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OUR REF: RJP/600

T. Howarth
Freemans Close Homes
[REDACTED]

3rd November 2025

Dear Mr. Howarth

Freemans Close, Walburton, West Sussex BN18 0AE
Report on structural feasibility for conversion

Executive summary

- The properties on the site are structurally suitable for conversion to private residential use.
- Minimal structural work will be required for the conversion.

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Reference Documents

As part of my investigation, the following documents have been reviewed to assist with my reporting . . .

- British Geological Survey map
- Environment Agency flood map for planning

British Geological Survey map

The British Geological Survey (BGS) map indicates that the superficial deposits are likely to be Head Deposits (gravel, sand, silt and clay sedimentary material from the Quaternary period) and the bedrock geology is likely to be London Clay formation (Clay, silt and sand sedimentary bedrock formed during the Palaeogene period).

Environment Agency flood map for planning

The property falls outside of flood zone 2 and flood zone 3 on the Environment Agency flood map. The Environment Agency Flood Risk Summary for the property is as follows . . .

Surface water yearly chance of flooding: Very low

Surface water yearly chance of flooding between 2040 and 2060: Very low

Rivers and the sea yearly chance of flooding: Very low

Rivers and the sea Yearly chance of flooding between 2036 and 2069: Very low

Flooding from groundwater is unlikely in this area

Flooding from reservoirs is unlikely in this area

Description of the buildings

The buildings were traditionally constructed single and two-storey buildings. All of the buildings were constructed as part of the same development. The large majority of the buildings were constructed for institutional residential use.

I understand that the buildings were constructed circa 1988. The type of construction observed on site was typical of this period.

Inspection

I confirm having visited the above property on the morning of Monday 27th October 2025. The object of my visit was to undertake a visual inspection of the buildings on the site to determine if they were suitable for conversion to private residential use.

I have not inspected parts of the structures which were covered, unexposed or inaccessible, and I am therefore unable to report that any such part of the property is free from defect.

No investigations were made as to the presence of deleterious materials, such as asbestos and the like.

Commentary

An external inspection of the buildings revealed no signs of any settlement or movement. All ridge lines and hip lines were true. A typical photograph of one of the single storey buildings is shown in Photograph 1.



Photograph 1

Photograph 2 shows a typical two-storey building.



Photograph 2

Internally, an inspection in the roof space showed that the roofs were constructed using industry standard trussed rafters at 600mm centres.

The internal decoration was generally emulsion paint. No signs of cracking were observed. Doors were checked and they closed squarely without jamming or rubbing in their frames.

The first-floor areas showed no signs of excessive deflection or 'bounce' when walked upon.

The ground floors were ground bearing concrete slabs. There was no sign of any settlement.

In some localized areas, there were links between two neighbouring buildings. Photograph 3 shows a 'full-height' link between two buildings. Other links were much lower.



Photograph 3

An inspection was made in the roof space and this was well constructed and well insulated.

Conclusions

The buildings were originally constructed as institutional residential buildings and are therefore suitable for conversion to private residential buildings with no structural strengthening work required. The imposed (live) loads used for the design for both uses are identical.

The buildings showed no evidence of structural distress. All doors closed cleanly in their door openings. The internal wall decoration was generally emulsion painted. This is a good indicator for structural movement as any cracking can be easily seen, whereas wallpaper can hide cracking.

The structural work required for the conversion will include constructing party walls in the roof space between separate units, potentially locally cutting voids in the first floors for new staircases, filling in existing stair voids, and demolition of the links between blocks. No upward extension into the roof spaces is being considered, therefore the trussed rafters will not be affected.

Recommendations

Taking the above items of work individually, the structural solutions/implications of each are listed below . . .

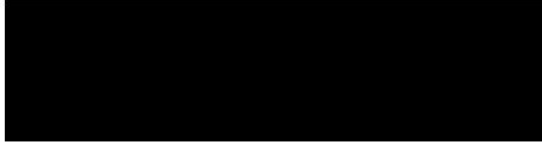
- The party walls in the roof space can be constructed using timber studwork. This will use typical timber framed construction details used in standard timber framed housing schemes.
- Voids in the first floor for new stair openings can be formed by introducing structural trimmers around the void and cutting out the existing floor. This is very commonplace construction work.
- Filling in existing stair voids can be carried out by using timber joists. This is very commonplace construction work.
- The links between the blocks are structurally independent of the block each side and can therefore be demolished without any strengthening work being required.

None of the work noted above will require any specialist trades. It can all be carried out by competent local Contractors.

The ground conditions identified on the BGS map are competent for traditional foundations, therefore any new construction such as garages can be constructed using conventional mass concrete foundations.

I trust the above is suitable for your current needs, but please contact me if you wish to discuss any matters.

Yours sincerely



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