



Construction/Rebuilding Methodology

Project: Proposed extension(s) and part
rebuild/rennovations and garage building
Address: 23/24 Park Cottages, Church Road Tattingstone
Client: Mr & Mrs W. Henley
Job Number: 488
Document Ref: 488-CM01

Background

23/24 Park Cottages, Church Road, Tattingstone are historic cottages and are grade II listed. The cottages are within single ownership with no. 24 in a significant state of disrepair. A structural engineers building condition survey has been commissioned by the applicants which has confirmed that repair to the existing structure (no. 24) is not feasible and that a proportion of rebuilding is required to bring the building back into functional use. The cottages are also adjoined by a further cottage to the East which is under separate ownership. The properties are built from soft red facing brick and are 1.5 storey high with no. 24 being smaller than the central cottage each with red clay plain tiled roofs. Access into each cottage is currently independent with no physical connection between the two properties. The properties have been extended to the rear with very dilapidated lean-to structures present to the rear of 24 and a 2 storey (1.5) extension to the rear of no. 23. A previous application was submitted and subsequently refused on the basis that the scale and amount of development proposed would cause harm on the listed building.

Considerations

Consideration primarily focus on no. 24 as this cottage is extremely dilapidated. As noted above the property is 1.5 storey in height is in an extreme state of disrepair. The existing structure is braced by supporting scaffolding supporting the existing failing built form. Without this structural support in place it is likely that the building would have resulted in a catastrophic failure/collapse. As such any amount reconstruction required needs to be undertaken with extreme care. The existing roof finished (clay plain tiles) have been removed from the structure to reduce weight. The existing ridge height has dropped by circa 300-400mm from its original position resulting in the rafters pushing out the flank walls causing these to move to a point where they are now located beyond the centre of gravity (causing a collapse without appropriate support).

Rebuilding Methodology/Process

Dismantling – As noted above, the structure of no. 24 is no longer safe and therefore all dismantling works should be undertaken with distinct care with all health and safety procedures followed.

Roof Structure - The dismantling should be undertaken on a top-down basis with works being undertaken from above with the existing roof structure to be removed first. All timbers should be set aside and cataloged for re-use where possible. Where replacements are required, these should be to match the existing.

Dormer Window – Existing dormer window to no. 24 has fully failed, and this item is to be removed in full and rebuilt to match existing details.

Gable wall/Chimney – This robust structure appears to be in a reasonably good condition and visual inspection suggests that much of this gable structure can be retained. A physical inspection starting at the top of the chimney should be undertaken to determine extent of dismantling required, visual inspection suggests that dismantling down to the junction with the parapet gable is likely. All bricks to be cleaned and set aside for reuse and chimney to be rebuilt like for like. Chimney pots to be carefully cleaned and set aside for reuse. Existing gable parapet coping to be checked, cleaned, and re-bedded as necessary. All mortar to be raked and pointed with lime mortar. Temporary support to be installed as necessary to structural engineers' approval.

Walls – Existing masonry to be dismantled down with all bricks cleaned and set aside for reuse. Masonry taken down until such time that the walls are straight & true and mortar bedding is sound. Where required, Heritage officer to inspect condition and approve further works. Visual inspection suggests that masonry will need to be removed down to current ground floor window cill level.

First Floor – Existing floor structure to be fully cataloged and set aside for re-use. Floor deck to be carefully removed and retained for re-use.

Windows – Existing windows to be removed and new windows made on a like for like basis.

Fitted Furniture – Existing fitted cabinetry located on ground floor to either side of fireplace to be carefully removed and stored for re-use. New doors to be made to match detailing of existing.

Limitations

Whilst best efforts have been made to retain and determine the extents of the required reconstruction works this will be determined in practice. Where works beyond those noted within are required these are to be agreed before any further dismantling works are undertaken and only to be done so to the approval of the Heritage officer.