

Neville Burton
Neville Bruton Design Limited
24a Crown Street
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5th April 2024

Ref: 31009 / SOAS College Building Staircase Infill

Dear Neville,

SOAS College Building Ground Floor Partition Walls

Following a site visit on the 22nd of March to inspect opening up works within the Student Union office areas I confirm the following observations and conclusions for the removal of three existing partition walls at ground floor level highlighted in the enclosed.

Description of the Structure

The building is understood to have been constructed during the 1930s and is Grade II listed. From historical information received Price & Myers understand the building is a steel framed building with a hollow pot floor slab supporting a suspended timber floor. Steel beams and columns are encased in concrete and pot floor slabs sit flush with the underside of beams to form a flat soffit.

The façade is masonry and is thought to be supported on each floor with embedded columns and beams.

Observations

Opening up works within the ceiling confirmed the following.

- Partition walls were constructed in medium dense 140 thick blockwork units.
- The concrete blockwork units as a material do not align with the period of the building.
- Partition walls were built tight to the underside of the pot slab however units were not packed tight to the underside of the slab.

Consulting Engineers

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A review of historical and current general arrangements has confirmed the following.

- The partition walls proposed to be removed visually do not align with the original internal walls on ground floor.
- Partition walls do not align with internal walls at either the first floor or lower ground floor level.
- I have estimated the required structural depth of the hollow pot slab floor is circa 325 mm deep at first floor. From historical planning sections, a previous site investigation a 585 to 620 deep floor structure is expected. My opinion is this floor build up would comfortably accommodate the estimated structural depth along with a secondary suspended floor above.

Conclusion

Based on the observations undertaken and the historical information available it is my opinion that these internal partition walls are non-loadbearing and can be removed.

Walls should be removed carefully in a top down approach one by one. Existing finishes should be removed to expose the blockwork and if the appearance of these walls differs from what was observed on site demolition should be stopped and Price & Myers informed to arrange an inspection.

Please call if you have any further queries or need further assistance on this matter.

Yours sincerely,
for Price & Myers

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enc. ground floor mark-up

