

# Graham Nicolls

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HOUSEHOLDER PLANNING APPLICATION REF: AB/76/21/L

RE: 54 TARRANT STREET . ARUNDEL  
BN18 9DN

## ADDENDUM TO HERITAGE STATEMENT:

Please attach the following additional information requested by your office to the submitted Heritage Statement:

### METHOD OF PROPOSED WATERPROOFING

Two alternative methods were initially considered, the first being a waterproof cementitious render applied internally to the existing stone and brick floor in one area and stone, with some areas of brickwork to walls. This method being commonly applied to basements and tunnels.

This method was rejected as it would make it impossible to access the substructures including original brick or stone flooring and walls without causing surface damage.

The chosen method is also commonly used and known to have been approved in similar listed buildings in Arundel. This method applies a waterproof lining draining to a collection system ending in a sump fitted with an automatic pump.

[See attached diagrammatic section by Advanced Preservations Ltd]

This requires minimal fixings and allows the existing masonry to 'breathe' and which remains accessible for future inspection or repair. The specific new enabling works vary from area to area as below:

Basement Area 1. The existing uneven chalk floor needs to be excavated and re-laid in concrete to be both flat and level with the existing concrete floor of Basement Area 2 to enable the passive draining system to fall to the sump.

Basement Area 2. Existing concrete floor retained with small alterations for the drainage system.

Basement Area 3. Existing uneven concrete floor to be excavated and re-laid flat.

All these areas to be overlaid with the plastic membrane which will itself be overlaid with timber battens and boarding.

All walls and vaulted ceilings also covered with the same plastic membrane and later overlaid with wall boarding either plywood where vaulted or tongue and grooved timber where vertical.

Rear Studio. The existing part stone and part brick flooring to be photographed, repaired locally and covered with the same membrane and timber floor as above. The walls are also to be repaired locally, photographed and then treated as for the Basements above.

Garden Room. The existing mixed brick and stone floor is at the same level as the existing Kitchen and therefore the floor needs to be excavated, setting aside all brick and stone paving to enable a new concrete floor laid to receive the plastic waterproofing system and timber flooring as proposed elsewhere. All walls to be treated as for the basement areas.

In conclusion, these areas of the property have been professionally assessed as unfit for living due to the unacceptably high black mould spores in walls, ceilings and timber windows. The new dry environment will allow these rooms, which in the past have been used at times as art studios and workshops, to be used as fully integrated parts of the property without the current danger to health.

**NOTE:**

As stated elsewhere a full copy of the 80 page buildings investigation report is available on request meanwhile see the attached 'Conclusion Statement' from this report by ACAC Building Forensics Ltd

As also stated elsewhere a full copy of the clients laboratory analysis of medical diagnosis is available on request.

## Conclusions

### 6. Conclusions

- 6.1. The property is very wet throughout
- 6.2. Poor ventilation is I believe adding to the issues
- 6.3. Thermal insulation of walls and windows is possibly the cause of Dew Point condensation
- 6.4. The loft is wet possibly from rising moisture from the cellar and or simply poorly ventilated
- 6.5. The ventilation of cellar must be sorted out.
- 6.6. The property has elevated potentially toxic mould in the air throughout.
- 6.7. The swab taken from a single ERMI has identified toxic moulds 1000, times above levels considered normal.
- 6.8. The property is in my opinion a serious health hazard.

8mm Wall membrane as per specification

Specialist Nuseal Multipug CDM fixing to manufacturers fixing detail

Internal timber batten, plasterboard and skim coat finishes

Perimeter condensation collection strip (8mm)

Perimeter Basedrain system within a dedicated drainage recess formed in the structural slab [min dims: (W)100mm x (D)75mm]

Primary 20mm Cavity drain membrane layer

Floor Build : 22mm T+G chipboard wearing layer

Floor finishes as specified.

**Advanced Preservations Ltd**  
specialist structural waterproofing

| REV.                                                                               | DATE | COMMENT |
|------------------------------------------------------------------------------------|------|---------|
| PROJECT:                                                                           |      |         |
| ADVANCED PRESERVATIONS                                                             |      |         |
| DRAWING TITLE:                                                                     |      |         |
| INDICATIVE FLOOR-WALL SECTION<br>DETAILING CDM + RECESSED<br>BASEDRAIN ARRANGEMENT |      |         |
| <b><u>OPTION A</u></b>                                                             |      |         |
| REVISION: -                                                                        |      |         |
| SCALE: NTS                                                                         |      |         |
| DRAWING NO.                                                                        |      |         |
| APL CDM OPTION A                                                                   |      |         |
| NOTES:                                                                             |      |         |