



50-52 Monmouth Street – Structural Design Statement

The proposed refurbishment works consist of structural works being undertaken to the basement, ground floor and 1st floor at 50-52 Monmouth Street.

There has been limited access to the building at this stage due to the building being occupied. Therefore, several assumptions have needed to be made during the initial feasibility stage and will need to be confirmed following access and further intrusive structural investigations.

The headroom within the basement level is limited, so the proposal is to reduce the level of the basement slab to achieve the necessary headroom throughout the basement and vaults. The existing brick corbelled foundations are likely to have limited depth, so the current proposal is that all the existing walls will need to be underpinned using conventional mass concrete underpins in an agreed sequence to attain the desired levels. A new insulated, reinforced concrete slab will also be cast throughout the basement, with the appropriate water proofing system applied to the walls and slab to achieve the required water tightness.

Any non-structural walls within the basement will be removed. These will need to be checked and assessed by the structural engineer prior to any demolition works.

The ground floor level is currently raised and there is no level access from street level. We are proposing to locally lower the ground floor slab level, so that we can achieve level street access on the Monmouth Street elevation. This will entail the removal of part of the existing ground floor construction. The new lowered ground floor construction will be formed using similar construction techniques of steel beams and timber joists.

A new platform lift and stair are proposed to provide improved access to the basement level. This will require new trimming and framing at ground floor level. This will provide enhanced access and allow the basement to be used for restaurant use.

There are minimal structural intervention works proposed on the 1st floor. The existing staircase will be removed and infilled with a timber floor and all non-structural partitions will be removed.