

Reference No. 2280/DOM/PB
Date 26.08.22
Recipient Paul Bailey
By Email: paul@dowenfarmer.com

Attention: Camden Council, Planning & Building Development
c/o Paul Bailey

Dear Paul,

4 CAMBRIDGE GATE, REGENT'S PARK

In reference to the property at the above address I can confirm that Constructure Ltd has been appointed as the Structural Engineers for the works.

The existing Grade II listed building is of traditional construction with load bearing masonry walls and timber joisted floors. Number 4, Cambridge Gate is located on the upper and lower ground floor with access to the top storey via the original staircase. A garage is accessed from the rear via Cambridge Gate Mews.

The proposed works comprise the refurbishment of the property with structural alterations required to the existing fabric. As shown on the Dowen Farmer Architect planning drawings, it is proposed to widen some existing door openings and in some instances remove large sections of existing walls.

Where existing internal load bearing masonry walls are to be removed/adjusted, typically new steelwork will need to be introduced in order to sufficiently re-distribute loads from the building above in to existing structure below. For large openings this will require the introduction of new steel box frames. An indicative structural scheme (refer to sketches 2280-SK-01, 02 & 03 appended) has been produced to show the extent of the new structure and where alterations have been made to the existing fabric.

At the time of writing, no opening-up works have been carried out (pending Listed Building Consent) and therefore the exact configuration of the existing structure is to be confirmed. As the appointed Permanent Works Structural Engineer, Constructure will design all new structural elements to ensure the proposed works will provide a robust and secure support.

During all works, the structure above will need to be sufficiently propped (temporary works design by Contractor and reviewed by Constructure) during construction such that no adverse movement will occur.

Once complete, the altered structure will provide a robust and secure support without detriment to the existing building and adjacent properties.

Yours sincerely
for Constructure Ltd









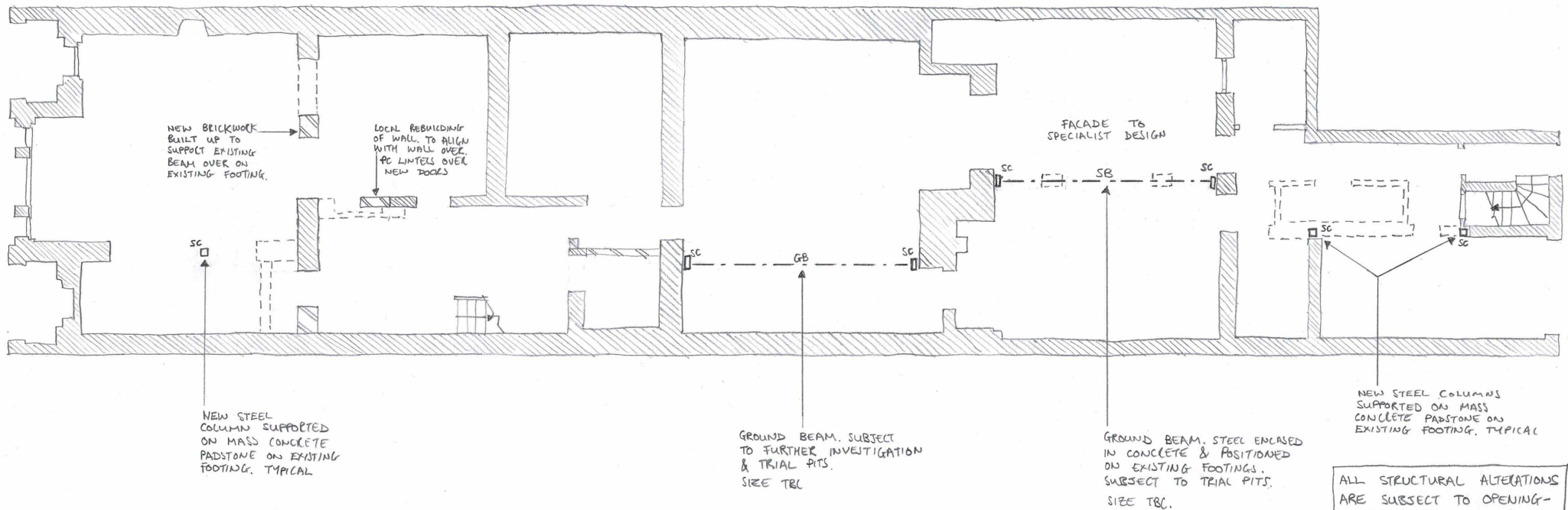
David Oberoi-Morris BEng
Director
M 07802 727382
E dave@constructure.co.uk

TEMPORARY WORKS & SEQUENCING
BY CONTRACTOR

NEW STRUCTURE SUPPORTED ON EXISTING
FOOTINGS IS SUBJECT TO TRIAL PITS.
NEW FOOTINGS MAY BE REQUIRED LOCALLY.

KEY

-  - DENOTES EXISTING MASONRY
-  - DENOTES NEW MASONRY TIED TO EXISTING
-  - DENOTES ASSUMED TIMBER JOIST SPAN
-  - DENOTES MASS CONCRETE PADSTONE
-  - DENOTES DEMOLISHED STRUCTURE
-  - DENOTES LOAD BEARING STRUCTURE UNDER
- EX.B - ASSUMED EXISTING BEAM
- SC - STEEL COLUMN (NEW)



STEEL BEAM SIZES - ALL INDICATIVE ONLY

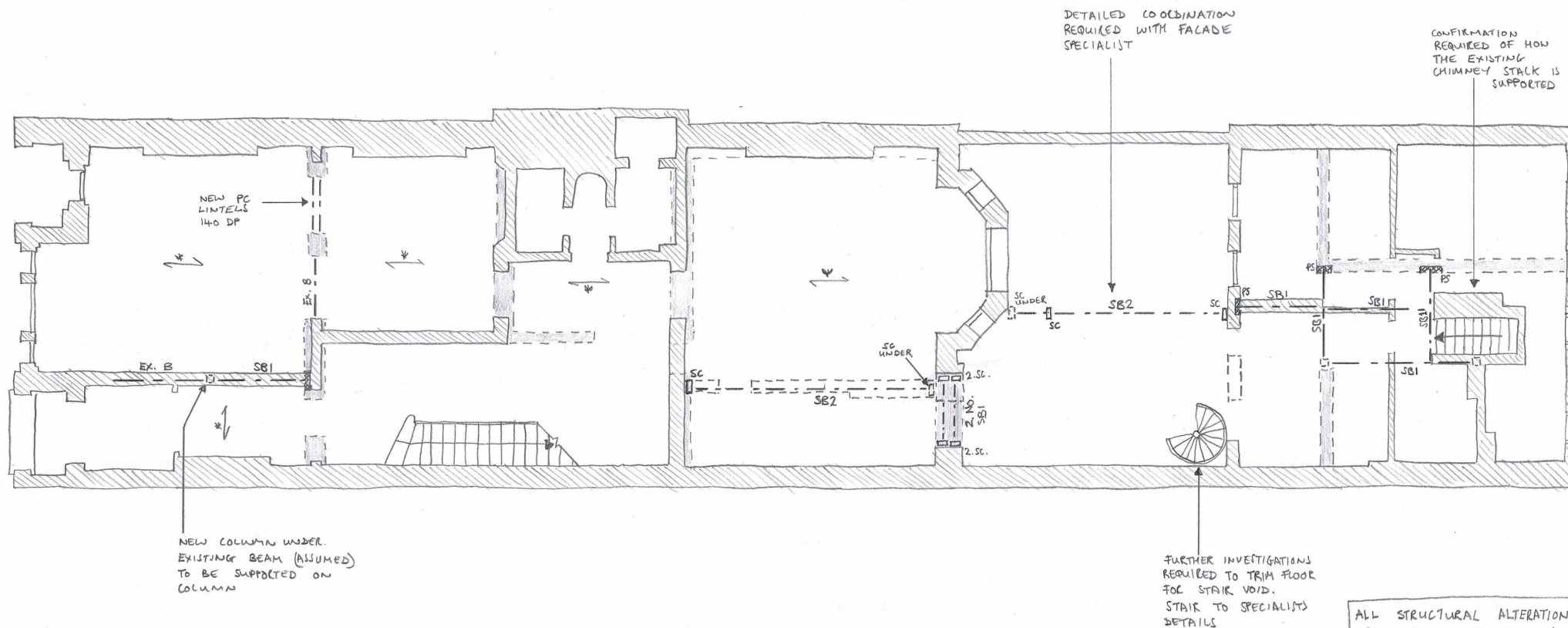
- SB1 - 203 x 203 UC
- SB2 - 254 x 254 UC
- SB3 - 305 x 305 UC

PROPOSED LOWER GROUND FLOOR
PROPOSED STRUCTURE - NOT TO SCALE

FOR INFORMATION ONLY

Project No. 2280	Sheet SK-01	Revision I1	Project 4 CAMBRIDGE GATE
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REFER TO SK-01 FOR NOTES



PROPOSED GROUND FLOOR
PROPOSED STRUCTURE - NOT TO SCALE

FOR INFORMATION ONLY

Project No. 2280	Sheet SK-02	Revision I1	Project 4 CAMBRIDGE GATE
Date 26.8.22	Engineer T.G.	Checked	

NEIGHBOURING FLAT.
LAYOUT TAKEN FROM
CAMDEN PLANNING
PORTAL DRAWINGS

STAIRCASE & LANDINGS
PART OF NO. 4 CAMBRIDGE GATE.

EXISTING BEAM LIKELY
TO BE REPLACED.
SUBJECT TO INVESTIGATIONS

EXISTING
CHIMNEY STACKS

FLAT
ROOF

ALL STRUCTURAL ALTERATIONS
ARE SUBJECT TO OPENING-
UP & FURTHER INVESTIGATIONS
ON SITE

FIRST FLOOR - SHOWING STRUCTURE UNDER
PROPOSED STRUCTURE - NOT TO SCALE

FOR INFORMATION ONLY

Project No. 2280	Sheet SK-03	Revision I1	Project 4 CAMBRIDGE GATE
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