

Our Ref: PJW/SD/29079

25 May 2017

Archibald Shaw



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Clare Egan
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Dear Clare

**Kingley Site, Littlehampton
Report on Structural Inspection of Dovecot**

Further to my inspection of the Dovecot at the above site on 2 May 2017 I present as follows my report.

Background/Brief

You have been requested by Arun District Council to obtain a report on the Dovecot to assist their consideration as to retention or otherwise of this structure. Our brief was to carry out an inspection of the structure which has been cause for concern in view of its dangerous condition. Instructions to us were received via e-mail from your Malcolm Westcott Senior Technical manager.

Inspection

Undertaken on 2 May 2017 by our Peter Willmott Chartered Engineer and Consultant to the Practice. Our inspection was specific to the structural considerations of this structure as appropriate to our field of expertise. The location of the dovecot is shown on the attached copy of gta Civils external works drawing 4485/250.

Observations/Opinion

The nature of construction of the dovecot is well depicted by the attached photographs taken by us on the day of inspection. The structure which we believe would be in excess of 150 years age is of cylindrical form about 5 meters diameter and constructed in brick and flint materials. In its original form we believe it would have had a conical roof long since removed. In addition the nesting boxes which show in photograph 2 would we believe have extended the full circumference of the dovecot interior. The nesting boxes that remain are constructed in brickwork set into the body of the flint circumference and separated by horizontal brick string coursing none of which would have showed externally. The structure has been subject of reconfiguration with the southern half largely rebuilt in either solid flint or brick this showing in photograph 1. The roof was replaced at a lower level as a monopitch structure having close boarded timber joists. This is in a state of near collapse as seen in Photograph 2. The later flint constructions have been subject of repair noting the vertical mortar filling visible at intervals as photographs 1 and 5.

/Continued.....

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Archibald Shaw LLP uses the word 'Partner' to refer to a Member of the LLP

Also at Newbury

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[REDACTED]

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The majority of our photographs record the extensive ivy incursions which have prised away the exterior "skin" of flints which has collapsed and is present as rubble at the base of the dovecot. Whilst much of the ivy has necessarily been cut away to permit an evaluation of structural damage much remains and is penetrating to the building interior also causing masonry damage. The whole of this area which takes in the remaining nesting boxes is beyond repair.

The structure as it now stands remains in a dangerous condition with the potential for complete collapse of the roof and further collapse of walling. Prevention of unauthorized access remains essential pending a decision on the future of the structure.

Advice

In our opinion having regard to past alterations and current condition the structure should be demolished.

If notwithstanding the forgoing observations other historical assessment deems it to be worth retaining then detailed consideration of the scope and method of reconstruction necessary to achieve a safe structure would need to follow.

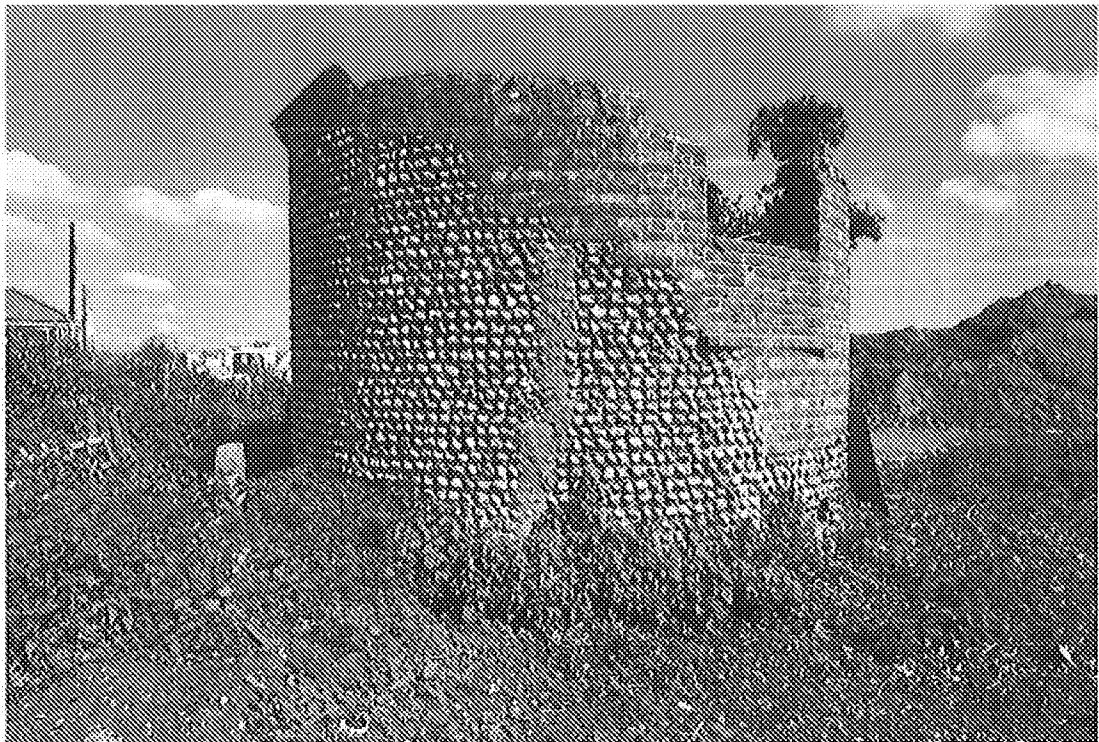
Nothing in this report confers or purports to confer on any third party, any benefit or any right to enforce any term of this report pursuant to the Contract (Rights of Third Parties) Act 1999.

Yours sincerely

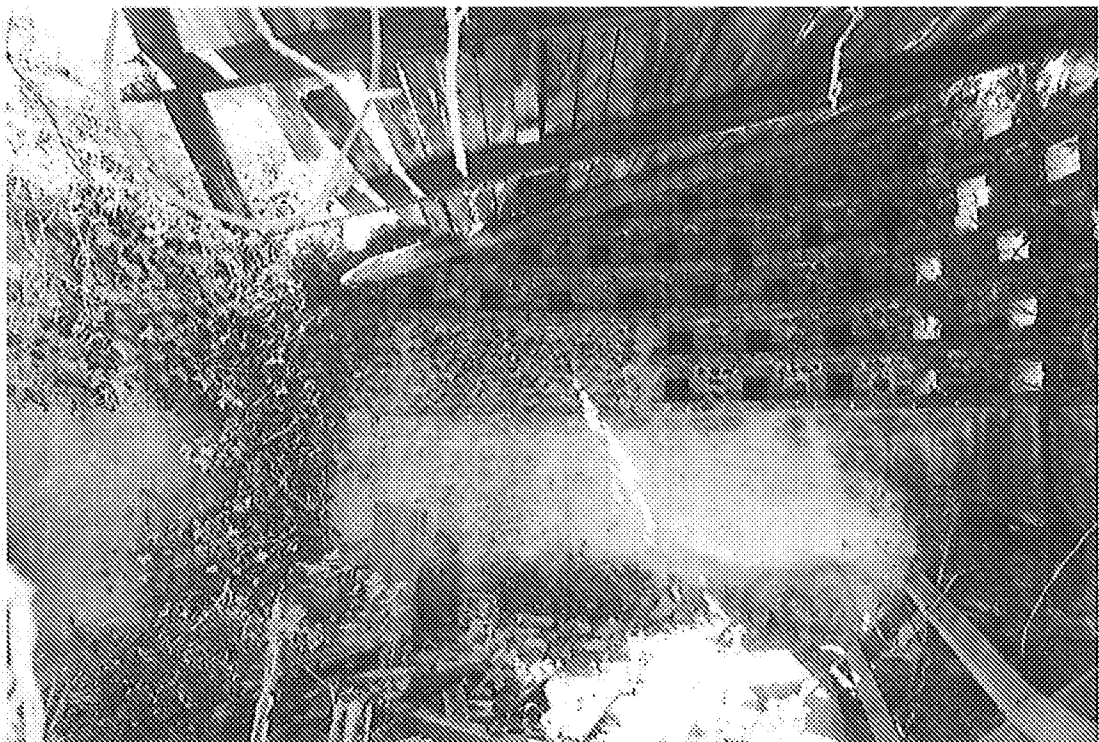
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Peter Willmott CEng FStructE
for ARCHIBALD SHAW

Enc: Photographs 1- 10
Location Plan



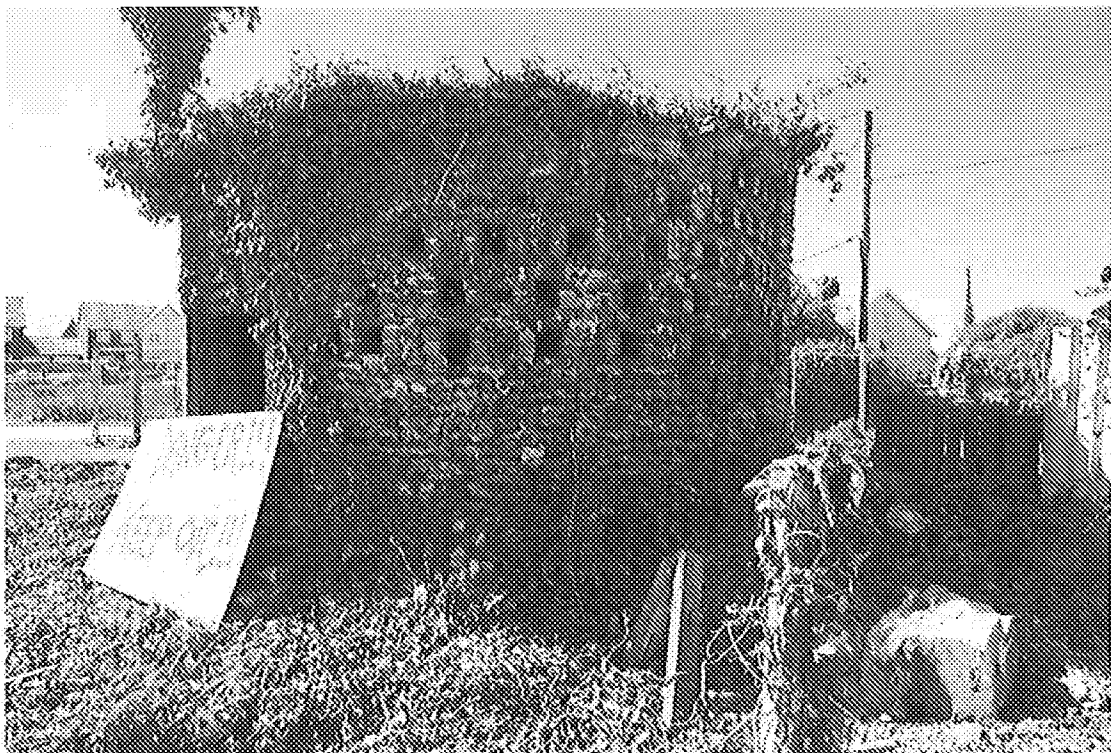
Photograph 1 – General view looking to north west



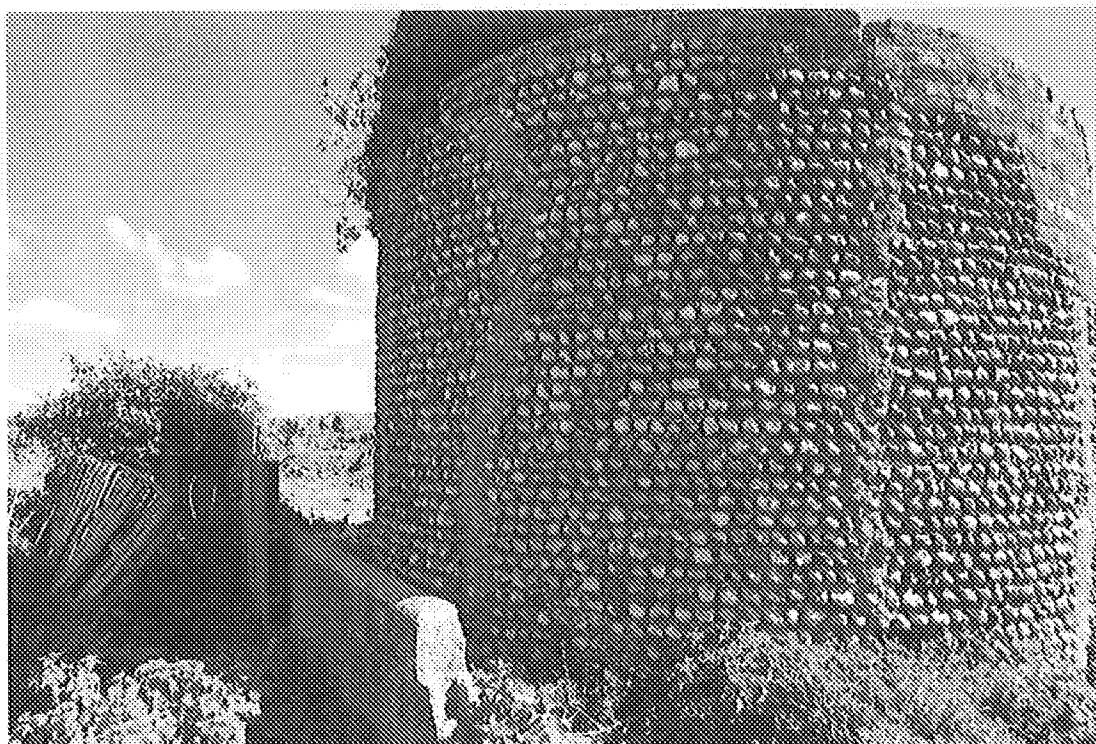
Photograph 2 – Interior showing collapsed roof



Photograph 3 – Ivy growth at entrance – timber lintel decayed



Photograph 4 – General view looking south



Photograph 5 – General view looking north



Photograph 6 – Loose flintwork adjacent door



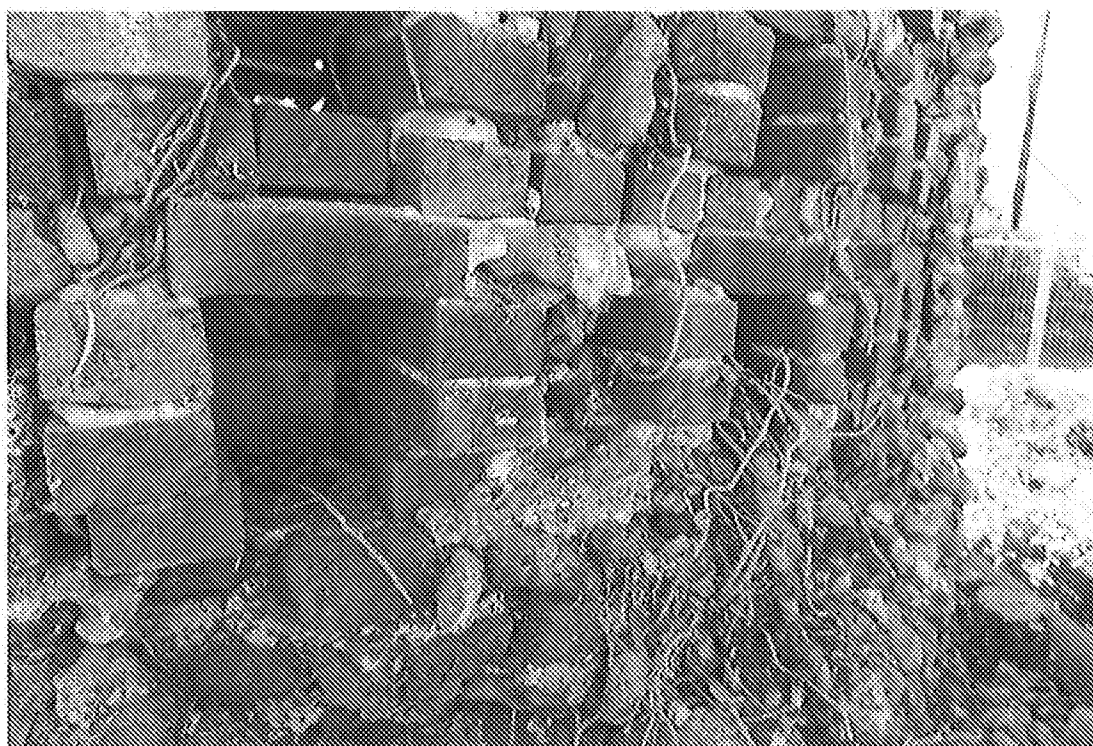
Photograph 7 – Extensive ivy incursions and flint skin collapsed



Photograph 8 – Collapse of flint skin



Photograph 9 – Collapse of flint skin



Photograph 10 – As above

