Ax/032310 AB

Mr. T. Cording
140 High Street
Steyning
Sussex

Date: 27th October 2010

Our Ref: CL/SA/1279

Your Ref:

BBP
CONSULTING ENGINEERS

BBP CONSULTING ENGINEERS LTD 13 Richmond Terrace Brighton BN2 9SA
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CHARTERED CIVIL AND STRUCTURAL ENGINEERS
PLANNING SUPERVISORS PARTY WALL SURVEYORS

Dear Tim,

**Re: 12A High Street, Shoreham-by-Sea – Front Wall**

We were commissioned to undertake a site inspection and report upon cracking and differential movement noted within the above property in February 2010.

During the course of the survey various cracks and distortions were recorded to the front wall of the building. These cracks were recorded to both internal and external surfaces.

At second floor level a primary timber floor beam bears onto the front wall, where bearing on the wall the beam was recorded as being rotten due to the ingress of moisture. The floor joist adjacent to the front wall was also rotten.

The mansard rafter feet at second floor level bear onto the front wall, the ends of all the rafters were noted as rotten, again due to the damp condition of the wall.

The poor condition of the timber members bearing on the front wall gave cause for concern, it was therefore recommended that the floor beam and joists be replaced.

It was also recommended that the mansard roof be replaced.

The cause of the damage to the timber members is the ingress of moisture. It is therefore considered that any external covering that would prevent future ingress of moisture would assist in the longevity of the building.

We trust the above is sufficiently clear for your purpose. should you however require clarification or further assistance please do not hesitate to contact this office.

Yours sincerely,

[redacted]

Clinton Lambourne
BBP CONSULTING ENGINEERS LTD.