



WEST SUSSEX

For Official use only	
App No:	EG 119 / 07 LB/CA
Date:	12 / 3 / 07

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PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**APPLICATION FOR LISTED BUILDING/CONSERVATION AREA CONSENT**

6 copies of this form to be submitted

IT IS IMPORTANT THAT YOU READ THE NOTES PREPARED FOR GUIDANCE OF APPLICANTS

1. APPLICANT DETAILS

Full Name:

M R A N D M R S G R A H A M B R A M L E Y

Address:

L I T T L E S P I N N E Y

O L D R E C T O R Y D R I V E

E A S T E R G A T E C H I C H E S T E R

W E S T S U S S E X

Post Code: P O 2 0 3 X H

Telephone No:

AGENT DETAILS

Full Name:

M R G R A H A M A S K E W M R I C S

Address:

B A Y T R E E C O T T A G E

S H U R S T O N G R O V E

S T O R R I N G T O N

W E S T S U S S E X

Post Code: R H 2 0 4 H Q

Telephone No:

0 1 9 0 3 7 4 3 2 3 1

2. TYPE OF APPLICATION

I/WE APPLY for Listed Building/Conservation Area Consent

(a) (i) Demolish a Listed Building

☐ Yes ☒ No

(ii) Partially demolish a Listed Building

☐ Yes ☒ No

OR

(b) Alter and/or extend a Listed Building

☒ Yes ☐ No

OR

(c) (i) Demolish a building situated within a Conservation Area

☐ Yes ☒ No

(ii) Partially demolish a building situated within a Conservation Area

☐ Yes ☒ No

OR

(d) (i) Affix an advertisement on a Listed Building

☐ Yes ☒ No**AS DESCRIBED IN THIS APPLICATION AND THE ACCOMPANYING PLANS****3. PARTICULARS**

(a) Full address or location of the building, the subject of this application

Address/Location:

S H E L L E Y H O U S E

C H U R C H L A N E

E A S T E R G A T E

CHICHESTER

WEST SUSSEX

Post Code: PO20 3UR

(b) State whether applicant owns or controls any adjoining buildings ☐ Yes ☒ No(c) Area of the land to which the application relates 920 hectares/sq. metres

Dimensions of the site must be clearly indicated on the plans in metric

(d) Full description of the proposed works including the proposed uses of each part of the building

CHANGE OF USE OF EXISTING SINGLE DWELLING TO 5 NO FLATS
PLUS ALTERATIONS.

- RE-CONSTRUCTION OF FRONT ELEVATION WALL

- REPLACEMENT FENESTRATION: Application for Listed Building Consent for conversion of existing single dwelling to 5 no. flats and alterations to include re-construction of front elevation wall and replacement fenestrations.

(e) Are you seeking consent for works already carried out? ☐ Yes ☒ No

If YES, give the date(s) when the works were carried out ____ / ____ / ____

(f) If the answer to 2(a) above is YES,

(i) the reference and date of a planning permission for redevelopment, if any

(ii) the date of the making of a contract for redevelopment, if any

4. PARTICULARS OF USE OF BUILDING(a) Present use DWELLING(b) If vacant, the last use DWELLING**5. GRANT** (Applicable to Listed Buildings only)

Has a grant been made in respect of works which have been or are proposed to be executed on the Listed Building under:

The Historic Buildings and Ancient Monuments Act, 1953 by the Historic Buildings Council ☐ Yes ☒ No

If YES, state date of receipt of grant ____ / ____ / ____

6. PLANS - 6 COPIES REQUIRED

List of drawings and plans submitted - indicate Drawing Numbers and Scale

OS Extract 1:1250

Drawing No. 2006/44/1 Existing plans 1:50
Block plan at 1:500

Drawing No. 2006/44/2 Proposed plans at 1:50

Drawing No. 2006/44/3 Existing + Proposed Elevations
at 1:100

7. IT IS IMPORTANT THAT THIS APPLICATION IS SIGNED AND DATED

Signed:

Anthony Adams

Date:

05/03/2007

on behalf of

Mr + Mrs Bramley

(insert applicants name if signed by an agent)

8. CERTIFICATE UNDER SECTIONS 11 & 21 OF THE PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

N.B. A signed Certificate MUST accompany this application.

If the applicant is the owner (a) the following certificate should be completed and signed

(a) 'Owner' means a person having a freehold or a leasehold interest of which not less than 7 years remain unexpired

I hereby certify that:

No person other than *myself/*the applicant was the owner (a) of any of the building to which the *application/*appeal relates at the beginning of the period of 21 days ending with the date of the accompanying *application/*appeal.

Signed:

Anthony Adams

Date:

05/03/2007

on behalf of

(insert applicants name if signed by an agent)

DATA PROTECTION

The information contained in this form will be used by Arun District Council for the purposes indicated and will be further used or transferred to other organisations or individuals, only as the law permits.

Mr. Graham Bramley
c/o Mr. Graham Askew
Bay Tree Cottage
5 Hurston Lane
Storrington
West Sussex RH20 4HQ

Date: 5th February 2007

Our Ref: DS/SA/8356

Your Ref:

BEP
CONSULTING ENGINEERS

BEP CONSULTING ENGINEERS LTD 13 Richmond Terrace, Brighton BN2 9SA
Telephone 01273 621500 Facsimile 01273 621501 info@BEPengineers.com

CHARTERED CIVIL AND STRUCTURAL ENGINEERS
PLANNING SUPERVISORS PARTY WALL SUPERVISORS

ARUN DISTRICT COUNCIL			
No.			
RECEIVED			

Dear Mr. Bramley,

Re: Shelley House, The Street/Church Lane, Eastergate

Introduction

Further to your instructions we visited the above property on 25 January 2007 in order to undertake a structural inspection of the building and to comment on the condition of the front (east) external wall, the central internal chimney stack and the northern gable wall and chimney.

We understand that the property is soon to be the subject of a Planning Application for the conversion of the building into self contained flats and the building is Grade II Listed.

Our inspection did not include any opening up of the building fabric and was based wholly on a visual appraisal. Certain areas however had been opened up prior to our inspection.

The property is a semi-detached house (although we suspect originally detached) situated within a narrow lane on the junction with a busy main road (the A29) set on level ground facing due east.

The front of the property is separated from the public footpath by a small planted garden. The northern flank wall and integral chimney immediately abuts the back of the public footpath.

The property is arranged on three floors, the upper floor currently comprises two bedrooms and a bathroom/w.c and the ground floor two reception rooms. There is a semi-basement below the northern part of the footprint of the ground floor.

To the west the building is abutted by other historic buildings, which may pre-date Shelley House, to which access has been formed from Shelley House over the years by way of new openings within original external walls.

Construction is typical for its age with a timber plain tiled pitched roof, solid brick/random rubble external walls and timber floors. The external elevation brickwork is painted.

A feature of the property is the integral chimney stacks/chimney breast on both the northern and southern gable walls both of which remain intact at roof level.

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Continuation sheet 1/Mr. G. Bramley

There is also an original central brick built chimney stack within the property, which served the ground floor reception room and the upper bedroom, which has been partially dismantled within the roof space.

We do not know the exact age of the property but from: 'Eastergate', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 148-60. it would appear to date from the 18th century.

Findings

Central Internal Chimney

At the rear of the property there is an original brick built chimney approximately 1.0 metre x 1.0 metre square on plan which extends from the north ground floor reception room into the north upper bedroom and into the roof space. The stack tapers/reduces in size at upper floor level.

Originally this chimney we presume extended through the roof but at some time in the past the chimney has been taken down and capped within the roof space and the tiled roof reinstated.

We were unable to gain access to the remains of the chimney in the roof space but from our observations through the loft hatch the condition of the brickwork to the chimney can be described as poor.

As the chimney is defunct, the chimney at first floor level has been boxed in with timber dry lined stud walls. We assume this is to regularise the otherwise sloping walls to the tapered stack within the upstairs bedroom/landing.

This timber studwork has recently been partly demolished to allow a limited inspection of the chimney at upper floor level.

We found that the chimney itself is brick-built and that there are numerous significant historic thermal cracks throughout the structure.

Some of this cracking has caused some localised loosening of the brickwork to the extent where bricks can be readily removed by hand and the original lime mortar is loose and friable in places.

On the rear (west) face of the chimney we noted that a relatively recent additional fireplace has been built within the chimney to serve the upper level bedroom to the abutting property. The lintel to this fireplace we noted was in poor condition.

Front (East) Elevation

The front external wall to the property is built of solid 225mm brickwork painted externally.

We noted that numerous cracks have appeared within the painted finish which would point to the fact that movement is ongoing and progressive.

At the front (north end) of the building there is a noticeable outward bow in the brickwork, estimated to be in the order of 75mm – 100mm, which is more pronounced above the ground floor window.

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Continuation sheet 2/Mr. G. Bramley

We recorded that there are a number of lateral restraint irons which have been installed at approximately first floor level at some time in the past, presumably as an attempt to arrest the outward movement. However, from our observations internally, it would appear that these ties have failed in as much as the wall has since continued to move.

Internally we noted that there was a distinct 'gap' which has opened up between the timber floor and the front wall. There is extensive cracking within the inner face of the external wall, particularly around the ground floor window and the brickwork is in a very poor condition.

Further evidence of the extent of outward movement was found in that the original oak beam supporting the floor joists has been pulled away from its supporting timber lintel above the ground floor window.

The timber lintel above the ground floor window is rotten and no longer provides effective support to the brickwork above the window opening, nor does it provide adequate support to the oak floor beam.

Elsewhere within the inner face of the external wall we found numerous timber grounds of variable condition. This has caused discontinuity in the brickwork bond in places which has exacerbated the overall condition of this element of the wall.

Whilst there is evidence of historic movement at the southern end of the front wall, in the form of external cracking, this is considered to be relatively minor when compared with the northern end of the elevation. We did not note any significant outward movement in this section of the wall.

Gable (North) Wall

The north gable wall is solid random rubble/brickwork with an integral bonded brick chimney.

Given the location of the ground floor window and assuming the window is original it is possible that the chimney breast internally only served the upper floor. In any event the chimney breast internally has been removed within the upper bedroom and we assume that the remaining chimney stack is supported within the roof space.

We noted that the gable wall has a noticeable outward bow, approximately 50mm to the vertical.

We further noted evidence of progressive movement to the chimney stack and flank wall at upper level in the form of some gapping appearing within the plain tile courses in the vicinity of the gable verge.

Internally we noted that the brickwork/random rubble masonry is in poor condition with numerous cracks and loose masonry/mortar. Again there are numerous timber grounds built within the masonry causing discontinuity within the bonded masonry which can adversely affect the structural integrity of the wall.

Discussion

The property appears to have been the subject of long term movement within the external envelope of the building in particular the north and east walls. We are unable to determine the cause of this movement without further investigation. It is possible that foundation movement is a contributory factor. However given the age of the building the deterioration could be simply down to wear and tear.

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Continuation sheet 3/Mr. G. Bramley

As the timber first floor joists run parallel to the front wall and in the absence of any effective ties between floor zone and external wall there is no lateral restraint to the front external wall to prevent the outward movement.

The long term deterioration of the fabric of the external wall, failure of timber lintels combined with the lack of lateral restraint has caused the wall to bow under its own weight over time.

There have been attempts over the years to arrest this movement but there is evidence that the previous ties have failed and the movement is progressive.

In the absence of effective restraint, this outward movement will continue to the point where the wall could collapse. This movement we noted is far more evident at the northern end of the building. Whilst there has been relatively minor movement at the southern end of the elevation, we would not consider this section as giving us cause for concern at the present time.

The north gable wall similarly may have suffered from some foundation movement over many years.

Although the original floor joists at first floor level were probably built into this wall these have been replaced with new joists at some time in the past.

New joists have not been effectively built into the wall and therefore the gable wall is not considered to be effectively restrained at first floor level.

It is most likely therefore that the movement on this wall is as a result of a combination of old age and a lack of effective restraint. The overall tendency to bow outwards may have been exacerbated by the overturning effect of the remaining chimney stack within the roof space.

This movement is tending to cause the roof tiles to open up

The internal chimney is of poor quality brickwork and in places this has become loose and unstable as a result of thermal cracking over many years. The chimney is defunct since it has been partially removed within the roof space and serves no purpose in terms of providing robustness to the building.

Recommendations

Having considered our findings, we would recommend the following action.

Central Internal Chimney

Whilst not considered unstable at this time the condition of the chimney is such as to give us cause for concern for its long term stability without some form of remedial action.

Whilst it is possible that the chimney could be stabilised by carefully cutting out loose brickwork and stitching in new, we are of the opinion that the extent of repairs necessary would cause such further disturbance to the masonry as to be counter-productive, possibly to the point where the stack could become unstable.

Given the chimney is no longer operational we would therefore recommend that the chimney be carefully dismantled down to first floor level and capped within the first floor zone.

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Continuation sheet 4/Mr. G. Bramley

Front (East) Elevation

The condition of the front external wall (northern end) gives us serious cause for concern for the short term stability of the wall and urgent remedial action is considered essential.

We have considered the possibility of providing additional ties to restrain the external masonry back to a strengthened floor zone. However, we would consider this as only a short term solution since the brickwork is in such poor condition that it is unlikely that further ties would be effective.

We would therefore recommend that this part of the east external wall, say from the front door to the north east corner, is carefully taken down and rebuilt using salvaged bricks.

The new external wall should be tied into a new strengthened timber first floor zone using purpose made heavy duty stainless steel restraint straps.

We would recommend that an alternative to timber be considered for the replacement window lintel (subject to Conservation Officer's approval) in the interests of avoiding future brickwork settlement above the window.

Gable (North) Wall

The condition of the gable wall is considered sufficiently sound at this time as to not warrant re-building. However, we are of the opinion that the wall will continue to move if remedial action is not undertaken in the near future.

We would therefore recommend that some form of restraint be provided to the wall at first floor level. This could take the form of metal restraint ties/patress plates tied into a strengthened first floor zone.

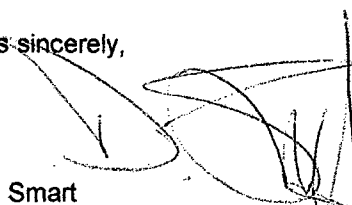
Additionally the wall itself could be strengthened by the construction of a new internal masonry wall well - tied to the existing wall.

We would also recommend that either the existing support arrangement to the chimney within the roof space is reviewed and strengthened as necessary, or consideration is given to carefully taking down the stack above the ridge of the roof and re built in salvaged bricks to match original.

We can provide a more detailed specification for remedial works in due course but in the meantime we trust this meets with your approval.

However please do not hesitate to call to discuss matters as necessary.

Yours sincerely,


D. C. Smart

BEP CONSULTING ENGINEERS LTD.

cc. C. Bramley

