

RE: 2-4 Waterloo Square, Bognor Regis PO21 1SU

**Additional photographic evidence demonstrating condition of building.
All photos taken since 21st May 2018**

The following images show the clear and extensive damage that has taken place within the building, especially the primary structural steelwork, which is showing signs of extensive and serious corrosion in many locations. The primary cause of this is water ingress from the aggressive coastal environment, with much of the damage associated with salt water ingress and entrapment. The buildings have been neglected for many years and as such the exterior of the building has been unable to protect the inner structure. The water ingress is extensive into the building and a lot of hidden timber work will also be extensively damaged by this water. Overall the buildings at 2-4 Waterloo Square are way beyond economic repair. The primary structure is extensively compromised and will require full replacement



Image 1 – Overall View of Beam

Primary Support Beam (500mm Deep), supporting the floor and structure to the Boxing Facility (Viewed from Ground Floor) Note the lamination of the top and bottom metal plates and the extensive corrosion of the main beams web at the base of the beam. This beam is in a very poor condition and structurally unsound



Image 2 - Close up of Beam (Red box zoomed image)



Image 3 - Severe cracking to render over support beams at First Floor (no safe access to investigate further) This is the opposite end of the roof lantern. Clearly the beam hidden by the render is corroding, hence the cracking



Close up of cracking to external structural beam protection



Image 4 – Primary beam supporting rear of first floor gym area
Note the decayed timber and corroding steel beam
Beam in Norfolk Street at ground Floor (Badly decayed timber boxing hiding a Steel Riveted beam)



Image 5 - Waterloo Square Elevation – Severely laminated balcony steelwork at First Floor



Image 6 - Waterloo Square Elevation – Severely laminated balcony steelwork support beam left and right hand end respectively



Image 7 & 8 – Extensive cracking to rear first floor render (So will need to be removed to find hidden issues and enable any repair) Erosion of mortar joints, with many soft joints requiring repair (This lets water into the structure and corrodes many other elements lower down)



Image 9 – Poor construction works resulting in water ingress to steel supports below



Image 10 – Asbestos roof sheeting and decaying timber boarding allowing water to seep through to primary beam below. Image 1 & 2 show the steel beam under



Image 11 – Extensive debris from previous abandoned refurbishment
Hiding unknown Issues



Image 12 – Mould created by water ingress from above



Image 13 – Water Ingress on upper Floors



Image 14

Image 15

Images 14 and 15 – Further damage from extensive water ingress, which has been occurring for a long time. This water will have passed through floors, timber elements and across steel beams creating issues along it's route



Image 16



Image 17

Images 16 and 17 – Further damage from extensive water ingress, within the structure



Image 18



Image 19

Images 18 and 19 – Further damage from water ingress, within the structure and issues generated by nesting birds



Image 20 – External view: Note horizontal cracking above blue encasement



Image 21



Image 22

Images 21 & 22 Poor External Envelope that will require a serious level of intervention. This will expose further issues upon opening up

CONCLUSION

These 22 images are a tip of the iceberg and show the building for what they are. There are many more that can be taken to show the amount of deterioration and damage that has occurred due to the pure lack of maintenance on the buildings. This level of deterioration does not occur within a few months but over many years of neglect and there comes a point that economics will take over. Whilst these buildings may be in a conservation area and be locally listed people have to realise that this is not just about a few improvement here and there, but a total rebuild to reinstall the structural strength of the building, not to mention the amount of work that will be required to bring these buildings back to any level of acceptable standard that would enable their reuse.

There are areas that we would like to examine but the condition of the building make this too dangerous. These unexplored areas will no doubt throw up further issues as we don't expect them to be any better than what we can currently see and if anything they may be a lot worse than what we currently think

As mentioned in our previous reports these buildings are now in a very dangerous state and require demolition to ensure the safety of the public and surrounding structures. Due to the visual condition of the exposed structural steelwork, the exposed decayed timberwork and the cracking within the render finish plus the overall condition of the buildings, it is our opinion that the structure is not in a safe and stable condition and demolition should not be delayed. We cannot say for sure when they will collapse, but collapse they will and it will only take one single element to fail for this to occur. Given that the buildings are now fully exposed to what the open sea environment can throw at them, means that a decision must be made sooner rather than later as lives are at risk should the building fail.

Yours sincerely

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For & on behalf of H J Concepts Ltd

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