PHILIP GOACHER ASSOCIATES

Job No. 22097

HERITAGE STATEMENT - LISTED BUILDING CONSENT APPLICATION

REPAIR OF BAY STRUCTURE AND ADDITIONAL INVESTIGATION TO 13 PARK CRESCENT, WORTHING, BN11 4AH



Fig 1. Front elevation to 13 Park Crescent, Worthing.

Nature of the Asset

The property is a mid terrace residential dwelling arranged over three floors. The property has previously been converted into a block of flats.

2.0 STRIPPING OUT WORKS

2.1 Carefully remove, and retain for reinstatement, slate tiles to front elevation up to point of change in pitch.

2.2 Existing leadwork to gutter and flashing (including to top of mansard wall) to be carefully removed.

2.3 Timber forming box gutter to be removed and disposed of.

2.4 Windows and surrounds to be carefully removed and set aside for reinstatement.

2.5 External render to be cleaning using a “soft wash” prior to inspection by Structural Engineer.

3.0 REINSTATEMENT WORKS

3.1 Allow to construct new box gutter with appropriate falls to new gulley location as marked on drawing 22097/001.

3.2 Provisional sum to replace existing felt behind slate tiles incl. new battens etc.

3.3 Provide new leadwork to gutter, flashing, and above windows. New leadwork to gutter to be cut min. 25mm into parapet wall and fixed in place using lead wedge.

3.4 Allow to drill through existing parapet wall to similar diameter as existing penetration and to exit below moulding, to allow for installation of newly routed downpipe and gulley as per item 3.5 below. Contractor to provide suitable lead lining, lapped under leadwork to gutter, through penetration.

3.5 Supply and install new hopper and downpipe, routed to existing gulley at second floor, to service new outlet in parapet wall. Downpipe and gulley to be provided as cast iron and painted white to match the existing.

3.6 Overhaul existing windows, windows to be prepared and painted using primer, undercoat, and top coat, holes in wood filled with putty prior to painting, and refit. Allow to provide new leadwork to window surrounds including window sill and reveals. New leadwork to be provided to match existing.

3.7 Provide new stepped flashing and soakers to east and west walls where the mansard meets the Party Walls.

3.8 Reinstate slate tiles. Where new slates are required, these are to be provided to match the existing and spread throughout the roof to avoid large areas of new slates.

3.9 Provisional sum for replacement slate tiles. Allow for 1m^2 of new slate tiles (to be remeasured).

3.10 Infill hole to existing gulley. Infill to be provided with 15N bricks laid in suitable lime mortar to match existing. Infill to be toothed and bonded to existing bricks.

3.11 Undertake render repair using lime based render to match existing. Allow for 3m^2 of repair (to be remeasured).

3.12 Parapet wall to be repainted using white paint to match existing. Allow to use Earthborn silicate paint installed to manufacturer's instructions.

Impact on the Asset

The alterations are focused on moving the existing gulley within the gutter to allow for access for cleaning from within the second floor flat, through the mansard window. The new location of the gulley will require the installation of a new rainwater hopper and downpipe which will be installed and provided in a sympathetic manner to the original building using traditional materials and finishes.



Fig 2. Front elevation showing the existing rainwater goods below seond floor.



Fig 3. Existing blocked gulley. Inaccessible without scaffolding to front elevation.

Historic England Entry – 1-14, PARK CRESCENT, WORTHING

SUMMARY

HERITAGE CATEGORY: LISTED BUILDING
*GRADE: II**
LIST ENTRY NUMBER: 1250470

Statutory Address 1: 1-14, PARK CRESCENT

DETAILS

County:
West Sussex
District:
Worthing (District Authority)
Parish:
Non Civil Parish
National Grid Reference:
TQ 14301 02892

Details

PARK CRESCENT 1. 5406 Nos 1 to 14 (consec) TQ 1402 NW 1/26 11.10.49. II* GV 2. 1829-1830. Amon Henry Wilds Architect. 3 storeys. 3 windows each. Stuccoed. The houses are built in 3s. Each centre house projects with pilasters from ground to 1st floor having Corinthian capitals with honeysuckle leaves in the centre of them, entablature above with garland ornamentation to the frieze, then 2nd storey with small plain pilasters, round-headed windows and pediment above. The outer houses have only a stringcourse above the ground floor, cornice above 1st floor with garland ornamentation in frieze and a castellation effect to form a sort of balustrade in front of 2nd floor windows. The outside window of these outer houses is set back and on the ground floor there are pairs of porches with caryatid columns and balcony above. Some of these balconies have been glazed. Some of the houses have had iron balconies added. Windows in frames, the ground floor ones with entablatures over, those in the central houses with semi-circular panels over them. Some glazing bars missing. Rectangular fanlights to all doors.

Nos 1 to 14 (consec) and the gateway and lodges form a group with Beechwood Hall.

Listing NGR: TQ1430102892