

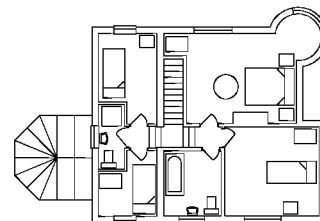
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13/01/2018

Our ref.: 2176

Dear Andrew

44 Tarrant Street, Arundel

Further to my notes on your drawings and the condition of some of the structure in the building.

Kitchen;

The joists in the Northwest corner had rotted away at the ends in the party wall and been supported by an inappropriate structure that obscured original structure. Upon removal of the joists to consider repair to the ends it was found that the timber had decayed/rotted to the point where repair was not going to result in structurally sound timber. The 3 joists had to be replaced with new oak of the same section.

The summer beam supporting the joists is propped with a central post and it was desired to remove this. The beam has a major split along its length and this explains the post. A drawing was prepared detailing in-situ reinforcing repairs to the beam. The outer end of the beam was supported with a section of timber post that obscured the window because the lintel had decayed. As the wall was to be re-plastered a discrete section of steel box section was inserted as the new lintel.

The beam over the doorway to the utility room has rotted away where it was built into the rear wall and is supported with a post. I do not believe the beam can be removed so an in-situ repair to the end will have to be done. The end of the beam will have to be cut back and some other structure removed to allow access, a section of species and moisture content matched timber can then be attached to the end using the Rotafix system as detailed on a drawing.

Utility room;

There was a rotting false floor over this room and the original joists under were also badly rotted and decayed to the point where it was not considered safe for operatives to work on the floor. Upon stripping the structure it was apparent that the joists could not be rendered structurally sound with any means of repair so for safety they had to be replaced with oak of the same section.

The partition between this room and the cupboard in the landing is loose where decay has occurred. It is proposed to lift the floor boards above the area and insert a section of timber into the top of the partition that can then be secured to adjoining floor joists.

Basement passage;

Some of the joists over the Southern end of the passage have been sistered with modern timber because of rot where they were built into the party wall. Other joists in the same area are in a similar condition but would be difficult to remove because of the partition with the front room so it is proposed to sister them alongside as well.

The Southern end of the partition with the front room has lost a section of its sole plate because of rot. As access is available on the room side the damaged plate can be cut back to sound timber and a new section sole plate inserted to pick up the studs.

Dining room;

The rear external wall has a section of badly cracked brickwork and this was specified to be repaired by crack stitching with the Helifix system to avoid having to remove bricks.

Bedroom 4;

The main defects found when the rear wall was stripped were the lintel over the window was badly decayed and causing movement in the brickwork. The wall plate was found to so badly decayed that it was causing movement in the roof. This could have allowed water ingress which exacerbated the decay. Both timbers could not be safely repaired so had to be replaced and the loose brickwork re-built to support them.

Yours sincerely,

Peter Shaw.