

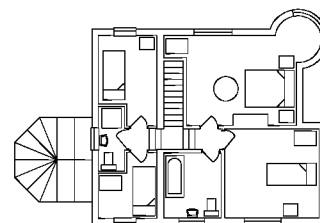
Surveyors and Designers

Building design

Planning

Surveys

Glazed structures



Bryceson Shaw Associates

2 Wellesley Court, Fitzalan Road,
Littlehampton, West Sussex BN17 5JW

Victoria Holland Architecture
71 Peppering High Barn
Burpham
Arundel
BN18 9RN

20/08/2018

Our ref.: 2176

Dear Victoria

44 Tarrant Street, Arundel

Notes on structural defects found in the property.

Kitchen, basement rear;

The joists in the Northwest corner had rotted away at the ends in the party wall and were being supported by an inappropriate structure that obscured original structure, see photo 1. 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 had a major split along its length and that explained the post, see photo 2. 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, see photo 3. This was installed 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 had rotted away where it was built into the rear wall and was supported with a post, see photo 4. I did not believe the beam could be removed so an in-situ repair to the end would have to be done. The end of the beam would have to be cut back and some other structure removed to allow access, a section of species and moisture content matched timber could then be attached to the end using the Rotafix system as detailed on a drawing.

Utility room, basement rear off kitchen;

There was a rotting false floor over this room, under the pantry, 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, see photo 5.

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, front to area door;

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

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

Basement front room;

The fire place was found in a bad state of repair and as it was to be plastered a concrete lintel was used over the re-built brickwork, see photo 6.

Dining room, ground floor rear;

The rear external wall had a section of badly cracked brickwork to the right hand side of the window and this was specified to be repaired by crack stitching with the Helifix system to avoid having to remove bricks. Photos 7 & 8 shows the distortion to the left side of the window heads and this was considered to instrumental in the damage to the brickwork. This would appear to have been an historic repair as there is additional brickwork in the flint to the left hand side of the dining room window, behind the soil pipe.

Drawing room, first floor front;

Upon opening up the fire place it was found in a defective state and as it was to be re-plastered a concrete lintel was installed in the original structure, see photo 11.

Bedroom 3, second floor front;

Upon opening up the fire place it was found in a defective state and as it was to be re-plastered a concrete lintel was installed in the original structure, see photos 9 & 10.

Bedroom 4, second floor rear;

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, see photo 7 for the dip in the roof to the left of the window. 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.

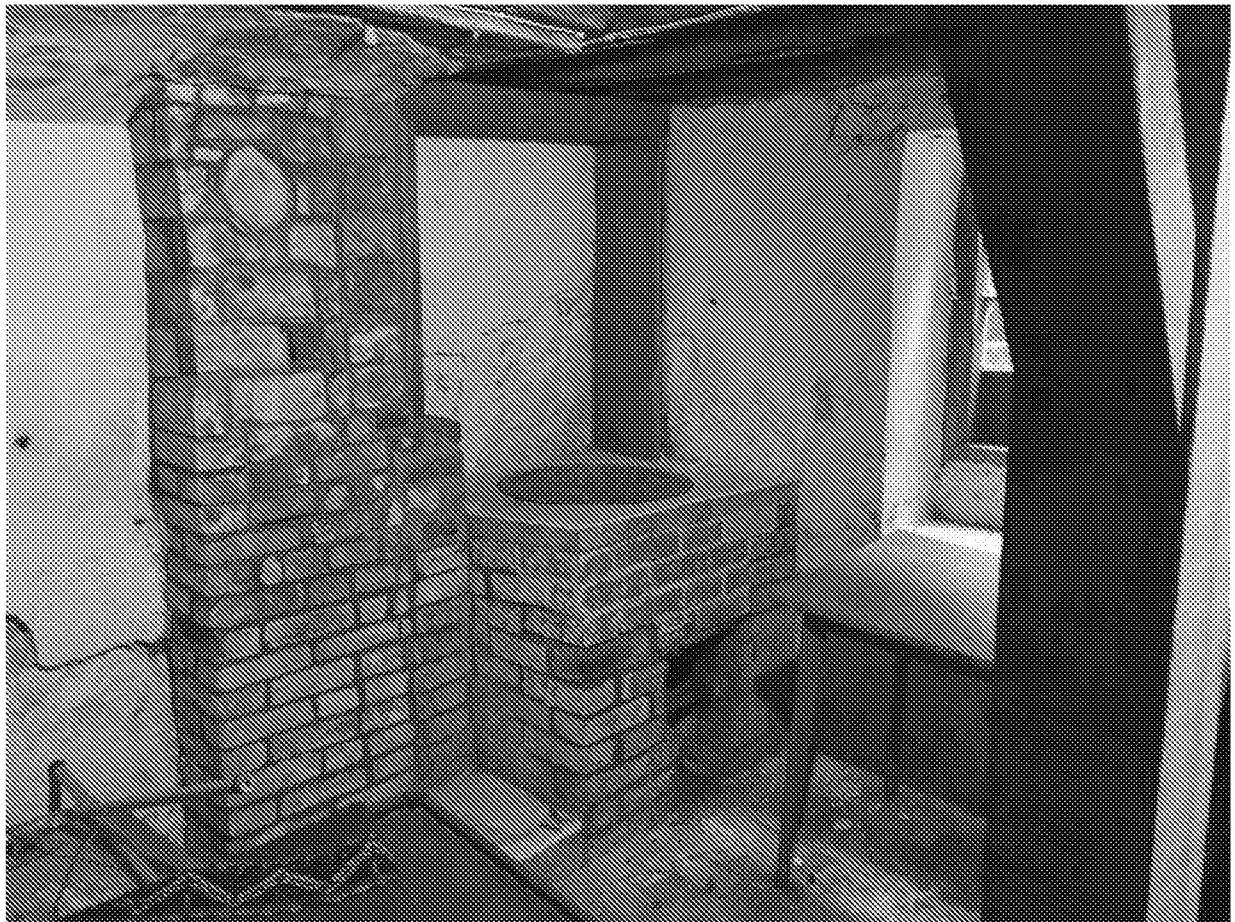


Photo 1



Photo 2



Photo 3



Photo 4 (this is rotated)



Photo 5



Photo 6



Photo 7 (this is rotated)



Photo 8



Photo 9



Photo 10



Photo 11