OUR REF: GRE/KM/1/19625
YOUR REF:

10th December 2013

Mr G Bell
King Street Estates Limited
2nd Floor
1 Ashley Road
Altrincham
Cheshire
WA14 2DT

Dear Gary

RE: 13-15 KING STREET MANCHESTER

With reference to your recent instructions we confirm that our Mr Graham Ellis attended the above property on 3rd December 2013 to carry out a structural inspection of the ground and basement floors in connection with proposed modifications to the existing fabric.

We refer to ground floor and basement plans provided by Atelier MB Architects indicating the following proposals.

1) The existing non-original staircase structure is to be dismantled and the ground floor reinstated.

2) Formation of a new stair opening down to the basement floor located in the site of a former staircase.

This report deals solely with the aspects referred to. It should not be considered as a comprehensive appraisal of the entire structural condition or stability of the property but is limited to the ground, basement and sub-basement areas.

DESCRIPTION OF PROPERTY

13-15 King Street occupies a corner plot adjoining with Police Street. The building comprises of four storeys above ground and two storeys below.



General View

Buildings
Energy
Environment
Infrastructure

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The general structure comprises a steel frame supporting timber floors.

External walls are of ornate timber exterior appearance to the upper floors.

On the ground floor open aspect large glazed elevations for retail purposes are provided.

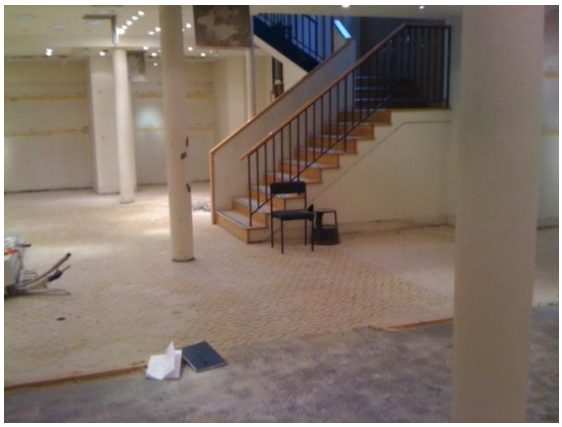
The sub-basement floor is the only concrete floor.

The basement and sub-basement retaining walls construction is not known however it is expected that these are of masonry construction.

INSPECTION

Our survey comprised a visual inspection of the property relating to the scope of our brief as noted above. We did not cut into the fabric of the building or excavate trial holes or remove cladding to beams etc. These general limitations should be considered when reading the findings of our report.

The existing staircase to be dismantled is formed in a steel frame supported off secondary steel beams and posts taken down through the basement floor and either supported on existing beams or continued through to the sub-basement floor slab.



Basement Floor

The supporting steel posts are bolted to the sub-basement floor slab. In isolated locations where vertical alignment could not be achieved additional trimming has been inserted. All beams and columns have been clad.



Sub Basement View



Sub Basement View

The structure of the ground floor and basement floor comprises of timber joists at 300 centres spanning parallel to Police Street and supported on steel beams running across the property taking a central support on the circular column. The lines of the beams coincide with piers in the external elevations.

The existing floor coverings had been removed prior to our visit. It was noted that the ground floor existing floor boards indicated the likelihood of several historic alterations. The only area noted where existing floor boards exist was the first bay width parallel to King Street.

In the location of the proposed new steel staircase which we are advised is also the site of a former staircase we observed a hole through the basement floor for the centre post of the former spiral type staircase.

CONCLUSIONS AND RECOMMENDATIONS

We are specifically instructed to report on the feasibility of removing the existing staircase from ground to basement and installing a new staircase in a different location, all as indicated on Atelier MB Architects drawings.

Having carefully considered the findings of our visual inspection of the property and the contents of the proposals we draw conclusions and make the following recommendations :-

1) The existing staircase is self-supporting structurally and can be dismantled and removed without any remedial work to the existing structure. The supporting columns and beams in the sub-basement can also be removed.

2) The ground floor structure can be reinstated to match the existing which typically comprises of 250 x 75 timber joists at 300 centres. These will span between the original beams at ground floor level.

3) The formation of the void through the ground floor structure to form a new staircase is to sit within the timber floor area which may have been previously disturbed for the former spiral staircase. The staircase will need to be positioned to ensure that the steel beam supporting the basement floor between the column and the masonry wall of the adjacent stair shaft remains intact. The floor around the void can be trimmed with timber joists matching the existing. Additional joists will be required for trimmingl around this void.

4) The proposed staircase is to comprise of a steel and glass arrangement. The half landing will require secondary supporting framework taking support from the basement floor structure. Local trimming between joists will be necessary to spread the loads from isolated loadings of the stair structure.

5) Attached to this report are the outline structural proposals in support of the above description.

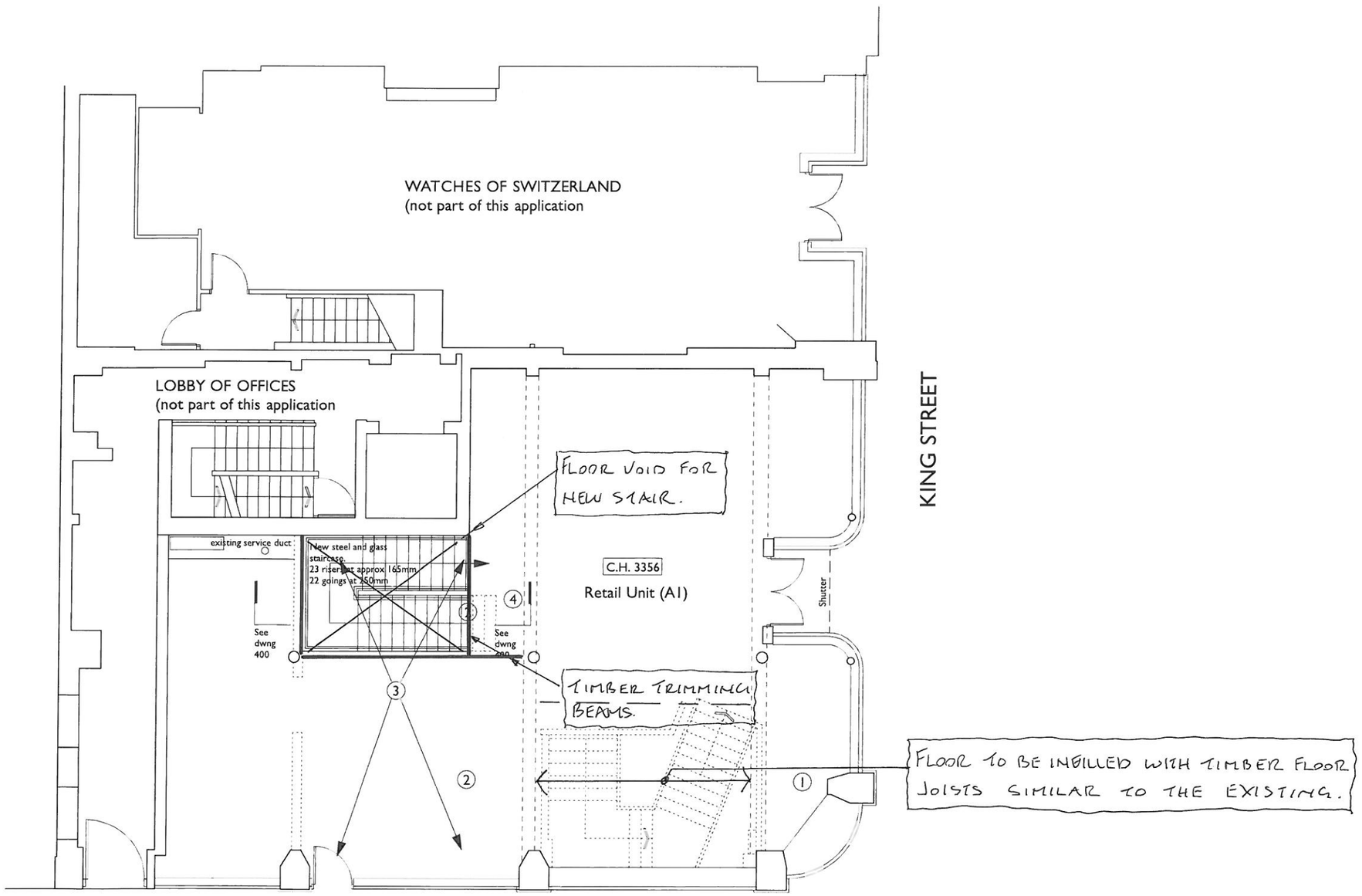
We thank you for your recent instructions and trust the contents of this report are satisfactory for your requirements. However if you have any queries regarding the contents of this report or if we can be of further assistance to you, please do not hesitate to contact the undersigned.

Yours sincerely



Graham Ellis
Divisional Director

Direct Dial 0161 613 6028



Ground Floor

Proposed Works

All the below:carefully removed without disturbing original features.

1. non original staircase, balustrade and low stud wall carefully removed. Trimmed opening to filled in in accordance with engineer's details.
2. non original timber stud wall carefully removed
3. non original suspended ceiling carefully removed to expose continuation of historic ceiling. On removal ceiling to be inspected and repaired and reinistated to match the existing ceiling.
4. New steel and glass staircase in trimmed opening on site of former staircase

PROPOSED STRUCTURAL WORKS TO THE GROUND FLOOR.

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Job No ....1119625.....

Sheet No ....SK01A.....

Date .....12-12-13.....

description	date	rev

13-15 King Street

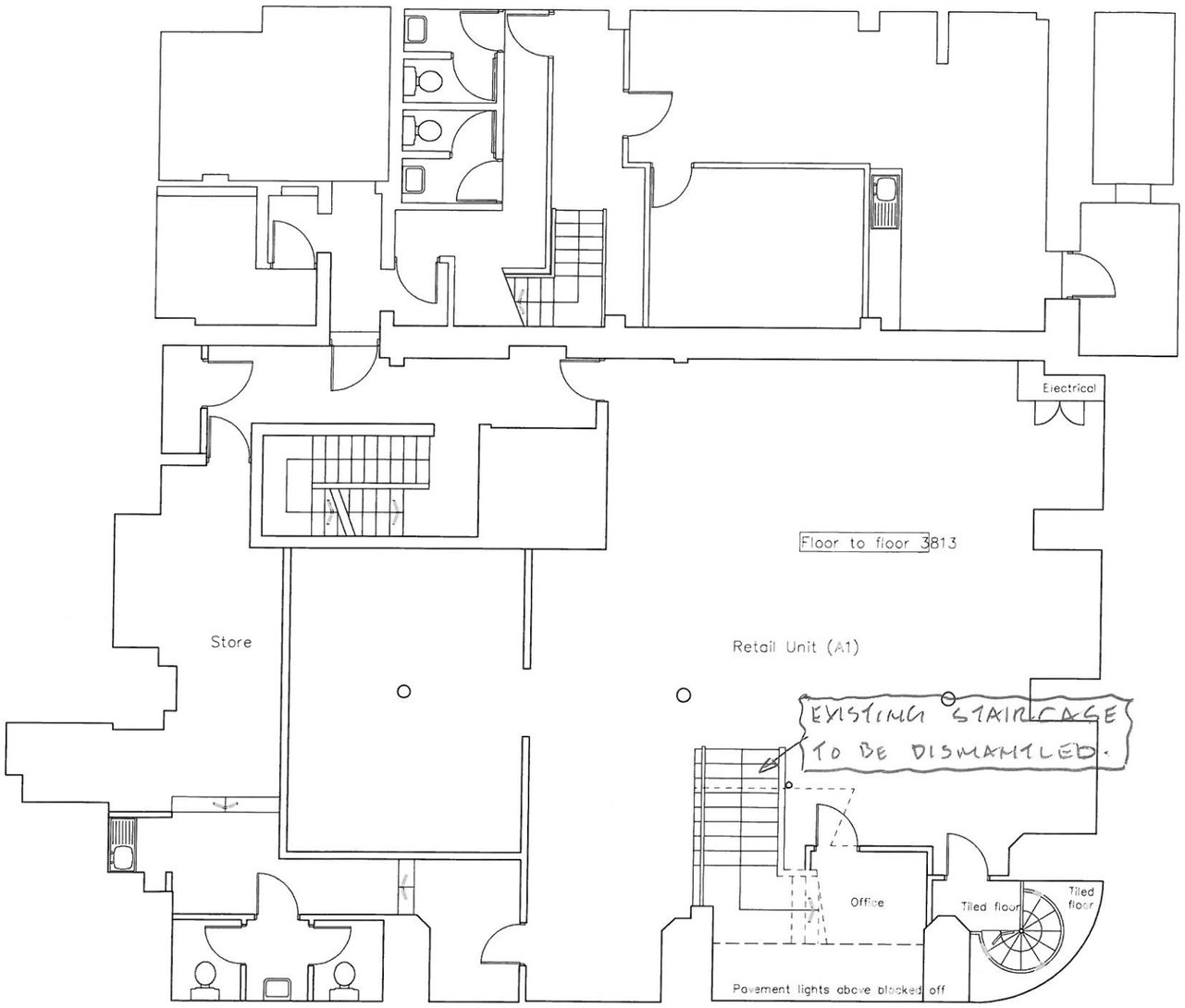
Ground Floor Plan
Cat A enabling

scheme 1502
no **P(110)**
rev -
scale 1:100@A3
date April 2013
drawn SS

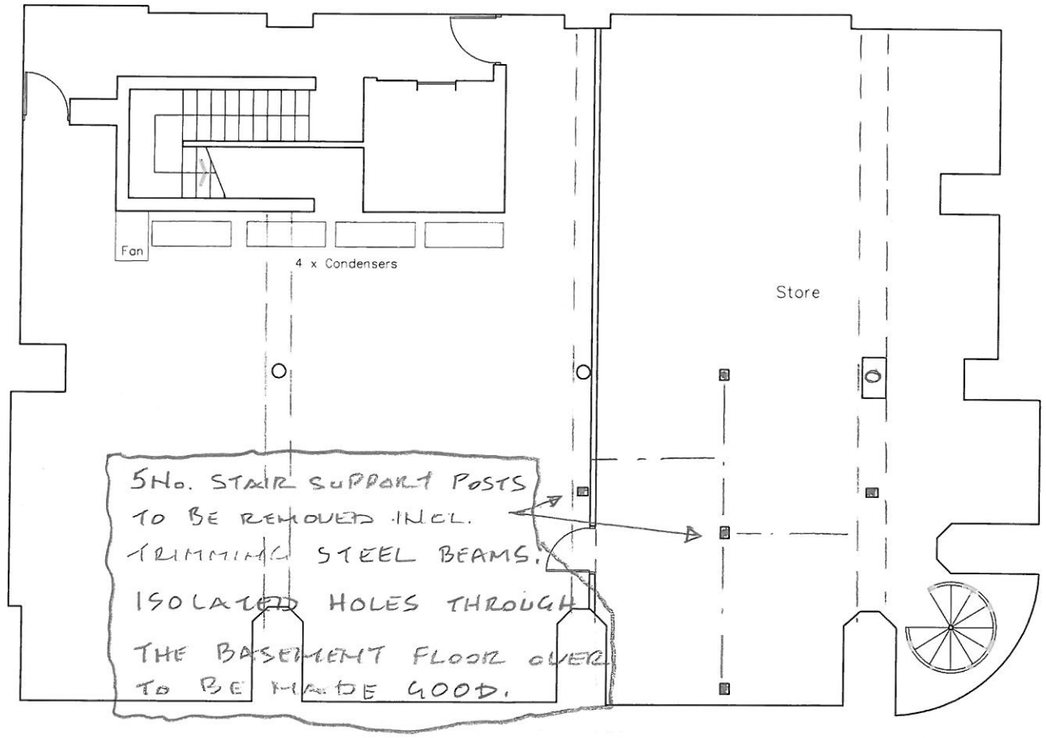
atelier MB
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SK sketch P proposed T tender C construction AB as built

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DIMENSIONS TO BE CHECKED ON SITE



Basement Floor



Sub-Basement Floor

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Job No ...1119625.....

Sheet No ...Sk02.....

Date .....11-12-13.....

description	date	rev

13-15 King Street
Manchester

Basement and Sub-Basement Floor Plans
Existing

scheme 1502
no. E(101)
rev –
scale 1:100@A3
date April 2013
drawn SS

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SK sketch P proposed T tender
construction AB asbuilt