



CONSULTING ENGINEERS LTD

**ADDENDUM REPORT
FOR WORKS AT
THE OLD VICARAGE
SEVENOAKS
KENT TN13 1JD**

CLIENT: MR AND MRS GODDARD

ARCHITECTURAL CONSULTANT: STUDIO HUDSON ARCHITECTS

DATE: OCTOBER 2021



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THE OLD VICARAGE

1.0 BRIEF

Listed building consent has been granted for various works at the above address under the application 21/02433/LBCALT. Condition 4 of the document requires further information for the formation of a new opening through an existing wall to give access from the bathroom into a new shower room to be installed at a lower level. Please refer to drawing no.20021-P-700 for the basic proposals. We have visited site to inspect the general fabric local to this area and can report as follows.

2.0 FINDINGS

The wall in question is of a timber stud format with a lathe and plaster finish to both sides. This information was obtained via a small service hole close to the area under concern. By tapping the surface of the wall it appears the timber studs are at 400-500mm centres although exact locations must be considered approximate.

3.0 PROPOSALS

As indicated on the architects' plans it is proposed to form a single doorway through the said wall so as to link the FF02 bathroom and lower shower room. The door width and height will be as specified. From our observations on site it would appear that one or two existing studs will need to be displaced sideways as indicated on the attached sketch.

Fortunately there is a primary oak beam at floor level above so the displaced walls will have little structural effect on the existing construction.

At the same time a new lightweight timber floor will be installed within the shower room comprising 100mm x 50mm joists at 400mm centres and 20mm ply deck securely fixed to the existing walls. Any increase in load is considered minimal and of no structural concern.



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The existing flat roof to the shower room is to be upgraded. From our observations, once again, any increase in load will not be problematic. The condition of the flat roof joists will be inspected once exposed and any repair/remedial works carried out following permission. On completion of the works making good will follow the existing format, i.e. lathe/plaster to walls and ceiling and roof finishes as existing. The general scope of work is as indicated on the approved plans.

4.0 **METHOD STATEMENT**

The extent of the structural works is very limited, purely requiring the displacement of a maximum of two studs. There is a substantial floor beam above the wall which spans between main oak support columns so in reality the studs in question are non-load-bearing and can simply be displaced one at a time just to ensure no uneven load distribution occurs,

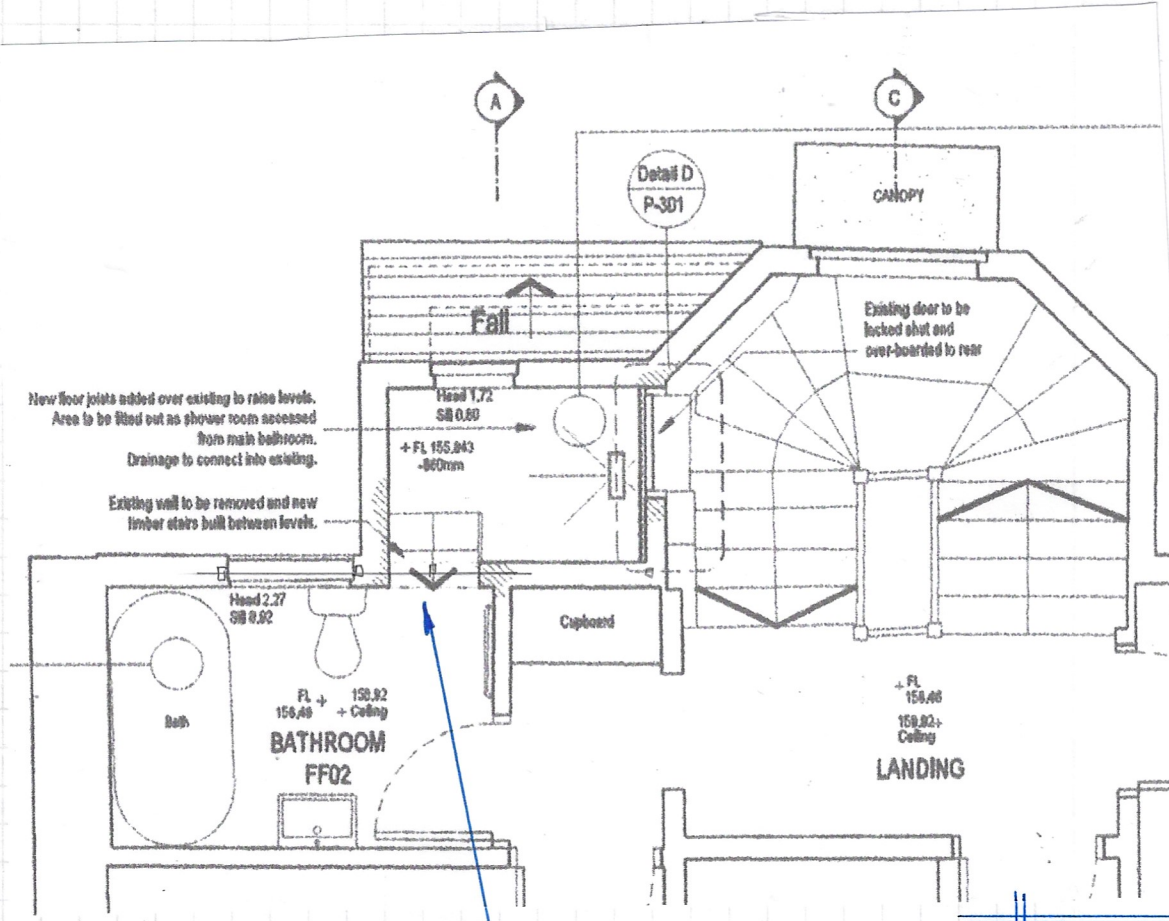
5.0 **CONCLUSION**

The extent of the structural works is very limited and purely comprises the displacement of two non-load-bearing studs to form the new opening. Moving the studs one at a time will have no structural effect on the building.

Trevor Cossey BSc (Hons) C Eng. MStructE

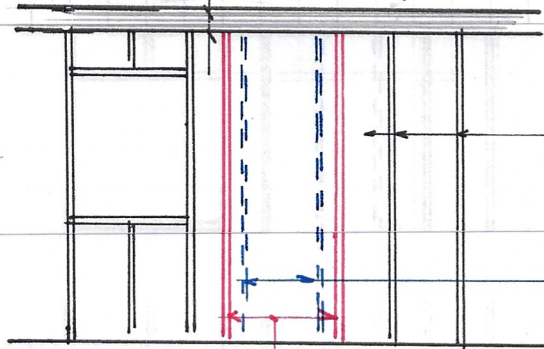
THE OLD VICARAGE

SEVENOAKS



PLAN

MAIN BEAM OVER



EXISTING STUDS

EXISTING STUDS TO BE DISPLACED TO RED LOCATIONS

EXISTING STUDS REPOSITIONED TO FORM DOORWAY

ELEVATION