



CEC Blatchington Road, Brighton

Structural Feasibility Report

May 2024

Waterman Structures Limited

5th Floor, One Cornwall Street, Birmingham, B3 2DX
www.watermangroup.com

Client Name: CO-OP GROUP
Document Reference: STR19319-WAT-ZZ-ZZZ-RP-S-001
Project Number: STR19319

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group’s IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

Issue	Date	Prepared by	Checked by	Approved by
1 st Issue	30/05/2024	M. Aziz	J. Hinchliffe	J. Hinchliffe

Comments

Comments

Disclaimer

This report has been prepared by Waterman Structures Limited, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client, and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

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1. Introduction

On the instruction of the Co-operative Group, a non-intrusive visual walkover survey has been undertaken to advise on the feasibility of carrying out alterations to upper floor of the existing store. The Co-operative Group are proposing to convert the first floor of the building into residential flats. In addition to this, a vertical extension to the building is also being considered to accommodate further flats.

The property is a two-storey structure. The structural frame appears to be of steelwork. The first-floor construction is a combination of precast concrete planks and precast concrete ribbed slabs. The ground floor is assumed to be ground bearing. The roof of the building comprises of primarily woodwool concrete construction. The vertical elevations are all assumed to be masonry infill panels.

The age of the property is unknown. The property adjoins a two-storey property of traditional construction to the front and rear elevation.

Waterman Structures Ltd (WSL) carried out a non-intrusive visual inspection on Friday 10th May. It is understood that topographical surveys are yet to be carried out for this site.

The weather at the time of the survey was sunny and dry with a temperature in the range of 16-20°. However, rainfall was recorded on the night prior to the survey.

This is a Structural Feasibility Report with references to structural condition and is not a Building Condition survey.

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2. Site Location

The Co-op Food Store is located in Hove and is approximately less than 1km from the sea front. The OS Grid Reference is TQ 28754 05086, with co-ordinates as follows; Eastings: 528754, Northings: 105086.

Site Address:

Co-op Food
76-82 Blatchington Rd,
Brighton and Hove,
Hove, BN3 3YH



Figure 1: Google aerial view of the property.

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3. Building Description

3.1 General

The property is a two-storey building with the principal elevation overlooking Blatchington Road. The ground floor accommodates the retail space with the back of house area to the rear of the store. The first floor is accessible via staircases, one of which is located within the back of house area, and the other two from a separate entrance on Blatchington Road and Haddington Street. There are provisions for goods lift in the form of an existing lift shaft. However, this was out of use on the day of the inspection.

It is not known whether historical structural drawings of the building are available. However, from a non-intrusive visual inspection, the primary structure which provides stability appeared to consist of steel columns and beams creating steel framework. A number of the steel columns and beams were either encased in concrete or were concealed with plaster boarding. The ground floor appeared to be of concrete construction and assumed to be ground bearing.

The first floor consists of both precast concrete planks and precast ribbed concrete slabs supported on beams. There is a large open area on the first floor which was understood to have been used as storage. Along the periphery of the front elevation (north) and the east elevation there are offices, welfare areas and a former gym studio. Columns from the ground floor continue to the first floor to support the flat roof on a grid of steel beams. The flat roof is of concrete wood-wool construction.

The elevations are thought to be masonry infill panels between steel columns. On the ground floor there are large expanses of glazing creating the shopfront on Blatchington Road and Haddington Street.

To the rear of the store adjacent to the loading bay, there is a two-storey block which appears to be an extension to the original building. This is understood to accommodate residential flats/maisonettes which is accessed via a separate entrance. This area was however not accessible during WSL's site visit.

From the local authority planning portal, it is understood that the former office space along the periphery of the first floor was converted from a use class of B1: office space to D2: assembly/leisure. An application for the change of use was filed in 2008.

A number of assumptions have been made at this stage regarding the existing construction. This will need confirming by intrusive investigation on site. Refer to SK-EP-01 for the existing arrangement and Photographs in Appendix C.

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3.2 Internal Observations

- Ground floor level appears to be consistent throughout the retail and back of house areas.
- Suspended ceiling has been adopted throughout the retail area and back of house offices. All other areas are exposed showing the soffit of the precast concrete floor.
- The retail floor occupies majority of the ground floor footprint. The sales floor is open plan with intermediate columns generally within the centre of shopping aisles.
- False walls, boarding and plaster finish is present on all walls within the retail floor and parts of the back of house areas.
- Columns on the ground floor are assumed to be universal steel columns encased in concrete.
- Beams on the soffit of the first floor are assumed to be universal steel beams encased in concrete. In some instances, the beams were concealed with plaster boarding.
- Staircases leading up to the first floor are concrete and the stair cores are of masonry construction.
- A lift shaft is present next to the stair core. However, this has been closed off and is currently out of use.
- The retail floor is assumed to be ground bearing concrete construction, finished with terrazzo flooring throughout. This continues to part of the back of house area where this area was once part of the retail floor area. In other areas within the back of house, screed finish was noted.
- Similar to the ground floor, the former warehouse storage area within the first floor is open plan with only intermediate columns.
- The flat roof is of concrete wood-wool construction. The roof is supported on a grid of structural steelwork comprising of primary and secondary beams. A small area of the roof on the southwestern corner differs in construction whereby the roof appears to be composite panel.
- On the first floor there is a small roof terrace which is bound by parapet walls on two sides. Access to the flat roof is via a CAT ladder.
- The secondary steel beams are mainly exposed to the roof soffit over the warehouse area on the first floor. The primary beams are either encased in concrete or are boxed with plaster board.
- The floor finishes within the warehouse area on the first floor have been stripped back to screed. Finishes on the wall have also been stripped back to masonry.
- The floor level on the first floor is consistent throughout.
- Lighting was limited on the first floor with large areas having no lighting at the time of WSL's inspection.
- A part of the first floor was understood to have been used as a fitness studio.
- Cracking to masonry within the first floor was observed in several location.

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3.3 External Observations

- The external ground level falls from the store entrance on Blatchington Road in the north-south direction towards Malvern Street.
- The loading bay for goods in is to the rear of the store on Malvern Street. The loading dock is elevated by approximately 525mm from the external ground level.
- There is minor cracking to the masonry on the external staircase to the rear of the store.
- Water staining to the masonry elevation near the eaves of the mansard standing seam roof was observed.
- The area on the southeast corner of the building appears to be a single storey extension. This is evidenced by the difference in the facing brickwork from the original building.
- A section of the channel/slot drain along the loading bay is broken. Localised concrete spalling on the concrete yard slab was noted.
- A large opening on the roof terrace has been infilled with masonry blockwork.
- The roof terrace is finished with concrete paving slabs.

3.4 Existing Head Heights

Ground Floor Sales Area

Ground floor FFL to suspended ceiling – 2.79m.

Ground floor FFL to u/s of secondary beam boxing – 3.49m.

Ground floor FFL to u/s of first floor precast concrete plank soffit – 3.83m.

Ground Floor Back of House

Ground floor FFL to slab soffit adjacent to internal plant area – 3.65m.

Ground floor FFL to slab soffit adjacent to lift shaft – 3.88m.

First Floor Level

First floor screed to u/s of roof soffit – 2.93m.

First floor screed to u/s of beam boxing (warehouse) – 2.54m.

First floor screed to u/s of beam boxing (adjacent to roof terrace) – 2.27m.

First floor FFL to u/s of plastered ceiling (office corridor) – 2.48m.

Note measurements are approximate and are to be confirmed by a measured survey.

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4. Scheme Review

The Co-operative Group are proposing to convert the first floor of the building into residential flats. In addition to this, a vertical extension to the building is also being considered to accommodate further flats. Initial proposed drawings have been produced by Turner Associates, drawing reference, TA XYZ/10 and TA XYZ/11. Refer to Appendix A for the proposed floor plans.

4.1 Ground Floor Level

- It is understood that no alterations are being proposed on the ground floor. However, until intrusive investigations have been carried out on the existing foundations, and the foundations assessed for the new loading, allowance should be made for strengthening works. Prior to this, it will be prudent to carry out a load take down on the existing columns so a comparison of the new loading against the existing loads could be made. Upon completion of this exercise, a review of the loading could be made and then it could be established whether any strengthening to the existing foundations will be required.
- Strengthening existing foundations would unlikely be required if only the first-floor area is converted. This is based on the previous use of the first floor as warehouse, offices, and a fitness studio.

4.2 First Floor Level

- 5No residential flats are being proposed on the first floor as indicated by Turner Associates on drawing no. TA XYZ/10. The flats are located around the periphery of the building footprint with a large internal area allocated for communal terrace with light wells/sky lights above. The flats are indicated to have individual inset terraces.
- On the proposed drawing referenced above, a number of columns have not been shown. These will need to be reflected on the proposed plans and the new general arrangement updated to suit the existing column locations.

4.3 First Floor Capacity

- The existing first floor consists of precast concrete planks and precast concrete ribbed slabs. The existing first floor was previously used as warehouse storage. Around the periphery of the building along the north and east elevation, the area was used as offices and a gym fitness

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studio. With this knowledge, it is likely that the existing floor will have capacity for the change of use to residential use class. However, the capacity of the existing precast concrete flooring and the steel beams which support the floor should be assessed to confirm the load capacity.

4.4 First Floor Proposed Works

- The new proposal will require removal of internal masonry walls to reconfigure the proposed 5No. flats.
- The masonry walls to the stair cores are likely to be loadbearing. Removal of these would therefore require these elements to be recompensed with alternative structural support.
- The walls appeared to be reasonably sound, but demolition can disturb masonry and allowance should be made for localised repairs or temporary restraint during the works.
- The reconfiguration will involve the construction of new walls. It is recommended that the new walls are of lightweight construction to reduce the overall loading to the existing columns and foundations.
- It is anticipated that new acoustic barriers may be required to the 1st floor subject to building control requirements.
- Fire consultants will be required to advise on whether the existing fire protection is adequate or whether this will need to be upgraded for the proposed development.
- The existing first floor is anticipated to require adequate waterproofing where the floor space is allocated to inset terraces and communal terraced areas.
- New window openings will require suitable lintels. Temporary works will be required to form new window openings.

4.5 Second Floor Proposed Works

- A vertical extension is being proposed on top the existing first floor structure to accommodate a further 9No. flats.
- The existing flat roof of the building will become the second-floor level under the new proposal. The flat roof is constructed of concrete wood-wool. This type of construction is considered to be fragile under the new Health & safety Executive (HSE) guidance. However, it is unclear as to whether the roof is woodwool slabs or woodwool slab permanent formwork to a concrete slab. This will need to be ascertained from further intrusive investigations.
- At this stage, it is anticipated that the existing roof structure will not have the capacity to sustain the proposed permanent and variable loading for the new vertical extension. Therefore, it is

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anticipated that the roof structure will need to be replaced with a new floor capable of sustaining the proposed loads.

- It is recommended that the new second floor structure is constructed with lightweight materials to avoid increasing loading to the existing structure and foundations.
- It is recommended that the new vertical extension to create the second floor is constructed with lightweight materials i.e. timber frame or SFS framing system in order to minimise the load increase on the existing structure and foundations. Similarly, all walls on this level should be constructed with lightweight materials.
- The first-floor columns could potentially be extended up to the second floor by moment splice connections where this may be required or where the framework is required to extend vertically to allow for the second-floor extension.
- The vertical extension will need to be adequately braced and transfer lateral loads into the existing lateral load stability system.
- The new floor will need to be acoustically insulated and appropriately fire protected to fire specialist's specifications and details.
- Where any steelwork is being retained, the existing steels and connections should be analysed for the proposed loading.
- Temporary propping will be required for temporary stability when the existing roof is removed and reinstated with a new floor for the proposed second storey vertical extension. Temporary propping will also be required to allow for steel installation, for which adequate time and cost should be allowed.

4.6 Drainage

- The proposed conversion will require new plumbing and drainage. The existing drainage system should be analysed to establish whether it has the capacity to accommodate the new discharge rates for surface and foul water from the proposed residential flats.
- Existing drainage survey will be required to determine the layout, condition, and size to confirm proposed capacity, any repairs required, and suitable connections for any new drainage.

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5. Further Investigations and Structural Assessment

- The proposed vertical extension would increase the load on the existing roof slab as well as its supporting beams, columns and foundations. In addition, the greater height of the building would result in increased wind loads on the elevations which would have to be transferred to, and resisted by, the existing stability system. As no records of the design or construction of any of these structural elements are available, the following approach could be taken to assessing the feasibility of the proposed extension:
- Estimate the original applied loading assuming minimum design live loads from codes prevailing at the time of construction.
- Estimate the capacity of the floor slabs by reference to manufacturers span-load tables for typical PC planks and compare with current loadings.
- Calculate the minimum capacity of the existing beams and columns using the recorded dimensions. Determine any spare capacity in the beams and columns by comparing the estimated applied loading to the calculated minimum capacity.
- Having identified any spare capacity in the columns and foundations, limit loading from new structure accordingly. Review proposed option and ascertain if it complies with this loading limit.
- Assume that the foundations can carry the minimum capacity of the columns they support. By limiting the loading from the new structure to avoid exceeding the capacity of the columns the foundations would not be overloaded either. As a further check, assess the original loads on those columns and check the percentage increase that would result from the addition of the proposed residential conversion and vertical extension.
- The vertical load from the existing floors is transferred through the floor slabs to the beams, then to the columns and in turn the foundations. It is proposed that the new development adopts the same column grid as the existing structure to ensure that loads from the floors above are transferred directly into the existing columns. This will provide a simpler, more efficient load path and will negate any requirement for a transfer structure at the upper levels.
- In regard to further investigations, it is recommended that the following are undertaken:
- A measured survey of the entire building should be undertaken to accurately reflect the existing building.
- Opening-up works (intrusive investigations) are required to complete structural design and assessment of the existing structure. Adequate allowance should be made in the program to carry this out.
- Further intrusive investigation is required to confirm existing structural columns and beam sizes. Location of existing vertical bracing system and the sizes of these elements are required. The thickness of the existing precast concrete 1st floors needs to also be ascertained so capacities could be established.

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- Ascertain through further intrusive investigations, whether the roof is woodwool slabs or woodwool slab permanent formwork to a concrete slab.
- If there are any concrete elements, then a concrete compressive testing and ferro-scans to ascertain the amount of reinforcement and the size of reinforcement will be required.
- Details of the foundations and ground conditions should be further investigated.
- Any further investigations must be preceded by a survey and report on the presence of asbestos and any associated risks.
- A CCTV drainage survey is required to determine the arrangement and condition of the below ground drains and whether it has the capacity to serve the proposed flats.

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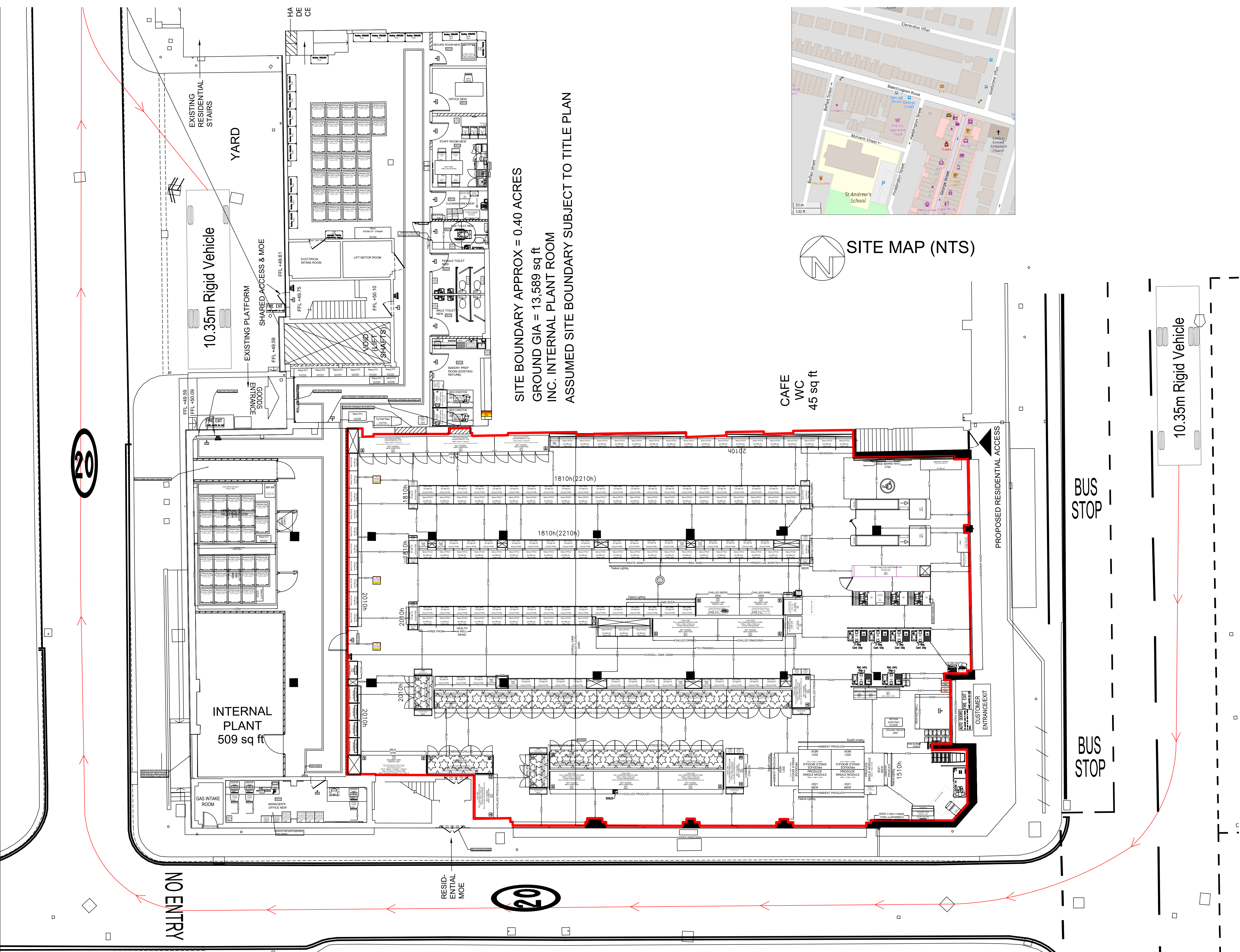
Appendix A

Existing and proposed plans

Appendices

CEC Blatchington Road, Brighton
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SHOP FLOOR & BACK OF HOUSE @ 1:100



26.03.2021 Blatchington Road/4661/P11F8M0/CJ
CAD AMENDS

- Existing walls retained in BOH and new rooms formed; Cleaners store, bond room, manager, male and female w.c. and bakery.
- Freezer increased in size, with new fixed ramp.
- Internal ATM retained. Amazon locker and photo me moved to accommodate.
- Home delivery pod relocated at front of store.
- New home delivery room formed with 3no existing fosters units retained.
- Internal plant room relocated and existing opening used for new louvers.
- Shutter retained to goods in area.
- Fire exit retained adjacent new home delivery room.
- New Soham doors to side elevation.
- New push pad to door leading to fire escape from warehouse and first floor staircase.
- 13 Bays of existing racking to warehouse area.

08.04.2021 Blatchington Road/4661/P11F9M0/BJW
(Design freeze)

- FTG end update to spec
- Chilled snacking and drinks cases
- Additional 1 ambient bay added
- End chiller side racks added
- Amazon locker and small brand wall swapped
- Coffee consumables added BOH
- RDM panel added
- Missing BOH equipment added
- Maxi vision swapped with lottery and home delivery
- Coldrooms to share wall

25.05.2021 Blatchington Road/4661/P11F9M0/BJW
(CV)
No changes

25.05.2021 Blatchington Road/4661/P11F10M0/BJW
(Lock)

- Half bays on gondolas moved adjacent to each other
- 2x comms cabinets added
- Lockers changed to blueprint quantity
- Brand wall and community wall swapped
- Front chilled end changed to lion

18/08/2021 Blatchington Road/4661/P11F11M0/JB

- Cold Rooms moved
- Plant room increased in size
- Home delivery area added

Notes
All dimensions to be checked on site before starting work.

Key
Chiller End Panels
Mirrored
Glazed
Fire Equipment
Fire Exit Sign
Extinguisher
Fire Call Point
Fire Escape Route

Additional Equipment
VND
Magazines
Cards
Crisps Impulse
Pizza Space
BWS Prom
Grocery Prom
Roll Cages BOH
Promo Plinths
Basket & Trolley Matrix
Type
Standard Basket
Wheeled Basket
Small Trolley
Large Trolley
Wheelchair Trolley
Top Shelves: Yes
(See Top Shelf Rules for specific guidance.)

LICENSED AREA

General Areas	Existing	Proposed
Gross Building Area (GBA)	14,144 Sq.Ft.	14,144 Sq.Ft.
Gross Sales Area (GSA)	9832 Sq.Ft.	8,354 Sq.Ft.
Net Sales Area (NSA)	9789 Sq.Ft.	8,239 Sq.Ft.

Back of House Areas

Back Of House	2691 Sq.Ft.	3,526 Sq.Ft.
Back Up Chilled	113 Sq.Ft.	164 Sq.Ft.
Back Up Frozen	76 Sq.Ft.	164 Sq.Ft.

Programme: 2021 Refit
Format: EC+
Risk Rating: 3
Bay Count: -

Proposal Number: P12
Fixture Revision: F11
Merchandising: M0
becky.jones-williams@coop.co.uk

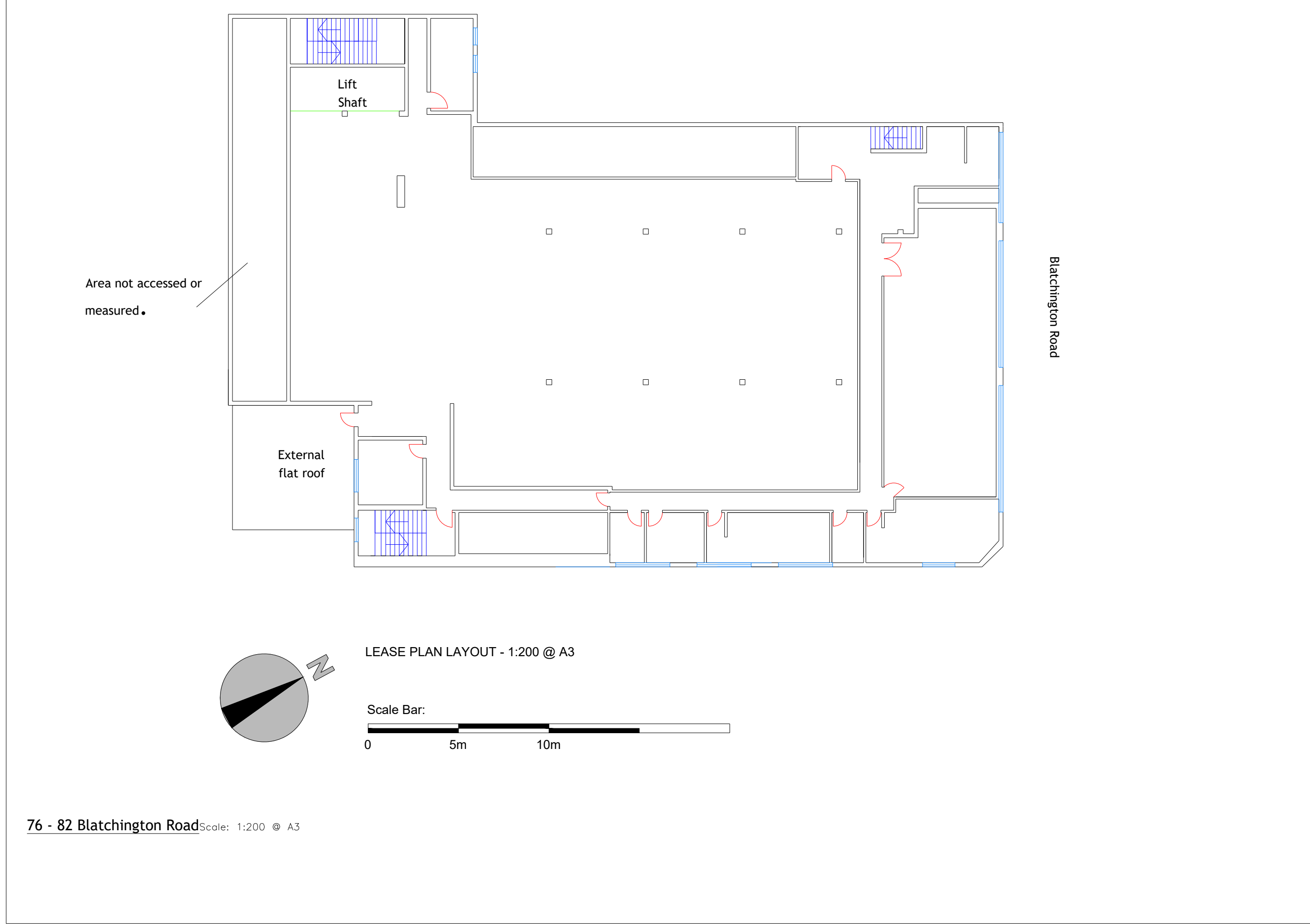
Survey Status: N/A
Drawing Status: Stage 5: Locked

BLATCHINGTON ROAD
76-80 BLATCHINGTON ROAD
Hove
East Sussex
BN3 7YH

Hub Number: 4661
Store Phone: 01273 733947

Only
on
A1

The Co-Op, 1 Angel Square, Manchester, M60 0AG



All measurements are to be checked on-site for validation and authenticity with layouts indicative only

No amendments or copies are to be produced without prior consent from Rapleys LLP. Do not scale from drawing

Note: Window locations and dimensions are estimated.

Ref	Date	Revision

Client
The Co-operative group

Job Title
**76 - 82 Blatchington Road
Hove,
BN3 3YH**

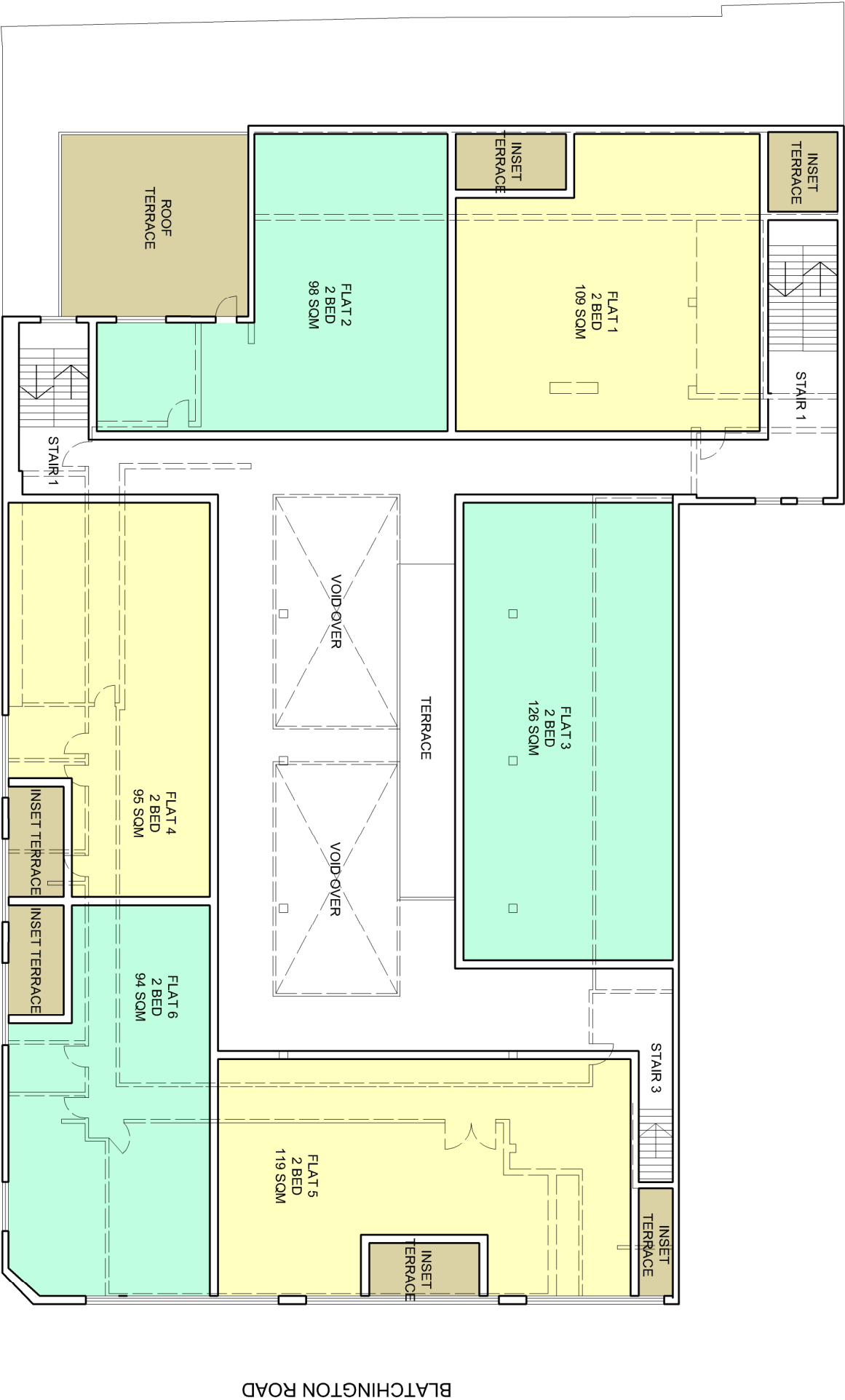
Drawing Title
Lease Plan

Scale	Size	Date	Drawn
1:200	A3	May 2022	DH



RAPLEYS LLP
33 Jermyn Street,
LONDON SW1Y 6DN
Tel: 0370 777 6292
www.rapleys.com

DRAWING NO. - 22-00962 - LP 001



For information

rev.	date
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client

project
76-82 Blatchington Road
Hove

drawing
Proposed first floor plan

scale 1:200@A3 date Dec 2023 drawn nm

2d St Johns Road
Hove, East Sussex
BN3 2FB

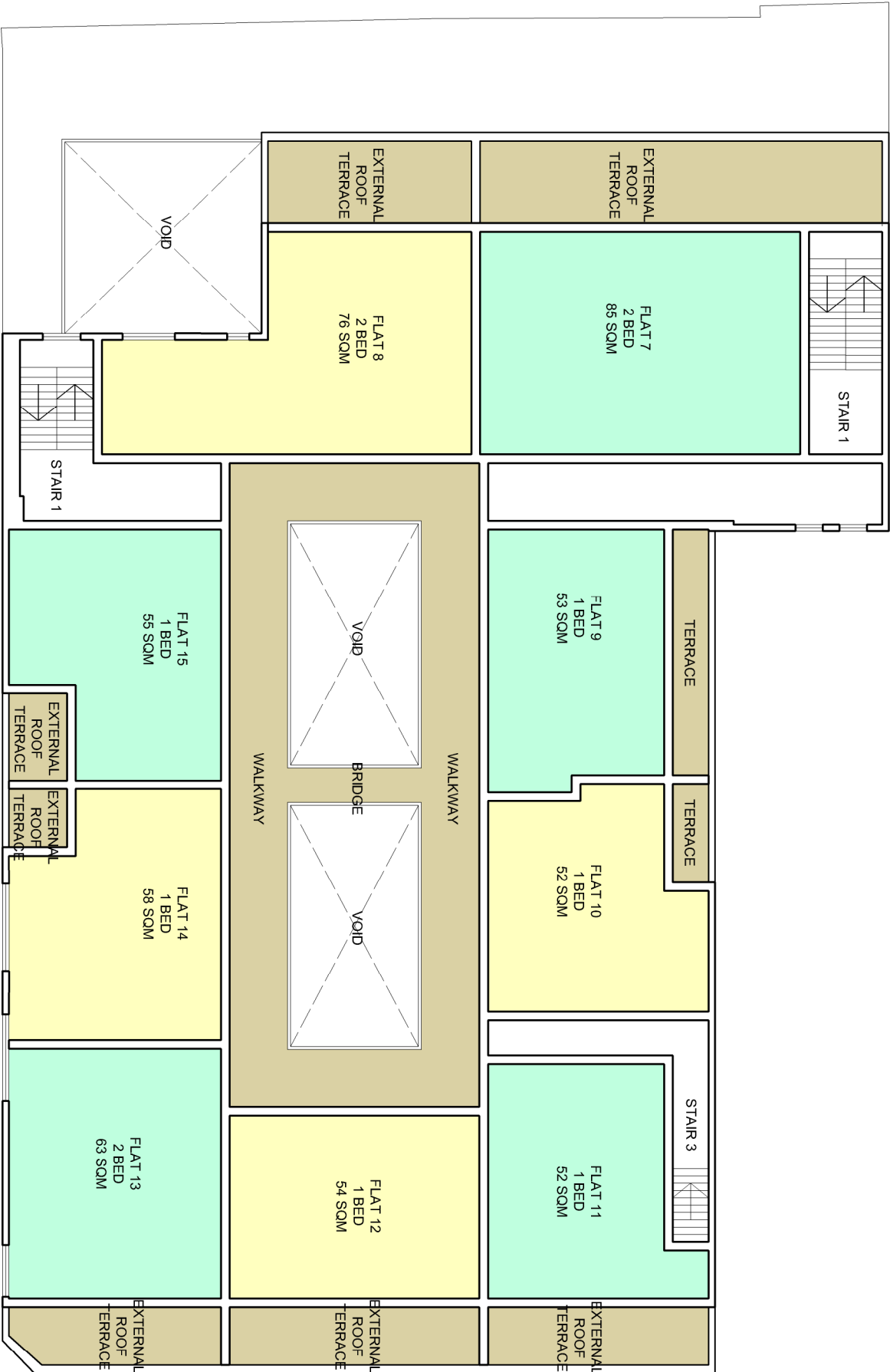
tel: 01273 203230
email: info@harchitects.co.uk

Turner Associates
Architects and Planning Consultants

TA XYZ / 10

rev.





BLATCHINGTON ROAD

For information

rev.	date
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client

project
76-82 Blatchington Road
Hove

drawing
scale 1:200@A3 date Dec 2023 drawn nm

2d St Johns Road
Hove, East Sussex
BN3 2FB

tel: 01273 203230
email:info@harchitects.co.uk

Turner Associates
Architects and Planning Consultants

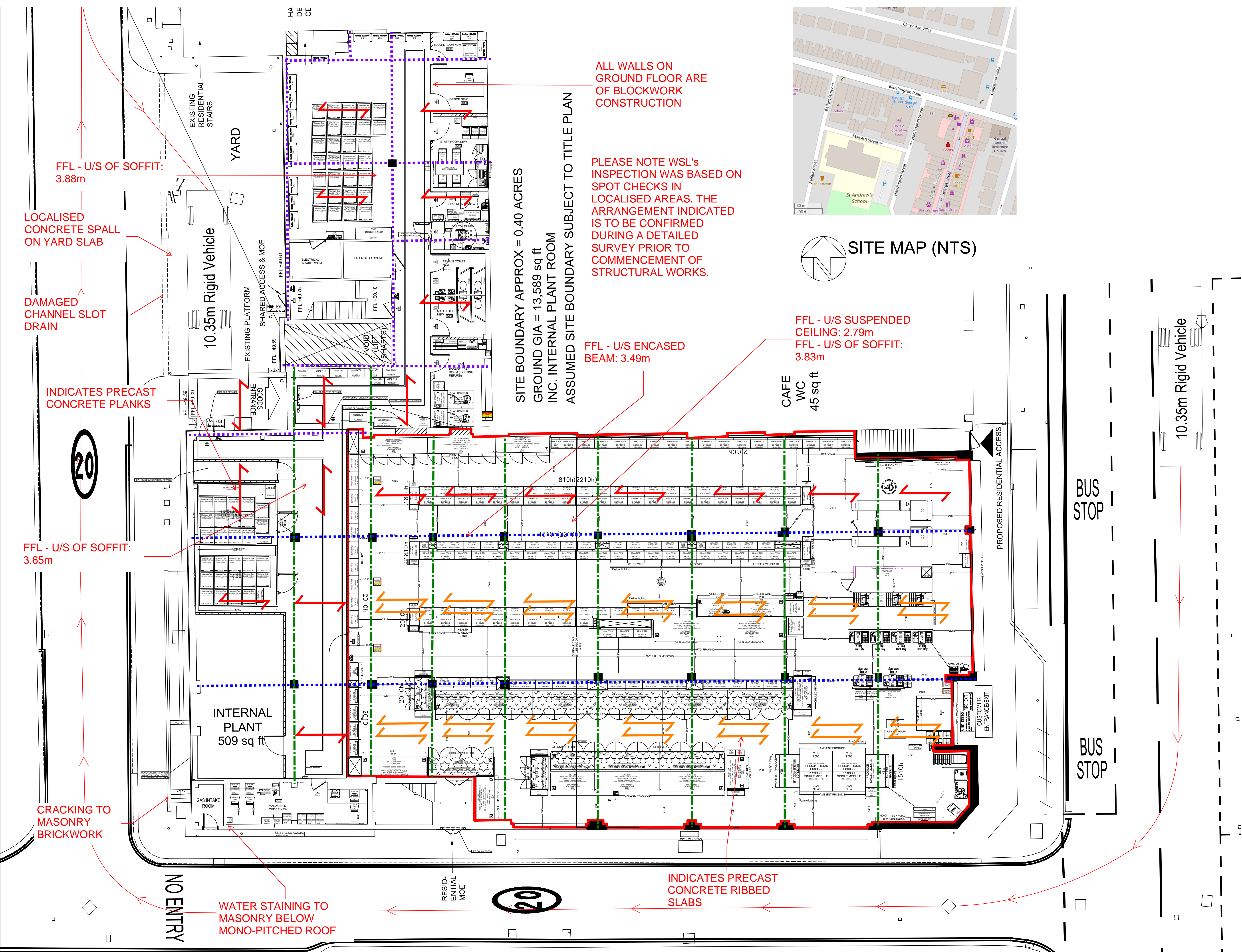


Appendix B

WSL survey mark-ups

Appendices

CEC Blatchington Road, Brighton
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Notes
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Key

- Chiller End Panels
 - Mirrored
 - Glazed
- Fire Equipment
 - Fire Exit Sign
 - Extinguisher
 - Fire Call Point
- Fire Escape Route

Additional Equipment

VND	1
Magazines	3
Cards	2
Crisps Impulse	Yes
Pizza Space	4
BWS Prom	2
Grocery Prom	6
Roll Cages BOH	30
Promo Plinths	12

Basket & Trolley Matrix

Type	No Stacks
Standard Basket	80
Wheeled Basket	45
Small Trolley	15
Large Trolley	-
Wheelchair Trly	-

Top Shelves: Yes
(See Top Shelf Rules for specific guidance.)

LICENSED AREA

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Programme: 2021 Refit
Format: EC+
Risk Rating: 3
Bay Count: -

Proposal Number: Fixture Revision: Merchandising:
P12 F11 M0
becky.jones-williams@coop.co.uk

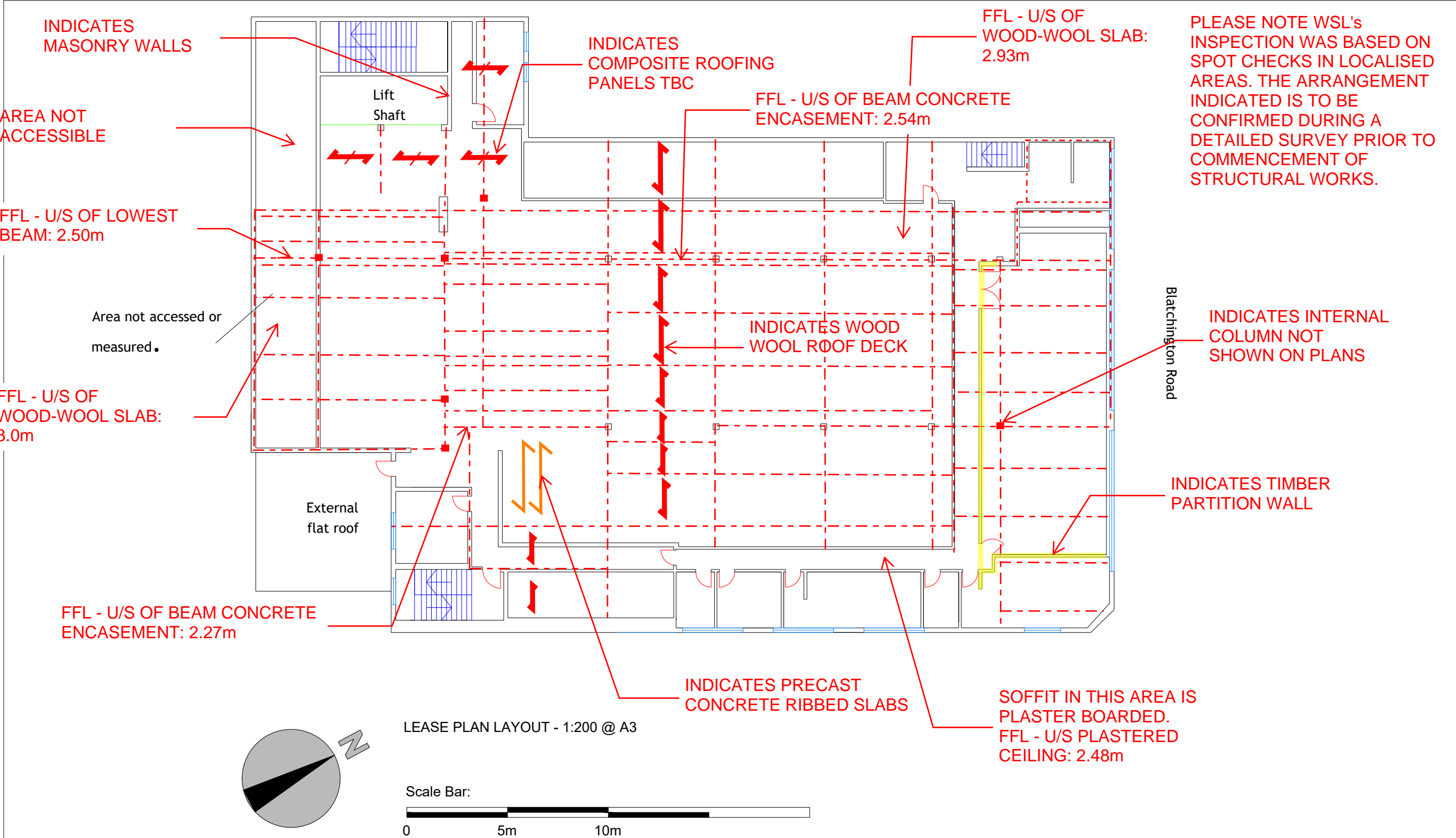
Survey Status: N/A
Drawing Status: Stage 5: Locked

BLATCHINGTON ROAD
76-80 BLATCHINGTON ROAD
Hove
East Sussex
BN3 7YH

Hub Number: 4661
Store Phone: 01273 733947

Only
shown
on
A1

SHOP FLOOR & BACK OF HOUSE @ 1:100

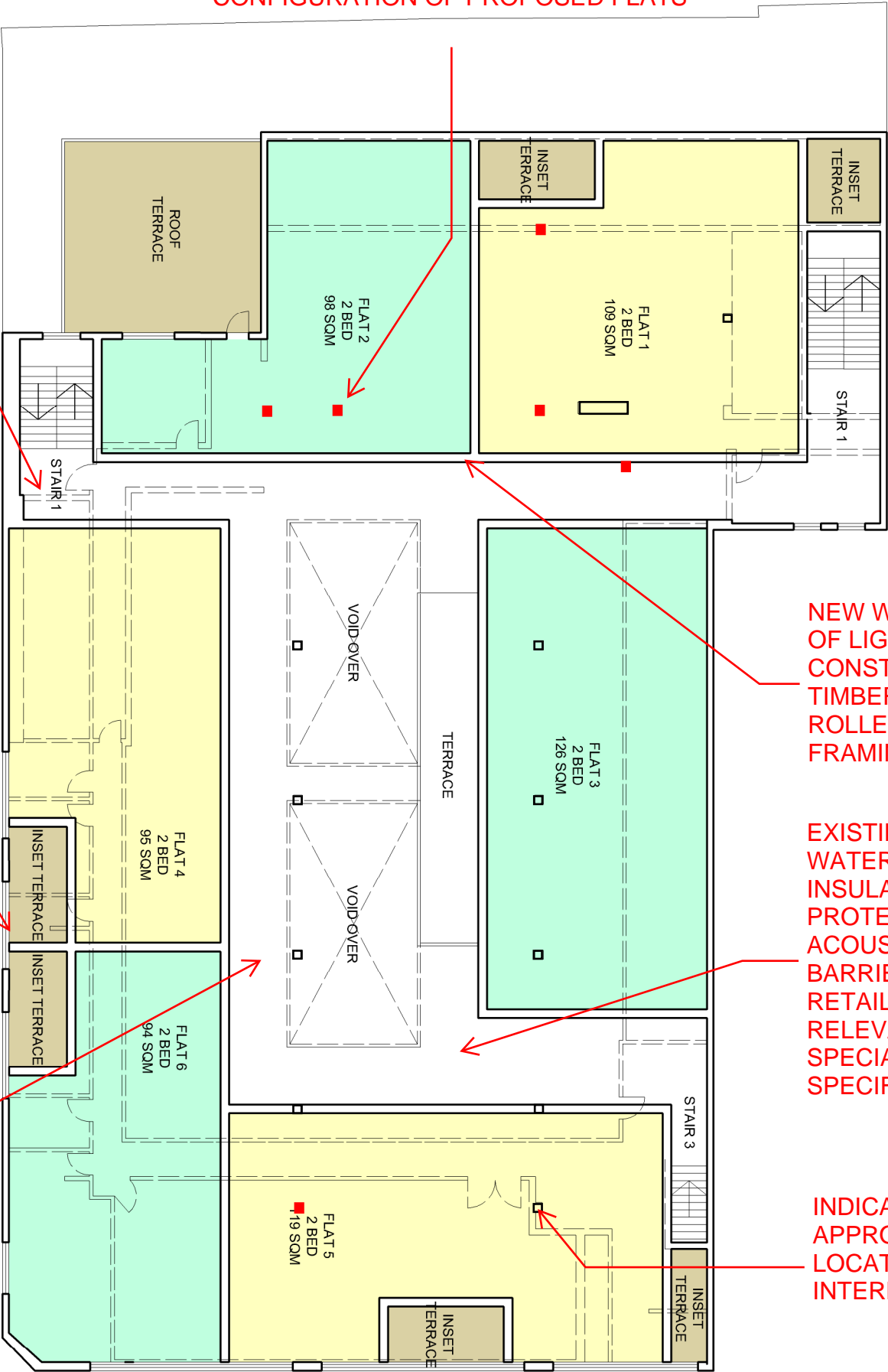


76 - 82 Blatchington Road

Scale: 1:200 © A3



PROPOSED FLOOR PLAN DOES NOT TAKE INTO ACCOUNT ALL INTERNAL COLUMNS AS APPROXIMATELY INDICATED IN RED. LOCATION OF COLUMNS WILL AFFECT CONFIGURATION OF PROPOSED FLATS



NEW WALLS TO BE OF LIGHTWEIGHT CONSTRUCTION I.E. TIMBER OR COLD ROLLED SFS FRAMING SYSTEM

EXISTING FLOOR TO BE WATERPROOFED, INSULATED, FIRE PROTECTED AND ACOUSTICALLY BARRIERED FROM THE RETAIL FLOOR BELOW RELEVANT SPECIALISTS SPECIFICATIONS

INDICATES APPROXIMATE LOCATION OF EXISTING INTERNAL COLUMNS

MASONRY AROUND ALL STAIR CORE (3No.) MAY BE LOAD BEARING. THIS IS TO BE DETERMINED THROUGH FURTHER INTRUSIVE INVESTIGATION

ALL NEW WINDOW OPENINGS WILL REQUIRE NEW LINTELS AND ASSOCIATED TEMPORARY WORKS

EXISTING SUPPORTING STRUCTURE TO BE ASSESSED FOR NEW LOADING - REFER TO WSL REPORT REFERENCED STR19319-WAT-ZZ-ZZZ-RP-S-001 CEC BLATCHINGTON ROAD

BLATCHINGTON ROAD

For information

rev.	date
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client

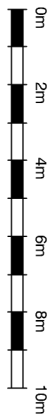
project
76-82 Blatchington Road
Hove

drawing
Proposed first floor plan

scale 1:200@A3 date Dec 2023 drawn nm

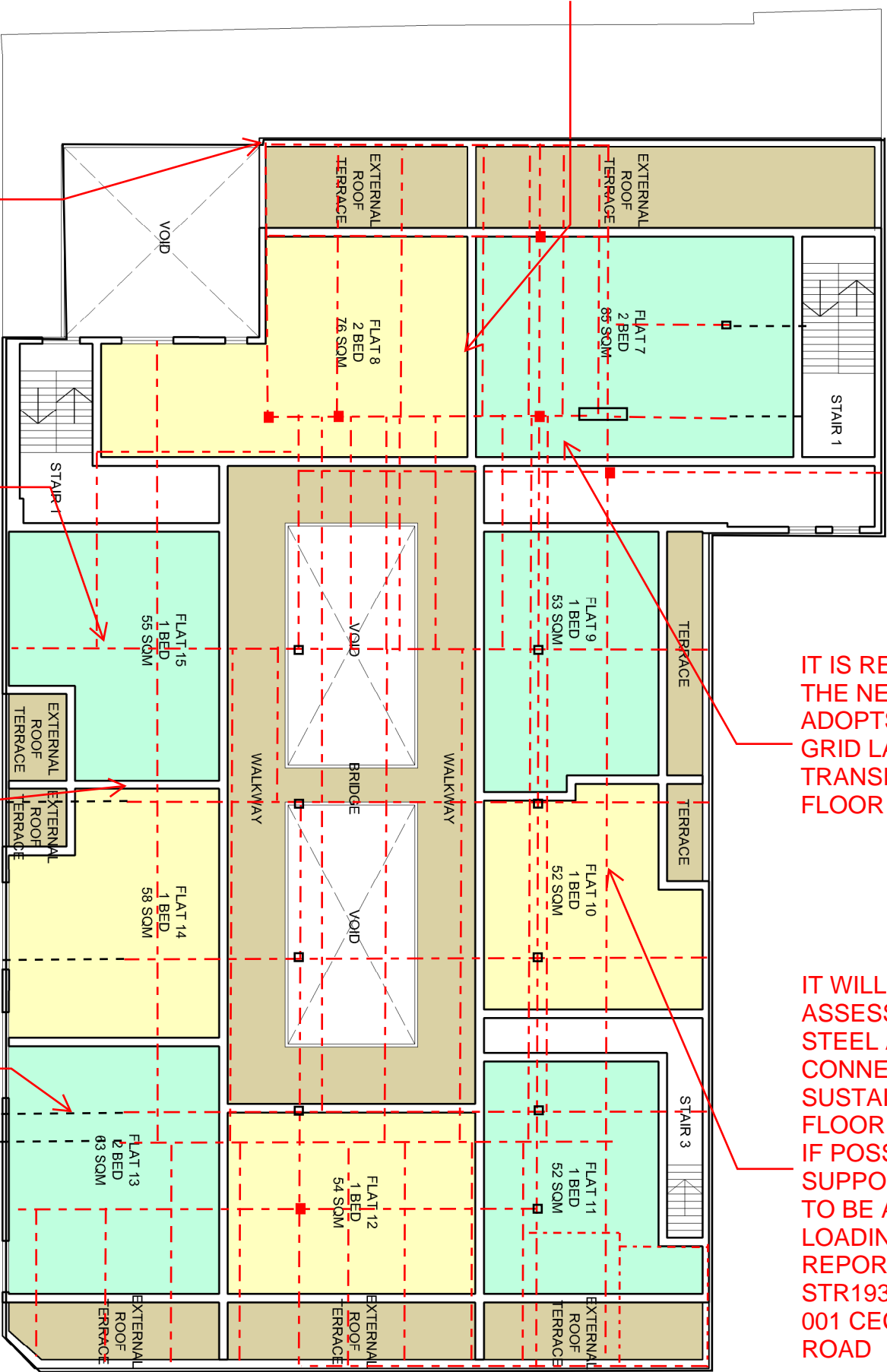
2d St Johns Road
Hove, East Sussex BN3 2FB
tel: 01273 203230
email: info@harchitects.co.uk

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PROPOSED FLOOR PLAN DOES NOT TAKE INTO ACCOUNT ALL INTERNAL COLUMNS. REFER TO WSL SITE SURVEY SKETCH FOR APPROXIMATE LOCATIONS. LOCATION OF COLUMNS WILL AFFECT CONFIGURATION OF PROPOSED FLATS



IT IS RECOMMENDED THAT THE NEW SECOND FLOOR ADOPTS THE SAME COLUMN GRID LAYOUT TO AVOID TRANSFER BEAMS ON FLOOR BELOW

IT WILL BE PRUDENT TO ASSESS WHETHER EXISTING STEEL AND STEEL CONNECTIONS COULD SUSTAIN NEW SECOND FLOOR LOAD AND RETAINED IF POSSIBLE. EXISTING SUPPORTING STRUCTURE TO BE ASSESSED FOR NEW LOADING - REFER TO WSL REPORT REFERENCED STR19319-WAT-ZZ-ZZZ-RP-S-001 CEC BLATCHINGTON ROAD

BLATCHINGTON ROAD

INDICATIVE GA ON SECOND FLOOR

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scale 1:200@A3 date Dec 2023 drawn nm

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Hove, East Sussex
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Proposed second floor plan scale 1:200 @A3

ALL COLUMNS ON PERIMETER WALLS TO BE ASCERTAINED ON SITE FOLLOWING FULL STRIP OUT

INDICATES APPROXIMATE EXISTING STEEL ARRANGEMENT UNDER

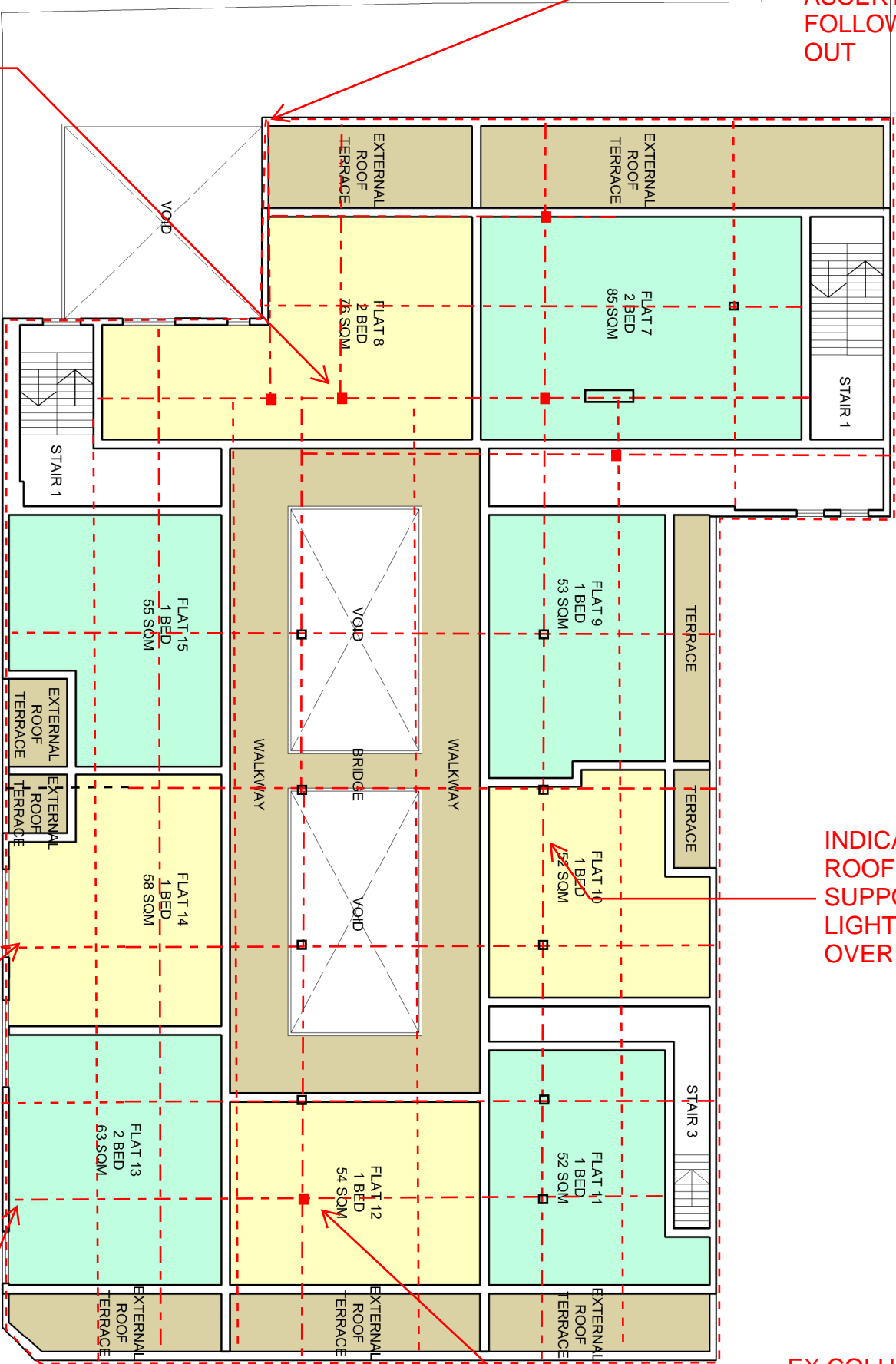
NEW WALLS TO BE OF LIGHTWEIGHT CONSTRUCTION I.E. TIMBER OR COLD ROLLED SFS FRAMING SYSTEM

INDICATES ASSUMED EXISTING STEEL ARRANGEMENT UNDER





ALL COLUMNS ON PERIMETER WALLS ON FLOOR BELOW TO BE ASCERTAINED ON SITE FOLLOWING FULL STRIP OUT



INDICATIVE STEEL GA AT ROOF LEVEL TO SUPPORT NEW LIGHTWEIGHT ROOF OVER SECOND FLOOR

EX COLUMNS EXTENDED TO ACCOMMODATE NEW SECOND FLOOR

BLATCHINGTON ROAD

INDICATIVE GA ON SECOND FLOOR ROOF

IT IS RECOMMENDED THAT THE NEW SECOND FLOOR ADOPTS THE SAME COLUMN GRID LAYOUT TO AVOID TRANSFER BEAMS ON FLOOR BELOW AND THE NEW ROOF SUPPORTED ON STEELS ON COLUMNS EXTENDED FROM THE FIRST FLOOR SUBJECT TO FURTHER ASSESSMENT

NEW SECOND FLOOR TO ADOPT LIGHTWEIGHT CONSTRUCTION TECHNIQUES I.E TIMBER FRAME, SFS FRAMING SYSTEM

EXISTING SUPPORTING STRUCTURE TO BE ASSESSED FOR NEW LOADING - REFER TO WSL REPORT REFERENCED STR19319-WAT-ZZ-ZZZ-RP-S-001 CEC BLATCHINGTON ROAD

LOCATION OF EXISTING COLUMNS ALONG THE PERIMETER TO BE EXTENDED UP TO 2ND FLOOR FOR NEW ROOF BEAM TO BE SUPPORTED



Proposed second floor plan scale 1:200 @A3

For information

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Appendix C

WSL site photographs

76-82 Blatchington Rd, Brighton and Hove, Hove BN3 3YH	
Figure 001: Ground floor retail area	Figure 002: Ground floor retail area
	
Figure 003: Ground floor retail area soffit	Figure 004: Ground floor retail area soffit
	
Figure 005: Ground floor back of house	Figure 006: Ground floor back of house

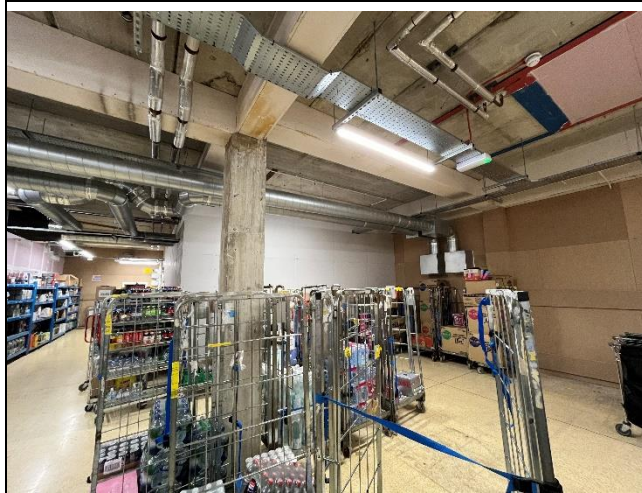


Figure 007: Ground floor back of house

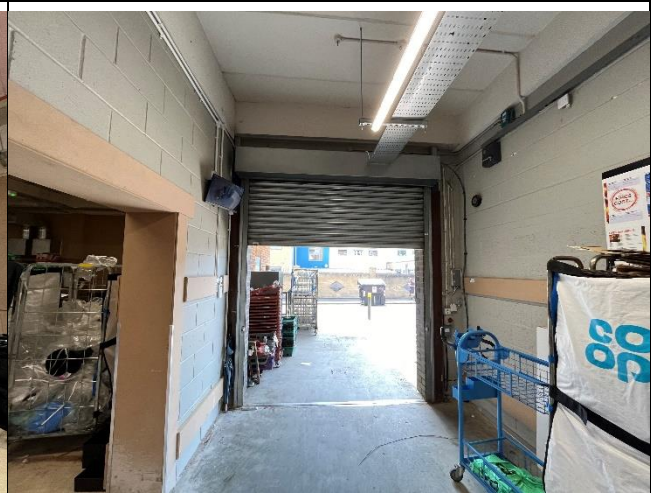


Figure 008: Staircase access to first floor

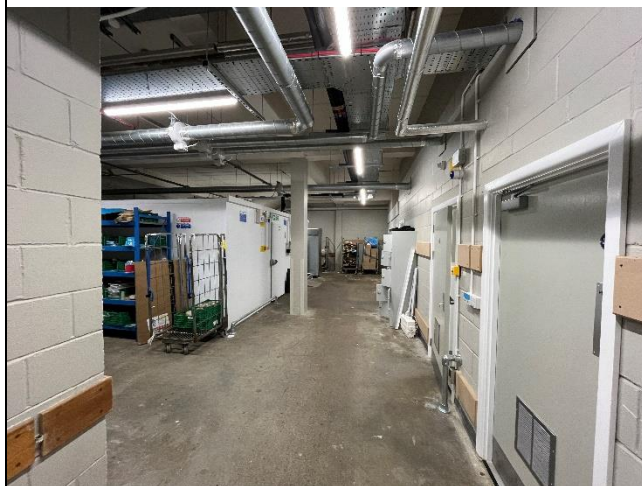


Figure 009: First floor



Figure 010: First floor



Figure 011: First floor	Figure 012: First floor warehouse area
	
Figure 013: First floor warehouse area	Figure 014: First floor warehouse area
	
Figure 015: First floor warehouse area	Figure 016: First floor warehouse area



Figure 017: First floor warehouse area



Figure 018: First floor warehouse area



Figure 019: First floor room adjacent to warehouse area



Figure 020: First floor roof terrace



Appendices

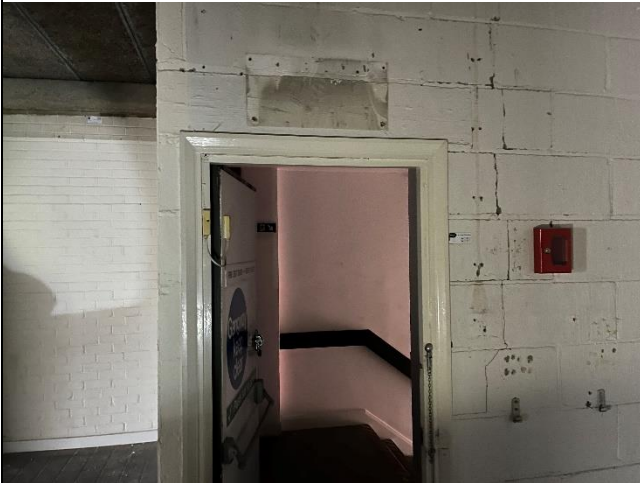

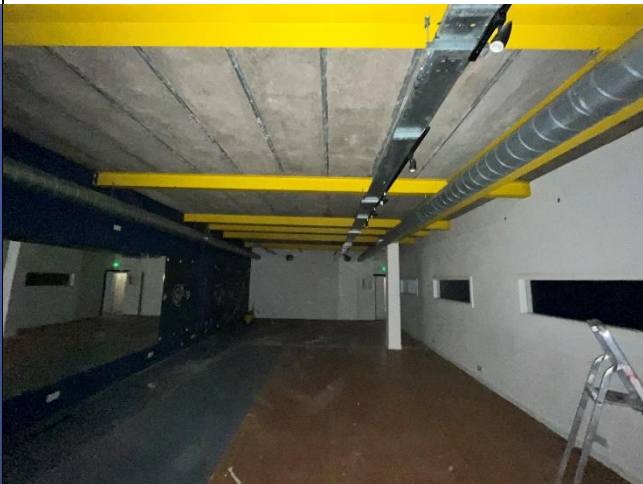
Figure 021: First floor stair core showing masonry cracking	Figure 022: First floor stair core
	
Figure 023: First floor office corridor	Figure 024: First floor fitness suite
	
Figure 025: First floor fitness suite changing area	Figure 026: First floor office corridor



Figure 027: First floor office boiler room showing cracks to masonry

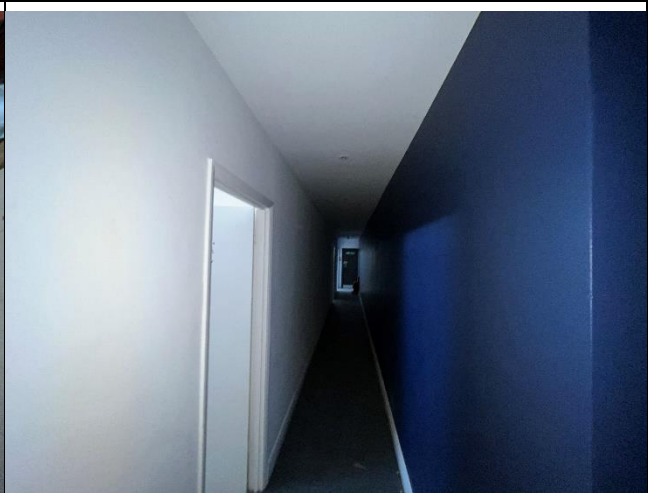


Figure 028: First floor fitness suite changing area

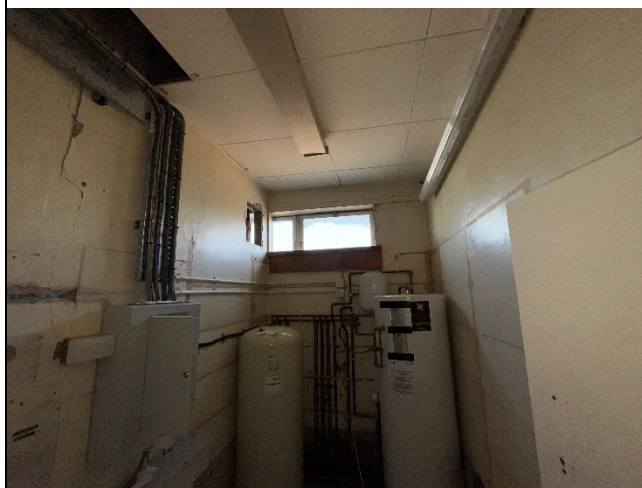


Figure 029: First floor access to roof terrace

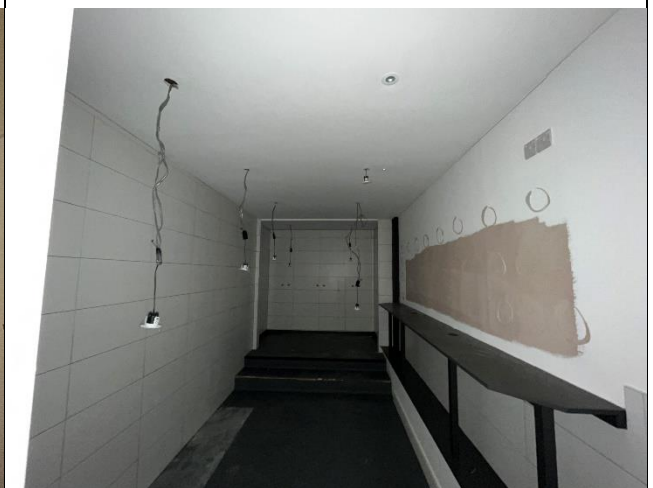


Figure 030: First floor toilets

Appendices



Figure 031: First floor kitchen



Figure 032: First floor stair core



Figure 033: External front elevation



Figure 034: External side elevation

Appendices



Figure 035: External side elevation



Figure 036: External rear elevation



Figure 037: External rear elevation cracking to masonry



Figure 038: External rear elevation



Appendices

CEC Blatchington Road, Brighton
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Figure 039: External rear elevation	Figure 040: External rear elevation
	
Figure 041: External rear elevation	Figure 042: Damage to slot drain and yard slab
	

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