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HOCKLEY & DAWSON
CONSULTING ENGINEERS

21494
Quality Dental Surgery
29 East Street
Shoreham-by-Sea

DESIGN AND ACCESS STATEMENT

Description

29 East Street is a two-storey rendered structure in three bays with a dormer window to the slate roof in the central bay.

There are three sliding sash windows to the first floor and two, to the outer bays, to the ground floor.

The principal door is in the central bay with a large decorated porch supported on two columns.

The building is Grade II listed

Condition



View of porch to west elevation

The roof finish has been replaced with a mineral felt.

Dental cornice and two columns supporting the frieze.

The decay to the south column is evident.

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Previous repairs to the cornice are evident with multipole layers of paint.
The form of the connection to the main structure is not clear.



The two columns are founded on square stone plinths and a raised kerb.



The defective timber column has been previously repaired with filler, but this has not prevented further moisture ingress and subsequent decay.



The ceiling of the porch has some elaborate and important detail.

Discussion.

The porch structure is generally in reasonable condition but showing evidence of a lack of appropriate maintenance to conserve the historic fabric over an extended period.

Cornice and dental details have a large number of layers of paint which are beginning to obscure the detailing.

The ceiling to the porch is quite elaborate and should be carefully conserved and maintained.

It is not clear how the porch roof is secured to the main body of the structure but there is little evidence of any movement of significance between the two.

The felt roof is not an appropriate finish for a historic element of this nature and it is assumed that originally it would have been lead.

The South timber column is clearly in some distress and requires repair and conservation. In its current condition it is difficult to establish the extent of any repair but it is likely that the majority of the historic fabric can be maintained with a suitable splice detail.

The condition of the north of column will need to be inspected closely to establish if it is still sound or requires repair.

It is difficult to establish the full condition of the structure with the amount of paint applied to the various elements.

Recommendations

Based on our observations we would recommend the following be considered:

1. Install temporary Acrow propping to ensure that the compromised column is not affected by accidental impact damage leading to failure of the porch roof.
2. Carefully remove the defective column to establish the extent of the decay and splice in a new section of timber with half lapped joints maintaining the maxim amount of original historic fabric as is possible.
3. Inspect the bottom fixing to the plinth and replace any iron or ferrous dowel with stainless steel.
4. Carefully remove layers of paint to expose the existing structure and repair and conserve as required again maintaining as much of the original fabric as possible. Some of the paint maybe lead based and it should be tested before any work is carried out.
5. Carefully remove the felt roof and replace with a properly detailed lead roof finish.
6. Redecorate the structure with as suitable paint finish.
7. Instigate a regular maintenance regime to ensure the structure remains in sound condition.

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Shown below are a number of current or recent historic and conservation projects.

The Tower of London

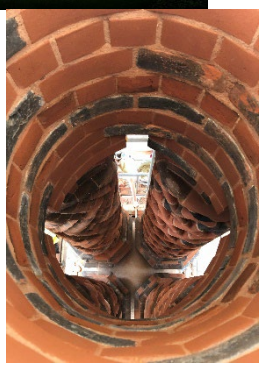
Hockley and Dawson are currently working on a number of projects at HM Tower of London, Hampton Court Palace and Kensington Palace for Historic Royal Palaces.
The picture shows the recently completed White Tower Stairs.



Chimneys

Hockley & Dawson have recently been working on the repair, replacement and stabilisation of various flues of the 241 decorative chimneys at Hampton Court. This included the dismantling and replacement of Apartment 23 quadrupole flues which involved a lot of recording and re-rubbing of the decorative bricks to form the various patterns so that the .masonry could be replaced as original formed





The Masters House. Ledbury

The repairs presented a number of interesting technical difficulties in carrying out proper conservation and strengthening to the existing frame without significant interventions.
One solution was to install a cartridge over roof fabricated on the ground in timber cassettes filed with natural insulation and placed over the existing hall roof.
This allowed the historic roof to be presented in its original form with minimum intervention to the original fabric.



Kew Pagoda

Built in 1762 by William Chambers the original dragons did not last very long. The recently completed project has reinstated the dragons to every level and included general repairs and conservation of this unusual structure.



Recent Awards
2021 Derbyshire Historic Houses – Radbourne Hall – new stair
2021 Georgian Group – Radbourne Hall
2021 Civic Trust – Hope Mausoleum
2019 Georgian Group – Kew Pagoda
2019 Constructing Excellence – Kew Pagoda
2018 Richmond Society Award – Kew Pagoda
2018 RICS Building Conservation – 14 Fournier Street
2018 RIBA London Conservation Award Turner's House
2018 RICS East – Conservation – Apple Tree Farmhouse
2018 UK Heritage Awards – Best Loos – Hampton Court Palace
2018 Civic Trust Conservation Commendation – Holy Sepulchre, Warminghurst
2017 RIBA East Award - St Albans Abbey
2017 RIBA National Award - St Albans Abbey
2017 RIBA East Conservation Award - St Albans Abbey
2017 Georgian Group - Restoration of a Country House – Highly Commended – Turners House
2017 RIBA South East - Cairns Tower, Brighton College

Conservation & Historic Structures