



Paul Grinyer Associates Ltd

Structural Engineers
& Party Wall Surveyors

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S Dunne & N Greenfield Esq
c/o Sussex Building Consultancy Limited
3 Northcote Road
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PO21 5LZ

30th November 2020

Dear Mr Dunne & Mr Greenfield

STRUCTURAL INSPECTION OF GARAGE BUILDING (UNIT 3) – CONVERSION OF 23 MEAD LANE, BOGNOR REGIS TO THREE RESIDENTIAL DWELLINGS

With respect to our recent meeting at the property and our inspection of the existing structure of the garage, we write further regarding our findings and recommendations.

Having inspected the east and north elevations of the existing garage, we noted the brick quoin to the north east corner of the garage structure was out of plumb and bowed vertically over the height of the building.

The brick quoin was bonded to the flint masonry east external wall and poorly bonded to infill masonry on the north elevations, around the garage door frame.

The works proposed to the north elevation will look require installation of two new windows, with brick surrounds and a central pier between them. The brickwork to the sides of the windows will need to be bonded to the existing masonry to ensure adequate stability.

The pre-existing movement to the existing brick quoin to the north east corner is such that it will not be possible to bond new brickwork to it whilst maintaining the correct lines and levels for the north elevation masonry. In addition, it is possible that trying to bond the new brickwork to the already deformed existing masonry, will destabilise the wall and corner of the building further.

In order to safeguard the longer term stability of the garage structure and to extend its longevity for the foreseeable future we strongly recommend that the existing brick quoin to the north east corner of the garage structure is rebuilt in its entirety, bonding back to the existing flint east wall and re-using existing or similar reclaimed bricks where possible.

Without undertaking the works recommended above it is likely the stability of the north and east elevations of the structure will be compromised and likely require remedial works in the future. Undertaking the recommended works as part of the proposed conversion work will, in our considered opinion, provide a more robust structural form which should not require repair in the medium term future.

We trust the above is clear and sufficient for your present purposes, however should you have any queries, please do not hesitate to contact us.

Yours sincerely



PAUL GRINYER

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