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From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 04 January 2021 09:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Urgent - Case reference: AB/109/20/HH

Dear Dr Smith,

Thank you for your email and the request for the commencement of a Party Wall Act.

I have organised for your email and the document to be uploaded against the application.

Please note that a Party Wall Act is not a planning consideration, as it is a private legal matter.

Kind regards,

Z Denton

Zachariah Denton
Planning Officer

T: 01903 737500 (37337)
E: zac.denton@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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From: Alastair Smith [REDACTED]
Sent: 23 December 2020 16:42

To: Zac Denton <Zac.Denton@arun.gov.uk>; Planning <Planning@arun.gov.uk>

Subject: Urgent - Case reference: AB/109/20/HH

Dear Zac,

I am just checking that you received my email sent on 21st December with the Structural Engineer's report?

I can see my letter on the planning portal from a different email but not that from Mitchinson Macken.

Please find said report attached.

Many thanks

Dr Alastair Smith

Dr Alastair Smith
36 King Street
Arundel
West Sussex
BN18 9BW

Re:- 32 King Street Arundel - Job 20524 Planning Reference AB/109/20/HH

Dear Dr Smith

Regarding the proposed extension at number 32 King Street; please note that the proposed works will require a Party Wall Award with particular consideration to the boundary wall and number 36 King Streets property. It is my understanding that the works entail lowering the ground on number 32 King Street by a minimum of 500 mm against a historic listed structure. The Structure is constructed out of weak and poor bungeroosh/flint and any consideration to the works taking place must include an assessment of this material along with sequenced temporary works.

Regarding the proposed extension it is likely that a reinforced concrete retaining wall will have to be constructed in sequenced bays of no more than 900 mm long bays. Only a maximum of 25% of the length of the wall can be underpinned in any one go. Propping and shoring of the Party Wall will also have to be designed and set out on plan along with sections.

Prior to works commencing a full drainage survey will also have to be carried out to ascertain the existing network and condition along with proposed new drainage located on plan.

The proposed design will have to consider all geological, hydrological and structural concerns with sequences shown on plan along with a method statement for the works. The retaining wall design will have to consider all these factors.

Please note we would also recommend that movement monitoring is included as part of the Award.

Although the above is not impossible to design and implement; We would want to review all proposed works prior to any construction taking place. Structurally the proposal of lowering the extension in our opinion does pose a high risk to the existing Party Wall.

Please feel free to contact me with any questions that you may have at this stage.

Regards

Andrew Mitchinson BEng(Hons), CEng, MStructE