

Mitchell-Horton

Consulting Engineers

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Our Ref : 21681-L1
Your Ref :

7th May 2021

Mr E Benjamin
48 Northcourt Avenue
Reading
RG2 7HQ

Re: Structural Appraisal Proposed Alterations to Existing Building at 39 Brunswick Hill, Reading, RG1 7YU

This report is based on planning drawings 20-J3471-102, 103 & 106 prepared by Ascot Design together with a visit to inspect the property on 6th May 2021.

Existing Structure.

The existing building comprises a lower ground floor accessed externally, ground floor, first floor and second floor within the roof.

The construction is brick external and internal walls supporting timber floors and roof members.

The lower ground floor is cut within the slope of the ground and only extends under approximately one third of the building.

Proposals.

It is proposed to reconfigure the floor layouts into flats and enlarge the lower ground floor by cutting further into the sloping ground under the building.

To achieve the proposed layouts, existing internal load bearing walls will need to be removed and rebuilt in new positions on new foundations. By sequencing the work it will be possible to maintain the structural integrity of the building whilst rebuilding these walls, resulting in a robust structure. No structural alterations are proposed to the external walls.

It is proposed to increase the lower ground floor area by rebuilding the internal load bearing wall in the position of the proposed party wall between the flats over, thus maintaining a load path to the foundations. No alterations will be necessary to the external walls to achieve the lower ground floor proposed.

for MITCHELL-HORTON
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