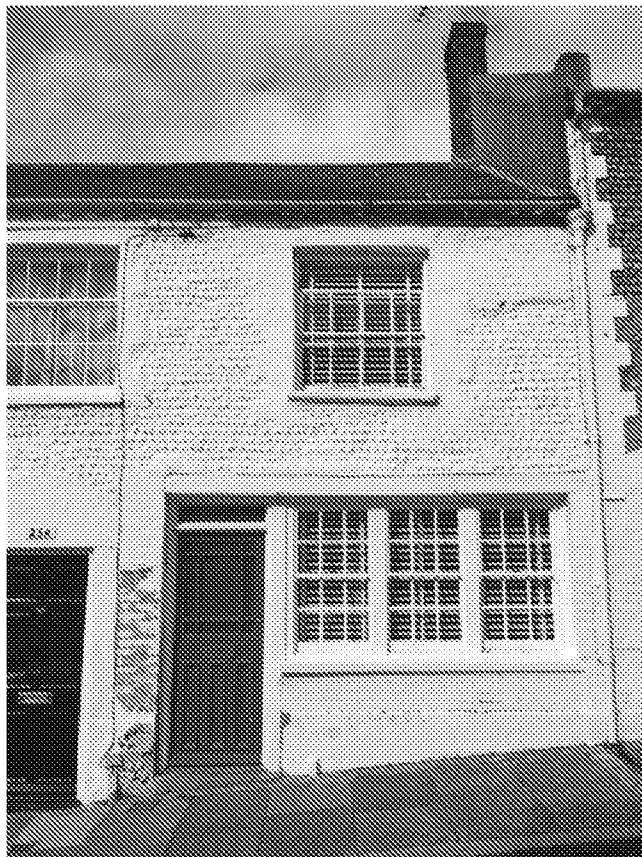


Listed Building Application – The Old Ship King Street
ARUNDEL BN18 9BJ

Repair and remedial work to front flint elevation and roof repairs



Front elevation of The Old Ship depicting bulging flintwork and failed plinth render.

Background

The elevation is typical of King Street being a terraced cottage with mainly ‘beach pebble’ flints laid to course of quite even size with brick quoins to the opening and elevation perimeters. Lintels over the openings are timber to the ground floor, showing some decay and brick arch to the first floor with possible timber inner lintel. Detail at pavement level is a

rendered plinth over brickwork probably to resist damp penetration in an earlier period. The elevation has been decorated over the years with what is likely a non-breathable product which has not aided the construction. Neighbouring properties are a mixture of natural flint and paint elevations. See below.

From past experience and knowledge of the neighbouring properties it is likely the beach pebbles have been repointed in the past because the lime mortar was showing signs of weathering and possible damp penetration. This is probably a superficial surface treatment leaving the weak, structural, bedding mortar as existing. Once the now failing surface pointing is removed it is likely that sections of bedded flint will be dislodged and require rebedding. From experience it is likely the background is chalk blocks internally with a chalk rubble infil. This usually remains intact so the outer flints can be rebuilt.



The Old Bakehouse – property adjoining to the north

NOTE

The window to the left of this door is owned by our client as The Old Bakehouse has a flying freehold over this room. However, it is unaffected by this application as the remedial work applies to the flintwork only.

This section owned by The Old Ship – see note above



25a King Street, adjoining property to the south.

Repair proposal

FRONT ELEVATION

We propose checking the soundness of all flint areas to the front elevation and removing any loose paint and pointing and this will reveal any areas of flint which are in danger of falling away from the wall. If we find the previous repoint mortar is a modern, hard sand/cement mix we will remove this also. We will undertake this carefully in 60 x 60cm sections rebuilding/repointing as we go starting from the bottom and working upwards so as the base is always supported.

The inner backing will need to be assessed as we progress but we do not envisage any major issues. We will review introducing some stainless steel ties [not visible] to assist tying the outer flint to the inner chalk at suitable spacings.

The flints will be salvaged and reused, coursed as original and with photographic evidence to refer to. The mortar mix is proposed as Mike Wye course unhaired traditional lime mortar which we have found to be a good match to local lime mortars. Care to be taken working in excessive heat and cold.

The brick quoins appear sound and should be untouched.

The resulting visual appearance will be of a ‘patchwork’ appearance to the flintwork with the quoins still in white. We consider this can be quite attractive but I understand our client has discussed this with Martyn White and the view is that the remedial work should be undertaken and a decision made on whether to leave in this patchwork form or to redecorate be taken at this time.

Any redecoration to be in a breathable product and the mortar allowed to sufficiently cure before applying.

FRONT ROOF SLOPE

The front elevation roof slope has considerable ‘sagging’ across its slope horizontally with the lowest part being over the first floor window. This has led to the majority of rainwater falloff concentrating at this low point and either missing or overloading the gutter. This has probably contributed to wet rot decay to the ground floor timber lintel which is directly below this low point and we intend to check the soundness of this lintel. Again from local knowledge the rafters are usually undersized, secondhand timbers even when constructed in Napoleonic times.

With scaffold erected we propose to examine the roof condition and either strip, repair and re-slate the front elevation to match existing, renewing roof timbers as required, saving what is practical or if sound we will enlarge the gutter in cast iron and check the water collection is then satisfactory.



Further close up of failing flint mortar

