

# **Guidance on the requirements for a Structural Survey**

## **Introduction**

Under Brighton & Hove City Council's 'local requirements', a structural survey may be required as part of the validation process for applications for Conservation Area Consent and Listed Building Consent.

This note provides general guidance on the types of proposal for which a structural survey may be required. If in doubt as to whether one is required in any particular case, please contact the Conservation team for advice.

## **Conservation Area Consent (CA)**

Conservation Area Consent is required for the complete or substantial demolition of buildings and structures in conservation areas (with some minor exceptions). Therefore a structural survey will usually be required for the validation of CA applications. Exceptions will apply in the following cases:

- Post-1945 buildings that make no positive contribution to the appearance or character of the conservation area.
- Single storey garages or groups of garages.
- Boundary walls, fences and railings

## **Listed Building Consent (LB)**

A structural survey will be required for any works of significant demolition, removal of fabric or structural intervention to a listed building. In particular, one will always be required as part of the validation process in respect of the following types of work:

- Complete or substantial demolition
- Demolition of an external wall (including where it is to be rebuilt)
- Demolition of a rear extension (unless a single storey flat roofed structure)
- Replacement of a bay
- Demolition or replacement of a roof structure
- Roof extension / Loft extension
- Removal of load-bearing internal wall(s) (e.g. the central 'spine' walls)
- Removal of an original internal staircase (but not an external fire escape)
- Removal of any chimney breast(s)
- The insertion of any new steelwork.