Site inspection report for

Langstone Lodge

1 Langstone Road

Havant

24/2837/GEN

Site visit undertaken with Tina Pickup and Racheal McMurry of the Planning Department with regards to the condition of the existing building and if possible, to repair and undertake extension work to the existing building or remove the whole building and rebuild.

Also present was the Architect from Thorp and Structural engineer from Hockley & Dawson.

The structure has seen several changes within its life which has left areas of its structure in a poor stake of repair due to poor workmanship undertaken while doing this work.

During the site inspection the following was noted:

Spread has occurred within the roof area due to removal of walls and supporting timber elements resulting in inadequate restraint being provided.

Possible Solution The most likely cause of action is to remove these sections and rebuild as new providing adequate support while undertaking stitching work to the brickwork to tie structure back together as part of the rebuild.

Internal supporting timber beams and floor members should be inspected on a floor-by-floor level as some areas are showing poor connection / condition due to age, previous alterations and where roof has issues.

Possible Solution These areas should be checked and replaced as necessary.

End gable does show signs of movement (bowing outwards) this is likely due to installation of concrete lintels in loft area in a lime mortar structure cracking visible in this location.

Possible Solution Remove lintel and replace using correct mortar and restitch brickwork together.

Wall tie failure is not an unknown event no clear failures could be directly linked to this at ground or first floor regarding bowing or cracking in wall structure visible in these areas.

Possible Solution Installation of new wall ties is a possible solution should the need arise.

Please note my possible solution are exactly that it is likely other methods could be applied to resolve these issues.

While I am not a structural engineer and would welcome a third parties' structural engineers' review of Hockley & Dawson report alongside photos taken and a possible site visit, [redacted]

I am under the impression that the building can be saved and will not need to be demolished to resolve the issues outlined. During discussions on site the engineer did not indicate as per his report that the building could not be saved in fact it was mentioned that the building could be saved at a cost.

The engineers report allows for repair works to be undertaken within the roof area to support it to an adequate level. I am sure further investigation at lower levels could also find solutions to issues raised regarding rebuilding or stitching brickwork together.

The cost of repair in economics terms over the cost of a new build is not something I can comment upon

Photos taken while on site:

Photo 23 (Alterations to roof structure)

Photo 24 (Existing dormer)

Photo 21 (Cracking to side gable internal – Concrete lintel)

Photo 22 (Poor support to both roof and floor opening)

Photo 20 (Alterations undertaken)

Photo 8 (Roof alterations)

Photo 18 (Supporting wall removed)

Photo 17 (Openings created)

Photo 17 (Timber beam)

Photo 9 (Timber beam lack of connections)

Photo 15 (External Wall structure)

Photo 6 (Wall tie design found)

Photo 10 (roof structure)

Photo 7 (Roof supporting wall cracking)

Photo 14 (Roof showing alterations)

Photo 3 (Roof structure)

Photo 4 (Roof structure changes)

Report written by

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