SCHEDULE OF STRUCTURAL CONDITION

OUTBUILDING
(Accessible Areas Only)

THE NEW INN
5 NORFOLK ROAD
LITTLEHAMPTON
BN17 5PL

For

ENTERPRISE INNS PLC

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DATE: **For the Purpose of this Schedule the Beer Garden Elevation Faces North**
WEATHER

5th May 2013

1.0 NORTH ELEVATION MAIN OUTBUILDING

1.1 Pebble wall construction inset in lime mortar. Brick quoin details around window and archway. Brick arch to window and across archway. The majority of first floor covered by scaffolding. (Note: no access to scaffolding) Scaffolding is up against the building and sheeted, full visual survey is not possible to the first floor North elevation, however, comments will be made where possible.

1.2 Vegetation growth to north elevation, generally vegetation is growing on the surface of the lime mortar and consequently spalling and making the mortar surface unstable.

1.3 Generally vegetation is around the archway opening beside the window and at first floor level where it appears there is a Virginia Creeper, (possibly comes from the neighbouring property) coming around from the northwest corner, it is currently approximately half way across the wall.

1.4 Section to upper north wall (visible through scaffold), approx. 300mm in diameter where wall has fallen, external skin of wall has fallen exposing rubble inner. This is the upper northwest elevation approx. 1.5m down from the eaves.

1.5 Weathered and spalling brickwork quoining to northwest corner noted full height.

1.6 Weathered and spalling brickwork noted around window with mortar joints recessed exposing lime mortar, lime mortar soft and friable.

1.7 Weathered brickwork to archway with moss growth at base of brickwork, mortar is spalling around the archway quoining to the northwest corner of the main building.

1.8 Spalling bricks noted to the corner pier left-hand side – full height.

1.9 Brickwork across arch pier has been re-built and re-made with more modern bricks and cement mortar.

1.10 Open joints, generally vertical at intersection of brickwork quoin detail with pebble wall full height up to archway.

1.11 To window opening – concrete render cill on top of tiled finish.

1.12 Crack to centre of windowsill.

1.13 Brick arch becoming slightly unstable generally due to spalling brickwork where mortar softening.

1.14 Windows infilled with black painted plyboard. Opening joint around plyboard within window reveals, cracking and spalling, cement mortar pointing around window reveals particularly to right-hand side, cracked and broken brickwork to right-hand side also noted.

1.15 Former electric light, which was previously fixed on wall has dropped below scaffolding and is hanging by electric cable. Light condition poor (corroded) and should be removed.

1.16 Evidence of former down-pipe positions with down-pipe brackets on wall, although down-pipe appears to have been removed at some time in the past.

1.17 Gutter is no longer evident to eaves of roof.

2.0 RETURN WALL TO STAIRWAY TO OUTBUILDING (West Wall)

2.1 Brick wall with inset window, Sussex slider window. Arched brickwork header to window.

2.2 Evidence of vine growth across wall which has been cut back generally at eaves level above flat roof.

2.3 Brickwork and mortar is in poor condition to the elevation complete, with majority of bricks having weathered and spalled.

2.4 Evidence of cement based pointing, this has spalled away leaving the lime pointing behind and is very soft and friable and has allowed the bricks to deteriorate further.

2.5 Weathered brickwork to arches across window where the brickwork to arch across door.

2.6 Condition of decoration to window exceptionally poor, flaking paint to all parts, 1 no. broken glass unit. Putties all fallen and spalled.

2.7 Door decoration poor, door decoration black in colour, 2 no. hinges – all screws on hinges are corroded and rusting, door does not open easily and binds on hinges, 1 no. hinge at base – bent.

2.8 Door frame rotten at base particularly to right-hand side (viewed externally) Internal face of door – bracing missing from door, pointing around door frame missing adjacent padlock.

2.9 Vegetation growth to wall, particularly to lower sections with moss growth and fern growth in wall.

2.10 1 no. coach light to left-hand side of window in poor decorative condition, unit loose on wall, I no. glazed panel missing.

3.0 WESTERN WALL OF OUTBUILDING TO THE UNDERCROFT AREA (Archway)

3.1 Pebble wall with lime-wash render, lime-wash render has fallen away in places exposing pebbles complete to alleyway leading to street.

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3.2 Separation of brick quoining detail to left-hand side, partially re-pointed with lime mortar in past, opened again, generally full height.

3.3 Poor condition of brickwork and pointing above repaired brick arch, full width.

3.4 Small holed wall approx. 2.0m from beer garden intersection with ceiling.

3.5 Beer garden frame fixed to wall, frame and gate in poor decorative order, corrosion noted to all screws.

3.6 Corrosion noted to all security fittings (other than 1 no. Yale lock).

3.7 Gate binds as the gate has been planed at base to allow this to open.

3.8 Within alleyway – pebbles fallen.

3.9 Pointing at intersection with right-hand side brick quoining, all brick corner detail poor.

3.10 Large open joint approx. 12mm from approx. 750mm above ground level up to ceiling level continues to right-hand side of crack continues to right-hand side of former door opening set in wall up to ceiling level.

3.11 Crack also at this point beneath former door opening to right-hand side diagonal from 5th brick down from right-hand side of brick intersection with brick wall.

3.12 Slight dislocation to centre of bricks arch with bricks evident as being loose. Opening through in to alleyway to right-hand side, left-hand side brick pier in poor condition with numerous bricks missing at base, approx. 6 courses high.

3.13 Brick arch viewed from south side – particularly weathered central bricks and bricks weathered on right-hand side, pointing spalled and fallen away. Some bricks considered unstable, requires limited re-pointing at this side to ensure stability.

3.14 Timber lintel across arch, generally softening to right-hand side, softening to left-hand side bearings. Evidence of numerous old nails on Pub side of timber lintel – all corroded. Worm holes to timber.

3.15 Pub side of lintel – pebble wall with evidence of lime-wash render, general condition poor.

3.16 Spalling brickwork to right-hand side of timber lintel, left-hand side cracked joint from vertical generally following brick quoin detail with intersection of lime mortar.

3.17 Gothic archway leading to street – brickwork weathered and poor, generally to all bricks to brick arch, brickwork missing at base to right-hand side, spalled and fallen, evidence of former bricks possibly having been removed in the past. Requires new brick at base.

3.18 Pointing falling to right-hand side brickwork to arch, spalled bricks to archway complete, spalled bricks particularly to left-hand side also note pointing missing also to left-hand side intersection with timber lintel.

3.19 Wall above arch – inset pebble wall spalled and softening mortar to wall. Vertical crack to left-hand side where brick quoin detail evident. Viewed within arch.

3.20 Ceiling to Undercroft Passageway (leading to Rear Alleyway at Street) - Bushboard or similar with paint finish, poor order affected by water ingress to the area complete, bushboard is buckled and bowed, paint finish is loose and spallilng generally to the boarding complete particularly to the northern end and patch to southern end where paint is flaked off.

4.0 WEST WALL OUTBUILDING

4.1 West wall of outbuilding viewed from adjoining alleyway leading to street, generally wall is only partially visible approx. two thirds visible, other sections of wall contained within neighbouring gardens/roof gardens.

4.2 Pebble wall inset within lime mortar with crushed flints evident also in mortar. Majority of wall is obscured by former vine growth, and is not known if the vine growth is active.

4.3 Evidence of Virginia Creeper etc. still active to left-hand side upper, probably coming from neighbour's garden.

4.4 Displaced and loose pebbles to upper right-hand side requires immediate re-pointing or removal.

4.5 Generally vine growth to wall as with other areas requires removal on wall and re-pointing.

5.0 BOUNDARY WALL TO WEST (Viewed from within undercroft supporting outbuilding)

5.1 Pebble wall to upper sections, lower sections have possibly been rebuilt in the past with brickwork.

5.2 Evidence of former door opening, bricked-up generally to neighbours.

5.3 Wall has partial lime render to a lime render surface, lime render surface has failed and spalled and has a 'bubbled' finish to it – generally to the elevation complete.

5.4 Pointing is poor to all parts, brickwork is also poor and breaking down.

5.5 Some evidence of cement mortar adjacent right-hand side of gate opening, spalling and falling generally adjacent gate frame to upper and lower sections.

6.0 SOUTH ELEVATION TO OUTBUILDING

6.1 2 no. windows, 1 no. door inset within wall. Decorative brick, dentil detail to upper level, quoining details to either side of door and window to upper level.

6.2 Upper level windows in exceptionally poor order, paint generally flaked from windows complete. Broken glass to windows complete.

6.3 Note: this elevation cannot be fully viewed due to the exceptionally wild and overgrown garden associated with the Pub, at the back of the outbuilding.

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6.4 Pebble wall inset with lime mortar and crushed flints.

6.5 General condition of south elevation is exceptionally poor with numerous areas of loose pebbles particularly over arch to left-hand side and to upper level and mid level to right-hand side. Some evidence of re-pointing and repositioning of pebbles above door. Door has modern concrete lintel across it with new brickwork above, although lintel itself is deflecting.

6.6 Sections of fallen and missing pebbles to right-hand side of door, fallen and exposed rubble inner part of wall.

6.7 Fallen and exposed wall sections to middle of wall to right-hand side generally from 2.1m up to underside of right-hand side window, upper section of wall beneath brick dentil detail to top right-hand side fallen and open section of wall exposing pebble and rubble internal section of walls it is possible that this section of wall will collapse in the near future.

6.8 Brick quoining detail to door generally in weathered condition, missing and loose brickwork to bottom right-hand side of door, middle section of door to right-hand side and bottom left-hand side of door.

6.9 Weathered and broken brickwork to left-hand window with missing brickwork evident to middle of quoining detail to right-hand side.

6.10 Spalled and broken brickwork to arch lintel across window, particularly to right-hand side, left-hand side of window, it is likely that the brick arch will collapse in the near future.

6.11 Spalled and broken concrete stone detailing to left-hand side windowsill.

6.12 Open and weathered jointing to brickwork and pointing to right-hand side window, missing brickwork to right-hand side upper of window beneath brick arch, unstable brick arch with pointing missing, particularly to key brick to middle.

6.13 Spalled and broken concrete windowsill to window. It is likely that the arch to this right-hand side window will fail in the near future.

6.14 Evidence of continued vine growth or possibly dying back vine growth to right-hand side of wall, evident previously full height of wall now goes from lower right-hand side base up to right-hand side window has been cut back, likely that the filaments from these have penetrated deep into the lime mortar and should these be pulled off could result in further instability of wall.

6.15 Evidence of vine growth, former vine growth behind broken glass to boarded-up windows. 1 no. corroded fitting to left-hand side window right-hand side of head.

6.16 Weathered and spalled brick dentil details particularly to left-hand side of right-hand side window, the brick dentil detail has bowed considerable above the right-hand side and may fail. The brick dentil has bowed to the left-hand side of the window also.

7.0 EASTERN WALL

7.1 Lower section of eastern wall not accessible generally due to passage blocked within Pub utility room of note but not linked to this schedule. Pub utility room in poor order with considerable condensation and damage to ceiling and decorations, we have not surveyed this area although it is attached to the outbuilding.

7.2 Eastern wall generally obscured by vegetation growth where viewed from window within utility room.

7.3 Viewed from carpark turning area to neighbouring properties which is approx. 30m from the building. Brickwork quoin detailing to southeast corner, brickwork detailing to centre where former chimney rose above roof. Brickwork detailing to cat slide roof to right-hand side.

7.4 Fallen and spalled wall generally to upper southeast corner wall in poor condition and likely to collapse, vegetation growth is growing up wall, possibly from disused garden area of Public House, access via utility room area.

7.5 No further records of this area are possible due to the distance from the structure.

8.0 ROOFS

8.1 Generally roofs are Asbestos sheeted and in poor order. The roofs generally cannot be seen other than roof over stairwell leading up to first floor.

8.2 Moss growth evident with Ivy growing to northeast corner of lower cat-slide roof. It can be assumed all are in poor order and are porous.

8.3 Broken / spalled brickwork to northeast corner of outbuilding, upper section restrained by scaffold and scaffold boards currently

INTERNALLY

9.0 STAIRWELL

NOTE: Stairwell is blocked by stored goods stair condition and landing above considered unstable, therefore the first floor area is excluded complete, we have not been able to survey this area.

Stairwell leading to first floor.

9.1 East and West walls – Fallen and spalling render particularly to northwest corner of west wall exposing brickwork. Fallen and spalling render to northeast corner of east wall, generally due to water ingress – both elevations.

9.2 Bushboard under lining to landing, Bushboard in poor order having suffered from water ingress, Bushboard buckled and bowed across the area complete.

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9.3 **Walls - Stairwell**

9.3.1 Brick finish internally evident, however, the brick finish as being lime mortar rendered, lime mortar has flints within its binding agent.

9.3.2 Exposed brickwork leading to Pub utility room with concrete lintel across opening.

9.3.3 Condition of render to both east and west wall is in exceptionally poor order but generally soft to touch and will fall if brushed against.

9.3.4 Fallen and broken render either side of door opening, fallen and broken render across door lintel, fallen and broken render to all four sides of window including head and cill.

9.3.5 Electric services across walls.

9.3.6 Fallen and broken brickwork to base of door particularly to left-hand side of door into beer garden.

9.4 **Floor**

9.4.1 Brick floor generally obscured by stored goods, bottle bin etc. Floor falls from east – (highest point) down to west.

9.5 **Door Opening And Wall Leading Into Main Store Area**

9.5.1 Fallen and broken brickwork to left-hand side of door opening leaving wall unstable. **Requires immediate repair to ensure stability.**

9.5.2 Fallen and broken rendering to right-hand side of door opening, fallen and broken render across lintel.

9.5.3 Lintel to door opening is at considerable angle falling down from the high point to the east down to the right-hand side being the west.

9.5.4 Displacement of bearing also noted to right-hand side where timber lintel sitting off soft and friable brickwork.

9.5.5 Door and frame in poor decorative order having not been decorated for a number of years. Door frame is actually loose, not known whether the door shuts correctly as numerous stored goods in front of door preventing the door from closing. What can be seen – door hinges fully corroded.

9.5.6 Ironmongery on door in poor decorative order. Thumb latch works but is very corroded.

9.5.7 Evidence of holes to base of door possibly due to former dart board being placed on door as holes are generally in a pattern around a circular blank on the door.

9.5.8 Door has been cut down to follow line of deflection with settlement to door frame.

10.0 WITHIN STORE OF MAIN OUTBUILDING

10.1 North Wall

10.1.1 Some brickwork interspersed to wall particularly either side of window and door and between floor joists to store above.

10.1.2 General condition of wall in poor order, wall cannot be fully seen due to stored goods, fence panels, ladders etc.

10.1.3 Condition of windows exceptionally poor, decoration has completely failed leaving bare wood to window complete.

10.1.4 Spalled and broken brickwork either side of windows, spalled and broken brickwork either side of door.

10.1.5 Considerable settlement evident to pier between window and door, which led to the sloping of the lintel and door frame.

10.1.6 Considerable woodworm to lintel across window with deflection to lintel noted.

10.1.7 Spalled and fallen lime wash render to wall complete leaving exposed lime mortar in poor order.

10.1.8 Fracture and dislocation above right-hand side door opening up to floor above, loose and dislocated brickwork to area between floor joists above door.

11.0 EAST WALL – In Store

11.1 East wall has inset former fireplace, at base of fireplace inset within the chimney breast is evidence of a former range cooker. Range cooker has long since been disconnected for use, although parts of it can still be seen, generally this is corroded and undecorated. Chimney removed in past.

11.2 Lime wash render to pebble wall, lime wash render to brick face of chimney breast, evidence of brickwork to right-hand side of wall (southeast corner)

11.3 Large vertical crack to left-hand side of chimney breast generally full height from ground up to first floor joists.

11.4 Some separation cracking noted to quoining detail to northeast corner wall. Spalled brickwork, spalled mortar, generally to wall complete.

11.5 Corrosion to arched bar lintel across fireplace, spalled pointing to bearing of arched bar lintel to north wall and south wall fireplace (Note: not all areas of fireplace can be seen due to stored goods etc).

12.0 SOUTH WALL – In Store

12.1 1 no. door inset – door in particularly poor order, decoration exceptionally poor, door is loose on frame, frame is loose, door hinge to base not connected to door, door only connected to frame with top hinge, both hinges are bent and corroded. Frame rotten and loose.

12.2 Note: Majority of wall cannot be fully viewed due to stored goods, boarding, timber etc. to wall. Wall is constructed with pebbles with lime wash render and brick quoin details around door.

12.3 Large crack to southeast corner, ie. Left-hand side of wall, generally from ground level rises up at approx. 1.6m, crack widens, crack then shapes to 'Y' shape, vertical then continues up to wall plate for floor joists above then goes in a diagonal direction at 1.8m up to wall plate level.

Vertical crack either side of door opening to quoin intersection with lime mortar pointing and lime mortar for pebble wall. Right-hand side crack continues up to wall plate of floor joists above. Small vertical crack to right-hand side of door opening on face of pebble wall, generally 250mm in from right-hand side.

12.4 Evidence of concrete lintel and repairs internally.

12.5 Wall plate where it is set into wall, rotten sections to wall complete, wall plate is not level it appears to rise and fall across its width. Also suffering from woodworm, generally to the wall plate complete.

13.0 WEST WALL – In Store

13.1 Former door opening which has been bricked in either side forming brick panels, brick has been infilled with pebble wall construction to match rest of wall.

13.2 Considerable cracking noted to right-hand side up from quoin detail where bricks become unstable to right-hand side (approx 6 no. bricks are unstable) up to floor joists level above. Inset timber wall plate across at approx. 1.8m above finished floor level.

13.3 To right-hand side of former door opening diagonal crack approx. 200mm from door up to floor joists with open section where pointing has failed and pebbles have fallen.

13.4 Displacement to pointing to right-hand side adjacent timber lintel.

13.5 Vertical crack to centre of former opening above timber lintel up to floor joists above.

13.6 Wall generally in poor condition with lime wash render failing and fallen from wall. Majority of wall however is covered by stored goods and cannot be fully viewed.

14.0 FLOOR – In Store

14.1 Brick floor to room complete, generally the floor cannot be viewed due to stored goods however, sections have been repaired with concrete to the centre of it. Some uneveness – generally falls from southeast corner to northwest corner.

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15.0 CEILING – In Store from Ground Floor

15.1 Ceiling has been removed exposing floor joists to first floor storage area which has left nails to ceiling. All nails corroding where former laths fixed.

15.2 Floor joists themselves generally affected by woodworm with dusting evident to majority, also evidence of weathering particularly to the southern and north-western corners of the floor with water staining and dried salts on timbers.

15.3 Floorboards to store above, square edged timber boards, sections missing in places have been filled with bedding and blankets.

15.4 Small section of plaster remaining generally around chimney breast to southeast corner although this is loose and likely to fall in the very near future.

15.5 All floorboards appear to have woodworm to them.

15.6 Ceiling has 1 no. light fitting to it. Although light fitting dose not have a diffuser, light fitting is fitted with modern low energy fluorescent.

16.0 CONCLUSION

The building has, as far as could be made out, a brick floor. The external walls are 360mm in overall thickness, they are apparently, bonded in one and a half brick thick Flemish bond which is typical of the era, but majority of walls have been built with mortar and pebbles and pointed in lime mortar in a bunker type construction. The walls have been suffering from structural movement and collapse for a number of years and cannot retain their own structural integrity at full height without the scaffold and temporary braces in place

The walls will not have an adequate foundation or damp proof course, however, this is based on an assessment against modern methods of foundation and wall construction.

The roof structure cannot be commented on as accessing this area is deemed unsafe.

Internally firm floor joists can be viewed and timber lintols all are suffering from structural failure. The timbers have significant worm infestation which has weakened their structural strength and contributed to their structural collapse.

The condition of the mortar bedding and pebbled exterior walling is in poor condition. There are many areas where the elements have eroded the surface to a significant depth and, upon close inspection, the mortar base was found to be very sandy and crumbled easily with individual pebbles easily removed by hand.

The building is in an exceptionally poor structural order with failures to the roof, walls and intermediate floor.

The wall structure has deteriorated to an extent that the mortar holding the stonework together has failed.

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Consequently, there is the potential for wholesale collapse to sections, in part, this has already happened.

The safest option for the building and occupants and owners of adjoining properties is to take it down.

PHOTOGRAPHS ON CD

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