

14946Bay-141120-c-001

20 November 2014

Terence Dacombe  
TD Arch  
Unit 306, Mare Street Studios  
203-213 Mare Street  
London E8 3QE

Dear Terry,

**RE: 61 Bayham Place, NW1 0JX – Structural Capacity of Existing First Floor Structure**

Further to our recent correspondence, we have undertaken an assessment of the existing first floor structure at the above site with the view to retaining it in the proposed refurbishment scheme.

From your email dated 13.11.14 we understand that the existing floor comprises timber joists spanning from front to back, with intermediate support taken from approx. 215x90mm cast/wrought iron/steel downstand beams at third points. These beams span between the party walls and bear on projecting stone "padstones" within the brickwork.

These structural elements have not been designed to current building codes, and based on our calculations the member sizes are inadequate for both the existing and proposed loading. The remedial works required to make them compliant with Building Regulations would involve the introduction of additional timber joists in between the existing (which would necessitate the removal of the existing strutting/blocking between the members) along with the installation of new steel beams to assist the existing.

Such works are considered excessive, and would leave little of the existing structure intact. They would also have significant architectural impact within such a constrained site.

Therefore as agreed, we have developed our proposal based on the first floor structure being replaced, incorporating a new timber joisted floor with intermediate steel beams. Not only does this better replicate the existing structural system, but it will also help reduce the increase in loading to the façades and party walls.

We trust this is acceptable, but if you have any queries please do not hesitate to get in touch.

Yours Sincerely,



Simon Bye

