

Our Ref: NB/LMO/15114/A

12th May 2016

**Proposed Redevelopment
Grosvenor Road
Wrexham**

Façade Retention to No. 16 Grosvenor Road
Structural Statement

1.0 Introduction

- 1.1 It is proposed to redevelop land to the east of Grosvenor Road, Wrexham by the demolition of it's existing buildings and the construction of a new two storey care home.
- 1.2 Part of one of the existing buildings, number 16 Grosvenor Road, is to be retained and incorporated into the new building. The extent of the retained façade is indicated on the appended drawing number 1477/F03/002D prepared by Montpelier Estates Ltd and comprises the full east and south elevations together with short lengths of return wall on the north and west elevations.
- 1.3 This statement has been prepared under the instruction of Montpelier Estates Ltd, in support of the discharge of condition number 5 attached to Planning Application number P/2015/0900 which requires details of the method of façade retention to be submitted to the Planning Authority.

2.0 Temporary Works

- 2.1 A system of temporary support to the retained portion of the building is to be implemented prior to any demolition taking place. The detailed design of these works shall be carried out by a competent person in accordance with the relevant design standards and codes of practice listed in section 4.0.
- 2.2 The support system shall be wholly outside of the existing building footprint to allow for the hand demolition of the existing roof and upper floors. Ties shall be inserted through existing door and window openings with suitable packings to avoid damage to the existing face brickwork and render.
- 2.3 Wind loading on the façade shall be derived in accordance with the British Standard and the overall stability of the façade is to be checked for the maximum combination of wind load together with 2.5% of the dead load of the wall to allow for 'out of plumb' of the wall. Suitable kentledge shall be incorporated into the support system to maintain the overall stability of the façade allowing for wind reversals.
- 2.4 On a weekly basis, during the time the support structure is required, routine maintenance inspections shall be made and recorded, and the structure adjusted accordingly.

3.0 Permanent Works

3.1 The new care home structure will abut the retained walls and will be supported on a new internal steel frame local to the retained façade. Suitable connections will be made between the new and existing structures to preserve the stability of the façade prior to the removal of the temporary support structure.

4.0 Design Standards

BSEN12811-Part 1: Temporary works equipment, Scaffolds-Performance Requirements
BSEN12911-Part 2: Temporary works equipment, Scaffolds-Information on Materials
BSEN1991-1-1:2002; General Actions-Densities, self -weight, imposed loads for buildings
BSEN1991-1-4:2002: General Actions-Wind Actions
BS 8110; Structural Steel

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