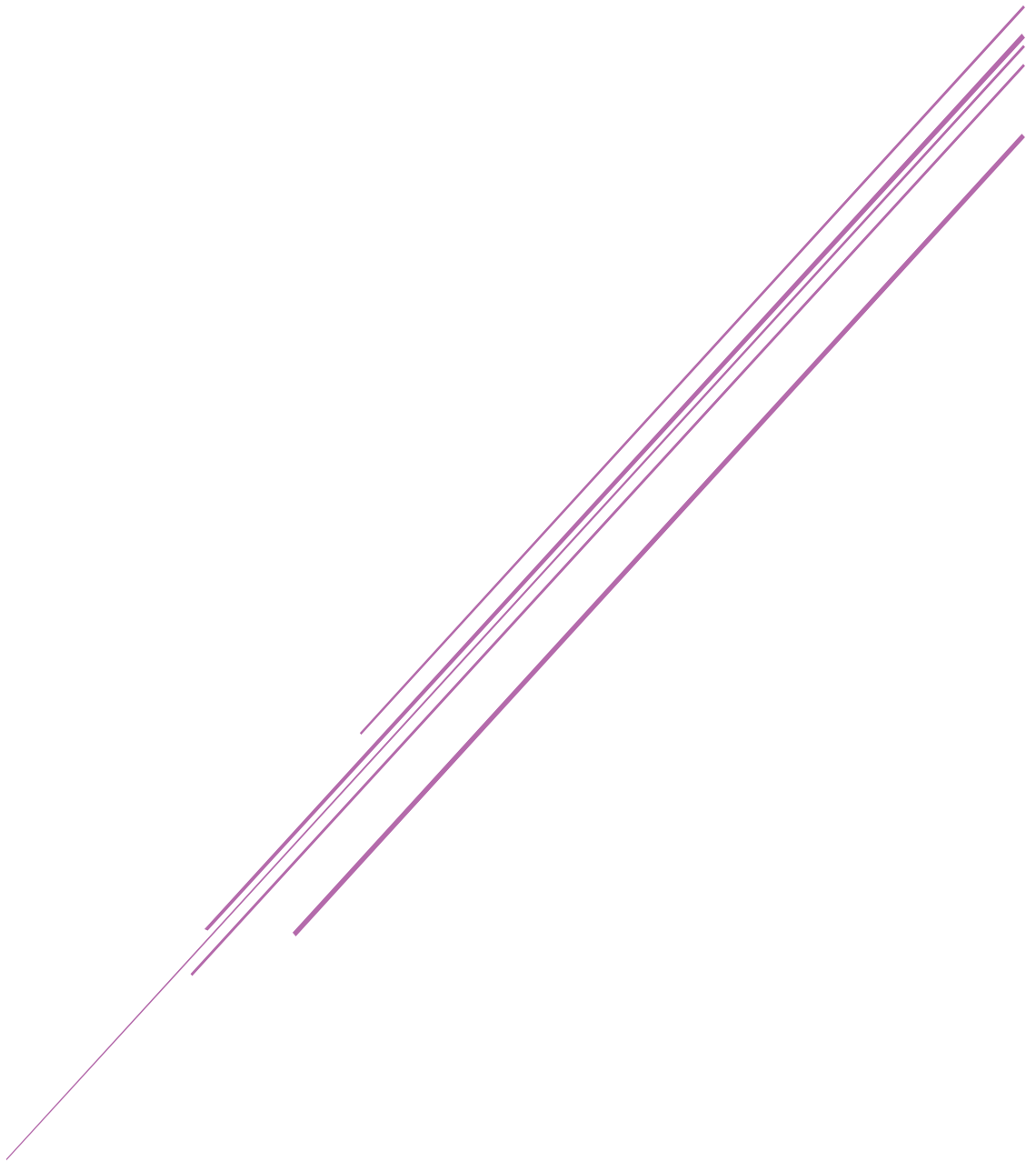


HERITAGE STATEMENT & PROPOSAL OF WORKS

The Old Post Office, 225 Arundel Road, Poling, Arundel,
BN18 9PP



The Site

The site is at the edge of Poling and is an end of terrace property with road access directly from the A27 (Arundel Road), and foot access from Poling Road.

Listing Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1353893

Date first listed: 20-Sep-1984

Statutory Address: OLD FORGE COTTAGE, POLING STREET

Statutory Address: THE FORMER POLING CORNER POST OFFICE, POLING STREET

One building, originally three cottages but the centre and south one now one house. Old Forge Cottage is dated 1729. Two storeys. Five windows. Faced with flints with red brick dressings, quoins and modillion eaves cornice. Hipped tiled roof. Casement windows. The former Poling Corner Post Office, which is now empty and not used as a Post Office, was an early C19 addition of one window-bay in painted brick. Two windows facing north.

Heritage Statement

A house formerly the Poling Post Office. The main part of the property was in the 1860's onto the end of the Forge Cottages which were built in the 1700's. There is evidence of additional buildings being attached to the property, which we have assumed were knocked down with the A27 expansion, and a Blacksmiths Shop which from paperwork received with the property was demolished to give clearer visibility for the junction. There is now a flat roof extension on the rear of the property which contains the kitchen & bathroom which was built in the 1960's. The existing post office doors remain as does the front door located on the side of the property, as well as a back door into the garden.

Most of the works are of internal nature and will have no visible impact to the older neighbouring properties. The external works proposed will have a reduction in grilles which are an unsightly modern addition to improve air flow in the property without the need to open windows. These were originally installed under a noise scheme I believe.

Ventilation Units & Grilles

Existing

The current ventilation only pull air into individual rooms via a 100mm duct and have a second 50mm pipe to 2nd grille which acts as an exhaust. The vents I assume were under a previous highway noise scheme, to reduce need to open windows, in this process most windows opening features have been disabled. The units do not seem to provide any form of heat recovery, or small particle filters.

There are currently 6 ventilation units located in the property, these have 2x 200x200 grilles each (shown in figures 1-4 below, in red circles). The grills vary in colour from Grey to black, with age related fading. Grill install is less than desirable to modern standard.



Figure 1 Northern Elevation



Figure 2 North Eastern Elevation



Figure 3 Eastern Elevation



Figure 4 Western Elevation

Existing Ventilation Units



Figure 5 Ventilation Unit in Bedroom



Figure 6 Ventilation unit in bedroom below window

Proposal / Replacement

Remove ventilation units and install a Vent-Axia, or similar Multi Vent Heat Recovery (MVHR) unit to enable fresh air throughout the entire property, while benefitting from the heat recovery aspect, and more robust filtration. A NOX filter will also be installed to remove road pollutants. Both items proposed location is within loft space, with 2 external roof vents installed for Supply and Exhaust air. With the removal of ventilation units, the existing grilles can also be removed to aesthetically improve the exterior of the property, and internally all rooms without the 400x800mm box installed. This also removes the need to replace windows. Existing grill holes will be filled with reclaimed bricks to match and blended in to match existing properties cement work.

Summary of Benefits

- Improve exterior of property removing unsightly mixed colour grilles
- Improve air quality within dwelling vis NOX filter.
- Improve ventilation through property to limit damp.
- Reduce heat loss through ventilating property for air quality.
- Summer cooling

Existing Elevation



Figure 7 Existing Northern Elevation

Proposed Elevation with no grilles



Figure 8 Photoshopped removal of Grilles

Open Plan Dining/Living Room & Floor Replacement

The proposal comprises of removing the internal block & brick wall between the living room and dining room, replacing with a structural beam, and removing chimney on western wall, which has already been removed from above the first-floor ceiling. In the same process as removing walls, replacing existing 4x1 3/8" timbers with 8x2" timbers, which will enable the first floor to be raised to same level as stairs, and remove bounce from floor. Remaining internal first floor walls to be rebuilt in similar positions with box room gaining space the 2nd bedroom to make it more practical. Existing staircase shall remain and be used as set point.

Wall Makeup Reference Photos



Figure 9 External wall – modern render with DPC sheet/material behind. Holes result of Ventilation units.



Figure 10 Wall between Living room and Dining room makeup near external wall.



Figure 11 Wall makeup nearer boundary wall between living room and dining room.



Figure 12 Wall makeup between upstairs bedrooms - plasterboard with timber studwork.



Figure 13 Wall between living room & dining room



Figure 14 External Wall makeup – closeup showing render, damp proofing and brickwork.

Floors Reference Photos



Figure 15 Existing First floor joists 1



Figure 16 Existing First floor joists 2

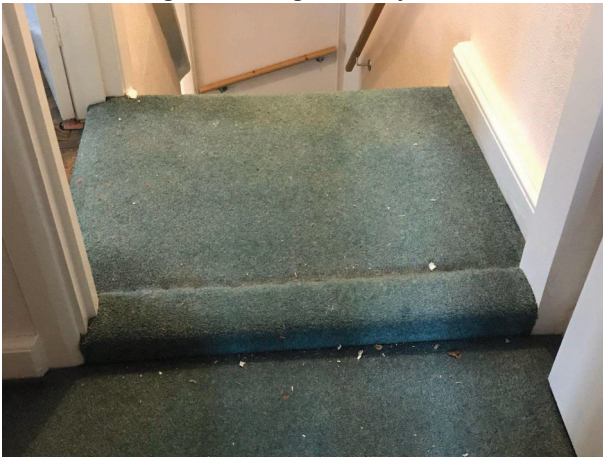


Figure 17 Staircase lip from first floor corridor



Figure 18 Staircase lip from master bedroom

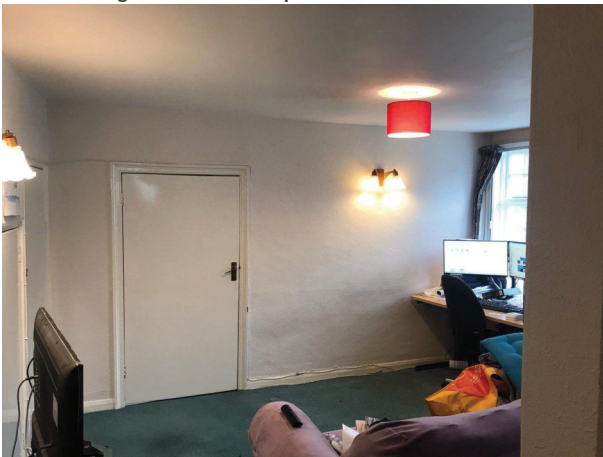


Figure 19 Existing wall proposing to remove

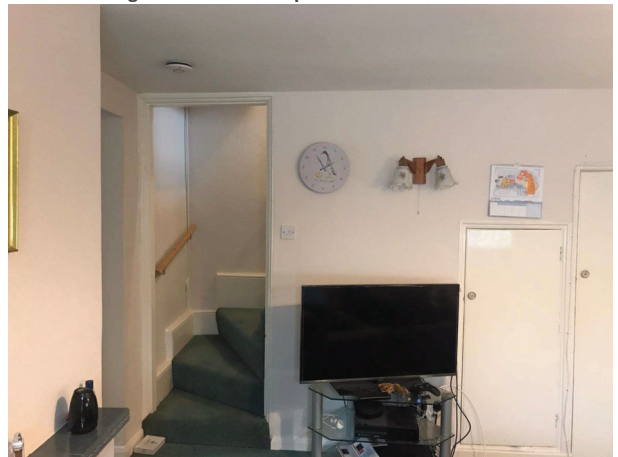


Figure 20 Existing staircase stud wall - to be replaced with bannisters

Timberwork

Signs of woodworm in out building and house. All structural and exposed timber to be treated with preservative against rot and infestation in accordance with British Standard Code of Practice 98. Timbers to be replaced where significant signs of infestation or rot has occurred.

Windows/Doors

No works to be carried out on windows. Internal doors to be undercut to allow air movement for ventilation unit.

Log Burner / Fireplace

Proposal includes installing of a log burner within exiting fireplace using chimney on eastern elevation to provide alternative form of heating due to poor heat performance of property.

Log Burner Reference Photos



Figure 21 Fireplace



Figure 22 Chimney Flue



Figure 23 Chimney Brest from outside

General M&E Services

Cesspit / Sewage Treatment

Existing cesspit to be replaced with sewage treatment plant, with new PCV in ground pipework to replace existing clay drains which do not provide suitable fall and frequently block. New drainage to comply with Part H of the Building Regulations, BS7158 and BS801.

Boiler / Hot Water Cylinder

Existing boiler & cylinder to be removed, and replaced with new boiler & cylinder in outbuilding, with insulated pipework installed at low level into property. Pipework insulation to be suitable for external installation. Oil supply pipe to run at low level around property at low level. Flue to be installed to existing outbuilding slate roof in line with regulation and installation literature.

Boiler Reference



Figure 24 Boiler



Figure 25 Existing pipework

Heating

Radiators to be sized and selected in accordance with room size and use, existing ones re-fitted in mid-90's and of modern style.

Mechanical Pipework

All pipework to be replaced with copper or PVCu and lagged with insulation to limit heat loss and overheating of voids. Currently property is plumbed in copper.

Electrical

Full re-wire of property with energy efficient light fittings being fitted throughout. Works shall be carried out in accordance with the 18th Edition of the IEE wiring regulations. Works to also be carried out with other relevant British Standards and code of Practice etc.