

Dangerous Structure Report for 23/1065/DS

Address Central Buildings West Street Emsworth

Point of contact Ikrame Essalih Planning officer

Steve Penfold Acting Agent

Following report of a dangerous parapet wall from the planning department regarding application APP/23/00303 a site inspection was arranged to consider:

Danger to Public Safety

Alternative removal method of work forming part of planning application

The visit was carried out on the 8th of June 2023. During which the following was noted:

The parapet wall is indeed on the move as can be seen by the cracking and lean from the street view (West Street). However, it is felt that movement has occurred over time due to a possible leak in the roof which is believed to have happened just over 6 years ago which has allowed elements of the construction to deteriorate be this a steel beam or timber elements is unclear.

Photos were taken from the main street below the parapet and from the flat roof itself via access from one of the flats within the building

Having assessed the content of the Heritage statement provided within the planning application I have no reason to question the report's conclusion following the investigation work and photos provided.

The removal of the parapet should be undertaken for Public Safety reasons.

With regards to the removal and replacement of the parapet this will depend on the issues uncovered as the wall is removed. The existing steel frame structure will need to be reinforced where it is found to be insufficient (cracked or rusted beyond acceptable limits)

The details shown on the Planning application indicate a metal railing system be installed 1.5m from the edge of the roof with the roof covering being repaired where the parapet once was.

As access is possible to the roof by residents within the flats, the design of the guarding should conform with Approved Document K requirement 1.1m high and have no gaps greater than 100mm, be non-climbable and resist a force of 0.74Kn/m

Having looked at the Building Regulations guidance I do not believe the work being undertaken can form part of a Building Regulation application therefore the above can only be strongly suggested by Building Control and will need to form part of the Planning Application regarding the design of the guarding proposed.

A letter has been sent to Mr Penfold regarding this matter on the 8th of June 23 approximately 10 minutes later Mr Penfold phoned me to explain the history of the building and how he had inherited the building from a colleague who had retired and had been monitoring and undertaking maintenance work on the building for some year. He agreed work was required and now he had my letter he would be contacting the owners of the building to try and more things on. I explained I would still need written confirmation of our discussion and his intentions as to the removal and replacement works to be undertaken.

Should you wish to discuss this matter further please call me.

Signed



Colin Adams
Senior Building Control Surveyor

Date: 09/06/23