

HERITAGE STATEMENT in connection with PROPOSED STRUCTURAL REMEDIAL WORK
at
CENTRAL BUILDINGS, WEST STREET, EMSWORTH, HAMPSHIRE. PO10 7DU

1.0 INTRODUCTION

The statement is written to comply with the National Planning Policy Framework which requires applicants to describe the significance of any heritage assets affected by alterations, including contribution made to their setting, stating that 'The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

This Heritage Statement concentrates on emergency structural works required to the parapet on the south-west elevation of the building.

2.0 EXISTING BUILDING

Central Buildings is located on the northern side of West Street, Emsworth, at the eastern end at its juncture with High Street.

The building is three storeys in height, comprising retail units at ground floor level, with 4 No. residential flats above occupying the first and second floors.

It is understood to have been constructed early twentieth century.

The building is of steel frame construction, with timber first and second floors and flat roof.

The upper storeys are clad externally with decorative rendered brickwork walls, which are of cavity construction and incorporate punched window openings. The ground floor generally comprises glazing where facing onto West Street and High Street, with cavity walls to the flank and rear walls.

Access to the residential flats is via an external staircase located to the rear of the property.

The building is a prominent building at the northern end of the High Street, where a tall decorative parapet is located at roof level, incorporating a built-in clock and typical of the 'Art Deco' style of architecture..

3.0 STRUCTURAL INVESTIGATIONS

It is understood that significant structural cracking and moisture ingress started to be recorded in the external walls of the building in the 1990's and early 2000's. At this time, major remedial works, including the insertion of cavity trays to the parapet and making good to cracked and damaged render/brickwork was undertaken.

Further structural movement and cracking occurred after this time throughout the building and in the summer of 2022, access scaffolds were erected so that detailed intrusive investigation work could be undertaken, in areas where the cracking was most severe, to try and ascertain the cause.

Sections of brickwork were removed both at the front and rear of the building and in all areas it was found that the structural steel frame, both columns and steel beams supporting floors and walls, are constructed within the outer skin of the cavity wall and as a result, have corroded significantly over time.

In areas in the rear access stairwell, flanges to structural steel columns have been significantly reduced in cross sectional area, in some cases to less than 50% of its original area, as have many of the cleated beam connections. In some areas, large holes are present in webs and flanges.

In the south-western front elevation, beams over window openings were exposed and these were again found to be heavily corroded, with many sections of the top and bottom flanges delaminated, with large holes through the webs.

These defects were common in all the areas inspected.

More concerning on the south-western front elevation, is that a large section of the parapet wall at roof level, supported on the heavily corroded beams, is leaning significantly out over the public footpath below.

In the worst areas, the parapet wall is estimated to be approximately 65-75mm out of plumb.

Typical photographs of the structural damage to the building are incorporated in Appendix A.

4.0 CONCLUSIONS

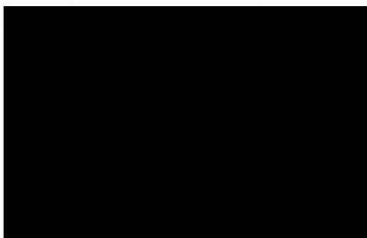
Based on the findings of the recent intrusive investigation undertaken, in our opinion the damage and corrosion recorded to the beams and columns of the building is excessive, to a stage where very soon, the structural integrity of the building will be comprised.

Many of heavily damaged beams along the front south-western elevation are already at a stage where they not adequately supporting walls above, relying on load-shedding through the structure to support them, which cannot be relied on in the long term.

Of particular concern is the leaning parapet wall over the front south-western elevation, which we consider is leaning excessively and it at a stage where it is unsafe and must be taken down as soon as possible. This is reason for this planning application.

Currently the parapet wall is being monitored on a regular basis, to check for signs of recent movement, however this is clearly not viable in the long term.

Once loads from the leaning parapet wall are removed off the damaged supporting beams, the roof made watertight and a safety guardrail installed at roof level, the building can be considered structural safe in the short term and the building owners can consider further the long term future of the building.



Stephen Penfold BSc(Hons) MPhil CEng MStructE

For and on behalf of **STEPHEN PENFOLD STRUCTURAL ENGINEER LIMITED**

APPENDIX A



Plate 1



Plate 2



Plate 3



Plate 4



Plate 5



Plate 6



Plate 7

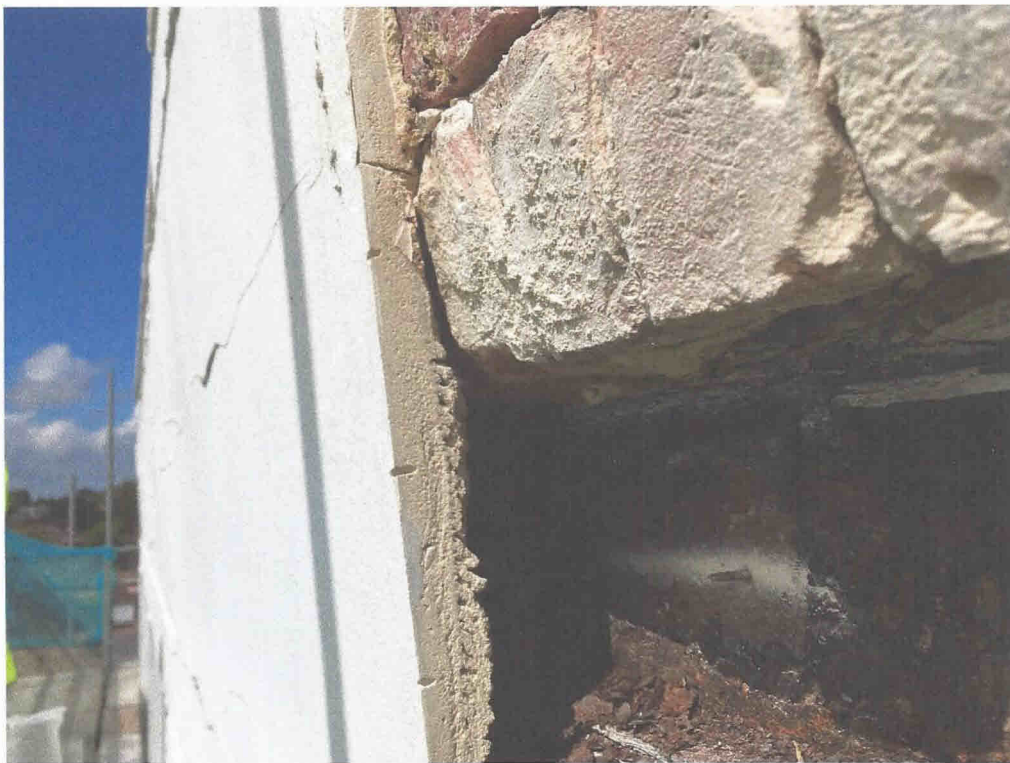


Plate 8