

20 SEP 2023

RECEIVED

Glencross & Hudson

Structural Engineers and Construction Consultants

29 Plevna Road, Hampton, Middlesex, TW12 2BS

T: 0208 941 6840

E: info@glencrossandhudson.co.uk

W: www.glencrossandhudson.co.uk

ASSESSMENT OF EXISTING STRUCTURE IN RELATION TO PROPOSED PARTITION REMOVAL AT

Purbrook House

London Road

Waterlooville

PO7 5JY

19 April 2021

Prepared by: Richard Hudson BEng MSc CEng MICE

Tel: 020 8914 8214

Email: richard@glencrossandhudson.co.uk

TITLE: STRUCTURAL SURVEY AT: PURBROOK HOUSE
LONDON ROAD
WATERLOOVILLE
HAMPSHIRE
PO7 5JY

FOR: THE FRESHWATER GROUP

DATE OF SURVEYS: 4th NOVEMBER 2020 and 14th APRIL 2021

1.0 Purpose of Survey and Limitations

- 1.1 In accordance with your instructions I have inspected the flats within this property in order to provide my structural engineering assessment of the proposed alterations to the internal partitions. The report is limited to consideration of the structural implications associated with partition removal. All works will require independent consultation to ensure compliance with the building regulations.
- 1.2 The investigations were in relation to the drawings SK 21011.1 and SK 21011.2B by David Sugden and Associates.
- 1.3 My opinion has been based on visual inspections on 4th November 2020 and 14th April 2021 and is subject to review in the light of further information.
- 1.4 The opinions and recommendations made in this report are not transferable to any third party without the formal written permission of Glencross & Hudson.

2.0 Investigations

- 2.1 The building, according to British Listed Buildings, was constructed in the early 19th century. It has load bearing external brick walls with a combination of solid masonry and timber stud walls internally. The floors are suspended timber generally. No drawings or details of the existing construction have been provided.

Flat 3

- 2.2 The partition in the separating office 1 from office 2 is a timber stud with perspex panelling and is not original or loadbearing. The partition may be removed without the need for further strengthening measures.

- 2.3 New partitions and a dining kitchen are proposed to be installed in the area currently occupied by office 1 and 2. The floor load and joists below will need to be checked for adequacy and strengthened as appropriate to ensure compliance with building regulations.



Partition between office 1 and 2 is non loadbearing

- 2.4 The partitions separating the toilets and office 3 are all stud partitions that are not original and are considered to be non load bearing. Consequently, they may be removed without the need for additional structural measures.



Partitions around office 3 and toilets are all timber stud



Confirmation that the partitions around office 3 and toilets are all timber stud

- 2.5 New timber stud partitions are to be constructed in similar locations to the those currently providing separation between office 3 and the toilets. The new partitions will impose a similar load onto the floor below as the existing. However, the alteration means that the new works will include assessing the ground floor construction in this area and that it complies with building regulations.
- 2.6 The staircase in the hallway is to be removed and the opening infilled. The floor infill will probably be infilled with timber joists of a certain strength that will need to comply with building regulations.



Existing stair opening to be infilled to create ground floor space

Flat 6

- 2.7 The partitions surrounding the existing bathroom are to be removed to create a larger bedroom 1. The partitions are timber stud, not original and may be removed without additional strengthening measures.



Timber stud partitions surrounding existing bathroom viewed from bedroom 1

- 2.8 In the lounge/kitchen area a new kitchen and $\frac{3}{4}$ height partition is to be installed. The existing floor construction should be checked for adequacy and appropriate strengthening measures introduced to ensure the floor complies with building regulations.

General comments

- 2.4 The building is about 200 years old and not designed for modern living. Consequently, what appears to be a minor alteration may have a major implication on the structural elements. Consequently, all alterations will need to be carefully considered from a structural engineering perspective to ensure that the structure complies with building regulations as sympathetically as possible.

3.0 Discussion and Recommendations

3.1 The partition walls to be removed are not load bearing and additional strengthening measures are not required to facilitate the removal of the walls.

3.2 All alterations will need to be carefully considered from a structural engineering perspective to ensure that the structure complies with building regulations as sympathetically as possible.

3.3 In the event that the proposed works reveal structural details different to that anticipated then please let me know immediately and I will visit site to provide further advice.

I trust that the report gives you the information you require but if you should need any clarification please do not hesitate to contact us.

R Hudson BEng MSc CEng MICE
For Glencross & Hudson