

Property Conversions and Renovations

100% SUCCESS RATE FOR
BUILDINGS REGS APPROVALS!

Contact us: T: 01273 414413



“When showing the plans to building control they commented on how thorough the final report was and said they had always seen very good work from Gyoury Self and never heard criticism.”

“Amazing service and work, thank you!”

“We would definitely use their services again and would recommend Gyoury Self on the basis of our experience.”

“Very happy with the service we received. Prompt, efficient and a competitive price.”

“Excellent Service, Professional and Friendly Staff.”

How can we help you?

You will find more details of our structural and civil engineering services at www.gyouryself.com or call us on **01273 414413** to speak with one of our friendly, approachable engineers.

If you are planning to convert a residential or commercial property, don't compromise on structural engineering.

For 40 years, Gyoury Self has been engineering high-quality property conversions and 'change of use' projects across the South Coast from its offices in Sussex and Hampshire.

We deliver cost-effective structural engineering solutions and have the necessary skills and experience to ensure your project meets with the appropriate Buildings Regulations.

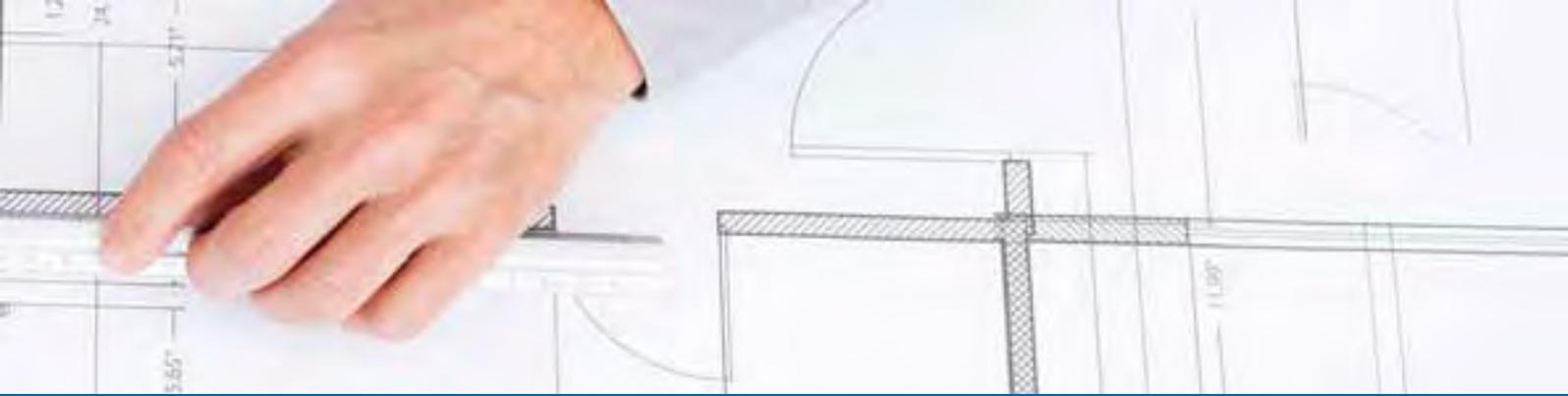
Our local clients range from first-time home owners to property managers, developers and building contractors. Most clients come via recommendation and many are return customers.



For your Assurance

All our structural design work is carried out in accordance with relevant Buildings Regulations, plus European and British Standard Codes of Practice, and is covered by professional indemnity insurance. Prior to issue, all designs are signed off by a Chartered member of the **ISE** (Institution of Structural Engineers) and/or the **ICE** (Institution of Civil Engineers).

As an ISO 9001 Certified company, we have a formal Quality Management System in place to monitor and manage the ongoing progress and standard of your project.



Structural design expertise you can trust

Gyoury Self offers a wide range of structural and civil engineering services, including:

- Structural Drawings and Calculations
- Structural Inspections and Surveys
- Domestic Civil Engineering
- Defect Analysis
- Structural Reporting

Professionally transforming your property

An example of the project types we regularly undertake for local homeowners and property developers.

- Property Extensions
- Loft/Basement Conversions
- Pre-Fabricated Extensions
- Period/Modern Property Upgrades
- Commercial to Residential
- Conversion to HMO (House in Multiple Occupation)

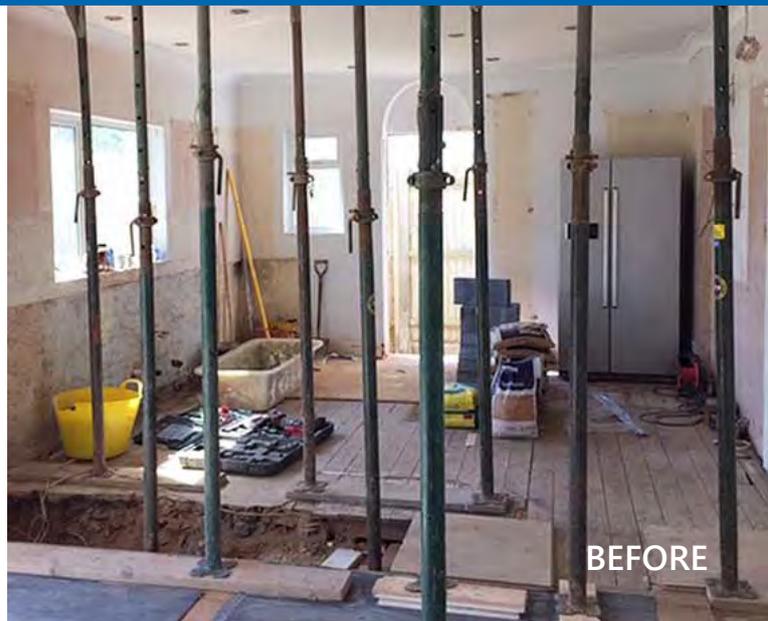
Free Property Conversion Guides

From Spring 2020, Local Authorities in the SouthEast will be launching a Converting Your Property booklet to guide local residents and business owners through the design and planning process. To obtain your free guide, simply contact your local Planning or Building Control department or download via www.planningportal.co.uk

As an approved local service provider, you will find our structural engineering services listed in these official planning guides.

Ready to Start Your Project?

Find full details of our domestic and commercial structural engineering services at www.gyouryself.com Or give us a call on **01273 414413** to discuss your project with an engineer.



Property Conversion, East Sussex

Removal of load bearing wall with chimney to create contemporary open plan kitchen/diner.

Property Conversion and Refurbishment FAQs

Do you do domestic/residential engineering?

Yes, we do! Gyoury Self engineers are experienced in all aspects of structural engineering and we have a team dedicated to delivering small to medium sized projects for local domestic and commercial clients.

We provide structural engineering calculations and drawings for all domestic and residential projects - from structural renovations and alterations, through property extensions and loft conversions, to bespoke build projects using traditional or modern methods of construction.

We also solve structural problems on every scale – from identifying the cause of a cracked lintel, through to addressing subsidence or collapsing retaining walls.

We pride ourselves on offering 'cost-effective, buildable solutions' and you can expect the highest levels of service regardless of the scale or budget of your project.

To find out more you can visit our Residential Services and Structural Solutions pages. Or just contact us to discuss your needs and get a free no-obligation estimate.

Are you qualified?

All of our engineers are experienced Civil Engineers or Structural Engineers – or both!

A number of our Senior Structural Engineers have acquired Chartered Status and/or gained extensive experience working on a wide variety of projects. Chartered Status is a formal credential awarded to professionals who have demonstrated a specific level of skill or competence which has been recognised by the relevant professional organisations – in our case, the Institution of Structural Engineers (ISE) and/or the Institution of Civil Engineers (ICE).

Our Graduate Engineers have acquired a Bachelor's and/or Master's Degree in Structural Engineering or Civil Engineering. They work under the guidance of senior team members until they have acquired the necessary experience to gain qualified status. This usually takes four years, during which time they will have gained experience on a wide range of domestic and commercial engineering projects.

Whatever the level of engineer assigned to your project, all structural engineering designs are checked, signed off and approved by a Chartered Structural Engineer before they are issued, as part of the Buildings Regulations, plus European and British Standards. All of our design work is carried out in accordance with relevant Building Regulations and British Standard Codes of Practice.

You can have confidence in our ability to meet the highest standards when it comes to producing structural calculations and designs for your building project – we have a 100% success rate for Building Regulations Applications.

Do I need a structural engineer or an architect?

Generally speaking, an Architect can provide designs for the overall appearance and layout of your proposed building or property extension. A Structural Engineer provides the necessary calculations and detailed drawings to ensure your building project is structurally sound and complies with Part A (Structure) of building regulations.

In most cases, the Architect and Structural Engineer will work hand-in-hand to ensure property extensions and new build homes are attractive, functional and able to meet Local Authority Building Control standards that ensure the design is safe and buildable.

If you are unsure whether you need the services of a structural engineer, it is safer to check whether you do, rather than falling foul of Building Regulations if you don't. Although generally an architect should be your first port of call, you can always contact us to double check the best way forward with a member of our engineering team.

Do I need a structural engineer for my project?

The answer would almost certainly be 'yes' if you are considering renovations that might affect the structural integrity of your property in any way, such as knocking through an internal or external wall.

General rule of thumb – if the work alters the building structure or requires Building Control approval, you should seek the advice of a structural engineer. If in doubt, contact us and we can advise you further. We have a 100% success rate for Building Regulations Applications.

What is the difference between Planning Permission and Building Regulations?

In simple terms, "Planning rules determine the buildings appearance whilst Building Regulations ensure the building is constructed in accordance with currently approved standards. So you should always check whether you require Planning Permission before taking your project forward.

Planning Permission and Building Regulations are two completely separate sets of legislation, carried out by two different departments within your local council. If you require more information, you may find The Planning Portal helpful.

Do I need Planning Permission?

We are not able to advise on this question, but If you are not sure whether the work you wish to carry out qualifies as permitted development, we would highly recommend that you seek the advice of an architect or contact your local council Planning Department for more information.

What happens once I have appointed a structural engineer?

If you have employed an architect to design your new build or property extension project they will send us their drawings via email. We can then determine what intrusive investigations, if any, are required then your builder can 'open up' where the further exploration needs to be carried out.

With all necessary information in hand, one of our structural engineers will then visit the site and first prepare a structural scheme for comment and approval before producing the full set of structural calculations and detailed structural drawings necessary for your project.

The information package created by your architect and structural engineer is then submitted to Building Control for approval and your project can then be put out to tender. Your project can get underway once you have Building Regulations approved and any other approvals, such as those required under the Party Wall Act 1996 etc.

How long will it take to get my structural drawings?

The turnaround time will depend on our current workload and the type of project you are undertaking.

Once we have made our initial site visit, we aim to issue drawings and calculations for basic home alterations within 7-14 days.

Calculations and drawings for property extensions and loft conversions are usually issued within 7-14 days, depending on the scale and complexity of your project.

Structural engineering for new build properties will take longer but we can give you an approximate turnaround time when we have received your architect's drawings.

If your project is time dependent, please contact us and we will be able to give you a precise turnaround time for your structural calculations and drawings.

How much does a structural engineer cost?

There is no straight forward answer to this question as the cost will vary according to the type of job, its complexity, and how much time is involved. Our fees are calculated on a time basis and according to the level of structural engineer required.

One way to keep engineering costs down is to keep site visits to a minimum. This is perfectly feasible if you have appointed a competent building company, as they will keep us advised of progress and raise any unexpected issues with us. In most cases, we will only need to make one initial site visit for a property conversion or extension project.

We are always happy to provide an estimate for your projects – just give us a call to discuss the details with one of our engineers. If you already have architects drawings, you can email them over to get a precise project estimate.

Is your work covered by insurance?

Yes, all our design services are covered by professional indemnity insurance.

Are you responsible for how work is undertaken on site?

It is not our responsibility to ensure that your builder carries out the work in accordance with our drawings and specifications once they have been issued. You should ensure that your project is undertaken by a competent builder and that work is reviewed on site by a qualified construction professional and your designated building control officer.

What if I am not happy with the service you provide?

As a well-established structural engineering practice, we have a formal Quality Management System in place to monitor and manage the ongoing progress and standard of your project.

Any concerns you may have about the service or recommendations we provide are logged and dealt with as swiftly as possible. Customer satisfaction is extremely important to us and we treat any concerns or complaints resolved as swiftly as possible. Full details of our Quality Management Policy can be found on our website.

What is the waiting time for structural engineering services?

If you have a structural engineering emergency, please contact us straight away and we will endeavour to get to your property as soon as possible.

If you require standard engineering services, such as structural designs/calculations or an inspection for a structural report, the lead time is usually around 2 weeks from instruction, although this can increase during busy periods. Ideally, we will be able to take on your project sooner than that, but as you will appreciate we are a reputable company so our services are in high demand. A busy business in this industry is a good sign of quality – so please bear with us! If you want to check availability, please get in touch.

What areas do you cover?

We provide engineering services on projects across the country but we find that domestic clients usually prefer to appoint a structural engineer closer to home.

We are always willing to travel further afield if we have come recommended and you are keen to appoint us as your structural engineer. However, please note that our costs may increase to accommodate the travel expenses incurred. In most cases, we normally only need to carry out an initial site inspection and then all structural drawings and calculations or structural reporting is undertaken at our offices.

Need more information?

You will find more details of our structural and civil engineering services at www.gyourself.com or call us on **01273 414413** to speak with one of our friendly, approachable engineers.

Structural Solutions FAQs

Do you do structural surveys?

We do not do Homebuyer Reports or structural surveys as defined by the Royal Institution of Chartered Surveyors (RICS), but we do undertake professional surveys of structures and structural elements.

We are called upon to do surveys and inspections of structures for a variety of reasons. These include:

- Investigation of visible structural defects; such as cracked walls, broken lintels, sagging roofs and floors etc.
- Assessment of structural damage following a fire, flooding or collapse in a property.
- Appraisals to establish if a proposed property alteration or extension is structurally feasible.
- Assessments and reports on structures built without Buildings Regulations Approval.

The type of structural inspection carried out will depend on your needs or what has been recommended by a third party, such as your insurance company or property surveyor.

Surveys can range from a basic visual inspection to a full structural assessment; which can be more intrusive if we need to get to the cause of a significant structural problem.

In-depth inspections might require floorboards to be lifted or walls opened up by a builder. – but be assured that this level of investigation is only undertaken if absolutely necessary.

Our inspections and surveys focus solely on the structure of a building. We do not investigate or provide advice on defects such as damp or peripheral elements such as electrical wiring or plumbing. If you need further help in this respect, you will need to speak to specialist contractors or other consultants.

If you need further information, you can always contact us to discuss your structural issue with an engineer. They can then advise you on the level of inspection for your needs and can give you an estimate of the costs involved.

If you are seeking a general condition survey or a pre-purchase survey for the purposes of obtaining a mortgage, we would recommend contacting a Chartered Surveyor as they are specialised in this field. If you need help finding a reputable Surveyor in your local area, we would recommend visiting the RICS website (Royal Institution of Chartered Surveyors).

How long does a full structural inspection take?

A structural inspection on a standard residential property takes approximately 2-3 hours. The time required will vary according to the size of the property and how accessible any potential structural issues may be. Once the inspection has taken place, we will aim to issue your structural report within 5 working days. This timescale can be affected during busy periods, but we will inform you if there is likely to be any delay.

What structural problems can you handle?

We address structural problems on any scale and across a range of building types; from new build homes to historic period properties. With broad experience spanning both the commercial and residential sectors, you can have every confidence in our ability to identify, assess and make the right recommendations to resolve the vast majority of structural issues that occur both above and below ground.

If a structural problem requires specialist input – such as CCTV drainage surveys or restoration of a sensitive listed building – we can recommend trusted professionals in our network to ensure the work is carried out correctly.

If you have a significant structural problem and you are unsure whether we can help, please contact us to talk to a member of our engineering team. To find out more about the services we offer, and view some case studies, you can also visit our Structural Solutions pages on our website at www.gyouryself.com.

Need more information?

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Company Profile

Established in 1980, the Practice has expanded steadily to become a well-respected firm of **Consulting Structural and Civil Engineers**.

Since its inception, the Practice has strived to ensure continuous improvement in service, quality and staff development. This approach, coupled with a constant focus on cost effective, buildable solutions, whatever the size of project, is the key to our success.

Gyoury Self Partnership has developed wide expertise in the design and refurbishment of all building types. Our client base includes both private and public organisations, developers and individuals. Projects range from complex, multi-million pound schemes to domestic alterations.

We have a strong track record in design and build projects for national contractors of all sizes. As early adopters of BIM/Revit technologies, we have gained considerable experience of working in a collaborative environment to deliver fully co-ordinated projects to BIM Level 2.

The civil engineering section was developed to deal with ground modelling, roads, drainage and highway matters, and this has been enhanced by our close association with GTA Civils for over twenty years.

We pride ourselves on the fact that most of our work is from repeat business and recommendations from satisfied clients.

We believe in building long-term, trusted relationships with our clients and partners and we are recognised for our collaborative, pro-active approach and creative, well-engineered solutions.

Our professional structural and civil engineering services are delivered across the UK from our offices in Brighton and Hove, East Sussex and Fareham/Portsmouth in Hampshire.

Internationally, we have worked on major projects in Libya and smaller schemes in Europe, the West Indies and Singapore.

Our team

With a professionally qualified management team of five Partners, our Practice operates nationally from offices in Brighton and Fareham, employing around twenty-five staff.

Our clients

The Practice has acted directly for Blue Chip clients such as **Veolia, BAE, QinetiQ, Blackrock** and **Bodyshop International**. We also work for large national contractors, including **Kier, Galliford Try, Wilmott Dixon** and **Morgan Sindall**.

In the retail sector, we have recently been involved with developer **LXB** on major schemes for **Sainsbury, Marks & Spencer, Wickes, Aldi, Next** and **TK Maxx**.

We have a long-standing involvement with **Sussex, Brighton, Portsmouth and Southampton Universities**, where we have successfully completed a number of major academic building and student accommodation projects.

Quality assurance

We are quality assured as an **ISO 9001** registered company (certificate number GB 18958) and qualified for **Constructionline** approval over ten years ago (registration number 43519).

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