RICS

MacConvilles

HERITAGE STATEMENT

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75 The Drive, Hove BN3 3PG

HERITAGE STATEMENT

No. 75 The Drive is grade II listed and in The Drive Conservation Area. It was built 1888-90 by architect H.B.Measures and the builder William Willett.

The villa, now subdivided into flats, is constructed in red brick with terracotta dressings. The building has a steeply pitched clay tile roof, applied timber framing to barge boarded right gable and tile hanging.

It is part of a cohesive group of 6 properties on the west side of The Drive by the same architect and builder, each with subtle variations in detailing. Features that are particular to this building amongst the group are the semi-circular oriel with bonnet hip roof, above the flat-roofed terracotta porch with molded cornice and decorative panels to dado.

The brick and terracotta gate piers with hexagonal ogee caps and low wall which form consistent boundaries for this group of buildings which have unfortunately already been altered at this property, with the piers truncated at the level of the low wall, and the southernmost lost completely.

To preserve the overall maintenance and condition of the property, the structure is to undergo external various external repairs to the external elevations and various roofs. Majority of the repairs are to be carried out on a like-for-like basis.

Access to the main roof areas has been limited, but using local knowledge and photographic evidence from extended pole cameras, it has been assumed that the mid-crown roof has an asphalt covering and majority of dormer roofs have original copper coverings. Historically, The copper coverings appear to have been covered with a heat reflective paint in order to preserve the material.

There are no proposed changes to the scale of the existing property. The main purpose behind the project is for increase in insulation levels to the existing pitched and flat roofs in order to meet current Building Regulation requirements for roofs to achieve minimum 0.18Wm2K U-Value, with aim to achieve a '**C' EPC** rating by year 2023. At the same time, the client is requiring like-for-like replacements of various external fabrics to maintain the property.

The prosed development/ refurbishment is for the following works.

Item 1) Flat Roof Works

Main proposal for the refurbishment is to allow for increase insulation levels to flat roofs to achieve 0.18Wm2K U-Value.

With the information available at this time, it is presumed that flat roofs consist of the following build up.

To Matic Asphalt Roofs.

- Top Layer. Presumed 25mm Thick Mastic Asphalt Layer.
- Second Layer. Presumed 18mm Thick Timber/OSB or Plywood Substrate.
- Third Layer. Presumed 125mm Deep/Thick Timber Joists @ 400mm centers.
- Ceiling Layer. Presumed 25mm Thick Lathe & Plaster Finish.

To Copper Sheet Roofs.

- Top Layer. Presumed 0.5mm – 1mm Thick Copper Sheet Layer
- Second Layer. Presumed 18mm Thick Timber/OSB or Plywood Substrate.
- Third Layer. Presumed 125mm Deep/Thick Timber Joists @ 400mm centers.
- Ceiling Layer. Presumed 25mm Thick Lathe & Plaster Finish.

These works will be carried out externally to achieve a 'Warm Roof' build up. In accordance with U-Value calculations from '*Kingspan*' – To achieve 0.18Km2W, new insulation and inclusion of ventilated space to the timber joists, roof levels will increase approximately **145mm in height.**

External refurbishment is required due to restrictions to internal access.

This build up is based on presumptions at this current time following investigations to rear flat dormer. Other roof build ups cannot be fully confirmed until access is achieved to fully assess existing flat roof thicknesses/ build up.

Roof surfaces/ top layers will be replaced on a like-for-like basis using Copper Sheet or Mastic Asphalt covers as required.

Item 2) Pitched Roof Coverings

Existing clay tiles and close boarded timber will be removed and set aside for re-use, as possible. Breakages are expected, due to the age of the roofs but new replacement materials will be on a like-for-like basis.

The temporary removal of materials will allow for external installation of new insulation material between timber roof rafters in order to increase insulation levels to the roof and improve property U-Value ratings and subsequent EPC ratings.

Item 3) External Repairs

The following items are to undergo external repair but replaced/ repair on a like-for-like basis.

- External redecorations to match existing
- Renewal of lead flashing/ weathering details to roofs
- Renewal of lime-based pointing
- Renewal of mastic asphalt surfaces to balconies
- Repairs to terracotta detailing
- Repairs to timber sash windows
- Replacement of defective rainwater goods

The works will be carried out by experienced professionals to ensure that they are in keeping with the existing design of the property and ensure that such works to not have an adverse effect on other surrounding areas.

Andrew Kennedy MRICS

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At the core of surveying

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