

LEO HORSFIELD SURVEYING

Consulting Structural Engineers & Chartered Building Surveyors



Structural Inspection

67 and 69 Upper Bognor Road at Bognor Campus, University of
Chichester, Bognor Regis PO21 1HR

3rd December 2019

Report undertaken for
University of Chichester

Report undertaken by Leo Horsfield MRICS
On behalf of Leo Horsfield Surveying Ltd
Job number LH9137717



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1.0 Summary & Recommendations

I was instructed to attend site and comment on the floor and ceiling structures of a pair of Listed cottages on the grounds of the Bognor Campus.

The cottages are a pair of semi-detached cottages dating back to around the 1880's. The construction of the cottages comprises solid masonry external walls, a timber framed pitched main roof and a suspended timber first floor.

It is understood there were some extensive past leaks on the cottages, and this has caused damage to the roof and floor structures in the cottages.

Remedial works are required to strengthen the floor and the roof structure in both cottages.

69 Upper Bognor Road

To the right hand cottage, the ceiling joists are substantially undersized by modern standards at first floor level and where these have got wet, this has weakened the connection between the ceiling joists and the rafters and I have concerns that if this is not strengthened, the ceilings will sag extensively and this could also cause roof spread. I recommend the ceiling joists are completely replaced with 200 x 50 C24 timbers bolted to the rafters with M10 coach bolts. Off the top of the ceiling joists, the roof can be propped installing double 8 x 2 purlins on the roof structure and propping these down onto the ceiling joists with 150 x 50 C16 timbers and this will help strengthen the roof and strengthen the ceilings.

The first floor structure is substantially undersized by modern standards with the floor joists only being around 150 mm deep over a 4.3 m span. Some of the joist ends have started to rot and I recommend all the floor joists are doubled up and any rotten joists are replaced. In the left hand room of the left hand cottage, one of the joists is in poor condition at the joist end on the rear section of the lounge room. This is the sixth joist from the left hand side of the room and this joist should be upgraded.

On the right hand ground floor room of the cottage, two of the joists are rotten on the joist end of the rear section of the room and this is the two joists closest to the hallway and these joists should have the rotten section of timbers cut away and joists bolted to either side of the existing joist to triple these up through the length of the joist.

I also recommend noggins are installed between the ceiling joists and the floor joists to prevent the joists from twisting.

The cottage has a solid concrete ground floor. This is slightly uneven and is likely to have a relatively shallow sub base but seems to be reasonably firm underfoot.

In the right hand ground floor room, there is a doorway that leads through to the single storey rear section of the property. The lintel above this seems to be timber and this has started to distort and is likely to have been damaged where there has been a past leak. I recommend this lintel is upgraded. Potentially, the lintel could be upgraded for a like for like lintel and this should be exposed, checked and upgraded as required.

The front windows have timber lintels. I recommend these are fully exposed and the lintels checked as these will be at risk from decay.

Around the chimney breast in the left hand room, the joists are substantially undersized by modern standards. There are trimmers either side of the chimney and, ideally, all the timbers around the chimney, including the trimmers, should be doubled up to increase the strength on these.

All the timbers should be treated.

67 Upper Bognor Road

This is very similar to 69.

The floor and roof structure are the same design in this property and the floor joists should be doubled up to the same specification as 69 and any rotten joist ends have the rotten sections of timber cut away and have timbers bolted either side of them to strengthen them.

The roof should have the same strengthening and have new ceiling joists installed and purlins installed with struts bearing down onto the ceiling joists to strengthen the roof.

2.0 Instructions

2.01 Our instruction was to attend site and comment on the floor and ceiling structures of a pair of Listed cottages on the grounds of the Bognor Campus. Our report is limited in its scope to this task. We have not inspected parts or problems that are not relevant to this request.

2.02 This report is based on a visual examination of the property. The inspection did not involve any destructive testing or removal of the floorboards, floor, wall coverings or investigation of other inaccessible items. We are therefore unable to confirm that such areas are free from defects at this time.

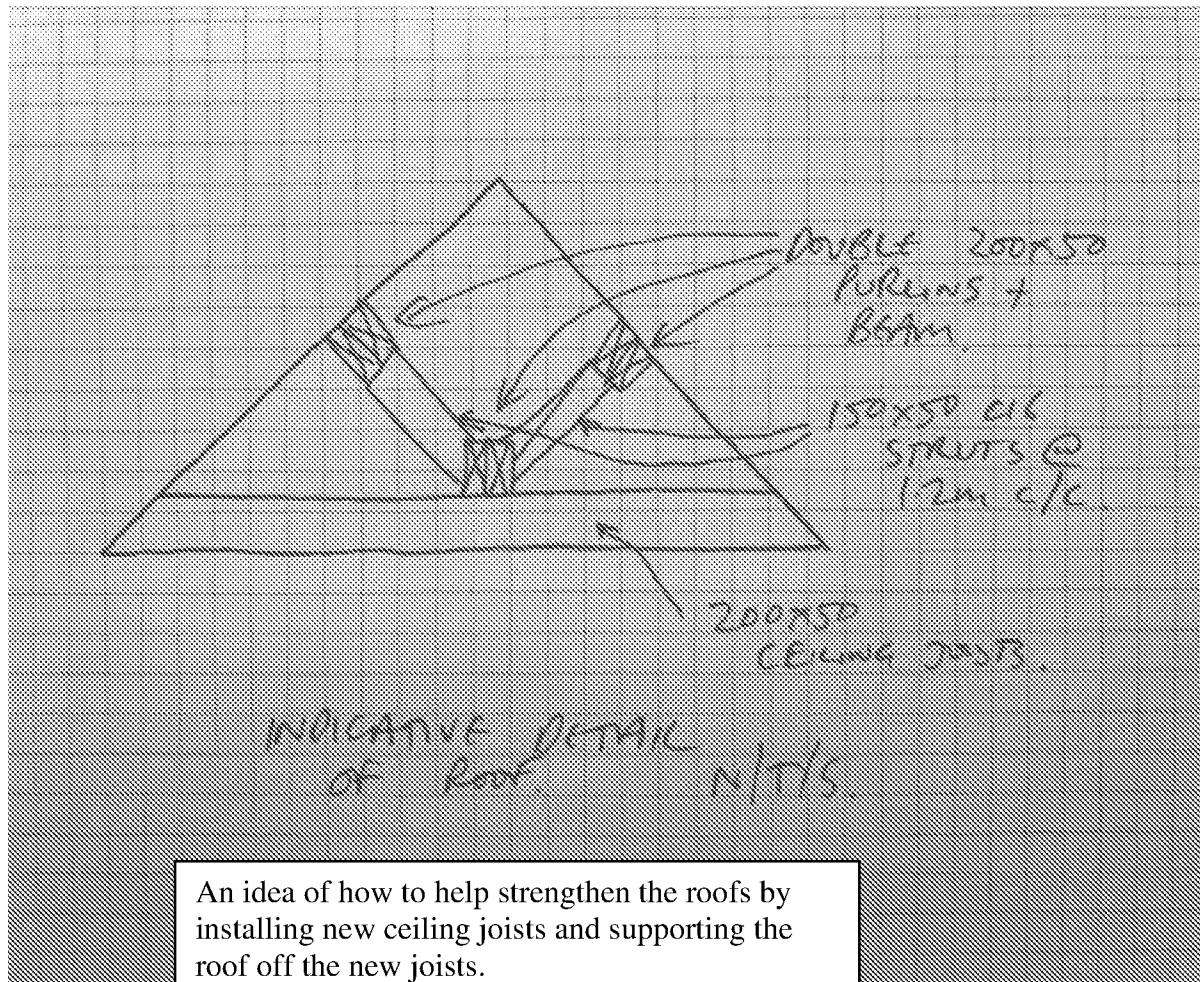
2.03 The report has been prepared in accordance with the addressee's request and therefore any liabilities which may arise are restricted to the addressee.

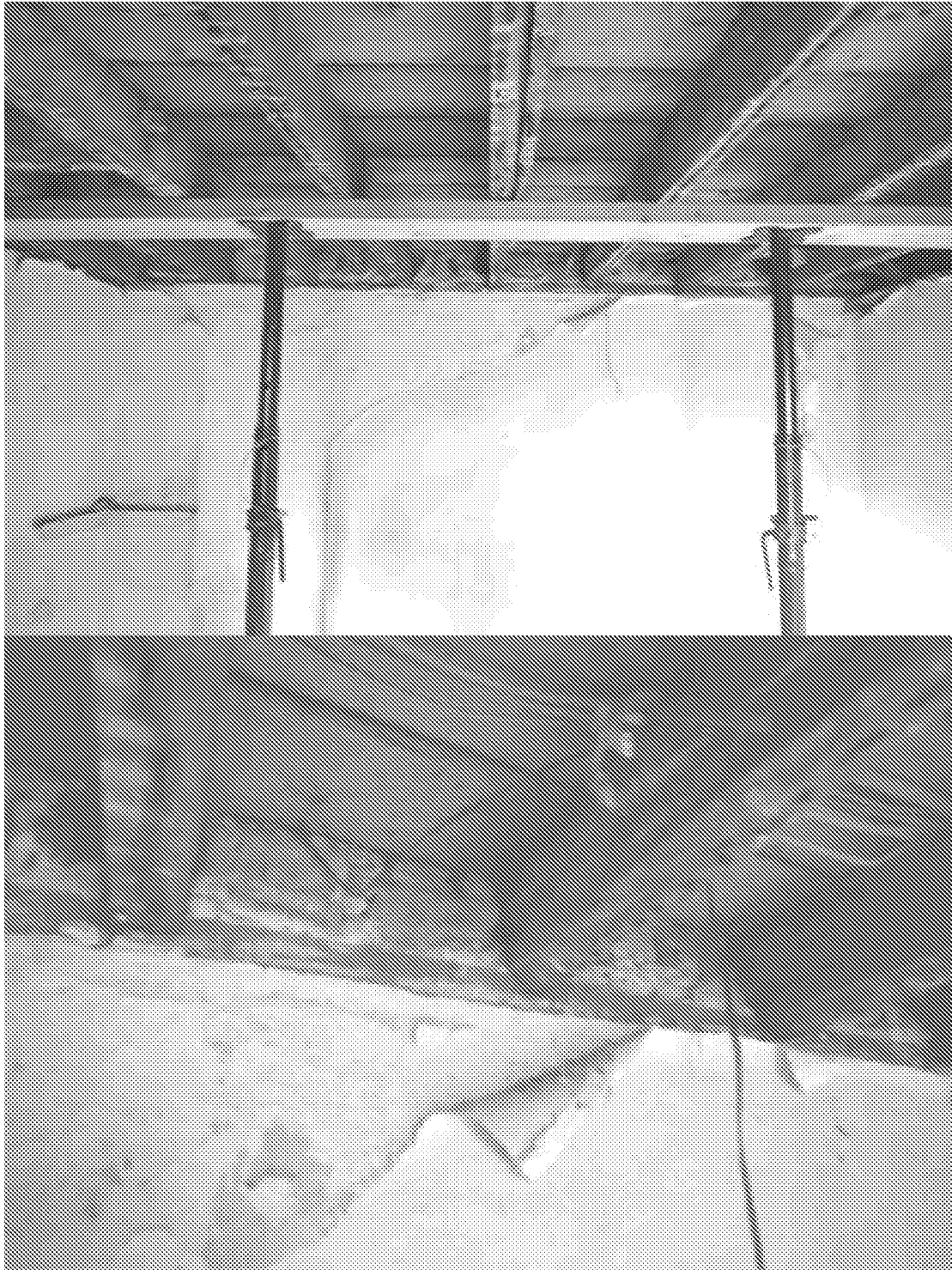
3.0 Description

3.01 The cottages are a pair of semi-detached cottages dating back to around the 1880's. The construction of the cottages comprises solid masonry external walls, a timber framed, pitched main roof and a suspended timber first floor.

3.02 The weather at the time of the survey was dry.

Appendix A Photos

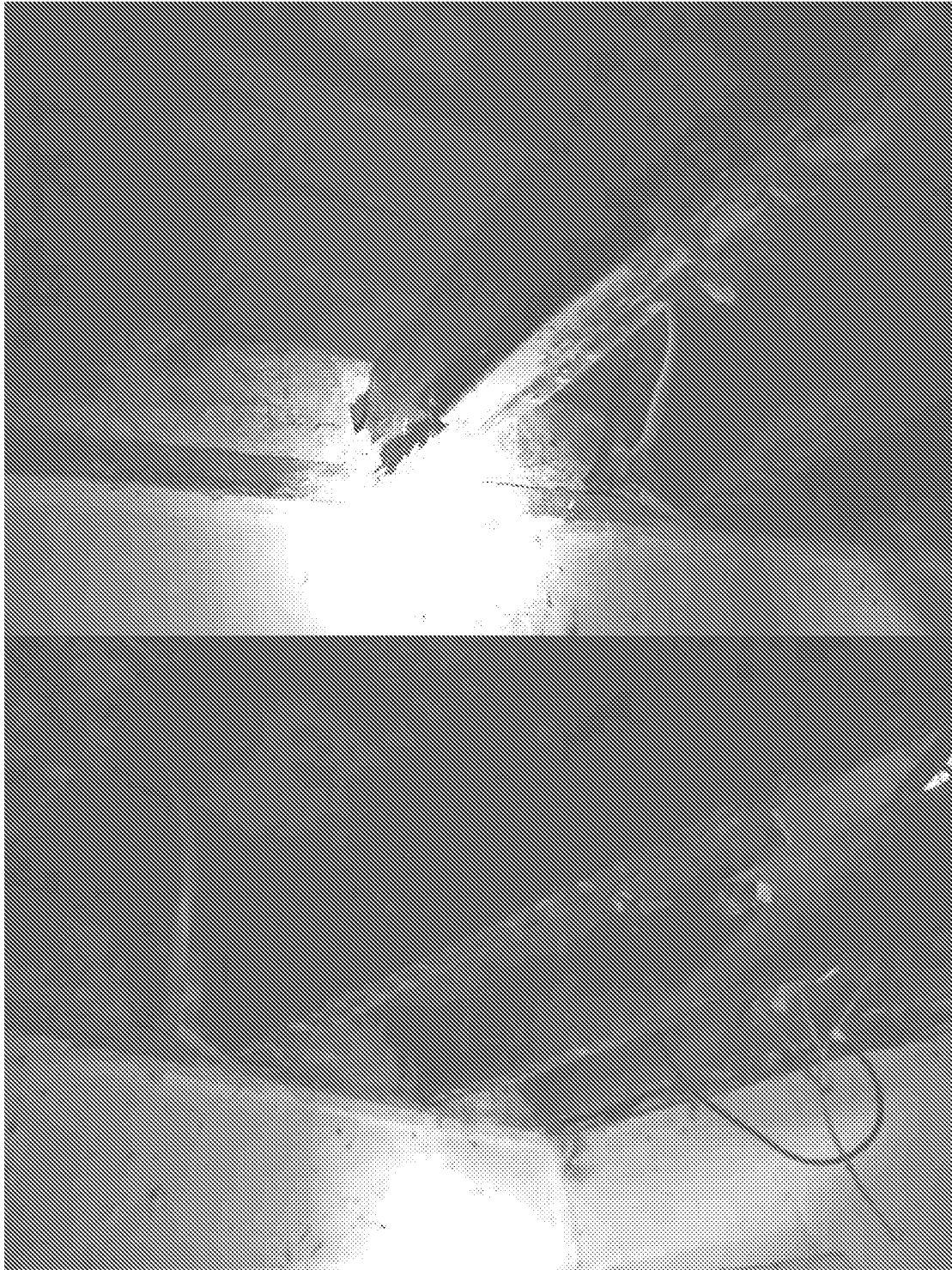






















APPENDIX B

TERMS AND CONDITIONS OF ENGAGEMENT FOR SURVEYS AND REPORTS

Subject to express agreement to the contrary and any agreed amendments/additions, the terms upon which the Surveyor will undertake the Building Survey are set out below.

Based on an inspection as defined below, the Surveyor will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property.

The inspection will be carried out in a single visit unless otherwise previously agreed. The comments made in the report are given on the understanding the property is fully furnished and occupied at the time of the inspection and that no test were applied to any of the services.

2. The Inspection

During our inspection of the premises as presently existing, which will normally be carried out in a single visit, we shall check all visible exposed and accessible elements of construction.

We will not arrange for exposure works to be carried out to the superstructure or below ground, or carry out tests for high alumina cement concrete, calcium chloride, asbestos or the use of woodwool slabs as permanent shuttering, but where appropriate will seek further instructions for these to be carried out for an additional charge.

(a) Accessibility and Voids

The surveyor will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible. Cupboards shall not be emptied and no heavy furniture shall be moved. The report will specifically exclude all covered, unexposed or inaccessible areas and buried elements of construction such as foundations and built-in steels and timbers. Unexposed structure cannot be inspected and therefore the surveyor is unable to report that any such part of the property is free from defect.

(b) Floors

The surveyor may lift accessible sample loose floor boards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings. The Surveyor will not attempt to raise fixed floor boards without permission.

(c) Roofs

The Surveyor will inspect the roof spaces if there are available hatches. The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10'00") above the floor or adjacent ground. It may therefore not be possible to inspect roofs above this level. In such cases pitched roofs, will be inspected with the aid of binoculars. The Surveyor will follow the guidance given in Surveying Safely, issued by the RICS in April 1991. This incorporates the guidance given in Guidance Note GS31 on the safe use of ladders and step ladders issued by the Health and Safety Executive.

(d) Grounds, Boundaries and Outbuildings.

The inspection will include the above but specialist leisure facilities such as swimming pools, equestrian facilities and tennis courts will not be inspected.

(e) Services

The Surveyor will carry out a visual inspection of the service installations where accessible. Manhole covers will be lifted, where accessible and practicable. No tests will be applied unless previously agreed. The Surveyor will report if, as a result of his/her inspection, the Surveyor considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained. We shall not arrange for tests to be carried out unless specifically instructed beforehand.

(f) Areas Not Inspected

The Surveyor will identify any areas which would normally be inspected but which he/she was unable to inspect and indicate where he/she considers that access should be obtained or formed. Furthermore the surveyor will advise upon possible or probable defects based upon evidence from what he/she has been able to see. The surveyor will not arrange for exposure works to be carried out to the superstructure or below ground or carry out tests but will seek further instructions for these to be carried out for an additional charge.

(g) Flats

Unless otherwise agreed, the Surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building in which the subject flat is situated. Other flats or properties will not be inspected. The Surveyor will state in his /her report any restrictions upon accessibility to the common parts or visibility of the structure. The Surveyor will state if a copy of the lease has been seen and, if not, the assumptions as to repairing obligations made. The client is reminded that, particularly in the case of large blocks, the object of the inspection is to give guidance on the general standard of construction and maintenance, pointing out those items which will require attention within, say, the next decade and not to list those minor points which would normally be taken care of in the course of routine maintenance. (Many flats form part of large developments consisting of several blocks. In such cases the Surveyor will inspect only the one block in which the flat is situated).

3. Deleterious and Hazardous Materials

(a) Unless otherwise expressly stated in the report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the Surveyor will advise in the Report if, in his/her view, there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that, in such cases, specific enquiries should be made or tests carried out by a specialist.

(b) Lead water supply pipes and asbestos will be noted, and advice given, if these materials can be seen but it must be appreciated that such materials are often only visible after opening up – see paragraph 2 (a). The surveyor has not allowed for any sampling or testing of suspected asbestos material.

(c) The Surveyor will advise in the report if the property is in an area where, based upon information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Surveyor will advise that tests should be carried out to establish the radon level.

(d) The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject property or visible immediately adjacent to the property. The Surveyor cannot assess any possible effects on health or report on underground cables.

4. Contamination

S57 of the Environment Act 1995 is expected to be activated, bringing into effect Part IIA of the Environmental Protection Act 1990. Under this legislation the Local Authority are under a duty to establish contaminated sites in their district and may issue Remediation Notices requiring sites to be cleared of contamination.

The surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. For your own protection we recommend that a desk top study is carried out prior to purchase to ascertain if your site is contaminated, or may be contaminated now or in the future, by uses on adjoining sites. The surveyor or your solicitor can arrange for this report to be undertaken by a specialist company.

5. Consents, Approvals and Searches

(a) The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

(b) The surveyor will assume that all bye-laws, Building Regulations and other required consents have been obtained. The Surveyor will not verify whether any such consents have been obtained. The client and his/her legal advisers should make all necessary enquiries. Drawings/specifications will not be inspected by the Surveyor.

(c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland and Northern Ireland) and replies to the usual enquiries, or by a Statutory Notice and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful.

(d) The surveyor may examine lease or title documents, planning or other consents and fire certificates made available prior to the inspection. The surveyor shall assume the solicitors will be advising in detail upon these matters and that they will also check on the responsibility for the maintenance of all boundaries and rights of way and the existence of easement or necessary rights of light, drainage etc.

6. CDM Regulations 2007

The Survey Report is not intended to identify all potentially hazardous materials, structure or contamination present in the buildings or land and as a result must not be used by any party to discharge any duty under the Construction (Design & Management) Regulations.

7. Fees and Expense

The client will pay the Leo Horsfield Surveying Ltd the agreed fee for the report and any expressly agreed disbursements in addition. The fee is subject to VAT at the current rate.

8. Restrictions on Disclosure

The Report is for the sole use of the named client and is confidential to the client and his professional advisers. Any other persons rely on the report at their own risk. The Contract (Rights and Third Parties) Act 1999 shall not apply. We accept no liability to any other party who may seek to rely upon the whole, or any part, of this report.

The report must not be reproduced, in whole or part, without the prior written consent of the Leo Horsfield Surveying Ltd.

The comments made in this report are given on the understanding that the property was fully furnished and occupied at the time of the inspection and that no tests were applied to any of the services.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect.

Appendix C

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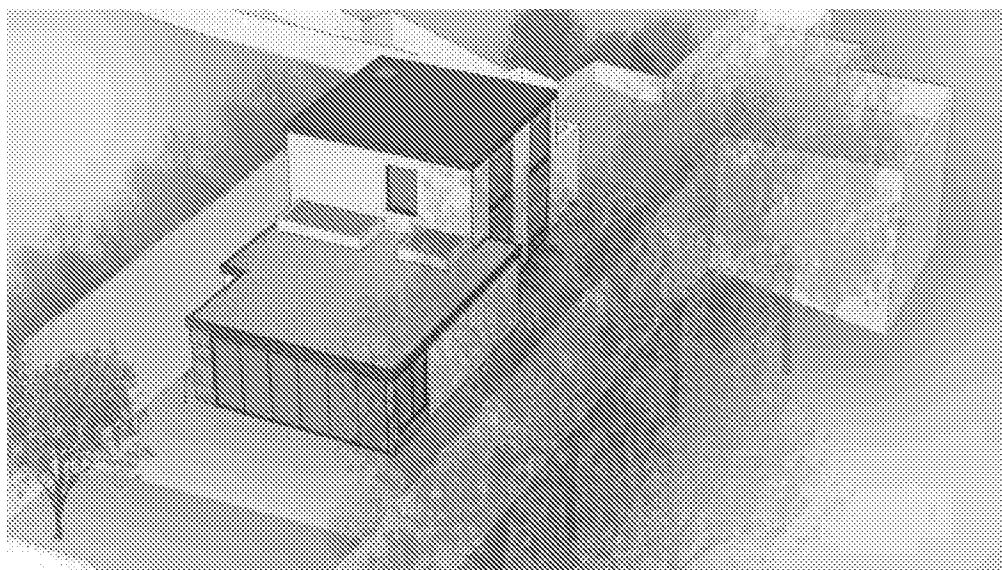
Building Surveyors and Consulting Engineers

Thinking of extending or refurbishing your house?

We also undertake **Planning applications** and **design work** for extensions and refurbishments.

Our in house **Architect** Rowena Horton has vast experience in extensions, refurbishments and new build projects.

If you are considering undertaking a refurbishment or extension please **call us** to discuss your requirements 01273 386775.



Extension of a detached building 3D model (above) internal photo (below)



LEO HORSFIELD SURVEYING

Building Surveyors and Consulting Engineers

Thinking of making structural alterations or does your property need remedial works?

We also undertake **design work** and provide **supervision** for structural alterations and carrying out remedial works.

Our in house **Surveyor** and **Building Engineer** Leo Horsfield has vast experience in designing and overseeing structural projects.

Whether you are knocking out walls or carrying out remedial works such as bracing or underpinning we can help. If you are considering undertaking structural works please **call us** to discuss your requirements 01273 386775.



Rear extension and removal of rear walls on a terraced town house. Internal photo (above) external photo during construction (below)

