



STRUCTURAL STATEMENT

FOR

PROPOSED DEVELOPMENT

AT

**33 INVERNESS STREET
LONDON
NW1 7HB**

FOR

MS MARIE-AMELIE DE CONINCK

Project No. P2125

Issue Date: February 2012
Document Reference: P2125/JMcS Version 1.0



Foundation House, 4 Percy Road London N12 8BU

Tel 020 8445 9115 Fax 020 8446 9788

E-mail mail@maengineers.com

1.00 INTRODUCTION

- 1.01 Michael Alexander Consulting Engineers has been appointed to prepare a Structural Statement to support the Planning Application for the extension and modifications to the existing house at 33 Inverness Street, London NW1 7HB.
- 1.02 This report has been prepared by Mr J McSweeney BSc(Hons) CEng MICE MStructE.
- 1.03 The proposed works involve the extension of the lower ground floor level to enclose and extend a former rear lightwell, alterations to window and door openings in the rear (south) elevation to link the main house with the new extension, minor internal alterations and the construction of a small roof terrace above third floor level.
- 1.04 The existing property is a detached dwelling dating from the mid 19th century. The house comprises living areas at lower ground floor and ground floor and bedroom accommodation at the first, second and third floor levels. The original external walls are constructed from solid masonry and the internal walls are a combination of masonry and load bearing timber stud walls. The upper floors and the roof are of timber construction.
- 1.05 The existing property is located within the Camden Town Conservation Area. The existing property is not understood to be a Listed building.
- 1.06 Adjoining the building are an EDF substation to the rear (South), Inverness Street to the front (North), a surface level car park to the East and an access road to the West
- 1.07 This document addresses the proposed Structural Alterations to the superstructure.
- 1.08 A separate document addresses the specific key issues in DP27 as described in Camden Planning Guidance CPG 4 (April 2011).

2.00 PROPOSALS

- 2.01 The details of the existing building and proposals for the basement and upper floors are shown on Blair Architects drawings, as follows:

1463-08-100 Rev C	– Existing Floor Plans
1463-08-101 Rev C	– Proposed Floor Plans
1463-08-200 Rev C	– Existing Elevations N & E
1463-08-201 Rev C	– Existing Elevations W & S
1463-08-202 Rev C	– Proposed Elevations E & N
1463-08-203 Rev C	– Proposed Elevations W & S

3.00 STRUCTURE

3.01 EXISTING STRUCTURE

- 3.01.1 The original building was constructed in the mid 19th Century, but has been subject to a number of recent alterations.
- 3.01.2 The building was partially extended in the late 1990's. Two floors, with a flat roof over, were added to the original (east) side extension. An additional (third) floor was partially constructed over the main building.
- 3.01.3 In 2006, the 1990 additions were "completed", and pitched roof was added over the side extension and a pitched was added over the main building, which enclosed the third floor.
- 3.01.4 The 1990 and 2006 alterations are detailed in the records in Camden Planning Department.
- 3.01.5 The structure of the building appears to be in reasonable condition and there is nothing to suggest any significant structural defects.
- 3.01.6 The details of the structure will be fully established prior to commencement of the work and exploratory works will be carried out as necessary.
- 3.01.7 Trial holes will be excavated to fully establish the ground conditions and to determine the details of the existing foundations, including the details of the boundary walls/Party Walls with the adjoining properties.
- 3.01.8 Construction details of the adjoining Sub-Station building, to the rear, have been obtained from the Structural Engineers, who designed the building in 2001. The design of the building and, in particular, the foundations will be examined and verified by exploratory work, where necessary.

3.02 PROPOSED STRUCTURAL ALTERATIONS

- 3.02.1 The structure of the proposed rear extension will be subject to detailed design, however it is anticipated that the new structure will comprise a reinforced concrete foundations and retaining walls. It is likely that sections of the existing walls will be underpinned.
- 3.02.2 The foundations of the new extension will be designed to ensure that the existing building and surrounding structures are fully supported at all stages of construction and in the permanent condition.
- 3.02.3 Temporary works will be installed, where necessary, during excavation and construction. Detailed method statements and temporary works design will be prepared by the appointed Contractor.
- 3.02.4 The new superstructure will be a steel and timber construction supported on

masonry walls. The existing boundary walls will be raised in solid masonry to match the existing. Sections of the floor and roof terrace will be glazed to provide natural daylight into the rooms below.

- 3.02.5 Access into the new extension, from the main building, will be via enlarged window and door openings in the rear (south) elevation. New reinforced concrete lintels, with brickwork arches externally, will be installed over the new openings.
- 3.02.6 The internal alterations to the building are limited to the forming of new openings in partition walls.
- 3.02.7 The new high level roof terrace, above third floor level will be constructed from a structural glass deck, supported on a steelwork frame. The existing roof will be trimmed, around the terrace, and resupported on the new steelwork, which will transfer loads back to the existing masonry walls via concrete padstones. The increase in loading on the external walls will not be of significance.
- 3.02.8 The structural alterations to the building will be designed and constructed in accordance with current Building Regulations, British Standards, Codes of Practice, Health and Safety requirements and good building practice.
- 3.02.9 On the basis of the above, the alterations will not have an adverse effect on the structural stability of the building.