



Listed Building Consent

Design and Access Statement & Heritage Statement

For

**Walker House
14 Tarrant Street
Arundel
BN18 9DN**

REV A

January 2021

Introduction

Walker House is located in the historic centre of Arundel Conservation Area sited on the South East corner of Bakers Arms Hill and Tarrant Street. In total the Conservation Area covers approximately 500 buildings, many of which are listed and display distinct characteristics of historical and architectural assets.

The architectural features of Tarrant Street are richly varied and range from the 16th century timber framed building which turns the corner from the High Street to the building on the corner of School Lane which is shown on the tithe map as Newburgh Arms Inn with stables, yard and garden owned by George Constable and occupied in the 1840s by James Holmes Hopkins.

In between there are many notable buildings including the Old Candle Factory in Tarrant Square; the 19th century printing works which housed the West Sussex Gazette and South of England Advertiser and the Victoria Institute, a stuccoed classical building built in 1846.

Listed dwellings include No 42 a red brick two storey house with a noticeable ground floor porch with Tuscan pilasters and a 6-panelled door which records show was owned and occupied by Robert Watkins who became the Duke of Norfolk's agent. Adjoining No 42 is a terrace of three storied red brick houses Nos 44;46 and 48 which are believed to have been built between 1785 and 1788. Finally, no. 14 Walker House a three-storey terraced house built in the late 18th century which is attached to no.12 Tarrant Street, jointly Listed:

List Entry Number: 1248460

Date First Listed: 7th October 1974

Grade: II



Details: 2. Late C18. Terraced houses. Red brick. West elevation of No 14 rendered. Hipped slate roof. 3 storeys. Brick modillion eaves cornice. 1 double-hung sash window on 2nd floor of each house, No 14's tripartite. 1 canted bay on ground and 1st floor of each house, each floor with 3 double-hung sash windows with glazing bars. No 12 has door with semi-circular fanlight, surrounded by plain concentric brick arch. No 14 has 1 modern door with 4 fielded panels on south elevation, and 1 5-Panelled door in plain reveal up 3 limestone steps on west elevation. West elevation has 2 double-hung sash windows with glazing bars on 1st floor, and 1 on Ground floor. Garden wall to north, beach flint with brick dressings.

Proposal

The purpose of this Listed building application is to enable to following works:

Renewal of existing slate roof:

- South facing over Tarrant Street
- West facing Bakers Arms Hill
- East facing interior garden
- North facing interior garden

Further details can be seen in the attached **Appendix 1** – Mid Sussex Roofing Ltd.

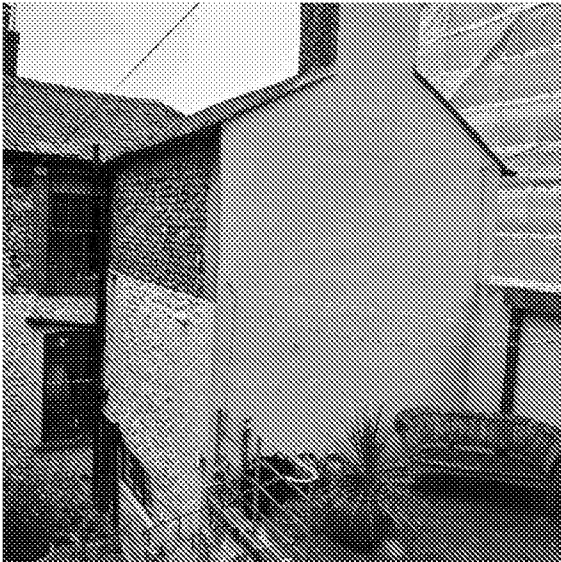
Replacement window frames (front elevation):

- The first floor frame is to be replaced as per Philip Goacher Associates Report **Appendix 2 (5.3-5.7)** retaining sashes and glazing.
- Second floor frame to be replaced like for like (all profiles to match existing) retaining sashes and glazing.
- Measurements of existing box frame materials:
 - Front Linings 18mm x 96mm
 - Sills 142mm x 70mm
 - Sash Build EX. 50mm x 50mm stiles
 - EX. 90mm x 50mm bottom rails
 - EX. 54mm x 32mm meeting rails
 - 25mm x 9mm Parting bead
 - 20mm x 16mm start bead
 - Top Opening Measurements (Brick to Brick) 2.00 metres
 - Mid Opening Measurements - 1st Floor Bay (Brick to Brick) 2.00 metres
 - Ground Opening Measurements Ground Floor Bay (Brick to Brick) 2.00 metres.

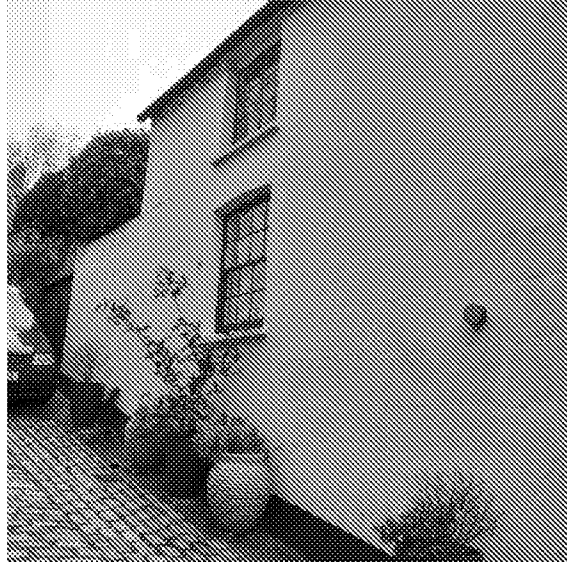
Decorations:

- West elevation - painted heritage chalk white.
- Rear garden North and East elevation - painted heritage chalk white.

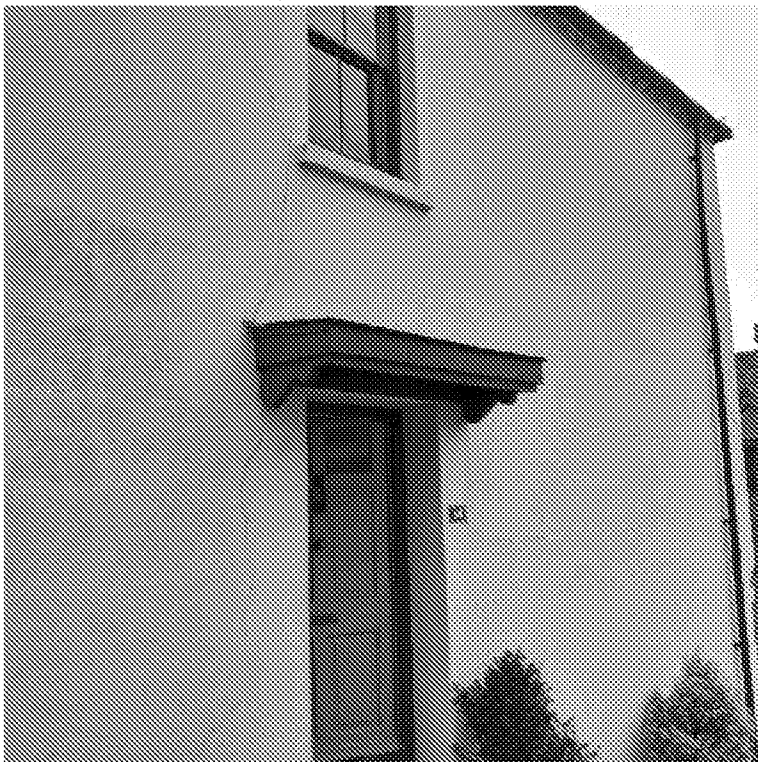
The photos below show the existing painted areas which will be repainted.



North and East Elevations



Part West Elevation 1 of 2



Part West Elevation 2 of 2

Assessment of Impact

The existing window frames are in poor condition. Finishes appear to have been affected by the exposure to weather and paint has begun to peel. There is also evidence that the two-storey bay had rotated outwards, with a lean at the top towards the South. As a result, some cracking has occurred at the bay junctions.

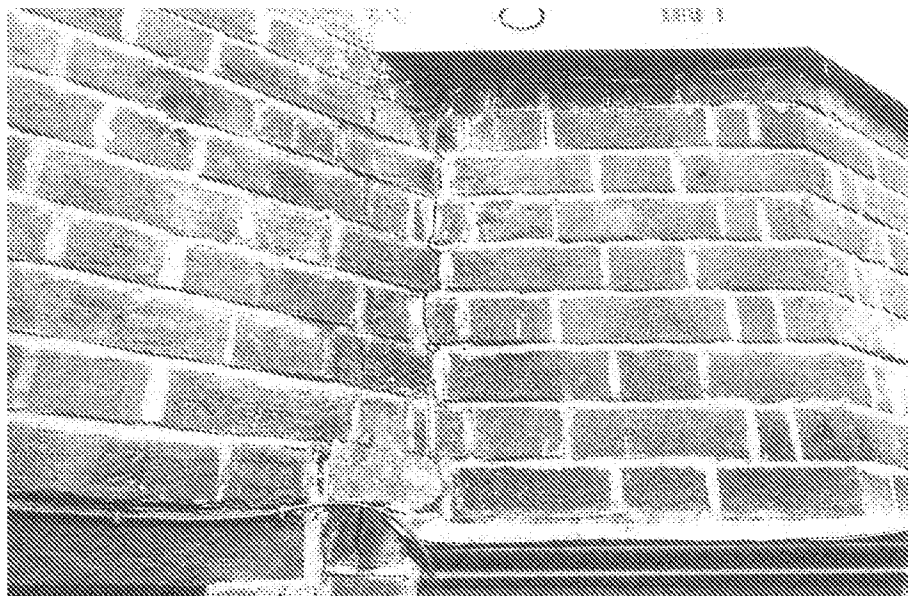


Fig. 1 . Cracking of bay at junctions – Photo taken March 2019.

Therefore to maintain and restore the primary elevation which sits prominently on Tarrant Street, it should be understood that replacing the existing window frames, like for like, and stabilising the bay would not have a negative impact on the Listed property or surrounding buildings. Repointing in lime mortar and replacing elements of the brickwork will also be necessary in certain areas, particularly Helibar reinforcement is required.

Additionally, the existing roof undulation is likely to have caused a number of slate tiles to have slipped which can now be seen sitting in the gutter. The intention is to stop this reoccurring and to allowing replacement of the roofing felt below which could also be damaged. This also provides an opportunity for straightening of the undulating roof. The roof replacement is therefore necessary and should be carried out with the interest of maintaining a durable building envelope. Additionally, straighten of the roof will reduce the risk of tiles slipping in the future, which can cause damage to the gutters or harm pedestrians below.

Please see Appendix 1 & 2 for further details.

Conclusion

It should be noted that there are no proposed changes to the historic footprint of the property. It is the intension that the work will only protect the historic fabric of the property from further and inevitable degradation and also ensure its longevity for the benefit of future generations. Considerations for proposals to reduce risk of flooding should not be relevant to this application as the site location is in a Flood Zone 1, an area with low probability of flooding. The details of the work has been carefully defined and wherever possible traditional construction methods have been specified.

Victoria Holland RIBA
January 2021

APPENDIX 1

MID SUSSEX ROOFING LTD

Victoria Holland BA Hons Dip Arch RIBA · Victoria Holland Architecture
71 Peppering High Barn · Burpham · Arundel · West Sussex · BN18 9RN

Reg

MID SUSSEX ROOFING LTD

14 Tarrant Street
Arundel
BN18 9DN

10th December 2019

Dear Sir,

Roofing works at the above address

We thank you for your recent enquiry and now have pleasure in submitting our report and quotation as follows: -

General Specification

Scaffold

- Supply and erect all necessary scaffolding in accordance with current Health & Safety regulations including for all brick guards and double boarding over walkways.
- Handrails to be placed around flat roof areas.
- Protection to be laid over any fragile surfaces situated underneath the scaffold.
- Lay dust sheets to loft space for protection. (Subject to loft being accessible and clear)
- This price allows for a 4-week pavement license. This is enough time for us to carry out the works.

Renewal of Main Roof -- Natural Slate 250 x 500mm

- Strip roof coverings including felt, batten and tiles and clear away as rubbish to skip.
- Supply and fix high performance bitumen based 300mm eave sheet at eaves level allowing for minimum 50mm into gutter.
- Supply and fix PermaVent Max Vapour Permeable felt underlay to rafters, laid with minimum 150mm head and side laps, secured with extra-large headed alloy clout nails.
- Supply and lay treated lath timbers to rafters to try and improve undulation on roof rafters.
- Supply and fix 25x38mm treated, blue grade softwood batten at a 100mm gauge to rafters with 3.65 x 65mm galvinsed roundwire nails.
- Undulation to roof rafters to be made good where possible with treated timber to 'pack out' rafters to allow for straighter runs for the battens. We may not be able to achieve 100% equal levels to the roof but will do the best possible job without re-building rafters.
- Supply and fix Cupa H12 500x250mm Spanish slates in blue/grey colour to battens, each slate nailed with 2no 2.65 x 38mm copper nails.
- Form double course of slates to eaves and top course.
- Form cutting and waste to square abutments with slate and slate & a half laid in alternate courses, including to supply and fix new code 3 lead soakers.
- Supply and fit ridge tiles to roof apex & hips, mechanically fixed, bedded and pointed with 3 & 1 sand/cement mortar mixture.

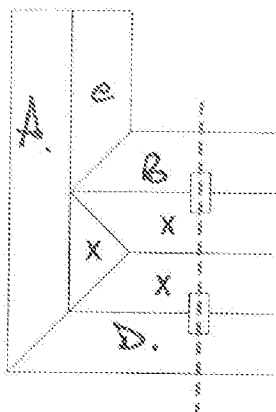
Lead Work: (In accordance with the Lead Development Association's requirements).

- Supply and fix new Code 4 lead saddles to junctions on valleys and hips.
- Supply and fix new Code 4 lead soakers to chimney abutments.
- Supply and fix new Code 4 lead step flashings, weathering lead soakers.
- Supply and fix new Code 4 lead apron flashings dressed onto tiles.

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Reg

- Supply and fix new Code 5 lead valley trough to valley board, not to exceed 1500mm in length.
- Clear site and dismantle scaffold.



Insulation: (Compulsory if more than 50% of your roof is to be replaced)

Please note, as of April 2006, it is now a statutory requirement to comply with Building Regulations Part L1B for conservation of fuel and power in existing dwellings. Recommended thickness is 300mm. (The upgrading of insulation to roof voids).

Supply insulation only – 2 layers of 150mm (when laid out, maximum thickness achieved is 300mm, which will cover entire loft space).

Supply and fitting of insulation – as per the above but also to lay all insulation to loft space. Please ensure loft is clear prior to insulating. Extra costs may incur should we need to move loft contents.

Deduction in cost to be made to insulation price should less insulation be required/used.

MSR Guarantee 10 year

If we carry out the above contract, our Company offers a 10-year guarantee in accordance with the National Federation of Roofing Contractors' requirements for workmanship and materials.

Competent Roofer Scheme

As members of the Competent Roofer Scheme, we can self-certify the work carried out by ourselves with regards to the roof replacement and specifically Part L1B of Building Regulations for the conservation of fuel and power in existing dwellings (The upgrading of insulation to roof voids). We submit the work through the Competent roofer scheme which notifies the council of the work. This means as the client, you do not need to worry about building applications and receive all paperwork for confirmation of works on completion. This is also helpful for the re-sale of the property.

Checkatrade:

We are proud members of Checkatrade. We have been thoroughly vetted through their vigorous process to be accepted into their membership. We are often reviewed by clients that have had work done to their properties, rating us on tidiness, reliability, time keeping, courtesy and quality of workmanship. You will have the opportunity to give us your review which we are always grateful for.

Trustmark - Government Endorsed Standards:

We are proud members of Trustmark, the Government endorsed scheme for trades in and around the home. We have been awarded accreditation after thorough vetting and on site inspections to ensure our company is keeping up with industry standards.

This accreditation gives customers re-assurance of quality and protection from rogue traders.

British standard - BS 5534

BS 5534 provides the construction industry with guidance on best practice on the installation of a slate or tiled roof. Contained within it is a vast array of information, ranging from batten selection and fixing methods to wind uplift formulas, providing manufacturers with a means of calculating fixing specifications. We use this code of practice to ensure all our roofs are completed to the best possible standard.

Notes:

This quotation does not include the following unless specifically stated:-

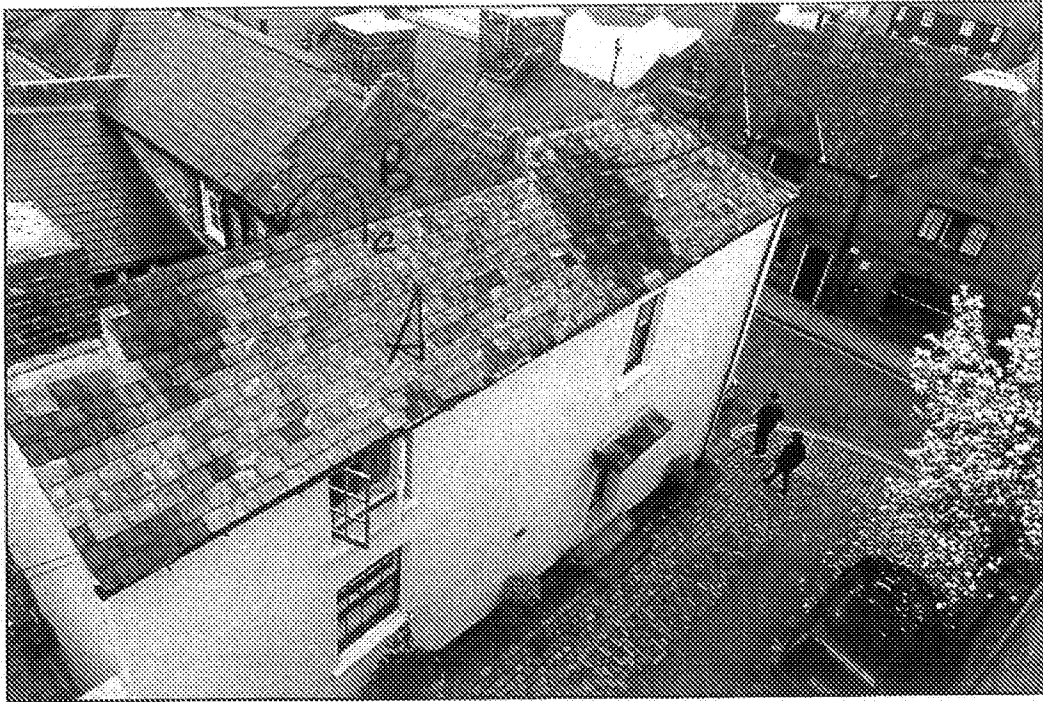
- * Any timberwork, i.e. rafters, tilt fillets, sprockets, eave support trays, fascias, soffits, strengthening or decking.
- * Any work to rainwater, guttering, downpipes etc.
- * Any rendering or pointing to chimneys or parapet walls other than stated.
- * Any venting to the roof space.

- * Although great care will be taken, we cannot guarantee that ceilings attached to underside of rafters will not be disturbed by vibration normally experienced with this work.

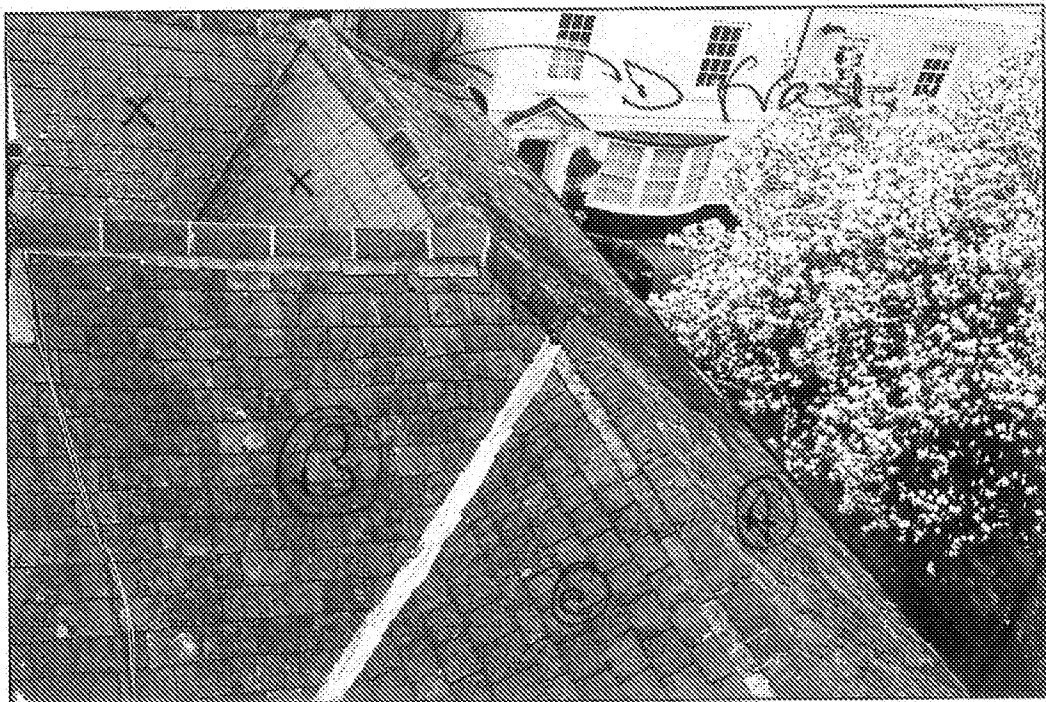
We trust the above meets with your approval and look forward to hearing from you in due course.

Yours faithfully

Mid Sussex Roofing Ltd



West roof slope—slipped slates lying in gutter ...



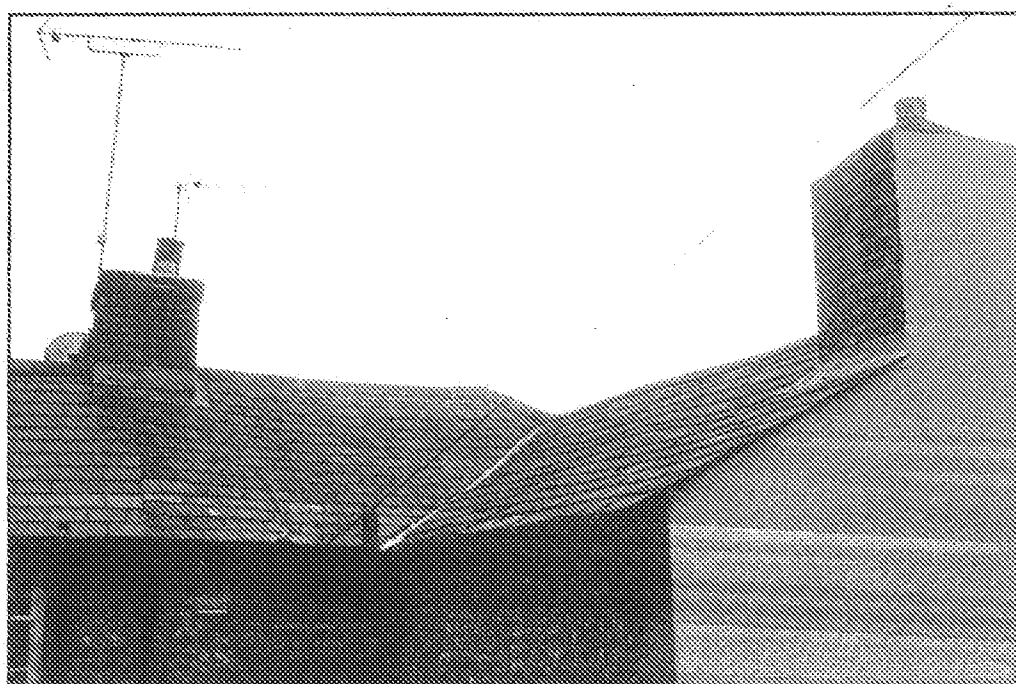
Old slates and clay ridge and hip tiles. Inner roof slopes (tp left) re-slatted

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Undulating roof coverings



Undulating roof coverings (and lead valley lining)

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APPENDIX 2

PHILIP GOACHER ASSOCIATES REPORT

PHILIP GOACHER ASSOCIATES

Consulting Civil and Structural Engineers
Park House - 122a Newland Road - Worthing
West Sussex - BN11 1LR

Our Ref: SG/am/19310/001
Your Ref:

Walker House
14 Tarrant Street
Arundel
BN18 9DG

14th October 2019

Dear Miss Whitehorn,

Re: **WALKER HOUSE, 14 TARRANT STREET, ARUNDEL**

Further to your instructions, I confirm having visited the above property in order to report on movement to the front bay.

The inspection and report have been carried out in accordance with the Consulting Engineer's Conditions of Appointment Agreement No.3, which was issued to you previously.

1. The visit and inspection were carried out on Wednesday 9th October 2019.
2. Description
 - 2.1 The original property was a three-storey town house, constructed having solid brickwork external walls, timber floors and a timber pitched roof.
 - 2.2 For the purpose of my report, the front of the property was assumed to face south.
3. External Observations
 - 3.1 The front of the property was brick facing, constructed with a Flemish bond.
 - 3.2 Front bays were present to the ground and first floor.
 - 3.3 The front bays appeared to have been constructed in solid brickwork between full width timber framed window openings.
 - 3.4 The front bays had a timber flat roof over second floor level.
 - 3.5 The timber frame windows appeared to be load bearing, with structural posts in the corners and beams assumed over.
 - 3.6 The exterior of the ground-floor window frames to the bay were in a good condition, with suitable lead flashings.

Managing Director P J Goacher B.Sc. (Hons.), C.Eng., MICE, M.I.Struct.E
Philip Goacher Associates Ltd trading as Philip Goacher Associates
Registered Office: 35 Ellsbury Road, Worthing, West Sussex BN11 1RD • Registered No. 7182475



- 3.7 The exterior of the first-floor window frame to the bay was in a poorer condition. The finishes appeared to have been affected by the exposure and weather, and paintwork had begun to peel.
- 3.8 Externally, it could be seen that the two-storey bay had rotated outwards, with a lean at the top towards the south.
- 3.9 The brickwork to the bay panel between the ground and first-floor windows appeared to have been repointed. Cracks and displacement of the bricks had occurred at the junction where the bay structure met the front wall, and this movement is assumed to have occurred after the repointing. The sill to the window had also pulled away from the front wall.
- 3.10 A clear mastic sealant had been applied to fill cracks below the first-floor window.
- 3.11 Less significant signs of movement and cracking to the bay brickwork were observed below the ground-floor window.
- 3.12 Between the top corner of the front door opening and bay structure, the brickwork had cracked and bulged outwards.
- 3.13 Generally, the remaining brickwork to the front elevation was in a relatively good condition, despite localised signs of spalling due to frost attack.

4. Internal Observations

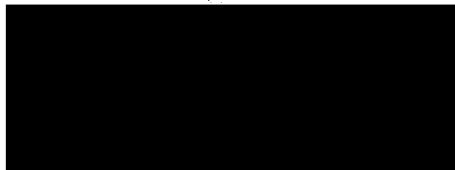
- 4.1 The ground floor was of solid construction with stone tiles.
- 4.2 The wall below the ground-floor window opening was plasterboarded.
- 4.3 The wall below the ground-floor window had deflected outwards at its top, with an inclination of approximately 10mm over 450mm.
- 4.4 The window frame had deflected outwards at its top by approximately 5mm over 450mm. The window was in full working order.
- 4.5 There were downstand beams over the ground-floor ceiling supporting the floor spanning front to back.
- 4.6 There were signs of damp to the brickwork pier between the bay and front door, where small areas of paint had come away from the masonry.
- 4.7 The first-floor window frame had deflected outwards at its top by approximately 5mm over 450mm.
- 4.8 The first floor to the bay appeared to have more recent floorboards and did not match the original floorboards to the rest of the room.
- 4.9 The floor to the bay deflected downwards to the front of the building and indicated that a bressumer beam or similar was likely to be present over the opening within the floor thickness.

5. Conclusions and Recommendations

- 5.1 There has clearly been outward movement of the front bay structure. At the time of my inspection the recent movement appeared minor and was not in an imminent state of collapse.
- 5.2 It is understood that the windows are being replaced in spring 2020, and I recommend any stabilising works to the bays are carried out at the same time.
- 5.3 The window manufacturer and installer should be aware that the window frames must be load-bearing and need to be designed and installed accordingly.
- 5.4 I recommend that Helibars bent at an angle are installed externally to reinforce where the brickwork to the bay meets the front external wall. Please refer to my drawing, 19310/001, detailing the recommended Helibar installation.
- 5.5 I recommend that restraint strapping is installed internally to restrain the brickwork to the bay. Please refer to my drawing, 19310/001, detailing the recommended strapping.
- 5.6 I also recommend that restraint strapping is introduced to the floor joists of the bay, between the bressumer beam and bay wall. This will first require lifting the floorboards to the bay to expose the bressumer beam and bearing details of the joists. Based on the age of the property, it is likely that a mortice and tenon joint is present between the joists and the bressumer beam, and that the joists are pocketed into the bay wall. Please refer to my drawing 19310/002 which details the recommended restraint strapping to the joists, and the assumed arrangement should be confirmed once the area is exposed.
- 5.7 Following the strengthening works, the disturbed brickwork can be repointed and broken bricks replaced as required.

I trust the above meets with your current requirements, but should you have any comments or queries, please feel free to contact me.

Yours sincerely,



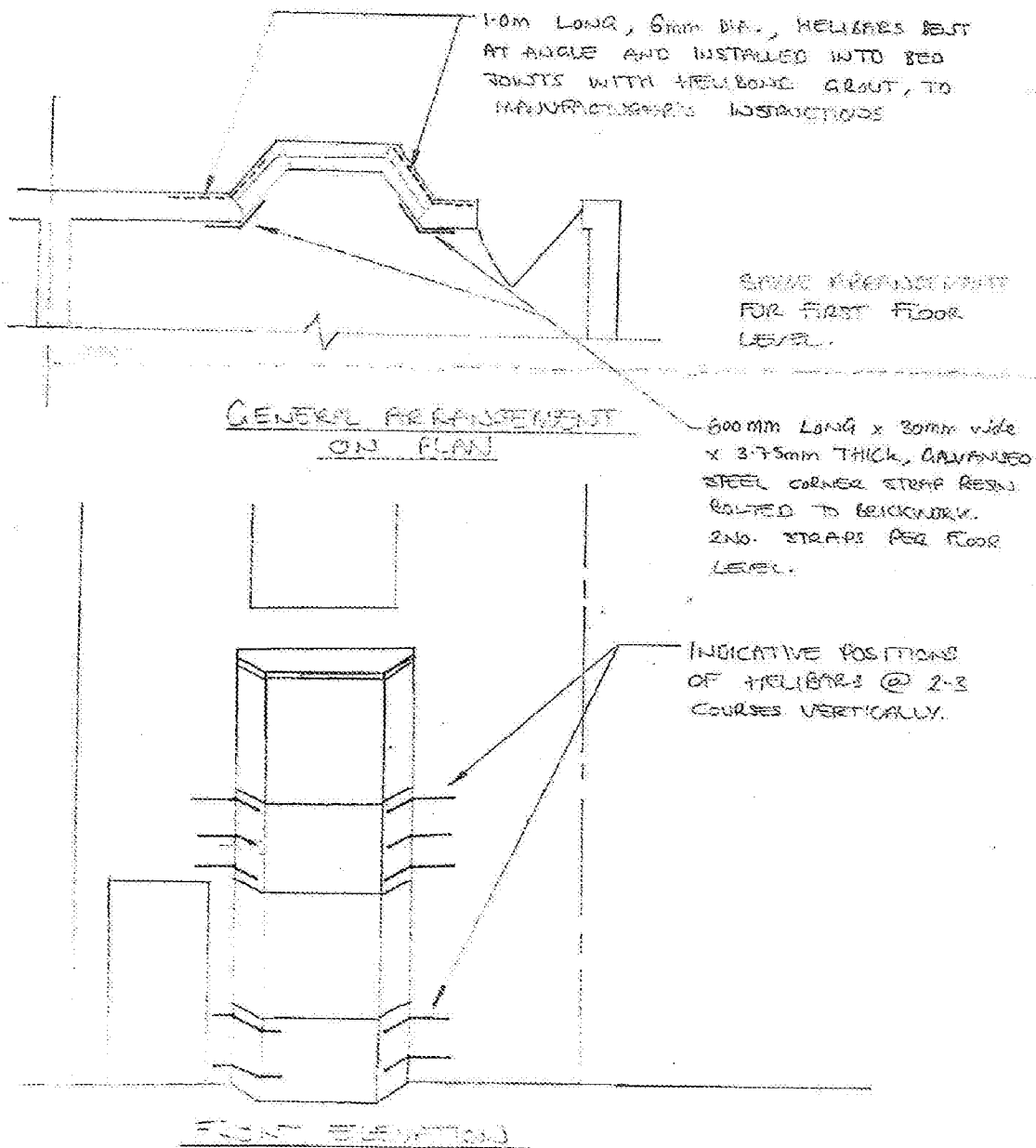
S GRAY
B.Eng (Hons) PGCert

Enc

 PHILIP GOACHER ASSOCIATES Consulting Civil and Structural Engineers Park House • 122A Newland Road • Worthing • West Sussex • BN11 1LB			Job Title Walker House 14 Tarrant Street Arun del	
Designed by	Checked by	Date	Job no.	Sheet no.
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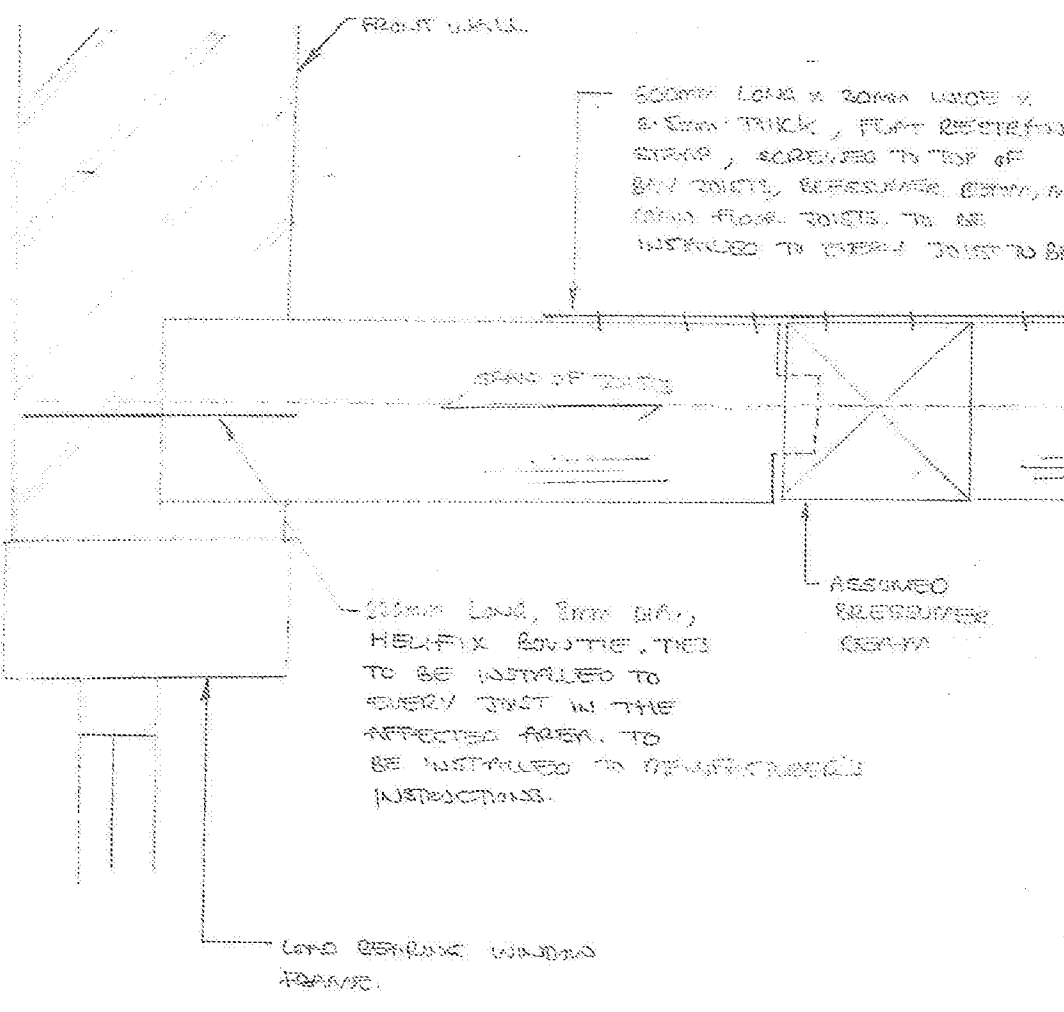
HELIXES INSULATION TO BRY WALLS

DO NOT SCALE



 PHILIP GOACHER ASSOCIATES Consulting Civil and Structural Engineers Park House - 122A Newland Road - Worthing - West Sussex - BN11 1LB			Job Title: Walker House 14 Torment Street Arundel	
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STRAPPING OF FIRST FLOOR JOISTS TO BM



FRONT WALL

SPAC OF JOISTS

25mm Lead, 8mm dia, HELIFIX Bowtie, TIES TO BE INSTALLED TO EVERY JOIST IN THE AFFECTED AREA. TO BE INSTALLED TO RECOMMENDED INSTRUCTIONS.

500mm Lead x 20mm Wide x 2-5mm Thick, FLAT RECTANGULAR STRAP, SCREWED TO TOP OF BM JOIST, BRESSURE CORNER, IN FIRST FLOOR JOISTS. TO BE INSTALLED TO EVERY JOIST TO BE AFFECTED.

ASSUMED BRESSURE CORNER

LONG BRESSURE WINDING FRAME