

Heritage Statement

Prepared by

Grillo Chartered Surveyors LLP

for

Listed Building Consent

20

Western Road

Littlehampton

BN17 5PG



Heritage Statement

20 Western Road is a 19th century two-storey house located in Littlehampton, West Sussex. Due to its special architectural and historical interest, it has been classed as Grade II Listed. The original construction materials consists of a slate roof with Horsham slabs at the base, red brick with modillion eaves cornice for the first floor wall and pebble fronted red brick dressing for the ground floor wall. There are timber casement windows.

The proposed works involve repairs to a Grade II Listed Building. These works do not alter the appearance of the building or add any additions that would compromise its importance. They are to sympathetically repair and upgrade the standard of the dwelling to ensure that after a period of dilapidation, it can once again be lived in and enjoyed.

External Walls

The dwelling has elements of the flint work starting to come away as evident in a number of cracks on the facade. The intention is to stitch the cracks and repoint where necessary. This is quite extensive to parts. Samples of the mortar will be taken and analysed and a similar mix is to be used as part of the works.

Cracking on brickwork and mortar joints



Damaged Brickwork



Dormer Roof and Window

The flat roof and dormer requires replacement, with thermal elements upgraded where possible whilst refurbishment is being undertaken. Where asbestos tiles have been used, these will be replaced with a slate equivalent. Internally, the timber is of tongue and groove which is thought to have been installed in the 1980s and this will be replaced with wainscoted panels.

Dormer Roof



The dormer window will be upgraded at the same time. Internally, the cill will be lifted 50mm. The external appearance will not alter.

Dormer Window



Loose Tiles



Internal Walls

Internally, it appears that part of the stairs require replacement and timber equivalent would be used. As part of the works, a Tudor effect stud wall will need to be taken down along with some solid wood panelling. This will be reinstated once the works are completed. The Kitchen floor will be tiled using natural slate.

Stairs to be replaced



Internal Timber Stud Wall



Door

The front door is rotten to parts and where possible, repairs are to be undertaken.

Timber Panelled Front Door Rotting



Boiler

The boiler is to be replaced and to comply with Building Regulations, the flue cannot discharge into the alley alongside. It is to be relocated to the roof void and the flue to exit via the roof at the rear.

Boundary Wall

Work is to be undertaken to repair the Store and boundary wall, vegetation is to be removed and repointing will be undertaken where required. As with the external walls to the property, the mortar will be tested and similar used.



Vegetation covering Boundary Wall