DYSE
STRUCTURAL ENGINEERS

137 Oxford Road
Design Note – Concrete Modifications

Ref: LM24129-DYSE-XX-ZZ-RP-S-0005

Rev: P02

Date: 24/10/2024

Client: Soller Eight Ltd

Document Control

Originator: J Yusuf MEng CEng MIStructE

Date: 24/10/2024



Checker: R Loftus BEng (Hons)

Date: 24/10/2024



Approver: J Yusuf MEng CEng MIStructE

Date: 24/10/2024



Rev	Issue	Date	Originator	Checker	Approver
P01	First Issue	23/10/2024	JDY	RL	JDY
P02	Minor updated following team review	24/10/2024	JDY	RL	JDY

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1 Introduction

1.1 Overview

A planning application has been submitted to Manchester City Council for the change of use and addition of a fourth storey to the former Barclays Bank located at 137 Oxford Road, Manchester.

As part of the proposal it is proposed to significantly alter the facades, with the inclusion of a repetitive module forming a series of 'bays' with vertical windows.

Owing to structural constraints of the existing reinforced concrete structure, it is proposed to set back painted glass panels within the bays. Comments received from the planning officer (dated 03/10/2024) state '*... the back painted glass panel remains almost flush to the main elevation, creating a staggered effect between it and the window above. The primary windows and back painted glass panels need to be read as one and as such this panel should also be set back 200mm in order to ensure visual consistency.*'

This design note considers the structural constraints of the existing building with a view to conveying why the scheme proposed can not be realised with the back painted glass set further back.



Figure 1Proposed architectural visual

2 Existing structure

2.1 History

We understand the building was constructed as a purposed built bank and associated offices for Barclays Bank. We anticipate the building was constructed in the 1950s/1960s.



Figure 2 Barclays Bank, 1973 (https://www.manchestereveningnews.co.uk/news/nostalgia/gallery/21-fascinating-photos-manchesters-oxford-26141724)

2.2 Structure

The existing building is a four storey cast in-situ Reinforced Concrete (RC) frame. The frame comprises of one way spanning roof and floor slabs spanning transversely across the building. The slabs are supported on a combination of RC beams and walls. RC beams span between a repetitive grid of RC columns which run from basement to third floor.

A stair core is present to the west of the building.

Unusually, the concrete frame appears to be the external wall construction, with a previously removed internal blockwork skin forming a cavity, evident. Insulation is present to the internal face of the existing stair core walls.

A dwarf masonry wall is built of the roof slab, forming a parapet.

The building is predominantly clad to the east, south and west elevations. The north elevation is clad in masonry.

2.2.1 Roof

The roof is formed as a one way spanning RC slab circa 270mm thick spanning transversely across the building and supported on RC walls.

Adjacent to the secondary stairs access, an apparent load bearing masonry wall supports the slab.

2.2.2 Upper floors

The second and third floors are formed as one way spanning RC slabs circa 230mm thick spanning transversely across the building and supported on RC walls at second floor. The RC wall acts as a deep beam and provides support to the first floor.

Adjacent to the secondary stairs access, an apparent load bearing masonry wall supports the slab at third floor.

An RC beam and column arrangement at ground and first floor provide intermediate support to the floor slab, allowing it to cantilever towards the secondary access stairs.

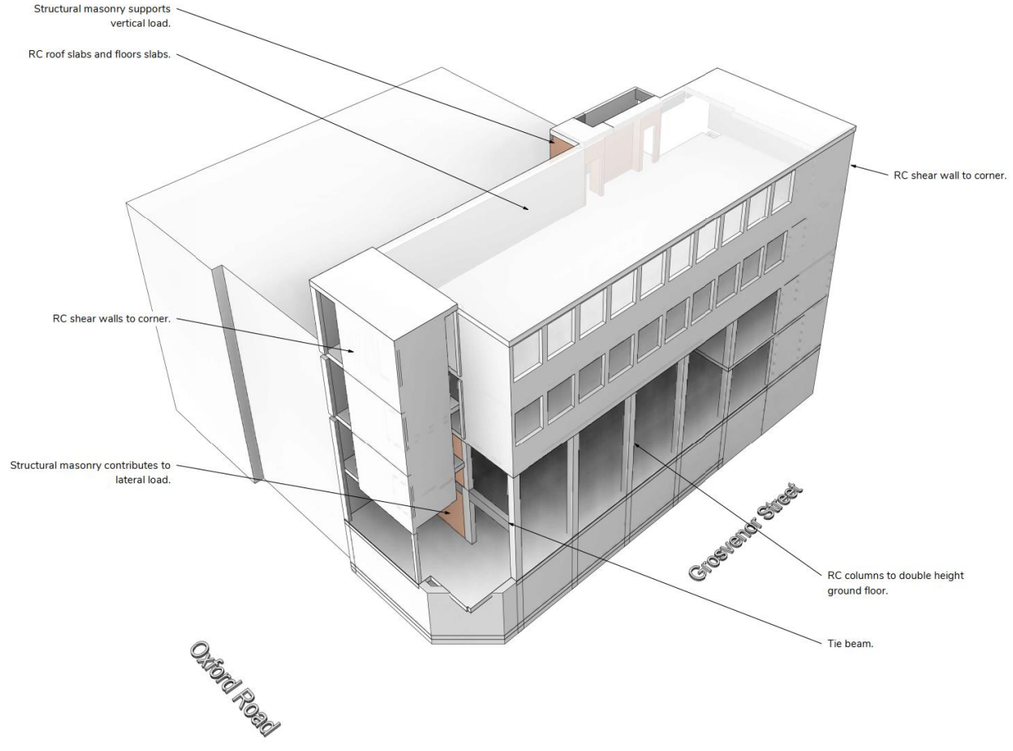


Figure 3 Existing structure

A mezzanine at first floor is formed as a one way spanning RC slab circa 175mm thick, spanning transversely across the building and supported on RC walls and the beam and column arrangement.

Adjacent to the second stairs a small area of slab is supported on an apparent load bearing masonry wall.

2.2.3 Ground floor

The ground floor is formed as a combination of 250mm thick, 300mm thick and 450mm thick RC slabs. The 450mm slab is supported on thick concrete block walls at basement, assumed to have formed the previous bank vault.

An RC beam and column arrangement at basement level provide intermediate support to some of the ground floor slab, allowing it to cantilever towards the secondary access stairs.

2.2.4 Framing

Generally, the building is considered as an RC framed structure. The vertical load transfer elements at second and third floor are RC walls which are generally present around the majority of the perimeter. These act as deep beams running longitudinally on the external faces and support the roof, third and second floor structures.

The RC walls run down to foundation to the rear of the building (surrounding the mezzanine) and each adjacent corner.

RC columns provide support to the upper RC walls to the front of the buildings and down each adjacent side.

Some aspects of load bearing masonry, supporting RC slabs are present.

2.2.5 Foundations

Foundations are anticipated to be strip/trench foundations supported on superficial deposits. An upstand beam is present running between columns to the left elevation, and anticipated also to the right elevation.

The basement slab appears to be a ground bearing slab, although some of the slab could act as a raft foundation and support walls and columns.

Basement retaining walls are anticipated to be either RC cantilever walls or mass gravity masonry walls.

2.2.6 Stability system

Laterals loads are distributed from the façade into the roof and floor plates, which in turn act as diaphragms and transfer lateral load to vertical elements of stiffness.

The upper three storeys are generally considered as having a lot of RC walls to provide adequate stiffness by means of shear walls. To the rear of the building, these walls run down to foundation and thus shear walls are considered as being the primary stability system.

To the front of the building a large panel of infill masonry is likely to act as a shear wall and transfer horizontal load to the ground floor framing. This wall sits inline with an RC column and beam arrangement at basement floor level which is anticipated to act as a moment frame.

3 Proposed scheme

3.1 Overview

The key architectural moves to realise the scheme include:

1. Change of use;
2. Vertical extension (roof top extension);
3. Internal mezzanine (new first floor within existing double height space to ground floor);
4. Infill extension to front elevation;
5. Removal of internal structural concrete walls and existing stair circulation zone;
6. Providing a new stair and lift core to the building.

3.2 Structural interventions

The building requires structural assessment, and possible intervention, in order to achieve the architectural scheme. The four key areas considered are:

1. Loading
2. Vertical load bearing structure
3. Lateral stability system
4. Disproportionate collapse

Loading

The building has been assessed for changes and additions in loading from the proposed scheme, and it is demonstrable by calculation that the existing structure can support the scheme proposed.

Vertical load bearing structure

In order to achieve the architectural layouts, significant modification of internal load bearing structure is required. This is focused around the existing stairs to the rear, existing stairs to the front and proposed stair location to the rear. The interventions require the addition of significant steel framing to facilitate the changes.

Lateral stability system

Interventions 3, 4 and 5 require moving the circulation core in the existing building from the front (Oxford Road) to the rear. This effectively means ‘re-coring’ of the building, i.e. removing much of the existing lateral stability system and providing a new lateral stability system in the form of shear walls and shear cores.

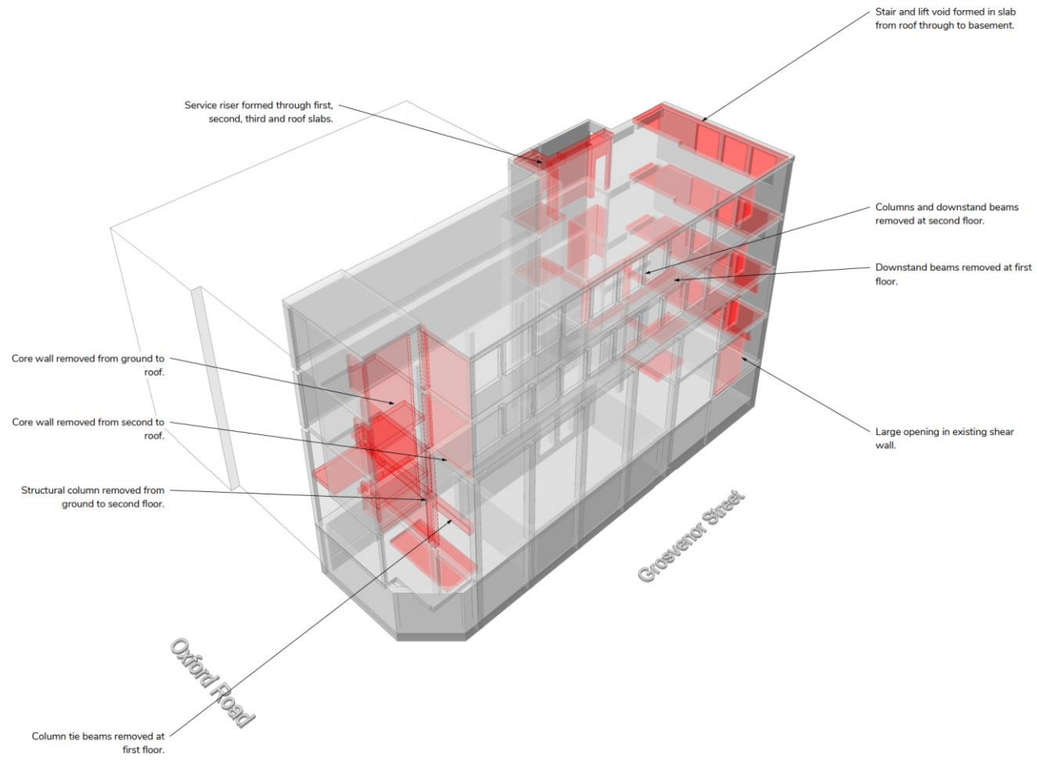


Figure 4 Proposed demolition

Disproportionate collapse

The proposed change of use to habitable space requires the structure to comply with Consequence Class 2a requirements. The existing structure is not demonstrable by calculation as complying with current codes of practice, and therefore a 'notional removal' approach is required. Owing to the single short span of floor across the width of the building, notional removal of a single column leads to excessive loss of floor slab. To this end, alternative load paths are required under an accidental load case.

A key part of consideration is the ability of the edge beams to span. This is where the floor edge beams spanning 'continuously' over a 'lost' column, acting as a deep beam, would be required (Figure 5 Alternative load paths).

A beam's ability to span is directly proportional to it's depth. The greater the depth, the more span capability the beam will have.

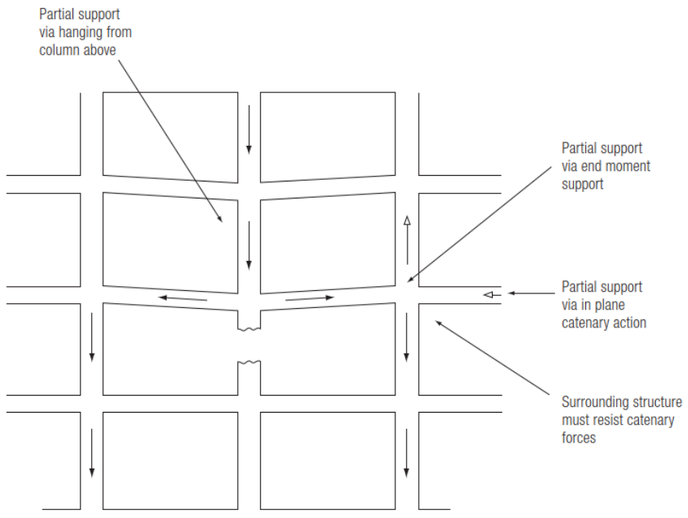


Figure 5 Alternative load paths (1)

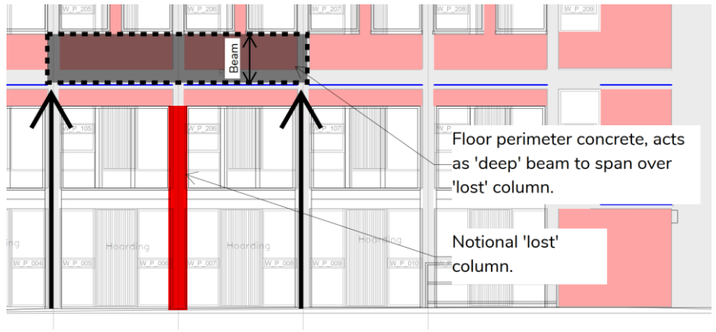


Figure 6 Deep beam

Retention of the upstanding edge concrete beneath the existing structural openings for the windows, is critical to achieving deep beam action (Figure 6 Deep beam). If the concrete is significantly altered, the result is a significantly less deep beam and inability for the beam to span (Figure 7 Removed concrete).

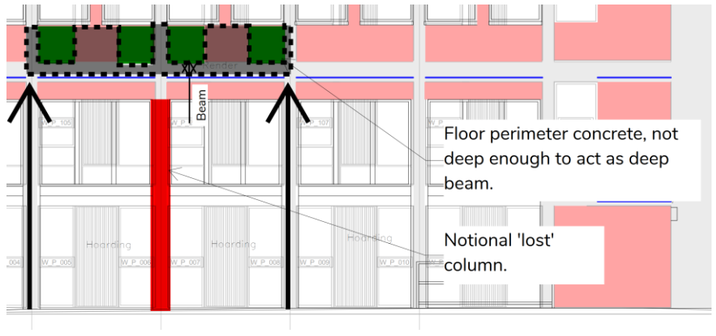


Figure 7 Removed concrete

<u>Methods considered to reinforce edge concrete to allow lowering of structural openings</u>

Structural interventions could be considered to reinforce the structure to allow for removal of concrete within the upstand edge concrete. The primary options are:

1. Provision of new beam.
2. Reinforcement of existing beam.

1 – Provision of new beam: The provision of a new beam is not considered viable owing to the following reasons:

- Insufficient headroom to allow for beam below.
- Loss of robustness from lack of homogeneity between existing and new structure.

2 – Reinforcement of existing beam - The reinforcement of existing beams in concrete structures is most readily achieved by the introduction of Fibre Reinforced Plastics (FRP). High strength/high stiffness fibres are combined with resin to form sheets. Sheets can be bonded to the concrete to offer strengthening.

For FRP strengthening to be successful in this instance, continuity would be required to the top and bottom of the concrete, and continuous through the existing columns (Figure 8 FRP strengthening). It is not physically possible to provide continuity of FRP sheets through the existing columns.

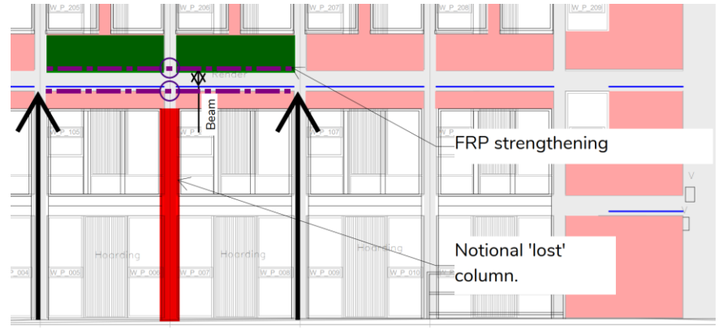


Figure 8 FRP strengthening

Based on the above considerations, the scheme has been developed to retain the existing structural openings to Grosvenor Street (Figure 9 Extract from 060 ASD 651 (Envelope Section Detail)).

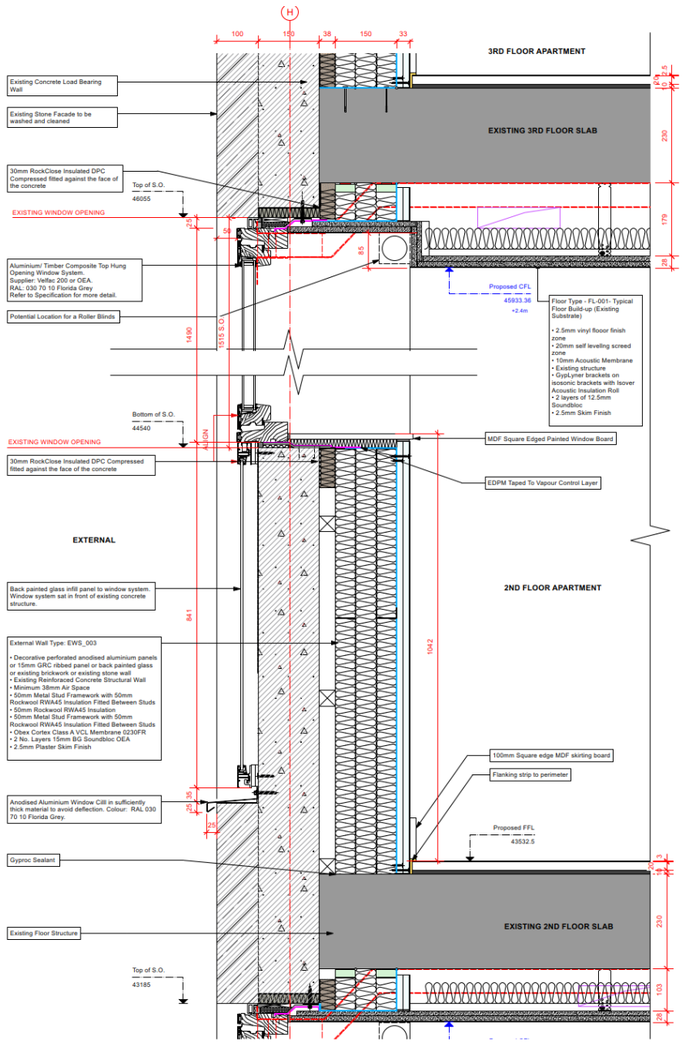


Figure 9 Extract from 060 ASD 651 (Envelope Section Detail)

4 Conclusion and summary

1. A planning application has been submitted to Manchester City Council for the change of use and addition of a fourth storey to the former Barclays Bank located at 137 Oxford Road, Manchester Change of use.
2. The key structural interventions include: vertical extension (roof top extension); Internal mezzanine (new first floor within existing double height space to ground floor); Infill extension to front elevation; removal of internal structural concrete walls and existing stair circulation zone; providing a new stair and lift core to the building.
3. The structural interventions proposed are significant and requires intensive alterations to the existing building including ‘re-coring’ the building and demolition of existing concrete structure.
4. The scheme proposed features repetitive bay modules. This includes back painted glass panels, to be read inline with the proposed windows which are to be set within existing structural openings.
5. The planning officer has requested that the back painted glass be set back to be flush with the proposed plane of the glazing.
6. Structural consideration has been given to partial demolition of the existing concrete structure to facilitate set back, back painted glass, but we consider this to be technically unviable in the context of a building refurbishment and change of use alongside the significant structural alterations already proposed. To this end, a detail has been proposed to retain the existing concrete structure, and set the back painted glass into the cladding zone.

5 Works Cited

1. **The Institution of Structural Engineers.** *Practical guide to structural robustness and disproportionate collapse in buildings.* London : The Institution of Structural Engineers, 2010.

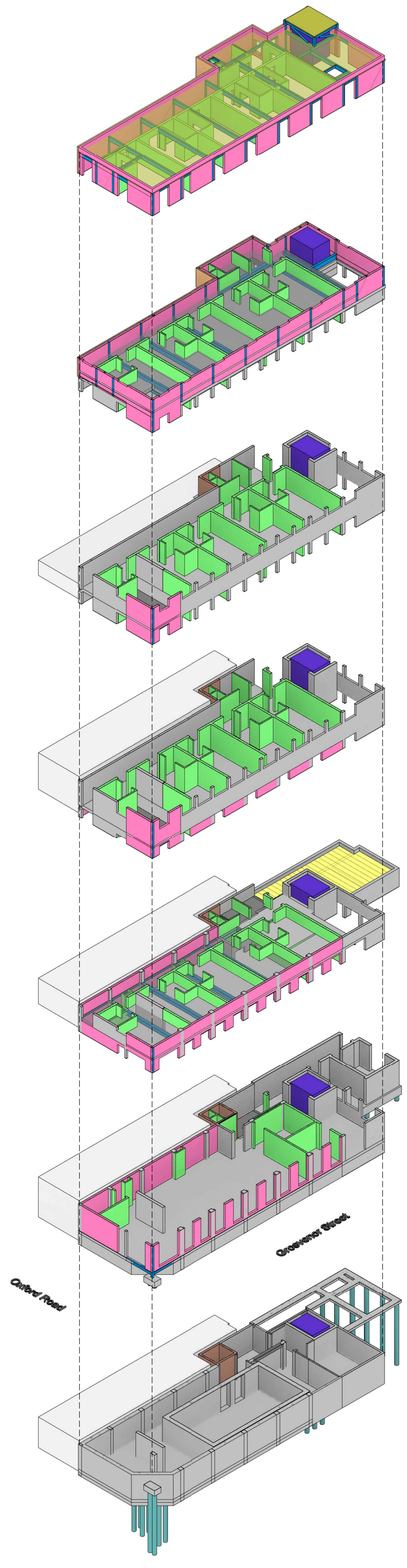
Appendix A - Drawings

LM24108-DYSE-XX-ZZ-DR-S-0001 P01 Structural Overview

LM24108-DYSE-XX-ZZ-DR-S-0011 P01 Demolition Overview

LM24108-DYSE-XX-ZZ-DR-S-2001 P02 External Wall Elevations

LM24108-DYSE-XX-ZZ-DR-S-4011 P02 Key Details - Cladding



Stacked 3D

Steel Tonnage

1. Steel tonnage provided is for guidance only.
2. An allowance of +15% should be made for design evelopment.
3. An allowance of +15% should be made for steel to steel connections.
4. No allowances have been made for ancillary items such as the ledger angles supporting precast floors or Ancon masonry supports. These should be considered during the tender stage.

Steel Beam & Bracing Estimates

Serial Size	Material: Name	Weight (T)
SHS100x100x10	S355	0.7
UB178x102x19	S355	2.7
UB203x102x23	S355	1.4
UB203x133x30	S355	0.0
UB305x127x37	S355	2.1
UB356x171x45	S355	3.1
UC203x203x46	S355	0.5
UC254x254x73	S355	7.2
Grand total: 144		17.8

Steel Column Estimates

Serial Size	Grade	Weight (T)
UC152x152x23	S355	2.1
Grand total: 24		2.1

Concrete Volume

1. Concrete volume is provided is for guidance only.
2. An allowance should be made for thickenings owing to variation in the ground.

Concrete Estimates

Type	Material: Volume
450mm Deep Pile Cap	0.27 m³
200mm RC Slab	0.31 m³
Pile Round	2.89 m³
Pile Round	6.33 m³
1000mm Deep Underpinning	0.65 m³
1000mm Deep Underpinning	0.66 m³
1000mm Deep Underpinning	4.90 m³
230mm RC Slab	1.50 m³
1200 x 450 Strip Footing	1.58 m³
450mm Piled Raft	3.03 m³
450x450mm RC Ground Beam	5.52 m³
200mm RC Slab	6.22 m³
	33.88 m³

Concrete Wall Estimates

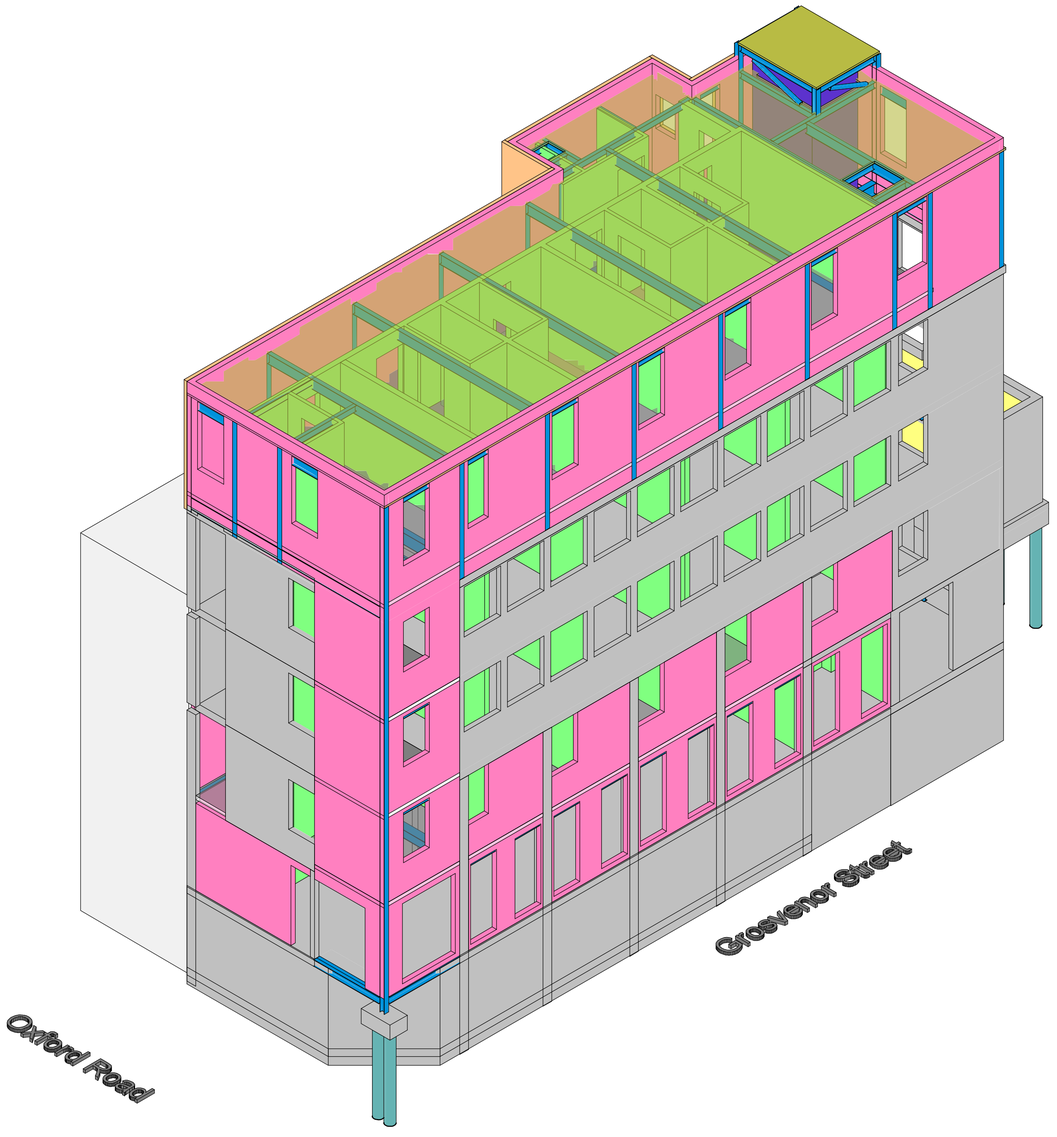
Type	Material: Volume
200mm Thk RC Wall	22.19 m³
	22.19 m³

Composite Floor Concrete Estimates

Type	Material: Volume
<varies>	30.43 m³
	30.43 m³

Reinforcement Estimates

The below reinforcement estimates should be made for
Reinforced Piles Caps/Rafts: 115kg/m^3
RC slabs (cast in-situ): 110kg/m^3
Shear walls: 85kg/m^3



Completed 3D

Workstage 3 Information

This structural design package is subject to detailed analysis and design at Workstage 4 (technical design). This does not constitute fully coordinated and detailed information. The contractor should make sufficient allowance for reasonable design development. Existing grid shown is indicative and is to be verified by the contractor on site.

General Notes

1. Do not scale off these drawings. Work to stated dimensions only.
2. All dimensions are in millimetres unless noted otherwise.
3. These drawings should be read in conjunction with all other relevant drawings, specifications, schedules and other information including all other consultants drawings.
4. The contractor is responsible for the temporary stability of all structures including the ground during the works and is to undertake the necessary temporary works designs as required.
5. The contractor and contractor's suppliers are to undertake design of specialist supplier's design items including:
   A. SFS walling
   B. Pile foundations
   C. Steel stairs
   D. Steel to steel connections
   E. Composite metal deck flooring
   F. Lift pit waterproofing
   G. Lift lifting beam
   H. Balustrade
   I. Roof deck
6. Details and levels shown on this drawings are normalised with AOD. FFL0 = +37.960m AOD.
7. All works are subject to all necessary approvals.
8. Setting out information to be coordinated by lead designer.

Reference Information

This package of information has been produced with reference to following information:

1. Architects: DWG's recieved 07/08/24
2. Building Survey: DWG's reviewed 01/07/24

Existing Structure Condition

1. The existing structure is assumed to be serviceable and built in accordance with best practice and suffering from latent defects. Should defects be identified during the course of the works, contact DYSE to agree extent of remedial works.

Existing Structural Form and Arrangement

1. The existing structure shown is indicative and based on a site walkover undertaken by DYSE and our best endeavours to understand the existing structural form.
2. The contractor should confirm the existing structure is as indicated prior to commencing work. Should any discrepancies be identified, the Contractor should contact DYSE immediately.

General Material Specification

To be read in conjunction with detailed structural specification (separate document).

1. All internal steelwork to be S355JR unless noted otherwise.
2. All galvanised steelwork to be S355 J2 unless noted otherwise.
3. All timber to be C16 unless noted otherwise.
4. All unreinforced and reinforced concrete foundations to be FND3 designated mix unless noted otherwise.
5. All other reinforced concrete to be RC28/35 designated mix unless noted otherwise.
6. All masonry and mortar as per wall legend unless noted otherwise.

Pile Loading Information

1. Piles ot be designed to accomodate the following loads:
   A. Characteristic vertical load per pile = 200kN
   B. Characteristic horizontal load per pile = 15kN

Pile Notes

1. Works to be executed in accordance with BS EN 12699: 2015 and the ICE specification for piling and embedded retaining walls.
2. Piling logs should be provided to DYSE within 72 hours of piles being installed.
3. A pile diameter of 200mm has been assumed. **This must not be reduced.**
4. The contractor is to provide a method statement for hte installation of hte piles which indluces hte proposed sequence of construction and details of how the piles are to be cut down.
5. The piliding contractor is to provide a indicative pile rig loading as part of their tender to allow a working platform to be designed.
6. The contractor is to undertake sufficient ground investigations to allow for pile design.

Balustrades

1. Balustrade and base fixings to specialist supplier's design and details to BS 6189:2011.
2. Balustrade to be designed for a characteristic horizontal line load of 0.74kN/m at 1.1m above FFL. Design to be submitted to DYSE for comment and calculations and drawings provided for building control.

⚠ Residual Risks ⚠

These drawings should be read in conjunction with the designer's risk assessment (DRA) which communicates significant residual design risks that have been identified and suggests mitigating actions.

Drawing Convention

Drawing numbers are in accordance with BS 1192 with the following conventions:
[Project Number]-DYSE-[Volume]-[Level]-[Type]-[Role]-[Number] [Revision]

The drawing Number abides by the following conventions:
0001 series - Structural Overview
0011 series - Visuals
1000 series - Layouts
2000 series - Elevations
3000 series - Sections
4000 series - Key details
5000 series - Reinforcement

Suitability Codes

Code	Type	Revision	Usage	Workstage
S0	WIP	Preliminary	Currently being developed	All workstages
S1	Shared	Preliminary	Suitable for geometric coordination within design team	All workstages
S2	Shared	Preliminary	Suitable for reference within the design team	All workstages
S3	Shared	Preliminary	Suitable for review and comment within the design team	All workstages
S4	Shared	Preliminary	Suitable for stage approval (by client)	All workstages
A1, An	Shared	Contractual	Authorized and accepted	Workstage 4.5/5
B1, Bn	Shared	Preliminary	Partial sign off	Workstage 5
CR	Shared	Contractual	As constructed record document	Workstage 6

Steel to Steel Connections (Fabricator Designed)

1. All steel to steel connections are to be designed and detailed by the fabricator to take into account site conditions.
2. All steel to steel connections are to be designed and detailed in accordance with BS EN 1993.
3. Design to be submitted to DYSE for comment prior to fabrication.
4. All steel to steel loads stated are ULS loads.
5. All steel to steel connections (Fz) are to be designed to take 50% of the shear capacity of the beam unless noted otherwise.

Important notes

A. All loads listed above can act concurrently.
B. All figures above are reversible (+/-).
C. All connections to be capable of sustaining a minimum axial tension of 75kN for robustness.
D. Shear and bending are considered to be in the major axis direction.

Deflection Heads

1. The maximum deflections anticipated within the metal deck flooring are summarised below. Deflection heads are to be provided to non-structural partitions to accommodate these deflections.
   A. Permanent: 12mm
   B. Variable: 15mm
2. It is recommended that the screed is installed prior to installation of partitions.

SFS

1. All design to EC.
2. SFS to be designed by specialist supplier.

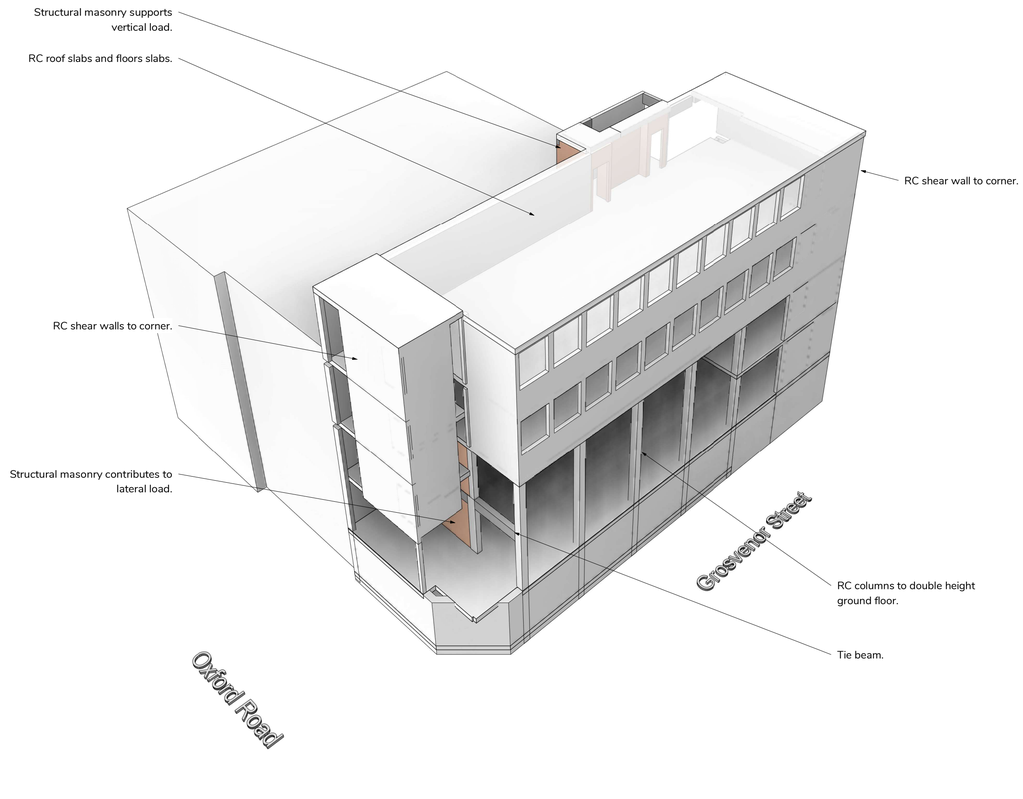
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P01	16.08.24	Issued for Pre-Tender	BKD	JDY	JDY	JDY

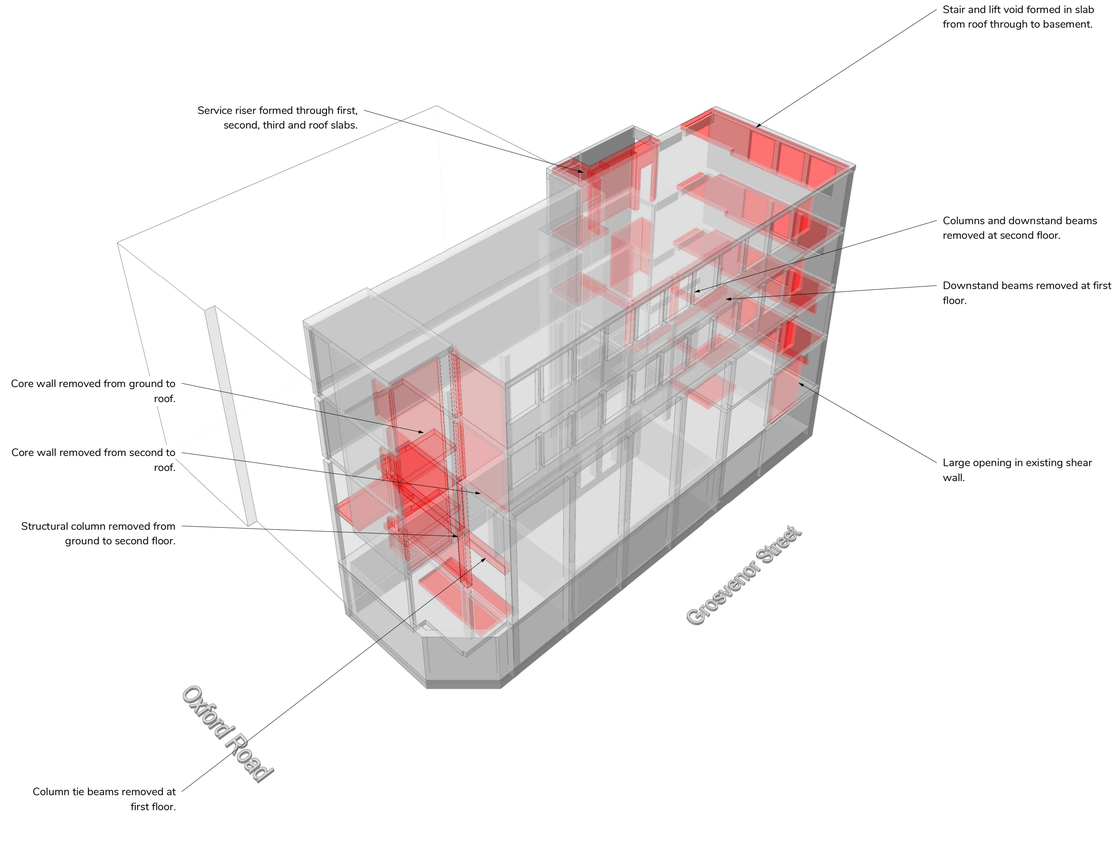
Status: WORKSTAGE 3
Suitability Code: S2
Client: Soller Eight Ltd
Project: Apartment Conversion, 137 Oxford Road, Manchester, M1 7DY
Drawing: Structural Overview
Drawing Number: LM24108-DYSE-XX-ZZ-DR-S-0001
Revision: P01

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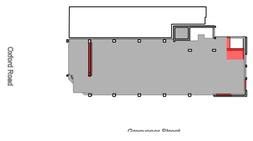
ISO A1 (594x841mm) All drawings to be printed in colour Do Not Scale © Copyright DYSE Ltd 2024

Workstage 3 Information
This structural design package is subject to detailed analysis and design at Workstage 4 (technical design). This does not constitute fully coordinated and detailed information. The contractor should make sufficient allowance for reasonable design development. Existing grid shown is indicative and is to be verified by the contractor on site.



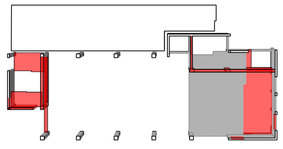


Existing Structural Form

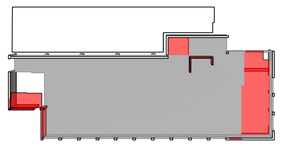


Demolition - Ground Floor

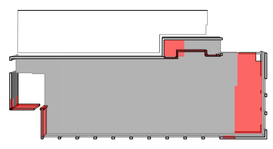
Demolished Structure



Demolition - First Floor



Demolition - Second Floor



Demolition - Third Floor

⚠ Residual Risks ⚠

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General Notes

1. For general notes, refer to drawing 0001.

Rev	Date	Description	Drw	Chk	Revd	App
P04	16.08.24	Issued for Pre-Tender	BKD	JDY	JDY	JDY
P03	07.08.24	Design development	BKD	JDY	JDY	JDY
P02	22.07.24	General updates following site visit	BKD	JDY	JDY	JDY
P01	05.07.24	First Issue	JDY	JDY	JDY	JDY

Status: WORKSTAGE 3

Suitability Code: S2

Client: Soller Eight Ltd

Project: Apartment Conversion, 137 Oxford Road, Manchester, M1 7DY

Drawing: Demolition Overview

Drawing Number: LM24108-DYSE-XX-ZZ-DR-S-0011

Revision: P04

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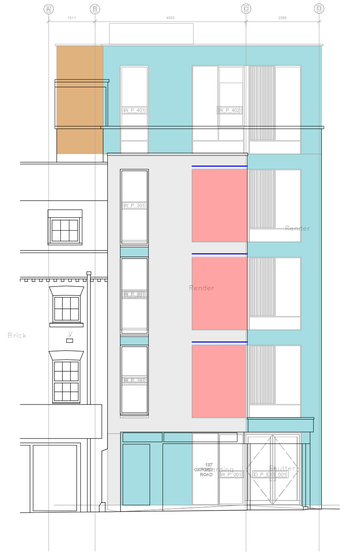
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Workstage 3 Information
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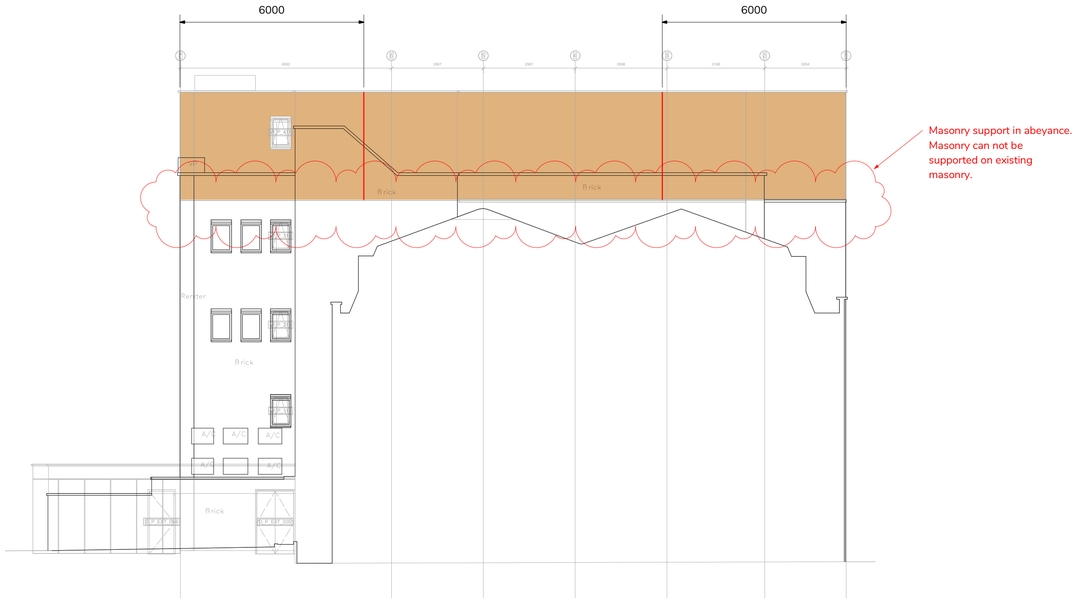
Proposed South East Elevation

1 : 100



Proposed South West Elevation

1 : 100



Proposed North West Elevation

1 : 100



Proposed North East Elevation

1 : 100

Residual Risks

These drawings should be read in conjunction with the designer's risk assessment (DRA) which communicates significant residual design risks that have been identified and suggests mitigating actions.

General Notes

1. For general notes, refer to drawing 0001.

Cladding Legend

- Proposed proprietary rainscreen cladding hung off proprietary system supported on SFS infill.
- Cladding to be carefully cut back and removed. Refer to stitching details over openings.
- Brickwork cladding
- Existing (assumed 100mm stone block) cladding vertically load bearing. Site boundary
- Cladding support detail (to be developed with specialist).
- Movement joint.

Rev	Date	Description	Drw	Chk	Revd	App
P02	16.08.24	Issued for Pre-Tender	BKD	JDY	JDY	JDY
P01	08.08.24	First Issue	BKD	JDY	JDY	JDY

Status: WORKSTAGE 3
Suitability Code: S2

Client: Soller Eight Ltd

Project: Apartment Conversion, 137 Oxford Road, Manchester, M1 7DY

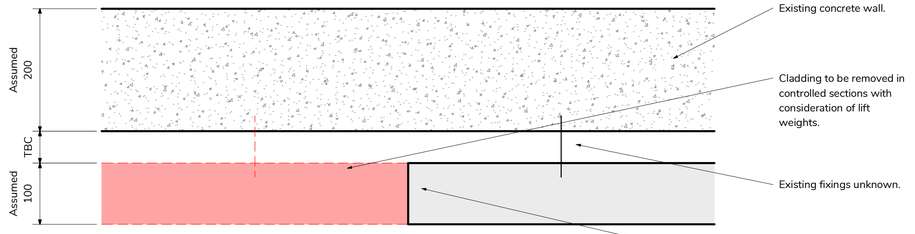
Drawing: External Wall Elevations - Sheet 1

Drawing Number: LM24108-DYSE-XX-ZZ-DR-S-2001
Revision: P02

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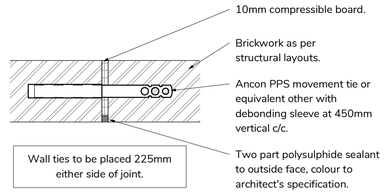
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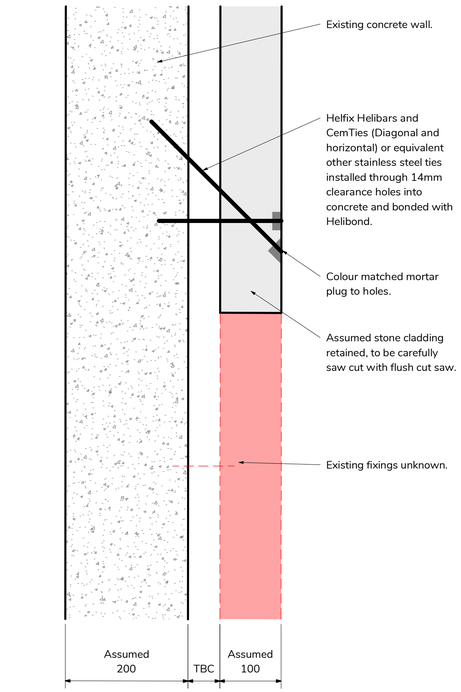
Detail is indicative and subject to input from contractor. investigation by contractor Aden development of RAMS for safe removal.

Detail A
Typical Cladding Detail Removal
1 : 5



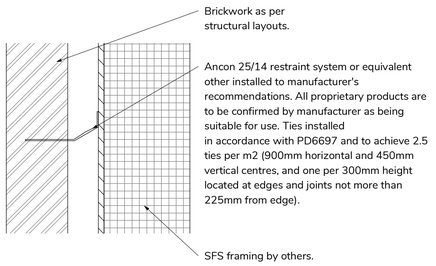
Wall ties to be placed 225mm either side of joint.

Detail C
Typical Movement Joint In Brickwork
1 : 5



Detail is indicative and subject to input from contractor. investigation by contractor Aden development of RAMS for safe removal.

Detail B
Typical CLadding Support Detail
1 : 5



Detail D
Typical Timber Frame Wall Tie
1 : 5

⚠ Residual Risks ⚠

These drawings should be read in conjunction with the designer's risk assessment (DRA) which communicates significant residual design risks that have been identified and suggests mitigating actions.

General Notes
1. For general notes, refer to drawing 0001.

Rev	Date	Description	Drw	Chk	Revd	App
P02	16.08.24	Issued for Pre-Tender	BKD	JDY	JDY	JDY
P01	08.08.24	First Issue	BKD	JDY	JDY	JDY

Status: S2
Suitability Code:

WORKSTAGE 3

Client:
Soller Eight Ltd

Project:
Apartment Conversion, 137 Oxford Road, Manchester, M1 7DY

Drawing:
Key Details - Cladding

Drawing Number: LM24108-DYSE-XX-ZZ-DR-S-4011
Revision: P02

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