

Peter D King FRICS

Chartered Surveyor

RICS Registered Valuer

41a Beach Road
Littlehampton
West Sussex BN17 5JA

Also at East Preston BN16 1DB

12 March 2014

Mrs N Shale-Hester
Walberton House
The Street
Walberton
West Sussex BN18 0PJ

Vat Reg No 587 8571 70

Dear Mrs Shale-Hester

Re: The Store, Walberton House, The Street, Walberton BN18 0PJ

In accordance with your instructions I inspected this property to-day in order to provide you with a structural survey of the building and Conversion Method Statement as required by Arun District Council under policy DEV2 of the Arun District Local Plan in connection with a planning application reference WA/6/14 to change the use of this store to a single dwelling with porch extension and alterations.

The proposed conversion is to provide accommodation in accordance with drawing No.2 with the final amendment date of the 10.10.2010 and the existing layout is as per drawing No.2 with the final amendment date 10.10.2010. Both drawings are mine and have been submitted with the planning application

My survey was carried out in dry weather conditions and only the structural aspects of the existing store building were inspected and reported on hereunder.

This report has three pages.

Site Inspection

The store is more or less rectangular in plan but with a canted wall to the south end.

It has a conventional pitched or sloping timber-framed roof covered with natural slates fixed to timber battens laid on waterproofing felt fixed to the sloping rafters. This roof was renewed only a few years ago and is in good condition.

The walls including the gable wall are of solid clay brickwork measuring about 330mm wide, with a paint finish inside and these are generally in sound condition, but there are some cracks requiring repair and a small amount of worn pointing.

The ground floor is of clay bricks part overlaid with timber joists and sheets of chipboard. The first floor is of timber joists covered with chipboard. The ground floor will need upgrading.



Only the ground floor has a ceiling and this is mainly of timber lath and plaster but there is also some plasterboard. It is not in very good condition and will need renewing. The first floor is open to the roof.

None of the foundations were exposed so their construction and condition is not known. However, they appear to satisfactorily support the walls as there were no signs of significant movement suggesting that the foundations are inadequate or that subsidence is a problem.

The lintels over the window and door openings are mainly of timber and affected by wood beetle infestation and in some cases have bowed and will be replaced as has been done with the lintel over the south facing double doors.

There is a single brick built chimney stack and this is in sound condition.

Conclusion

Without going into what is considered unnecessary details, it is sufficient to state that the existing structural elements of foundations, walling and pitched roof construction are structurally suitable for the proposed conversion to a dwelling providing that the following details and methods are adhered to during the reconstruction and renovation.

Construction/Renovation Details

1. The existing foundations should be exposed locally in isolated areas to ascertain the foundation detail. A structural engineer shall record the detail and check suitability to support the small amount of additional loading imposed by the new construction.
2. The existing ground floor should be dug up with the bricks used as a hard core base, followed by new floor comprising a 25mm thick sand blinding, 100mm thick concrete, 1.2 mm thick polythene damp-proof membrane, 70mm thick Celotex FF4000 insulation with Celotex TB4000 vertical upstand at the edges all to achieve the required 'U' value, building paper and 65mm floor screed incorporating chicken wire reinforcement.
3. The existing chipboard to the first floor shall be replaced with flooring grade chipboard and the existing 200 x 50mm timber floor joists doubled up under the new first floor timber partitions where these run parallel to the joists.
4. The small amount of cracks to the existing external walls should be stitch repaired and the minor areas of eroded external pointing to the brickwork raked out and renewed.
5. The existing external main walling is to receive a new internal skin of timber-framed studwork built off a sole plate resting on the new concrete floor incorporating a cavity and insulation to meet an architect's specification and the required 'U' value. This stud walling will extend to the eaves level with a new header plate and be tied back to the main brick walling with stainless steel wall ties at 450mm centres vertically and 750mm centres horizontally. The studwork shall also be stabilized with timber noggins in mid height

positions between floor levels. The new internal face should be covered with insulated plasterboard.

6. The new internal partitions first and ground floor partitions shall also be of timber framed studwork as for the external wall lining and shall be covered with plasterboard both sides.
7. The new and existing window and doors openings should be bridged with brick faced suitable steel or concrete lintels to a structural engineer's design and calculations.
8. The roof should be strapped down to the inside face of the existing brick walls with galvanized steel straps 5mm thick x 20mm wide positioned at 2000mm centres and extending 1500mm down the inside face and securely fixed with screws. Similar strapping shall be provided at the gable end and screwed to the underside of at least three main roof trusses.
9. All the existing floor and roof timbers should be sprayed to prevent wood beetle infestation.
10. The underside of the roof trusses should be covered in plasterboard and overlaid with 270mm of fibre wool insulation to meet the required 'U' value.
11. The existing staircase should be removed and a new staircase should be installed.
12. A bathroom and kitchen should be installed.
13. A new porch should be constructed as per the drawing.
14. The existing rotted windows and door should be renewed.
15. Three new windows and one new roof window should be installed.
16. All of the work should be carried out to comply with the planning permission and current Building Regulations and completed to the satisfaction of the Council under these regulations.

I trust that the above report and recommendations are sufficient for your current requirements and those of Arun District Council at this stage.

Yours sincerely,

Peter D Ki

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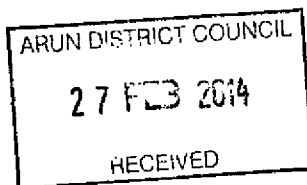
Also at East Preston BN16 1DB

Office: 01903 721233
Message Machine: 01903 770846
Fax: 01903 770846
E-mail: pking1942@aol.com

Vat Reg No 587 8571 70

25 February 2014

Miss C Burrows
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF



Dear Miss Burrows

Re: Walberton house – your ref: WA/6/14

Further to your letter of the 20 February, please find enclosed the Biodiversity Checklist.

Yours sincerely,

Peter D King

