BLB chartered engineers

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/1014/14
DATE VALID	- 9 SEP 2014

41 The Green Southwick – Heritage Statement

Introduction

Located in Southwick 41The Green forms part of a terrace of historic cottages and is the end of terrace property located opposite the public open space.

The property is a residential dwelling arranged on three floors.

Construction comprises lime mortar and flint external walls, masonry and timber stud internal walls and timber beam and joist floors.

Condition of Existing Building

The upper first floor rear external wall (west facing) is particularly exposed to prevailing weather and over time the existing original lime mortar has deteriorated as a result of long term rain, wind and frost freeze thaw action.

The mortar for the majority of the upper part of this elevation has become extremely loose and friable.

A substantial section of the rear wall has deteriorated to the point where flints were falling from the outer face of the wall.

As Consulting Engineers we were called to the property last year to investigate the extent of the problem. In undertaking limited exploratory works we were concerned to note that large sections of flintwork started to 'unravel'.

We became very concerned as to the potential instability of the rear wall and recommended that a buttressing scaffold be installed as a matter of urgency as a precaution against potential collapse of the upper rear wall.

The scaffold was installed and has been regularly monitored by this Company pending a decision by the Clients as to how to proceed.

We have recommended however that it is imperative that repair works are undertaken as soon as possible, before the onset of Autumn/Winter 2014, in order to prevent further deterioration of the building.

Schedule of Works

The proposed work involves the structural repair of part of the external rear upper wall to the property.
The proposals will include carefully removing sections of the rear wall in order to ascertain the extent of the remedial works.

A provisional sequential method of working is indicated on our Drawing e13136/01 which accompanied the Listed Building application.

Once the extent of repairs necessary have been established a suitable method of internal and external propping of the rear wall will be designed and installed.

It is anticipated that it will be necessary to take down and re – build the rear wall in sections so as to limit the risk of collapse of the rear wall.

Once suitably propped, a suitable programme of sequential repairs will be established.

Repairs and remedial works will include carefully taking down existing flintwork and replacing with new, whilst maintaining the stability of the rear wall/property.

Replacement of the wall will be in materials to match existing. Re – claimed or locally sourced flints will be utilised and set in a lime mortar, with colour, consistency and strength being agreed with the Local Conservation Officer taking account of structural strength requirements.

Careful detail will be considered in ensuring that the finished flint facework is uniform in colour and texture to match existing.

BLB Engineers
August 2014