

113/115 - 117/119 Portland Street New Opening and Floor Modifications

Structural Report for Planning



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This document uses revision codes in accordance with ISO EN 19650:

P##: Preliminary (non-contractual) - review, comment or approval.

C##: Contractual - Approved for stage completion.

This document uses status codes in accordance with ISO EN 19650:

Work in progress

S0: WIP

Shared (non-contractual)

S1: Coordination

S2: Information

S3: Review

S4 & S5: Approval

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A1, An, etc. (where "n" relates to the project stage)

This document uses project stages in accordance with the IStructE Structural Plan of Work 2020:

2: Concept

3: Coordination

4: Technical Design

4.5 Production Design

5: Construction

6: Handover

1. Introduction

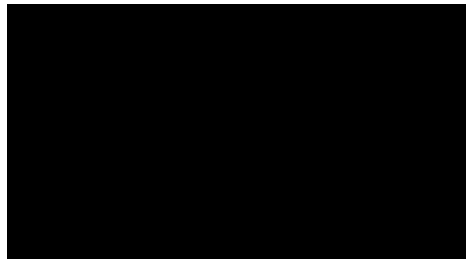
We received instruction from Mr James Moulton on behalf of Bruntwood AV Limited to carry out a structural inspection of the walls and floors immediately adjacent to the proposed new opening between 113/115 Portland Street and 117/119 Portland Street.

The inspection is required as part of the Planning Submission.

1.1. Civil/Structural Engineer

Company
Contact(s)

Telephone
Email(s)



1.2. Scope

Summary of Civil and Structural Engineering Proposals:

- Carry out an inspection of the wall and floors in the vicinity of the proposed opening between 113/115 & 117/119 Portland Street.
- Provision of an inspection report in relation to the proposed works and advise any impact upon the main building structure.

2. Description of the Buildings

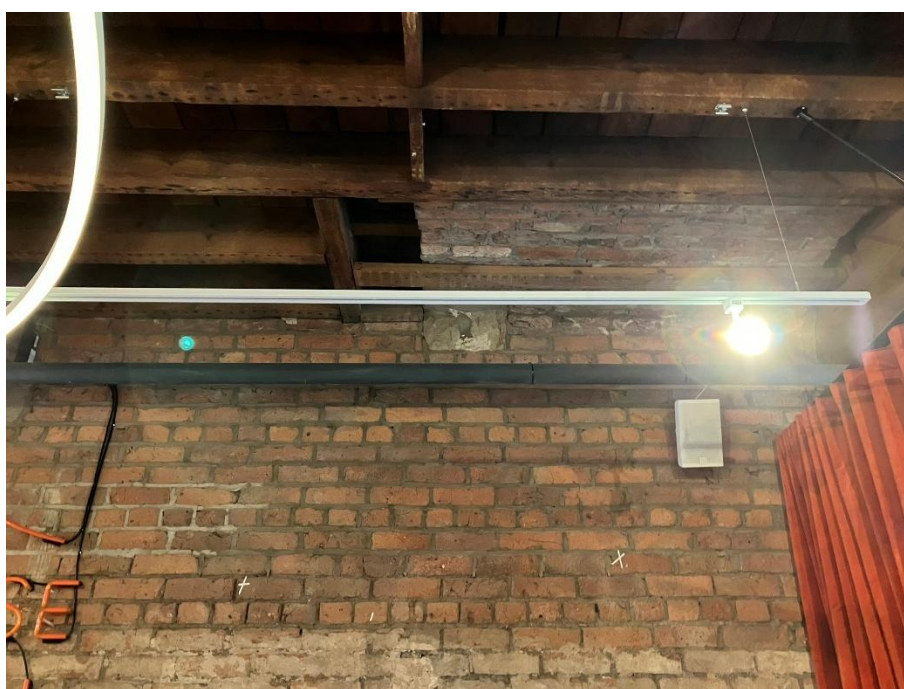
- 2.1 The buildings at 113/115 & 117/119 Portland Street are 5 storeys total. In addition, there is a very small basement area to the rear.
- 2.2 The main building structure comprises:-
- Large timber trussed roof structure supporting, mainly, a pitched slate covered roof.
 - Floors comprise 'typically' 70mm thick boards, overlain with a sand:cement / concrete screed supported on 220x75 timber joists at approx. 400c/c; the joists span typically 3.5m to 3.6m although some localised areas have longer spans.
 - Floor joists span onto large timber beams, approx. 330 deep x 290 wide in size, which are supported on the perimeter and party walls and internally on cast iron columns spaced at approx. 4.9m centres.
 - Perimeter and internal walls are generally of solid brickwork.
 - Foundations are not known but are assumed to be founded directly into the underlying rock strata which is typically found at between 4m to 6m in this area.
- 2.3 The building is Grade II Listed, listing no 1246957, first listed 28th February 1989 and is part of the listing named 113-119 Portland Street.

SJ8497NW PORTLAND STREET 698-1/32/312 (South East side) Nos.113 TO 119 (Odd)

The listing describes: *Manufacturers' home trade warehouse and shipping warehouse, now offices etc. c.1860-70, altered. Red brick with sandstone dressings (roof not visible). Irregular plan on corner site, with loading at rear. Utilitarian design with some Italian Gothic features. Four storeys and basement, 16 windows (some coupled); stone basement with weathered plinth, sill-bands to all floors, simplified Lombard friezes over most windows except the top floor, elaborated Lombard frieze of brick to moulded stone cornice. Basement and ground floor altered except in the last 3 bays (and right-hand return side to Dickinson Street), which have elaborately decorated cast-iron railings to the basement openings and coupled sashed windows with stone mullions and heads; upper floors have single (a) and coupled (b) windows arranged a-b-a-a-b-a-a-b-b-b-a, those at 1st floor square-headed, those at 2nd floor segmental-headed, and those at 3rd floor stilted segmental with stepped heads and linked hoodmoulds. Right-hand return wall, 10 bays in matching style, with wide segmental-headed loading bay entrance in 6th bay. Rear and interior not inspected. Forms group with No.103, Nos 105 and 107, and Nos 109 and 111 to left (q.v.), together comprising a complete block of former warehouses.*

3. Inspection

- 3.1 The proposed opening is through the party wall between 113-115 Portland Street and 117-119 Portland Street. The wall is understood to be of solid brick construction and approximately 900mm thick. The wall thickness is to be confirmed by intrusive investigations on site.
- 3.2 The floor construction at Ground and First floor levels is visible. The joist and beam sizes were measured and confirmed to be as noted in 2.2 with the joists being 220x75 at 400c/c and the large beams measured as 330x290.
- 3.3 We noted that immediately above the proposed opening, in 113 Portland Street, a former hearth is visible at 1st floor level. It would appear that any associated chimney was removed in the distant past.



Elevation on wall containing the proposed opening, viewed from the 113 side.

- 3.1 The floor construction to the 117 side is currently concealed, however, this building was recently fully refurbished and, as the engineers for that project (as DW Consulting) we can confirm that the floor construction at both levels is the same as to the 113 side.

4. Proposed Works

- 4.1 The proposed works, as indicated on our drawing numbers 15790-BKP-XX-00-DR-S-1001-P03 and 15790-BKP-XX-00-DR-S-1002-P02 include:-
- Form new opening through the party wall to provide internal access between the buildings.
 - Lowering a small area of Ground Floor to the 113 Portland Street side of the new opening, to allow a ramp to be installed to cater for the small difference in Ground Floor level between the 2 buildings. The works to form the new ramp are to be carried out in a manner where the floor can be reinstated to it's original (current) level, using the original joists and boards.
 - Install a small area of floor to 113/115 Portland Street, including relocation of the existing stair, within the existing entrance lobby.

5. Conclusions

- 5.1 The proposed opening in the party wall is relatively small, at less than 2.2m wide, formed within a wall 22m in overall length.
- 5.2 As shown on drawing 15790-BKP-XX-00-DR-S-1001-P03, the opening position and width is dictated by the first floor level beams to both sides of the wall. The position of the new opening reveals have been fixed to ensure they are at a minimum of 300mm from the face of the incoming beams, to ensure that the permanent support to the floor beams is not affected by the proposed works.
- 5.3 The proposed lintels to the opening are designed as UC beam sections to both faces, to maintain the original industrial appearance and to match lintels to other openings within the buildings.
- 5.4 The section of floor to be lowered on the 113/115 side of the new opening is to be done in a manner which re-uses the existing floor joists and boards such that they can be reinstated at their current level, should the new opening be infilled in the future.
- 5.5 The new section of Ground Floor level infill, at the existing lower floor to the main entrance to 113/115, is to be constructed using new joists installed at the higher level, whilst maintaining the existing floor below. Retaining the existing lower floor allows for maximum retention of the existing structural fabric and allows for re-use of that area of floor should the new higher area be removed in the future.

6. Protection and Safety

Comply at all times with the requirements of the Health and Safety at Work Act 1974, including Health and Safety Executive Approved Codes of Practice and Guidance Notes.

The Contractor shall ensure that the stability of all access systems prior to the commencement of works.

Provide detailed risk assessments and method statements for the works and in particular temporary propping for the new opening in the party wall.

7. Disclaimer

This specification is for the use of the Bruntwood AV Limited and their funders. The benefit is not to be extended to any third party without the written permission of Booth King Partnership Ltd.

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