

**Regency Chambers, Bridge Street, Newport  
Structural Assessment Report**

## **Steve Morgan Associates**

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Signed:

A handwritten signature in black ink, appearing to read 'Steve M', with a long horizontal line extending to the right.

Steve Morgan B.Eng. (Hons), C.Eng., M.I.C.E

## 1.0 INTRODUCTION

Steve Morgan Associates Limited were appointed by Chris Jones to undertake a structural assessment of the proposed alterations to the basement of Regency Chambers, Bridge Street, Newport. The property dates back to around 1870 and has recently been used as offices. The property has three storeys with a basement.

The proposal is to convert the building to flats. A copy of the relevant proposals are included within the body of the report. A photographic record of the inspection is attached within the report.

The inspection was undertaken on 03<sup>rd</sup> June 2025 by Steve Morgan of Steve Morgan Associates Limited. The weather on the day of the inspection comprised heavy showers.

The inspection was requested to comment on the alterations to the property and the implications on the overall structure. A full structural inspection of the property was neither carried out nor requested. Further comment will be made regarding works noted during the inspection.

The report excludes any comment relating to electrical, plumbing, or mechanical installations. Steve Morgan Associates are not qualified to carry out inspections to determine the presence of asbestos based products.

The report is for the use of the Client only as part of the planning application process and cannot be used by any other party, or for any other reason, unless agreed otherwise. A full structural inspection of the property was not requested by the client. This report relates only to the alterations to the property.

A Heritage Impact Assessment has concluded that the proposed changes to the building will have a minimal impact and will enhance the building. These changes include the removal of a steel staircase and the opening up of windows to provide light into the basement.

The property is Grade II listed.

2.0 DETAILS OF INSPECTION



Figure 1  
Basement wall for proposed removal (1)



Figure 2  
Basement wall for proposed removal (2)

**DETAILS OF INSPECTION (Cont....)**



Figure 3  
Basement wall for proposed removal (3)



Figure 4  
Basement wall for proposed removal (4)

The proposal is to remove internal walls within the basement to accommodate the flat layout. The walls, based on the initial assessment, appear to be loadbearing. This will be established prior to any demolition works.

The walls will be replaced with steel beams located on concrete padstones. A temporary works design will be undertaken for the use of the contractor prior to the removal of the walls. The temporary works design will set out both the method and layout of the temporary propping. All design will be approved by the Local authority under a Building Regulations application. The temporary works is likely to be a combination of needles and propping.

### **DETAILS OF INSPECTION (Cont....)**

All design will consider the original features of the building both during the temporary works stage and the installation of any structural support.

The walls to the basement appear to be in excess of 250mm thick and generally solid. As the walls generally continue through the full height of the building, the loads will need to be calculated. Based on initial calculations, it is considered that 203x203 steel column sections will generally be adequate to support the proposed loads.

The removal of the walls is considered to be a standard building operation if undertaken by a competent building contractor. All beams will be fire protected. The proposed structural openings are of nominal size and no specialist propping is considered necessary. Due to the headroom within the basement, it is considered that beams not exceeding 200-250mm in depth will be utilised.

Access for the works will be possible either from Bridge Street or from the access off Caxton Place. In order to minimise the disruption to Bridge Street, it is considered that the main access for deliveries will be via Caxton Place.

The proposals for the basement are included as Figure 5.

Proposals for the main staircase include the requirement for a cranked beam. Subject to a detailed survey, the beam will be designed and prefabricated for installation. All temporary works to support the staircase during the works will be prepared for approval. The temporary works will require considered temporary propping at several locations.

All temporary works will be in accordance with the Institution of Structural Engineers Temporary Works Toolkit. (<https://www.istructe.org/thestructuralengineer/article-series/temporary-works-toolkit/>)

It is considered that further structural alterations/modification/repairs may be required during the course of the construction works and once the structure has been fully exposed. These works will be assessed and designed as required considering all temporary works.

**DETAILS OF INSPECTION (Cont....)**

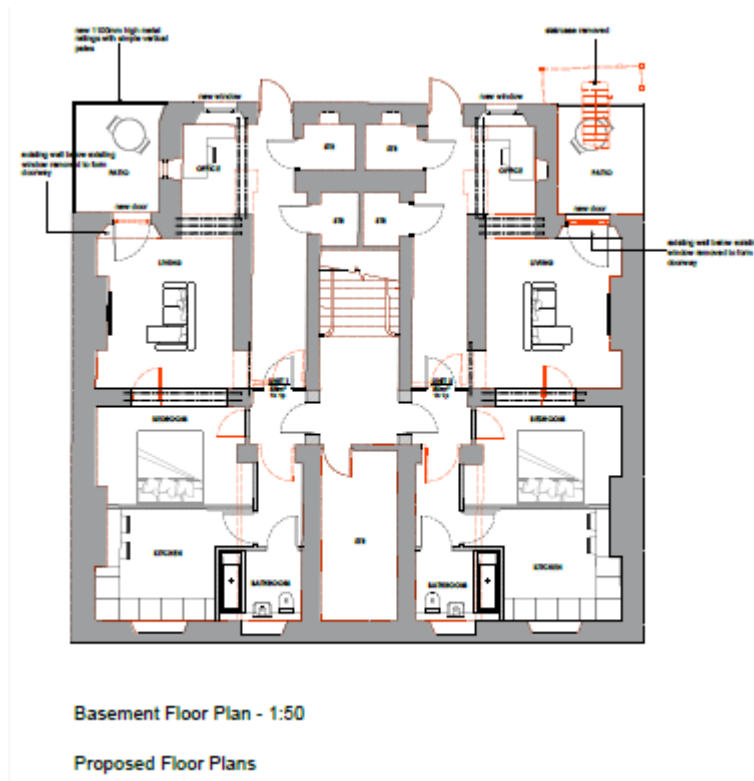


Figure 5  
Proposals

### 3.0 **CONCLUSIONS AND RECOMMENDATIONS**

It is considered that the proposed structural works indicated in Figure 5 are achievable provided the correct temporary works are installed. Initial indications would suggest the use of 203x203 column sections will have the capacity to support the wall loads.

The works to the staircase will require considered temporary works to avoid damage to the staircase. The propping is likely to comprise vertical props with timber bearers to avoid damage to the original structure.

***It is noted that cracking is evident to the rear elevation of the building. Based on an initial inspection, the cracking appears historic. The cracking will be monitored during the construction works and the necessary repair works implemented as specified by the structural engineer.***

It is not considered that any of the works identified are outside the scope of a reputable contractor with experience of wall demolition and steelwork installation.

The management of changes to the scope of structural works is considered imperative in order to identify any potential structural issues and ensure that they are remedied with the correct temporary works and strengthening/repair/remedial works.

Reference is made to the ISE guidance note 'Guidance note: Assessing historic assets that are proposed to be demolished or partially demolished.' The technical note is attached as Appendix 1.0.

**Appendix 1.0**

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ISE Technical Guidance Note