PHILIP GOACHER ASSOCIATES

Job No. 24243

HERITAGE STATEMENT - LISTED BUILDING CONSENT APPLICATION

STRENGTHENING OF THE EXISTING ROOF AND REPAIR OF LEANING BRICKWORK OLD LOCK HOUSE, LOCK LANE, PARTRIDGE GREEN

Nature of the Asset

The property is a two-storey dwelling. The property is understood to be a Grade II* Listed Building.



Photo 1 showing cracked external brickwork.



Photo 2 showing moved wall plate.

The Works

Works comprise the strengthening of the existing roof and rebuilding of the leaning brickwork.

The existing leaning external wall is to be rebuilt on like for like basis utilising the existing bricks if possible. The wall is to be rebuilt vertically to allow reinstatement of the existing wall plate. The rebuilt brickwork is to be tied to the remaining part of the external wall using stainless steel ties in order to maintain stability of the rebuilt brickwork.

Method statement for brickwork repairs:

1. *The contractor must note that the required brickwork repairs must be sympathetically undertaken and be in keeping with the existing listed building*
2. *The bricks themselves can often be carefully removed and then reversed to hide the decay. Only bricks that are severely damaged (i.e. cracked, spalled or chipped) should be cut out and replaced. Replacement bricks should match the existing ones as closely as possible in size, colour, texture and durability. They should be laid in the same way, i.e. with the same bond. It is better to leave replacement bricks to blend in naturally over time than to try and tone them down.*
3. *Before existing bricks are reversed, the contractor must remove all existing dried mortar.*
4. *The contractor should allow for replacing any badly eroded bricks with reclaimed or second-hand bricks to match existing.*

5. *Allow for using a lime mortar to match existing colour, texture, and profile to match existing where existing brickwork has been specified for repair or repointing.*
6. *Where it is necessary to remove dense, strong mortar, it shall be cut out using a plugging or a claw chisel.*
7. *After removal of existing mortar, joints shall be thoroughly cleaned and wetted.*
8. *All incomplete brickwork to be covered in polythene sheet and hessian at the end of each day to protect from the elements and to seek to avoid efflorescence.*
9. *Following brickwork repairs, the brickwork is to be cleaned in accordance with the above. The method(s) of cleaning will be carefully chosen in consultation with a specialist. A sample panel of brickwork will be tested first.*

Impact on the Asset

The proposed roof strengthening work is intended as a temporary measure to stabilise the current roof spread. Further remedial works will be undertaken when the existing roof finishes are to be replaced with potential reinstating of the existing main oak rafters to their original positions. Hence it will not affect the nature of the building.

The leaning brickwork is to be rebuilt on like for like basis hence it will not affect the front elevation as well.

Historic England Entry – 16 Heene Terrace, Worthing

SUMMARY

HERITAGE CATEGORY: LISTED BUILDING
*GRADE: II**
LIST ENTRY NUMBER: 1353982

DETAILS

1. 5404 TQ 11 NE 8/192 15.3.55

ASHURST LOCK Old Lock Farmhouse

II*

2. Dated 1702. Two storeys. Seven windows. Red brick and grey headers alternately. Cemented stringcourse and long and short quoins. Eaves cornice. Hipped tiled roof. Casement windows. Porch of sentry-box type with pediment above. Over it is a square panel in moulded surround with a bull's-eye window set in it containing diamond-shaped leaded lights. The next window to the south on both floors is narrower than the remainder. Ground floor windows have red brick relieving arches and cemented keystones.

Listing NGR: TQ1776418450