



WRD Engineers

Civil & Structural Consulting Engineers

Ref: W70728A\230220 Calc Letter (1/3)
Date: 20 February 2023

Mr Matt Payne
K J Parker
Unit 5
Orion Business Centre
Wide Lane
Southampton
SO18 2HJ

The Stables, rear of 60
The Avenue
SOUTHAMPTON
SO17 1XS

tel: 023 8072 0770
enquiries@ wrdengineers.co.uk

Dear Mr Payne

Woodley Arms, Waldeck Street, Reading, RG1 2EF.

We hereby present our Structural Calculations (Pages 1 to 4 inclusive and drawing SK\1, to SK\2 inclusive) in respect of the proposed works at the above property.

The relevant structural information has been summarised on page SK\1 to SK\2 of the calculations. Please ensure that our Design Notes enclosed and our General Notes on drawing SK\1 are fully reviewed prior to works.

A set of the calculations enclosed should be submitted to the Local Authority Building Control for approval under the Building Regulations.

We would recommend an early application for Building Regulation Approval. Should Building Control have any comments then please refer these to us for our consideration. There is a risk they may raise queries requiring an amendment in the design, so it is important to seek approval prior to commencement of these works.

Please note that should you commence work without Full Plans approval you do so at your own risk, and we will not accept any liability for any requirements, alterations, costs, or delays resulting from this.

Should you have any queries regarding the above or the calculations, please contact me in accordance with the details below.

May we also take this opportunity to enclose our invoice for the above works.

Yours sincerely,

Aaron Noke
For and on behalf of **WRD Engineers Ltd**
Tel: 07715 991 662 Email: noke@ wrdengineers.co.uk

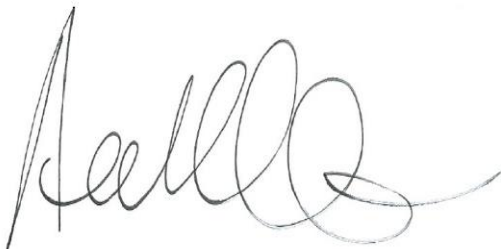
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STRUCTURAL CALCULATIONS

(Pages 1 to 4 inclusive and drawing SK\1, to SK\2 inclusive)

**Woodley Arms
Waldeck Street
Reading
RG1 2EF**



Aaron Noke
For and on behalf of **WRD Engineers Ltd**
Tel: 07715 991 662 Email: noke@wrdengeers.co.uk

Ref: W70728A\230220 Calc Letter (3/3)

Date: 20 February 2023

1.0 DESIGN NOTES

1.1 The proposed works “comprise of the introduction of soakaways.”

1.2 These calculations relate only to the proposed works and their effect on the building structure. We have not considered the structural adequacy of other parts of the building except those affected by the proposed alterations, or those parts where the calculations specifically include design checks.

1.3 The structural design has been reviewed in accordance with the Construction (Design and Management) Regulations, Regulation 11. In addition to the usual risks associated with building works and materials, of which a competent builder should be aware, the following site and work specific health and safety risks have been identified:-

◆ None.

1.4 Where new beams are to be installed to support existing structure, temporary support will be required. When the new beams are installed, and before removing temporary supports, steel or hardwood wedges should be driven into the gap between the top of the beam and the underside of the structure above to transfer the load onto the beam. The gap should then be packed with a 1:3, dry sand: cement mortar, or otherwise permanently filled to carry the load. Even with these precautions, some deflection of the beams may occur, and this may result in cracking to the structure above. Such works should be carried out by an experienced and competent builder.

1.5 Building Regulations apply to all works of a structural nature. Unless you have already done so, or have made alternative arrangements, you should contact your local Building Control Office and make the necessary applications for approval before the work commences. Full Plans approval can take up to eight weeks. If you commence work without Full Plans approval you do so at your own risk and we will not accept any liability for any requirements, alterations, costs or delays resulting from this.

1.6 Planning consent may be required for the works. Unless you have already done so, or have made alternative arrangements, you should contact your local Planning Office, before the work commences, to determine if planning consent is required.

1.7 The Party Wall etc. Act 1996 may apply if any works to a party wall are to be undertaken, or if there are any excavations to be made within six metres of a neighbouring building. You are advised to take professional advice on the matter if any of these circumstances apply.