George Elliott & Associates Ltd

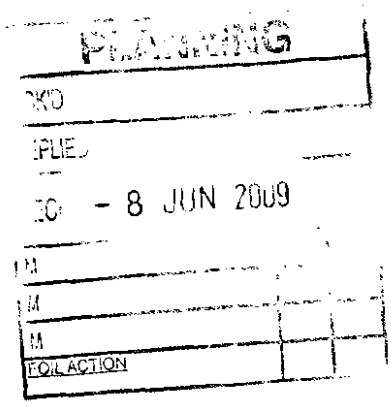
CONSULTING STRUCTURAL ENGINEERS
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Your Ref:

Our Ref: DE/RM/7813

Date: 03 June 2009



Done Bookmakers Ltd
Spectrum
56/58 Benson Road
Birchwood
Warrington
WA3 7PQ

Dear Sirs,

RE: Units 3-5 Courtletts House, 38 King Street, West Manchester.

Further to our visit to the above on Friday 8th May 2009 at 13:00hrs we can now comment as follows.

Our visit and ground floor inspection was to determine if a 200mm section approx 1200mm wide x 4800mm long could be removed to facilitate a level access and ramp into 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 occupied and owned by the adjacent hairdresser.
The hairdressing business was very busy during our initial visit, 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 145mm, approx 55mm must be removed from the steel beam. We have enclosed our drawing 7813/SK1 identifying the existing structure and the ramifications of the proposed works can be identified.

Removing part of the beam will reduce the section properties and strengthening would be required in one of the following ways.

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) Removal the section o f 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 subject to confirmation of the basement floor slab construction.

Both of the above options would however involve works /major disruption within the basement which is occupied by an existing business and outside of your control.

Having the benefit of viewing the staff room and the hairdressing salon layout none of the above options in our opinion are viable.

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 that would disrupt the existing layout and have a detrimental effect to the running of the hairdressing business is questionable.

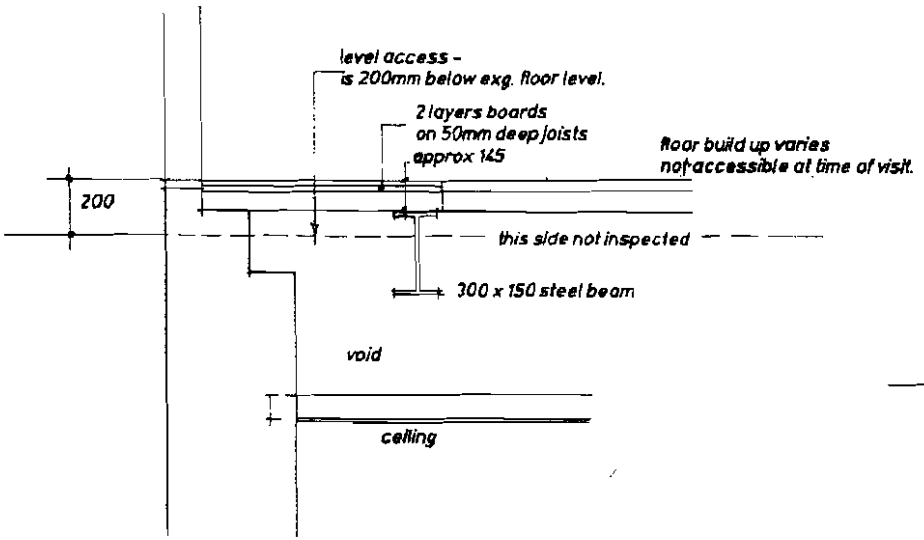
In general to summarise we can confirm there may be a structural engineering solution for the proposal, but we are strongly of the opinion it is not achievable for the reasons outlined above.

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

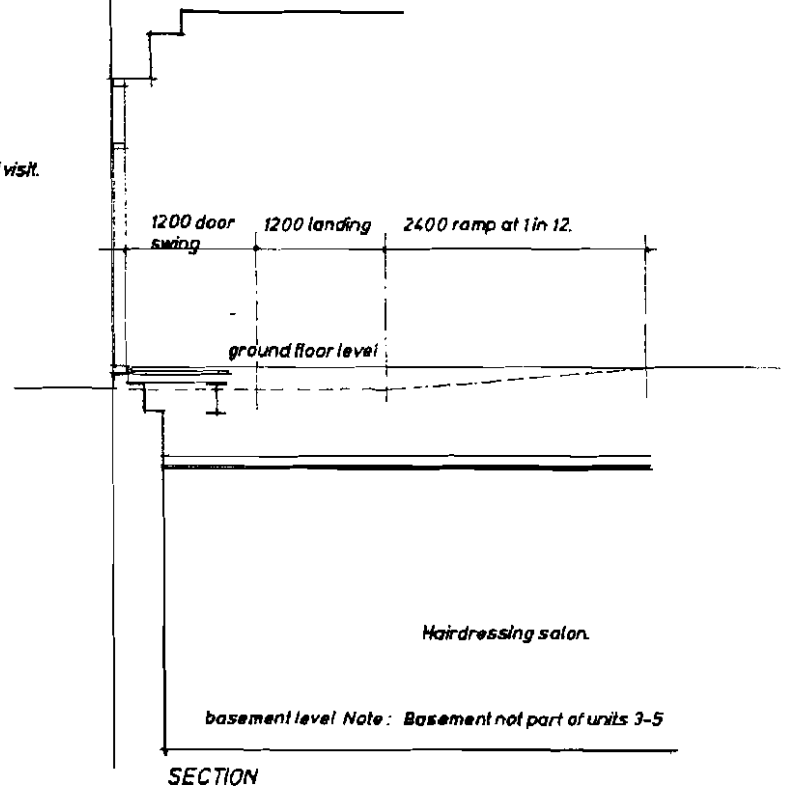
Signed .....

For George Elliott & Associates

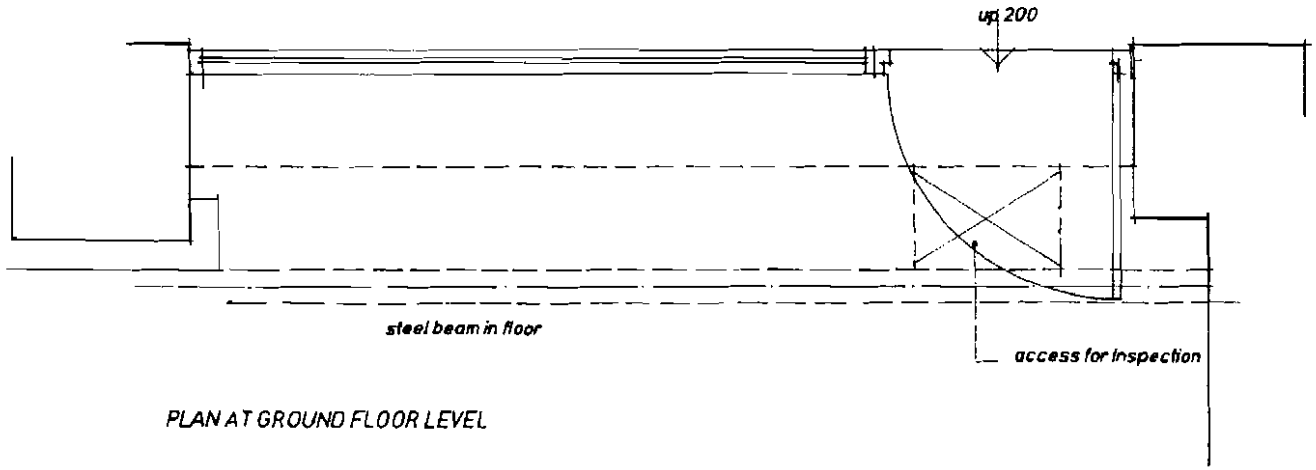
David Elliott I Eng AMI Struct E



EXISTING GROUND FLOOR DETAIL AT ENTRANCE



SECTION



PLAN AT GROUND FLOOR LEVEL

Revisions

Drawn by	Scales 1-50 1-20
Checked by	Date MAY 09

Client

DONE BOOKMAKERS/BETFRED

Project

UNITS 3-5 COURTLETTS HOUSE
38 KING STREET WEST
MANCHESTER

Title

DETAILS OF EXISTING ENTRANCE

Drg. No. 7813/SK1

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