

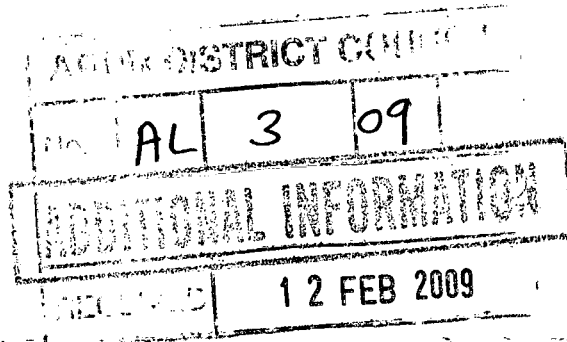
**K.E. HILTON C. Eng. M.I. Struct. E., F.F.B.****Chartered Structural Engineer**

2 Albert Chambers  
Sudley Road  
Bognor Regis  
West Sussex  
PO21 1EQ

Tel/Ans:  
Tel/Fax:  
Tel/Mob:  
  
E-mail:



Mrs. Elizabeth Lawrence, BTP., MRTPI.,  
Elizabeth Lawrence Limited,  
Wood End,  
Water Lane,  
Storrington,  
PULBOROUGH,  
West Sussex.  
RH20 3LY



KEH/sew/4057

Dear Mrs. Lawrence,

**re: Demolition of Existing Toilet/Storage Block and Replacement with New Maintenance Workshop  
- Lidsey Caravan Park, Lidsey Road, Lidsey, Bognor Regis.**

Further to the planning application in respect of the above submitted to Arun District Council, I write to confirm that I did, on Thursday, 5<sup>th</sup> February 2009, attend the above site and carry out a survey and inspection of the existing storage and toilet block and report to you hereunder my findings, comments and recommendations with regard to its structural condition and suitability for possible conversion, renovation and extension to a proposed maintenance workshop.

My survey was carried out in damp weather conditions and full internal access and external access was considerably restricted due to vegetation growth and the general unstable condition of the building.

Site Inspection

Generally the building was seen to be single storey and rectangular in plan with a pitched roof over spanning east to west. The walls were of single skin brick construction to all elevations with timber door openings and metal Crittall windows with the pitched roof covered in a single skin Trafford tile asbestos sheeting.

Foundations

The existing foundations were exposed on the east side revealing a thin concrete strip foundation approximately 225mm below ground level with a thickness of approximately 75mm. The width of the foundation was ascertained as being approximately 300mm (construction considered inadequate).

Brick Walls

The existing 4½" brick walls were supported on the foundation and extended to eaves height approximately 2.2M in height where they supported the pitched roof over. There was no evidence of any d.p.c. membrane. Door openings were corroded and jammed and windows were of metal Crittall design suffering severe corrosion.

Ground Floor Slab

The existing ground floor slab was of solid concrete, thickness unknown, and finished ground floor level was level with ground level. Not a desirable situation in a flood zone area.

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### Pitched Roof

The existing pitched roof was of timber/steel construction supporting the single skin asbestos cement Trafford tile sheeting with no guttering. The roof was leaking in some areas and the sheeting was in a dangerous condition.

### Historical Information

I was informed that the original toilet block/storage area was constructed just after the Second World War. Two later extensions to the north and south ends were added some time later to provide a boiler room and additional storage. The extensions are poorly constructed and of brickwork not matching the original construction.

Over the years of derelict occupation considerable vegetation growth and small trees have arisen close to the foundations along the east boundary, causing possible stress to the existing foundations, ground floor slab and brick walling.

### Conclusion and Recommendations

It is considered sufficient to state that the condition of the existing building has effectively reached the end of its life period and is unsuitable for any type of modification, alteration or extension work and should be demolished to allow the construction of a new maintenance workshop as indicated on the planning drawings which can be constructed to conform with the latest requirements of building regulations and flood assessment requirements.

I trust that the above report will be of assistance with your planning application.

