

Our ref: 13052

8 May 2014

61 SWINTON STREET LONDON WC1

**STRUCTURAL STATEMENT CONCERNING PROPOSED ALTERATIONS
AND DISPROPORTIONATE COLLAPSE**

EXISTING BUILDING:

The existing building is Grade 2 listed and of Georgian age. Until recently, the building has been in use as a Public House at basement and ground floor, with ancillary accommodation on the upper floors.

The main front part of the property is 5 storeys high (4 storeys plus partial basement), with back additions (largely non-original) of variously 1 and 2 storeys. It is of traditional construction, generally comprising solid masonry external and party walls, with suspended timber joist floors and roof, and variously masonry and timber studwork internal partitions.

The building is mid-terraced, with properties of similar age and height on both sides.

Foundation investigations have revealed traditional relatively shallow strip footings founded on London Clay subsoil.

PROPOSED ALTERATIONS:

It is proposed to refurbish and alter the property in order to convert it to provide a mix of hotel accommodation (linked to the adjoining building no.65 Swinton Street) and apartments. A new full width back extension 4-storeys high above ground floor level will be built immediately against the rear wall of the existing main front part of the building and projecting out to the rear by about 3.5 metres.

In general terms, with the exception of the new back extension, the proposals will not involve significant alterations to or strengthening of the existing structure, although relatively minor 'domestic scale' works will be necessary in some areas. The existing structural fabric will remain largely unaltered.

The new back extension will be constructed in loadbearing masonry with timber roof and upper floors generally, but incorporating a concrete first floor structure to transfer wall loads, with strip foundations.

STRUCTURAL PROPOSALS IN RELATION TO BUILDING REGULATIONS PART A3:

Under Section 5 of part A3 of the Building Regulations:

- the existing 5-storey part of the building is currently Class 2B, and the proposed alterations will not change this classification,
- the existing 1- and 2-storey back additions are currently Class 2A, and are similarly unaffected,
- the proposed 4-storey rear extension will be Class 2A, provided that it is structurally independent of the 5-storey (Class 2B) part.

The following plans illustrate the general arrangements:



FIG 1: EXISTING LAYOUT



FIG 2: PROPOSED LAYOUT

The 4-storey extension will be structured so as to take no support for its walls, roof or floors from the rear wall of the existing 5-storey part, and it will thus be structurally independent. All necessary support will be provided by the new walls of the extension itself, and by the existing party walls on both sides that are considered to be robust 'key elements'. Thus, effective horizontal ties between the floors and walls using 30x5mm steel ties at 1200mm centres, cast into concrete padstones in the walls and screwed to the floor joists, will satisfy the structural requirements for Class 2A construction.

No further measures are required.

Signed

Bob Moore
for and on behalf of Michael Chester & Partners LLP