

Nicola Moore

From: John [REDACTED]
Sent: 13 February 2020 12:55
To: Conservation Officer
Subject: RE: 20 Western Road
Attachments: IMG_2734.JPG

Dear Martyn

Thank you for your email and the response.

In terms of undertaking the works, they do need to be done somewhat urgently and from what I understand consent can take up to 8 weeks to be granted.

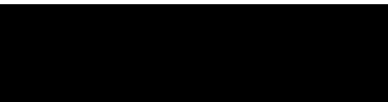
I have attached above a picture of the ground floor at present showing the additional timbers in place to add the necessary additional support. Having spoken to the Structural Engineer who visited the property, the works do need to go ahead and the devised solution is a compromise given the restrictions imposed by the property being listed. As mentioned within the spec, the RSJ's would be clad to match the existing timbers.

I am happy to add to the consent that is in with regard to the walls removal, but as mentioned wondered if there was any way to either expedite the decision or start the works safe in the knowledge consent would be granted.

I look forward to hearing from you.

Kind regards

John Eddowes MSc MRICS
Grillo LLP – Chartered Surveyors



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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 12 February 2020 17:33

To: John [REDACTED]
Subject: RE: 20 Western Road

Dear John,

Thank you for your e-mail and telephone call regarding the above property. I am sorry for the time it has taken to respond to you. I believe that the works would require listed building consent as they appear to be of a structural nature. This should be able to be added to the existing application, I think.

As you are already on site at the property, do you know when you intend on undertaking the works you describe?

Kind regards

Martyn

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LE



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From: John [REDACTED]
Sent: 06 February 2020 14:31
To: Conservation Officer [REDACTED]
Subject: RE: 20 Western Road

Dear Martyn

I just thought I would keep you updated on the works to the above property.

We have completed the dormer works and replaced the velux and rear windows as noted in the application. It was possible not to have to alter the cill as mentioned in the application, so it is simply a like for like replacement.

We have now submitted an application for the removal of the wall to the upstairs bedroom and also have finalised the proposal for the remedial works required to the floor.

I have attached the spec above, we are to add four timber posts which will support two RSJ's and these will be clad in timber and painted to match the existing. I presume that this will not require any additional consents?

I look forward to hearing from you.

John Eddowes MSc MRICS
Grillo LLP – Chartered Surveyors



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From: Martyn White [REDACTED] **On Behalf Of** Conservation Officer

Sent: 19 December 2019 17:01

To: John [REDACTED]

Subject: RE: 20 Western Road

Dear John,

Thank you for the pictures and information. I would say that if the wall is to remain removed, you will have to apply for listed building consent. Details of the reasons/justification would be required as part of the application.

Kind Regards

Martyn

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: John [REDACTED]

Sent: 19 December 2019 09:05

To: Conservation Officer [REDACTED]

Subject: RE: 20 Western Road

Dear Martyn

Please see pictures above, the ones of the floor are a little blurry, but we have removed the damaged boards and will replace with like for like where possible.

Picture 7415 shows the removal of the wall, as mentioned it was of lightweight construction. It does appear to have been a later addition as it was simply stuck to the external wall. The beams to the rooms all appear to be faux rather than original, but the plan is to add more of the same to the opened up space. This has been plasterboarded to match the ceiling to the Main bedroom. This was simply pine previously, which was a fire hazard and has been removed.

The area to the stairs is to be removed to allow for the carpenter to repair the stairs, this will be reinstated, however, it will limit access for furniture to the upper floors.

Kind regards

John Eddowes MSc MRICS
Grillo LLP – Chartered Surveyors



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From: Martyn White [REDACTED] **On Behalf Of** Conservation Officer
Sent: 18 December 2019 15:44
To: John [REDACTED]
Subject: RE: 20 Western Road

Dear John,

Thank you for letting me know – I await for the pictures/update and will confirm the approach at that point.

Kind Regards

Martyn

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: John [REDACTED]
Sent: 17 December 2019 17:20
To: Conservation Officer [REDACTED]
Subject: RE: 20 Western Road

Dear Martyn

The wall was of timber studwork with covered with plasterboard. All very modern, I wonder if originally, there was only the one Bedroom to the property as the two rooms are oddly partitioned. I am attending the property tomorrow so if any progress has been made I will update with pictures.

Kind regards

John Eddowes MSc MRICS
Grillo LLP – Chartered Surveyors



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From: Martyn White <mwhite@arun.gov.uk> On Behalf Of Conservation Officer
Sent: 17 December 2019 17:15
To: John [REDACTED]
Subject: RE: 20 Western Road

Dear John,

Thank you for letting me know. If the wall is to be removed, and not replaced, you will need to obtain Listed Building Consent. Is the wall a modern structure, with modern fabric?

Kind Regards

Martyn

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: John <[REDACTED]>
Sent: 16 December 2019 09:26
To: Conservation Officer <[REDACTED]>
Subject: RE: 20 Western Road

Dear Martyn

Thank you for your email.

We will be matching the pointing style that is currently in place and should a larger area than anticipated be replaced, we will keep you informed. In addition, as previously discussed, to the flank wall will be painted, but rather than painted yellow, it will be painted white.

In terms of the floor, we will replace the boards as requested, the remainder will be treated for woodborers, and we will likely overboard to give a level finish. To that end, it will be necessary to remove the lightweight stud partition wall between the two upper rooms to allow the work to be undertaken. My client has expressed an interest in not reinstating the wall, given that the wall appears to have been an addition can this simply not be reinstated? As before, I will keep you updated with photographs as the work progresses.

Kind regards

John Eddowes MSc MRICS
Grillo LLP – Chartered Surveyors



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From: Martyn White <[REDACTED]> **On Behalf Of** Conservation Officer
Sent: 13 December 2019 17:04
To: John <[REDACTED]>
Subject: RE: 20 Western Road

Dear John,

Thank you for the information, it is very helpful. If the repointing is to be undertaken on a patch repair basis, you will not need to apply for consent – it will need to be on a like for like basis. Can you confirm what type of pointing you will be using – will it match the existing in terms of appearance or be different?

I should point out that if it transpires that the entire elevation is to be worked on, please can you keep me informed as you progress with the works?

With regard to the floor I would say that any of the remaining boards should be retained, with those that are beyond salvage being replaced on a like-for-like/similar basis.

Kind Regards

Martyn

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LE

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From: John [REDACTED]
Sent: 11 December 2019 11:52
To: Conservation Officer [REDACTED]
Subject: RE: 20 Western Road

Dear Martyn

Thank you for your email.

The sample was taken from the front of the property, and as you mention there is grit to the elevation, but there is some discolouration throughout as the photo shows. There were no conditions issued in the consents, within the Heritage Statement, it was noted that we would gain approval for the sample prior to undertaking the works. At present only repointing where necessary will be undertaken, and this is not expected to cover the full elevation, but as I am sure you appreciate, a greater area may require repointing as the work progresses and we have access to the upper parts with scaffolding.

With regard to the floor I have attached pictures of the boards that have been discovered once the covering was lifted, a number have been affected by woodborers and have subsequently been removed as they simply disintegrated. This was not anticipated and was therefore not part of the original application, but do you require the remaining boards to be retained or can these simply be replaced with similar.

Kind regards

John Eddowes MSc MRICS
Grillo LLP – Chartered Surveyors



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From: Martyn White [REDACTED] **Behalf Of** Conservation Officer
Sent: 11 December 2019 11:38
To: John [REDACTED]
Subject: RE: 20 Western Road

Dear John,

Thank you for your email. If the sample is based on the advice of the lime centre, using a suitable sample from the building, it should be acceptable. I note in the photograph that you provided, that there appears to be some grit in the mortar. Is this prevalent across the elevation? Will this be replicated?

Further, how much of the elevation is to be repointed? Was this part of the original consent? If it was, did the case officer request details as part of a condition? As this may be required to be formally submitted to the council

Thank you

Martyn

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LE

In [REDACTED]

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From: John [REDACTED]
Sent: 09 December 2019 15:02
To: Conservation Officer [REDACTED]
Subject: FW: 20 Western Road

Good afternoon

I wondered if you were in a position to confirm the below.

Kind regards

John Eddowes MSc MRICS
Grillo LLP – Chartered Surveyors
[REDACTED]



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From: John

Sent: 14 November 2019 08:24

To: [REDACTED]

Subject: 20 Western Road

Dear Martyn

We have now had a response from the Lime Centre with regard to the mortar to be used for the repointing of parts of the front elevation. I have attached a copy of the report and also a picture showing the sample against the current finish. The sample is a little lighter than what is there, but there are variations in colour all over that elevation. Are you happy for us to proceed with the current sample? I have also attached the report from the Lime Centre.

Internally, structural engineers have inspected the floor, it has been proposed that oak posts and two additional oak beams be installed to add the additional support. These will then be painted to match the existing. It is unfortunately a repair beyond the original scope of consents, but as we discussed previously, we will keep you updated with pictures of progress and also will send through the design once confirmed.

I hope that the above is self-explanatory, but if you have any queries, please do not hesitate to get in touch.

I look forward to hearing from you.

Kind regards

John Eddowes MSc MRICS

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