slate sill. Window is to be repaired, rub down and redecorated. Heritage glazing to be introduced if glass pane is to be replaced.	Repair + Replace	Very high	Risk of further degradation to the window, and damage to internal finishes. Risk of sharp edge injury.
8.15	8	Pottery (kiln room)	Internal stone walls of kiln room	Walls have cementitious pointing internally.	Rake out existing cement pointing and re-point with lime mortar.	Replace	Low	Significance and character of museum is diminished
8.16	8	Pottery (kiln room)	Small east facing window at northern corner of room [W.65]	Window requires replacement. The external vertical tongue and groove cladding above window is water damaged and rotten.	External tongue and groove timber cladding above window is to be repaired. Window is to be replaced on a like for like basis with hardwood timber. Heritage glazing to be introduced if glass pane is to be replaced.	Replace	High	Risk of further degradation to the window, and damage to internal finishes
8.17	8	Pottery (kiln room)	External ground level pipe at north wall of lean-to structure	External pipe below east facing window adjacent to the north facing wall of lean-to structure to pottery kiln room	Investigate purpose, possibly connected to sink internally and investigate working condition of pipe. Allow for new below ground drainage connection if found to be serving internal sink.	Investigate + Maintenance	Low	
8.18	8	Pottery (kiln room)	Timber lean-to structure	Folding storage flaps are in need of refurbishment	Refurbish folding storage flaps on the external timber tongue and groove cladding area.	Repair	High	Risk of further degradation to external timber finish and listed fabric. Risk of water ingress to museum.
8.19	8	Pottery (kiln room)	Re-install flashing surrounding roof light	Roof light flashing requires renewal	Install replacement flashing.	Replace	High	Water ingress will continue to damage building without flashing renewal
8.20	8	Pottery (kiln room)	South chimney stack	Chimney is in need of re-pointing and flaunching requires replacement	Re-point chimney and re-flaunch chimney with lime mortar.	Repair	High	Risk of further degradation and water ingress

8.21	6, 7 &8	Pottery	Roof ridge tiles	Ridge tiles are in state of disrepair and need to be reset	Reset ridge tiles along roof ridge on a hydraulic lime mortar bed.	Replace	High	Risk of water ingress and internal damage to roof structure
8.22	8	Pottery (kiln room)	Floor surface adjacent to door leading to studio [0D.66]	Uneven floor surface condition. Evident ridge between differing surface areas of floor.	Ground down area of floor, infill with concrete fillet and make good surrounding floor condition.	Repair	High	Tripping hazard risk. Risk of further degradation to floor finish condition
19.1	19	Workshop loft space	Damage from water ingress	Damage from water ingress	Remediate internal finishes: areas of lime plaster and lime wash to walls.	Repair	High	Required once water ingress is addressed
19.2	19	Workshop loft space	Roof	Poor ventilation	Add eaves and ridge level ventilators during repair work	Repair	Medium	Risk of condensation and mould growth on underside of slates without adequate ventilation
19.3	19	Workshop loft space	Stair	Non compliant balustrading to staircase	Add new steel balustrading, painted.	New work	High	Risk of falling. Safe access will make maintenance and monitoring easier
19.4	19	Workshop loft space	Stair	Non compliant balustrade to opening in floor	Add new steel balustrading, painted.	New work	High	Risk of falling. Safe access will make maintenance and monitoring easier
19.5	19	Workshop loft space	MICC cabling	Corroded MICC cabling	Review extent of corrosion and replace where necessary	Repair	High	Potential risk of the cable failing
20.1	20	Bernard Leach's studio	Internal	Decoration generally	Redecorate whole room using Rose of Jericho Permeable Matt Emulsion. Improving heating and ventilation within the room are likely to be beneficial in terms of maintaining its appearance.	Maintenance	Low	
20.2	20	Bernard Leach's studio	Internal	Condensation forms on surfaces	Could be addressed through heating strategy (point G3). Add mineral wool insulation above ceiling, 300mm. Maintain airflow though loft void.	Repair	Medium	Condensation could continue to form, which would degrade ceiling finishes.
20.3	20	Bernard Leach's studio	Chimney	Vegetation on chimney needs removal	Remove vegetation and treat chimney with biocide. Repair pointing where required.	Repair	High	Vegetation growth will lead to more masonry damage and water ingress

20.4	20	Bernard Leach's studio	Chimney	Chimney flashing need renewal	Replace lead flashing to chimney	Repair	High	Water ingress will continue to damage building without flashing repair
20.5	20	Bernard Leach's studio	External walls	High level vertical slate hanging requires repair	Local repair and replacement of loose and damaged slate	Repair	High	Risk of water ingress and further damage to fabric without repair
20.6	20	Bernard Leach's studio	Windows [W.82, W.83 and W.84]	Windows are not original and were replaced in the 2010's. Windows require refurbishment.	General re-decoration and repair	Repair	Medium	Risk of further degradation to the window, and damage to internal finishes
20.7	20	Bernard Leach's studio	Window sill [W.83]	Tile window sill requires repair	General re-decoration and repair	Repair	Medium	Risk of further degradation to the window, and damage to internal finishes
20.8	20	Bernard Leach's studio	External door [XD.64]	External door requires refurbishment	General re-decoration and repair, including new threshold seals and ironmongery.	Repair	Medium	Risk of further degradation to the door, and damage to internal finishes. Repair will improve accessibility and security
20.9	20	Bernard Leach's studio	Ridge connection of pottery roof meeting roof of Bernard Leach's studio	Investigation to ascertain if connection of ridge and south facing pitch of adjoining roof is the cause of persistent water ingress at this location	Investigate condition of connection between roof ridge and the south facing pitch of the Bernard Leach studio roof, repair if there is any faults in the roof build up at the connection point.	Investigate + Repair	High	Risk of water ingress and further damage internally
20.20		Pottery generally	Rainwater goods generally	Rainwater goods are insufficient in scale and drainage capacity for the building.	Replace all rainwater goods with a new zinc rainwater system from VM Zinc. VM Zinc Half round 333, 85 radius gutters, 80 diameter downpipes. VM pigment finish with strat coating. To be fitted by approved installer.	Replace	High	Risk of water ingress and internal damage
20.21		Pottery generally	Roof generally	Loss of mortar evident at vertical joints of scantle roof. Evidence of leaks internally under certain areas of roof. The roof of the pottery was re-roofed extensively in 2013-14. The premature failing of the current roof could be due to the previous incorrect specifications for the mortar used for the wet laid scantle roof. Also torched areas of the roof previously used sawn lathe rather than the stronger riven/ split oak lathe. Existing slates are to be reclaimed, due to the long lead time for Delabole or Trevillit slate and the unsuitability of other alternative slate tiles.	Allow risk contingency to re-slate whole roof, subject to discussion with specialist roofer. Subject to investigation with specialist contractor. Access for investigation to be allowed. Torched areas of roof to use riven/split oak lathes. Existing slates to be reclaimed.	Repair	High	Risk of water ingress and further damage to roof structure and internal finishes
PRODUCTION, CUBE and COTTAGE								
9.1	9	Cube gallery	Cube parapet	Review coping stones	Some coping stones have blown off. Allow to lift and re-bed all coping stones.	Repair	High	Risk of water ingress and injury

9.2	9	Cube gallery	Cube door	Door requires refurbishment	Rub down and redecorate. Re-hang on new hinges. Refurbish ironmongery and reinstall.	Repair	Medium	Security and accessibility affected by current condition of doors
9.3	9	Cube gallery	Cube ceilings	Remediate areas affected by water ingress	Redecoration required	Repair	Medium	Redecoration required following parapet repair
9.4	9	Cube gallery	West elevation	Horizontal split to render on west elevation wall	Remediate external finish and subsequent redecoration is required.	Repair	High	Long term risk of further degradation and water ingress
10.1	10	Production building	Defective lift	Passenger lift is defective, and frequently breaks down	Replace lift with new lift.	Replace	High	Building becomes inaccessible for wheelchair users
10.2	10	Production building	Window of south facing elevation to the connection from the kiln room [W.61]	Evident water damage to window sill and rail	Window sill and rail is damaged, repair work is to be undertaken. Window is to be replaced.	Repair + Replace	High	Risk of further degradation to the window, and damage to internal finishes
10.3	10	Production building	Velux windows of east elevation [W.58 and W.59]	Windows are showing signs of degradation, polyurethane finish of southernmost velux is peeling off due to persistent sunlight exposure.	Windows which are to stay in place require general refurbishment. Rub down and re-oil.	Repair	Medium	Risk of further degradation to the windows, and damage to internal finishes
10.4	10	Production building	Velux windows of east elevation and external timber cladding	Locations where windows are to be removed, mitigation is required for consolidating the external horizontal timber cladding	Feather new external timber cladding of the infilled voids to merge with the existing surrounding horizontal timber cladding.	Replace	Medium	Risk of damage to existing timber cladding if careful mitigation is not implemented when infilling the window voids
10.5	10	Production building	Rainwater goods	Rainwater goods are in need of replacement due to signs of the galvanised steel being corroded at connection points	Replace all rainwater goods with a new zinc rainwater system from VM Zinc. VM Zinc Half round 333, 85 radius gutters, 80 diameter downpipes. VM pigment finish with strat coating. To be fitted by approved installer.	Replace	High	Risk of water ingress and internal damage
10.6	10	Production building	Window sills	Some of the oak window sills are showing signs of deterioration and are in need of refurbishment.	Replace water damaged window sills and refurbish all window sills.	Repair	High	Risk of further degradation to the window sills, and damage to internal finishes
10.7	10	Production building	Roof cowls	Site and building reconfiguration will make the roof cowls obsolete in this location. Mitigation to roof is required following removal of cowls.	Make good roof following removal of cowls.	Repair	Medium	Risk of water ingress

10.8	10	Production building	Roof abutment of existing clay store	Removal of fibreglass flashing and redecoration of timber cladding of the south gable following demolition of existing clay store.	Following removal of fibreglass flashing the external timber cladding will need to be made good and redecoration will be required.	Repair	Medium	Gradual deterioration of external fabric
10.9	10	Production building	External electric cable mounted on south east corner elevation	Investigate run of electric cable which currently powers the pug mill. Electric cable will become redundant in this location and will require relocation.	Relocate electric cable to alternative location and make do repair to external wall where the cable was mounted.	Repair	Medium	Further degradation to external wall finishes
10.1	10	Production building	Gutters	Rainwater gutters in need of maintenance, vegetation growing in both	Gutters to be cleaned out and regularly maintained.	Maintenance	Low	
10.11	10	Production building	External timber cladding	Evidence of fungal growth on the horizontal timber cladding	Thorough surface removal of fungal growth and application of a biocide treatment. Consideration to treat timber with a natural oil treatment. General maintenance.	Maintenance + Repair	Low	Detrimental to appearance of building
11.1	11	Cottage (ground floor)	North east corner	Dampness at high level	No apparent cause. The following actions are suggested: A - clear valley gutter of vegetation, check condition and repair as necessary. B - Check condition of roof slating locally and repair as required. C - Check, repair and redecorate gutters and downpipes; at this point monitor for a few months to see if problem has been resolved.	Repair	High	Risk of damage to roof timber and internal finishes
11.2	11	Cottage (upper floor)	North office, eaves cupboards	Mould in rear of cupboards	Wipe clean with clean cloth, treat with anti-fungal spray and monitor. Improve ventilation to cupboards, and do not overfill so that airflow is maintained between stored items and underside of roof. Improve ventilation to cupboards.	Repair	High	Health risk and risk of rotting timber
11.3	11	Cottage (upper floor)	North office	Signs of minor water ingress to north of north chimney	Establish if this is an active leak. If so, check chimney flashings, haunching, cowl etc; as well as condition of slates adjacent to chimney. Allow for renewal.	Repair	High	Risk of damage to roof timber and internal finishes
11.4	11	Cottage (ground floor)	Terrace	Timber columns in need of repair and retreating	Retreat columns, and investigate condition of timber at bases. Allow for timber replacement to top lefthand side of carved column.	Repair	High	Risk of structural loss at beam end
11.5	11	Cottage	Roof generally	Falling slates from roof, due to rotten timber slate pegs	Investigate condition of roof structure in more detail within loft and the same for the roof of the entrance porch. Re-slate roof, including replacement battens, rafters, purlin ends and weather boards as required. Allow to provide a breather membrane.	Repair	Very high	Risk of water ingress and internal damage
11.6	11	Cottage	Roof replacement	These items would take advantage of the building being re-roofed and required for building control compliance and general good practice.	Install STEICOflex 036 insulation between rafters, with wood fibre board insulation beneath the rafters, followed by a vapour control membrane and plasterboard and internally finished with breathable paint. This would address existing condensation issues.	Repair	High	Risk of thermal inefficiency within building
11.7	11	Cottage	Roof generally	These items would take advantage of the building being scaffolded.	Replacement of damaged sections of weatherboarding; Relaying of ridge tiles; redecoration of external walls, windows, and weatherboards; local repair to external walls; repair and redecoration of rainwater system.	Repair	Medium	Gradual deterioration of external fabric

11.8	11	Cottage	South chimney stack	Internal evidence of dampness in fireplace of the south shop room fireplace. External slate cladding is in a state of disrepair.	Investigate if there are any blockages at the differing levels of the chimney stack and remedy the situation. Re-slate the slated area externally.	Investigate + Repair	High	Risk of further water ingress and internal damage. Gradual deterioration of external fabric
11.9	11	Cottage	External paint finish	Uncertainty if current external paint finish is breathable. Wall fabric materiality is unreadable externally, initial investigations deem the fabric to be made up of a form of masonry, with a slurry mixture and paint finish.	Remove existing paint finish externally and surface finish with KEIM Granital a breathable mineral, matt finish silicate based paint. Work subject to conducting trial sample area to test feasibility of removing external finish and aid in ascertaining wall build up materiality.	Repair	Medium	Risk of internal condensation issues and dampness
11.10	11	Cottage	Rainwater goods	Rainwater goods are insufficient in scale and drainage capacity for the building	Replace all rainwater goods with a new zinc rainwater system from VM Zinc. VM Zinc Half round 333, 85 radius gutters, 80 diameter downpipes. VM pigment finish with strat coating. To be fitted by approved installer.	Replace	High	Risk of water ingress and internal damage
11.11	11	Cottage	Eaves flashing	Eaves flashing has signs of short term remedial repairs with cement fillet. At present all eaves are in a state of disrepair.	Renewal of eaves detailing and replace flashing.	Replace	Medium	Risk of further water ingress and internal damage. Gradual deterioration of external fabric
11.12	11	Cottage	Dormer window structure [W.81]	Dormer window structure needs to be rebuilt entirely, bargeboards are rotten.	Re-build dormer window structure on a like for like basis.	Replace	High	Risk of water ingress and a threat to museum security.
11.13	11	Cottage (upper floor)	Office door [XD.63]	Door requires refurbishment	Refurbish external door, and replace all ironmongery. Establish if glazing is safety glass and allow for application of safety film.	Repair	Medium	Security and accessibility affected by current condition of door
11.14	11	Cottage (ground floor)	Shop floor	Evidence that joists of timber floor structure is rotten towards the east wall	Investigate condition of floor structure and repair or replace any structural elements in need of replacement and/or repair.	Repair	Medium	Risk of further damage to floor and risk of rotting timber
11.15	11	Cottage (ground floor)	Shop door [XD.53]	Door of north room to shop requires refurbishment	Refurbish external door, and replace all ironmongery.	Repair	Medium	Security and accessibility affected by current condition of door
11.16	11	Cottage (ground floor)	Store and boiler room	Evidence of water damage to ceiling finish. Redecoration is required	Investigate cause of water damage, probability of a leak coming from first floor kitchen above. Make good and redecorate internal finishes.	Investigate + Repair	Medium	Risk of further degradation and damage to internal finishes
11.17	11	Cottage (ground floor)	Shop window facing street [W.57]	Window is a commercial replacement and is not of historic significance, and is in need of replacing.	Investigate the condition of the window lintel in preparation for the works involved in replacing the window with hardwood timber frame and double glazing.	Repair	Medium	Risk of condensation affecting window reveals
11.18	11	Cottage (External)	French drain	There is an existing French drain around the cottage	This drain will need to be adapted when the new entrance is constructed.	Adapt	Medium	Risk of worsening damp issues within the cottage

11.19	11	Cottage (external perimeter)	External surface finishes leading to new main entrance	External surface finishes is in need of reconfiguration and refurbishment	Remove accessibility tactical warning strip and replace with slate pavers. Remove tarmac around area of new entrance and re-tarmac accessible parking bays.	Replace	Medium	Circulation and way finding through site will not be inclusive to all building users
16.1	16	Garage	Exterior	Buddleia growing on bridge wall	Remove	Maintenance	Low	
16.2	16	Garage	Exterior	External decoration	Redecorate	Maintenance	Low	
General items								
G1		All	All	The museum security system is obsolete and at the end of its life	Replace the security system, with a system that is compatible with the future development plans and GIS requirements.	Replace	High	The current system poses a risk to the security of the museum's collection
G2		All	All	The lighting system is dated and inefficient. External lighting is insufficient for external escape.	Replace existing fittings with new fittings. Largely retain existing MICC wiring, include an allowance for some adaptation of fitting locations, and some fittings in new locations to better illuminate exhibitions. Upgrade emergency light fittings and escape signage (as batteries at end of useful life (14 years). Provide external emergency light fittings at the emergency exit doors from all buildings. Upgrade lighting to energy efficient type with energy saving controls.	Replace	Medium	Increased maintenance and running costs, and poor visitor experience. Safety during evacuation reduced.
G3		Museum, studio and cube generally	All	The heating system has persistent leaks that need addressing. The gas boiler is at the end of its life.	Take opportunity to decarbonise heating strategy for museum, pottery and cottage. The gas boiler is to be replaced by an air-source heat pump which will provide hot water to supply the existing UFH in the cube gallery, entrance gallery and the production studio. Heating in the pottery cottage and shop will be provided by LTHW radiators (e.g. Jaga), supplied by a heat pump and a gas boiler working as a bivalent system. Ventilation to the new gas boiler will be by a balanced concentric flue provide exhaust and combustion air to the system. Heating in the old workshop will be provided by electric heaters, and electric radiant heaters. The strategy in this space will be to provide conservation heating conditions to maintain the fabric of the building. The existing electrical capacity serving Phase 02 will continue to do so minus the electric kilns which are moving to Phase 01, which will have a dedicated supply. The existing kilns are 3 phase, served from 32A and 40A RCD protected circuits, requiring a combined 40kW of electrical capacity (approx). This is sufficient to power the ASHPs which have a maximum capacity of 18kW. NB. System control and BMS costs are covered elsewhere within the wider project cost plan.	Replace	High	The leaking heating pipes of the existing system are causing damage to the listed fabric.
G4		All	All	Electrical test report items	The report includes a number of items, some of which are categories C1 and C2 (dangerous and potentially dangerous) that need addressing. Refer to report.	Maintenance	High	Danger to the public and staff
G5		All	All	Fire alarm	The fire alarm needs upgrading to an L2 system, compliant with the current regulations, for all of the existing buildings. The new system should be compatible with the system proposed for the new educatior and production building.	Replace	Medium	Will be required following the proposed building work on the site

G6		All	All	Accessibility improvements	Install induction loop at reception desk. Modify electrical socket installation to provide some sockets at DDA heights for disabled users. Upgrade disabled toilet alarm to be remotely monitored. Provide power assisted doors to make facilities Part M compliant. Replace disabled toilet extract fan.	Replace	High	Visitor experience will be diminished for people with accessibility needs.
G7		All	All	General efficiency improvements	Remove redundant ventilation provision for electric kilns and make good building fabric. Install water efficient sanitary fittings, sensor taps and thermostatic mixing valves (as current provision at end of useful life)	Replace	High	Building will be more expensive to run, and emit more carbon.
Complementary items								
The following items relate to work which would be economic to carry out at the same time as the urgent times above								
Item number	Asset	Area	Essential work	Complementary work	Notes			
C1	11	Cottage	Roof replacement	Internal redecoration; internal rewiring to top floor in spaces without ceilings	These items would be necessary as a result of taking the roof off, which would affect the interior.		Required in conjunction with essential work	
C2	11	Cottage	Window replacement	Adding secondary glazing to the existing shop and office windows	This thermal improvement would be complimentary to the insulation improvement to the loft (C1) and the revised heating strategy (G3)		Recommended	

Bernard Leach teaching in his studio. n.d.

8. Repair Drawings

Drawings

A set of drawings which locate the items within the condition & repair schedule -

Proposed repair drawings

488-00-105

488-00-115

488-00-125

488-00-251

488-00-252

488-00-253

488-00-261

488-00-262

488-00-281

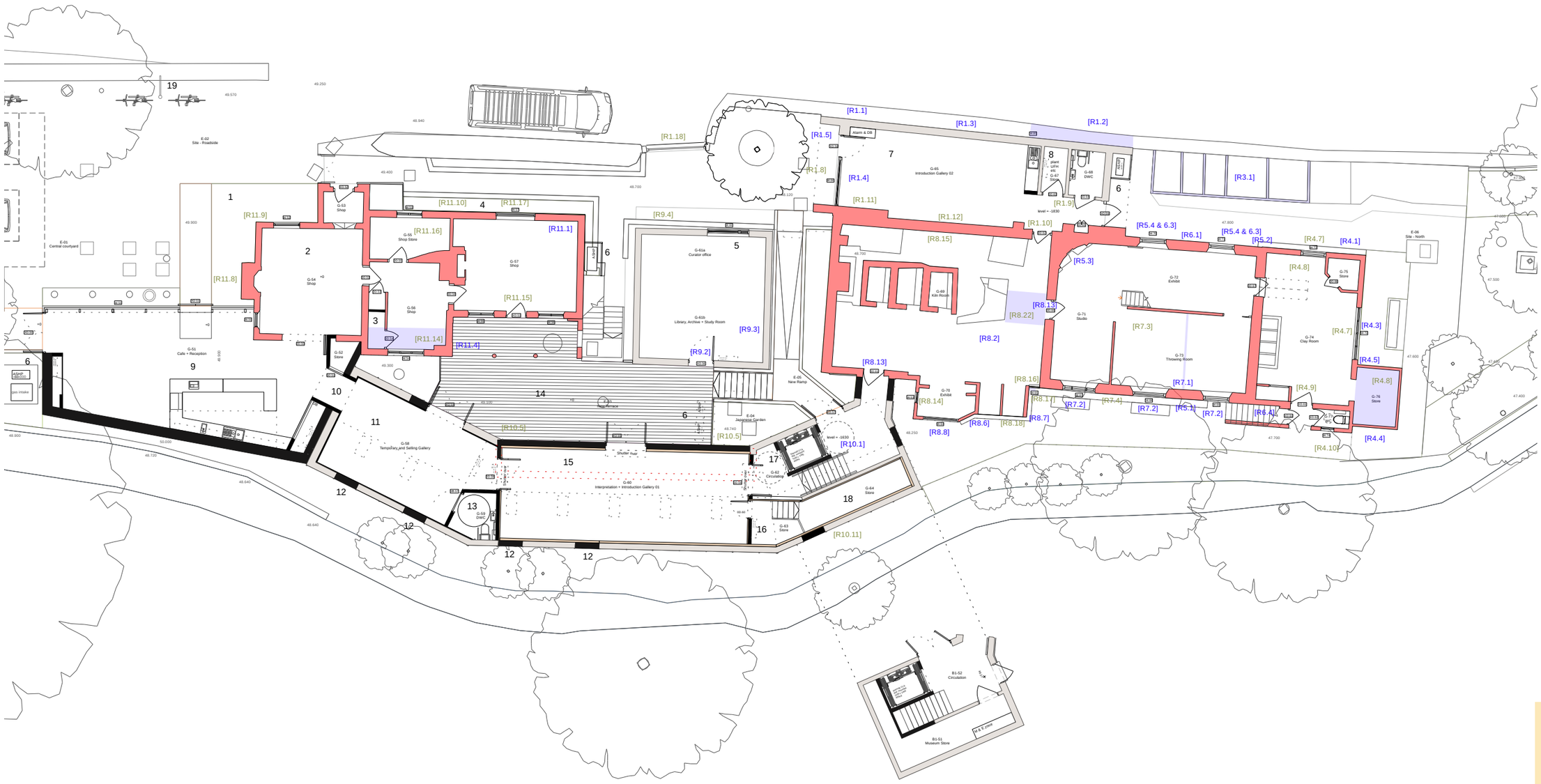
488-00-282

488-32-501

488-32-502

488-32-503

488-32-504



2 Lower Ground Floor Plan - Proposed
Scale: 1:100

1 Ground Floor Plan - Proposed
Scale: 1:100

North

1:100 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Wall proposed

2008 phase fabric

Historic fabric

GIS wall construction

Overview of proposed work

1. Improved gradient at road entrance to make site more accessible
2. Shop floor levels adjusted to a single level, enabling level access thoughout
3. Existing stair closed up to become store for shop
4. New landscaping to site improves setting of listed cottage
5. 2008 cube gallery building repurposed as archive study room and library, window added.
6. Location of proposed ASHP's, all within louvered timber enclosures.
7. 2008 entrance building repurposed as space for handling collection and multimedia interpretation
8. Excess WC repurposed as store
9. New extension to contain main entrance, reception, shop counter and cafe
10. New opening creates link between entrance building and galleries
11. Existing production workshops repurposed as exhibition galleries
12. Existing windows to be filled in, allowing for new exhibition cabinets along east wall
13. New disabled WC, for paying and non-paying visitors
14. External deck is enlarged to create an useable space within the Japanese garden
15. External walkway is enclosed, increasing gallery space
16. New secure store for collection
17. New enclosed lift to replace existing
18. Existing plant room refitted with new plant and schedule
19. New hanging swing sign located in entrance courtyard

For details of the repair items highlighted in blue (and additional repair items highlighted in green), refer to the repair schedule

J	28/09/23	Existing east windows of G-58 filled in
I	05/09/23	ASHP locations amended
H	01/09/23	Additional annotation
G	10/08/23	Amendments to external stair, ramp and landscape
F	03/08/23	ASHP location amended
E	31/07/23	ASHP relocated
D	27/07/23	Updated GA's + annotation
C	10/07/23	VE incorporated + additional annotation
B	23/09/22	Additional annotation
A	04/07/22	Updated GA's

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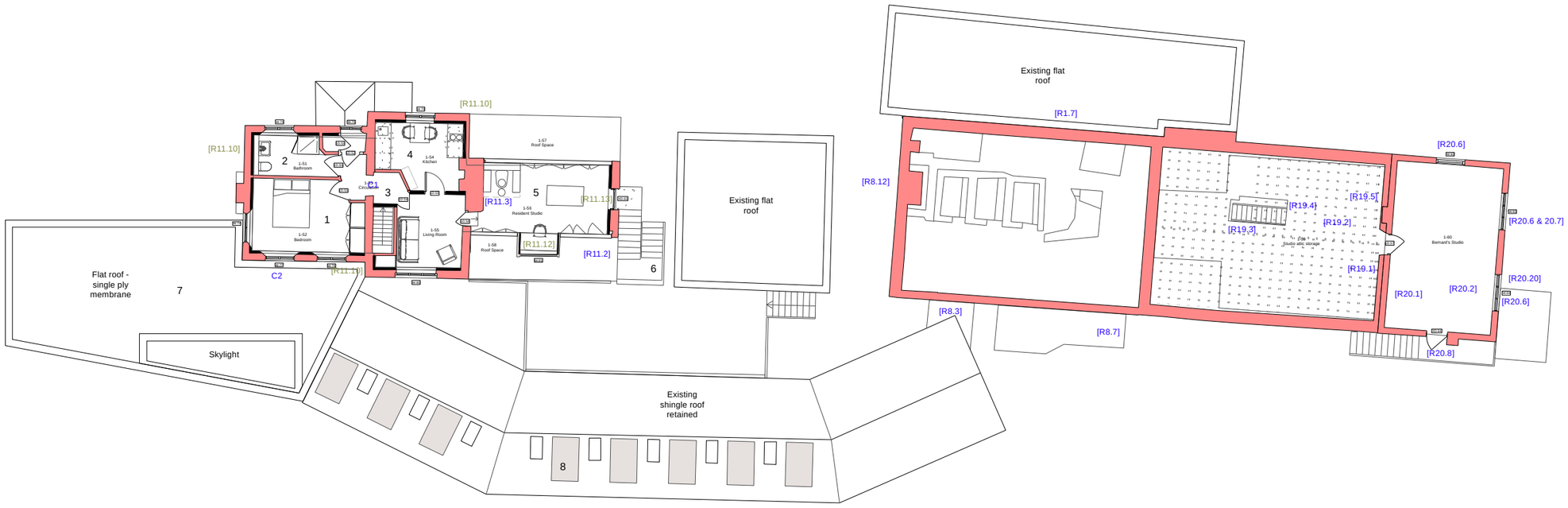
Leach Pottery

Ground Floor Plan - Proposed
1:100 @ A1
01.06.2022
STATUS: PLANNING

488-00-105 J



Wall proposed

2008 phase fabric

Historic fabric

GIS wall construction

Overview of proposed work

1. First floor of cottage converted back to living accommodation, with all external walls internally insulated
2. New bathroom fitted
3. Stair closed off at first floor level, with a timber stud wall in a reversible manner
4. New kitchen fitted, retaining original leach tiles
5. Office refurbished for use as studio for resident potter
6. External stair to be used as main access, balustrading to be replaced and treads repaired
7. New entrance building
8. PV added to existing production building

For details of the repair items highlighted in blue (and additional repair items highlighted in green), refer to the repair schedule

1 First Floor Plan - Proposed
Scale: 1:100

North

1:100 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

E	01/09/23	Additional annotation
D	27/07/23	Updated GA's + annotation
C	10/07/23	VE incorporated + additional annotation
B	23/09/22	Additional annotation
A	04/07/22	Updated GA's

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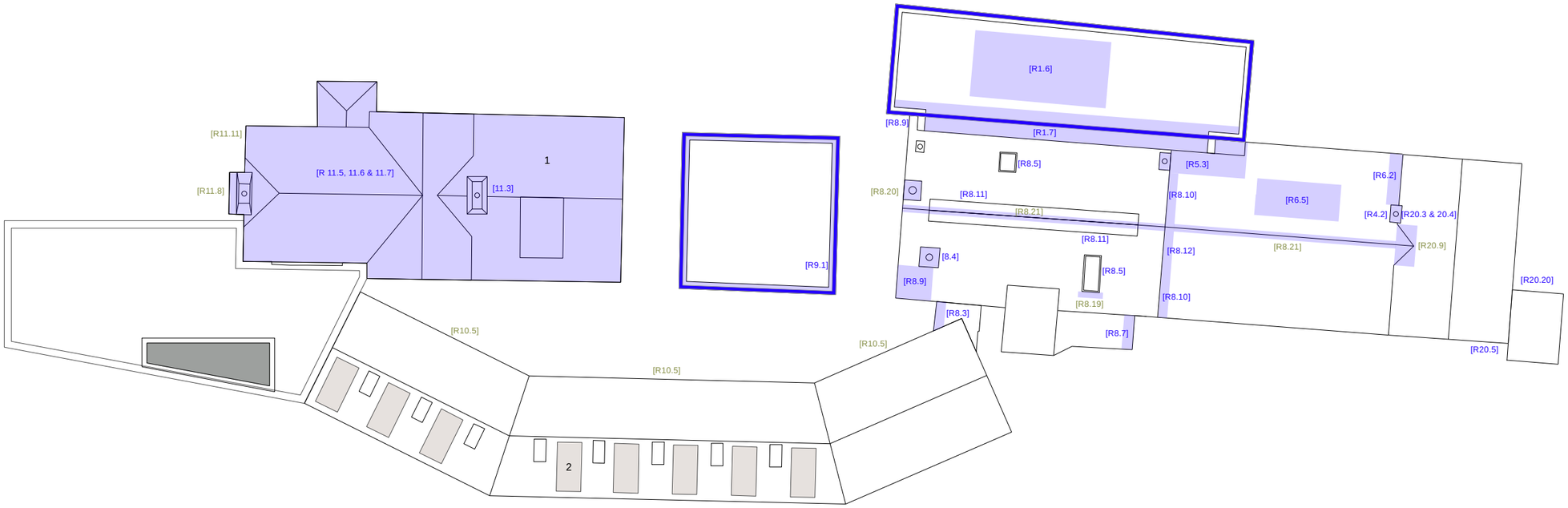
Leach Pottery

First Floor Plan - Proposed
1:100 @ A1
01.06.2022
STATUS: PLANNING

488-00-115 E



Wall proposed

2008 phase fabric

Historic fabric

GIS wall construction

Overview of proposed work

1. Pottery cottage roof to be replaced with a new scantle roof. Weatherboards and rainwater goods to be replaced. Insulation to be provided between rafters.

2. PV panels added

For details of the repair items highlighted in blue (and additional repair items highlighted in green), refer to the repair schedule

E	01/09/23	Additional annotation
D	27/07/23	Updated GA's + annotation
C	10/07/23	VE incorporated + additional annotation
B	23/09/22	Additional annotation
A	04/07/22	Updated GA's

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Leach Pottery

Roof Plan - Proposed
1:100 @ A1
01.06.2022
STATUS: PLANNING

488-00-125 E

North

1:100 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

1 Roof Plan - Proposed
Scale: 1:100

Key for repair works -

[R1.4] Redecorate

[R1.5] Extend pipe into gully

[R1.6] Localised opening up and repair of roof and making good damage arising and redecoration. Consider renewal of single membrane and introduction of insulation cut to falls.

[R4.1] Repaint walls, windows and weatherboards.

[R4.3] Replace sill with new slate sill to match existing.

[R4.4] Masonry and lime render infill to wall cracks and renewed lead flashing at abutment between lean-to and pottery.

[R8.9] Review eaves detail including rainwater gutter which appears inadequate in size or positioning. Replace gutters with larger section gutters. VM Zinc Half round 333, 85 radius gutters, 80 diameter downpipes. VM pigment finish with strat coating. To be fitted by approved installer.

[R8.20] Re-point chimney and re-flaunch chimney with lime mortar.

[R20.6] General re-decoration and repair to windows.

[R20.7] General re-decoration and repair to window sills.

[R20.20] Replace all rainwater goods with a new zinc rainwater system from VM Zinc.

Key for new works -

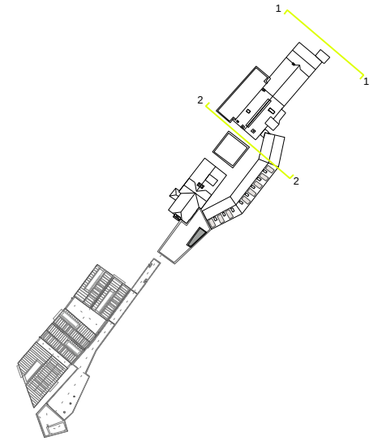
1. Proposed location of new ASHP with louvered timber cover
2. New external ramp
3. New aluminium framed glazed door and window, painted
4. New hanging swing sign

Wall proposed

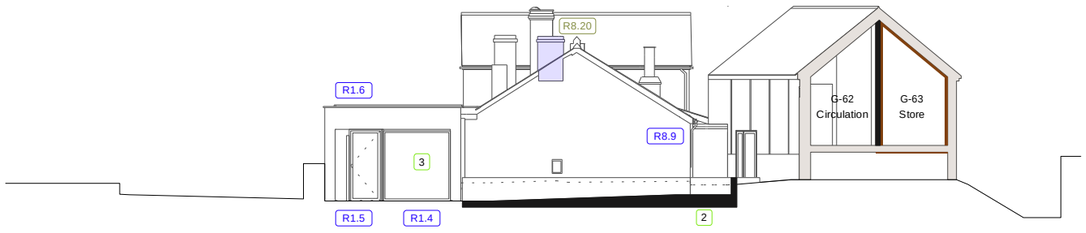
2008 phase fabric

Historic fabric

GIS wall construction



01 Museum - Proposed North Elevation
Scale: 1:100



02 Museum - Proposed South Elevation
Scale: 1:100

For full details of repair works, refer to the DJA repair schedule

D	08/09/23	Updated GA's and annotation
C	05/09/23	Updated GA's + annotation
B	27/07/23	Updated GA's + annotation
A	10/07/23	VE incorporated + additional annotation

1:100 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

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Leach Pottery

Museum - Proposed N & S Elevations
1:100 @ A1
01.06.2022
STATUS: PLANNING

488-00-251 D

Key for repair works -

[R9.1] Some coping stones have blown off. Allow to lift and relay all coping stones.

[R10.5] Replace all rainwater goods with a new zinc rainwater system from VM Zinc. VM Zinc Half round 333, 85 radius gutters, 80 diameter downpipes. VM pigment finish with strat coating. To be fitted by approved installer.

Key for new works -

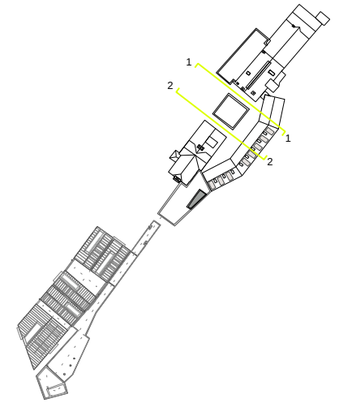
1. Existing walkway enclosed
2. New stainless steel balustrade, painted
3. Proposed location of new ASHP's with louvered timber cover
4. New external ramp
5. New expanded area of timber decking, with stainless steel balustrading to edges
6. New hanging swing sign

Wall proposed

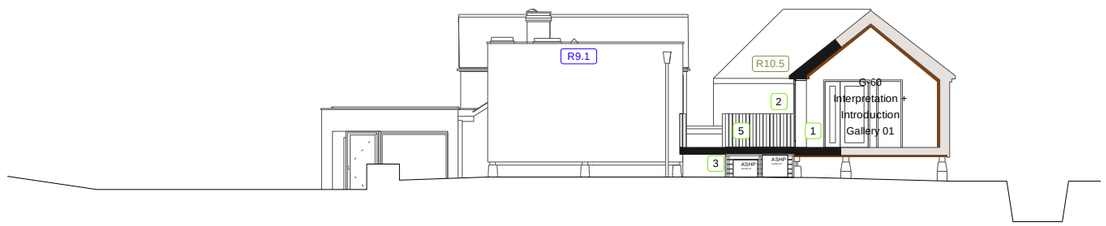
2008 phase fabric

Historic fabric

GIS wall construction



01 Cube Archive - Proposed North Elevation
Scale: 1:100



02 Cube Archive - Proposed South Elevation
Scale: 1:100

For full details of repair works, refer to the DJA repair schedule

D	08/09/23	Updated GA's and annotation
C	05/09/23	Updated GA's + annotation
B	27/07/23	Updated GA's + annotation
A	10/07/23	VE incorporated + additional annotation

1:100 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

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Leach Pottery

Cube Archive - Proposed N & S Elevations
1:100 @ A1
01.06.2022
STATUS: PLANNING

488-00-252 D

Key for repair works -

[R11.1] A - clear valley gutter of vegetation, check condition and repair as necessary. B - Check condition of roof slating locally and repair as required. C - Check, repair and redecorate gutters and downpipes.

[R11.10] Replace all rainwater goods with a new zinc rainwater system from VM Zinc.

[R11.8] Investigate if there are any blockages at the differing levels of the chimney stack and remedy the situation. Re-slate the slated area externally.

[R11.9] Remove existing paint finish externally and surface finish with KEIM Granital a breathable mineral, matt finish silicate based paint. Work subject to conducting trial sample area to test feasibility of removing external finish and aid in ascertaining wall build up materiality.

[R11.12] Dormer window structure needs to be rebuilt entirely, bargeboards are rotten. Re-build dormer window structure on a like for like basis.

[R11.13] Refurbish external door, and replace all ironmongery. Establish if glazing is safety glass and allow for application of safety film.

Key for new works -

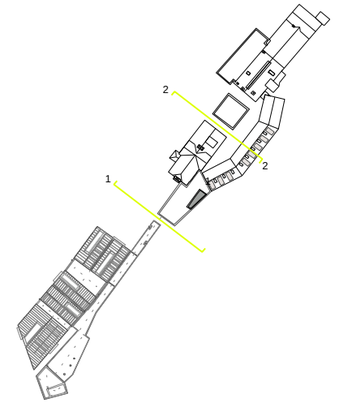
1. Aluminium framed glazed doors
2. Proposed location of new ASHP's with louvered timber cover
3. Zinc flashing
4. Zinc shingle cladding
5. PV panels added to roof
6. New expanded area of timber decking, with stainless steel balustrading to edges
7. New weatherboards, painted
8. New hanging swing sign

Wall proposed

2008 phase fabric

Historic fabric

GIS wall construction



01 Pottery Cottage - Proposed North Elevation
Scale: 1:100

02 Pottery Cottage - Proposed South Elevation
Scale: 1:100

For full details of repair works, refer to the DJA repair schedule

E	28/09/23	Existing east windows of G-58 filled in
D	08/09/23	Updated GA's and annotation
C	05/09/23	Updated GA's + annotation
B	27/07/23	Updated GA's + annotation
A	10/07/23	VE incorporated + additional annotation

1:100 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

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Leach Pottery

Pottery Cottage - Proposed N & S Elevations
1:100 @ A1
01.06.2022
STATUS: PLANNING

488-00-253 E

Key for repair works -

[R10.11] Evidence of fungal growth on the horizontal timber cladding. Thorough surface removal of fungal growth and application of a biocide treatment. Consideration to treat timber with a natural oil treatment. General maintenance.

Key for new works -

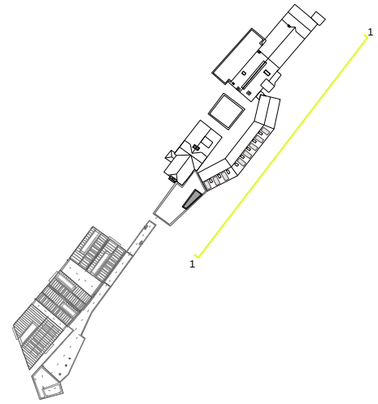
1. Proposed location of new ASHP and existing gas intake with louvered timber cover
2. Zinc flashing
3. Zinc shingle cladding
4. PV panels added to roof
5. Existing skylights refurbished

Wall proposed

2008 phase fabric

Historic fabric

GIS wall construction



Refer to drawing 00-262 for repair works to museum facade

01 Gallery Building - Proposed East Elevation
Scale: 1:100

For full details of repair works, refer to the DJA repair schedule

E	28/09/23	Existing east windows of G-58 filled in
D	08/09/23	Updated GA's and annotation
C	05/09/23	Updated GA's + annotation
B	27/07/23	Updated GA's + annotation
A	10/07/23	VE incorporated + additional annotation

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Leach Pottery

Gallery Building - Proposed East Elevation
1:100 @ A1
01.06.2022
STATUS: PLANNING

488-00-261 E

1:100 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Key for repair works -

[R4.4] Masonry and lime render infill to wall cracks and renewed lead flashing at abutment between lean-to and pottery.

[R4.10] Window to be replaced on a like for like basis with hardwood timber. Heritage glazing to be introduced if glass pane is being replaced. Ironmongery to be retained and reconditioned.

[R5.1] Re-point using lime mortar.

[R6.4] Remove loose cementitous pointing. Check condition of wall as far as is practicable and repoint externally with lime mortar. If voids are found, local rebuilding of stonework will be required. Add mortar fillet between steps and wall to prevent ingress.

[R7.2] Windows to be replaced on a like for like basis with hardwood timber. Heritage glazing is to be introduced if glass panes are to be replaced. Seals could be added to the window frames.

[R8.4] Check junction between cowl and roof. Lift slates to check extent and condition of lead beneath slate. Remove render from base of stack to check leadwork. Allow to renew leadwork.

[R8.6] Redecorate.

[R8.8] Window sill is damaged as a result of the leak at the top of the frame. Window to be repaired, rub down and redecorated. Detail at head of window to be reviewed. Sill to be replaced.

[R8.10] Remedial work required to lead flashings and slate at abutment of buildings.

[R8.11] Infill with new stainless steel mesh.

[R8.12] Infill gable vents with new stainless steel mesh.

[R8.16] External tongue and groove timber cladding above window is to be repaired. Window is to be replaced on a like for like basis with hardwood timber. Heritage glazing to be introduced if glass pane is to be replaced.

[R8.18] Refurbish folding storage flaps on the external timber tongue and groove cladding area.

[R9.2] General refurbishment, including ironmongery and finish.

[R9.3] Remediate areas affected by water ingress. Redecoration required.

[R11.12] Dormer window structure needs to be rebuilt entirely, bargeboards are rotten. Re-build dormer window structure on a like for like basis.

[R11.4] Re-treat columns, and investigate condition of timber at bases. Allow for timber replacement to top lefthand side of carved column.

[R19.2] Add eaves and ridge level ventilators during repair work.

[R20.5] Local repair and replacement of loose and damaged slate.

[R20.8] General re-decoration and repair, including new threshold seals and ironmongery.

Key for new works -

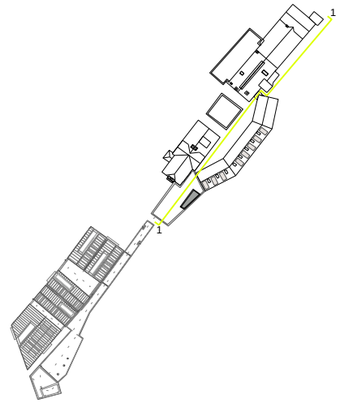
1. New folding sliding doors to shop
2. New expanded area of timber decking, with stainless steel balustrading to edges
3. New external ramp and set of stairs

Wall proposed

2008 phase fabric

Historic fabric

GIS wall construction



01 Museum & Pottery Cottage - Proposed East Elevation
Scale: 1:100

For full details of repair works, refer to the DJA repair schedule

D	08/09/23	Updated GA's and annotation
C	05/09/23	Updated GA's + annotation
B	27/07/23	Updated GA's + annotation
A	10/07/23	VE incorporated + additional annotation

1:100 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

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Leach Pottery

Museum & Pottery Cottage - Proposed East Elevation
1:100 @ A1
01.06.2022
STATUS: PLANNING

488-00-262 D

Key for repair works -

[R1.1] Repair with a renovating finish and decoration.

[R1.3] Check and rebed all loose slates in lime mortar.

[R1.7] Review lead detailing (possible that lead does not lap beneath slate sufficiently). Strip back lead and reinstate with improved detail. Remediate interior water damage.

[R4.1] Repaint walls, windows and weatherboards.

[R4.5] Install new gully to drain water away from building.

[R5.3] Check the leadwork and slate around the chimney above, as well as the abutments to the adjacent buildings. Repair following investigation.

[R6.3] Window to be replaced on a like for like basis with hardwood timber. Heritage glazing to be introduced if glass pane is being replaced. Ironmongery to be retained and reconditioned.

[R6.5] A - fill open joints with lime mortar and monitor. B - remove area of roofing above window, and replace with wet laid scantle slate roof to match. B is the more robust option, as previous attempts at repair in this area have failed.

[R8.21] Reset ridge tiles along roof ridge on a hydraulic lime mortar bed.

[R9.4] Horizontal split to render on west elevation wall. Remediate external finish and subsequent redecoration is required.

[R11.1] A - clear valley gutter of vegetation, check condition and repair as necessary. B - Check condition of roof slating locally and repair as required. C - Check, repair and redecorate gutters and downpipes; at this point monitor for a few months to see if problem has been resolved.

[R11.5] Investigate condition of roof structure in more detail within loft. Re-slate roof, including replacement battens, rafters, purlin ends and weather boards as required. Allow to provide a breather membrane.

[R11.6] Insulation installed between joists and wood fibre board beneath the joists, plastered with lime plaster.

[R11.7] Replacement of damaged sections of weatherboarding; Relaying of ridge tiles; redecoration of external walls, windows, and weatherboards; local repair to external walls; repair and redecoration of rainwater system.

[R20.3] Remove vegetation and treat chimney with biocide. Repair pointing where required.

[R20.4] Replace lead flashing to chimney.

[C2] Adding secondary glazing to the existing shop and office windows.

Key for new works -

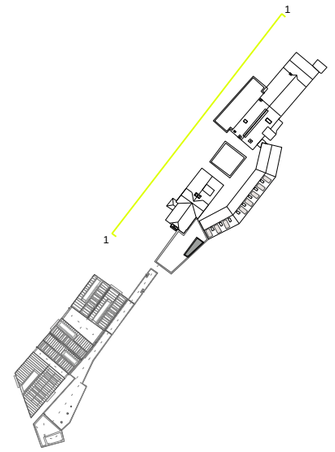
1. New aluminium framed window, with an openable vent panel
2. Proposed location of new ASHP with louvered timber cover
3. New cafe and entrance structure, timber with glazing to courtyard
4. Zinc flashing to parapet
5. New timber colonnade, connection to education and production building (drawing 00-201)
6. New hanging swing sign

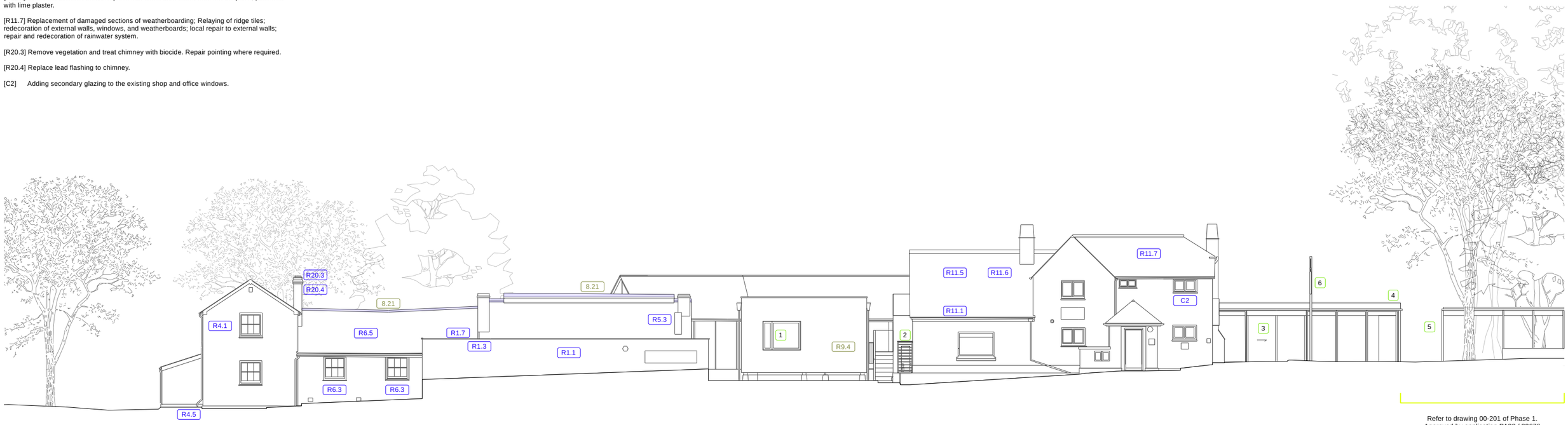
Wall proposed

2008 phase fabric

Historic fabric

GIS wall construction





Refer to drawing 00-201 of Phase 1.
Approved by application PA23 / 00676

01 Museum & Pottery Cottage - Proposed West Elevation
Scale: 1:100

For full details of repair works, refer to the DJA repair schedule

D	08/09/23	Updated GA's + annotation
C	05/09/23	Updated GA's + annotation
B	27/07/23	Updated GA's + annotation
A	10/07/23	VE incorporated + additional annotation

1:100 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

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Leach Pottery

Museum & Pottery Cottage - Proposed West Elevation
1:100 @ A1
01.06.2022
STATUS: PLANNING

488-00-281 D

Key for repair works -

[R10.5] Replace all rainwater goods with a new zinc rainwater system from VM Zinc.

Key for new works -

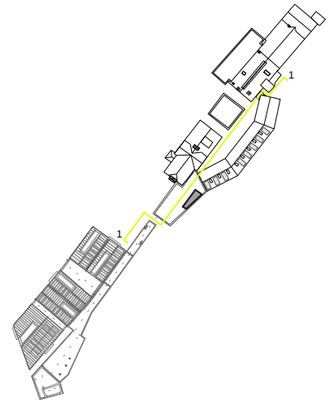
1. New aluminium framed glazed door, painted and access ramp
2. Proposed location of new ASHP's with louvered timber cover
3. Existing roof retained
4. New expanded area of timber decking, with stainless steel balustrading to edges
5. Western red cedar cladding to match existing, untreated
6. New aluminium framed glazed door, painted
7. New cafe and entrance building
8. Proposed location of new ASHP and existing gas intake with louvered timber cover
9. New timber colonnade, connection to education and production building (drawing 00-201)

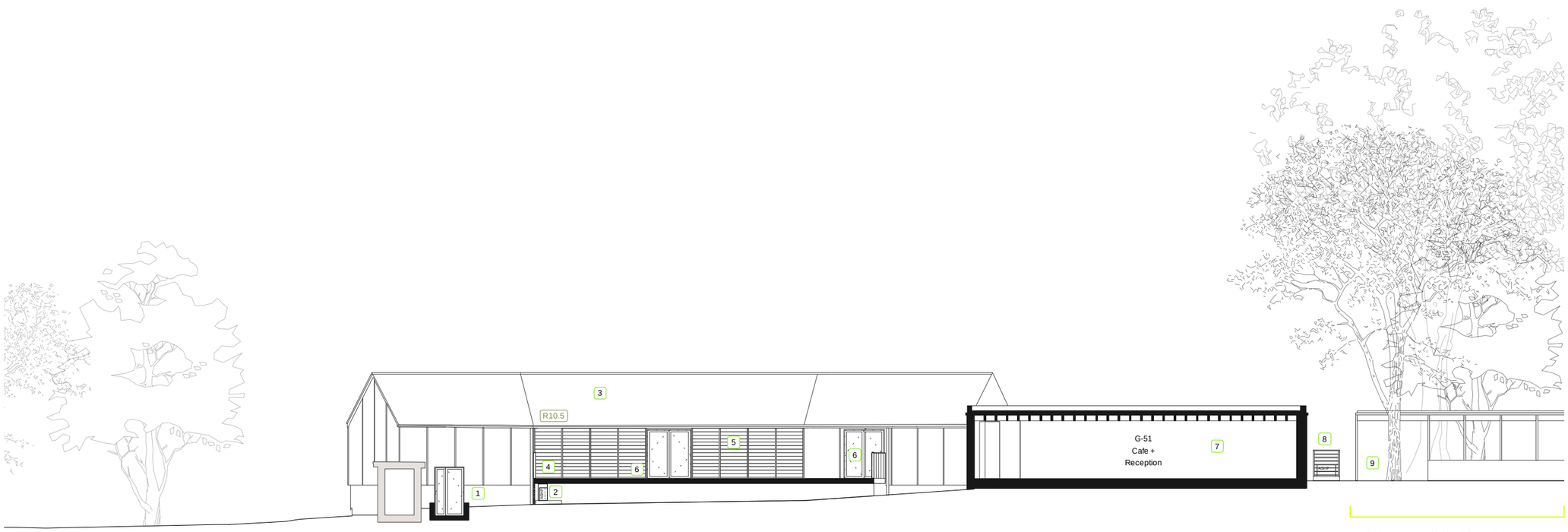
Wall proposed

2008 phase fabric

Historic fabric

GIS wall construction





Refer to drawing 00-201 of Phase 1. Approved by application PA23 / 00676

01 Gallery Building - Proposed West Elevation
Scale: 1:100

For full details of repair works, refer to the DJA repair schedule

D	05/09/23	Updated GA's + annotation
C	22/08/23	More detail added to facade
B	27/07/23	Updated GA's + annotation
A	10/07/23	VE incorporated + additional annotation

1:100 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

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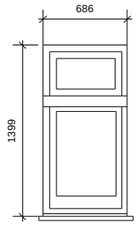
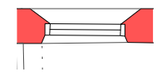
Leach Pottery

Gallery Building - Proposed West Elevation
1:100 @ A1
01.06.2022
STATUS: PLANNING

488-00-282 D



External Elevation

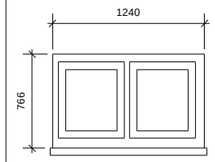


External Photo Reference

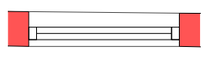
Internal Photo Reference

Window reference: W.51
Room: G-54 Shop (and G-51 Cafe and Reception)
Approximate age of fabric: Currently unconfirmed. Could be a recent commercial replacement as internallly the horizontal glazing bar does not have a Ovolo type profile.
Opening: Unconfirmed at present. Two fixed panes?

Description of current condition: Window is in need of general refurbishment.
Proposed works: Window to be refurbished and redecorated.



External Elevation

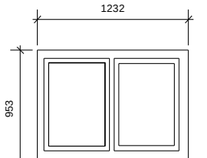


External Photo Reference

Internal Photo Reference

Window reference: W.52
Room: G-54 Shop
Approximate age of fabric and reason: Possibly original 1920's. Prominent Ovolo type profile to frame and mullion.
Opening: One fixed pane and one top hung outward opening pane

Description of current condition: Window is in need of general refurbishment.
Proposed works: Window to be refurbished and redecorated.



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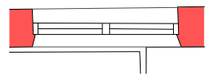

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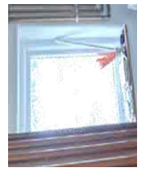
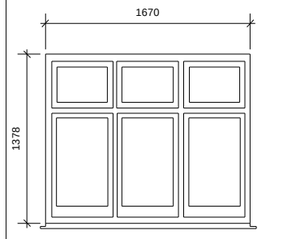


Internal Photo Reference

Window reference: W.53
Room: G-55 Shop Store
Approximate age of fabric: Possibly original 1920's. Prominent Ovolo type profile to window frame.
Opening: Two fixed panes

Description of current condition: Window is in need of general refurbishment.
Proposed works: Window to be refurbished and redecorated.



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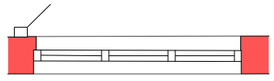
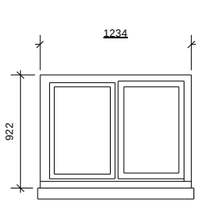


External Photo Reference

Internal Photo Reference

Window reference: W.54
Room: G-56 Shop
Approximate age of fabric: Possibly original 1920's. Prominent Ovolo type profile to frame and mullions
Opening: Top row consists of two fixed panes and one top-hung outward opening pane. Bottom row consists of two side-hung outward opening pane and one central fixed pane. Ironmongery retained.

Description of current condition: Window is in need of general refurbishment.
Proposed works: Window to be refurbished and redecorated.



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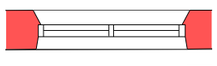
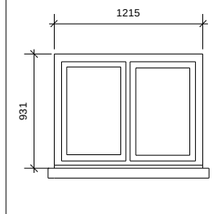


External Photo Reference

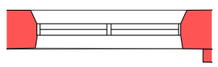
Internal Photo Reference

Window reference: W.55
Room: G-57 Shop
Approximate age of fabric and reason: Possibly original 1920's. Prominent Ovolo type profile to mullion, however the profile of the sill differs.
Opening: One fixed pane and one side-hung outward opening pane

Description of current condition: Window is in need of general refurbishment.
Proposed works: Window to be refurbished and redecorated. Ironmongery retained.



External Elevation

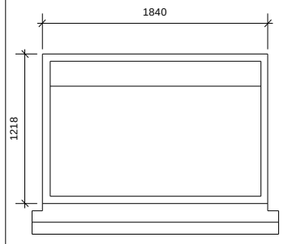


External Photo Reference

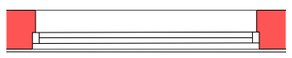
Internal Photo Reference

Window reference: W.56
Room: G-57 Shop
Approximate age of fabric: Possibly original 1920's. Prominent Ovolo type profile to frame and mullion
Opening: One fixed pane and one side-hung outward opening pane

Description of current condition: Window is in need of general refurbishment.
Proposed works: Window to be refurbished and redecorated. Ironmongery retained.



External Elevation



External Photo Reference

Internal Photo Reference

Window reference: W.57
Room: G-57 Shop
Approximate age of fabric: A recent commercial replacement. Historic photograph, dated 1931-1937, shows a single pane window. A later photograph, approximately dated from the 1960's shows a three fixed pane pattern.
Opening: Single glazed fixed window

Description of current condition: Window is in need of replacing.
Proposed works: Investigate the condition of the window lintel in preparation for the works involved in replacing the window with a hardwood timber frame and double glazing.

Notes:

Categories of windows in phase 02 -

- Predominately original 1920's window
- Replacement window in Pottery Cottage
- Replacement window in Pottery Workshop
- Age of fabric is currently unknown
- 2008 additions of Museum Entrance, Production Building and Cube Gallery

A	12/09/23	Amendments for planning application

1:25

0 0.5m 1m 1.5m 2.0m 2.5m

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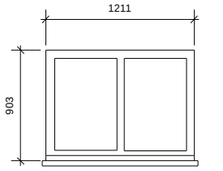
Leach Pottery

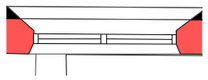
Window Repair Schedule - Phase 02
1:25
04.07.2023
STATUS: PLANNING

488-32-501 A



External Elevation

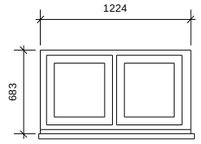
External Photo Reference



Internal Photo Reference

Window reference: W.74
Room: 1-52 Bedroom
Approximate age of fabric: A recent 2010's replacement, which was replaced on a like for like basis. Central mullion does not match others in the cottage.
Opening: Fixed two panes

Description of current condition: Good condition.
Proposed works: Window to be redecorated.



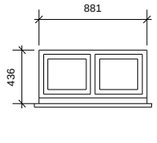
External Elevation

External Photo Reference

Internal Photo Reference

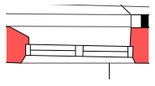
Window reference: W.75
Room: 1-51 Bathroom
Approximate age of fabric: A replacement window similar to others on site. A past Ovolo profile to the mullion is evident in the outline of the patch repair to the window sill tiling.
Opening: One fixed pane and one top-hung outward opening pane.

Description of current condition: Evident water damage to timber frame of window externally. Window has degraded significantly.
Proposed works: Extensive timber splice repairs to base of window casements. Replace sill. Window and redecorated. Allow for new ironmongery.



External Elevation

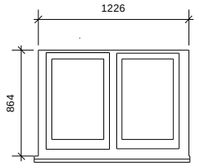
External Photo Reference



Internal Photo Reference

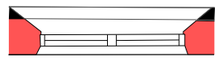
Window reference: W.76
Room: Store room adjacent to 1-51 Bathroom
Approximate age of fabric: Possibly original 1920's. Prominent Ovolo type profile to mullion and frame, however window sill profile differs.
Opening: One fixed pane and one top-hung outward opening pane.

Description of current condition: Historic photograph (1931-37) shows a similar window on the south elevation, before the cottage was extended, it is possible the window was re-located. Window is in need of refurbishment. Retain and refurbish ironmongery.
Proposed works: Window to be repaired and redecorated.



External Elevation

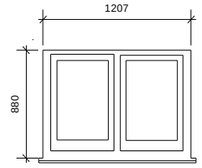
External Photo Reference



Internal Photo Reference

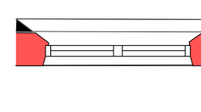
Window reference: W.77
Room: 1-52 Bedroom
Approximate age of fabric: A recent 2010's replacement, which was replaced on a like for like basis. The the profile of the central mullion differs to others int he cottage.
Opening: Two side-hung outward opening panes

Description of current condition: Window is a recent replacement and is in relatively good condition. Contemporary ironmongery.
Proposed works: Window to be refurbished and redecorated.



External Elevation

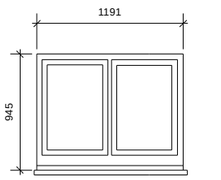
External Photo Reference



Internal Photo Reference

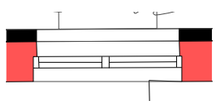
Window reference: W.78
Room: 1-52 Bedroom
Approximate age of fabric: A recent 2010's replacement, which was replaced on a like for like basis, window sill and glazing bars are consistent in profiles.
Opening: One side-hung outward opening pane and other pane unconfirmed at present.

Description of current condition: Relatively good condition, no apparent damage. Contemporary ironmongery.
Proposed works: Window to be refurbished and redecorated.



External Elevation

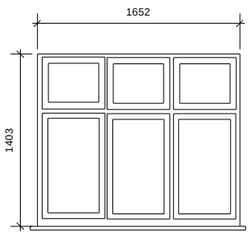
External Photo Reference



Internal Photo Reference

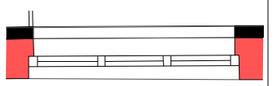
Window reference: W.79
Room: 1-54 Living + Kitchen
Approximate age of fabric: Possibly original 1920's. Prominent Ovolo type profile to mullion and frame.
Opening: One fixed pane and one side-hung outward opening pane.

Description of current condition: Relatively good condition, however window casement is showing signs of disrepair.
Proposed works: Window to be repaired and redecorated.



External Elevation

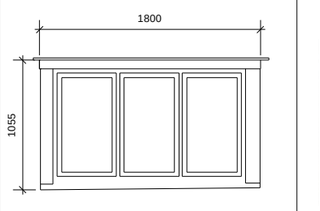
External Photo Reference



Internal Photo Reference

Window reference: W.80
Room: 1-54 Living + Kitchen
Approximate age of fabric: A recent 2010's replacement, which was replaced on a like for like basis. Prominent Ovolo type profile pattern to vertical and horizontal mullions.
Opening: Top row consists of three fixed panes and bottom row consists of two side-hung outward opening panes and one central fixed pane.

Description of current condition: Good condition. Contemporary ironmongery.
Proposed works: Window to be redecorated.



External Elevation

External Photo Reference

Internal Photo Reference

Window reference: W.81
Room: 1-54 Resident Studio
Approximate age of fabric: A recent 2010's replacement, which was replaced on a like for like basis. The profile of the mullions and the frame is not consistent with other windows in the cottage. Dormer window appears in a similar pattern externally, in a undated historical photograph (possibly 1960's).
Opening: Two side-hung outward opening panes and one central fixed pane.

Description of current condition: There is significant water damage to the external cladding of the dormer.
Proposed Works: Re-build dormer window structure, allow to incorporate additional insulation. Window to be retained, repaired and redecorated.

Notes:

Categories of windows in phase 02 -

- Predominately original 1920's window
- Replacement window in Pottery Cottage
- Replacement window in Pottery Workshop
- Age of fabric is currently unknown
- 2008 additions of Museum Entrance, Production Building and Cube Gallery

A 12/09/23 Amendments for planning application

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Leach Pottery

Window Repair Schedule - Phase 02
1:25
04.07.2023
STATUS: PLANNING

488-32-502 A

1:25 0 0.5m 1m 1.5m 2.0m 2.5m

External Elevation

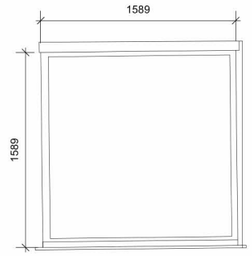
External Photo Reference

Internal Photo Reference

Window reference: W.63
Room: G-70 Exhibit
Approximate age of fabric: Currently unknown.
Opening: Fixed

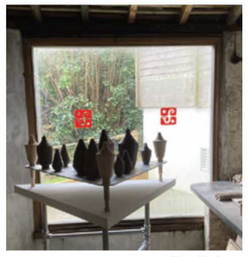
Description of current condition: Window requires refurbishment. Damage to slate tiles of sill.
Proposed works: Repair slate sill. Window is to be repaired, rub down and redecorated.

External Elevation



External Photo Reference

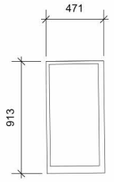
Internal Photo Reference



Window reference: W.64
Room: G-70 Exhibit
Approximate age of fabric: Unconfirmed, but this facade is not original to pottery.
Opening: Fixed

Description of current condition: Evident leak above window and subsequent water damage. Window sill is damaged as a result of the leak at the top of the frame.
Proposed works: Window to be repaired, rubbed down and redecorated. Detail at head of window to be reviewed. Sill to be replaced.

External Elevation



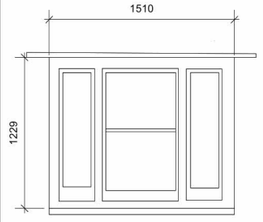
External Photo Reference

Internal Photo Reference

Window reference: W.65
Room: G-69 Kiln Room
Approximate age of fabric: Currently unknown.
Opening: Fixed

Description of current condition: External vertical tongue and groove timber cladding is rotten and in need of replacing.
Proposed Works: External tongue and groove timber cladding above window is to be replaced to match existing. Window is to be replaced on a like for like basis with hardwood timber. Heritage glazing to be introduced if glass pane is to be replaced.

External Elevation



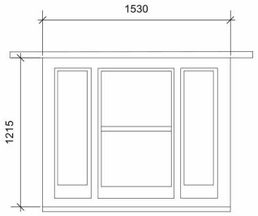
External Photo Reference

Internal Photo Reference

Window reference: W.67
Room: G-71 Studio
Approximate age of fabric: Possibly original 1920's window. Historic photograph, dated 1925, shows the same window pattern. Details such as the horn profile of the top sash matches the photograph.
Opening: Three element sash window, two fixed outer panes and two central opening sashes

Description of current condition: Window is in need of replacing. Evidence that window has been repaired numerous times in the past, and is currently degraded beyond repair. Evident splitting of horizontal bar of top sash.
Proposed works: Window to be replaced on a like for like basis with hardwood timber. Heritage glazing is to be introduced if glass panes are to be replaced. Seals to be considered.

External Elevation



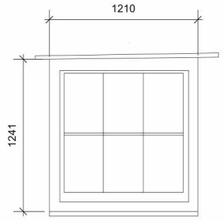
External Photo Reference

Internal Photo Reference

Window reference: W.68
Room: G-73 Throwing Studio
Approximate age of fabric and reason: Possibly original 1920's window. Historic photograph dated 1921-23, shows the same window pattern. The external horn profile of the top sash is consistent with that of the historic photograph.
Opening: Three element sash window, two fixed outward panes and one central lower sash opening pane

Description of current condition: Window is in need of replacing. Evidence that window has been repaired numerous times in the past, and is currently degraded beyond repair.
Proposed works: Window to be replaced on a like for like basis with hardwood timber. Heritage glazing is to be introduced if glass panes are to be replaced. Seals could be added to the window frames.

External Elevation



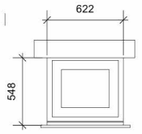
External Photo Reference

Internal Photo Reference

Window reference: W.69
Room: G-73 Throwing Studio
Approximate age of fabric: Possibly original 1920's window. Historic photograph dated 1921-23, shows the same window pattern.
Opening: Three over three sash window, with lower vertically opening sash

Description of current condition: Window is in need of replacing. Evidence that window has been repaired numerous times in the past, and is currently degraded beyond repair.
Proposed works: Window to be replaced on a like for like basis with hardwood timber. Heritage glazing is to be introduced if glass panes are to be replaced. Seals could be added to the window frames.

External Elevation



External Photo Reference

Window reference: W.74
Room: G-77 WC
Approximate age of fabric: Currently unknown
Opening: Top-hung outward opening pane

Description of current condition: Window requires replacement.
Proposed works: Window to be replaced on a like for like basis with hardwood timber. Heritage glazing to be introduced if glass pane cannot be reused. Ironmongery to be retained and reconditioned.

Notes:

Categories of windows in phase 02 -

- Predominately original 1920's window
- Replacement window in Pottery Cottage
- Replacement window in Pottery Workshop
- Age of fabric is currently unknown
- 2008 additions of Museum Entrance, Production Building and Cube Gallery

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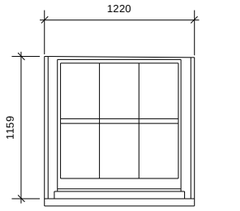
Leach Pottery

Window Repair Schedule - Phase 02
1:25
04.07.2023
STATUS: PLANNING

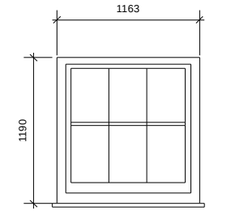
488-32-503 A

1:25 0 0.5m 1m 1.5m 2.0m 2.5m

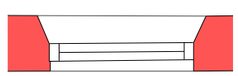


External Elevation

External Photo Reference

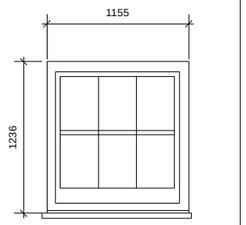


External Elevation



External Photo Reference

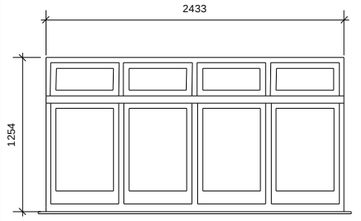
Internal Photo Reference



External Elevation

External Photo Reference

Internal Photo Reference



External Elevation

External Photo Reference

Internal Photo Reference

Window reference: W.70
Room: G-72 Exhibit
Approximate age of fabric: Possibly original 1920's. Details of the window such as the profile of the horns of the internal opening bottom sash is consistent with that of W.69. Historic photograph from the 1960's shows the same window pattern and detailing.
Opening: Three over three sash window, with lower vertically opening sash

Description of current condition: Window requires replacement. Water damage evident externally to bottom sill.
Proposed works: Window to be replaced on a like for like basis with hardwood timber. Heritage glazing to be introduced if glass pane is being replaced. Ironmongery to be retained and reconditioned.

Window reference: W.71
Room: G-72 Exhibit
Approximate age of fabric: Possibly is part original 1920's. Evident from the window sill that extensive repairs have been done in the past. Historic photograph from the 1960's shows the same window pattern and detailing to the internal horn profile.
Opening: Three over three sash window, with lower vertically opening sash

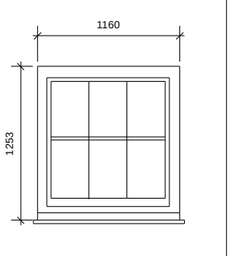
Description of current condition: Window requires replacement.
Proposed works: Window to be replaced on a like for like basis with hardwood timber. Heritage glazing to be introduced if glass pane is being replaced. Ironmongery to be retained and reconditioned.

Window reference: W.72
Room: G-74 Clay Room
Approximate age of fabric: Believed to have been replaced as details do not match other sash windows.
Opening: Three over three sash window, with lower vertically opening sash

Description of current condition: Window is in need of refurbishment, sill is in disrepair. Proposed works: Window to be repaired, timber splice repair needed to the sill and bottom rail, rub down timber and re-oil. Redecorate window. Retain and recondition ironmongery.

Window reference: W.73
Room: G-74 Clay Room
Approximate age of fabric: Replaced in 2010's. Historic photograph from 1945-55 shows the same window pattern externally.
Top Row: Two central top-hung outward opening panes and two fixed panes
Bottom row: One side-hung outward opening pane and three fixed panes.

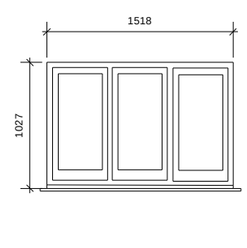
Description of current condition: The windows require general refurbishment. Slate tile window sill requires repair.
Proposed works: Rub down windows and redecorate. Retain ironmongery. Repair tile window sill.



External Elevation

External Photo Reference

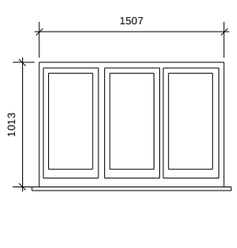
Internal Photo Reference



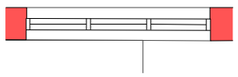
External Elevation

External Photo Reference

Internal Photo Reference



External Elevation



External Photo Reference

Internal Photo Reference

Window reference: W.82
Room: 1-60 Bernards Studio
Approximate age of fabric and reason: Window was recently replaced on a like for like basis. Details such as the profile of the horns for both sashes is similar to that of W.71, however not identical. Historic photograph from 1945-55 shows the same window pattern externally.
Opening: Three over three sash window

Description of current condition: Relatively good condition, no apparent damage.
Proposed works: Window to be refurbished and redecorated.

Window reference: W.83
Room: 1-60 Bernards Studio
Approximate age of fabric: Windows in this room were recently replaced on a like for like basis. A dated photograph from 1961, shows Bernard Leach sitting beside the window, details of window is consistent with photograph. Historic photograph from 1945-55 shows the same window pattern externally.
Opening: Central fixed pane and two side-hung outwards opening panes

Description of current condition: Windows require refurbishment. Tile window sill requires repair.
Proposed works: Window to be refurbished and redecorated. Repair tile window sill. Retain ironmongery.

Window reference: W.84
Room: 1-60 Bernards Studio
Approximate age of fabric: Windows in this room were recently replaced on a like for like basis. A dated photograph from 1961, shows Bernard Leach sitting beside window W.83, details of window is consistent with photograph. Historic photograph from 1945-55 shows the same window pattern externally.
Opening: Central fixed pane and two side-hung outwards opening panes

Description of current condition: Windows require refurbishment.
Proposed works: Window to be refurbished and redecorated. Retain ironmongery.

Notes:

Categories of windows in phase 02 -

- Predominately original 1920's window
- Replacement window in Pottery Cottage
- Replacement window in Pottery Workshop
- Age of fabric is currently unknown
- 2008 additions of Museum Entrance, Production Building and Cube Gallery

A	12/09/23	Amendments for planning application

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Leach Pottery

Window Repair Schedule - Phase 02
1:25
04.07.2023
STATUS: PLANNING

488-32-504 A

1:25 0 0.5m 1m 1.5m 2.0m 2.5m