PHILIP GOACHER ASSOCIATES

Job No. 25013

HERITAGE STATEMENT - LISTED BUILDING CONSENT APPLICATION

REPAIR OF CHIMNEY BREAST WITHIN DT CLASSROOM



Fig 1. South elevation to Sion School, Worthing from Crescent Road .

Nature of the Asset

The property comprises a four-storey school building. Works are to be undertaken internally to the basement DT classroom towards the east of the building.

The Works

1.1 Allow to remove and dispose of existing cupboard within chimney opening.

1.2 Contractor to provide temporary propping to underside of existing arch in order to safely undertake the preliminary repair work.

1.3 Remove and dispose of brickwork below metal straps sufficient to remove straps.

1.4 Remove the existing straps to the underside of the arch and reinstate new bricks to match existing to piers where previously removed. New mortar to be provided as lime based mortar to match existing.

1.5 Provide CemTies to each side of chimney breast through front face of chimney breast. CemTies to be provided at approximately 450mm vertical centres over full height of main diagonal cracks and in line with manufacturer's specifications. Allow for 8No. Cemties (to be remeasured). Refer to attached data sheet.

1.6 Existing cracks to be infilled with Lime Green Pure Lime Grout. Refer for attached data sheet.

1.7 Allow to install prestressed concrete lintels as per drawing 25013-001. Allow for 2No. Lintels

1.8 Prepare chimney breast by removing all loose render and plaster. Apply Sika Everbuild 507 Rendagrip to exposed brickwork in accordance with manufacturer's specification.

1.9 Provide new cement-based render to brickwork to match existing.

1.10 Allow to undertake replastering to chimneybreast and east elevation wall where disturbed by the work. Contractor to provide new plaster to match existing.

1.11 If instructed by the Client, supply and fit cupboard to match existing within new extent of chimney opening. Contractor to liaise with client to confirm requirements of cupboard.

1.12 Existing electrics to be re-routed, as required, to allow for new extent of chimney breast opening. Provide new electrics where existing wires are of insufficient length. Wiring to be provided to face of chimney breast and covered with PVC cable trunking. Part P electrical certificate must be provided.

1.13 New plaster to be painted with 1 coat mist coat and 2 coats emulsion. Paint to be provided to client's requirements.

1.14 New timber, including to visible face of cupboard, to be decorated with primer, undercoat, and 2 gloss top coats to client's specification.

Impact on the Asset

The work is focused on repairing a damaged chimney breast including the removal of corroded metal straps currently supporting an existing arch. Following re-rendering, plastering, and painting of the chimney breast and reinstallation of the existing cupboard there will be no significant change to the look of the chimney breast.



Fig 2. Chimney breast showing significant cracking to plaster and movement to chimney breast



.

Fig 3. Exposed chimney breast showing corroded strapping detail.

Historic England Entry – OUR LADY OF SION CONVENT, CRESCENT ROAD

SUMMARY

Heritage Category: Listed Building
Grade: II
List Entry Number: 1263360
Date first listed: 21-May-1976
Date of most recent amendment: 10-Jan-1977
List Entry Name: OUR LADY OF SION CONVENT
Statutory Address 1: OUR LADY OF SION CONVENT, CRESCENT ROAD

Details

CRESCENT ROAD 1. 5406 1/105 (East Side)

In the entries for:

TQ 1402 NW 1/l051 Oar Lady of Sion Convent TQ 1402 NW 1/1061 Wall of Our Lady of Sion Convent, extending from south-east corner of building, along Crescent Road CRESCENT ROAD (East Side)

shall be amended to read:

CRESCENT ROAD (West Side)

CRESCENT ROAD 1. 5406 (East Side) Our Lady of Sion Convent TQ 1402 NW 1/105 II GV 2. Built as one composition with the abutting church, which is attributed to H Clutton and dates from 1864. 2 storeys. Plum-red brick with 2 pairs of bands of dark brick. East range, extending south along street from ritual west end of church, has 5 sash windows, semi-circular staircase projection, and 2 further sash windows south of this. There is a cross-range at the south end, the east front of which projects towards the street and has a round-arch opening (of banded brick with faintly pointed drip-mould above), giving access to internal porch with geometric tile decoration. Left of the porch is a partly external chimney corbelled out over a narrow buttress. Red tile roofs, over brick eaves nogging, which is also applied to the gable end. Further ranges of the convent extend towards Our Lady of Sion School, which adjoins to the west.

Our Lady of Sion Convent, and wll extending south form a group with St Mary's Roman Catholic Church, Richmond Road and No 39 Richmond Road.

Listing NGR: TQ1443502760