

Structural Engineer's Statement

Project Address: 31 Spencer Rise, London NW5 1AR

Proposed Works: Rear Ground Floor Extension, Basement Alterations & Internal Refurbishments

We are the appointed Structural Engineers for the project at 31 Spencer Rise. The proposed works comprise a rear ground floor extension and associated internal refurbishments.

At basement level, the proposed alterations include the removal of the existing chimney breast and spine wall, together with the formation of two new door openings within the rear basement wall to provide access between rooms. The existing basement floor level will remain unchanged and will not be lowered. On this basis, there will be no impact on neighbouring properties in terms of ground movement, settlement, or structural stability.

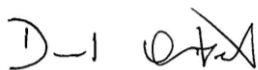
Following the removal of the spine wall, structural stability will be maintained through the installation of a structural steel picture frame, which will be fixed to the party wall. Localised excavation is required for the formation of foundations associated with the picture frame, this will be undertaken in a controlled, sequential manner, with appropriate temporary support measures to ensure continuous structural stability and to prevent any risk to neighbouring structures.

In relation to the formation of the new door openings in the rear basement wall, structural steel beams will be designed and installed to support the retained structure above. These structural measures will ensure that the stability of the existing building is maintained and that there is no adverse impact on adjoining or neighbouring properties.

The proposed rear ground floor extension will be supported on conventional strip foundations, taken down below the layer of made ground and any weak superficial deposits or soils susceptible to seasonal moisture content variation.

In accordance with the site investigation report, the new substructure shall be designed for an allowable net ground bearing pressure of 100 kN/m² at 1.5 m below ground level.

Based on our professional assessment and structural review, we confirm that the proposed works will not adversely affect the structural integrity of the existing building or neighbouring properties.



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