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22-307/PKE/pk

16 October 2024

Senior Planning Officer
Planning Section | Directorate for Economic Growth and Neighbourhood Services
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

For the attention of Ms Marcie Rejwerska

Dear Sir or Madam,

Ref: Planning Application RE: 240874/FUL & 240875/LBC - 33 Baker Street, Reading, RG1 7XX

This statement is supplementary support for the above planning application.

We, as the structural Engineers visited the above property on a couple of occasions, to design the retaining walls for front and the rear lightwells. Lightwells will improve the air circulation around the external walls, sketches have been issued as part of our recommendations .

We have also provided the information for locally strengthen to the foundations for the external walls in the lightwell area .

During our visit we noted that the external walls (facing Jessy Terrace) had moved, resulting in gaps at the first floor front and rear bedroom floor structure. The floor joists span parallel with the subject external wall without adequate lateral restraint provided.

We would recommend the following action:

- Floor and ceiling joists should be reattached to the hipped end wall using 30mm x 5mm thick GMS straps at 1200mm centres build into mass concrete pads in the wall and re-rendered over to match the existing external finishes. Then the gaps on the floors to be covered using matching floorboards
- Re-attach the ceiling joists in the two rooms on the first floor to the existing purlin using joist hangers

Having visited the property, we confirm that the current intended works will not compromise the structural integrity of the property.

We trust that this satisfactory for your current purposes, but please do not hesitate to contact us should you require our further assistance.

Yours faithfully,
For and on behalf of Paul Kaipah Estates (UK) Limited

Paul Kaipah

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Managing Director

Directors

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