



# The History of Ewyas Lacy: Michaelchurch Estate

Document Record

**Held at:** Private Collection

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**Source:** Original documents

**Title:** Digital Images Collection: Photographs of a Structural Survey of Firs Cottage

**Place name:** Michaelchurch Escley

**Date:** 1962

**Description:**  
Photographs of a Structural Survey of Firs Cottage dated 18<sup>th</sup> July 1962.

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Report on Firs Cottage - Michaelchurch Eskley on 18/7/62  
by Messrs Cliff Watson & Co, Ltd.

## House.

### Drainage.

The drainage lay out of the house is shown on attached drawing.

The flow to the septic tank in field is through interceptor with rodding eye and plug.

It is suggested that the septic tank be emptied and the overflow investigated. A new top should be made of concrete and a cast iron cover and frame fitted. In the garden a new manhole cover is wanted.

No filter bed was found.

The drains stood up to test with the exception of the section running past the back door. This section leaked.

### Outside of house.

Rain water downpipe by front door is cracked and the toe is broken.

Inspection chamber outside front door requires repair & pointing.

Rain water soakaways require cleaning out and investigation.

### Bathroom ware.

The bathrooms, including bedroom lavatory basins are sound with the exception of a cracked lavatory basin in the upstairs green bathroom and a cracked white basin in bedroom.

### Kitchen.

Sink is serviceable - two  $\frac{1}{2}$ " taps.

### Scullery

Sink is serviceable - two  $\frac{1}{2}$ " taps.  
" " " " - One mixer valve.

### Domestic hot water system

Beeston Domestic Boiler with  $1\frac{1}{4}$ " galvanised flow and return pipes seems in fair condition but requires repair to the smoke damper slide and a new fire bar door is required. The boiler serves a 50 gallon galvanised hot water cylinder situated on the first floor. This cylinder has an immersion heater and 1" cold feed and  $\frac{3}{4}$ " expansion pipe. The cylinder seems to be in good condition.

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Sheet 2.

Cold water supply to domestic system.

Two - 100 gallon galvanised tanks in roof space with  $\frac{3}{4}$ " ballvalves and 1" overflow from each tank. In other roof space is one 60 gallon tank (galvanised) with  $\frac{3}{4}$ " overflow. All three tanks have outlets fitted with stopcocks. All tanks appear to be in good condition.

COTTAGE.

Outside.

The vent pipe near cottage door is only 3" and is broken. Rain water from one side of roof is taken down to soaka way. Rain water from the other side of the roof is taken into the drains.

Drainage.

The dra inage is to a septic tank in field. The septic tank is full and there is no apparent trace of filter bed.

Bathroom.

This is downstairs. Lavatory pan, high level flushing cistern and bath are serviceable. There is no lavatory basin.

Domestic hot water system.

Hot water is supplied by combination grate and back boiler situated in the kitchen to a copper hot water cylinder in the bathroom. All appear to be in a serviceable condition.

Cold water supply.

This is from a galvanised tank in the bathroom and appears to be in good condition.

SCHOOL ROOM.

This room has only a sink with an untrapped waste running to outside concrete open gutter and then to soakaway.

24th. July, 1962.

P.P.Cliff Watson & Co, Ltd.

*Cliff Watson*

# The History of Ewyas Lacy: Michaelchurch Estate

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23rd. July 1962.

Firs Cottage, Michaelchurch.

Electrical Installation.

General.

Age of wiring approx 10 years.

Insulation test 400,000 ohms to earth. This is low but only due to damp in some places.

Condition of cable is good.

Lack of switch socket outlets in most rooms.

Wiring can be sunk into plaster in the best rooms and flush switches and switch socket outlets fitted.

The main earth wire requires renewing and connecting to the incoming water pipe.

Bell circuits will require overhaul.

Points requiring attention other than above are listed in Schedule of Electrical Installation

*B. A. Snowmitt*

# The History of Ewyas Lacy: Michaelchurch Estate

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23rd. July 1962.

Firs Cottage, Michaelchurch.

Schedule of Electrical Installation.

Larder Store Room.	One lway lighting point, H.O. shield required on lampholder and rubber flex on pendant.
Larder.	One lway lighting point, H.O. shield and rubber flex required.
Back Hall.	One 5amp Wylex switch socket, requires standard plug fitted.
Back Porch.	One lway lighting point requires H.O. shield and rubber flex. One 2way lighting point requires H.O. shield and rubber flex. One lway lighting point, metal fitting requires earthing. One bell push.
Coal Shed.	One lighting point required.
Toilet.	One lway lighting point, H.O. shield required.
Cloak Room.	One lway lighting point, H.O. shield required.
Dining Room.	One lway lighting point, fitting requires earthing. One Bell push.
Dining Room Passage.	Switch socket outlets required.
Hall.	One lway lighting point. Three lighting points controlled by two switches. One 15 amp. switch socket outlet.
Morning Room.	One lway lighting point, fitting requires earthing. One 15amp switch socket outlet requires rewiring.
Front Porch.	One lway lighting point, fitting requires refitting and earthing.
Garden Room.	Two lighting points require rewiring.
Garden Shed.	No lighting point.
Bottom of Stairs.	One lway lighting point.
Kitchen.	One lway lighting point, requires H.O. shield. Bell indicator board and transformer fitted. No switch socket outlets fitted.
Kitchen Wash Up.	One lway lighting point, requires H.O. shield.
Cupboard under Stairs.	No lighting point.
Landing.	One 2way lighting point.
Landing Passage.	One lway lighting point.
Half Landing.	One lway lighting point.
Bedroom.	One lway lighting point over Basin, requires earthing. One 15amp switch socket outlet. One bell push.
Store Room.	One lway lighting point.
Bathroom.	One 2way lighting point, requires ceiling switches fitted. One 3 Kw immersion heater fitted.
Bedroom.	One lway lighting point. One 2way lighting point.
Bathroom.	One 15amp socket, requires changing to standard type. One lway lighting point, requires H.O. shield and rubber flex. New cord required on ceiling switch.
Bedroom.	One 2way lighting point.
Bedroom.	One 15amp. socket requires changing to standard type.
Bedroom.	Two lway lighting points, one pendant required. One lway lighting point.
Bedroom.	One 15amp switch socket outlet.
Bathroom.	One lway lighting point. One Bell push.

main switch control is by means of a Wylex Consumer Unit with 2-30amp., 3-15amp., and 1-5amp. ways.  
 the above Consumer unit a further Consumer unit has been fitted at the bottom of the stairs consisting of 2-30amp., 3-15amp. and 1-5amp way.  
 appears from the above that too many lights are connected in each circuit.

*B. H. M. M. M.*

# The History of Ewyas Lacy: Michaelchurch Estate

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23rd. July 1962.

Firs Cottage, Michaelchurch.

Schedule of Electrical Installation.

The Cottage.

Six lway lighting points.  
One Cooker point.  
One 15amp. switch socket outlet.  
One 5amp. switch socket outlet.  
No light in the Bathroom.

The above wiring requires overhaule.

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Old School Room.

Seven Lighting points controlled by five switches.

The above wiring requires overhaule.

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Garden Shed.

One lighting point requires rewiring.

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All the above are fed from the main house by a 7/036 twin paper insulated cable to the Garden shed and then by a Pair of 7/036 over head cables to the Cottage, a sub-meter being fitted in the Cottage. The lights in the Old School being fed direct from the main house meter.

The above sub-main cable is not considered large enough for the load of the cooker, lights and plugs.

It is suggested that a new service is put in the Cottage and the existing sub-main cable be use to supply the Garden room, Garden shed and the Old School.

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Garage.

Two lighting points controlled by two switches.  
One 5amp 2pin switch socket outlet.  
The watertight fitting outside the garage requires replacment.  
Cables to the overhead wires feeding the garage require renewing.  
5amp switch socket in the Garage requires changing to 3pin.  
Wiring requires overhaul

*L. H. Arnold*



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## Observations:

None