

# TOBIT CURTEIS ASSOCIATES LLP

Laura Matthias  
Shakespeare Southampton Legacy Trust  
Palace House, Beaulieu  
Brockenhurst, Hampshire  
SO42 7YL

16<sup>th</sup> February 2022

Dear Laura,

SOUTHAMPTON CHAPEL, TITCHFIELD ST PETER: ENVIRONMENTAL ASSESSMENT  
REF STTF01.1

Many thanks for the telephone call last week and for the information about the issues with the wonderful Southampton chapel at Titchfield St Peter. As we discussed, understanding and controlling the environmental conditions in the chapel and surrounding church building is a prerequisite for the effective long term conservation of the building fabric and the monument.

Environmental issues commonly identified in projects of this type broadly fall into two categories - liquid water issues and internal microclimate. The first is generally associated with the building envelope, rainwater disposal system and ground water. The second is associated with the internal environment involving issues such as building use, heating and ventilation.

There are a number of approaches which can be taken to an environmental survey, including intrusive investigations and long-term environmental monitoring, but these can be time consuming and costly. In this case I would recommend undertaking what we term a preliminary Building Environmental Performance Assessment (BEPA) which involves the following steps:

- o An examination of the overall condition of the fabric of the chapel itself and the associated elements of the church, including the building envelope and rainwater disposal system, and of the specific areas of deterioration in the burial crypt.
- o A review of local published ground water conditions as they relate to the deterioration of the historic fabric including a review of public access BGS borehole data and Environment Agency flood risk mapping.
- o An assessment of the building performance and microclimate, including artificial influences such as heating and ventilation (where relevant).
- o An assessment of the likely impact of any future developments or variations in the way in which the chapel and associated spaces may be used which could impact on the liquid water conditions and microclimate and the effects, that this might have on the historic fabric and monument.
- o The development of recommendations for controlling the current deterioration and conserving the vulnerable elements of the building fabric and monuments.

As well as the visual assessment, the tools used for the survey would include thermal imaging, spot measurements for humidity, ambient temperature, surface temperature and light and UV radiation

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where appropriate. Spot testing (electrical capacitance, microwave and resistance) for superficial liquid water distribution would also be carried out along with microchemical tests for salt ions where required.

The results of the survey, would be presented in a fully illustrated report with recommendations for practical measures which may be necessary to control present and future environmental deterioration. If, after this, more detailed investigations such as core sampling or environmental monitoring were required, recommendations would be included in the report.

The principles of the survey and the environmental issues involved are addressed in : Robyn Pender, Tobit Curteis, Brian Ridout (Eds.) *Building Environment*; in Bill Martin and Chris Wood (Series Eds.), English Heritage *Practical Building Conservation*, London (2014), as well as in Tobit Curteis and Sara Croft, *Assessing and controlling the impact of heritage projects on the environment and conservation of historic buildings and collections, Building Conservation Directory*, (2015) and the associated HLF guidance document. Links to these and other relevant articles are on our website at <http://www.tcassociates.co.uk/practice/publications>

The preliminary survey does not include excavation, opening up or materials analysis other than that stated above. It should be noted that environmental assessments undertaken by Tobit Curteis Associates are intended to provide information to assist with the conservation and reuse of the historic building, rather than information related to environmental health, structural issues or other factors. Advice on approaches to heating and environmental control is intended to provide overall strategic guidance and not technical design, which should be undertaken by a suitably qualified services engineer.

Fees are £110 per hour (principal) and £75 per hour (associate) plus accommodation, travel and VAT. Due to the location the site, the survey would take 1.5 days to complete with analysis and reporting taking 1.25 days (principal). Therefore, you should allow a budget of £2846+VAT. If the Trust needed further detailed input during the project development work, this would be agreed in advance and would be charged at the same rate. I have enclosed a copy of our standard terms of business with this letter.

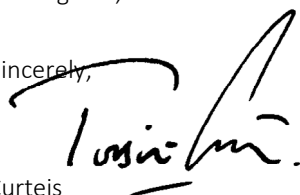
Prior to the survey it would be very helpful to have copies of the following documents if available:

- o Any reports on the history, significance and management of the building
- o Any reports relating to recent building condition and repairs including the QI report
- o Any reports relating to the hydrology or drainage around the building
- o Plans and sections of the building as existing
- o Information on any planned repairs and/or developments

I hope that this provides the details that you need, but if there is anything further, please don't hesitate to contact me.

With kind regards,

Yours sincerely,



Tobit Curteis

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