

APPENDIX 12.4 MALTINGS BUILDING - WALL ASSESSMENT





Maltings Building- Wall Assessment

Stag Brewery

August 2017

Waterman Infrastructure & Environment Limited

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WIE10667

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This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

Issue

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Date 14/08/17

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Comments

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Comments



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Executive Summary

The purpose of this report is to present the assessment of the external walls of the Maltings building on the corner of a proposed development, adjacent to the River Thames, in Mortlake South West London. The walls were assessed against the actions applied by the River Thames water levels rising to the flood defence level currently predicted to occur in 2100.



Figure 1: Wall to be assessed and architectural proposal

The wall was assessed in accordance with Eurocode 6, BD21/01 and the latest architectural drawings which show the windows extending to ground level. A typical section was assessed against the actions of water levels rising and in each instance the element was considered to be one way spanning.

Standard	Bending	Shear
Eurocode 6	2.7	2.0
BD 21/01	2.2	1.9

Table 1: Assessment Results- Factors of Safety

The assessment showed the wall to have sufficient capacity to resist the increase in water level that occurs when the river rises to the 2100 flood defence levels (Table 1).

It should be noted that the assessment presented within this report is based on the assumptions stated in Section 2. Should these assumptions change then the report may have to be revised and reissued.

This report does not cover the capacity of the windows and the measures that would need to be put in place to support them once they have been extended to ground floor level.



1. Introduction

1.1 Project Background

A residential development is proposed on the site of the former Stag Brewery near Mortlake in South West London (Figure 2). A new river wall, constructed behind the existing river wall, is to be provided and this is to tie in with the corner of the listed Maltings building. Preliminary architectural drawings for the scheme can be found in Appendix A.

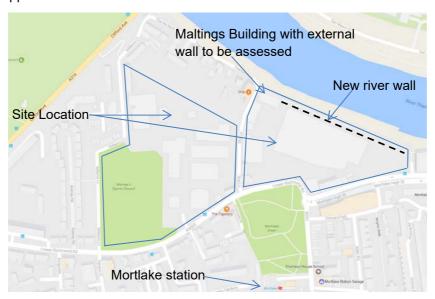


Figure 2: Site location

1.2 Report Purpose

The purpose of this report is to present the assessment of the external walls of the Maltings building on the corner of the development. The walls were assessed against the actions applied by the River Thames water levels rising to the flood defence level currently predicted to occur in 2100.

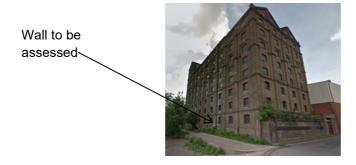


Figure 3: Wall to be assessed

The wall is to be assessed in accordance with Eurocode 6 and BD 21/01. The analysis method is described in Section 4 and a full set of the assessment calculations can be found in Appendix B.



2. Assumptions

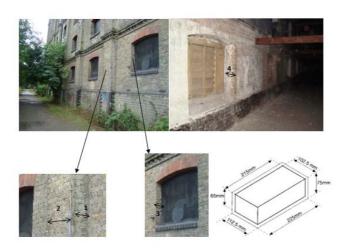
2.1 Geometric

Based on the available dimensions the wall measures 30m long and 25m high. Standard brick dimensions of 225mm x 105mm x 75mm shall be adopted.



Figure 4: Dimensions of wall to be assessed

2.1.1 Dimensions for Assessment



Based on standard brick dimensions:

- 1) 225mm
- 2) 788mm
- 3) 225mm
- 4) 225mm

Wall thickness = 3+4 = 225mm+225mm = 450mm (Therefore consider a $1000mm \times 450mm$ section)

Column cross section = b x h = 2 x (1+3+4) = 788 x (225+225+225) = 788mm x 675mm

Figure 5: Assessment Dimensions



2.2 Material

The wall is constructed out of clay bricks and the photos taken on site suggest that the wall is four bricks thick. In the absence of site specific core holes the following material properties were adopted.

Material Property	Value
Masonry Group ¹	Group 1
Mortar Type ²	M4 – General purpose mortar
Class of execution control ³	2
Unit Weight	22.5 kN/m³
Characteristic shear strength of masonry ⁴ , f _{vk}	0.2 N/mm ²
Characteristic flexural strength of masonry having a plane of failure parallel to the bed joints ⁵ , f _{xk1}	0.5 N/mm ²
Characteristic flexural strength of masonry having a plane of failure perpendicular to the bed joints ⁵ , f _{xk2}	1.5 N/mm ²
Compressive strength of mortar ⁶	4 N/mm ²
γ_m 7 Bending	2.7
γ _m ⁷ Shear	2.5

Table 2: Material properties adopted in the assessment

Notes

- 1) In accordance with Table 3.1, EN 1996-1-1:2005
- 2) In accordance with clause 3.2.3.1, EN 1996-1-1:2005
- 3) Adopt this class in absence of construction information.
- 4) Table NA.5, NA to BS EN 1996-1-1:2005
- 5) Table NA.6, NA to BS EN 1996-1-1:2005
- 6) Table NA.2, NA to BS EN 1996-1-1:2005
- 7) Material factors adopted Table NA.1 of NA to BS EN 1996-1-1:2005

2.3 Loading

The primary purpose of this report is to assess the wall for the effects that result from the increase in river level. As such this action was considered to act on the bottom 2m of the wall. This is derived from the flood defence level rising to 6.70m AOD in the year 2100 and the minimum existing ground level being taken at 4.70m based on available survey information. The building is currently subject to wind loads so this has been applied to the section of the column that is not subject to water pressures.

The loading calculations can be found in Appendix B.



3. References

3.1 Standards and Technical Documents

Reference	Title		
BS EN	Eurocode 6 — Design of masonry		
1996-1-1:2005	structures — Part 1-1: General rules for reinforced and unreinforced masonry structures		
WIE 10007 100 D 0 1 1 DO	Stag Brewery, Mortlake		
WIE10667-100-R-2-1-4-DO	Flood Risk and Drainage Briefing Note		
DC EN	Eurocode 1: Actions on structures —		
BS EN	Part 1-4: General actions — Wind		
1991-1-4:2005	Actions		
BS 5628-1: 2005	Code of practice for the use of masonry — Part 1: Structural use of unreinforced masonry		
-	Manual for the design of plain masonry in building structures to Eurocode 6, The Institution of Structural Engineers		
-	How to design masonry structures to Eurocode 6, Roberts and Brooker.		
BD 21/01	The Assessment of Highway Bridges and Structures		
BS 5628-1: 2005	Code of practice for the use of masonry — Part 1: Structural use of unreinforced masonry		

Table 3: Standards and Technical Documents Referenced

3.2 Drawings

Drawing Number	Drawing Title
WIE-SA-04-1000	Thames River Wall Condition Survey Defect Plan
WIE-SA-04-1004	Thames River Wall Condition Survey Defect Elevation Sketch

Table 4: Drawings Referenced



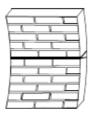
4. Assessment

4.1 Methodology



Figure 6: Dimensions of wall and architectural intent for the scheme.

The current architectural intent for the scheme is to extend the ground floor windows down to ground level. As such in the event of the 2100 storm event the water will apply a pressure to the wall panels and columns either side of the windows. The assessment was carried out by considering a 'T-shaped' column section comprising the column and the wall panels either side. The section was assumed to have a fixed support at foundation level and a pinned prop at first floor level.



a) plane of failure parallel to bed joints, f_{xkl}

Figure 7: Planes of failure considered (Figure 3.1 EN 1996-1-1:2005)

The section is to be considered as one way spanning with the critical plane of failure being parallel to the bed joints (Figure 7). The assessment was carried out in accordance with Eurocode 6 and BD21/01. In both instances the wall was treated as being subject to a permanent water pressure load arising from the water rising to the flood defence level.

The assessment calculations can be found in Appendix B. However, the assessment does not consider any of the support arrangements that may be required for the windows to resist the applied water pressure.



4.2 Results

Standard	Bending	Shear
Eurocode 6	2.7	2.0
BD 21/01	2.2	1.9

Table 5: Assessment Results – Factors of safety



5. Conclusion

The purpose of this report was to assess the river facing wall of the maltings building on the corner of the proposed development site at Mortlake. The assessment shows the wall to have sufficient capacity to resist the increase in water level that arises when the river rises to the 2100 flood defence levels.

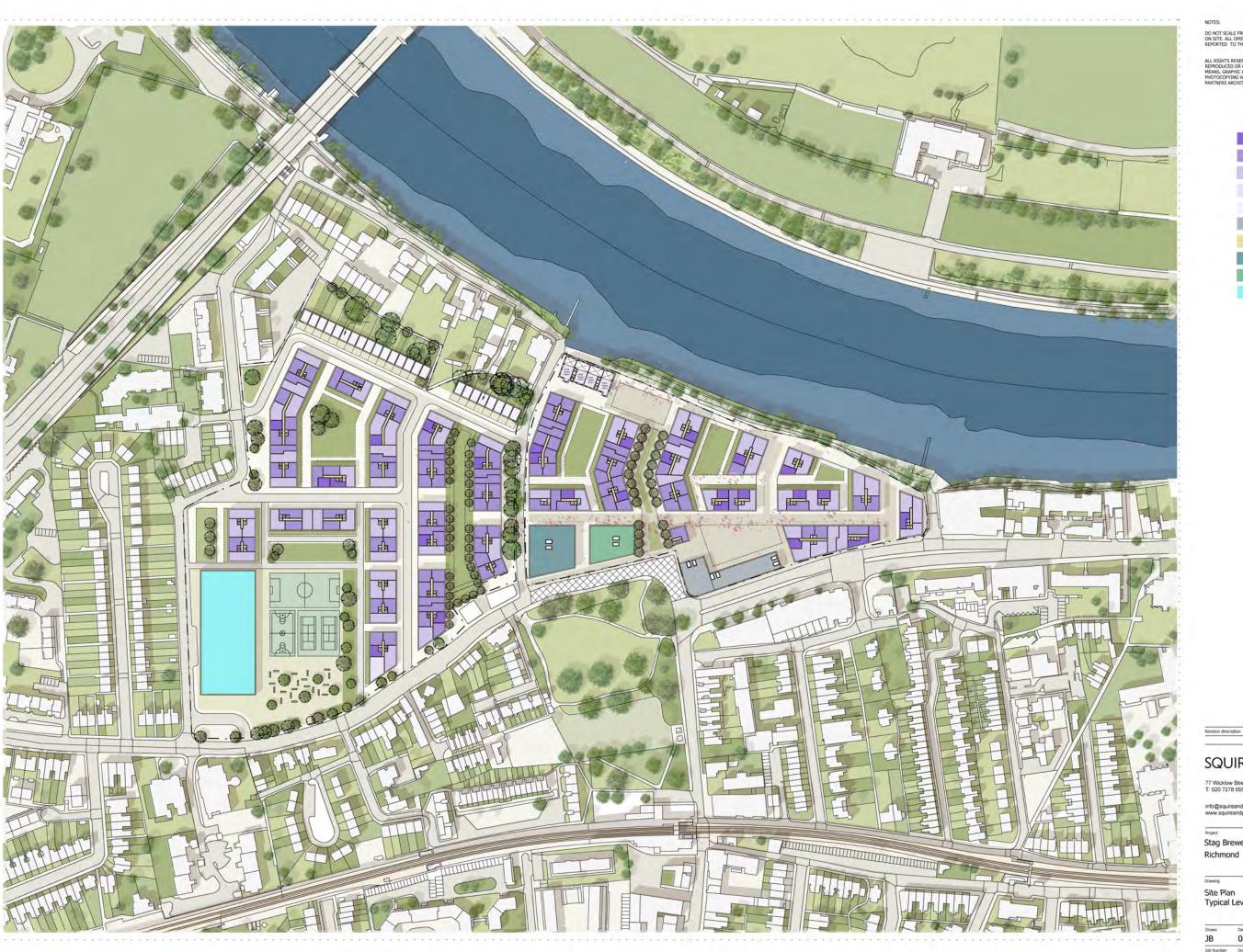
It should be noted that the assessment presented within this report is based on the assumptions stated in Section 2. Should these assumptions change then the report may have to be revised and reissued.

This report does not cover the capacity of the windows and the measures that would need to be put in place to support them once they have been extended to ground floor level.



APPENDICES

A. Reference Drawings



1 Bed

2 Bed

3 Bed

4 Bed

House

Hotel

Residential Lobby

Office

Cinema/Gym

School

SQUIRE & PARTNERS

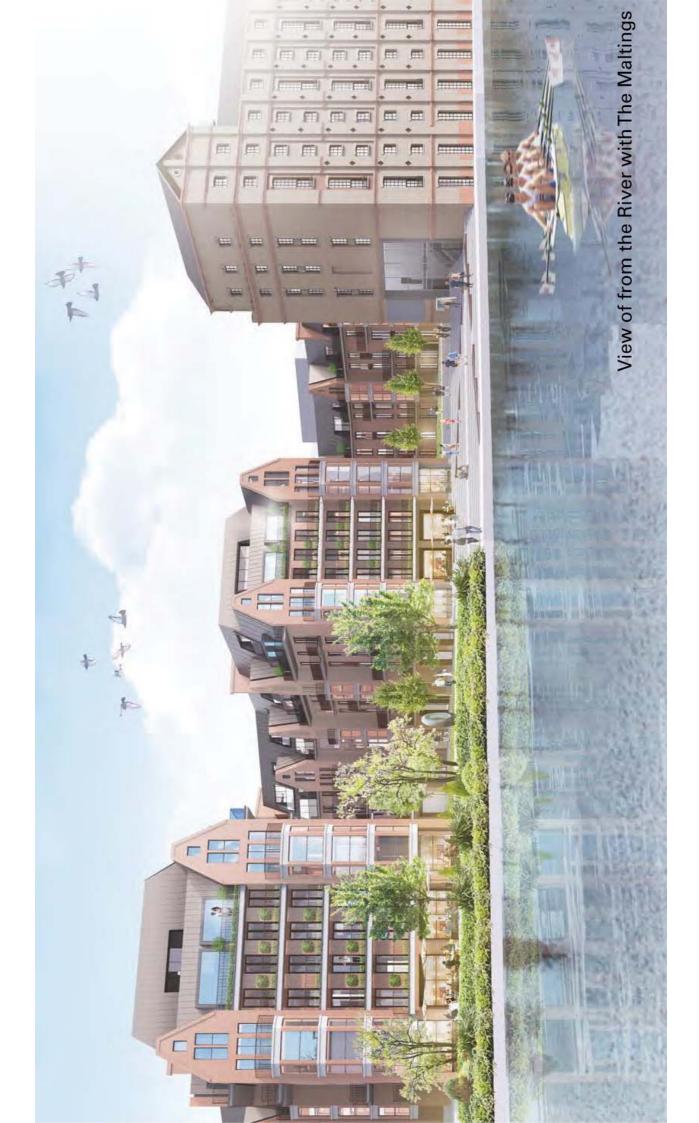
Stag Brewery

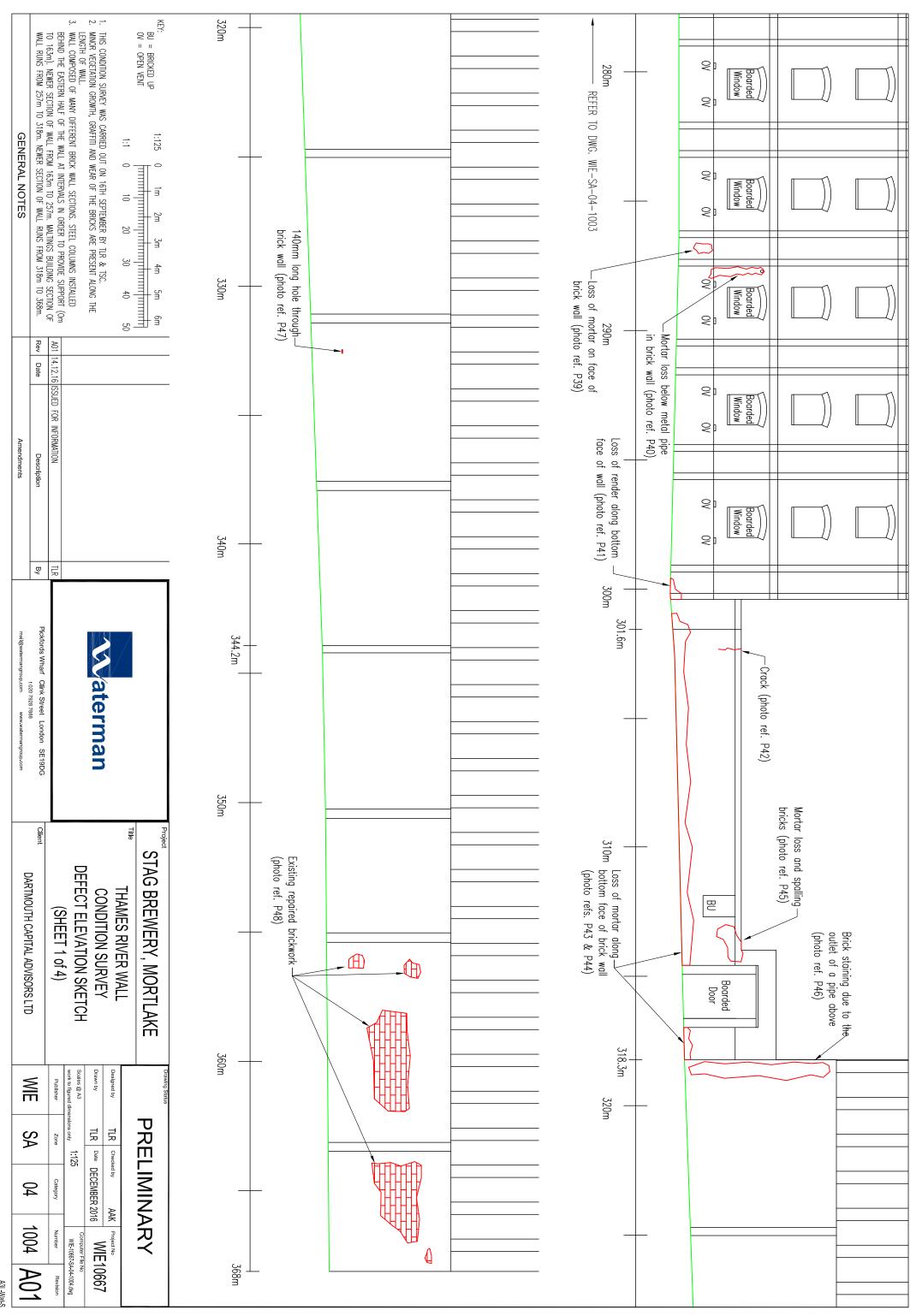
Site Plan Typical Level

06/08/16

1:1250 @ A1 1:2500 @ A3

16019 G100_P_02_001







B. Calculations



Calculations			Project No: WIE10667
	Office: London		
	Prepared by: VB	Date:	
Job Title: Stag Brewery - Mortlake		14/02/17	
Calculations Title: Maltings Building	Checked by:	Date:	
External Wall Assessment	·		

Loading

-Determine the load that results from the river rising to the flood defence level.

Existing Ground level = 4.7 m 2100 Flood defence level = 6.7 m

Height of water = 2 m

Unit weight of water = 10 kN/m3

Accidental load factor = 1

Applied pressure = 20 kN/m2

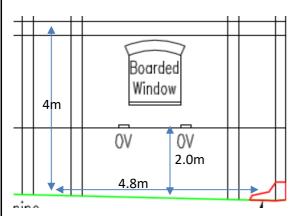
Wind pressure

The building is currently subject to wind pressures and these will be applied to the top section of the column that is not subject to water pressures.

Wind Pressure = 0.9 kN/m2

Span arrangements

The architectural intent is to extend the windows on the bottom floor down to ground level.





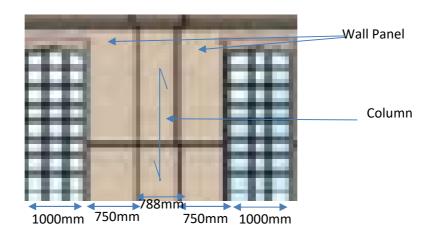


Calculations			Project No: WIE10667
	Office: London		
	Prepared by: VB	Date:	
Job Title: Stag Brewery - Mortlake		14/02/17	
Calculations Title: Maltings Building	Checked by:	Date:	
External Wall Assessment	,		

The wall panels and column section will be considered as one section with the load from the windows transferrred to the masonry. The combined section will then be considered to span between the ground and the first floor.

A fixed edge condition will be taken for the bottom of the wall and a free edge support condition will be taken for the top of the wall.

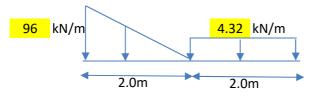
Dimensions:



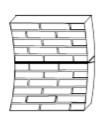
Distance Between Columns = 4800 mm

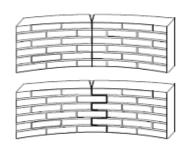
Loading Diagrams

Determine the total load applied to the column.



Planes of failure





- a) plane of failure parallel to bed joints, f_{nkl} b) plane of failure perpendicular to bed joints, f_{nk2}



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Job Title: Stag Brewery - Mortlake		14/02/17	
Calculations Title: Maltings Building	Checked by:	Date:	
External Wall Assessment			

Analysis

Column

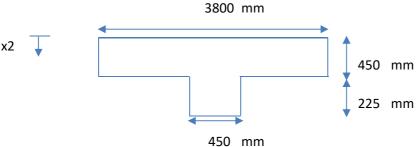
The column spans between the ground and first floor. The bottom two metres is subject to a water pressure in a 2100 storm event.

An analysis model was created in Staad Pro V8i considering a column with a fixed and connection at foundation level and a pinned end connection at first floor level. A hydrostatic water pressure was applied to the bottom two metres of the column and a wind pressure was applied to the top 2m of the column.

$$M = 46 \text{ kNm}$$

$$V = 94 \text{ kN}$$

Section Dimensions



Determine section Z value

mm

$$x2 = 244 \text{ mm}$$

 $I = 4E+10 \text{ mm}^4$
 $Z = I/x2$
 $Z = 2E+08 \text{ mm}^3$

Bending and shear stresss checks

Applied bending Stress = M/Z

$$Z = 2E+08 \text{ mm}^3$$

Applied bending Stress = 0.2792 N/mm²

The critical case for the column in this instance is bending parallel to the bed joint

Characteristic flexural strength of masonry,
$$f_{xk1} = 0.5 \text{ N/mm}^2$$

$$\gamma_m = 2.70$$

$$\text{Capacity} = f_{xk1/\gamma m} + \sigma d (\sigma d \text{ limited to } 0.2 \text{fk/} \gamma m)$$

Capacity = 1xx1, yiii + Ou (Ou iiiiiiteu to 0.2ik/ yiii)

Determine limiting
$$\sigma_d$$
 value:
$$f_k = k f_b^{\alpha} f_m^{\beta} \qquad \text{cl3.6.1.2 EN 1996-1-1:2005}$$

$$k = 0.75$$

$$f_b = 50 \quad \text{N/mm}^2$$



Calculations			Project No: WIE10667
	Office: London	Office: London	
	Prepared by: VB	Date:	
Job Title: Stag Brewery - Mortlake		14/02/17	
Calculations Title: Maltings Building	Checked by:	Date:	
External Wall Assessment			

 $fm = 4 N/mm^2$

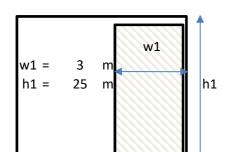
 $\alpha = 0.7$

 $\beta = 0.3$

 $f_k = 17.58 \text{ N/mm}^2$

 $\sigma_d = 1.30 \text{ N/mm}^2$

Determine actual σ_d value:



Actual σ_d = Force / Area

Force = Unit Weight x Cross section area x height

Unit Weight = 22.5 kN/m3

Force = 1018.8 kN

Area = Cross section Area

Area = 1.8113 m^2

Actual $\sigma_d = 0.56 \text{ N/mm}^2$

Capacity = $\int fxk1/\gamma m + \sigma d$

 $\gamma_{\rm m} = 2.50$

Capacity = 0.7625 N/mm^2

FOS = 2.73

Shear

- Check that the interface between the panel and the wall has sufficient shear capacity

m

- Checks in accordance with cl 3.6.2 of BS EN 1996-1-1

w2 =

Applied force = 94.0 kN

Stress = 0.21 N/mm^2

Capacity: $fvk = 0.5fvko + 0.4 \sigma d \le 0.045fb$

Table 3.4 fvko = $\frac{0.2}{\text{N/mm}^2}$ (1)

 $0.045f_b = 2.25 \text{ N/mm}^2$

Determine sd for panel section

Force = Unit Weight x Cross section area x height

Force = 424 kN

Cross section Area = 0.7538 m^2

Actual $\sigma_d = 0.5625 \text{ N/mm}^2$ $fvk = 0.425 \text{ N/mm}^2$

 $FOS = 2.0 \text{ N/mm}^2$



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External Wall Assessment			

Checks in accordance with BD 21/01

Since the structure would have been designed and constructed prior to the introduction of the Eurocodes an additional check will be carried out in accordance with BD 21/01.

Section 7.16 states that assesments are to be carried out in accordance with BS 5628.

Table 3 of BS 5628 presents the same values as Table NA.6 of BS EN 1996-1-1:2005 as such the same Characteristic flexural strength of masonry will be adopted.

Flexural strength

Characteristic flexural strength of =
$$0.5 \text{ N/mm}^2$$

masonry, f_{kx}

32.5.3 flexural resistance =
$$(f_{xk}/\gamma_{m+} g_d) N/mm^2$$

table 4 $\gamma_m = 2.5$

g_d = design vertical dead load per unit area

The design vertical load per unit area is equivalent to the EC6 σ_{d} calculation.

flexural strength =
$$0.76 \text{ N/mm}^2$$

Characteristic shear strength

The characteristic shear strength of the masonry is determined in accordance with BS 5628 cl 21.1.1

$$fv = f_{vk0} + 0.6g_a < 1.4 \text{ N/mm}^2$$

$$cl 21.1.2 (c)$$

$$f_{vk0} = 0.15 \text{ N/mm}^2$$

$$g_a = \text{design vertical load per unit area}$$

The design vertical load per unit area is equivalent to the EC6 σ_{d} calculation.

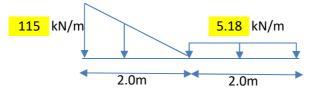
$$g_a = 0.56 \text{ N/mm}^2$$

fv = 0.49 N/mm²

Applied loads

In accordance with clause 18 of BS 5628 consider the applied loading to be be equal to 1.2Gk+1.2Qk+1.2Wk where Gk, Qk and Wk are equal to design dead, imposed and wind loads. For the raised flood level case the dead load is not applicable for assessing flexure and shear.

Loading Diagram





Calculations			Project No: WIE10667
	Office: London		
	Prepared by: VB	Date:	
Job Title: Stag Brewery - Mortlake		14/02/17	
Calculations Title: Maltings Building	Checked by:	Date:	
External Wall Assessment	·		

-Staad pro results:

M = 57 kNm V = 115 kN

Capacity Checks

Bending: Applied bending Stress = M/Z

Applied bending Stress = 0.35 N/mm²

Capacity = 0.76 N/mm^2

FOS = 2.2

Shear:

Applied shear stress = Shear force / cross section

Applied shear stress = 0.26 N/mm^2

Capacity = 0.49 N/mm^2

FOS = 1.91

FOS Summary

	Bending	Shear
EC 6	2.7	2.0
BD 21/01	2.2	1.9



C. Column Analysis Model Input and Output

2	Job No WIE106687	Sheet No 1	Rev 0
Software licensed to	Part		
Job Title Stag Brewery	Ref		
	^{By} VB	Date24-APR-17 Chd	
Client Darmouth Capital Investors Ltd	File Check.std	Date/Time 02-Jun-	2017 15:27

Job Information

	Engineer	Checked	Approved
Name:	VB		
Date:	24-APR-17		

Structure Type	SPACE FRAME

Number of Nodes	2	Highest Node	2
Number of Elements	1	Highest Beam	1

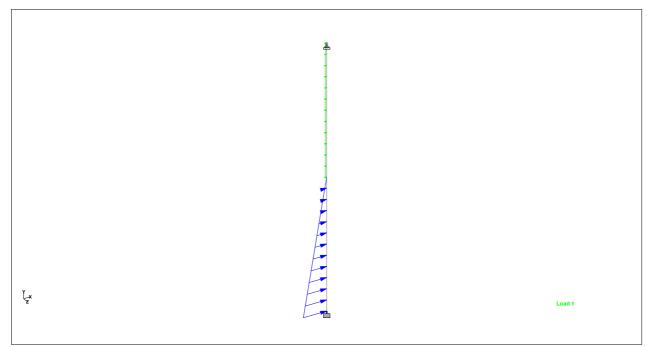
Number of Basic Load Cases	2
Number of Combination Load Cases	0

Included in this printout are data for:

All	The Whole Structure
-----	---------------------

Included in this printout are results for load cases:

Туре	L/C	Name
Primary	1	LOAD CASE 1
Primary	2	LOAD CASE 2



Whole Structure (Input data was modified after picture taken)

Nodes

Node	Х	Y	Z	
	(m) (m)		(m)	
1	0.000	0.000	0.000	
2	0.000	4.000	0.000	

2	Job No WIE106687	Sheet No 2	Rev 0
Software licensed to	Part		
Job Title Stag Brewery	Ref		
	^{By} VB	Date24-APR-17 Chd	
Client Darmouth Capital Investors Ltd	File Check.std	Date/Time 02-Jun-	2017 15:27

Beams

Beam	Node A	Node B	Length	Property	β
			(m)		(degrees)
1	1	2	4.000	1	0

Supports

Node	Х	Y	Z	rX	rY	rZ
	(kN/mm)	(kN/mm)	(kN/mm)	(kN ⁻ m/deg)	(kN⁻m/deg)	(kN⁻m/deg)
1	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
2	Fixed	Fixed	Fixed	-	-	-

Primary Load Cases

Number	Name	Type
1	LOAD CASE 1	None
2	LOAD CASE 2	None

Beam End Forces

Sign convention is as the action of the joint on the beam.

			Axial	Axial Shear		Torsion	Bene	ding
Beam	Node	L/C	Fx	Fy	Fz	Mx	Му	Mz
			(kN)	(kN)	(kN)	(kNm)	(kNm)	(kNm)
1	1	1:LOAD CASE	0.000	93.675	0.000	0.000	0.000	46.099
		2:LOAD CASE	0.000	115.081	0.000	0.000	0.000	56.589
	2	1:LOAD CASE	0.000	10.925	0.000	0.000	0.000	0.000
		2:LOAD CASE	0.000	13.319	0.000	0.000	0.000	0.000

Beam Maximum Moments

Distances to maxima are given from beam end A.

Beam	Node A	Length	L/C		d	Max My	d	Max Mz
		(m)			(m)	(kNm)	(m)	(kNm)
1	1	4.000	1:LOAD CASE	Max +ve	0.000	0.000	0.000	46.099
				Max -ve	0.000	0.000	1.667	-13.729
			2:LOAD CASE	Max +ve	0.000	0.000	0.000	56.589
				Max -ve	0.000	0.000	1.667	-16.848

Beam Maximum Shear Forces

Distances to maxima are given from beam end A

Beam	Node A	Length	L/C		d	Max Fz	d	Max Fy
		(m)			(m)	(kN)	(m)	(kN)
1	1	4.000	1:LOAD CASE	Max +ve	0.000	0.000	0.000	93.675
				Max -ve	0.000	0.000	4.000	-10.925
			2:LOAD CASE	Max +ve	0.000	0.000	0.000	115.081
				Max -ve	0.000	0.000	4.000	-13.319

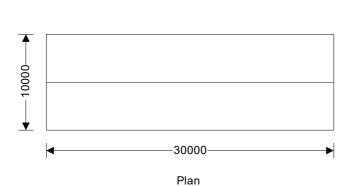


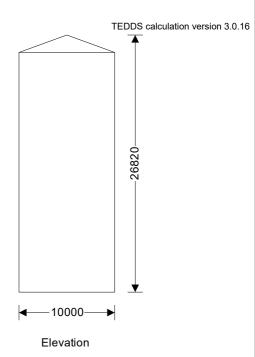
Waterman Infrastructure &

Environment
Clink Street
Pickfords Wharf

Project		Job no.			
Stag Br	ewery	WIE10667			
Calcs for Wind Lo	oading	Start page no./Revision			
Calcs by VB	Calcs date 14/02/2017	Checked by	Checked date	Approved by	Approved date







Building data

Type of roof Duopitch
Length of building L = 30000 mm
Width of building W = 10000 mm
Height to eaves H = 25000 mm
Pitch of roof α_0 = 20.0 deg
Total height h = 26820 mm

Basic values

Location London

Wind speed velocity (FigureNA.1) $v_{b,map} = 21.4 \text{ m/s}$ Distance to shore $L_{shore} = 66.00 \text{ km}$ Altitude above sea level $A_{alt} = 8.0 \text{m}$

Altitude factor $c_{alt} = A_{alt} \times 0.001 \text{m}^{-1} + 1 = \textbf{1.008}$ Fundamental basic wind velocity $v_{b,0} = v_{b,map} \times c_{alt} = \textbf{21.6 m/s}$

 $\begin{array}{ll} \text{Direction factor} & c_{\text{dir}} = 1.00 \\ \text{Season factor} & c_{\text{season}} = 1.00 \\ \text{Shape parameter K} & \text{K} = 0.2 \\ \text{Exponent n} & n = 0.5 \\ \end{array}$

Probability factor $c_{prob} = [(1 - K \times ln(-ln(1-p)))/(1 - K \times ln(-ln(0.98)))]^n = 1.00$

Basic wind velocity (Exp. 4.1) $v_b = c_{dir} \times c_{season} \times v_{b,0} \times c_{prob} = 21.6 \text{ m/s}$ Reference mean velocity pressure $q_b = 0.5 \times \rho \times v_b^2 = 0.285 \text{ kN/m}^2$

Orography

Orography factor not significant $c_o = 1.0$ Terrain category Town Displacement height (sheltering effect excluded) $h_{dis} = 0$ mm

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Clink Street Pickfords Wharf	Calcs by	Calcs date 14/02/2017	Checked by	Checked date	Approved by	Approved date

The velocity pressure for the windward face of the building with a 0 degree wind is to be considered as 1 part as the height h is less than b (cl.7.2.2)

Peak velocity pressure - windward wall - Wind 0 deg

Reference height (at which q is sought) z = 25000 mmDisplacement height (sheltering effects excluded) $h_{dis} = 0 \text{ mm}$ Exposure factor (Figure NA.7) $c_e = 2.96$ Exposure correction factor (Figure NA.8) $c_{e,T} = 1.00$

Peak velocity pressure $q_p = c_e \times c_{e,T} \times q_b = 0.84 \text{ kN/m}^2$

Structural factor

 $\delta_{s} = \textbf{0.100}$ Height of element $h_{part} = \textbf{25000} \text{ mm}$

Size factor (Table NA.3) $c_s = 0.892$ Dynamic factor (Figure NA.9) $c_d = 1.000$

Structural factor $c_{sCd} = c_s \times c_d = 0.892$

Peak velocity pressure - roof

Reference height (at which q is sought) z = 26820 mmDisplacement height (sheltering effects excluded) $h_{dis} = 0 \text{ mm}$ Exposure factor (Figure NA.7) $c_e = 3.01$ Exposure correction factor (Figure NA.8) $c_{e,T} = 1.00$

Peak velocity pressure $q_p = c_e \times c_{e,T} \times q_b = 0.86 \text{ kN/m}^2$

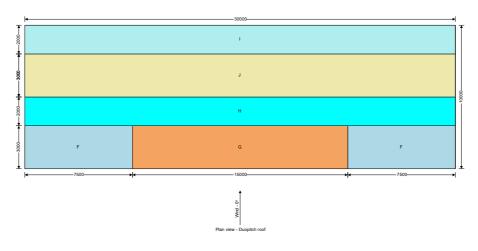
Structural factor - roof 0 deg

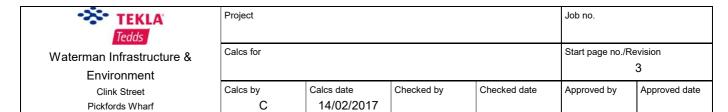
 $\begin{array}{ll} \text{Structural damping} & \delta_s = \textbf{0.100} \\ \text{Height of element} & h_{part} = \textbf{26820} \text{ mm} \\ \text{Size factor (Table NA.3)} & c_s = \textbf{0.893} \\ \text{Dynamic factor (Figure NA.9)} & c_d = \textbf{1.000} \\ \end{array}$

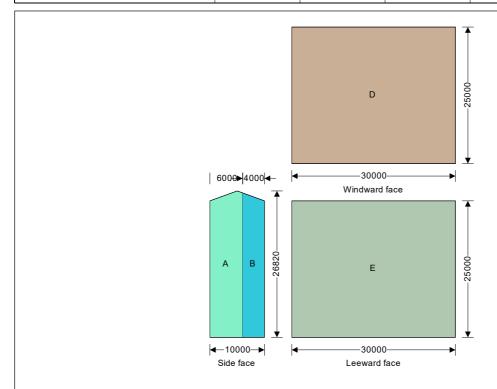
Structural factor $c_{sCd} = c_s \times c_d = 0.893$

Peak velocity pressure for internal pressure

Peak velocity pressure – internal (as roof press.) $q_{p,i} = 0.86 \text{ kN/m}^2$









UK and Ireland Office Locations

