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HERITAGE STATEMENT

for

Remedial Repairs to Existing Pitched Roof Structure
Allow for retiling with Existing or Reclaimed/New Matching Clay Roof Tiles

Northgate Cottage

5A Northgate · Chichester · West Sussex · PO19 1BA

Doc No: 681-601

Rev: / - 08.03.2024

Status: LBC Application Issue



Introduction

This Heritage Statement has been provided in support of the Listed Building application for the proposed roof remedial works to 5A Northgate, Chichester, West Sussex, PO19 1BA.

This document explains heritage principles in support of the application. It identifies the development in detail and context with its setting within the surrounding landscape.

This Heritage Statement should be read in conjunction with the various drawings attached to this application, along with a copy of the Surveyors Report.

Our client recently purchased the above property, and a Structural Report commissioned at the time of the purchase identified many inherent building defects, two of which relate to the tile roof covering and lead flashings. Consequently, the structural report recommends that these elements are addressed as soon as possible to prevent further water egress and subsequent structural damage.

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Context

Northgate Cottage, currently a private dwelling, is an early 19th Century Grade II listed single storey end of terrace property, which appears to be of solid masonry construction, faced externally with natural flintwork and decorative brick detailing. Some areas to the side and rear of the property have subsequently been colour-washed. All is set below a simple hipped and pitched timber roof dressed in clay peg tiles. The painted external joinery and brick detailing is of historical importance and is referred to in the Listing entry. At the rear is a hardwood conservatory built in 1994.

The property occupies a prominent position on the southern edge of the Northgate roundabout within the City of Chichester, in the Chichester District of West Sussex. The property is set amongst several other buildings of historic merit, with its south facing rear garden adjoining the historic city walls.

Listed on the 8th October 1971 with ref. Listing 1193068, the property is described as; NORTHGATE 1. 972 No 5A (Northgate Cottage) SU 8605 SW 2/515 II GV 2. C19. 1 storey. 2 windows. Flints, once pointed. Brick eaves cornice. Tiled roof. Glazing bars missing.

Nos 4, 5, 5A and No 6 form a group.

Listing NGR: SU8607805222

There is limited planning history available for this property, albeit applications from 1948-1992 have been archived and are not readily available to view on the planning portal, however there is record from 1971 for the change of use from a dwelling to office use, and subsequently application in 1993 to revert the property back to a single dwelling. In 1994 planning permission was granted for the hardwood conservatory.

The site is within the Chichester Conservation Area and designated settlement policy area. Northgate comprises mainly historic buildings which were originally constructed as town houses or for uses associated with the church. More recently, surrounding uses are mixed although predominantly residential and ground floor commercial. The buildings generally abut pavement frontages defining the boundary between public and private space.

The site is also within The Environment Agency Flood Zone-1, and therefore considered not to be affected by sources of flooding.

The property is approached via a front door directly off Northgate, while there is a secondary gated entrance directly to the east, leading to a small courtyard area before arriving at the deceptively spacious south facing rear garden. There is no off-road parking serving the property. Access to the property will not be affected by the proposed works.

A recently commissioned structural survey indicates several inherent building defects, including Roof and flashing issues that require remedial attention.

RICS Survey Report

As indicated on the attached Structural Survey Report, the following comments are made: -

Roof Covering

The roof is pitched and covered with clay tiles on a timber frame. This property was built before it became standard practice to install lining felt beneath the coverings as a secondary line of defence against water penetration.

The roof covering has a number of slipped, missing, broken tiles and frost damaged ridge tiles which should be replaced. These defects will lead to deterioration of internal elements possibly including timber decay. The covering now needs a thorough overhaul to leave sound and weatherproof.

A valley is present. This is lined with shaped tiles, many of which have slipped. See comments above.

Clay roof tiles tend to deteriorate and fail as a result of delamination of the material due to moisture penetration and subsequent frost action over time. This often manifests itself on the underside of the tiles where the nibs securing the tiles also fail at which point the tile will slip down or fall from the roof, eventually necessitating complete renewal of the covering.

There is a general unevenness to the roof surfaces which is probably due to displacement of roof timbers over a number of years.

Cement mortar fillets close the junctions between roof surfaces and adjacent walls. As with the chimney mortar fillet, the cement is cracked and needs repair.

There is a felt flat roof covering over the rear section of the kitchen/dining room. The flat roof appears to be in satisfactory condition at present with no signs of water penetration to the underside. However, the flat roof is of some age with signs of patch repairs and so should be considered as being towards the end of its serviceable life and will need replacing in the near future.

Considering the above, it is recommended the remedial roof repairs are carried out immediately.

Chimney Stack & Flashings

The chimney stack is of masonry construction above the roofline with cement fillet at the stack/roof abutment to prevent damp penetration occurring internally.

Generally, the stack is in sound condition and should simply be monitored for any signs of deterioration and should be maintained and repaired as necessary.

Cement fillets shrink, crack and become porous in time allowing damp penetration, and this has happened with cracks at the base of the flashing. It would be best replaced with more flexible and durable lead flashings.

There is a second, "semi detached" chimney. Generally, the stack is in fair condition although there is some minor deterioration to the mortar joints some re-pointing, frost damaged bricks and closer inspection of the top of the stack at the same time is advised.

Considering the above, it is recommended these works should be carried out soon.

Proposal

No.5a and the subject of this application is suffering from numerous inherent building defects, including roof and flashing issues that require immediate attention.

Our scheme seeks to sympathetically renovate and refurbish the roof of this Grade II listed property as indicated on the enclosed drawing and documents, using traditional methods and materials to the approval of Chichester District Council.

Our proposal is to carefully strip the clay tiles from the existing roof and set aside for re-use where possible. The decayed roof battens will also be removed to expose the existing roof structure which will be inspected and sympathetically repaired where necessary.

The roof will then receive a suitable breathable roofing membrane and new treated softwood battens prior to being retiled with existing or reclaimed/new matching clay roof tiles. As part of the process new lead flashings and weathering's will be installed using traditional methods and workman ship.

All remedial works and new wall finishes shall be in accordance with the guidance and recommendations of the local authority.

Use

Currently, the property is a private dwelling, for residential use, with no change intended from this use.

Scale

No.5a Northgate is a single storey property. There is no change proposed to its current size or scale.

Layout

The existing single storey end of terrace dwelling house occupies a prominent position on the corner of Northgate. To the south is an enclosed mature garden backing onto North Walls.

Appearance

The appearance of the property has evolved little over time, albeit the south and eastern facades have received a colour-washed finish, while the areas of beach flintwork. The historic painted box-sash windows to the front façade will remain.

The external appearance of the property will not be altered by these proposals.

Landscaping

There is no current landscaping and the proposals do not seek any changes.

Access

The main access into the property is via the front door directly off Northgate, while there is a secondary gated access immediately to the east of the property, albeit again off Northgate, leading to an enclosed garden. There is no vehicular access.

Our proposals do not seek any changes to the existing site access.

Conclusion

We believe the refurbishment and remedial works to this Grade-II listed property are sensitively conceived and will greatly improve the functionality of the current building, while preserving the historic structure and fabric of the building.

In considering the above, we trust that this application will be supported.

Trevor Pullen
For and on behalf of Pullen Architecture
8th March 2024