

From: Peter
Sent: 28 January 2014 16:01

Subject: Randall Cottage North Bersted Street Bognor Regis

Dear Mr and Mrs Todd

I refer to my recent visit to your house and inspection of the outbuilding to the rear which you use as a garden store. I first saw this building in May 2009 as an aside to inspection of the main house. The outbuilding was not then the focus of my attention but I did then advise you that in my opinion the structure was in very poor condition and potentially a dangerous structure.

The deterioration of structure has continued since my last visit and I have advised you that steps should now be taken to make it safe and that in the interim you should stop using it and set up an exclusion zone. I record the following salient information.

The structure comprises masonry construction having solid external walls being a mix of stone, brick and flint with rubble cores. There is a first floor structure to the west end which is supported to a degree independently of external walls having post supports. There is a tile covered pitched roof. With the exception of the north wall, which by and large appears to retain reasonable integrity, all walls have suffered skin separation. The west wall external stone "skin" has suffered partial collapse some before my visit and some since. The south wall exhibits an alarming degree of skin separation but so far manages to resist collapse. This wall benefits from tie rod installations linking north and south walls and this will have helped. The east wall external face shows much significant bulging also indicative of skin separation. Walls are extensively fractured.

There is a clear threat of collapse of this building if no work is done to it. I cannot advise on timescales associated with this but can say that the current fragile condition makes the concern very real. Without the benefit of temporary supports it has to be considered a dangerous structure. I will send under cover of a separate e-mail my photographs which demonstrate condition.

Subject to discussions with a suitable builder I believe the structure can be made safe while you consider its future. This would involve a temporary external braced support structure to prevent or control further external "skin" collapse and separately internal supports picking up the first floor and roof. Once this is in place further work can begin to determine the works needed if this building is to be saved.

My current view is that the building can be saved but at considerable expense. Setting aside cost considerations the following might be workable after the temporary support works outlined above:-

- Façade retention and repair of the rather attractive south elevation coupled with reconstruction possibly in blockwork of the inner "skin".
- The west wall is in my view beyond repair and would need rebuilding.
- The east wall could possibly be saved by core grouting and stainless steel tying of skins. A procedure for this is shown in the series of English Heritage books "Practical Building Conservation".
- The north wall whilst reasonably intact will also I believe need core grouting etc. as above.
- Timber floor and roof structures can be restored.

All the above is very preliminary and outline in nature and subject of further deliberation and the involvement of a willing Builder.

Kind regards

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