

Triple M Projects Ltd

ESTABLISHED 2017

Your Ref:

Our Ref: CH/RM/2901

Date: 29 Jan 2019

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Carbon Maze Ltd
83 Ducie Street
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Dear Ryan,

RE: Units 1-2 & Basement Courtletts House, 38 King Street, West Manchester.

Further to our visit to the above on Wednesday 29th January 2020 we can now provide the following comments.

Our visit and ground floor inspection was to determine if a 200mm section approx 1200mm wide x 4800mm long could be removed to allow a level access and ramp to be fitted to the above unit.

FINDINGS

The ground floor is 200mm higher than the outside pavement level. A section of the ground floor was removed to expose the structure below. We can confirm that the ground floor consists of 2 layers of floor boarding on 50mm deep joists that bear onto a 305mm deep steel beam x 150mm wide.

Further into the shop area it was determined that an Asphalt type screed covering exists over the ground floor.

The steel beam appears to span approx 4.0M and supports the ground floor only. However from our limited inspection it may be determined that the beam in question may be integral to the structure and provide some support to the front elevation and act as a tie beam.

The inspection hole was approx 300mm x 600mm hence our inspection was limited however, photographic evidence confirms our initial assumptions.

The basement below this vicinity forms part of the staff room which will become part of the basement of this fit out.

Although currently unoccupied this will become occupied by our client, the access into the basement area was gained via the main front entrance, through the shop, down the stairs and across the occupied basement where hairdressing was being carried out.

CONCLUSION

To achieve the level access, a ground floor section of floor 200mm deep x 120mm wide x 4800mm must be removed.

Due to the depth of the existing ground floor covering being 140mm, approx 60mm must be removed from the steel beam. We have enclosed a drawing identifying the existing structure and the problems caused by the proposed works.

Removing part of the beam will reduce the section properties and strengthening would be required as one of the below options.

- A) Additional steelwork bolted/welded alongside or an additional steel beam under the existing reduced section - within the ceiling void above the staff room basement area.
- B) Removing the section of the steel beam to facilitate the ramp at ground floor would require additional vertical supports in the form of either steel columns/ brick piers. Both would require new foundations once we confirmed the makeup of the basement floor slab.

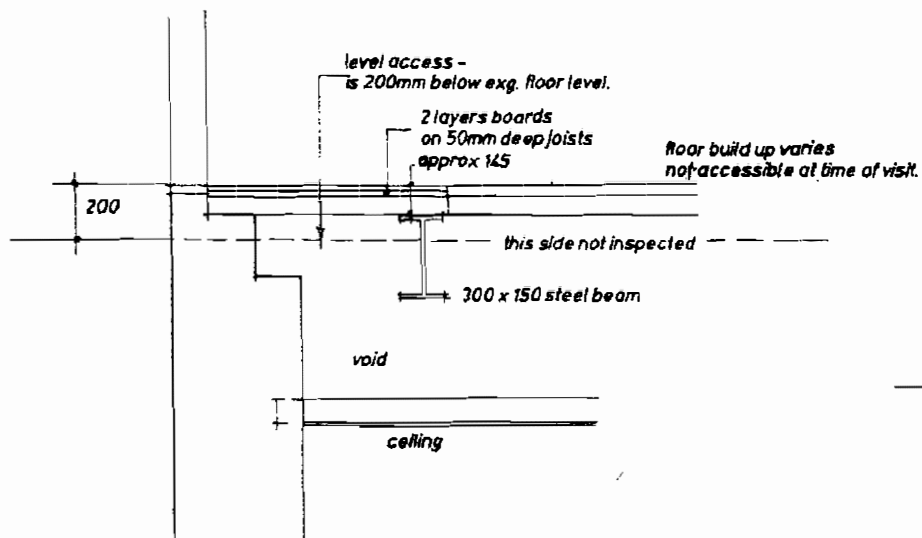
Both of the above options would however involve works /major disruption within the basement and due to the nature of the works the occupiers above.

We are also of the opinion that any alterations to the building which would affect its structural integrity would not be approved by the landlord. Furthermore any form of construction/structural alterations in the basement area and ground floor would mean temporary accommodation for all occupiers which have spaces on the front elevation until such a time after the works when it could be confirmed the structure is still in tact.

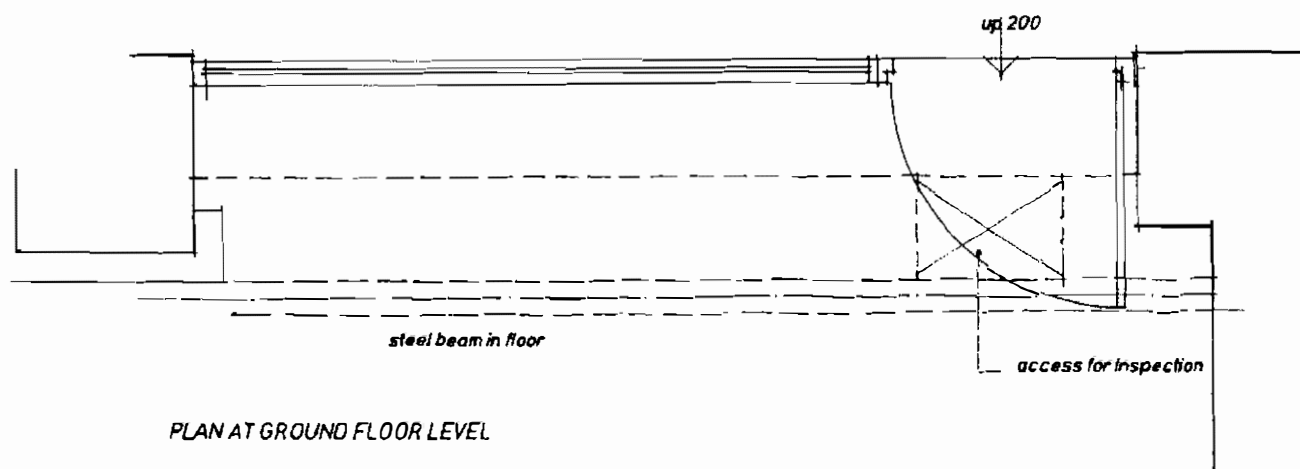
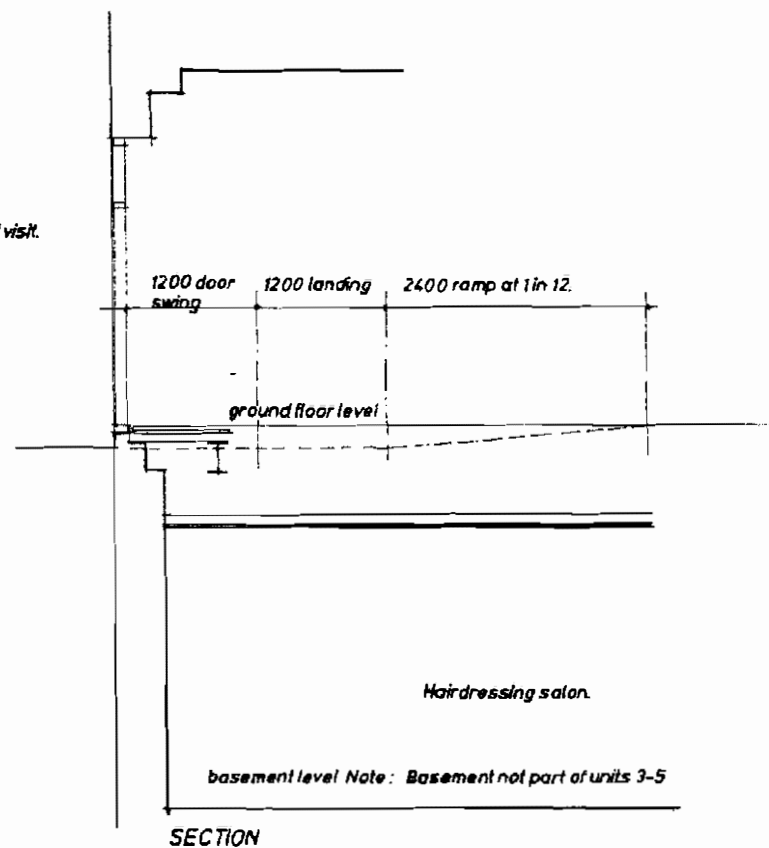
In general to summarise we can confirm there may be a structural engineering solution for the proposal, but we are strongly of the opinion it is not achievable for the reasons outlined above.

We trust we have been of some assistance in this matter.

Triple M Projects Ltd



EXISTING GROUND FLOOR DETAIL AT ENTRANCE



Client

CARBON MAZE LTD

Project

UNITS 1-2 COURTLETTS HOUSE
38 KING STREET WEST
MANCHESTER

Title

DETAILS OF EXISTING ENTRANCE

TRIPLE M PROJECTS LTD