

DESIGN AND ACCESS & HERITAGE STATEMENT

7 King Street

Sandwich

Kent

CT13 9BT

Recovering of roof, removal of render and structural repairs to brickwork

CONTENTS

1. The Property
2. Roof Covering
3. Render and Structural Repairs
4. Methodology Statement

1. The Property



The subject property is a semi-detached listed building that is believed to be 17th century but with altered roof and front elevation to the street in the late 19th Century.

The building was first listed on 23rd April 1976 with the following details:-

'1. 5275 KING STREET (North East side) No 7 TR 3358 1/279 II

2. Built in small Dutch bricks and on the northern side contains the original windows with all glazing bars complete. The front has been rebuilt, rendered ground floor and pebble dashed 1st floor. 3 windows in 4 squares each. Plain door 2-panel and one bead flush panel, rectangular fanlight over. Painted barge boards and tiled roof. The

house is C17 but altered roof and front elevation to street of the late C19.

Listing NGR: TR3309158112'

The front elevation directly fronts King Street with side gates leading to a small courtyard garden. As noted in the listing details the construction of the property comprises a simple pitch roof having a Kent Peg tile covering and cast iron rainwater goods. The main walls are mostly Flemish brick and ragstone but the front has a smooth render to ground floor with a pebbledash at first floor level. As noted in the listing above this front elevation is not the original and is believed to have been altered in the late 19th Century.

2. Roof Covering



The roof covering is unfortunately now at the end of its useful life. The battens are completely rotten as seen within the roof structure and there is no underfelt. Continuous patch repairs have been carried out but due to the extent of rot to the battens complete recovering of the roof is necessary as during high winds, tiles are frequently dislodged and blown into the street below.



The proposal is to strip all the existing Kent Peg tiles and to salvage as many as possible. The roof will then be recovered with a modern underfelt, tanalised battens and then recovered with Kent Peg tiles.

Several repairs are required to the rafters and sole plate at the same time as the recovering where these are rotten.

3. Front Elevation

The front elevation as noted above has a smooth render to the ground floor with a pebbledashed render to the first floor level which is not original and is believed to have been altered in the late 19th Century. The pebbledashing at first floor level is possibly early 20th Century.

There are diagonal cracks in the render to the front elevation notably to the top left hand side over the bedroom window and to the mid-level as shown on the below photographs and accompanying drawings.



It is anticipated that the repairs to the cracking will be carried out using helical (twisted) stainless steel rods which can be concealed in the mortar joints and then be unseen. The extent of the cracking can be assessed once the render has been removed, in small areas to be agreed with the Conservation Officer of Dover District Council.

It is also proposed to completely remove the smooth render at ground floor and pebble dash render at first floor to expose the existing red stock brick work. The brickwork will then be cleaned using DOFF system and the brickwork repointed in a lime based mortar mix.

Methodology Statement

Removal of existing Render

The removal of render will be carried out following Historic England's Guidelines which include the following statement:-

“The use of Power Tools, such as angle grinders to remove pointing is not recommended because these do not completely remove old mortar from the joints and can easily damage the face of the masonry. They create a lot of dust so it is very difficult to keep track of where the blade is. However, where there is hard cement rich mortar it may be necessary to use a thin diamond-disc cutter to very carefully make an initial breach along the centre of wide joints, so that the loose mortar can then be removed with a hammer and sharp chisel to avoid damage to the corners of the masonry. Alternatively, a masonry drill can be used to drill a line of holes along the centre of the joint which will make it easier to break up the mortar with a hammer and chisel.”

Initially only a small area of render will be removed (probably coinciding with the cracked render) in conjunction with the Conservation Officer to ascertain the condition, colour and suitability of the brickwork behind prior to any wide scale removal of render.

Therefore no power tools will be used to ensure minimal damage to the face of the bricks. The render will be carefully and slowly removed using the above method generally using a hammer and chisel with the assistance of a thin diamond-disc gutter when necessary to facilitate this removal.

Once the render has been removed the bricks will be assessed and then any damaged or decayed bricks will be cut out and carefully replaced with sound bricks to match existing in type, colour, bond and texture. This will be agreed with the Conservation Officer during the course of the works.

The brickwork will be cleaned using a low-pressure steam or superheated water, low-pressure water or ammonium carbonate poultice all in accordance with the manufacturer's instructions.

The joints to the brickwork will be raked out to a depth of at least 18-25mm depending upon the width of the joints, flushed out with clean water and the new mortar pressed well in. As noted above the use of Mechanical disc will not be used for these works. The joints will be finished to match the original or existing joints to the side elevation.

With regard to the mortar choice and again reference to the Historic England Guidelines, the appropriate section is as follows: *"A mortar mix that is compatible with the permeability of the particular stones or bricks in the wall and suitable for the degree of exposure should be chosen. The key principle is that the mortar should be slightly weaker and more permeable than the stone or brick".*

Therefore the repointing to the face brickwork of the front elevation all to be carried out using a NHL 3.5 lime in a mix being 1:3 lime/sand mortar and pointed to match existing.

Signed:



Date:

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