



## Consulting Civil & Structural Engineers

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Our Ref : LDC24/080

Your Ref :

Date 21/01/2025

Emma Hampton  
Leecrest Management Company  
Leecrest House  
Doncaster Road  
Barnsley  
S71 5EH

Dear Emma

### **Leecrest House – Inspection windows to Fire Escape stairwell**

Further to my visit on 10<sup>th</sup> January 2025 to the above property please see my observations and recommendations below.

#### **1.0 Observations**

Longsight Design Consultancy Ltd (LDC Ltd) was instructed by Emma Hampton to investigate the structural requirements as part of replacing existing windows to a fire escape stairwell at the above property.

The building is a block of self-contained apartments on three levels (Ground, first and second floor levels). The stairwell is located at the Western End of the building with the windows that are proposed to be replaced on the front elevation (North Facing). The stairwell provides access to a fire escape door at ground floor from first and second floor levels. The windows at first and second floor span from floor to ceiling level. At ground floor there is a fire escape door with glazed side panel and obscure glazing above up to ceiling level. At first and second floor level guard rails are installed behind the windows. At ground floor a suspended ceiling has been installed which can be seen through the obscure glazing. Internally this suspended ceiling stops just short of the glazing. To conceal the floor construction a timber fascia separates each window above first and ground floor. The current windows are constructed in timber and are showing signs of significant rot and deterioration.

#### **2.0 Discussion**

From the observations the windows at first and second floor span between floors and ceiling level and as such do not require any additional structural support. Similarly, the door window installation does not require any additional structural support as this also spans between floors. However, due to the size of the window the supplier of the new windows should consider incorporating some strengthening at to the top of the door/side window due to the overall size of the glazing panel. Obscure glazing should also be used above the door to mask the suspended ceiling.

### **3.0 Recommendations**

From the above observations and discussion, the following is recommended.

- **No additional structural support is required for the window/door replacement.**
- **The window supplier/installer will need to consider inbuilt structural strengthening of the ground floor panel especially above the door/side window due to its size. This will depend on the type of material to be used for the window construction. A reputable supplier will be able to assess if this is required as part of their installation. Consider obscure glazing to hide suspended ceiling above door and fascia panels to cover first and second floor construction.**

In the meantime, if you require any further assistance or clarification, please do not hesitate to contact me.

Yours sincerely



**Tony Rubino**  
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Photograph of exterior of window/door to fire escape Stairwell