



I. W. PRICE & PARTNERS

CHARTERED ENGINEERS
CIVIL AND STRUCTURAL ENGINEERING CONSULTANTS

TELFORD HOUSE
76 CHRISTCHURCH ROAD
RINGWOOD
HAMPSHIRE BH24 1DR

Tel: 01425 473056
Fax: 01425 489566
Email: engineers@iwprice.com

VAT Reg. No. 504572071

Our Ref: 3-213/IWP/LS

2nd May 2013

Mr J Groom
John Groom Chartered Architect
32A High Street
Emsworth
Hampshire
PO10 7AW

RECEIVED
- 3 MAY 2013

Dear Mr Groom

Re: Proposed Alterations at 32B High Street, Emsworth

Further to your instructions, please find enclosed three copies of our Calculations and details in connection with your above project.

The ceiling construction over the existing bedroom and bathroom to the first floor flat is quite ad-hoc, with nominal timbers and trimmers, with presumed skew nailed connections. The hallway partition due for partial removal clearly post-dates the original construction. Notwithstanding, it does provide a secondary load path and effectively limits deflections and subsequent cracking of the lathe and plaster ceiling.

Given the above, we would recommend the introduction of new binder supports to limit effective spans of joists to not more than 1.2 metres. These may be supported on new lateral trimmer beams 150mm deep built into and above the line of new bathroom partitions, see attached drawing 3-213 / 01.

The proposed opening in the masonry wall requires steel beam support to the 'gable' masonry along with other roof / ceiling loads.

The ground floor walling below has had previous openings infilled with masonry permitting a re-distribution of loading to foundations.

Should you have any queries or require anything further please let me know.

Yours sincerely

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