

Listed Building Consent Supporting Statement

1. Application Summary

Property: Old Scantlings, Church Street, Shoreham-by-Sea, West Sussex, BN43 5DQ

Grade: II Listed Building

Historic England List Entry Number: 1286456

Local Planning Authority: Adur District Council

Applicants:

Justin Williams

Anna Cleland

This document accompanies an application for Listed Building Consent for the above property.

The works proposed are conservation-led measures intended to address moisture retention, improve ventilation and reinstate breathable materials in order to protect the historic fabric of the building.

2. Site and Building Description

Old Scantlings is a Grade II listed building dating from the 16th century. The property is primarily constructed from flint masonry with lime mortar, with later alterations including brickwork and render.

The building contains a mixture of solid and suspended floor construction and a traditional pitched tiled roof structure.

Buildings of this type rely on breathable materials and natural ventilation to manage moisture. The long term durability of the structure depends on maintaining this environmental balance.

3. Condition of the Building

Inspection of the property identified a number of environmental issues affecting the building's performance. These include elevated humidity levels, moisture pressure at ground level, cement-based pointing restricting evaporation, salt-contaminated plaster in isolated areas and poor ventilation in the roof and enclosed voids.

These issues are environmental rather than structural, but if left unresolved, may lead to gradual deterioration of historic fabric.

4. Conservation Approach

The proposed works aim to restore the building's natural moisture management rather than introduce modern sealing systems.

The conservation strategy focuses on:

- improving ventilation
- allowing evaporation at ground level
- reinstating breathable lime materials
- removing areas where moisture is currently trapped

All proposed materials are compatible with the traditional construction of the building.

5. Schedule of Proposed Works

The works proposed are limited, conservation-led interventions designed to improve ventilation and restore the building's ability to manage moisture naturally.

Rear French Drain Installation

A French drain will be installed along the rear elevation of the property in front of the former patio doors.

The installation will consist of:

- Excavation of a drainage trench adjacent to the wall
- Installation of a perforated drainage pipe wrapped in a geotextile membrane
- Backfilling with 40–50 mm aggregate or decorative stone
- Connection of the drainage pipe to the existing drainage outlet



Impact on Significance

The French drain is a fully reversible system. If it ever needs to be removed, it can be done easily without permanent alteration. The brick pavers that will be raised during installation will be carefully retained and can be re-laid at any time if required.

Justification

External ground levels at the rear of the property sit close to the internal floor level. During periods of rainfall, moisture can accumulate against the base of the wall, and there is evidence of moisture entering the solid floor.

The installation of a French drain will intercept surface water and groundwater and divert it safely away from the building. This will reduce moisture pressure on the solid floor and help protect the structure from damp conditions.

Removal of Front Concrete Slab and Ground Finishing

The existing concrete slab at the front of the building will be removed.

Once removed:

- The underlying ground will be exposed
- A breathable weed-suppressant membrane will be installed
- The area will be finished with 40–50 mm stone aggregate



Impact on Significance

The removal of the concrete slab will not affect the historic fabric. The finished surface will be sympathetic to the building and will remain visually unobtrusive.

Justification

Impermeable concrete surfaces prevent ground moisture from evaporating naturally. As a result, moisture can become trapped beneath the slab and forced into the building.

Replacing the concrete with a breathable aggregate surface will allow moisture to evaporate naturally and reduce damp conditions within the structure.

Mechanical Ventilation Installation

Mechanical ventilation will be installed to improve humidity control within the building.

The system will include:

- Two Aico iCON 60 extractor fans installed within the bathrooms
- One heat recovery ventilation unit serving the kitchen

Where necessary, a 4-inch core hole will be formed through the wall or ceiling to allow ducting to the exterior.

Impact on Significance

Where possible, the fans will be installed through the ceiling and ducted to tile vents. If this is not feasible for all fans, the masonry core removed from the wall during installation will be retained. This will allow the fan to be removed in the future and the original masonry core to be reinstated.

The ventilation units will be positioned carefully to minimise disturbance to the historic fabric. The installations are minor and will not alter the character or appearance of the building.

Justification

High humidity levels have been recorded within the property. Excess humidity has led to condensation forming on colder surfaces such as masonry and timber, increasing the risk of mould growth, hygroscopic salt activation and material deterioration.

Mechanical ventilation will allow excess moisture to be removed from the building while maintaining indoor air quality.

Floor Alteration at Base of Stairs

A small isolated section of suspended timber floor remains at the base of the stairs, while the rest of the ground floor is solid construction.

This isolated section will be removed and replaced with solid construction incorporating a damp-proof membrane and concrete infill.

Impact on Significance

The work is limited to a small enclosed area in the understairs cupboard and does not affect significant historic fabric.

Justification

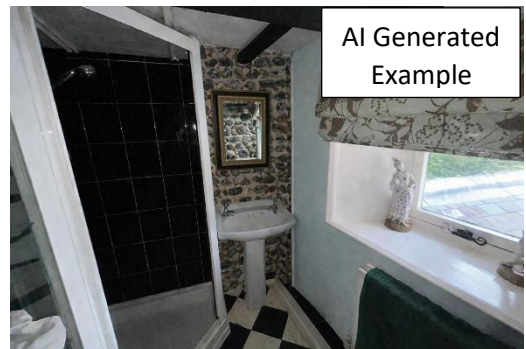
The isolated suspended timber section measures approximately 1m² and currently has no ventilation.

As a result, moisture and humidity are accumulating within the void, and early signs of timber decay are beginning to develop. The area is located beneath the staircase, and if the decay progresses, it may compromise the structural integrity of the stairs. The remainder of the ground floor construction is solid, with only this small section being suspended timber.

Removal of Salt-Contaminated Plaster – Main Bedroom

Salt-contaminated modern gypsum plaster will be removed from the wall behind the sink and shower area within the main bedroom.

Once removed, the masonry will be made good and left exposed as a breathable surface.



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Example

Impact on Significance

The work involves only the removal of modern plaster finishes and does not affect historic structural fabric.

Justification

Salt contamination occurs when moisture migrates through masonry and deposits salts within plaster finishes. These salts attract moisture and have caused the plaster to deteriorate.

Removing the affected plaster allows the wall to breathe and prevents repeated failure.

Ventilation Improvement Beneath Main Stairs

The ventilation opening beneath the stairs will be enlarged, and rubble within the enclosed void will be removed.

Impact on Significance

The work is minor and will not affect historic features.

Justification

The enclosed void beneath the staircase currently has very limited airflow. Improving ventilation will reduce humidity levels and help protect nearby timber elements.

Removal of Salt-Contaminated Plaster – Top Bedroom Cupboard

Salt-contaminated plaster will be removed from the external wall and chimney breast within the cupboard.

Minor lime-based repointing repairs will be undertaken where necessary.

The masonry will remain exposed to allow natural drying.

Impact on Significance

Only modern plaster finishes will be removed.

Justification

Due to high salt levels within the masonry, replastering the wall would likely result in premature failure of the new plaster. Leaving the wall exposed allows moisture to evaporate naturally.

Removal of Cement Pointing and Lime Repointing

Cement-based pointing to the front elevation will be carefully removed.

The area extends from ground level up to approximately 1m above the base of the wall.

The masonry will be repointed using NHL 3.5 lime mortar.

Impact on Significance

The work reinstates traditional materials and improves the building's ability to manage moisture.

Justification

Cement mortar is dense and impermeable. When used in historic masonry, it can trap moisture within the wall.

Lime mortar is breathable and allows moisture to evaporate through the joints, helping maintain a balanced moisture environment within the wall.

Installation of Roof Tile Vents

Approximately six tile vents will be installed within the roof covering to ventilate the enclosed eaves voids and provide a discharge point for the mechanical ventilation units.

Impact on Significance

The vents will be positioned carefully to minimise visual impact and will colour match the surrounding roof tiles where possible.

Justification

Ventilation within the roof space is currently limited. Poor airflow can lead to condensation forming on roof timbers and insulation. Woodworm activity is also present due to the lack of ventilation.

Tile vents will improve airflow and help maintain a dry roof structure.

Chimney Repairs

The chimney stack will be inspected closely, and any defective mortar joints or minor defects will be repaired using lime-based materials.

Impact on Significance

The works are repairs only and will preserve the historic masonry.

Justification

Open joints and failed mortar are allowing water to enter the chimney structure. Repairing these defects will help prevent moisture ingress and protect the chimney from deterioration.

Timber Window Sill Repair

The sill to the upper timber window will be inspected and repaired where necessary, using splice repair techniques where possible. The finish will be like-for-like. The repaired window will be finished with linseed oil paint.

Impact on Significance

The work retains the original timber wherever possible and therefore preserves historic fabric.

Justification

Timber repairs using splice techniques allow deteriorated sections to be replaced while retaining the majority of the original material. Linseed oil paint provides weather protection while allowing the timber to breathe.

6. Materials

All materials used will be compatible with traditional construction, including:

- Natural hydraulic lime mortar (NHL)
- Lime-based repair materials
- Breathable aggregates
- Timber repairs using compatible hardwood
- Linseed oil paint finishes

Cement-based materials will not be reintroduced.

7. Impact on the Listed Building

The proposed works are minimal and conservation-led. They do not involve the removal of significant historic fabric and are largely confined to repair, maintenance and environmental improvement.

Visual impact is minimal, and most interventions occur internally or at ground level.

The works will improve the building's environmental performance and protect the historic materials from long term deterioration.

8. Conservation Benefits

The works will:

- reduce moisture levels within the structure
- improve ventilation throughout the building
- protect historic timber elements
- reinstate breathable materials
- reduce salt-related plaster failure

These measures will improve the long-term durability of the building while preserving it's historic character.

9. Conclusion

The proposed works represent a sensitive and conservation-focused approach to addressing moisture and ventilation issues within Old Scantlings.

The interventions are limited, necessary and use materials appropriate to the historic construction of the building.

The works will help ensure the continued preservation of this Grade II listed building while maintaining its architectural and historic significance.

Yours sincerely,

Matilda Jacobs-Milburn
Surveyor

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