COACH and HORSES ARUNDEL ROAD WORTHING

Remedial Works to Roof and Part of East Gable

BUILDING REGULATION NOTES in support of BUILDING NOTICE

Background and Consents

1. The Coach and Horses and the adjoining Stanhope Lodge are both grade II listed and separate planning applications for listed building consent for both buildings have been submitted to AWC and staged approvals for the works are being issued.

2. The owners of the Stanhope Lodge have confirmed to the owners of the Coach and Horses (South Coast Inns) that they are willing to enter into a party wall agreement, subject to receiving a party wall notice and acceptable method statements, access proposals and reinstatement conditions, for any damage, from the builders.

Description of the Works

3. Philip Goacher Associates, local structural engineers with experience working with listed buildings have inspected the existing badly racked roof and leaning upper east gable and have issued a report and proposals for remedial works which have been submitted to the AWC for approval.

4. David Hutchison a local architectural and planning consultant with experience of working with listed buildings has made the listed building applications, coordinated submissions, prepared a relevant specification and liaised with the AWC Conservation Officer.

5. NPH Bennett, a local builder and roofing contractor is undertaking the works.

6. The upper part of the rendered, half brick, east gable which extends above and part below the recently replaced roof of the adjoining Stanhope Lodge is to taken down and rebuilt in part reclaimed/part new brickwork in lime mortar, rendered externally

with a lime based mix, with a render fillet at the junction with the lower Stanhope Lodge clay tile roof.

7. The clay roof tiles and timber roof structure are also to taken down, retaining sound existing roof tiles and timbers for reuse within replacement clay roof tiling and a replacement timber roof structure.

8. A new highly air permeable roofing membrane, Klober 160, or similar, new treated battens and part new, heritage clay roof tiles/reclaimed clay roof tiles are to form the replacement roof tiling with a bedded, clay tile ridge and clipped tile eaves details that replicate the details and appearance of the current, essentially traditional, historic, clay tile roof.

9. In the past the original eaves height has been raised with in brickwork to a height of approximately 1.2 metres, clad externally at the front elevation in green/blue slate tiles, the roof space having been used as a hayloft over stables below (now the restaurant area). There appear to be no significant remedial works required to the raised wall, other than bedding and bolting on a replacement timber wall plate.

10. A vapour control layer and mineral wool insulation, Rockwool or Earthwool. in two layers, to an overall thickness of 270mm is to be placed over the existing ceiling joists, (over the restaurant area), the ceiling joists being positioned towards the bottom of the raised external wall to the roof space, not at the eaves.

11. Although the heritage restraint that a bedded clay ridge tile detail and a clipped eaves detail should be used prevents the use of a ventilated ridge or eaves, the inclusion of a high air permeable roofing membrane and the existing eaves being set at the top of the raised wall in the roof space, it is considered that sufficient ventilation will be present in the roof space (without having to negotiate any further external air vents with the Heritage Officer), above the new insulation and vapour control layer, the latter preventing any significant moisture migration from the restaurant area.

attached: PGA report, scheme drawings and structural calcultions
Data Sheet: Klober Air 160 Roofing Membrane

David Hutchison B Arch PG Dip TP 12 April 2024