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ABMH Ref: ABF1933/AOB

Mr M. Prior  
Forty Four Design  
7 Dukes Court  
Chichester  
West Sussex  
PO19 8FX

By Email Only

Dear Mike,

**Flat 6, Regnum Place, South Street, Chichester, West Sussex  
Structural Assessment Report of Existing Property with the View of the Proposed New  
Dormer Windows & Internal Alterations.**

## **1 Introduction**

As requested, we attended the above site on Thursday 8<sup>th</sup> September to undertake a visual structural inspection of the existing property with the view of the proposed new dormer windows & internal alterations.

## **2 Visual Inspection**

The flat was situated on the first floor over an underpass & a masonry-built ground floor entrance area. It was assumed that the first floor structure was of a concrete construction. The flat itself was split into 2 levels, at first floor level were the living areas with the kitchen situated on the cantilevered mezzanine level above, and it was assumed that the mezzanine was of a timber/steel construction.

The roof is of a traditional cut timber construction that consisted of purlins built off the mezzanine floor to the rear of the property and purlins supported on timber softwood trusses to the front which were at approximately 1.50m centres. The softwood trusses that were observed seem to be supported from the cantilevered area of the mezzanine floor. It was also observed that the roof finishes were of a plain clay tile.

The front & rear external walls were assumed to be of a traditional masonry construction with a stained timber cladded finish, with 1 large & 1 small window openings in both front & rear walls. All internal walls seemed to be of a timber stud construction and were assumed as non-loadbearing. Party walls to both the left and right hand sides were assumed to be of a traditional masonry construction.

While undertaking our walkover inspection/survey it was observed that over both the large & small windows (front & rear) there was a bulk head visible which we have assumed as a steel beam, which supports the roof/mezzanine floor. Also observed, was a bulk head that was visible above the stud wall to the hall/living room (visible on the hall side) which again we believe is a steel beam that supports the cantilevered mezzanine floor. All support beams are assumed to be bearing on the loadbearing masonry party walls on either side of the flat.

### **3 Conclusion & Recommendations of Proposed Remediation**

To conclude, following our inspection/survey of the property, there are no visible signs of movement or failure within any of the structural elements viewed. All roof/floors/walls, in our professional opinion, are in good working order and structurally sound.

Our overall professional opinion and structural assessment would suggest that with various strengthening of the existing structure, the existing property is robust and structurally viable for the proposed new dormer windows and internal alterations.

We confirm that all information provided above has been given based on our visual inspection and professional observations, however we would suggest that before any works begin on site more intrusive investigation are undertaken.

We trust that you find the above to be in order and meet with your immediate requirements. However, should you have any comments or queries please do not hesitate to contact us.

Yours sincerely  
ABMH Ltd



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