



Addendum to Heritage Statement

for

14 South Terrace
Littlehampton
West Sussex
BN17 5NZ

prepared for

L Gibbons

Ref: LG/MG/R10
Date: February 2018

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1. **Introduction**

This heritage statement contains supplementary information regarding the proposed reconfiguration of 2 units to create:-

A Basement Flat and 1 unit over 4 floors.

This statement provides the following supplementary information:-

- a) A schedule of further works and repairs found necessary upon investigation.
- b) Details of the reconfiguration of the existing accommodation.
- c) Renewal of the wiring and central heating installations.

This report shall be read in conjunction with photographs appended hereto and that are cross referenced on the following associated drawings.

R10:21 – Proposed Basement
R10:22 – Proposed Ground Floor
R10:23 – Proposed First and Second Floor
R10:24 – Proposed Third Floor

2. **Schedule of Further Works of Repairs**

Third Floor Ceiling

Defects to the main roof coverings resulted in damp ingress to ceiling and wall plaster for a prolonged period. This resulted in wet rot to the timbers forming the roof structure and the parapet gutter. These have been exposed and allowed to dry out for a period of time.

The water ingress also passed through the third floor to the ceiling below on the second floor. This resulted in a large section of the hard boarded ceiling to the sloping soffits of the third floor becoming detached. Complete removal of this ceiling became necessary.

The second floor ceiling is of plasterboard construction. A drainage hole was formed in the plasterboard and the water collected in a dustbin below.

Refer Photographs 6,7,8,9,10,11,14 & 15

It is proposed that the previously hard boarded and battened ceiling and sloping soffits to the third floor be replaced with 30mm “Thinsulate” and counter battened and clad with 12.5mm of plasterboard and setting coat of plaster to restore the ceiling and improve thermal insulation.

Damp Ingress to Wall Plaster

Areas of damp effected wall plaster had been identified to several areas due to a number of defects, and previous repairs with inappropriate materials (carlite plaster). This is summarized as follows:-

Third Floor – chimney breast and section of the party wall being damp affected due to defective flashings, and previous replastering in “Carlite”.

2. Schedule of Further Works of Repairs Cont'd

Damp Ingress to Wall Plaster cont'd...

Second Floor – damp ingress through chimney breast and to rear wall of half landing. Again, previous repairs with Carlite plaster were found to exist.

First Floor – damp ingress to the external wall plaster of the rear room and front room. In both these places, the water ingress was found to have been caused by defective rainwater goods and incorrect plaster repairs which had absorbed the moisture.

Basement – the following removal of wallpaper, it was noted that previous damp proof treatment had been carried out to the front main wall. However, rising damp was present to the spine wall, and sections of the party wall between the chimney breasts. A small area of rising dampness was also present to the left hand side of the front entrance door.

Refer Photographs 13,14,16,20,21,22,23,24,26,27 & 28

It is proposed that these areas be tanked with Triton TT55 cementitious tanking having a finishing coat of plaster. All in accordance with the specialist report prepared by Planet Preservation Ltd (attached hereto). This will prevent further moisture absorption to the internal fabric, and allow moisture evaporation through the external fabric.

Structural Cracking

A small crack of approximately 5mm wide was noted to the junction of the rear wall at first floor level. From inspection of the external wall, this was not found to be excessively bulged or bowed and, this cracking was considered to be within acceptable tolerances. However, stainless steel “Helifix” ties have been installed to prevent further movement. These repairs are to have localised plaster repairs on completion.

Refer Photograph 25

Decorative Cornices

The original decorative cornices have been removed and replaced with modern gyproc coved cornices in some rooms. It is proposed that these be replaced with a moulded decorative fibress cornice in keeping with the period of the property. An example of the product, type and profile is contained in the Appendix.

3. Reconfiguration of the Accommodation

It is proposed that the accommodation be reconfigured as follows:-

Basement Flat – to form 1 bedroom self-contained flat as indicated on drawing number R10-21 in compliance with the current planning and space standards.

3. Reconfiguration of the Accommodation Cont'd

Apartment Top Floors – Occupying the Ground, 1st, 2nd and 3rd Floors

The accommodation is to remain unaltered. The exception being the ground floor rear passage which is to be provided with built in cupboards to accommodate laundry machinery. Additionally, the sloping floor in this area is to be relevelled with a sand and cement screed.

Refer to Drawing Numbers R10-22 – 24

4. Renewal of Electrical and Heating Installation

The electrical installation is in poor condition with some VIR cables and damaged fittings. It is proposed the wiring be renewed to current standards. A schedule of points and fittings is indicated on the drawings numbered R10-21 – 24.

The central heating system does not work. This appears to have been decommissioned some time ago with disconnected pumps and controls. It is proposed to renew the heating system with standard convector type panel radiators in compliance with current standards. The radiator positions are indicated on the drawings (R10-21 – 24). A typical radiator example is provided in the Appendix.

APPENDIX 1

Schedule of Photographs

Schedule of Photographs

Photograph 1 – Front Elevation

Photograph 2 – Damage to high level cornice and missing lead to dormers

Photograph 3 – Decayed posts to balcony

Photograph 4 - Decayed and missing doors to pavement vaults

Photograph 5 – Decayed timber supports to balcony floor

Photograph 6 – Missing leadwork to dormer cheeks and slating cut incorrectly

Photograph 7 – Damage slating to roof

Photograph 8 – Damaged and unfixed leadwork to front parapet gutter

Photograph 9 – Wet rot to main roof rafters

Photograph 10 – Decay to parapet gutter with missing leadwork

Photograph 11 – Lath and plaster removed following structural repairs to roof timbers circa 1960

Photograph 12 – Leaks to existing ceilings which have been replaced with plasterboard

Photograph 13 – Carlite plaster and leaks from rainwater goods

Photograph 14 – Leaks to ceiling of second floor from roof at third floor.

Photograph 15 – Plasterboard ceiling installed previously

Photograph 16 – Dampness at first floor level

Photograph 17 – A crack to first floor rear wall

Photograph 18 – Damp to rear first floor level due to rainwater goods

Photograph 19 – Rising damp to basement spine wall

Photograph 20 – Plaster tanking repairs to third floor front room

Photograph 21 – Plaster tanking repairs to third floor rear room

Photograph 22 – Plaster repairs to second floor front room

Photograph 23 – Plaster tanking repairs to first floor half landing

Photograph 24 – Plaster tanking repairs to first floor front room

Photograph 25 – Structural repairs to first floor rear wall

Photograph 26 – Existing previous damp proof treatment to front main wall of basement

Photograph 27 – Plaster tanking repairs to spine wall of basement

Photograph 28 – Plaster repairs to spine wall of basement rear room

Photograph 29 – Lightweight glass partition to second floor bathroom



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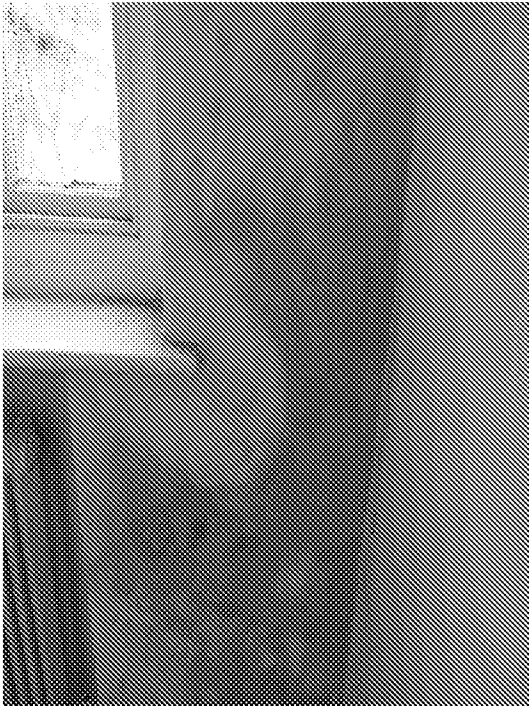
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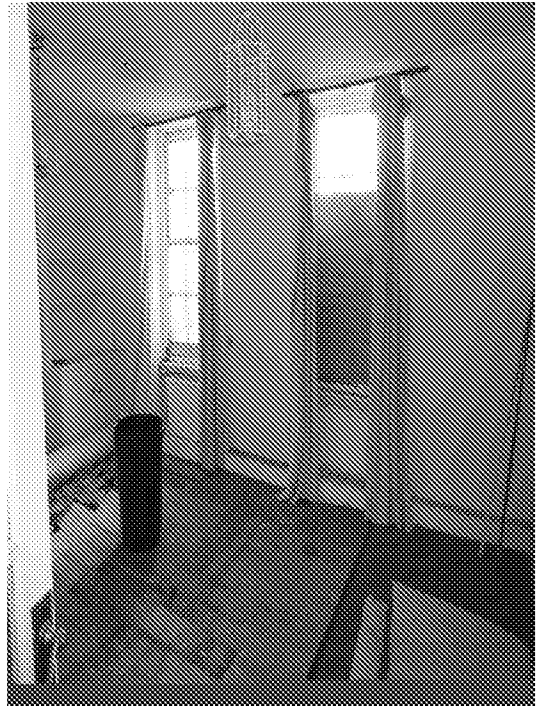
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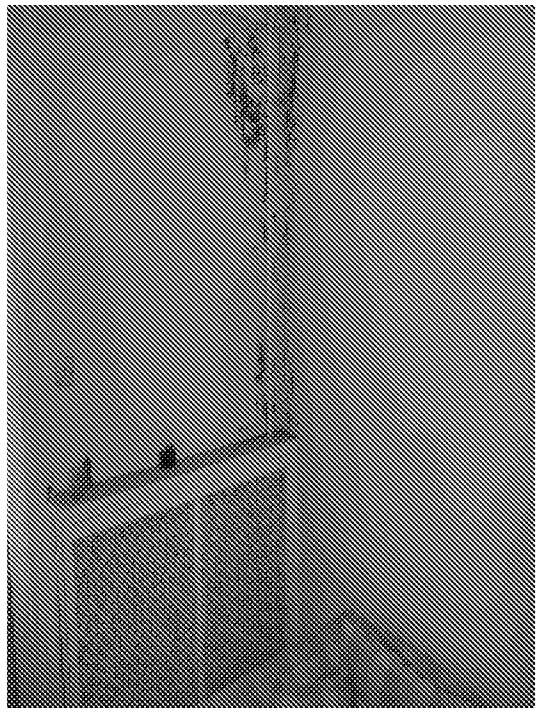
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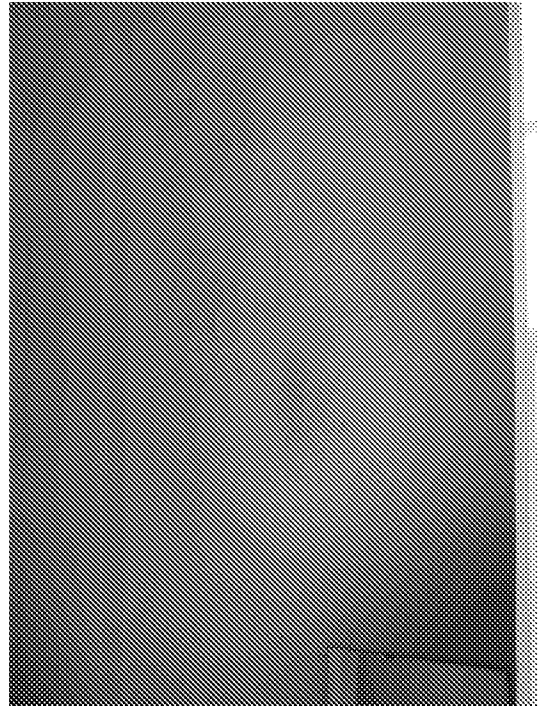
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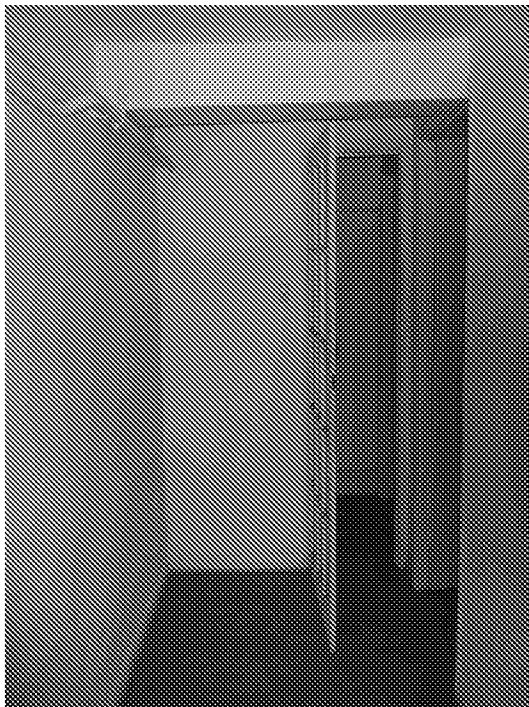
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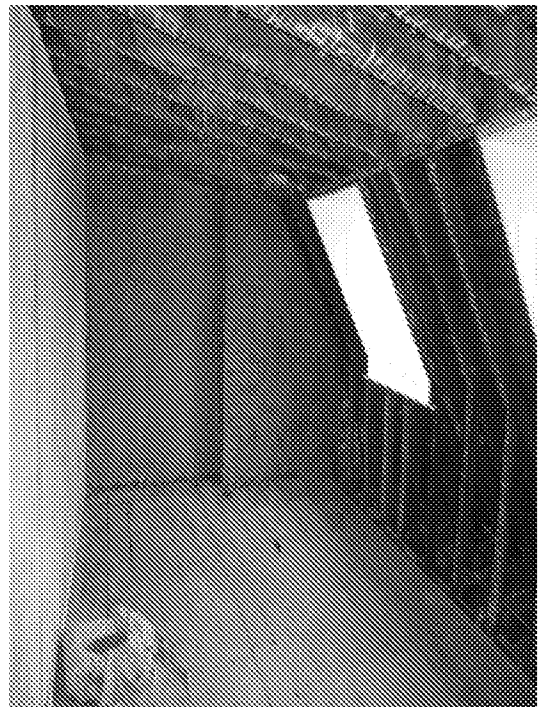
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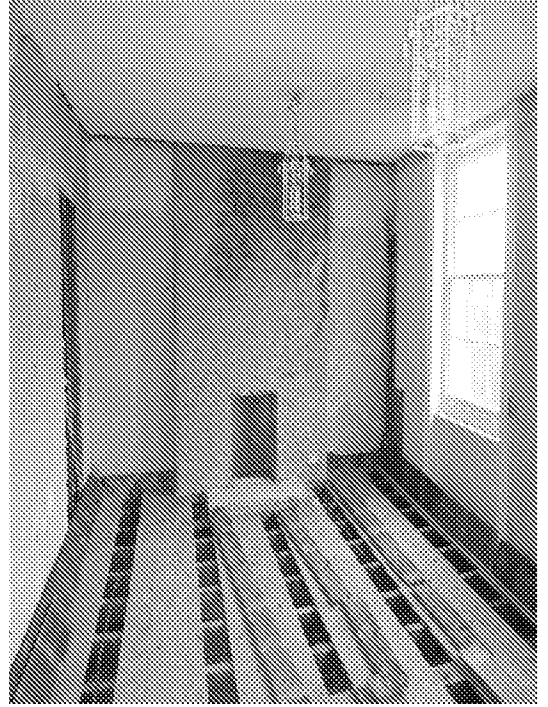
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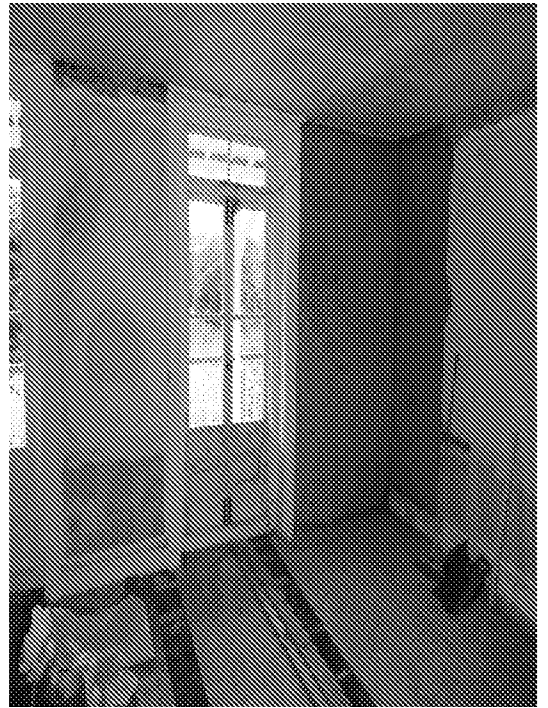
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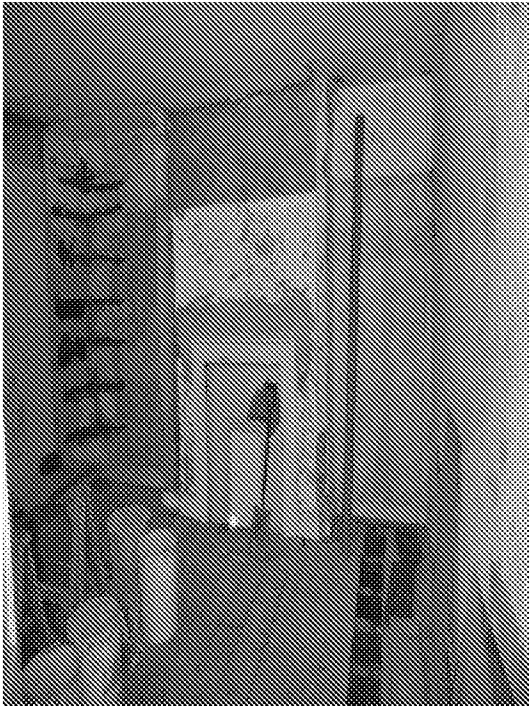
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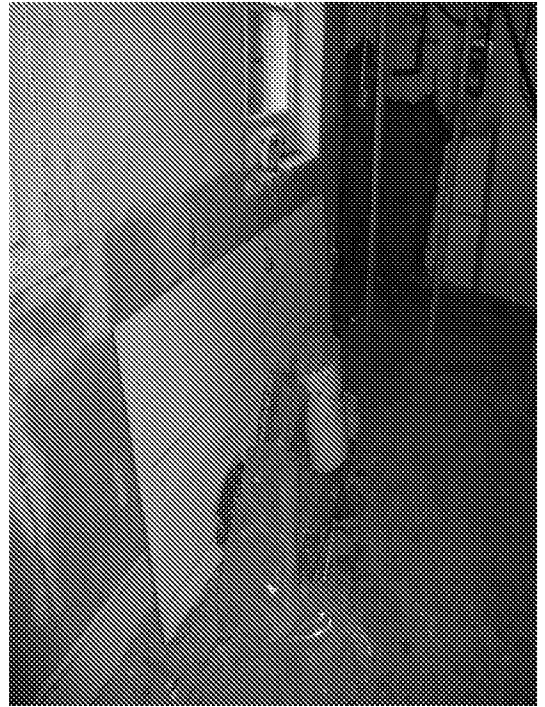
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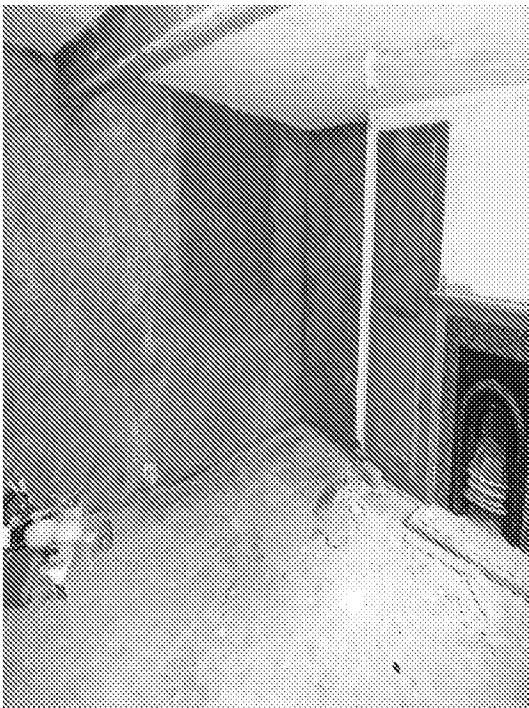
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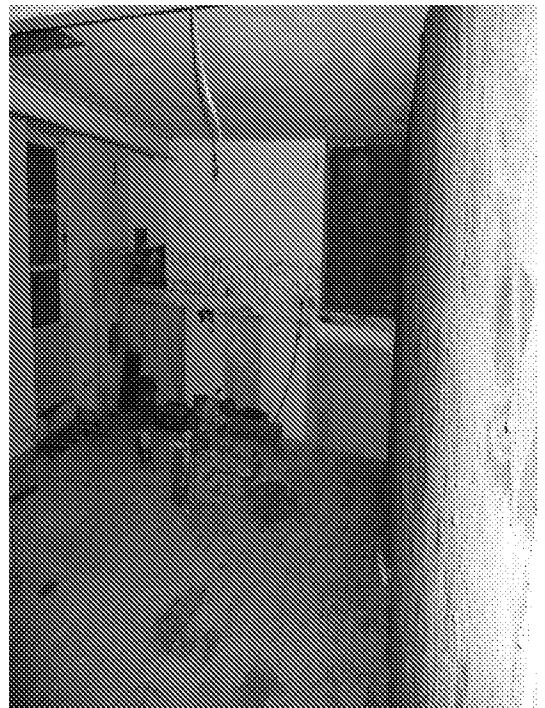
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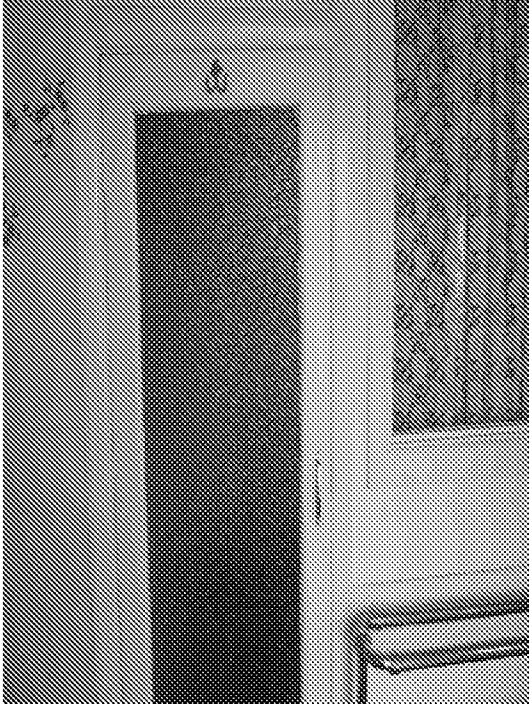
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APPENDIX 2

Damp Proofing Report – Planet Preservation

PLANIT PRESERVATION LIMITED

TERRY ROBINSON

EMAIL: sussexreno@btconnect.com

REPORT & SPECIFICATION

Re: 14 SOUTH TERRACE, LITTLEHAMPTON, WEST SUSSEX

Reference no: PP02366

Date: 20th DECEMBER 2017

Dear Sirs

Further to your recent instructions, we take pleasure in enclosing herewith our report and estimate for your consideration. Should you require any further information regarding the contents contained herein, please do not hesitate to contact this office, whereby our staff will endeavor to advise and assist you in any way possible.

All remedial treatments described hereafter will be covered under a TWENTY YEAR CERTIFICATE OF GUARANTEE against the continuation or reoccurrence of the attack or decay to those areas of the property as described and treated, unless otherwise stated. Furthermore, an optional secondary Insurance Backed Guarantee is also available upon request, subject to additional charge.

Should you wish to proceed with remedial works, we would be grateful for an acceptance in writing. Upon receipt we will endeavor to commence remedial treatments as soon as possible. In this direction please also indicate the ideal starting date.

PLEASE NOTE:

PARKING : where parking permits are required it is the clients responsibility to arrange same prior to our arrival on site. Should permits not be provided the client will be responsible for any parking charges incurred for the durations of the contract.

Mains water and electricity must be available prior to our operatives arrival on site.

It will be necessary for you to carry out works as detailed under the heading "CLIENTS WORK" as this does not form part of our contract, unless otherwise advised.

Where applicable, all floorcoverings and furnishings should be totally remove from the areas within our treatment schedule, under a separate contract, prior to our arrival site.

Registered in England No: 4111878 Registered Office: 9 The Crescent, Netley Abbey, Southampton, Hants SO31 5BG

The property comprises of a 4 storey mid-terraced house believed to of been built during the late 18th century and would appear to be of a solid brick, flint and chalk construction being externally cement rendered and thereafter colour wash finished beneath a slate covered roof.

At the time of our inspection, the property was unoccupied. As instructed, our inspection was confined specifically to the following.

WOODBORER INFESTATION

MAIN ROOF

At the time of our inspection large sections of the existing lathe and plaster had been removed from the underside of the rafters. Examination of same revealed evidence of activity by the Bark Borer Beetle [Ernobius Mollis] and Common Furniture Beetle [Anobium Punctatum].

We would commend that we apply full chemical treatment as detailed opposite. However, it will be necessary for you to undertake such works as detailed under the heading CLIENTS WORK as this does not form part of our contract.

CLIENTS WORK

- Prior our operatives arrival on site remove remaining lathe and plaster ceilings and make good on completion of our treatment.

OUR OPERATIVES

- Lightly clean down roof timbers as necessary and apply full chemical treatment to all exposed and accessible roof timbers using Triton Rodical Insect Protect Concentrate by pressure spray application

THIRD FLOOR Comprising : Bedrooms 3 & 4, landing, staircase.

Fixed floor coverings prevented inspection, nevertheless having due regard for both the age of the property and the attacks noted elsewhere the likelihood of infestation must be reasonably anticipated we would therefore recommend that we apply full chemical treatment as detailed under the heading OUR OPERATIVES

However, it will be necessary for you to undertake such works as detailed under the heading CLIENTS WORK as this does not form part of our contract.

CLIENTS WORK

- Prior to our operative's arrival on site lift floorboards at suitable intervals and relay on completion of our treatments.

OUR OPERATIVES

- Apply full chemical treatment to all exposed and accessible timbers using Triton Rodical Insect Protect Concentrate by pressure spray application

SECOND FLOOR Comprising : Bedroom 2, bathroom, landing, staircase.

Fixed floor coverings prevented inspection, nevertheless having due regard for both the age of the property and the attacks noted elsewhere the likelihood of infestation must be reasonably anticipated we would therefore recommend that we apply full chemical treatment as detailed under the heading OUR OPERATIVES

However, it will be necessary for you to undertake such works as detailed under the heading CLIENTS WORK as this does not form part of our contract.

CLIENTS WORK

- Prior to our operative's arrival on site lift floorboards at suitable intervals and relay on completion of our treatments.

OUR OPERATIVES

Apply full chemical treatment to all exposed and accessible timbers using Triton Rodical Insect Protect Concentrate by pressure spray application



FIRST FLOOR Comprising : Bedroom 1, living room, shower room, landing, staircase.

Fixed floor coverings prevented inspection, nevertheless having due regard for both the age of the property and the attacks noted elsewhere the likelihood of infestation must be reasonably anticipated we would therefore recommend that we apply full chemical treatment as detailed under the heading OUR OPERATIVES

However, it will be necessary for you to undertake such works as detailed under the heading CLIENTS WORK as this does not form part of our contract.

CLIENTS WORK

- Prior to our operative's arrival on site lift floorboards at suitable intervals and relay on completion of our treatments.

OUR OPERATIVES

- Apply full chemical treatment to all exposed and accessible timbers using Triton Rodical Insect Protect Concentrate by pressure spray application

GROUND FLOOR Comprising: entrance hall, family room, kitchen

Laminate flooring throughout prevented inspection. Nevertheless having due regard for both the age of the property and the attacks noted elsewhere the likelihood of infestation must be reasonably anticipated we would therefore recommend that we apply full chemical treatment as detailed under the heading OUR OPERATIVES

However, it will be necessary for you to undertake such works as detailed under the heading CLIENTS WORK as this does not form part of our contract.

CLIENTS WORK

- Prior to our operative's arrival on site lift floorboards at suitable intervals and relay on completion of our treatments.

OUR OPERATIVES

- Apply full chemical treatment to all exposed and accessible timbers using Triton Rodical Insect Protect Concentrate by pressure spray application

LOWER GROUND FLOOR comprising : hall, living room bedroom, kitchen, sep w.c , bathroom

At the time of our attendance a small section of floor boards had been lifted to the rear of the kitchen.

The sub-floor timbers appear to be in good condition with no undue spring or deflection being evident.

Externally, air bricks were noted to the front of the property however due to high external ground levels at the rear ventilation was no existent.

Having due regard to the dampness to certain walls, see under heading "Rising/Penetration dampness" the likelihood of fungal decay and infestation must be reasonably anticipated.

We would therefore recommend that we apply full chemical treatment as detailed under the heading OUR OPERATIVES.

Upon opening up the ground floor timbers should any minor floor repairs be considered necessary this should be undertaken in accordance with works detailed under the heading CLIENTS WORK.

CLIENTS WORK

- Lift floorboards throughout and relay on completion of our treatment.
- Upon opening up the ground floor timbers, undertake a comprehensive overhaul of same renewing any badly decayed joist, plate's etc using pre-treated timber.
- Ensure and maintain adequate sub-floor ventilation throughout.

OUR OPERATIVES

- Apply full chemical treatment to all exposed and accessible timbers using Triton Rodical Insect Protect Concentrate by pressure spray application.

RISING/PENERTRATING DAMPNESS

Where possible, examination of the subject wall areas near ground level both visually and by electronic moisture meter, revealed high degrees of dampness to principally those walls shown XXXX on the attached plan.

This dampness would appear to be due to the following:

- Defective rain water goods.
- Lateral damp penetration in that no cavity would appear to exist.
- Absence of any existing damp proof course.
- Hygroscopic salts [moisture attracting].

In order to eliminate the Rising/Penetrating Dampness we would recommend that we apply a Triton TT55 cementitious tanking medium to full height to those walls shown XXXX on the attached plan and as detailed under the heading OUR OPERATIVES.

However, it will be necessary for you to undertake such works as detailed under the heading CLIENTS WORK as this does not form part of our contract.

CLIENTS WORK

- Prior to our operatives arrival on site remove all fixtures and fittings from within the areas of treatment to include kitchen units, central heating radiators and cupboards, where affixed.
- Remove skirting boards and hack off plaster to full height to all affected walls shown XXXX on the attached plans.
- Check and maintain the external ground levels to at least 150mm [6"] below floor level.
- Check and overhaul as necessary roof coverings, flashings, gutters and downpipes.
- Refix new skirting boards with a matching pattern using pre-treated timber.
- Make good in all trades and remove all debris from site.

OUR OPERATIVES : To areas marked in XXXX on the attached drawing plans.

- Apply 4-1 washed sand cement render blind coat incorporating Triton SBR.
- Apply two coats of Triton TT55 cementitious tanking medium.
- Apply 3-1 washed sand cement render coat incorporating Triton Tri-mix 1 water proofing additive.
- Apply two cats of smooth skim plaster finish.

CONTRACT NOTES

Our Ref: PP02366

- 1) No allowance has been made within our estimate for the removal or subsequent reinstatement of the central heating radiators, kitchen units, and cupboards, where affixed, this should be undertaken by others under a separate contract.
- 2) Please note areas detailed in XXXX on the attached plan are subject to a Ten Year Guarantee.
- 3) Every care will be taken by our staff to ensure damage is not caused to either the property, fixtures and fittings to include electrical switches/sockets . However, due to the nature of this work, no responsibility is accepted by the Company of any loss or damage, howsoever caused. Note: where electrical switches/sockets are in the areas of treatment these will be unscrewed in order to gain access behind and then loosely fix back on completion of our works. NO REWIRING OF ELECTRICAL EQUIPMENT WILL BE UNDERTAKEN BY OUR COMPANY.
- 4) In order to facilitate chemical treatment it will be necessary to ensure that all scheduled areas are clear of carpets, furnishings and stored items prior to our operative's arrival on site. This does not form part of our contract. In the event of remedial works being undertaken in stages an extra charge of £100.00 will be levied for each additional attendance.
- 5) In order to comply with C.O.S.H.H regulations the property should be vacated or the treatment areas isolated and not reoccupied for a minimum of 2 hours after the time of treatment. Furthermore the adjoining neighbours should be advised regarding remedial works.
- 6) Should you wish to proceed with this contract it is our company policy that we receive an acceptance in writing prior to our operatives arrival on site.
- 7) Should ancillary building works be undertaken by others under a separate contract it is imperative that this should be carried out strictly in accordance with our attached plaster specification. Failure to do so WILL undermine the integrity of any associated Guarantees.
- 8) In the event a claim should be made on our Company Guarantee when ancillary building works have been undertaken by a third party a call out charged of £75.00 will be payable STRICTLY prior to our attendance. Should further test be required in order to calculate the efficacy of the Damp Proof Course a further £250.00 will be payable upon instruction of an independent surveyor.
- 9) Our company offers our clients the opportunity to obtain Insurance Backed Guarantee protection upon completion of our works. This additional guarantee protection is a significant benefit for you and future owners of your property. The cost of the Insurance Backed Guarantee is a separate item and we ask that you make it clear when accepting your estimate whether or not you wish to purchase the Guarantee protection option.
- 10) **PARKING** : where parking permits are required it is the clients responsibility to arrange same prior to our arrival on site. Should permits not be provided the client will be responsible for any parking charges incurred for the durations of the contract.
- 11) It is our Company policy to request a 20% deposit prior to commencement of the contract.

TECHNICAL SERVICES DEPARTMENT

Terry Rawlins

Surveyor



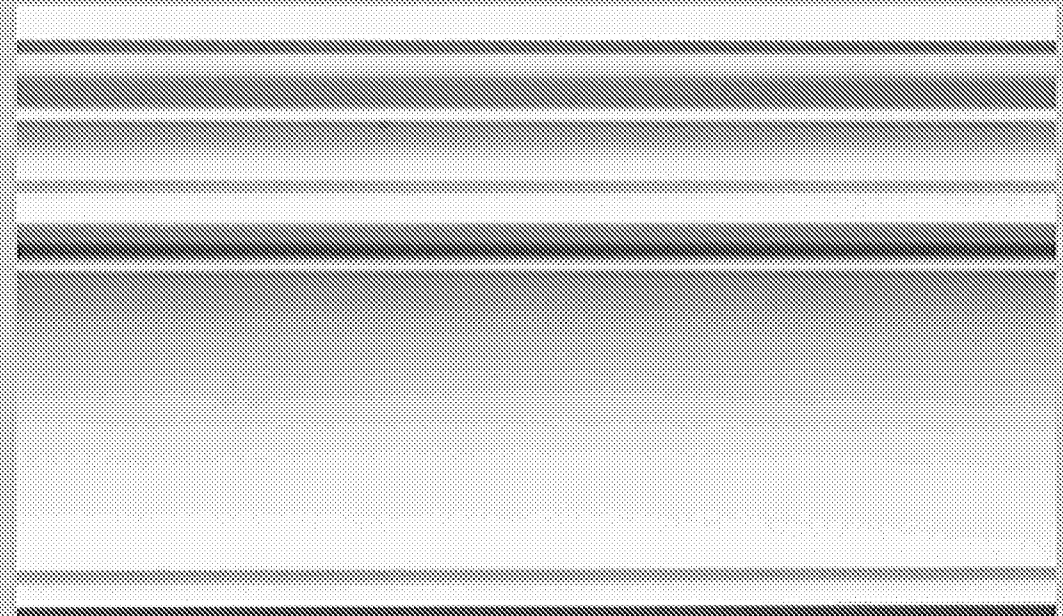
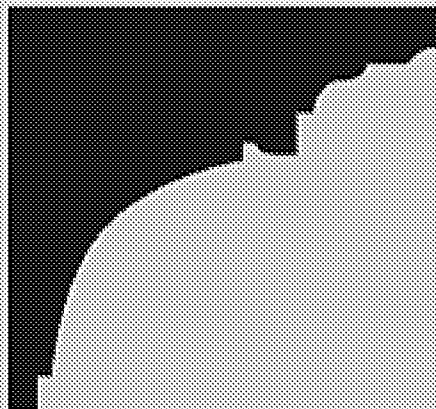
APPENDIX 3

Cornice Detail

CL7

£35.00 (+VAT) per 3-metre length

Projection: 135mm
Depth: 125mm



Sample available upon request.



APPENDIX 4

Radiator Example

