

16/1031/FU

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Historic Building Appraisal

22 South Street,
Rochford,
Essex.
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1.00 Introduction

This Building Appraisal has been prepared in support of a Planning and Local Building Application to convert the three storey detached building from disused offices to twelve self-contained residential bed-sit units.

The submitted plans indicating the current internal layouts and proposed internal conversion works.

The external of the building being brick clad on all elevations, being retained as existing.

2.00 Description of the Designated Historic Assets

The property was listed on the 23rd July 1973, the building being Grade II.

3.00 Listing of Property

Rochford South Street.

The last use of the house was as offices and an Estate Agents Office. C18 with later alterations.

Red brick, red plain tiled roof with double range to right.

End red brick chimney stacks.

Stone coping to parapet and parapet verges.

Three storey, five window range of vertical sliding sashes with horns.

Moulded stucco surrounds and moulded cornices to ground floor.

Central doorway approached by four steps.

Pilasters with capitals and bases, frieze, moulded flat canopy on scroll brackets.

Panelled double doors, fanlights over.

PROPOSALS AND BUILDING FABRIC

4.00 Significance of the heritage assets.

- a) Externally the building is clad in red brick on all four elevations including the outbuildings.

The elevations will not be changed within the refurbishment and conversion works and therefore all elevations retained in their present style, with a mixture of splayed soldier courses over windows, together with retaining brick parapets, stone copings, moulded stucco surrounds and moulded cornices to the ground floor.

The ground floor windows to the front façade facing South Street are to be renewed with timber vertical sliding windows to replace the current aluminium windows.

b) Internal alterations

The building has previously been altered with various doorways blocked-up or new doorways formed, walls removed and all fireplaces either removed or the hearths bricked-up.

Each floor level has a central staircase with four principal rooms per floor being recorded.

It is proposed to keep the overall room size and shape per floor.

Each room will be divided with an open-plan kitchen area and an enclosed shower room.

Each shower room being formed by a lightweight timber stud partition.

Service pipes from the shower rooms being run within the floor voids at each floor level. Pipes running between floor joists to the rear of the property, no structural alterations are needed to the existing floor construction.

c) Internal finishes.

Previous conversion works have included all ceilings being lined and plastered.

Evidence on site from trial holes indicate that the ceilings were originally lathe and plaster, which has been overboarded.

It is proposed that all skirtings, when renewed, are to match the existing deep square edge skirtings with deep/wide moulded architraves to all new and existing doorways.

Picture rails will be re-instated.

Internal doors. All white doors to be replaced with 4/6 panel white doors (to match existing). Each door being of 30/20 half hour fire resisting door, leading on to the central staircase.

d) Central staircase

To be refurbished.

The solid over-clad panels to the ground floor to be carefully removed and the 40 x 40mm square timber spindles being reinstated.

All spindles and railings to upper floors to be inspected and reinstated/renewed as required.

e) These are single glazed timber vertical sliding windows with narrow glazing beads.

All existing windows are to be refurbished with new ironmongery, sash cords etc.

Windows to be adjusted as required to meet the Council's Building Control requirements with the windows opening to provide a means of escape.

Secondary double glazing is to be supplied and fitted, set within the window reveal and jambs.

As previously stated, the ground floor windows to the front façade facing South Street are to be carefully removed, jambs repaired, together with concrete cills and replaced with timber vertical sliding windows to match existing.

f) External brickwork, stucco surrounds and moulded cornices.

All to be prepared and made good as required.

Repointing of brickwork carried-out to areas of decay with lime based mortar to match existing.

All clay tiled roof areas being inspected, damaged tiles replaced together with all lead lined valley gutters and stepped/wall flashings.

5.00 Conclusion

The works with historic 'grain' of the buildings.

The main rooms and the central stairs are retained in their existing positions.

The interiors have previously been considerably altered and few original internal features retained.

The proposed works although converting the building to twelve self-contained bed-sit units with minor divisions, are sensitive to the building and have little detrimental impact upon its heritage value.

The external front and rear entrances (facing South Street and rear car park area), are being retained in their current locations and provide direct access to the central circulation staircase serving each floor level.

The current building requires repairs and re-decoration to both the external and internal fabric.

The purpose of this report is to offer the opportunity to enhance the appearance and atmosphere of this property within the centre of Rochford Town.

Appendix 1

Internal and external photographs.

Internal photographs being of windows and internal mouldings to be renewed.