

**Job no.**        **3440**  
**Title:**         **34-35 John Street**

**Statement on the extension of the ground and lower ground floor and associated superstructure works.**

The proposal is to separate the existing two properties, currently being used as offices and return them to residential use. It is proposed to extend the existing ground and lower ground floor at the rear of 35 John Street. Associated works include the removal of internal walls at lower ground floor and the reintroduction/ relocation of stairs to provide access to serve lower ground floors and 3<sup>rd</sup> floors in the separated buildings.

Heritage considerations are addressed separately by Alan Baxter and Associates. This report deals solely with the structural issues that arise from the proposals and a summary both of the scope of the work and the steps necessary to complete these are given on pages SK01 to 06 and SK101.

Steel beams will be required under ground floor structure to support the loads from above where load bearing wall elements are to be removed at lower ground floor. These beams will span onto party/perimeter walls in the main. It is possible that beams may need to be introduced to support new room dividing walls at upper floors and it is the intention that these would be sized to fit within the depth of the existing structural floors.

Any structural defects that are found during the works will be dealt with at that time.

A site investigation would be required, based on trial pits, to determine the nature and depth of the footings to the loadbearing walls that are to be retained. These will also define the maximum extent of the lower ground floor and details of any required underpinning.

p p F J Samuely and Partners Ltd