



ARCHITECTURAL PARTNERSHIP LLP

40 CAMBRIDGE ROAD
HASTINGS EAST SUSSEX
TN34 1DT

T: 01424 200222

F: 01424 200333

E: admin@a-and-m.co.uk

**REPORT ON CONDITION OF
LISTED BUILDING & ADJACENT BARN AT ENTRANCE TO
CHURCH FARM HOLIDAY PARK**

**PAGHAM, NR CHICHESTER
WEST SUSSEX**

CLIENT: BOURNE LEISURE LTD
PROJECT REF: 2801/GL/MPJ
ISSUE: ONE/REV.A
DATE: 22 NOVEMBER 2007

REV. A 30.06.2008 to accord with Listed Building Submission.

1.00.00 INTRODUCTION

1.01.00 This report prepared following inspection of existing Listed Building and immediate surrounding areas of Thursday 18 October 2007

1.02.00 This report is not intended to be a full schedule of dilapidations but will identify the principal works required to return the existing buildings to a condition commensurate with the Listed Status.

1.03.00 This report should be read in conjunction with attached photographs.

1.04.00 To the right and adjoining the front (SW) elevation is the later central complex building for the holiday park. This large single storey building accommodates arcade, bars, clubroom, swimming pool, restaurants, shop and associated ancillary/storage/service accommodation.

1.05.00 The complex at its abutment with the listed building comprises dark stained timber weather boarding over a red brick plinth/foundation wall. Stained plywood box eaves project 600mm with a plain tiled steep/mansard style pitch roof as a false front to the flat complex roof behind.

1.06.00 No internal inspection was undertaken at this time.

1.07.00 This report should be read in conjunction with attached site location plan and record photographs.

2.00.00 EXISTING BUILDING

2.01.00 The principal existing building comprises a three storey Georgian house (Circa C17-C18) with projecting accommodation arranged along the site boundary to the rear.

2.02.00 The principal walling materials is red multi brickwork under clay plain tiled roofing.

2.03.00 The front (SW) elevation is enhanced by quoins constructed using 2½" high brick, horizontal lacing courses, segmental arches over ground floor windows etc. and with brickwork infill using 2" high bricks.

2.00.00	EXISTING BUILDING
2.04.00	Attached outbuildings to the side (NW) elevation and site boundary are generally in flint with brickwork quoins, plinth and decorative eaves coursing.
2.05.00	Roof finishes are predominantly clay plain tiles with some minor repairs using sand faced concrete alternatives.
2.06.00	The principal entrance door is a modern hardwood louver door set in an earlier hardwood frame. Frame and door have arched heads to match the original brickwork arch over.
2.07.00	Windows to principal elevations are timber vertical sliding sash type with glazing bars.
2.08.00	Windows to the side (NW) and rear (NE) elevations comprise vertical sliding sash types and later side/top hung casement types.
2.09.00	All joinery apart from the natural finished hardwood entrance door and frame are painted white.
2.10.00	First floor windows on the front (SW) elevation have projecting rendered cills and simple rendered surrounds, all decorated white.
2.11.00	Ground floor windows to the front (SW) elevation are modern replacements and do not match the "original" pattern and section of those on the first floor.
2.12.00	Ground floor windows to the right of the principal entrance door have lost projecting window cills and now have thin cement/sand weathering over brickwork walling.
2.13.00	Windows at ground floor level that have retained projecting cills show evidence of a window surround the detail and extent of which cannot be determined from site inspection.
2.14.00	There is a concrete slab paved area outside the principal entrance door and between this and the park complex building. This paving incorporates a ramped entrance leading to the principal entrance door.

2.00.00	EXISTING BUILDING
2.15.00	The side (NW) elevation is set behind a low flint boundary wall and is partly concealed by conifer and climbing planting.
2.16.00	Rear elevations face the park service yard. These areas are not accessible to the public and are additionally screened from view by solid timber gates and original but detached barns/outbuildings built along the NW and NE site boundaries to Church Lane and Sea Lane respectively.
2.17.00	Attached to the original building are a number of later additions. These are principally lightweight with felt flat roofs to conceal/weatherproof services (boilers, freezers etc.) or access routes.
2.18.00	All elevations have been disturbed by the later and random addition or installation of electrical, gas, water, drainage, security, lighting services.
2.19.00	Eaves gutters, rainwater downpipes etc. are provided across the entrance (SW) elevation and to later flat roof additions at the rear. Rainwater downpipes typically discharge to ground.
3.00.00	REMEDIAL WORKS
3.01.00	Remedial works scheduled are not intended to fully restore the original building, elevations and approaches but are a measured response to the required improvement to the appearance and condition of these buildings.
4.00.00	S W ELEVATION
4.01.00	ENTRANCE APPROACH
4.01.01	Precast concrete paving is unsympathetic to the existing and original building but allows the construction of a simple access ramp with level threshold at the entrance opening. Paving abuts the building and because a rainwater downpipe discharges on to this area will allow ponding against original brickwork. (See Photograph P01)
4.01.02	It is not proposed to revise existing external paving at this time. External works to be incorporated in separate application for revised complex/access. Details to be confirmed.

- | | |
|----------------|---|
| 4.00.00 | S W ELEVATION |
| 4.01.03 | Ramp to entrance door retained – allow for maximum 25mm threshold step/waterbar in original entrance opening. |
| 4.02.00 | ENTRANCE DOOR/GD01 |
| 4.02.01 | Hardwood louvre door with safety signage is inappropriate for this original opening and is to be removed. |
| 4.02.02 | Remove existing louvre door and provide new hardwood door of simple design with full glazed light. Glazed light to incorporate demarcation signage or logo as appropriate to accord with DDA requirements. Door to open outwards and to be provided with push pad escape hardware to accord with the Fire Officer's requirements.
All signage to be relocated to internal entrance hall. |
| 4.03.00 | SERVICES |
| 4.03.01 | There are numerous services fixed to this elevation. These are inappropriate. (See Photograph PO2) |
| 4.03.02 | Identify all live gas, water and electric, alarm, lighting, telephone and CCTV services and remove those which are redundant. |
| 4.03.03 | Relocate CCTV, alarm and floodlighting to be fixed on adjoining existing building. Positions to be agreed. |
| 4.03.04 | Existing gas and electric services to be removed from elevation and run in service duct or trench. Service risers on the listed building elevation will not be permitted. |
| 4.03.05 | Brickwork damaged by service penetrations or fixings is to be cut out and made good with bricks to match existing as far as possible. |
| 4.04.00 | GROUND FLOOR WINDOWS |
| 4.04.01 | Existing vertical sliding sash windows are a modern standard pattern and do not match windows at first floor level. |
| 4.04.02 | Replace existing ground floor windows with purpose made to match pattern of first floor (Unless otherwise agreed with Local Authority Conservation Officer).
Rendered and projecting cills to be made good and/or reinstated. |

- | | |
|----------|---|
| 4.00.00 | S W ELEVATION |
| 4.05.00 | RENDERED PLINTH & DOOR SURROUND |
| 4.05.01 | There is a rendered plinth applied to original brickwork to the left of the principal entrance door. This does not extend down to current ground/paving levels. |
| 4.05.02 | There is a stained plywood boxing at the right hand end of the entrance elevation and at the abutment with the later Central Complex buildings.
<u>Note:</u> The plywood boxing was not removed on site so it was not possible to determine what this concealed. |
| 4.05.03 | Remove plywood boxing and reinstate rendered plinth to simple detail (solid smooth with chamfered top). New render to include matching surround to entrance door. Consideration to be given to painting plinth and door surround white to match first floor window surrounds.
<u>Note:</u> Specialist installation of damp proof course to be considered prior to completion of rendered plinth. Separate specialist report awaited. |
| 04.06.00 | GENERALLY |
| 04.06.01 | Misc. leadwork, timber bearers etc. associated with original building extensions are to be removed and brickwork pointing to be made good. |
| 04.06.02 | A single rainwater downpipe extends from gutter level to discharge onto paving to the left of the principal entrance door. New rainwater goods to be provided. |
| 04.06.03 | Consideration should be given to the sympathetic repair and repointing to small areas of brickwork walling. Works to include cutting out original bricks where required and replacing with reclaimed to match (if suitable can be found) all subject to discussion and agreement with Local Authority Conversation Officer. |

05.00.00	N W ELEVATION
05.01.00	While substantially concealed by conifer and climbing planting, brickwork and flint walling is generally in sound condition.
05.01.01	Removal of low level planting and cutting back of climbing planting, conifers as agreed on site to allow more detailed assessment of walling condition. Consider installation of chemical damp proof course by specialist if considered necessary. (See Photograph PO3)
05.02.01	SERVICES
05.02.02	As with the entrance elevation there are numerous services fixed to external walls. These are inappropriate.
05.02.03	As previously advised (item 04.03.00) identify all live services and remove redundant. Works to include relocation of mains services as previously noted.
05.02.04	It seems likely that some sanitary ware has been introduced in first floor accommodation. Waste pipework in upvc for same has been punched through walling. Investigate for and remove redundant pipework.
05.02.05	All damaged brickwork associated with installation of existing or removal of services to be made good. (See Photograph PO6)
05.03.01	JOINERY
05.03.02	Windows generally are timber painted white. Where inspection was possible from ground level only local repair and redecoration required.
05.03.03	Two ground floor casement windows in the left hand two storey window are currently overpainted. In the short term these are to be decorated as dummy windows (glazing areas painted black).
05.03.04	Immediate adjacent to the service gate is a four light casement window. This window is currently overlaid with stained plywood. Boarding to be removed and window reinstated with obscured glass. Retained fire control point to be incorporated in dummy window (plywood panel decorated gloss black).

- | | |
|----------|---|
| 05.03.01 | ROOFS |
| 05.04.02 | By inspection roof plain tiled roof slopes, lead flashings and soakers are in sound condition. |
| 05.04.03 | The roof over the single storey block is shaded by adjacent taller accommodation. Heavy moss growth consistent with this is to be cleaned from both slopes of this roof. (See Photograph PO4) |
| 05.05.01 | RAINWATER GOODS |
| 05.05.02 | Photographs dated February 1995 and provided by the Council show NE elevations. Significantly these photographs show rainwater gutters and downpipes across this elevation. There is no evidence on site of how rainwater downpipes discharged to drainage. |
| 05.05.03 | Investigate for stormwater drainage, agree any additional works prior to reinstatement of rainwater gutter and downpipes. |
| 05.05.04 | New rainwater goods to be nominal half round gutters on rafter bracket to suit together with 68mm diameter rainwater downpipes all in cast iron, painted black. |
| 05.05.05 | Roofs are to be inspected and repaired as required in small areas.
In particular there is damage to the single storey roof hips at eaves level. Exposed roof structure is to be inspected, repaired as necessary and roof finishes made good. |
| 06.00.00 | YARD ACCESS |
| 06.00.01 | There is an existing double gate across the access from Church Lane to the service yard at the rear of this property. The gate is vertically boarded over a metal frame. The gates are power operated. Gate posts are galvanised steel and should be painted gloss black. |
| 06.00.02 | Adjacent to the above power operated gates is a single pedestrian gate constructed in stained softwood.
This should be replaced in a close boarded style to match the adjoining. |
| 06.00.03 | Signage on gates to be rationalized or removed where practical. |

07.00.00 REAR ELEVATION

- 07.00.01 Much of the rear elevation is concealed at ground floor level by single storey, flat roofed extensions.
These extensions provide access to the main accommodation, free standing freezers and plant or machinery associated with the adjoining Central Complex. (See Photograph PO8)
- 07.00.02 Existing electrical and water services are to be investigated and those redundant are to be removed.
- 07.00.03 Flint walling where penetrated by services or otherwise damaged is to be made good.

08.00.00 ROOFS OVER REAR ELEVATIONS

- 08.00.01 There is a fire escape route from first floor accommodation over flat roofs between and around plain tile pitched roofs. Flat roofs are generally built up felt and from visual inspection appear to be in sound condition.
(Furniture laid out on these roofs risk damaging felt weathering/See Photograph PO7).
- 08.00.02 If flat roof areas are to be used for more than escape purposes, provide and lay promenade tiles, bedded in bitumen all in accordance with manufacturer's instructions. (See Photograph PO9)
- 08.00.03 Pitched roofs to upper stories while appearing sound have significant numbers of slipped, damaged or missing tiles where required repairs are to be made using clay plain tiles to match existing.
- 08.00.04 Box valley and concealed gutters are to be cleared of rubbish and debris.

09.00.00 WORKSHOPS AND BARNs

09.00.01 There are single storey workshops and barns extending along the Sea Lane site boundary. These buildings have not been inspected in detail and the following general comments are designed to "tidy" the existing Sea Lane elevations.

09.00.02 Remove existing corrugated steel sheet cladding from side elevations and replace with black stained horizontal weatherboarding over timber framing.

09.00.03 Remove rotten and sealed timber doors and replace with stained vertical boarded timber infill panels.

09.00.04 Existing brick and stone walling shows significant moss/algae growth. Clean walling at low level to remove moss and algae.

10.00.00 SERVICE YARD ELEVATIONS

10.00.01 At the western end of the barns is a single storey workshop. The roof of this workshop is in corrugated sheet steel and should be replaced with black fibre cement or similar corrugated sheeting. (See Photographs P11 & P12)

10.00.02 The existing yard elevation adjacent to the access gate is part weatherboarded. Weatherboarding should be removed and replaced with new to match size and section over breather membrane. (See Photograph P10)
Boarding to be stained black.



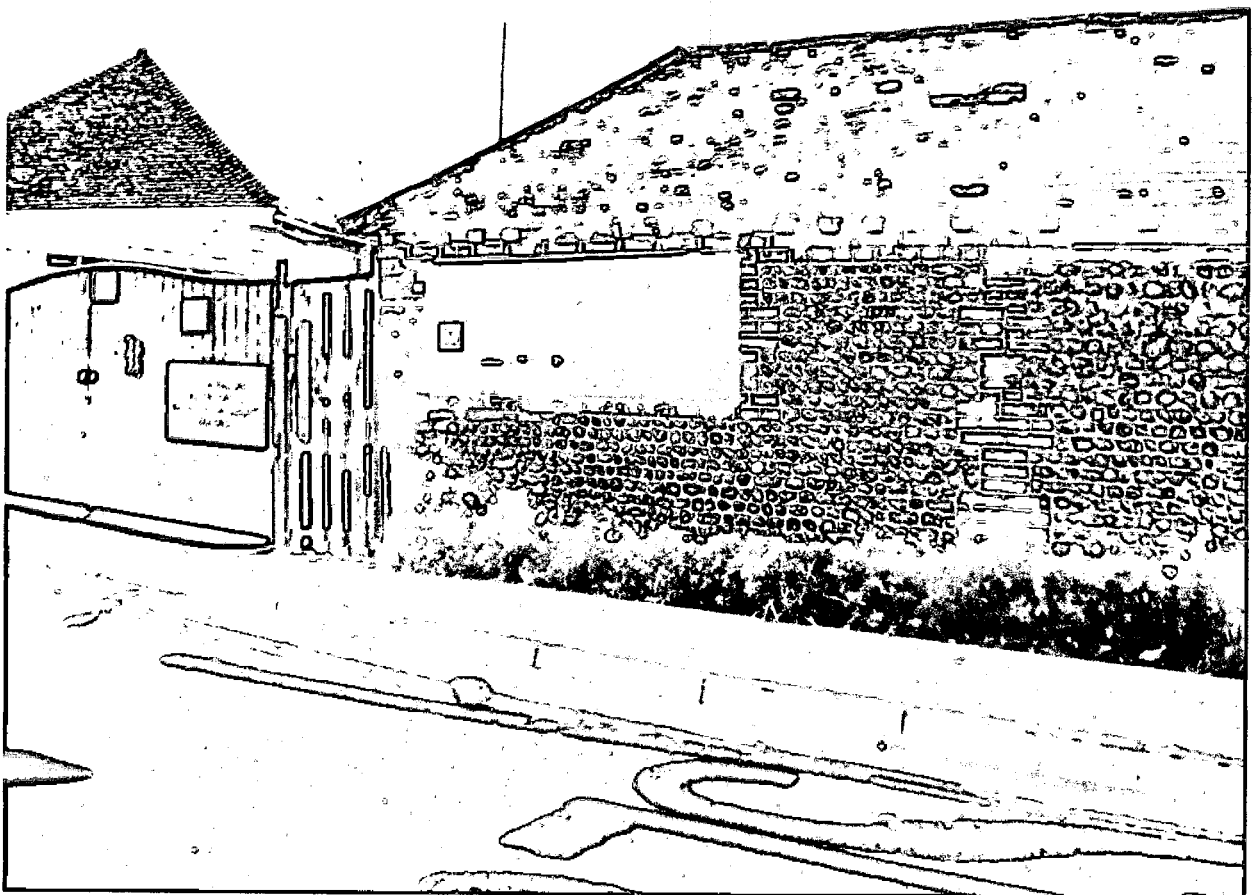
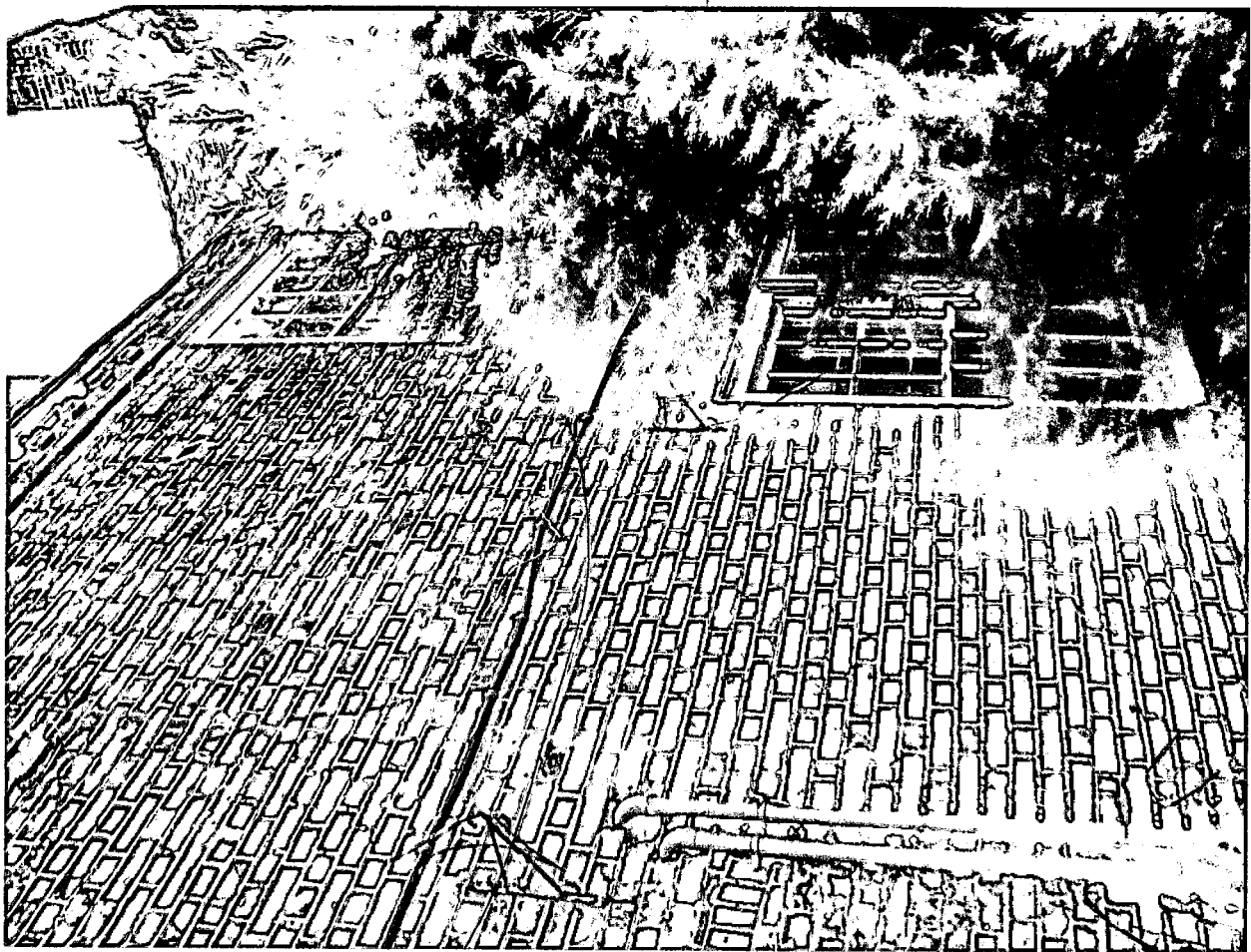
SW ELEVATION

P01 AND P02



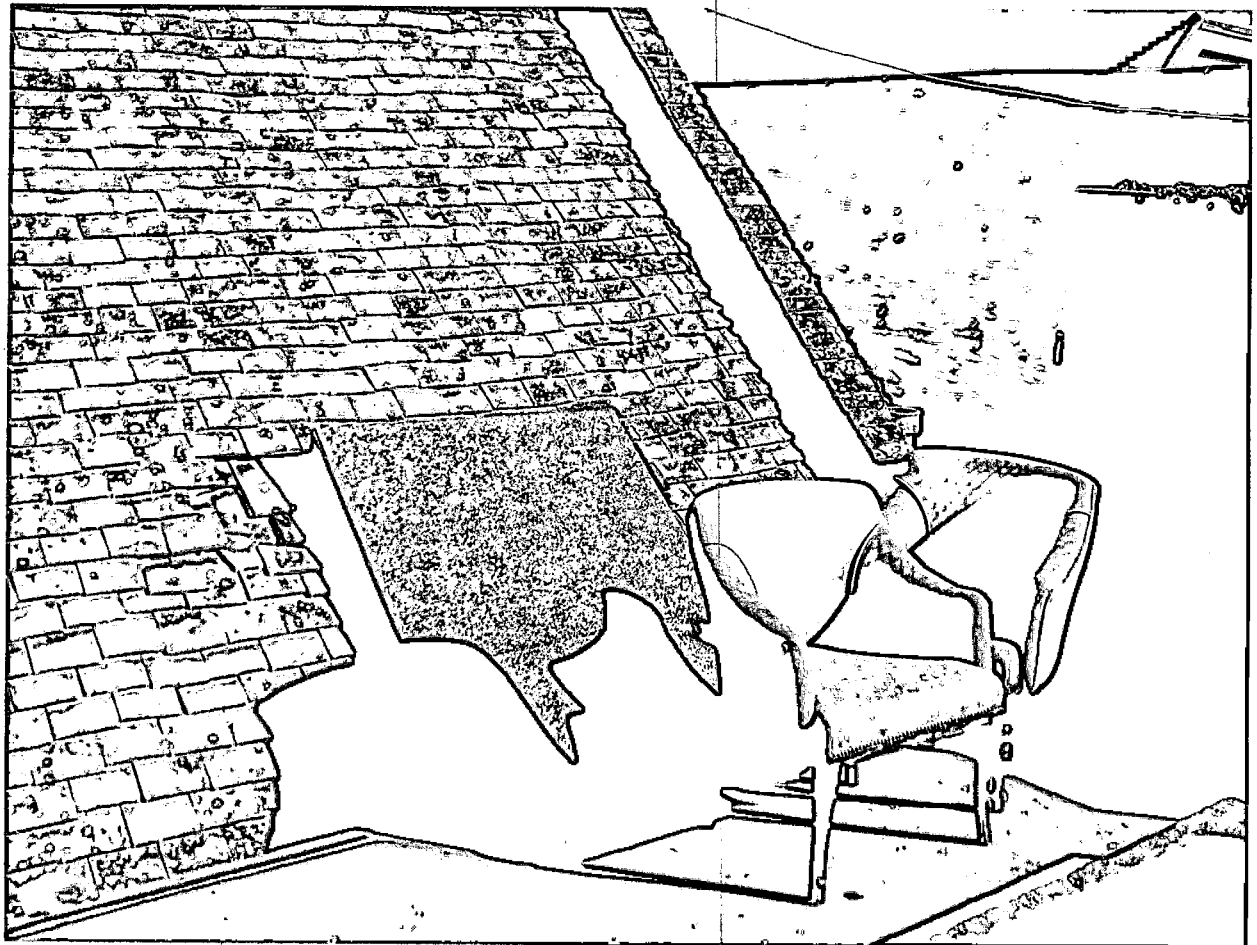
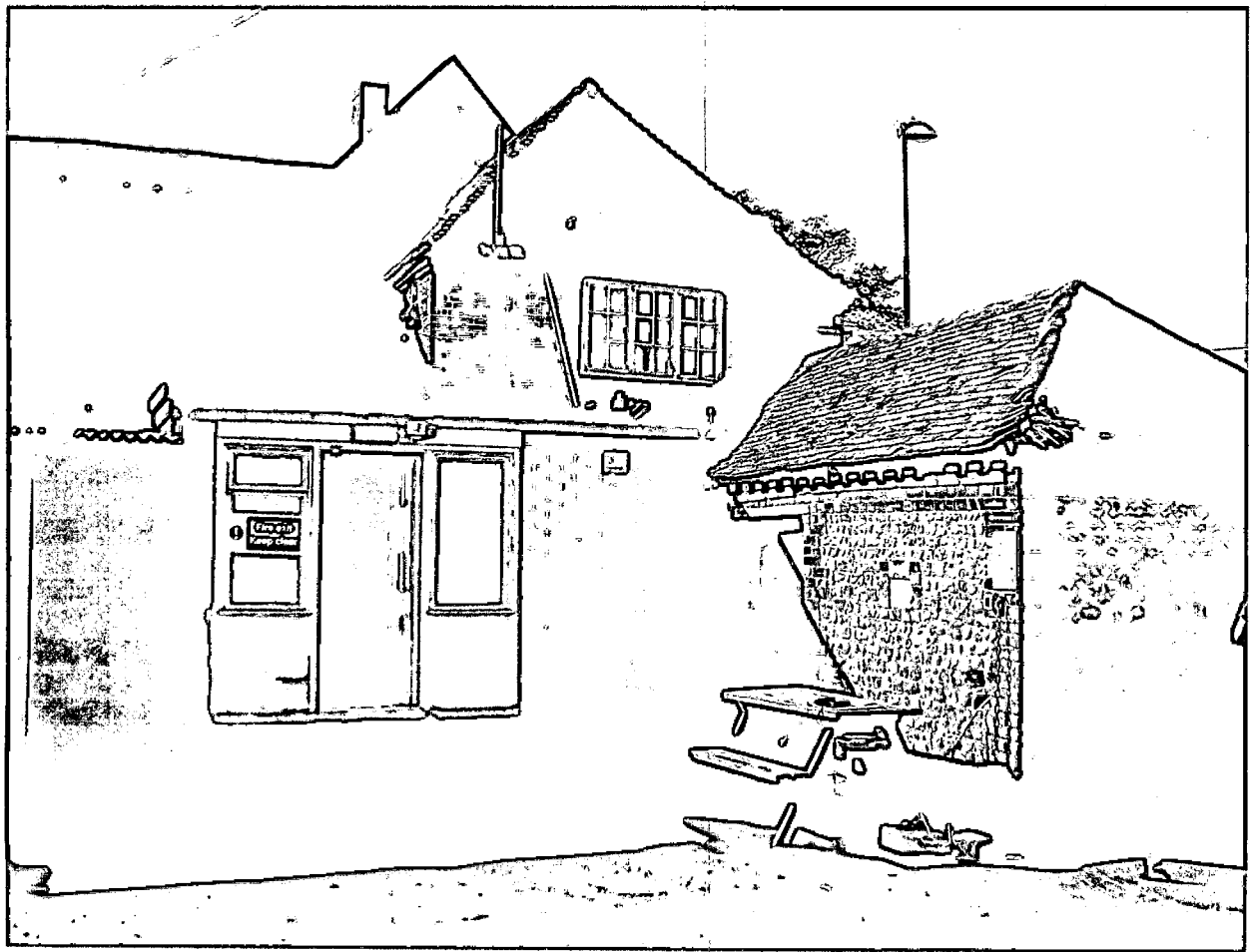
NE ELEVATION

P03 AND P04



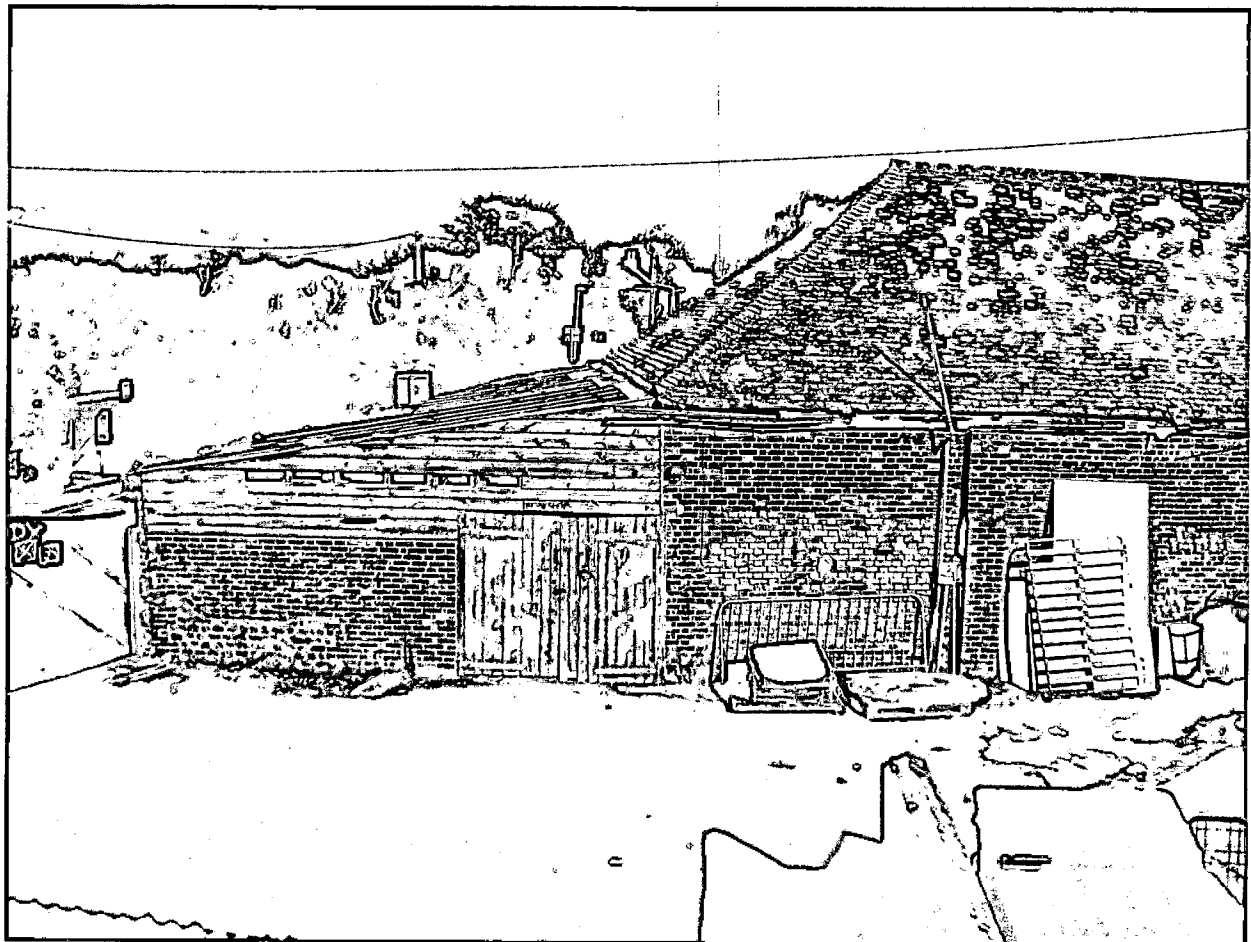
NE ELEVATION DETAILS

P05 AND P06



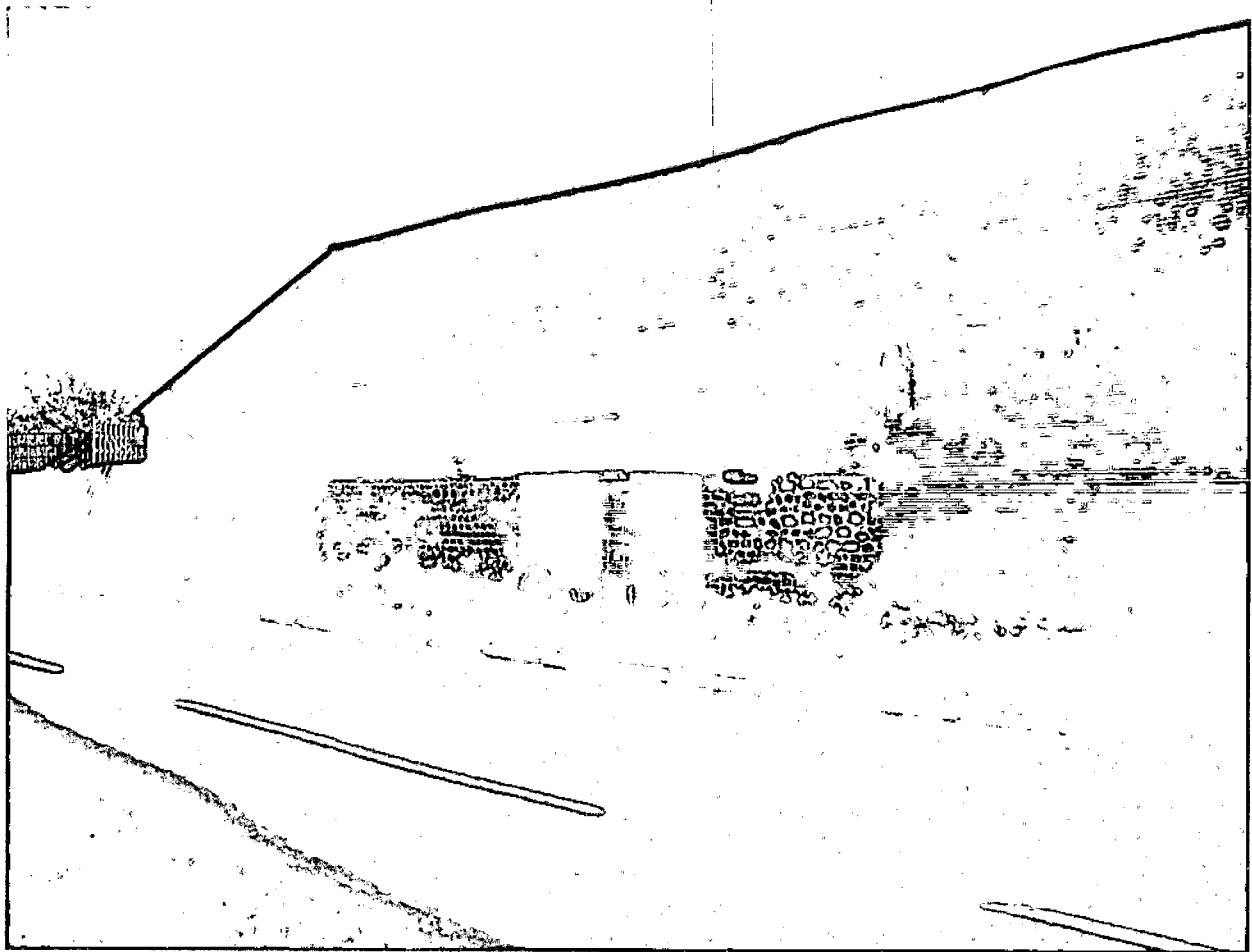
REAR ELEVATION AND FLAT ROOF

P07 AND P08



FLAT ROOF AND BARN/YARD ELEVATION

P09 AND P10



SEA LANE BARN ELEVATION

P11 AND P12