




Flat 1, 10 Strathray Gardens, Swiss Cottage

We have assessed proposals for the alteration of the existing ground floor flat at 10 Strathray Gardens.

The scope of work includes the removal of a ground floor loadbearing wall to the rear to facilitate an extension with the introduction of a steel frame to carry the upper floor rear wall, floor and roof loads.

We have already provided an outline design to confirm the concept which includes a standard steel goal post arrangement carried on to a new foundation. The goal post frame will be designed to carry loads from above and lateral loads from wind and stability forces and will be based on industry standard parameters of limiting deflection of the head beam to prevent cracking of the brickwork over. This approach of limiting deflection normally results in the beam only working at around 60% of capacity when considering the strength requirements.

The ground conditions will be investigated to determine the allowable capacity. Typically the allowable bearing pressure will be limited to 100kPa with the ultimate bearing capacity being some 3 times larger at 300kPa thus providing a factor of safety against settlement. This follows normal building regulations and British Standard procedures. The trial pits will be inspected by one of our Chartered Structural Engineer and samples will be sent to a laboratory for classification and strength identification. The implementation of the frame will require a detailed temporary works design including needle beams and props laced for lateral stability. All of these designs will be independently checked by a Building Inspectors checking Engineer.

The nature of this work is very typical of domestic alterations contracts. We are commissioned on over 400 projects per annum, many of which are consistent with this type of alteration work. Having successfully worked with you on many of these over the years we know you will select a suitably experienced contractor and the installations will be inspected regularly in addition to the statutory inspections undertaken by the Building Inspector.

We would be happy to discuss this with your client and the freeholders. If any further comfort is required we suggest reviewing the project portfolio on our website where example projects can be found.



We trust the above provides the information you require but please do contact me if you require any further information.

