Robert Bird F.R.I.C.S.

FELLOW OF THE ROYAL INSTITUTION OF CHARTERED SURVEYORS.
CHARTERED BUILDING SURVEYOR.
Regulated by the R.I.C.S

17th October 2024.

Anne Marie Cramp,
20 Norfolk Street,
Worthing,
West Sussex.
BN11 4BB.

Dear Anne Marie Cramp,

Re: 94 South Street, West Tarring, Worthing, West Sussex. BN14 7NB.

In accordance with your telephoned instructions dated the 11th October 2024, I have inspected the above properties that you own for the purposes of providing a report relating solely to an issue raised by the local authority of Worthing.

This report is undertaken as a result of an Improvement Notice that was issued to you as a landlord under the Housing Act 2004, Part 1 – Section 12, dated the 30th of April 2024.

Within that schedule 1 that accompanied Notice reference PSH/9274 and the item quoted was number 29 J, the entry states "looking at the front of the property, the roof appears to have a dip".

Within schedule number 3,, item number 2 states "Arrange for a suitably qualified person to investigate the dip in the roof structure – Provide a copy of the report to Worthing Borough Council – Carry out any remedial works identified in the survey report".

This report is therefore confined solely to the item quoted above and is not intended to be a full structural appraisal of the entire building. There may be other defects within the property upon which I have not investigated nor reported and where I cannot accept any responsibility.

My inspection of the property was made on the morning of Wednesday, the 16th of October for a period of one hour 30 minutes. The property was vacant and unoccupied. I have provided two copies of this report, one of which can be forwarded to Worthing Borough Council, and the other can be retained by you.

Telephone: 01903 505307
Mobile: 07771 680405
E-mail: robbird@talk21.com

RICS

19 Trent Road
West Worthing
West Sussex, BN12 4EJ

General description of the property.



Front West Elevation.

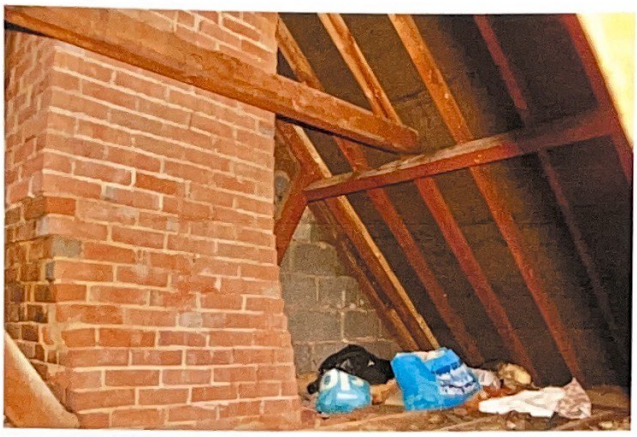
For the record, the property comprises a small mid terraced cottage erected in the mid 19th century and is therefore in the region of 175 years of age. It is formed on two floors and has a front façade of knapped flint with lime mortar, and brick surrounds to the front entrance door and to the two windows, one of which is at ground floor level and one first floor level.

It has decorative red brick modillions at eaves level. The rear elevations are composed of small whole flints set into lime mortar. The external walls measure 16 inches in total thickness.

The building now has a pitched roof with two roof slopes and a central ridge running from north to south with a covering of plain clay tiles, together with a felt undercloak immediately beneath.

The property is a Grade II Listed Building which was designated on the 21st of May 1976. The entry in the register of Listed Building states that the property had "a slate roof" at that stage, but it now has a clay tiled roof, as I reported above.

Condition of Roof Structure.







Access to the roof space is via a small trap hatch set into the ceiling of the first floor landing that measures only 13" x 22".

The roof structure is known as a "cut roof" where it was formed by joiners who cut each and every individual timber on site.

I noted immediately on entry to the roof space that only very few of the original timber still exist, which are mainly few joists above the first floor ceilings. The whole of the original roof has been removed and an entirely new structure created. The precise date when this was undertaken is not known but is believed to be at some stage after 1976, which was the date of the designation of a listed building.

The roof slates were removed and the new structure is traditionally formed with 4" x 2" rafters spaced at correct 15 to 16 inch intervals. The feet of the rafters sit upon timber wall plates to the front and rear- (west and east) walls of the building, which is the loadbearing area. The rafters are supported by substantial 6" x 3.5" purlins to both slopes and they give rigidity to the rafters. One horizontal 6" x 3" collar runs from front to rear at half height in the roof structure, and this provides lateral restraint and prevents the roof from pushing in an outward direction.

The structure has a total of four diagonal 6" x 3" struts that transfer part of the weight of the roof onto the 4" x 2" ceiling joists that are supported by 4" x 2" binders.

The whole roof structure is in sound and serviceable condition.

The dip in the front roof slope adjacent to the south party wall and chimney stack is a common occurrence in older buildings. A block construction firewall has been formed within the roof space between numbers 92 and 94 on the party boundary line. The adjacent rafter has a secondary rafter on top, which is photographed as the top picture on page 3 of this report. This is the light coloured timber.

The dip In the roof is not as a result of any movement within the structure. In a building of this age, very little of the building is either square or plumb, nor precise vertically nor horizontally. Any building works have to be creative to accommodate the anomalies, and this clearly has been the case here where the additional rafter was inserted during the reconstruction.

The roof therefore is in sound and completely serviceable condition with no evidence of any stress, weakness or lateral spreading. The timbers in use, particularly the purlins, struts and the collar, are of very good proportions where they are larger than what is normally required in a building of this size.

The roof also has the distinct benefit of a felt undercloak provided immediately beneath the roof tiles. This is in very good condition with no splitting nor tearing. The purpose of the underfelt is to deflect into the gutters any rainwater that may be driven beneath the tiles in severe weather, and therefore preventing it from entering the building. There is no evidence of any water penetration through the roof covering.

Proper firewalls exist with the southside having a concrete block construction wall, and the north side has partly an older flint and lime mortar wall up to 2/3rds height and the

top section is of modern concrete blocks. These firewalls would prevent a fire from spreading from one building to the next for a period of 30 minutes.

It Is my belief that the roof was reconstructed at some stage probably during the 1980s and is less than 50 years of age. As the roof structure is completely sound, there is no requirement to undertake any works whatsoever to the roof structure.

The roof void at present has 100 mm (4 inches) of fibreglass wool insulation material laid between the ceiling joists. The current recommended depth of insulation in a residential building is now 270 mm (10 ½ inches). I would therefore recommend the insulation should be increased to this depth. Grants are available towards the costs of roof insulation upon application to your energy provider.

I trust that this information provided above will suffice the requirements of the Local Authority. If further information is required, I will be pleased to assist.

I have not inspected parts of the building that are covered, unexposed, or inaccessible, and I can therefore give no warranty that such parts of the property are free from defect.

Signed.....[redacted]

Robert Bird FRICS
Chartered building surveyor
Fellow of the Royal Institution of Chartered Surveyors

END OF REPORT.

Attachments.

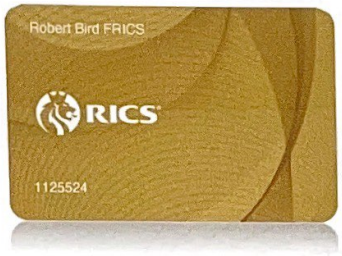
Ordnance Survey Plans. 1875: 1896: 1909.

Confirmation of Grade II Listed Building designation.

Areial photograph.

Guide to terms used in building survey reports.

94 South Street, West Tarring, West Sussex. BN14 7NB.



Dear Robert Bird

Membership Card 1125524

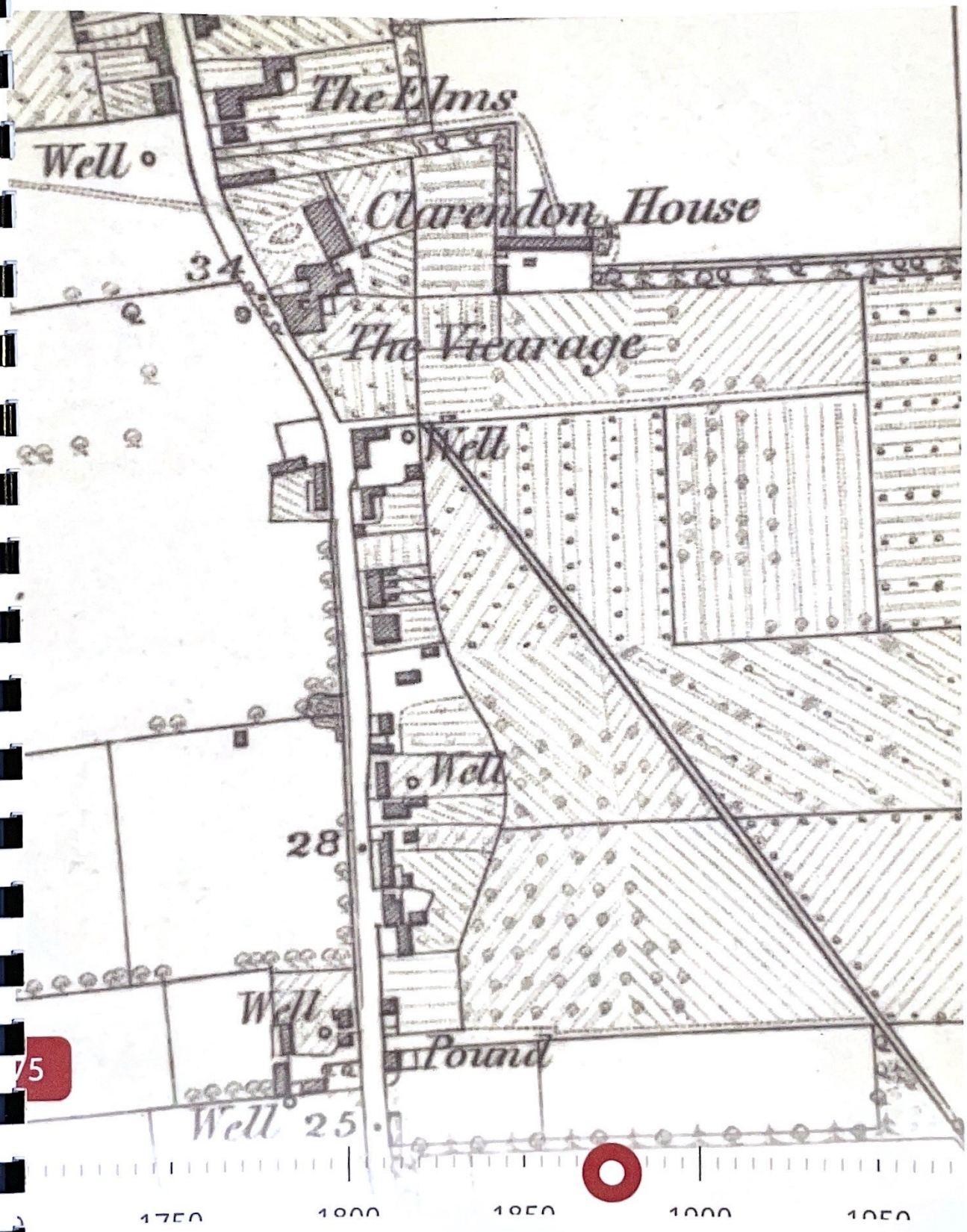
Valid from: 01-Jan-2024
Valid until: 31-Dec-2024

This is to confirm that you are a practising RICS-qualified professional, entitled to use the designation FRICS.

[redacted]

Justin Young
Chief Executive Officer

RICS
12 Great George Street, London SW1P 3AD
e contactrics@rics.org rics.org


The Elms
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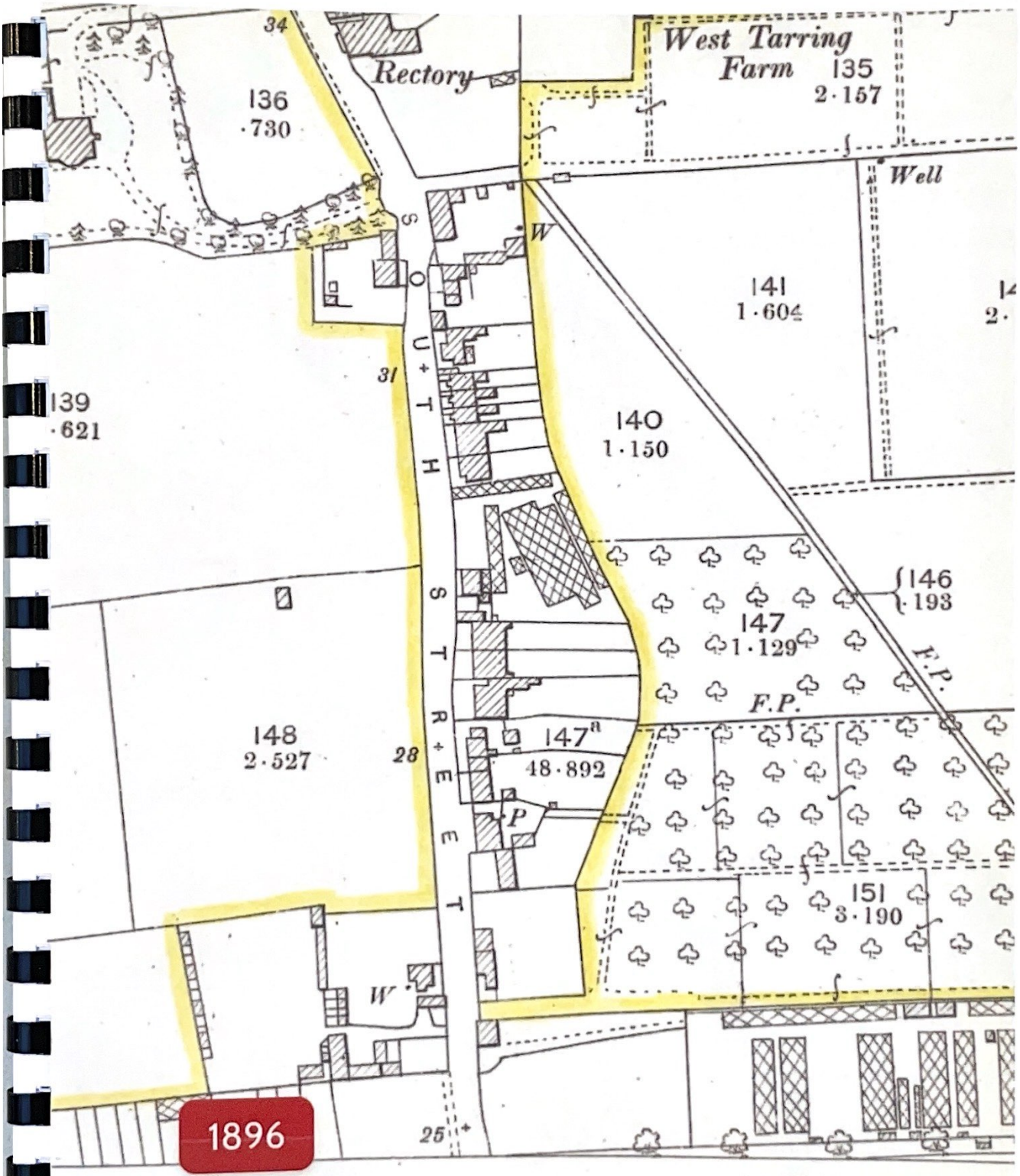
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Rectory
West Tarring Farm
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SOUTH STREET
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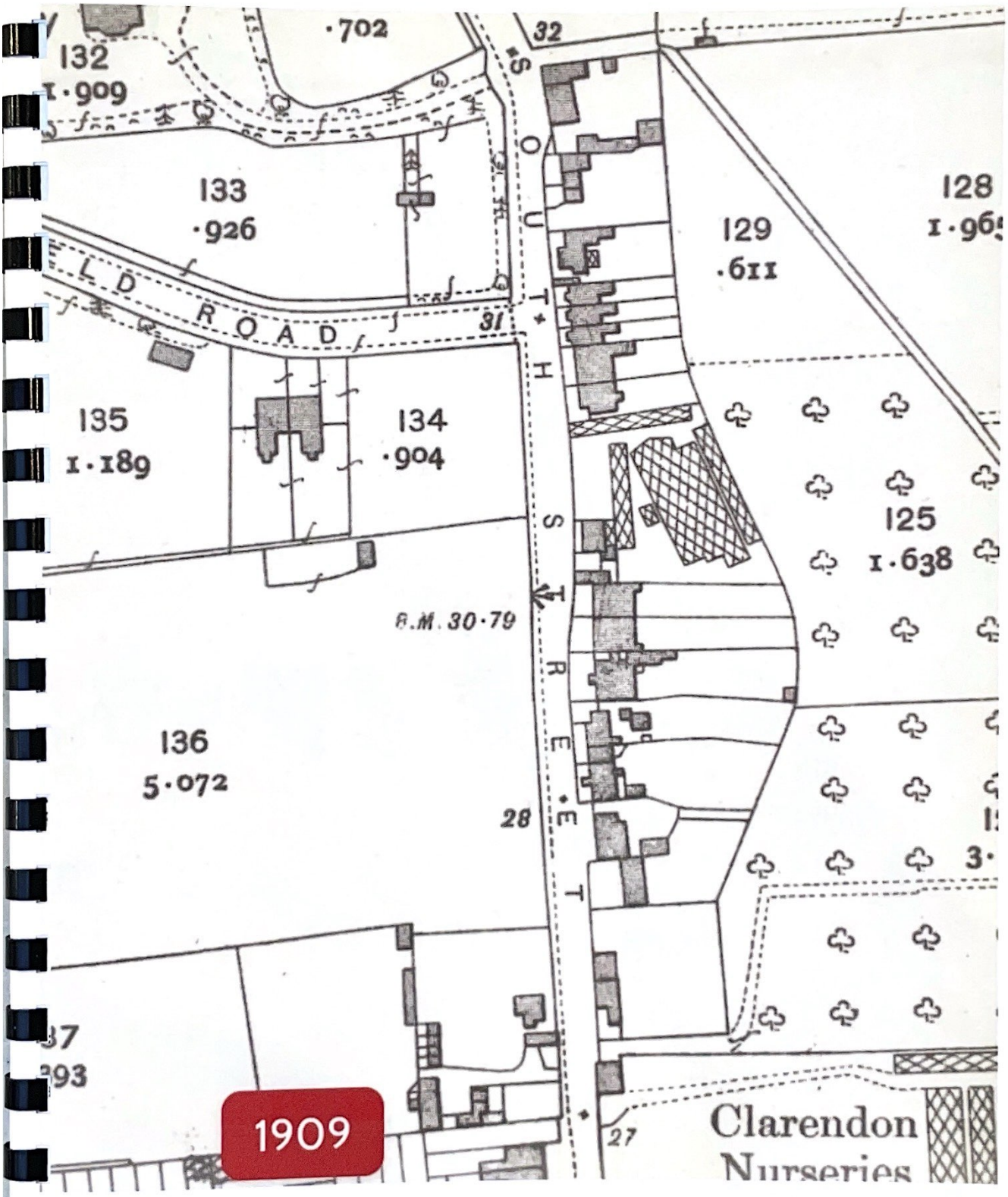

132
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·702
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ELD ROAD
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SOUTH STREET
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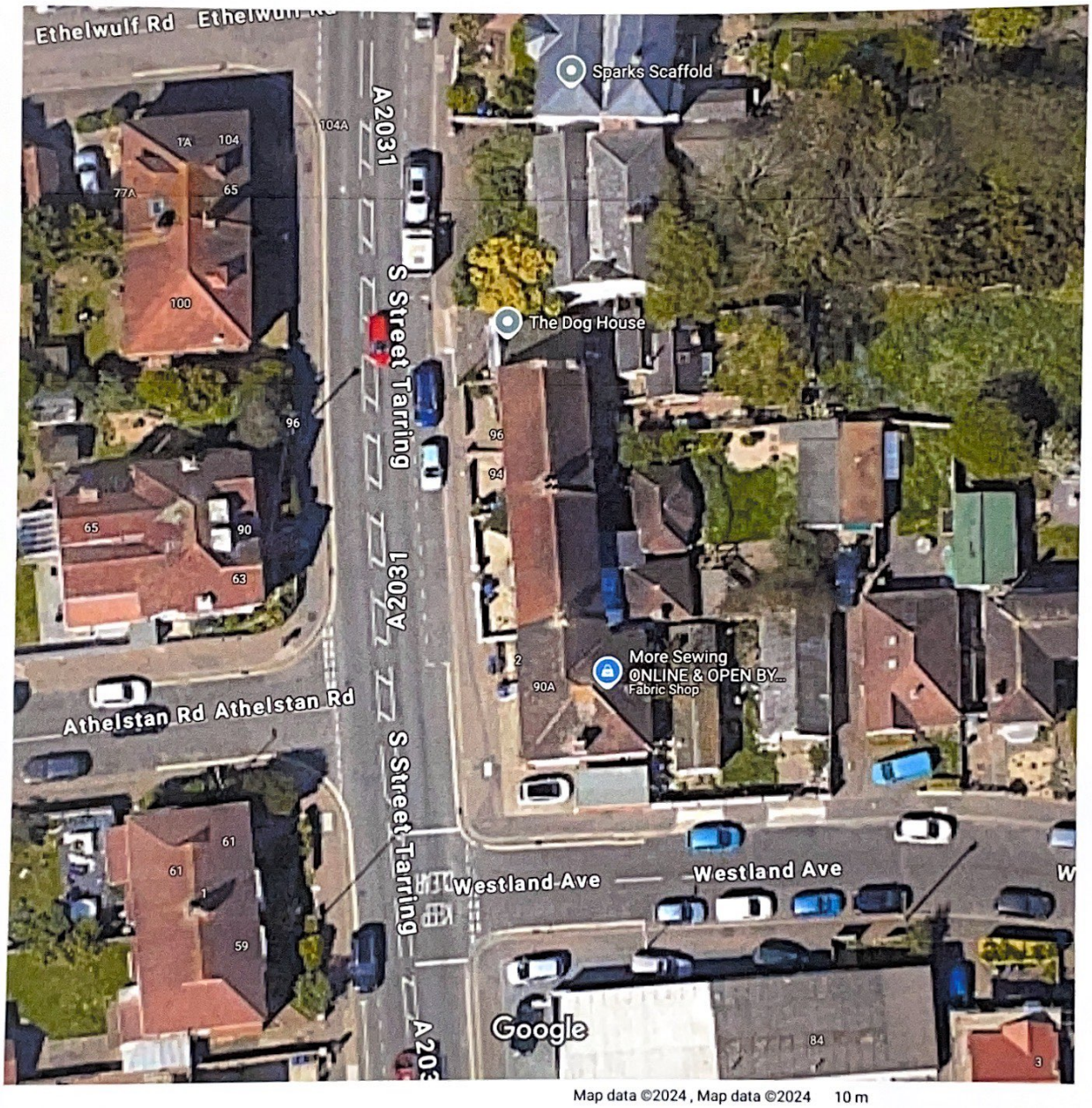
134
·904
125
1·638
B.M. 30·79
136
5·072
28
37
393
27
Clarendon
Nurseries
1909

		TQ1327204010		
South Street Tarring	DOVECOTE TO SOUTH OF THE OLD PALACE	SOUTH STREET 1. 5406 (East Side) West Tarring Dovecote to south of the Old Palace TQ 1303 12/227 1.9.75. II* 2. Attributed in origin to before 1250. Referred to in a document of 1313. Present building probably C18. Exterior of cobble with brick corners, interior of brick niche-work. Square, with tiled roof, hipped all round but rising into a short ridge with the usual 2 gablets. Door to south, (renewed) casement to west, both with cambered brick heads. Listing NGR: TQ1327303989	II*	01-SEP-1975
South Street Tarring	THE PENDULES	SOUTH STREET 1. 5406 (West Side) West Tarring The Pendules TQ 1303 12/57 II 2. Early C19. 2 storeys. 2 windows. Stuccoed. Small cornice with modillions below eaves. Slate roof. Stuccoed porch with 6 panel moulded door, the top 2 panels cut away and glazed. Listing NGR: TQ1327703824	II	21-MAY-1976
South Street Tarring (100)	FOLLY TO REAR OF NUMBER 100	The following building shall be added to the list:- WORTHING SOUTH STREET TQ 1203 & TQ 1303 (east side) West Tarring 12/226 Folly to rear of No 100 GV II Folly. Early C19 heightened mid C19; altered later C19 and C20. Coursed cobblestone with brick dressings; roof material not visible. A single cell, square on plan, of 2 storeys with basement. Brick quoins to angles and openings, brick band between storeys, eaves cornice and embattled parapet with pitched coping. On lower floors the brick is red, with some blue bricks; on upper floor it is paler and this and the slightly differently-laid cobble indicates that the upper storey is of a different build. Entrance elevation:	II	24-JUL-1989

		segmental-arched basement opening; above this, cantilevered stone steps rise to doorway which has C20 stable door below inserted soldier-brick arch a blocked pointed-arched window on left. Upper floor has a later, wide, 3-light window with header-brick arch and wooden casements with pointed-arched glazing bars. Rear: a pointed-arched window to ground floor with two 4-pane lights and glazing bars in head; upper storey has segmental-arched casement with pointed-arched glazing bars. Right return: pointed-arched casement to upper storey with red brick surround. Left return: pointed-arched window to lower storey; wide 3-light window above as front. Listing NGR: TQ1339403626		
South Street Tarring (92)	NUMBER 92, INCLUDING LOW WALL TO FRONT GARDEN	SOUTH STREET 1. 5406 (East Side) West Tarring No 92, including low wall to front garden TQ 1303 12/56 II 2. Early C19. 2 storeys. 3 sash windows (with modern glazing bars). Central doorway with neo-Georgian pedimented case and door, replacing previous stuccoed porch. Slate roof. Brick modillion eaves cornice, over flint front with red brick dressings. Low cobble wall to narrow front garden, with flat stone cope, and entrance piers with low-pyramid coping stones, probably contemporary with house. Listing NGR: TQ1334903603	II	21-MAY-1976
South Street Tarring (94 and 96)	NUMBER 96,INCLUDING LOW WALL TO FRONT GARDEN	SOUTH STREET 1. 5406 (East Side) West Tarring Nos 94 and 96 including TQ 1303 12/184 low wall to front gardens II 2. A pair abutting No 92. Early C19. 2 storeys. Flint end red brick dressings. Slate roof. Brick modillion eaves cornice. Gable chimney to go 96. No 94 has one window and left-hand	II	21-MAY-1976

		door. No 96 has 2 windows (the lower right one a door). Both have low flint wall to street with flat stone coping. The above entry shall be mended to reads 1. 5406 SOUTH STREET (East Side) West Tarring No 96, including low wall TQ 1303 12/184 to front garden II 2. An early C19 pair of houses, now united. 2 storeys. Flint with red brick dressings. 3 windows. Door below second window and to left of 3rd. Slate roof. Brick modillion eaves cornice. Abutting No 92 on right; gable chimney on left. Low flint wall to street with flat stone coping. ---------- SOUTH STREET 1. 5406 (East Side) West Tarring Nos 94 and 96 including low wall to front gardens TQ 1303 12/184 II 2. A pair abutting No 92. Early C19. 2 storeys. Flint and red brick dressings. Slate roof. Brick modillion eaves cornice. Gable chimney to No 96. No 94 has one window and left-hand door. No 96 has 2 windows (the lower right one a door). Both have low flint wall to street with flat stone coping. Listing NGR: TQ1334803615		
St.Georges Road	ST GEORGE'S CHURCH	ST GEORGE'S ROAD 1. 5406 (East Side) St George's Church TQ 1502 NE 7/262 C 2. 1868, by George Truefitt. A broad plain building of nave, with chancel and aisle on west (ritual north) side, both with apsidal ends (on corner of Church Walk). Coursed rubble with ashlar bands and steep tiled roof. Belfry with small spire in eagle between aisle and nave. Hipped narthex with central gable porch. Mostly small, single light windows. Listing NGR: TQ1582202911	II	21-MAY-1976
The Boulevard	BARN AND OUTBUILDINGS NORTH AND EAST OF FIELD PLACE	THE BOULEVARD 1. 5406 (East Side) Goring-by-Sea Barn and outbuildings north and east of Field Place TQ	II	21-MAY-1976

Google Maps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S Street Tarring
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ONLINE & OPEN BY...
Fabric Shop
Athelstan Rd Athelstan Rd
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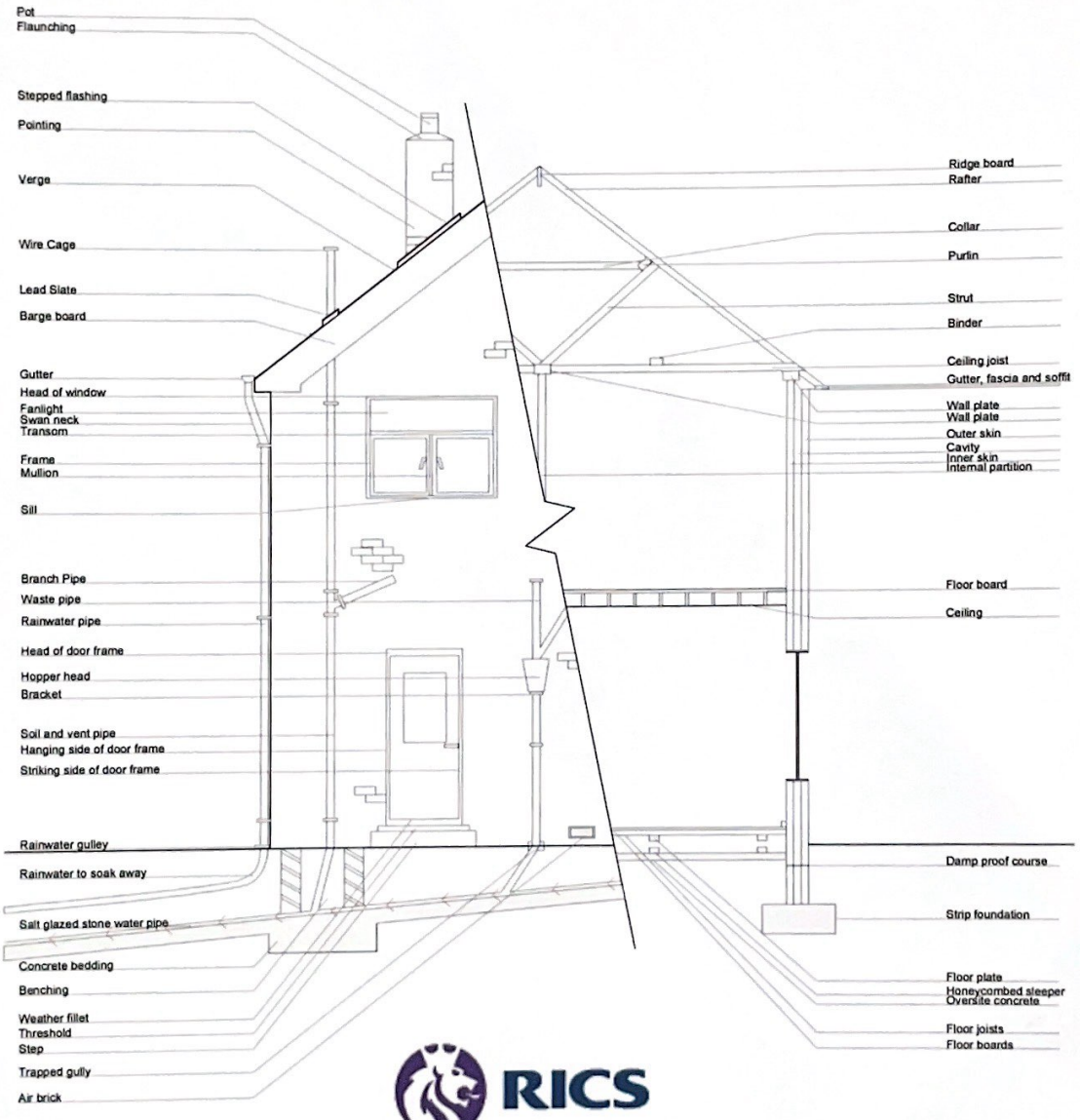
KEY TO TERMS USED IN BUILDING SURVEY REPORTS



Prepared by
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Chartered Building Surveyor