

PHILIP GOACHER ASSOCIATES

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Our Ref: JAB/CM/06117/001

24th March 2006

ARUN DISTRICT COUNCIL				
No.	LU	13	09	
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Dear Helen

Re: **5 FITZALAN ROAD LITTLEHAMPTON**

I have pleasure enclosing a Schedule for the external remedial and redecoration works to be carried out at the above property. From the Schedule, I comment as follows:

1. In order to safely carry out the works I have allowed for scaffolding to the full height on all elevations of the property. It is likely the majority of costs will be associated with the scaffold access to carry out the remedial and redecoration works to the elevations. I have also included an allowance to scaffold over "The Cottage" at the rear, in order to redecorate the downpipes. (Item 2.5).
2. It was noted from my site visit the support below the half landing to the external fire escape stairs, which serves the entrance door to Flat 3 was in a very poor condition and could be considered as dangerous.

The steel channel sections below the half landing were noted to have severely corroded and delaminated. Due to the extent of deterioration it was possible for me to place my hand through holes within the sections where corrosion had taken place and the steel had disintegrated. The deterioration of the steel support appears to have caused the stairs adjacent to the boundary wall to drop.

For your information, I attach photographs showing the condition of the supporting structure, together with movement to the stairs.

The steel sections below the half landing were noted to have been built into the side wall of the neighbouring property, "The Cottage", and were supported at the other end onto a steel channel section, which cantilevered over a steel column adjacent to the boundary wall between Nos 4 and 5 Fitzalan Road.

Principal P J Goacher B.Sc. (Hons.), C.Eng., MICE, M.I.Struct.E
Associate Partner P S Grinyer I.ENG., A.M.I.Struct.E

Within the Schedule of Works, I have allowed to replace to match existing the steel sections forming the half landing (Item 5.4).

In order to prevent potential collapse of the stairs, I suggest you arrange for temporary works in the form of propping to support the top and bottom flights at the half landing. You will need to liaise with the occupants and owner of "The Cottage", as this will require access into their garden below the stairs.

Please note due to the difficulties in gaining access to the garden of "The Cottage", it was not possible for me to fully inspect the underside of the stairs.

I have spoken to Marcus Fowle of Broadwater Building Services and understand he will carry out a site visit to inspect the extent of temporary support required.

For the permanent works it will be necessary to obtain permission from the owners of the neighbouring properties in order to locate scaffolding within the boundary of their properties.

In accordance with the Party Wall Etc., Act 1996 as it will be necessary to build the new support below the half landing into the side wall of "The Cottage", written consent from the owner and occupants of this property will be required.

3. I have allowed within the tender to paint all downpipes black in order to tidy up the elevations (Item 7.4).
4. I believe from your letter dated 9th March 2006 enclosing reports from R H Smith – 9th February 2006 and McCoy Hill – 24th February 2006, the damp within Flat 2 may have been caused by blocked hoppers and downpipes. I have allowed within the tender to replace or adjust, as appropriate any defective external pipework.

No access into the property was available at the time of my visit. I suggest prior to works commencing an inspection of the areas affected by damp is carried out in order to confirm the extent of works required.

Should you wish me to issue the Schedule of Works to contractors for pricing purposes and oversee these works then I would be pleased to do so.

I will also be pleased to assist with the party wall matters and liaise with the neighbours regarding the remedial works and particularly those associated with replacement of defective steel sections forming the stairs at the rear.

If you require me to issue a Party Wall Notice to "The Cottage" then, if available, please provide me with the relevant contact details.

Whilst writing, I take this opportunity of enclosing the fee account for our Structural Engineering services associated in preparing the Schedule of Works and to report on the stairs to the rear.

I look forward to hearing from you.

Yours sincerely

J A BURSTOW
B.Eng.(Hons), C.Eng., M.I.Struct.E.
on behalf of PHILIP GOACHER ASSOCIATES

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