

HENRY ADAMS

London | Surrey | Sussex | Hampshire

Town Planning and Development Consultants

Mrs S. Leeson
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

ARUN DISTRICT COUNCIL RESOURCES DEPT	
3	DEC 2008
ACTION... <i>SL</i>	

My ref: DA
2nd December 2008

Dear Mrs. Leeson,

Conversion of redundant farm building to 1 no. residential unit on land to the west of The Bungalow, Sack Lane, Lidsey, Bognor Regis

Further to our recent telephone conversation we are now pleased to enclose a structural survey in respect of the application barns as requested. You will note that the report concludes that the building can be converted without any significant demolition or alteration work and as such accords with the relevant part of policy DEV2 of the Arun District Local Plan 2003.

We trust you now have sufficient information to enable you to determine the application but should you require anything further then please do not hesitate to contact us.

Yours sincerely,


Dawn Appleton MRTPI

Henry Adams Planning Ltd Rowan House Baffins Lane Chichester PO19 1UA T: 01243 521832 F: 01243 531850
Rustington T: 01903 859110 or Horsham T: 01403 282519 E: planning@henryadams.co.uk W: henryadams.co.uk

Sales and Lettings | Residential | Country Houses | Agricultural | Development Land | New Homes | Fine Art | International | Planning | Professional

Registered in England and Wales No. 6266684

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: 01243 865500
Tel/Fax: 01243 860489
Tel/Mob: 07968 333140

E-mail: k_e_hilton@yahoo.co.uk

Mr. A. Greenwood, MRTPI,
Henry Adams Planning Ltd.,
Rowan House,
Baffins Lane,
CHICHESTER,
West Sussex.
PO19 1UA

1 December 2008

KEH/sew/4026

ARUN DISTRICT COUNCIL				
No	AL	91	08	
ADDITIONAL INFORMATION				
RECEIVED		3.12.08,		

Dear Mr. Greenwood,

re: Conversion of Existing Barns into Habitable Domestic Accommodation - Sack Lane, Lidsey.

Following receipt of your telephoned instructions, I confirm that I carried out a survey and inspection of the above on Thursday, 27th November 2008 and report to you hereunder my findings, comments and recommendations regarding the structural aspects of foundations, walls, ground floor slab and timber pitched roof construction for the proposed conversion to domestic habitable accommodation, all as generally indicated on Messrs. R.J.C.A.'s architectural drawings.

My survey was carried out in dry weather conditions and only the structural aspect of the existing barns was examined and is reported on hereunder.

My survey was slightly restricted due to internal storage of materials and some external vegetation growth.

Site Inspection

The existing foundations were not exposed for inspection but it is assumed that they are of corbelled brick and stone.

The existing ground floor slab was of concrete construction approximately 100mm above external ground level.

The external perimeter walls were of solid brick/flint construction approximately 340mm thick from ground floor level to approximately 2M height then corbelling internally to 225 brickwork up to eaves plate level.

Internal cross walls were of solid brick/blockwork construction and these are to be demolished.

It was evident that the existing pitched roof construction had been recently replaced together with new timber wall plates.

Existing window and door openings were bridged with insitu concrete lintels.

Conclusions and Recommendations

A detailed site survey and inspection of the existing barns was carried out and it is considered sufficient to state that the structural elements of walls, ground floor slab and pitched roof construction were accepted as being structurally satisfactory for the proposed conversion to habitable accommodation.

It is considered that, subject to some exploratory, remedial and upgrading work, as required, the buildings could be converted without any major demolition or alteration work.

Any work, as required, could be carried out insitu and in phases without recourse to demolition and all in accordance with planning conditions which would control the method of repair, scarfing, jointing and replacement, all to an agreed methodology.

It is, however, recommended that during the repair and remedial work the following items be attended to:-

1. Whilst generally the existing foundations are accepted as being satisfactory they should be exposed in some critical areas and checked for adequacy. This may require some localised underpinning work to be necessary, particularly at the junction with the proposed new extension to the south elevation.

Rising damp was apparent to the existing walls and an impregnated d.p.c. membrane may be required to architects' specification.

2. The existing concrete ground floor slabs were considered adequate to receive new 100-150 thick concrete floor slab with light mesh reinforcement to receive insulation and screeded finish to building regulation requirements. The new ground floor slab construction will effectively raise the ground floor level by approximately 150-200mm above the existing ground level which will be of assistance should a flood risk assessment be required.

The internal edge of the slab against the existing external walls may require a thickened toed detail to support the new internal block or stud walling.

3. Around the internal face of the external walls a new internal skin of blockwork/stud construction should be built incorporating insulation to conform with building regulation requirements. Walling should be tied back for resistance to the inside face of the existing solid concrete/stone walling.

4. The existing pitched roof construction may require some strengthening to conform with latest building regulation requirements.

The existing wall plates should be strapped down to the inside face of the existing stone walling with 5 x 20 mild steel galvanised straps x 1.5M long at approximately 2M centres.

5. All remaining pitched roof timber construction to be treated against insect infestation.

6. All lintels over existing door and window openings to be checked for adequacy.

7. There is evidence in some areas internally of vertical cracking to the existing stone/brick walling. These cracks should be repaired with a stitch lintel repair detail provided by engineer.

Externally, the existing walling and flintwork appears to be in reasonable condition, although isolated areas of repair and repointing may be necessary.

I trust that the above satisfactorily addresses the structural integrity of the existing barn buildings for the proposed conversion and alterations.

Yours sincerely,



K.E. HILTON