Design and Access Statement & Heritage Statement

INTERNAL & EXTERNAL WORKS
PART RETROSPECTIVE

1 OLD SWAN COTTAGES
CHURCH STREET
SHOREHAM-BY-SEA
BN43 5DT

12.11.2018
Stuart Radley Associates

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1.0 Introduction

1.1 The property is one of a pair of cottages, Grade II Listed.

1.2 On the 14th September 2017 planning and listed building consent was obtained for a new single storey extension on the north elevation, along with associated internal alterations (Ref. AWDM/1427&8/17).

1.3 Work began on site this year and the extension is now partially built.

1.4 In the process of opening up works in the existing kitchen associated with the new extension, the following was discovered:

- Historical fire damage and advanced decay to the main timber beam and adjacent first floor joists over the kitchen and adjacent to the existing flat roof.
- Damp penetration and rising dampness on the street boundary wall which extended to the rest of the external walls of the property, on all floor levels.

1.5 On further general investigation of the floor joists at first and second floor levels, signs of advanced decay became apparent.

1.6 A meeting was held on site with Richard Small from conservation on 28th September 2018 to discuss the repair works that were being carried out and for advice on the way forward.

1.7 Advice was also sort on the removal of the render on the east and south elevations and replacement of some of the existing timber windows. Richard Small stated a planning and listed building application, part retrospective, would be required.

2.0 Design & Access Statement

Statement to be read in conjunction with the following drawings & photographs:

O52PC/PLB2/01 – Location Plan.
O52PC/PLB2/02 – Block Plan.
O52PC/PLB2/03 – Plan, Elevations and photographs - pre-existing.
O52PC/PLB2/04 – Plans, Elevations and photographs – existing and proposed.

2.1 Existing and Proposed

Refer to drawing number O52PC/PLB2/04.

Large beam above kitchen.

Following advice from a structural engineer, new support steelwork has been installed as shown on drawing O52PC/PLB2/04.

Floor Joists

A number of existing floor joists across the first floor and to the small south east bedroom at second floor level, showing advanced signs of decay have been replaced with new structural grade oak hardwood floor joists to match size of existing.

Ceilings

The non-original shiplap and veneer board/plasterboard ceiling at ground floor level has been removed and replaced with plasterboard.

Repair works at first and second floor will be carried out to the existing ceilings by a specialist, where required.

Windows

It is proposed to replace some of the timber windows in poor condition and ground floor and first floor with timber sliding sash windows, single glazed to match the style of an existing original window at ground floor level.

It is proposed to render around the windows and the quoins, following the random outline of remaining brickwork, as suggested by Richard Small in conservation.

Render on East and South Elevations

Removal of the render on the east and south elevations has largely been carried out and repairs and re-pointing of the flint work is in progress. The single storey extension is to be fully rendered.

Non-original pantiles

The non-original continental pantiles have been removed from the top section of the pitched roof and are to be replaced with reclaimed plain tiles to match the existing tiles to the mansard roof.

Damp-proofing

A cavity drain membrane system has been installed to the interior surfaces of the existing external walls at ground and first floor levels and is to be finished with lime plaster.

2.2 **Use**

The property is a residential house occupied by the owners.

2.3 **Amount**

Not applicable

2.4 **Layout**

Not applicable

2.5 **Scale**

Not applicable

2.6 **Landscaping**

Not applicable

2.7 **Access**

The access to the property remains unchanged.

2.8 **Appearance**

The removal of the render to expose the flint work beneath will match the existing flint walls on the north elevation.

The new single glazed windows will replace a mixture of decayed and non-original timber windows thus enhancing the appearance of the cottage.

3.0 Heritage Statement

3.1 Scheduled Ancient Monument

Not applicable.

3.2 Area of Archaeological Interest

Not applicable

3.3 Listed Building

The property is one of a pair of cottages and is Grade II Listed.

3.4 Conservation Area

The site is situated in the Shoreham-By-Sea Conservation Area.

3.5 Historic Parks & Gardens

Not applicable.