

**Report on 44 Tarrant Street Arundel
For Mr and Mrs N Field**

By Michael Vincent Rowan
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[REDACTED]

I have been invited by Mr and Mrs N Field, the new owners of 44 Tarrant Street, to report on the Grade 2 listed building. I am working with their Chartered Surveyor, Andrew Fuller Associates. I am a Registered Architect and my qualifications are as follows:

Academic Qualifications

BSc(Hons) Architecture; Aston University, Birmingham.
Diploma Architecture, Birmingham School of Architecture
Masters Degree Conservation, Heriot Watt University, Edinburgh
Diploma in Conservation, United Nations Center Rome

Professional Qualifications

Member of the Architects Registration Council of the United Kingdom
Chartered Member of the Royal Institute of British Architects
Member of the Institute of Historic Buildings Conservation

I inspected the site on Friday 26th of January 2018, in the company of Mr Field and Andrew Fuller. The Georgian brick facade terraced house sits pleasantly in the Tarrant Street streetscape. The facade is original and is intact. The staircase is the main internal feature. Stripping back the paint layer and retaining the hardwood handrail is a positive action. It is structurally sound and unaltered. An improved and enlarged roof light would highlight the whole of this central feature. The total internal typology of the house is intact. There is no proposal to change this historic layout.

The internal subdividing walls above sub basement level appear to be of structural timber frame construction. The sub basement walls are brick and undressed chalk. There is evidence that the timber framed stud walls were lined with river reed before being rough plastered. The reed probably came from the river Arun. My experience while being the Conservation Officer for Arun District Council for twenty years and also employed by West Sussex County Council was inspecting several listed dwellings in the vicinity of the river Arun, where river reed has been used I realised that it is a cheap form of building material and it decays over time so it needs to be replaced.

I suspect that reed substrata has been used throughout the timber framed construction to support the final render coat. Due to time, the reed substrata will have lost its fibre strength and therefore the lime plaster will have decayed.

The introduction of a wood wool wall lining such as Savolit is a sensitive choice of a natural degradable material. It will not damage the remaining water reed backing. The lime render specifications throughout the house are appropriate. The two proposed bathrooms with gypsum plasterboard will have a lime render finish. The top bedroom 3 has modern plasterboard, typical of the 1970's and it will be decorated.

In the basement, the stone and brick floors are damp. This will be due to the materials being laid directly on soil. The dressed stone slabs should be numbered and lifted, a damp proof membrane should be installed and the slabs relaid. The brick pavers should be lifted, damaged bricks replaced, a damp proof membrane installed and the bricks relaid.

The timber game larder in the basement will be repaired and retained. A locksmith will make a new key for the historic lock

The introduction of 3no 75x150 RC lintels into the repaired brick stack up to the corbeling is acceptable. The removal of the secondary floor and its joists in the pantry is acceptable. The timber joist repair detail by Bryceson Shaw Associates is a sensitive solution. The replaced door liners are appropriate and successfully executed. The electricity wall boxes are not an adverse problem.

The works already executed are of a good standard. I appreciate that they require Retrospective Listed Building Consent.

From my past Conservation Officer duties I see no reason to refuse Listed Building Consent.

Michael Rowan 02.02.2018