



Structural Report - Basis of Design

Project: Royal Heights, Reading
 Ref: 25206
 Date: 11/05/2018

Quality Management

Job No	25206
Client	Royal Heights Ltd
Location	Reading
Title	Royal Heights, Reading
Document Status	For Information
Date	11/05/2018
Prepared By	Richard Nuttall
Checked By	Karsten Weise
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Revision Status/ History

Rev	Date	Issue/ Purpose/ Comment	Prepared	Checked	Authorised
01	11/05/18	For Information	RN	KW	DC

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1 Introduction

This report outlines the basis of design for the Phase 2 development at Royal Heights, located in Reading city centre. This includes the erection of a one storey roof extension, a part six, part ten storey building and mews houses comprising 4138 sqm (GEA) of new development, providing up to 50 residential units together with associated services enclosures, parking and landscaping.

1.1 Site Conditions

The site is located just south of the River Kennet and alongside Watlington Street and Queen's Road, which run east and south of the site respectively. The roof level extension is to be built on top of an existing building and the part six/ten storey building is to be constructed within the existing car park.

A full soil investigation has been carried out by GEA in January 2018, with the completed report being issued in March 2018. This report identified that the site is underlain by chalk at approximately 3m below ground level, with the soil above consisting of 1m of Made Ground and Sandy Silt below. Groundwater was found at around 3.5m below ground level.

Refer to GEA Report J18003 Soil Investigation for further details of geotechnical findings.

1.2 Proposed Structures

The single storey roof extension, to be built on the roof of Claredon House, is to be formed from a lightweight steelwork frame that lands on the existing reinforced concrete frame below. In order to minimise strengthening works to the existing RC frame, the steelwork is to land on the existing RC columns below which will transfer the load down in to the foundations. The lateral stability of the frame will be achieved by extending the exiting RC lift cores upwards and tying the frame to them and using a series of portal frames to transfer horizontal forces into the pinned column base connections.

The new part six, part ten storey building is to be constructed using a reinforced concrete frame. Each storey is to be formed from RC flat slabs and supported by a series of columns that transfer all vertical loads down in to the new foundations below. The lateral stability of the building is to be provided by the centrally located core, with the slabs acting as diaphragms to transfer all lateral loads from the façade line in to the core walls.

The foundations for the new ten storey building are to be piles, which following the issue of the soil investigation report, will have sufficient capacity to transfer the loading of the building on to the chalk below.

The new two-storey mews houses, which will be located within the courtyard, are to be formed from beam-and-block construction.

1.3 Use of this Design Report by Others

Fluid structures has prepared this report for the sole and exclusive use of our client to form part of the Planning Application.

Any other party using the information contained in this report for any purpose whatsoever is do so at their own risk and any duty of care to that party is specifically excluded.

2 Design Information

2.1 Codes of Practice

The calculations have been carried out in accordance with the following British Standards/Eurocodes, current Building Regulations and codes of practice.

Eurocode 0	-	Basis of Structural design
Eurocode 1	-	Actions on Structures
Eurocode 2	-	Design Of Concrete Structures
Eurocode 3	-	Design Of Steel Structures
Eurocode 5	-	Design Of Timber Structures
Eurocode 6	-	Design Of Masonry Structures
Eurocode 7	-	Geotechnical Design
Building Regulations	-	All sections

2.2 Materials

Concrete

Reinforced concrete characteristic compressive stress	30 N/mm ²
Mass concrete characteristic compressive stress	25 N/mm ²

Reinforcement

Grade	500 N/mm ²
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Steelwork

Grade	355 N/mm ²
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Timber

Grade	C24
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2.3 Loadings

2.3.1 Single Storey Roof Extension

Residential Floors

Dead Load:

Timber Joists	0.4kN/m ²
Residential Floor Buildup	0.4kN/m ²
Total	0.80kN/m²

Live Load:

In accordance with Category A1: Usages within self-contained dwellings	1.50kN/m²
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Roof

Dead Load:

Timber Joists	0.4kN/m ²
Ceiling and Services	0.2kN/m ²
Green Roof (assuming Sedum)	0.4kN/m ²
Total	1.00kN/m²

Live Load:

In accordance with Category H: Maintenance and Access **0.6kN/m²**

2.3.2 Ten Storey RC New Build

Typical Residential Floor

Dead Load:

High quality residential finishes	0.8kN/m ²
Ceiling and Services	0.2kN/m ²
Total	1.00kN/m²

Live Load:

In accordance with Category A1: Usages within self-contained dwellings **1.50kN/m²**

Cladding

Traditional Masonry Cladding – GF to L05	10kN/m
Brickslip Masonry Cladding – L06 to Roof	5kN/m

2.4 Design Criteria

Design Life

The primary structures have been designed for a design life of 50 years in accordance with client instructions and general practice.

Deflections

- Vertical deflections of floor slabs and supporting beams will be limited to the following:
- Simply Supported Beams and Cantilevers
 - Deflection under dead & live loads = span/250
 - Deflection under live load = span/360 or 20mm whichever is the lesser.
 - Deflection of brittle elements under dead and live load = span/500

All finishes, cladding, services etc. will need to be detailed by others to accommodate these movements as this does not fall within Fluid's scope of works. Fluid are to carry out analysis of the main structure and provide data to other parties to inform their own designs.

Tolerances

The frame will be constructed to be within the tolerances set down in the technical specifications and the recommendations of BS5606 and NSSS. All finishes, cladding, services, internal partitions are required to be detailed to accommodate the worst combination of these.

As previously stated, traditional masonry and brickslip cladding is to be used to form the external façade of the new ten storey frame and due to this the live load slab edge deflection is to be limited to 10mm throughout.

Movement joints are to be suitably located and sized within the façade line to allow for this movement, however, note that this is to be specified by the cladding contractor or manufacturer, not Fluid Structures.

Durability

Corrosion protection of the steel structure will be achieved by a suitable paint system which provides a minimum life of 25 years to first major maintenance.

Fire Protection

Fire protection to elements will be provided in accordance with the Building Regulations and agreed Fire Strategy using intumescent paint or fire board.

2.5 Robustness

Robustness is defined in EN 1991-1-7 as “the ability of a structure to withstand events like fire, explosions, impact or the consequences of human error without being damaged to an extent disproportionate to the original cause”. Structural robustness can be formed from a number of parameters, including:

- Structural Form – e.g. providing alternate load paths and redundancy within the structure
- Strength of the overall frame and/or individual elements
- Ductility of the frame – e.g. its ability to deform while maintaining strength
- Energy Absorption – the combination of strength and ductility so that the building is capable of stopping collapse of a roof or floor to prevent disproportionate collapse
- Resistance to Fire
- Resistance to Corrosion

The single storey roof extension/mews and ten storey developments fall within Disproportionate Collapse Building Class 1 and 2b respectively, in accordance with building regulations Approved Document A. All structures are to be designed in accordance with the relevant Eurocodes.

For Consequence Class 1 Buildings

The building shall be designed and constructed in accordance with the rules given in this Approved Document A, or other guidance referenced under Section 1, for meeting compliance with Requirement A1 and A2 in normal use.

For Consequence Class 2b Buildings

In addition to the Consequence Class 1 and 2b above vertical tying will be required to all supporting columns and walls.

2.6 Existing Foundations

The existing structure of Claredon House, which forms the base for the roof level extension, has been previously used as an office and therefore converting this space to residential dwelling will allow for a reduction in live loading on all levels. Due to this, it can be assumed that no net change in loading to the foundations will occur from the construction of the lightweight steel frame.

2.7 Computer Analysis Software

The following computer software has been used to analyse the structure:

- Autodesk Robot Structural Analysis
- Tedds

Appendix A Structural Scheme Design

Scheme 1 - L06

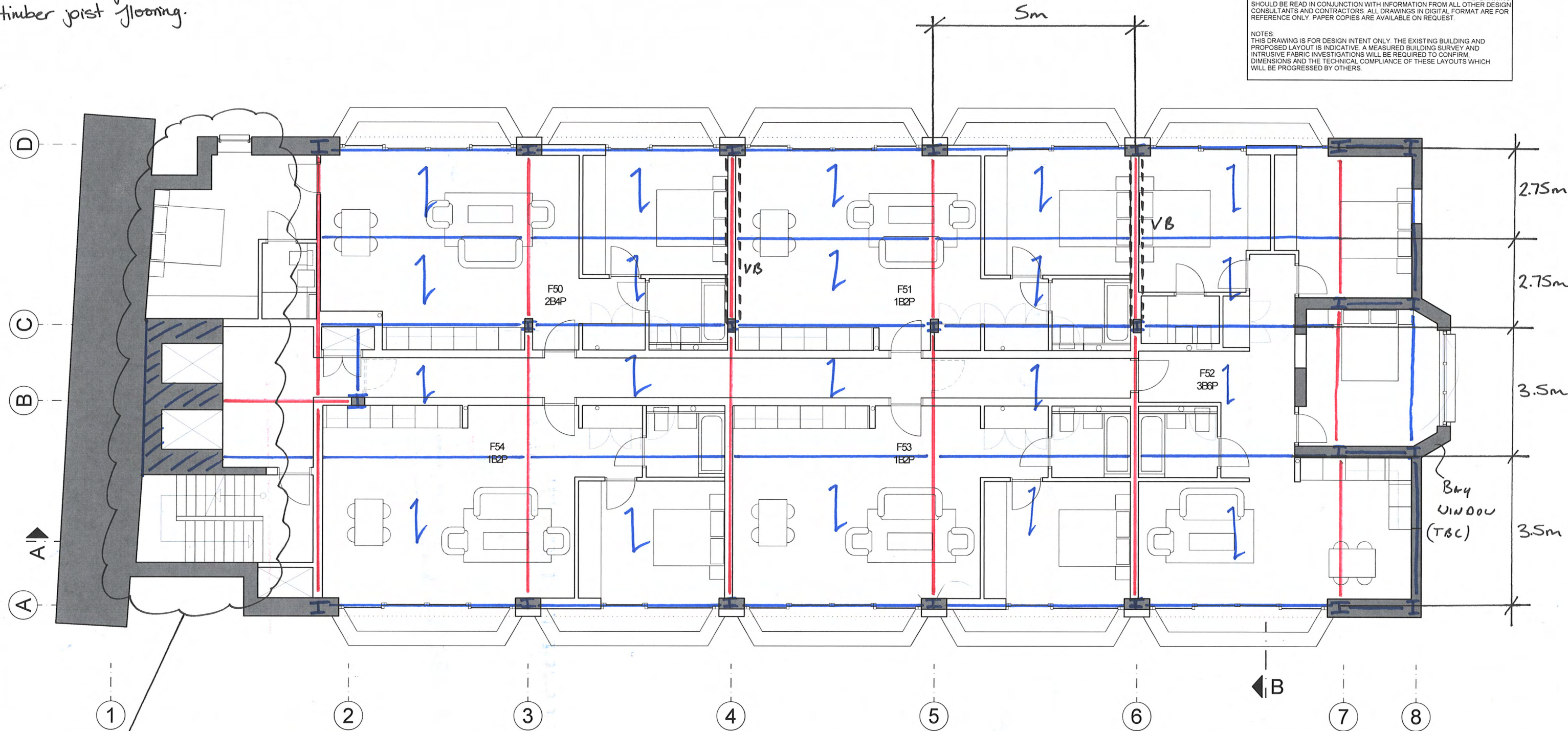
Steelwork frame with 'traditional' timber joist flooring.

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NOTES:
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I Steel column - UC 152x152x23

Primary Steelwork - UB 305x127x42

Secondary Steelwork - UB 254x102x22

VB /// Braced bay - Flat bracing ~ 150mm wide x 10mm thick cross bracing

1 Timber flooring with joists at 400mm c/c 225mm deep x 47mm wide

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Structures

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Project: ROYAL HEIGHTS

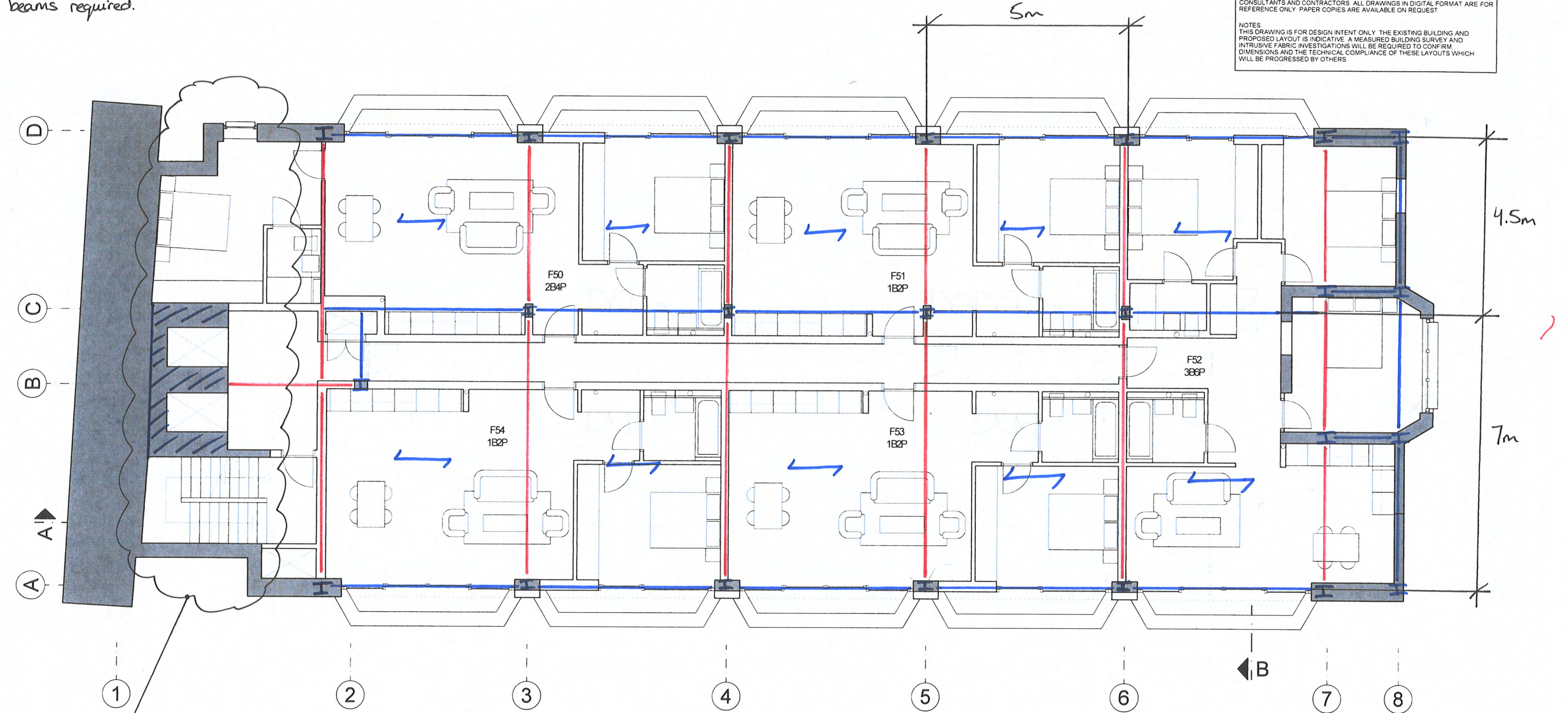
Title: ROOF EXTENSION SCHEME

Job No: 25206 DRN: RN Date: 19/12/17
Scale: CHK: KW DRG. No.: SCH 1

DATE	BY	REVISION	CONTROL
WING TITLE PROPOSED FIFTH FLOOR PLAN			
JECT NAME ROYAL HEIGHTS			
EAA AROLAT ARCHITECTURE		40 BOWLING GREEN LANE, LONDON UK EC1R ONE T. 020 7415 7235-36-37 london@emre-arolat.com - www.emre-arolat.com	
HL ROYAL HEIGHTS LIMITED		UNIT G06, CLERKENWELL WORKSHOPS 31 CLERKENWELL CLOSE, LONDON UK EC1R 0AT	
CK A	DRAWN UY	ISSUE DATE 13.12.2017	
	CHECKED AZ	SCALE 1/100@A3	
JECT NO 218	DRAWING NO 2-A-22-04	REVISION -	

Scheme 2 - L06

Steelwork frame with CLT flooring. No secondary steelwork beams required.



See note on page 1

- I Steel Column - UC 152x152x23
- Primary Beam - UB 356x171x45
- Braced Bay - Flat bracing ~ 150mm wide x 10mm thick cross bracing
- CLT Timber Bays, 240mm deep
- Secondary Steels - UB 254x102x22

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NO.	DATE	BY	REVISION	CONTROL
DRAWING TITLE				
PROPOSED FIFTH FLOOR PLAN				
PROJECT NAME				
ROYAL HEIGHTS				
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	AZ	1/100@A3		
PROJECT NO	DRAWING NO	REVISION		
218	2-A-22-04	-		

FLUID COMMENTS

17/04/2018

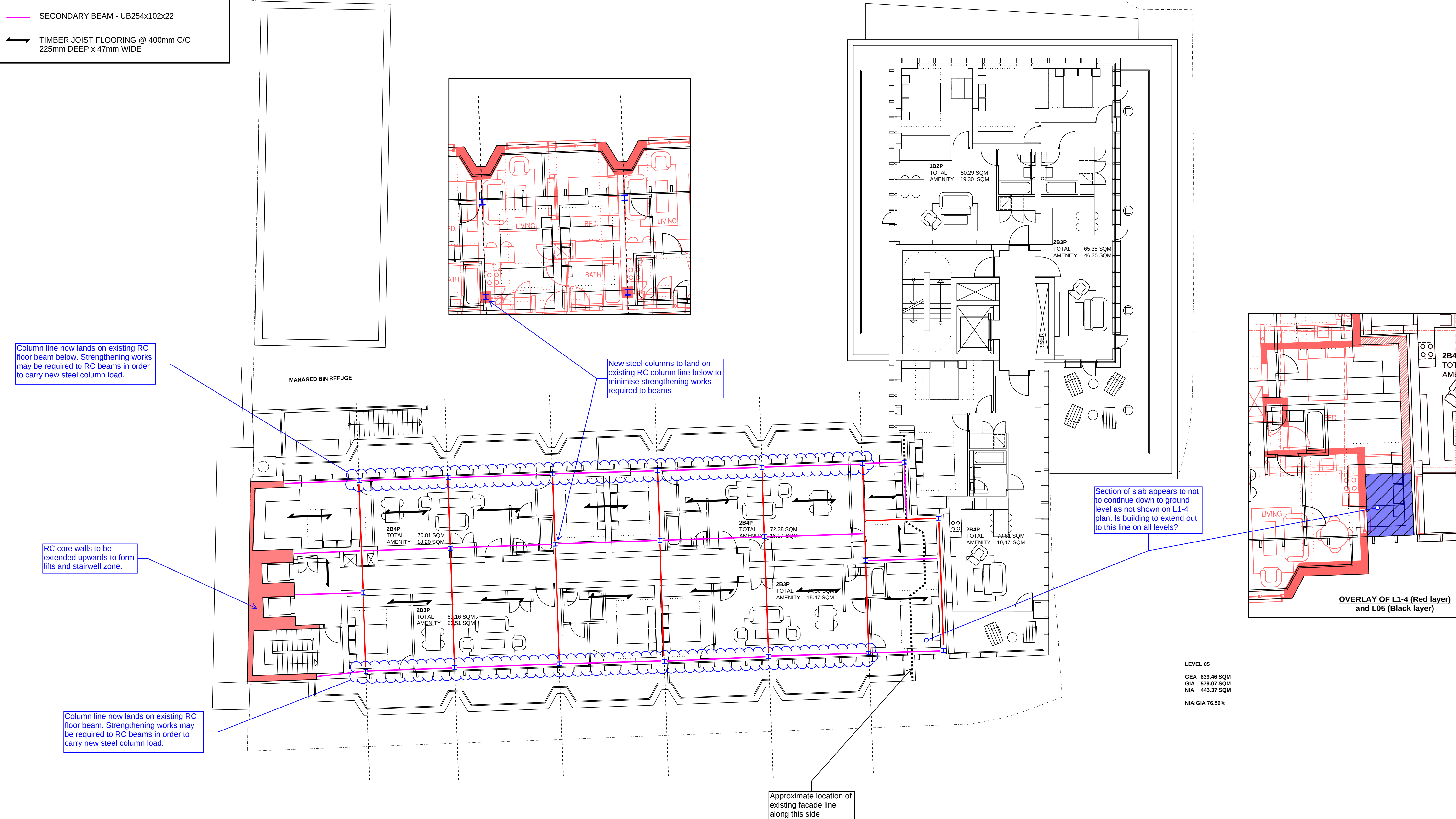
PD SCHEME UPDATED FRAMING COMMENTS

DRG NO: SCH2
JOB NUMBER: 25206
DRN: RN
CHK: KW



LEGEND

- STEEL COLUMN - UC152x152x23
- PRIMARY BEAM - UB305x127x42
- SECONDARY BEAM - UB254x102x22
- TIMBER JOIST FLOORING @ 400mm C/C
225mm DEEP x 47mm WIDE



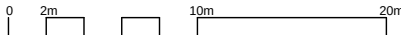
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See comments on column locations on levels above.

Core walls to extend as shown where no opening is required. Where opening is required link beams to be provided to tie core walls together.



12	27.04.18	SS	BUILDING PARAMETERS & LAYOUTS
11	09.04.18	PB	TENURE, LANDSCAPE ADDED, DRAWING NUMBERS AND ANNOTATION
10	04.04.18	KU	BUILDING PARAMETERS & LAYOUTS
09	21.03.18	AZ	BUILDING PARAMETERS & LAYOUTS
08	14.03.18	AZ	UNIT TYPES AMENDED
07	08.03.18	KU	GENERAL AMENDMENTS
06	07.03.18	AZ	MEWS HOUSES ADDED
05	28.02.18	AZ	UNIT TYPE AMENDMENTS
04	23.02.18	AZ	UNIT TYPE AMENDMENTS
03	20.02.18	AZ	GENERAL AMENDMENTS
02	16.02.18	AZ	CORE UPDATED TO SINGLE LIFT
01	14.02.18	AZ	GENERAL AMENDMENTS
NO	DATE	BY	REVISION

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

PROJECT NAME
CLARENDON HOUSE



EMRE AROLAT ARCHITECTURE
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220	AZ	11.01.2018
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BLOCK	STAGE	DRAWING NO	REVISION
BC	2	22-10	12

FLUID COMMENTS

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PHASE 3 FRAMING COORDINATION - REV1

DRG NO: SCH05
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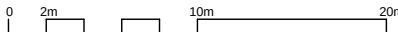
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OPTION 1

450mm DEEP x 250mm WIDE
downstand beam required to span
8500mm span on all levels.
'Red' column to remain at 600mm
x250mm size as per other columns.

OPTION 2

Column line setting out to be
reverted to that shown in Fluid
Sketch 25206_180424_RN_SCH03
and comments in
25206_180502_RN_SCH04,
allowing for shorter span. This will
require no RC downstand beam.
Columns to be located on Gridlines
D&F, not E.



10	27.04.18	SS	BUILDING PARAMETERS & LAYOUTS
09	09.04.18	PB	TENURE, LANDSCAPE ADDED, DRAWING NUMBERS AND ANNOTATION
08	04.04.18	KU	BUILDING PARAMETERS & LAYOUTS
07	21.03.18	KU	BUILDING PARAMETERS & LAYOUTS
06	08.03.18	KU	PD LAYOUTS ADDED
05	07.03.18	AZ	MEWS HOUSES ADDED
04	23.02.18	AZ	UNIT TYPE AMENDMENTS
03	20.02.18	AZ	GENERAL AMENDMENTS
02	15.02.18	AZ	UNIT LAYOUTS
01	14.02.18	AZ	GENERAL AMENDMENTS
NO	DATE	BY	REVISION

DRAWING TITLE
PROPOSED LEVEL 1 PLAN

PROJECT NAME
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BLOCK BC	STAGE 2	DRAWING NO 22-11	REVISION 10

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CHK: KW



Extend core walls as shown

Column sizes to remain
at 600mmx250mm
sections on all levels.

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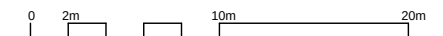
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07	21.03.18	KU	BUILDING PARAMETERS & LAYOUTS
06	08.03.18	KU	PD LAYOUTS ADDED
05	07.03.18	AZ	MEWS HOUSES ADDED
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02	15.02.18	AZ	UNIT LAYOUTS
01	14.02.18	AZ	GENERAL AMENDMENTS
NO	DATE	BY	REVISION

DRAWING TITLE
PROPOSED LEVEL 2 PLAN

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CLARENDON HOUSE

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BLOCK	STAGE	DRAWING NO	REVISION
BC	2	22-12	10

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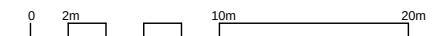
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06	08.03.18	KU	PD LAYOUTS ADDED
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03	20.02.18	AZ	GENERAL AMENDMENTS
02	15.02.18	AZ	UNIT LAYOUTS
01	14.02.18	AZ	GENERAL AMENDMENTS
NO	DATE	BY	REVISION

DRAWING TITLE
PROPOSED LEVEL 3 PLAN

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CLARENDON HOUSE

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220	AZ	11.01.2018
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BLOCK	STAGE	DRAWING NO	REVISION
BC	2	22-13	10

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FLUID COMMENTS

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PHASE 3 FRAMING COORDINATION - REV1

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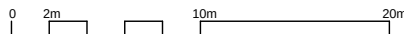
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02	15.02.18	AZ	UNIT LAYOUTS
01	14.02.18	AZ	GENERAL AMENDMENTS
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DRAWING TITLE
PROPOSED LEVEL 4 PLAN

PROJECT NAME
CLARENDON HOUSE

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BLOCK	STAGE	DRAWING NO	REVISION
BC	2	22-14	10

Extend core walls as shown

Column sizes to remain
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sections on all levels.

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PHASE 3 FRAMING COORDINATION - REV1

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JOB NUMBER: 25206
DRN: RN
CHK: KW



DRAFT

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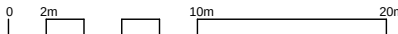
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OPTION 1

450mm DEEP x 250mm WIDE
downstand beam required to span
8500mm span on all levels.
'Red' column to remain at 600mm
x250mm size as per other columns.

OPTION 2

Column line setting out to be
reverted to that shown in Fluid
Sketch 25206_180424_RN_SCH03
and comments in
25206_180502_RN_SCH04,
allowing for shorter span. This will
require no RC downstand beam.
Columns to be located on Gridlines
D&F, not E.



10	27.04.18	SS	BUILDING PARAMETERS & LAYOUTS
09	09.04.18	PB	TENURE, LANDSCAPE ADDED, DRAWING NUMBERS AND ANNOTATION
08	04.04.18	KU	BUILDING PARAMETERS & LAYOUTS
07	21.03.18	KU	BUILDING PARAMETERS & LAYOUTS
06	08.03.18	KU	PD LAYOUTS ADDED
05	07.03.18	AZ	MEWS HOUSES ADDED
04	28.02.18	AZ	GENERAL AMENDMENTS
03	20.02.18	AZ	GENERAL AMENDMENTS
02	14.02.18	AZ	GENERAL AMENDMENTS
01	12.01.18	AZ	CORNER CUT BACK INCREASED
NO	DATE	BY	REVISION

DRAWING TITLE
PROPOSED LEVEL 5 PLAN

PROJECT NAME
CLARENDON HOUSE

EAA EMRE AROLAT ARCHITECTURE NEW YORK-LONDON-ISTANBUL	40 BOWLING GREEN LANE, LONDON UK EC1R 0NE T.020 7415 7235-36-37 london@emrearolat.com - www.emrearolat.com
CLIENT	

READING HEIGHTS LIMITED

PROJECT NO	DRAWN	ISSUE DATE
220	AZ	11.01.2018
	CHECKED	SCALE
	-	1/200@A3

BLOCK	STAGE	DRAWING NO	REVISION
BC	2	22-15	10

FLUID COMMENTS

10/05/2018

PHASE 3 FRAMING COORDINATION - REV1

DRG NO: SCH05
JOB NUMBER: 25206
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Extend core walls as shown

Fluid note large opening (approx 2.4m
high x 0.9m wide) to be formed within
core wall following conversation with
A.Zorlu (EAA).
Link beam, likely highly reinforced,
required to tie core walls together
above and below opening on all levels.

Column sizes to remain
at 600mmx250mm
sections on all levels.