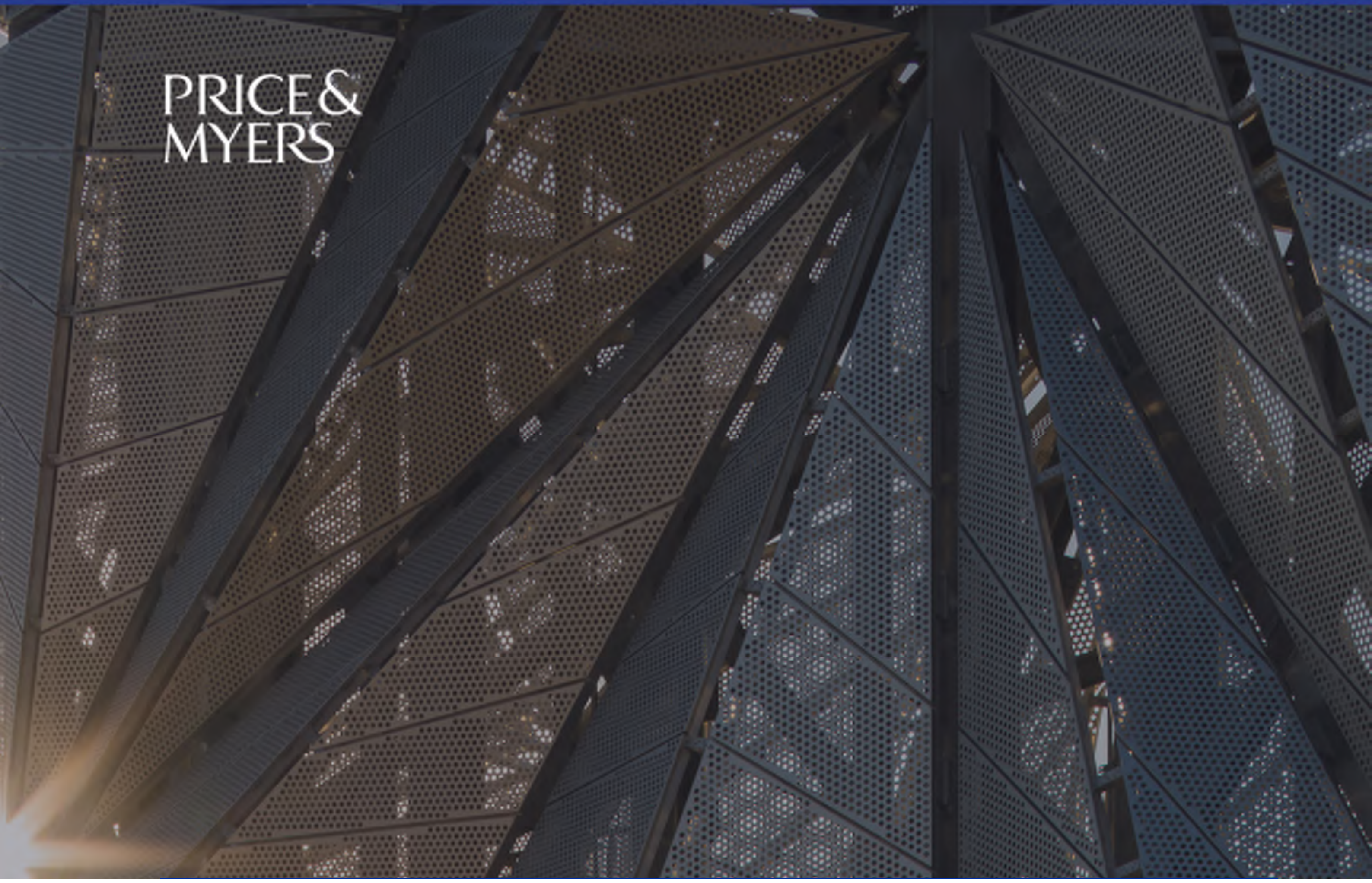

264 Belsize Road
London, NW6 4BT

Structural Inspection & Analysis Report

Prepared by:	**James Wallace MEng**
Reviewed by:	**Michael Brown MEng CEng MIStructE**
Job Number:	**30956**
Document Reference:	**30956-RP-0001**

Date	Revision	Notes/Amendments/Issue Purpose
06/2023	P02	For information

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Note:

This report has been prepared for Roxburg Overseas Ltd and their advisors, for the purposes noted in Section 1, using the information available to us at the time. It should not be relied upon by anyone else or used for any other purpose. This report is confidential to our Client; it should only be shown to others with their permission. We retain copyright of this report which should only be reproduced with our permission.

Contents

1 Introduction

Price & Myers visited 264 Belsize Road on behalf of Roxburg Overseas Ltd, on 25/04/2023. The purpose of the inspection was to survey the existing structure, to advise on the structural condition of the portal framed building and its suitability for alteration to suit new proposals by Alan Power Architects.

All structure was exposed as part of some strip-out works, so it was possible to inspect the entirety of the structure internally. No further intrusive investigations were carried out.

The site is located on Belsize Road, with the nearest tube station being Kilburn High Road.

Figure 1 - Site location

The original structure was constructed in 1995-1996 with Michael Blacker as the Structural Engineers and Alan Power as the original Architects. The original steel frame fabricators were John Reid & Sons.

Some archive drawings and calculation relating to the original structural scheme have been provided to us by Alan Power Architects.

2 Description of Existing Structure

The drawings show an existing portalised cranked steel frame structure. The structure comprises 6 portal frames, spanning 12.45m. A mezzanine floor is also present which is fixed to the portal framed structure around the perimeter with steel columns supporting the central zone of the mezzanine. The mezzanine slab is 125mm of reinforced concrete - poured on a steel sheet acting as permanent shuttering (CF46 by Chorus). All columns are supported on isolated RC pad footings. The ground floor layout is shown in the Figure 2 below.

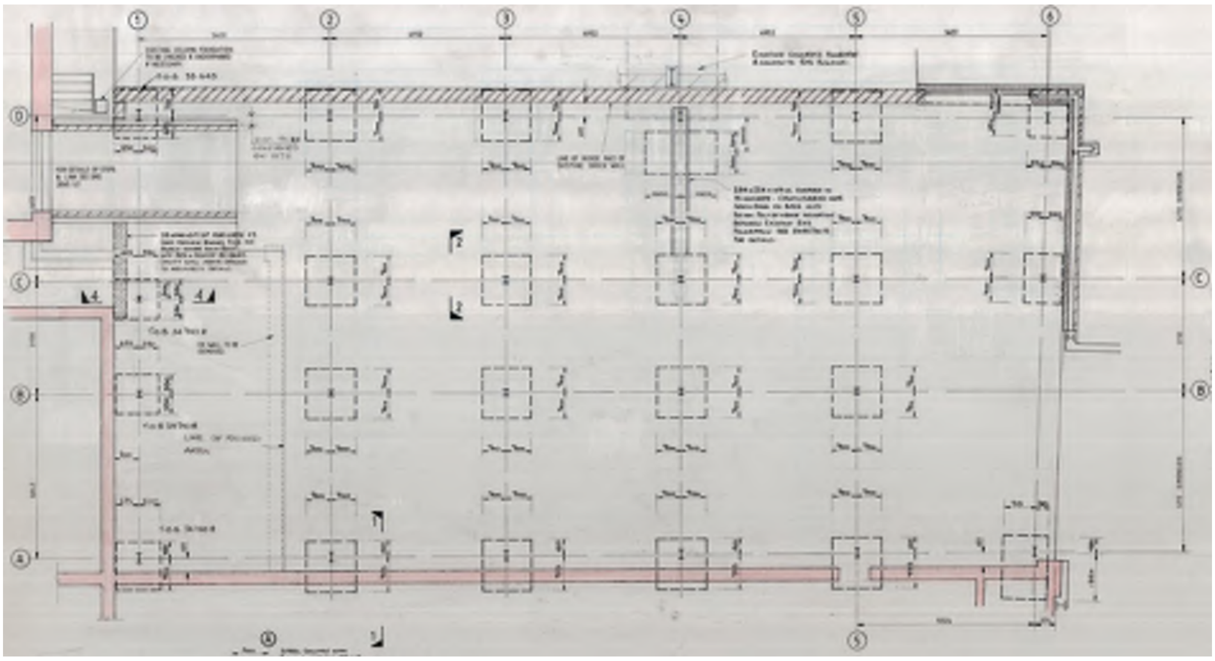


Figure 2 - Archive drawing of ground floor

The site visit on the 25th of April was set up to confirm the sizes and layout on the Michael Blacker drawings as well as find the sizes not shown on the drawings; the obvious missing elements being the mezzanine beams.

The layout and member sizes of the portal frame are shown in the figure and collated in the table below.

Element	Size
Portal Frame columns	254x146x31 UB
Mezzanine columns	152x152x30 UC
Portal Frame rafters	254x146x31 UB
Primary mezzanine beams (GL A - GL D)	406x140x53 UB
Secondary mezzanine beams (perp to above)	254x102x22 UB
Roof purlins	125x1.5 Z
Knee braces	120x5.0 SHS
Horizontal bracing	89x3.2 CHS
Vertical bracing (Bay 5-6)	12mm Steel Rod V bracing

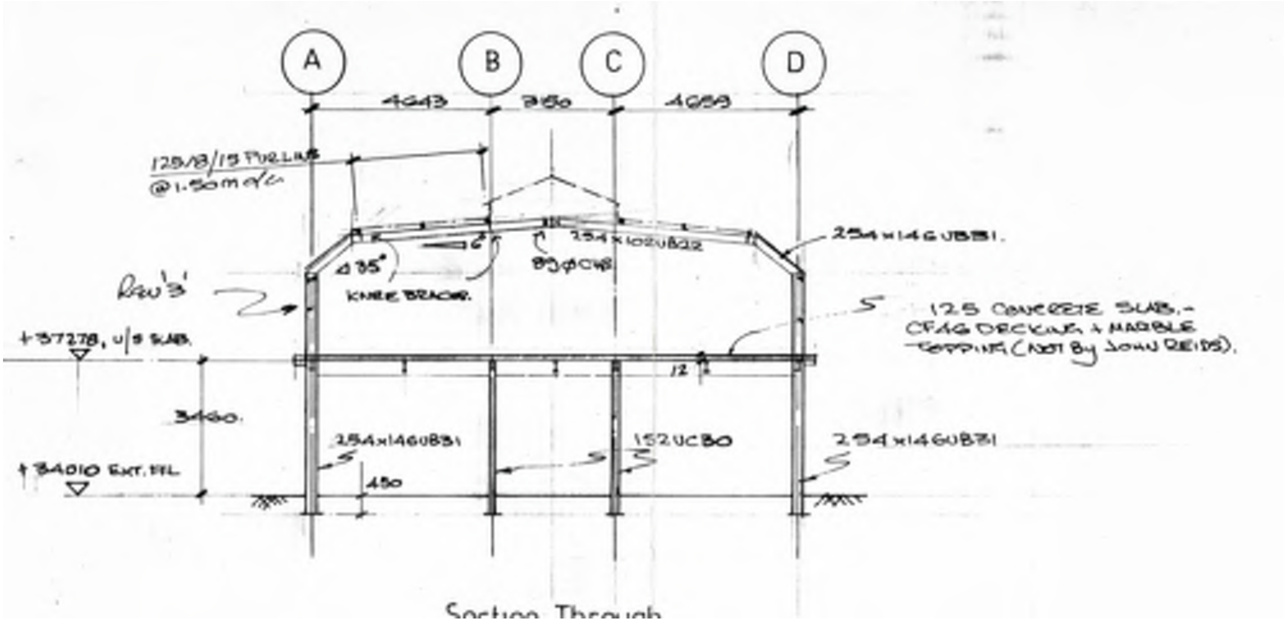


Figure 3 - Section through existing structure

3 Observations

General observations

The steel frame appeared to be in good general condition with no visible signs of wear or corrosion. There is an opening in the slab between gridlines C3 and B4 which has been post cut which has not been made good leaving the slab rebar and the steel sheet exposed.

Deviations from drawings

The concrete and metal deck cantilever over GL 1 as shown in the figure below. Some steel stubs have been installed as mezzanine level to pick up this edge as shown in Fig. These 152x89x16 UBs cantilever 770mm.

Figure 4 - Mezzanine overhang

Trimming steels have been installed between gridlines 1 and 2 shown in green on the figure below, however this opening has not yet been cut through the slab.

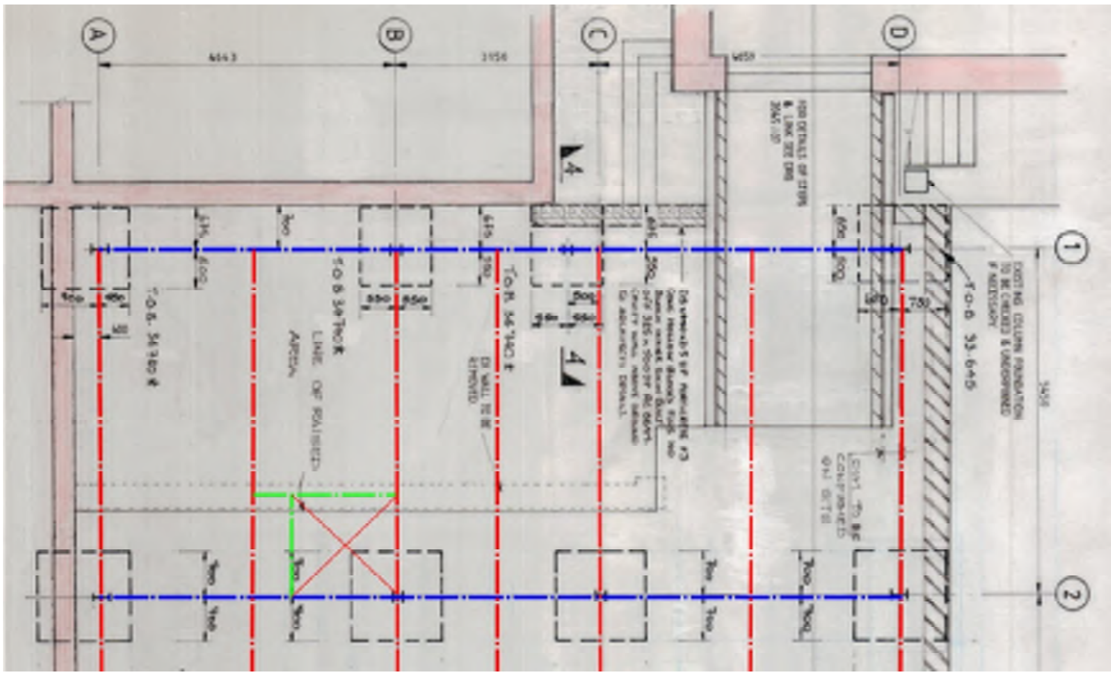


Figure 5 - Indicative mezzanine arrangement

The final deviations is that there are SHS 'knee braces' located at the rafter level of the portal frame providing further racking strength.

4 Analysis

Model construction and assumptions

Using the information from the archive drawings and the site survey, P&M were able to construct an analytical model of the existing portal frame structure.

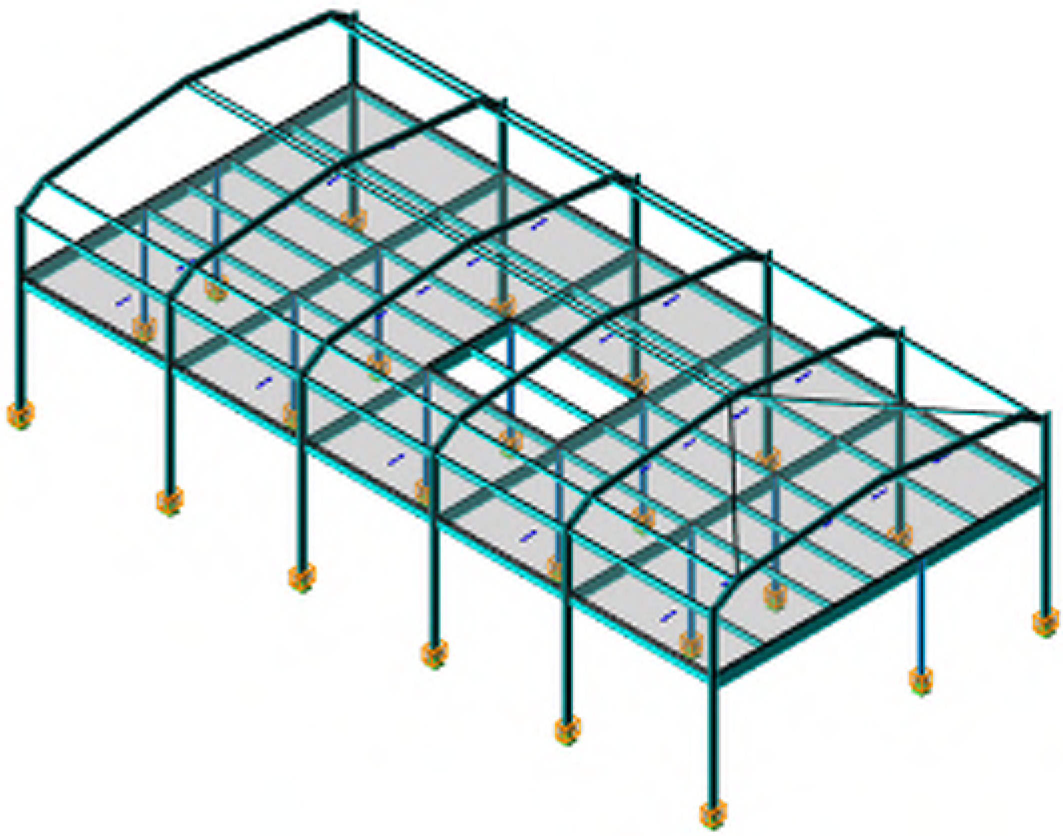


Figure 5 - Model set up

Assumptions

- All mezzanine beams are pinned connection at both ends
- All portal frames are pinned connection at the bases
- Portal frames have moment connections between the rafters and columns
- All bracing members modelled with pinned connections
- Purlins have not been modelled for simplicity but loading has been accounted for
- Steel beams have been assumed to be designed non-compositely
- All flanges of portal frame elements are designed to be fully restrained by the purlins, bracing and incoming beams
- All steel is S275
- Top flange of mezzanine beams is fully restrained by the slab
- All primary mezzanine beams have been designed as continuous

Loading

Loading is in accordance with BS EN 1991-1-1

Load on Mezzanine	kN/m2
Mezzanine slab self weight	1.9
Ceiling and services	0.2
Finishes	0.5
Partitions - lightweight (Imposed)	0.5
CAT A (Imposed)	1.5

Load on Mezzanine	kN/m2
Existing steel sheet	0.5
Ceiling and services	0.2
Purlins	0.1
Maintenance (Imposed)	0.6

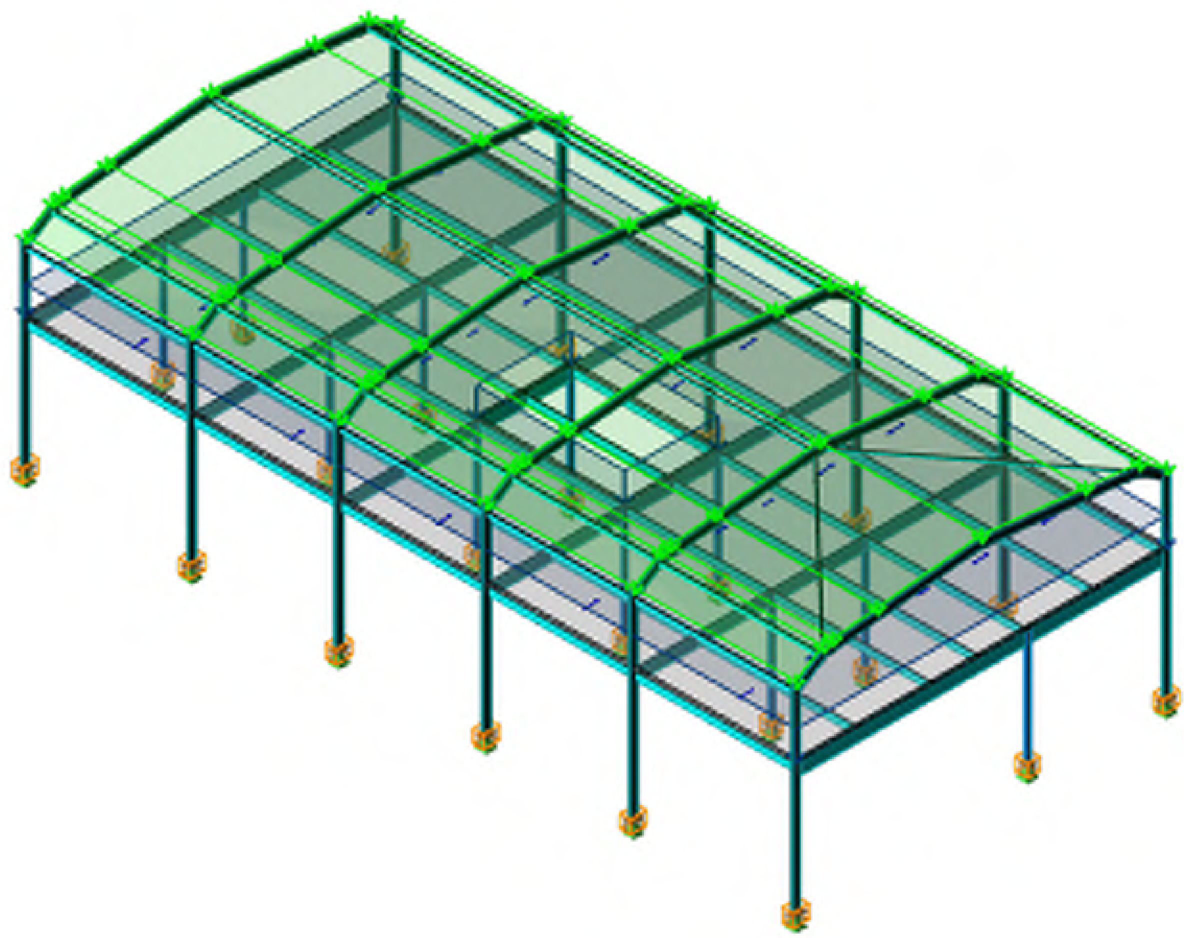


Figure 6 - Loading applied

Analysis and results

Tekla structural designer has been used to check the existing members based on the loadings and assumptions stipulated above.

Mezzanine structure

The figure below shows the utilisation ratios of the mezzanine beams. All beams are OK under the prescribed loading, however the blue members are working very hard at ~0.9% UR.

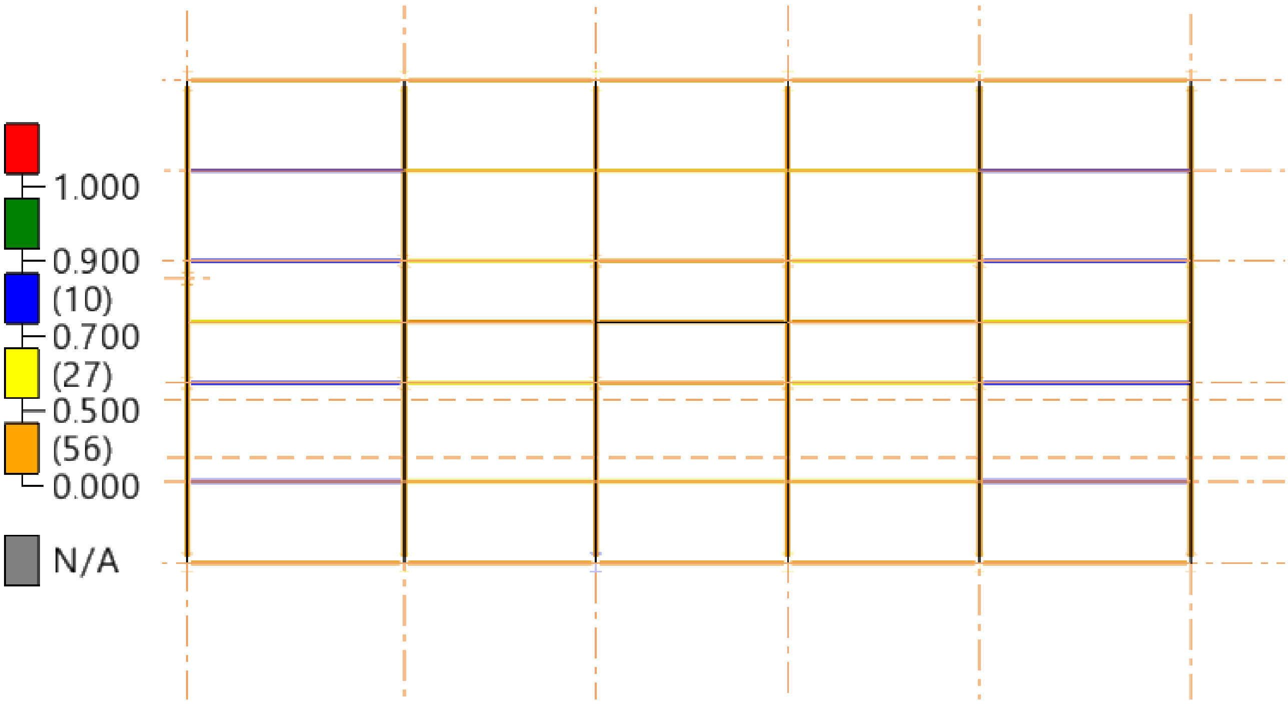


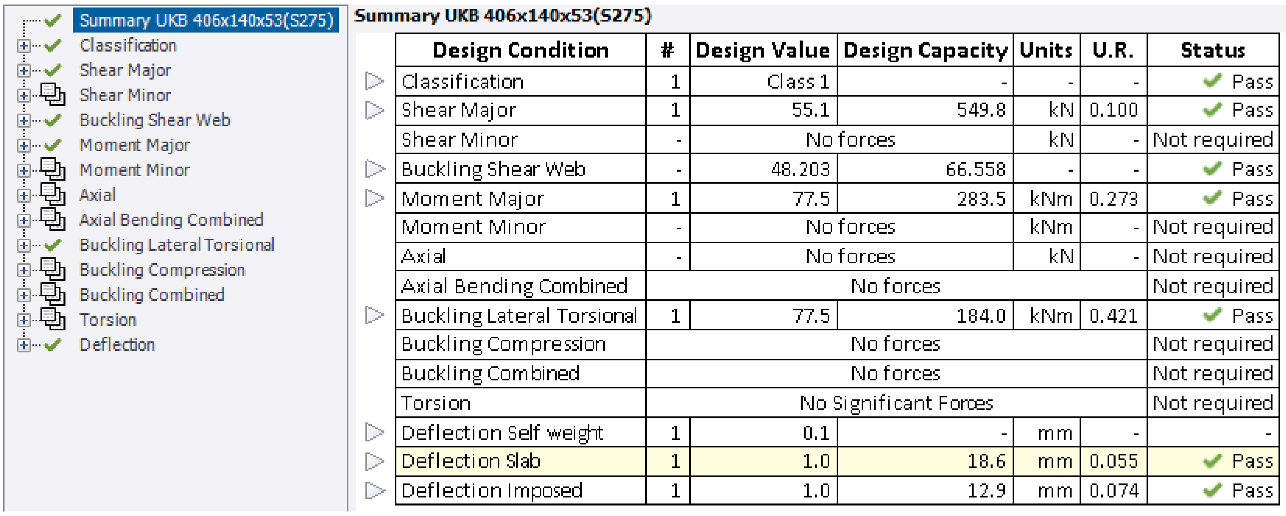
Figure 7 - Utilization of mezzanine beams

- Summary UKB 254x102x22(S275)
- Classification
- Shear Major
- Shear Minor
- Buckling Shear Web
- Moment Major
- Moment Minor
- Axial
- Axial Bending Combined
- Buckling Lateral Torsional
- Buckling Compression
- Buckling Combined
- Torsion
- Deflection

Summary UKB 254x102x22(S275)

Design Condition	#	Design Value	Design Capacity	Units	U.R.	Status
Classification	1	Class 1	-	-	-	Pass
Shear Major	1	45.1	248.0	kN	0.182	Pass
Shear Minor	-	No forces		kN	-	Not required
Buckling Shear Web	-	42.175	66.558	-	-	Pass
Moment Major	1	63.2	71.2	kNm	0.887	Pass
Moment Minor	-	No forces		kNm	-	Not required
Axial	-	No forces		kN	-	Not required
Axial Bending Combined	No forces					Not required
Buckling Lateral Torsional	-	-	-	-	-	Not required
Buckling Compression	No forces					Not required
Buckling Combined	No forces					Not required
Torsion	No Significant Forces					Not required
Deflection Self weight	1	0.5	-	mm	-	-
Deflection Slab	1	10.7	22.4	mm	0.479	Pass
Deflection Imposed	1	10.2	15.6	mm	0.653	Pass

Figure 8 - Design of secondary beams



Summary UKB 406x140x53(S275)

Design Condition	#	Design Value	Design Capacity	Units	U.R.	Status
Classification	1	Class 1	-	-	-	Pass
Shear Major	1	55.1	549.8	kN	0.100	Pass
Shear Minor	-	No forces		kN	-	Not required
Buckling Shear Web	-	48.203	66.558	-	-	Pass
Moment Major	1	77.5	283.5	kNm	0.273	Pass
Moment Minor	-	No forces		kNm	-	Not required
Axial	-	No forces		kN	-	Not required
Axial Bending Combined	No forces					Not required
Buckling Lateral Torsional	1	77.5	184.0	kNm	0.421	Pass
Buckling Compression	No forces					Not required
Buckling Combined	No forces					Not required
Torsion	No Significant Forces					Not required
Deflection Self weight	1	0.1	-	mm	-	-
Deflection Slab	1	1.0	18.6	mm	0.055	Pass
Deflection Imposed	1	1.0	12.9	mm	0.074	Pass

Figure 9 - Design of primary beams

The figure below shows the mezzanine columns, all have a utilization ratio of under 0.6 under the prescribed loading.

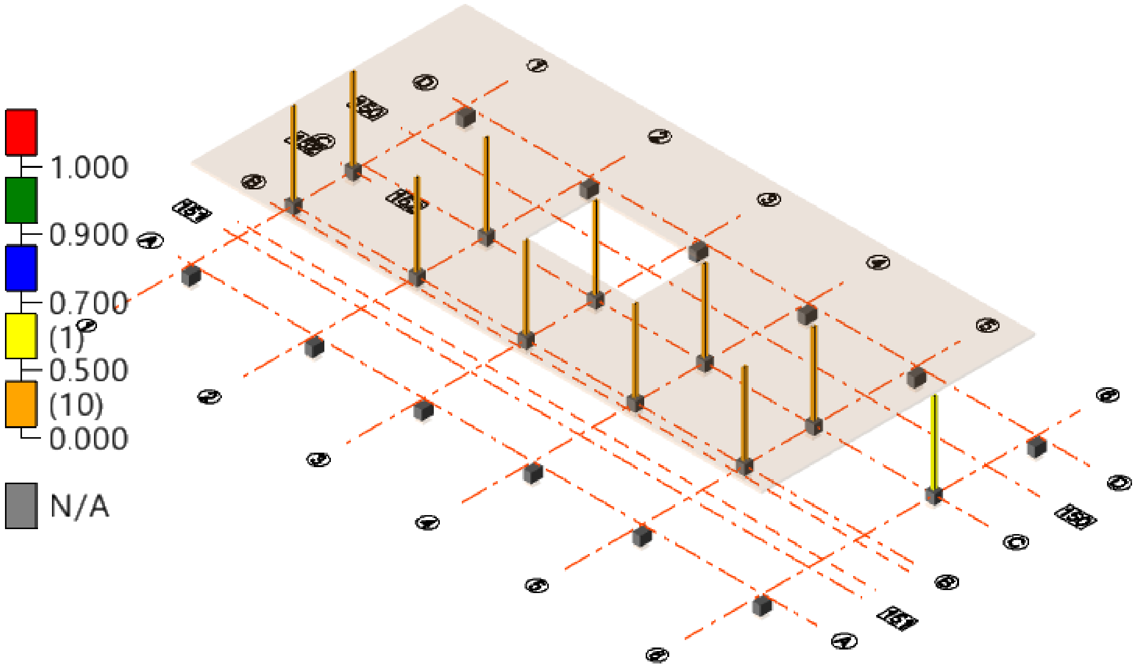


Figure 10 -utilization of mezzanine columns

- Summary UKC 152x152x30(S275)
  - Classification
  - Shear Major
  - Shear Minor
  - Buckling Shear Web
  - Moment Major
  - Moment Minor
  - Axial
  - Axial Bending Combined
  - Buckling Lateral Torsional
  - Buckling Compression
  - Buckling Combined

Summary UKC 152x152x30(S275)

Design Condition	Combination Name	Design Value	Design Capacity	Units	U.R.	Status
Classification	1	Class 1	-	-	-	Pass
Shear Major	1	0.8	183.5	kN	0.004	Pass
Shear Minor	No	Significant	Forces	kN	-	Not required
Buckling Shear Web	-	21.35	66.56	-	-	Pass
Moment Major	1	3.1	68.1	kNm	0.046	Pass
Moment Minor	1	0.5	30.7	kNm	0.017	Pass
Axial	1	173.5	1052.2	kN	0.165	Pass
Axial Bending Combined	1	-	-	-	0.020	Pass
Buckling Lateral Torsional	1	3.1	61.8	kNm	0.050	Pass
Buckling Compression	1	173.5	468.2	kN	0.371	Pass
Buckling Combined	1	-	-	-	0.442	Pass

Figure 11 - Mezzanine column check

Portal frame checks

The figure below shows that all portal frame members are Ok under the prescribed loading. The rafter members are close to full utilisation.

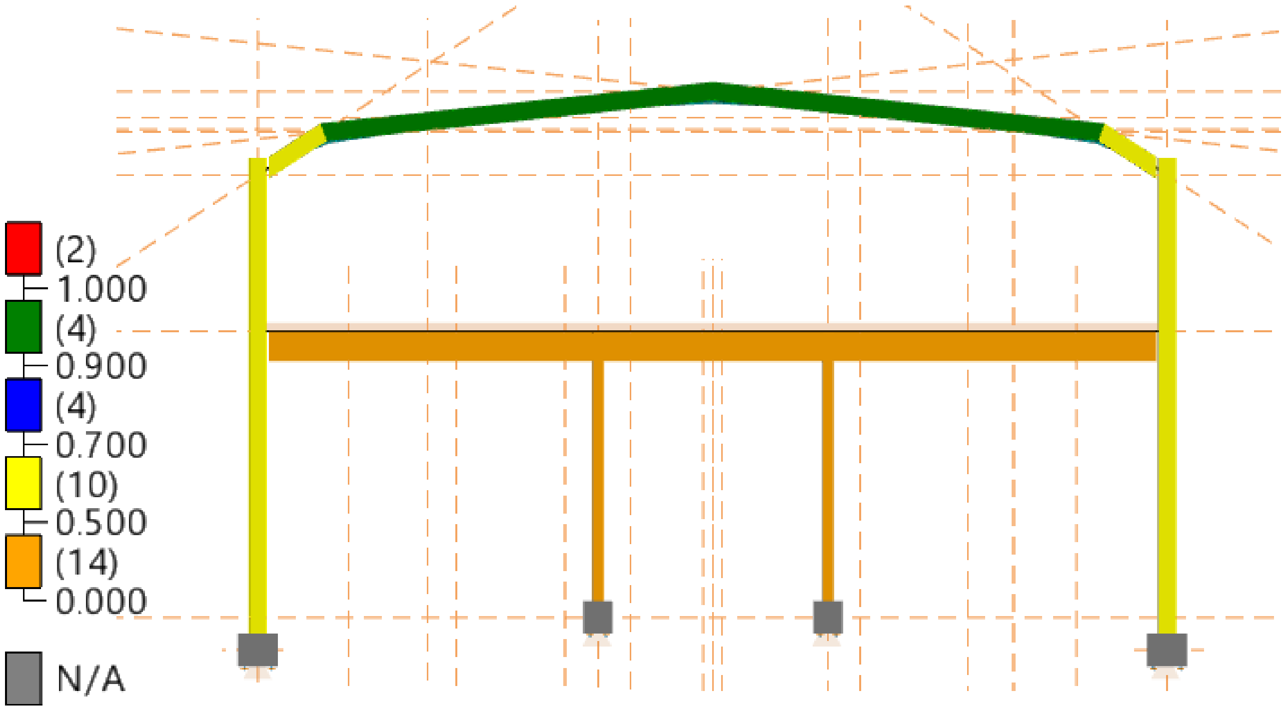


Figure 12 - Portal frame utilization

The relevant force diagrams are shown below.

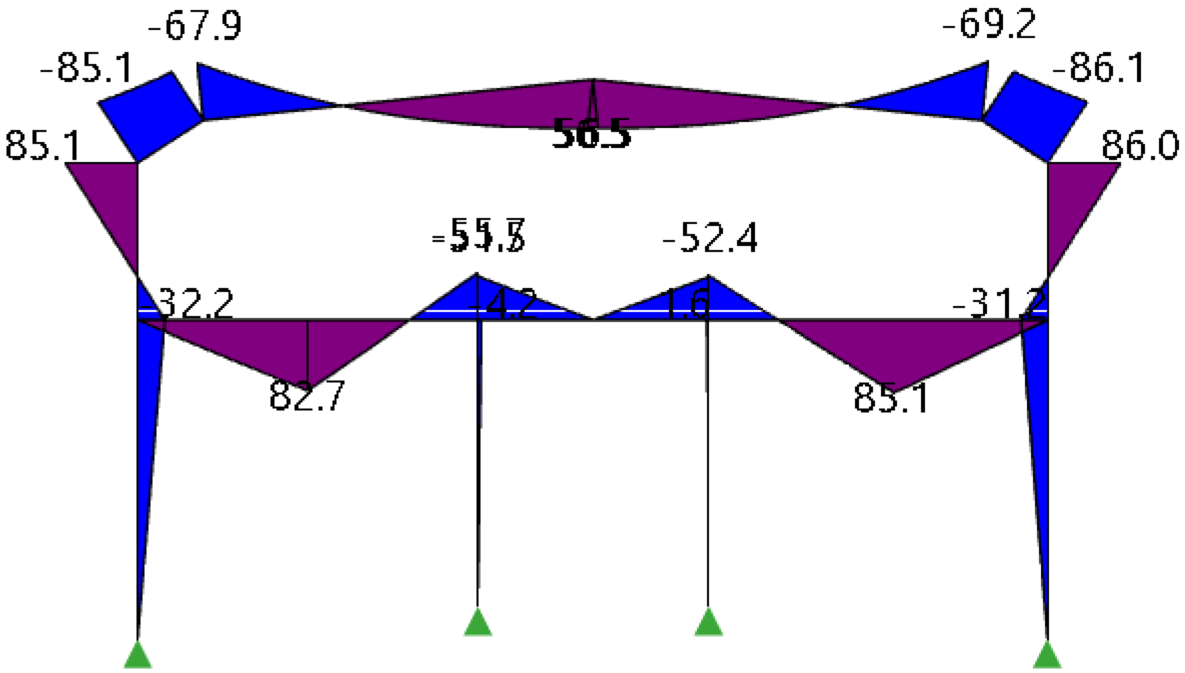


Figure 13 - Bending moment diagram

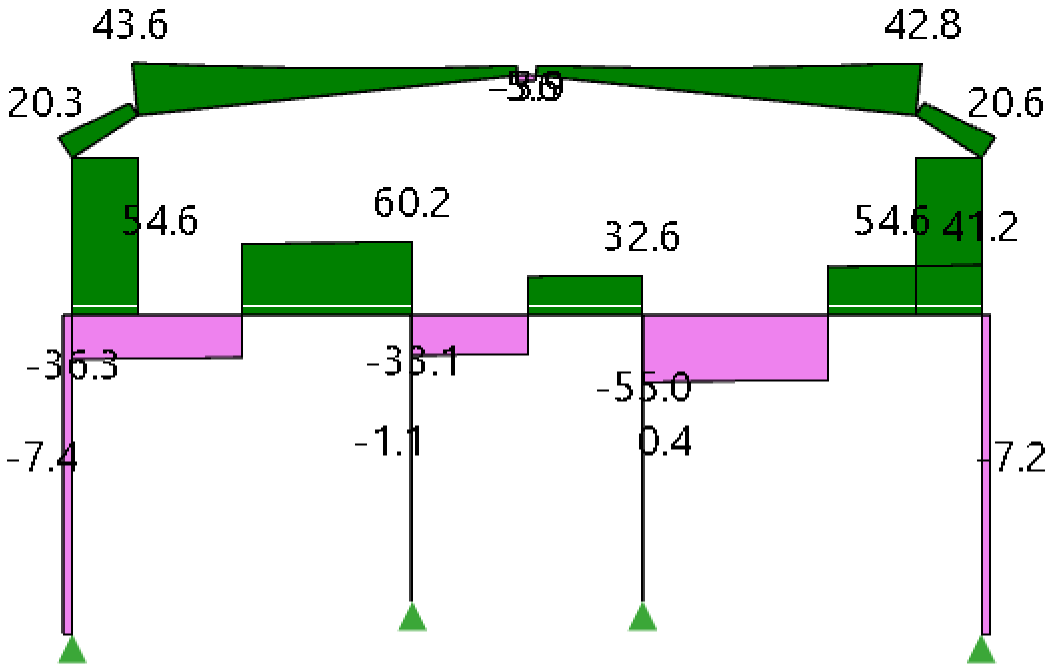


Figure 14 - Shear force diagram

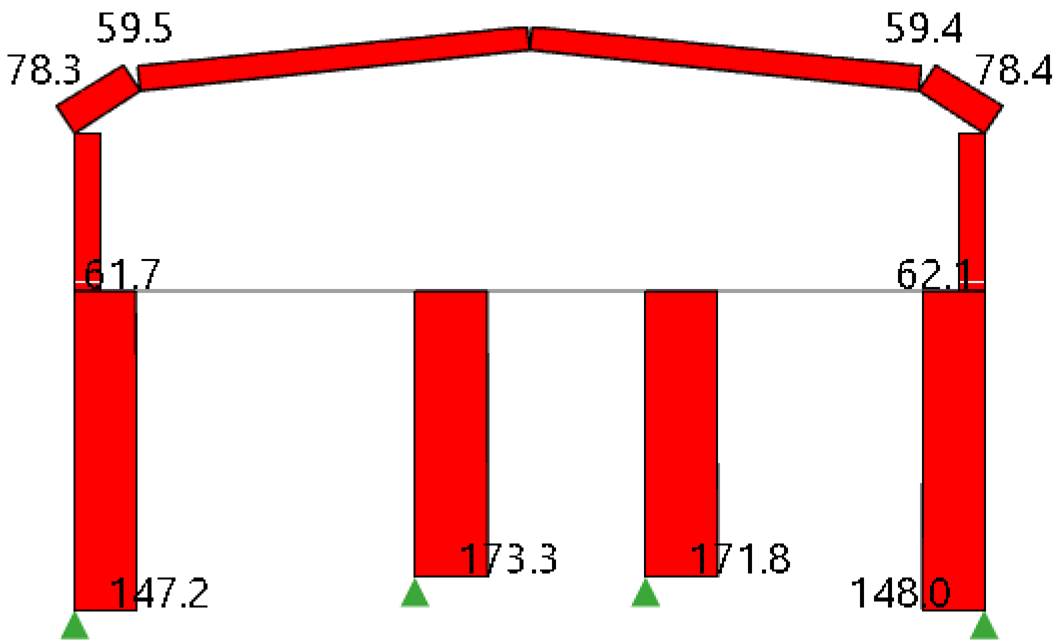


Figure 15 - Axial force diagram

- Summary UB 254x102x22(S275)
- Classification
- Shear Major
- Shear Minor
- Buckling Shear Web
- Moment Major
- Moment Minor
- Axial
- Axial Bending Combined
- Buckling Lateral Torsional
- Buckling Compression
- Buckling Combined
- Deflection

Summary UB 254x102x22(S275)

Design Condition	#	Design Value	Design Capacity	Units	U.R.	Status
Classification	1	Class 1	-	-	-	Pass
Shear Major	1	42.8	248.0	kN	0.172	Pass
Shear Minor	-	No forces		kN	-	Not required
Buckling Shear Web	-	42.175	66.558	-	-	Pass
Moment Major	1	-69.2	71.2	kNm	0.972	Pass
Moment Minor	-	No forces		kNm	-	Not required
Axial	1	59.4	770.4	kN	0.077	Pass
Axial Bending Combined	1	-	-	-	0.980	Pass
Buckling Lateral Torsional	-	Fully restrained				
Buckling Compression	1	59.4	80.7	kN	0.736	Pass
Buckling Combined	1	-	-	-	0.982	Pass
Deflection Self weight	1	0.4	-	mm	-	-
Deflection Slab	1	-0.1	21.4	mm	0.002	Pass
Deflection Dead	1	3.7	10.7	mm	0.346	Pass
Deflection Imposed	1	3.8	14.9	mm	0.254	Pass
Deflection Total	1	7.9	26.8	mm	0.295	Pass

Figure 16 - Rafter design

- Summary UKB 254x146x31(S275)
- Classification
- Shear Major
- Shear Minor
- Buckling Shear Web
- Moment Major
- Moment Minor
- Axial
- Axial Bending Combined
- Buckling Lateral Torsional
- Buckling Compression
- Buckling Combined

Summary UKB 254x146x31(S275)

Design Condition	Combination Name	Design Value	Design Capacity	Units	U.R.	Status
Classification	1	Class 1	-	-	-	Pass
Shear Major	1	50.2	259.9	kN	0.193	Pass
Shear Minor	No	Significant	Forces	kN	-	Not required
Buckling Shear Web	-	39.03	66.56	-	-	Pass
Moment Major	1	79.2	108.1	kNm	0.733	Pass
Moment Minor	No	Significant	Forces	kNm	-	Not required
Axial	1	142.4	1091.1	kN	0.131	Pass
Axial Bending Combined	1	-	-	-	0.542	Pass
Buckling Lateral Torsional	1	79.2	107.3	kNm	0.738	Pass
Buckling Compression	1	142.4	375.3	kN	0.380	Pass
Buckling Combined	1	-	-	-	0.791	Pass

Figure 17 - Column design

5 Mezzanine slab and foundation analysis

The slab to the mezzanine is called up on the drawing as a 125mm concrete slab cast on Comflor 46 decking. Until we receive the calculations from the previous engineer we have to assume the slab has been designed non-compositely.

Below shows the input into the comflor software based on the drawings our assumptions which have been conservative.

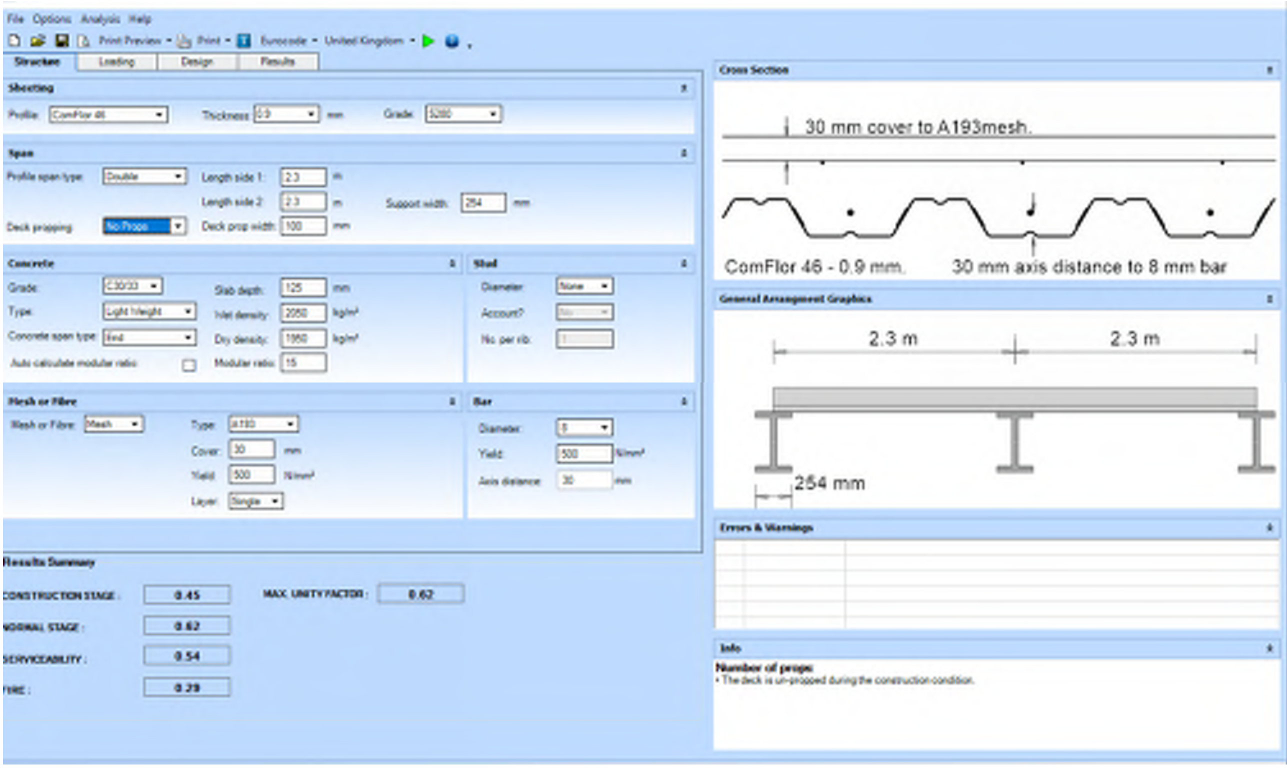


Figure 18 - Deck design

The results show the max utilization factor is 0.62. Indicating plenty of spare capacity in the existing floor. Although on site it did feel 'wobbly' over the longer spanning areas, which is likely related to the design of the steel beams rather than the deck. During the construction phase the slabs and beams should be propped adequately to allow for additional construction loading. Spreader beams and back propping around the locations for new openings will also mitigate any risk during the construction phase.

The archive drawings show that the foundations have been designed to a bearing capacity of 150kN/m2. The figure below shows the SLS column reactions under the worst-case load combination in kN.

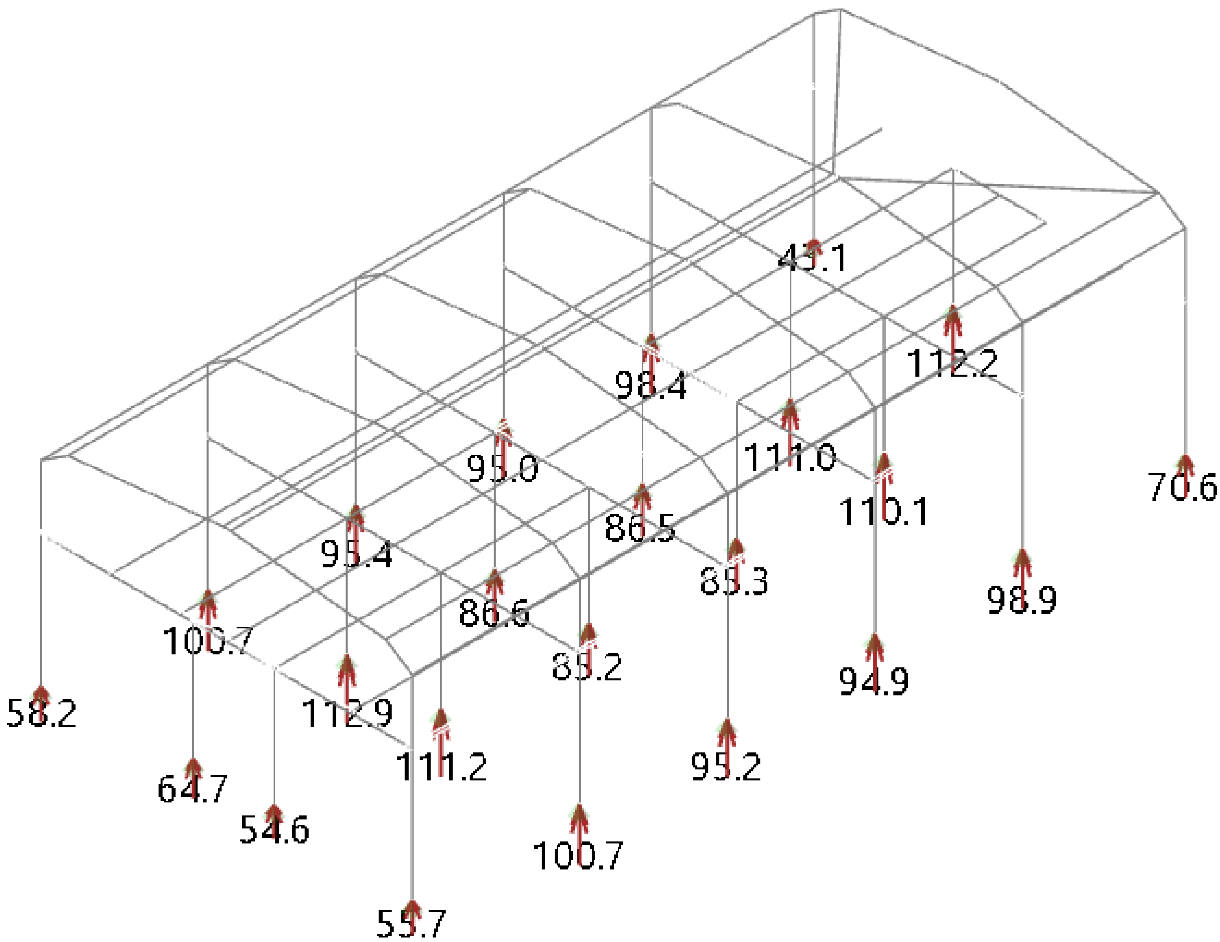


Figure 19 - Column reactions at foundation

Worst case point load - 113kN
Pad size (according to drawing) -0.95m x 0.95m

Bearing stress -113/0.95^2 =124kN/m2

Therefore, foundation are OK - around 30 kN of spare capacity at the worst-case footing.

6 Conclusions

Having undertaken an analysis of the existing structural frame – based on a prescribed/assumed set of residential loadings – it's clear that the there is plenty of spare capacity in the reinforced concrete mezzanine level slab, the central/primary mezzanine floor beams, and steel portal frame columns. The inclined portal frame rafters, and a selection of the secondary mezzanine beams however are working close to full capacity.

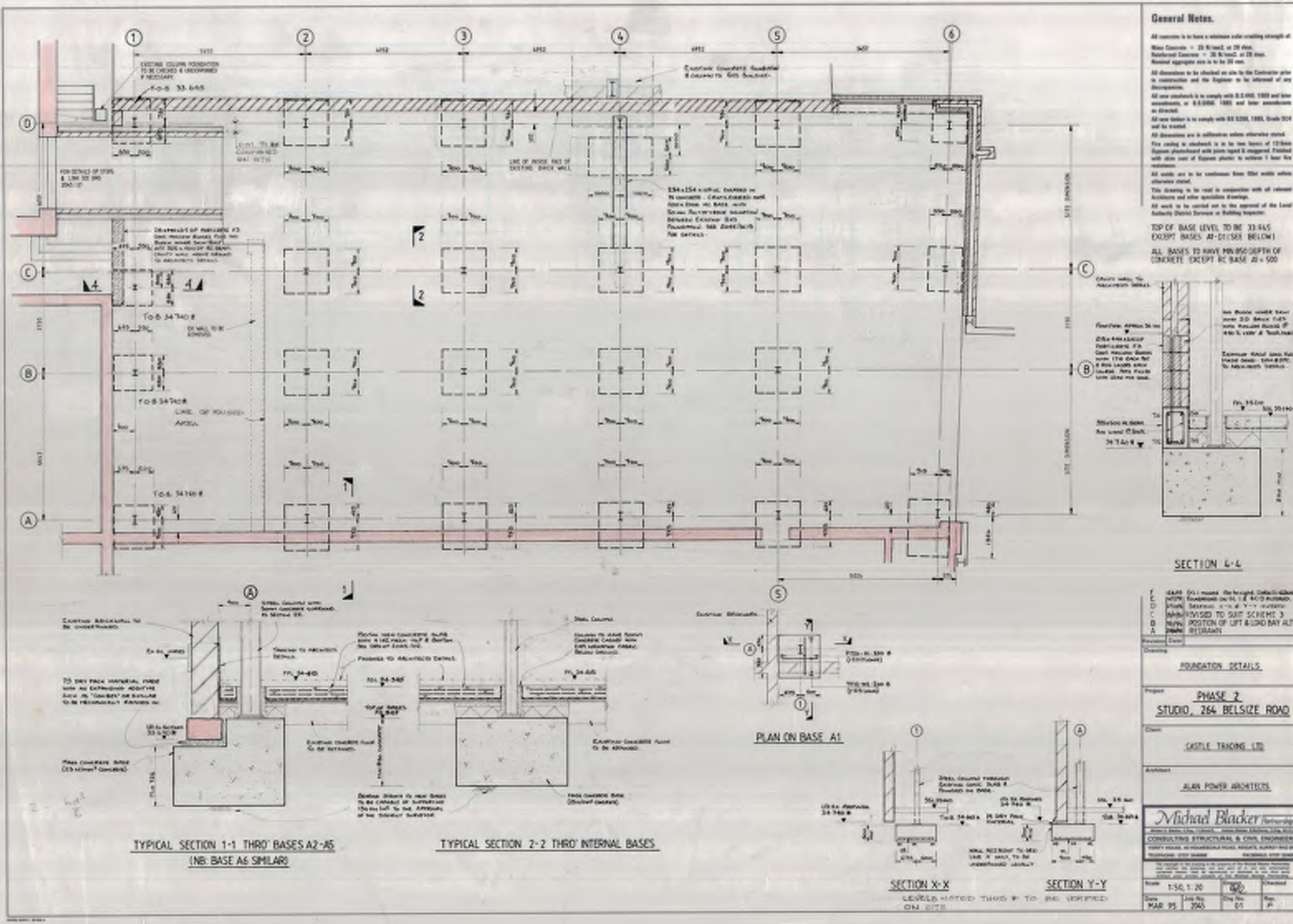
With structures of this nature, it's typical for the inclined steel portal rafters to be close to capacity. It's likely that for the proposed scheme – which involves some higher roof loadings – some remedial strengthening works may be required, e.g. added stiffening plates.

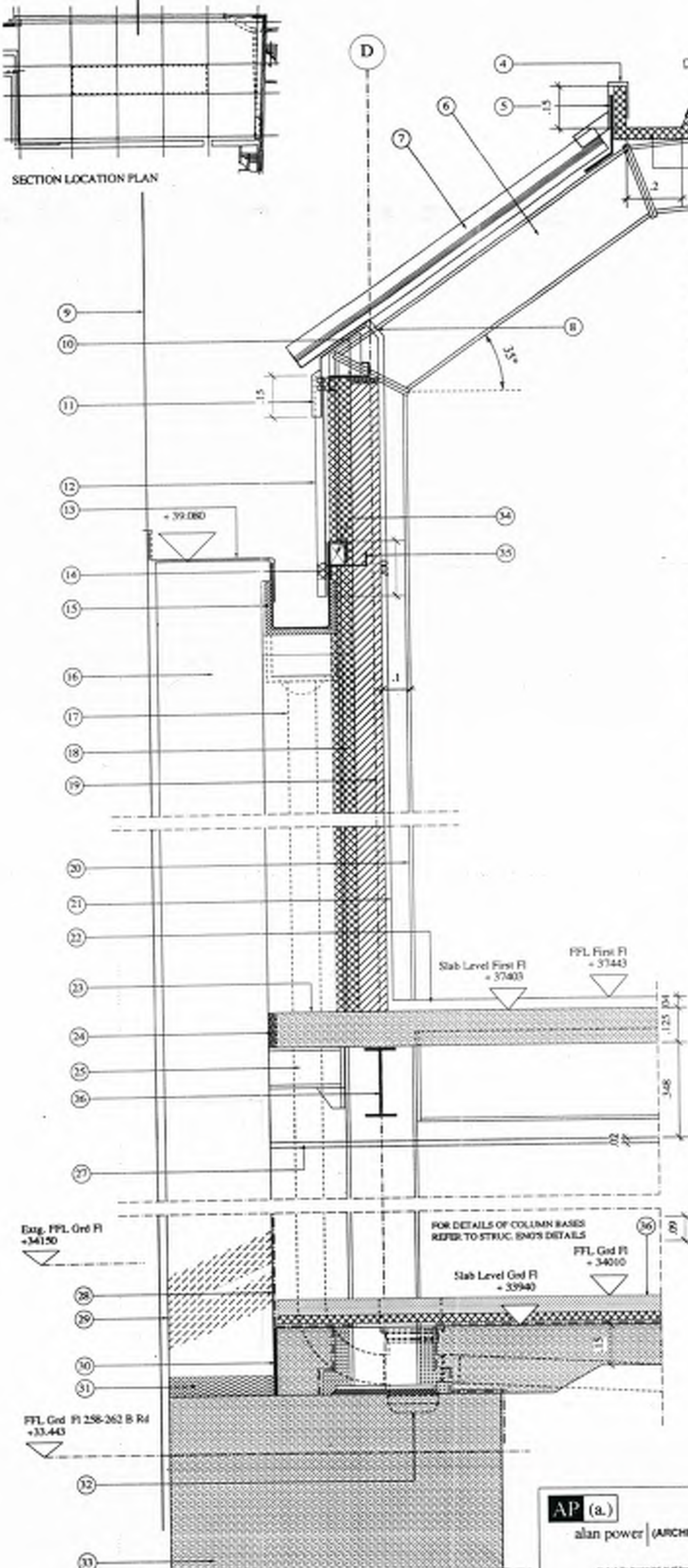
Checks on the existing foundations were also carried out. It was calculated that the existing pad sizes were all suitable for the new loading allowances, with a modest amount of spare capacity.

With the load redundancy in the mezzanine columns and deck, it does indicate that the beams were likely designed compositely, usually in the forms or pre-welded metal studs encased within the concrete slab along the beam lengths. If this is the case, it's possible to further the load capacity (30% betterment). As part of some further investigation, it could be useful to expose the tops of the beams locally to check the as-built detail.

Overall, all superstructure and substructure elements were found to have sufficient capacity to accept a new residential load allowance. Certain steel elements were 'close' to capacity, thus likely requiring some added strengthening works. This can be incorporated into any addition steelwork that is required as part of the reworking of the main frame to suit the new resident scheme layout.

Appendix A
Archive Drawings


General Notes.
TOP OF BASE LEVEL TO BE 33.945 EXCEPT BASES A1-D1 (SEE BELOW)
ALL BASES TO HAVE MIN 850 DEPTH OF CONCRETE EXCEPT RC BASE A1 = 500
SECTION 4-4
REVISED TO SUIT SCHEME 3
POSITION OF LIFT & LOAD BAY ALT'D
REDRAWN
FOUNDATION DETAILS
PHASE 2
STUDIO, 264 BELSIZE ROAD
CASTLE TRADING LTD
ALAN POWER ARCHITECTS
Michael Blacker Partnership
CONSULTING STRUCTURAL & CIVIL ENGINEERS
Scale 1:50, 1:20
Date MAR 95
Job No 2045
Drg No 01
TYPICAL SECTION 1-1 THRO' BASES A2-A5
(NB: BASE A6 SIMILAR)
TYPICAL SECTION 2-2 THRO' INTERNAL BASES
PLAN ON BASE A1
SECTION X-X
SECTION Y-Y
2045/01



SPECIFICATION LEGEND:

1 Proprietary metal cladding system to roof with outer sheeting, inner lining tray and 80mm lay-in quilt insulation. All details strictly in accordance with manufacturers recommendations - all by J Reid & Sons

2 Steel purlin - by J Reid

3 Pre-formed and insulated hidden non-ferrous gutter laid to nominal falls to main roof. Weather proof seal between U/S of metal sheeting and gutter - all by J Reid & Sons. Hidden gutter to be connected to new RWP's (see note 17 below) at each end of hidden gutter beyond each end portal frame. Maintain full rodding access to all DP's

4 Metal flashing between hidden gutter and double-glazing - by glazing sub- contractor

5 Steel angle to support outer face of hidden gutter and to support top end of glazing bars - details to be confirmed by J Reid

6 Steel portal frame - by J Reid & Sons

7 Proprietary double-glazing system by nom. sub- contractor. All glass to be safety glass. Detailed design by nom. specialist sub-contractor

8 Timber cill board on tanalised sw framing or plaster finish to splay trimmed around portal steels - To client detail

9 Boundary wall to BhS

10 Galv steel 'Z' purlins spanning between portal frames - by J Reid. Set out to allow for dressing up of leadwk gutter behind as shown. Min. cover from metal cladding to lead box gutter to be 200mm

11 Proprietary non-ferrous metal flashing dressed up under double glazing and taken down min. 150mm to cover metalcladding. Flashing to be profiled to ensure efull weather-seal over metal cladding

12 Ext. metal sheeting mech. fixed to 'Z' purlins - all by J Reid

13 Code 5 lead flashings. Prov. to be dressed up/under extg flashing set into boundary wall with BhS - to be confirmed on site. Lead flashing to be dressed down min. 150mm into lead lined box gutter

14 Profiled proprietary weather proof seal behind metal cladding to all edges of all metal cladding throughout

15 New box gutter to min. 1:60 falls. Gutter to be Code 5 lead lining on 19mm WPB ply on metal stud or tanalised timber framing. Lead steps in accordance with recommendations by Leadworkers Assoc

16 Extg outer wall to rear of 264 Belsize Road

17 100mm dia. PVC solvent weld RWP connected to trapped gulley connected to new U/G drain. Provide removable vert. duct to all RWP's

18 80mm cavity insulation batts mechanically clipped to blockwork

19 100mm thick Durox thermal blockwork. Set blockwk 50mm in front of inner face of portal steels. Fire Protection to steelwork to be provisionally 1 HR FR - to be confirmed with Bldg Inspector

20 Steel portal frame - by J Reid & Sons

21 Plaster finish - 20mm sand/cement render and 5mm setting coat

22 20mm thick marble slabs on bedding on power floated slab

23 125mm deep in-situ reinforced Lysteg power floated concrete floor slab - By main contractor. Galv. steel permanent shuttering - J Reid & Sons

24 Flexible expansion joint btwn boundary wall and concrete floor

25 Steel beams to carry outer portion of conc.floor - by J Reid

26 First floor steel beam - by J Reid & Sons

27 Approximate line of suspended ceiling - to client detail

28 Bituthene DPM taken up all perimeter walls a min. 300m above highest grd level

29 Chemically injected DPC to existing perimeter wall to No. 264. Ht to be determined by ht. of adjacent grd levels

30 13mm thick flexible board 'Aerofil' or similar - by M-C

31 Flexible joint to underside of extg perimeter wall where new footings cast to struc. eng's detail - by main contractor

32 Sealed trapped gully to base of RWP's and connected to new U/G drain runs. Floor finish to have recessed access duct to rodding point to client detail

33 Mass conc. footing to struc. eng's detail

34 Tanalised sw framing for lead flashing to box gutter

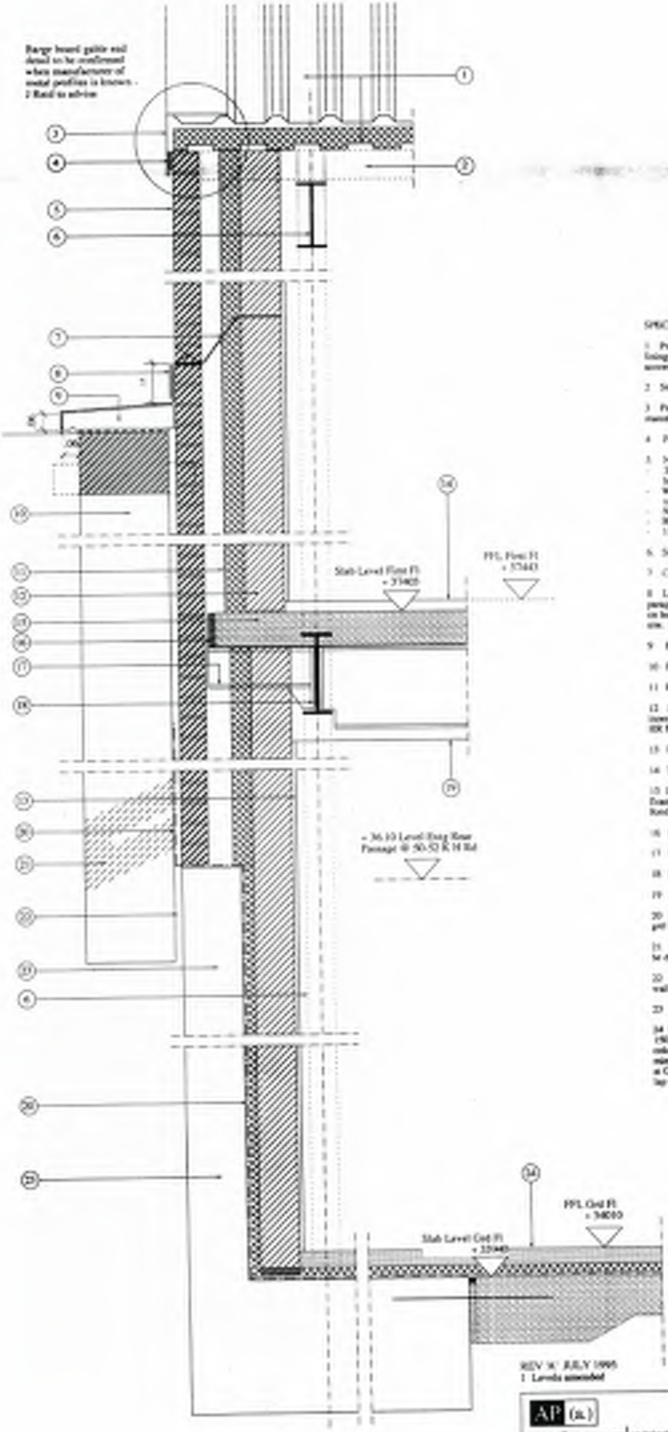
35 'Z' purlin by J Reid & Sons

36 Min. 60mm screed on 30mm Jablite insulation on bituthene DPM on 150mm conc slab cast over extg slab. Lap DPM with new DPM around new column bases (see struc. eng's details). Take bituthene up perimeter walls min 600mm and ensure full lap with all new injected DPC's. New inner wall at GF to secure bituthene yet to be decided by client. Provide min 300mm lap with new DPm to new bldg at 258-262 Belsize Rd 150

REV : July 1995
1 Portal ht. & angles amended
2 Floor levels amended
3 Thickness of block wall reduced

AP (a.) alan power (ARCHITECTS.)	DRAWING BOUNDARY WALL DETAILS @ BhS	DRWG. Nº. 272/D.100
	PROJECT 50-52 KILBURN HIGH ROAD & 258/262 BELSIZE RD LONDON NW6	Rev A
		Scale 1 : 10
	CLIENT CASTLE TRADING LTD.	Date JUNE 1995
		Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE



SPECIFICATION LEGEND

1 Proprietary metal cladding system to roof with outer sheeting, inner lining tray and 80mm lay-in quilt insulation. All details strictly in accordance with manufacturers recommendations - all by J Reid & Sons

2 Steel purlin - by J Reid

3 Pre-formed proprietary metal barge flash in accordance with manufacturers recommendations - by J Reid & Sons.

4 Proprietary weather strip - by J Reid

5 New cavity brickwork:
- Stainless steel wall ties fixed back to blockwork @ max. 900mm horizontally and @ max. 450mm vertically. Must have effective drip.
- Weep holes in Brickwork string immediately above all cavity trays/closers.
- 50mm cavity
- 80mm cavity insulation batts mechanically fixed to inner blockwork
- 150mm thick Durox thermal blockwork

6 Steel portal frame - by J Reid & Sons

7 Cavity Tray & Closer at top of Party Wall

8 Lead Flashing (CODE 3) dressed over conc coping laid to top of exg parapet detail to Nationwide building taken up face of new brick and secured on lead clips. Condition of Parapet (brick on edge detail) to be assessed on site. May need to be replaced with new brickwork.

9 PC white conc. coping stone on lead cored DPC

10 Party wall with Nationwide Building Society at 48 Kilburn High Road

11 80mm cavity insulation batts mechanically clipped to blockwork

12 150mm thick Durox thermal blockwork. Set blockwork 50mm in front of inner face of portal steels. Fire Protection to steelwork to be provisionally 1 HR FR - to be confirmed with Bldg Inspector

13 Plaster finish - 20mm sand/cement render and 3mm setting coat

14 20mm thick marble slabs on bedding on power floated slab

15 125mm deep in-situ reinforced L-wing concrete floor slab with power floated finish - By main contractor. Galv. steel permanent shuttering - J Reid & Sons

16 Flexible expansion joint btwn boundary wall and concrete floor

17 Steel beams to carry outer portion of conc.floor - by J Reid

18 First floor steel beam - by J Reid & Sons

19 Approximate line of suspended ceiling - to client detail

20 Bituthene DPM taken up all perimeter walls a min. 600m above highest grd level

21 Chemically injected DPC to existing perimeter wall to No. 264. Ht to be determined by ht. of adjacent grd levels

22 Flexible joint to junction of exg perimeter wall where new retaining wall cast to struc. eng's detail - by main contractor

23 Conc. retaining wall and return slab - to struc. eng's detail

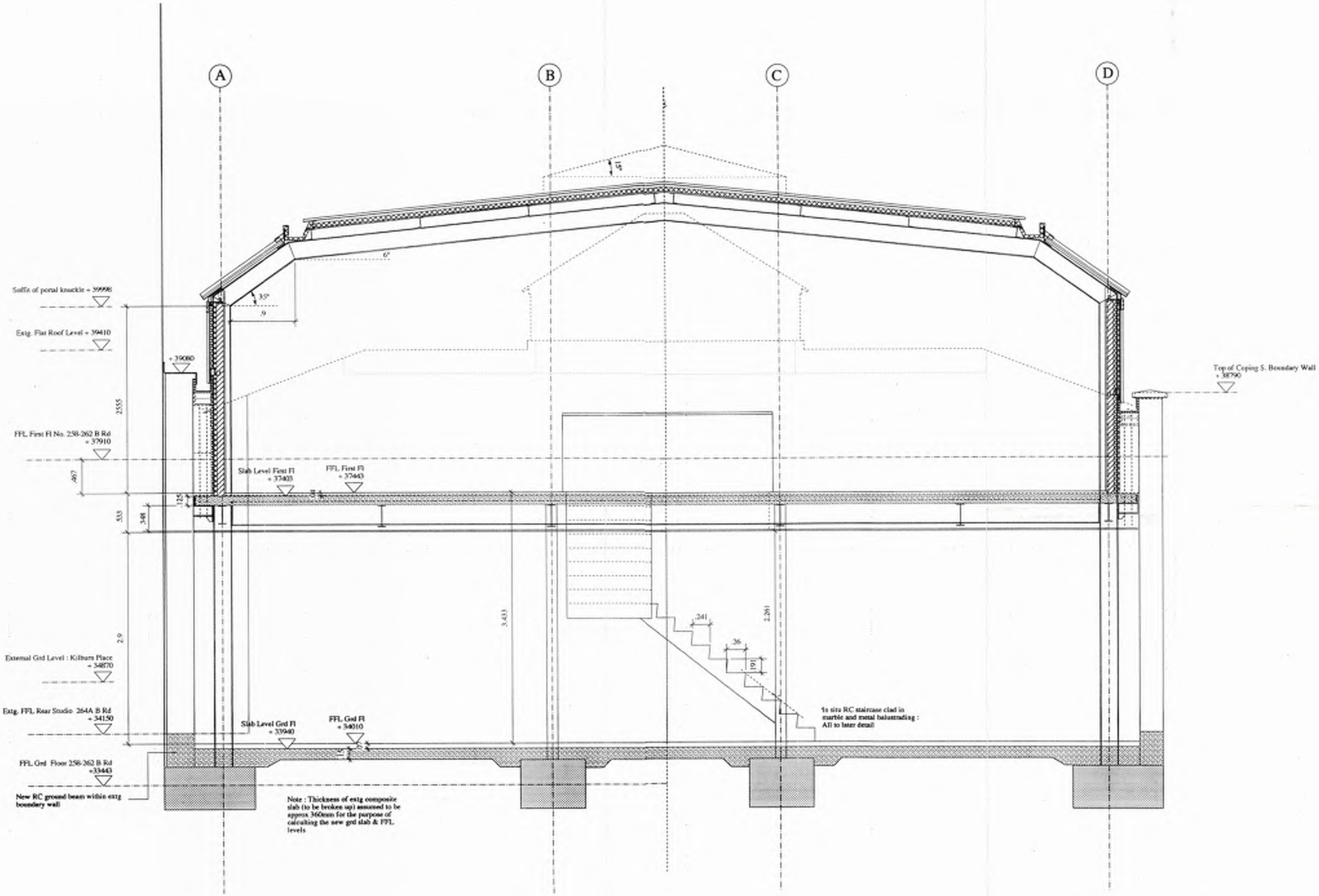
24 Min. 60mm screed on 30mm Jablite insulation on bituthene DPM on 150mm conc slab cast over exg slab. Lap DPM with new DPM around new column bases (see struc. eng's details). Take bituthene up perimeter walls min 600mm and ensure full lap with all new injected DPC's. New inner wall at GF to secure bituthene yet to be decided by client. Provide min 300mm lap with new DPM to new bldg at 258-262 Belsize Rd 150

SECTION LOCATION PLAN

REV 'A' JULY 1995
1 Levels amended

AP (a.) alan power (ARCHITECTS)	DRAWING BOUNDARY WALL DETAILS @ NATIONWIDE	DRAWING No. 272/D.101
	PROJECT 50-52 KILBURN HIGH ROAD & 258/262 BELSIZE RD LONDON NW6	Rev. A
		Scale 1:10
	CLIENT CASTLE TRADING LTD.	Date JUNE 1995
		Drawn

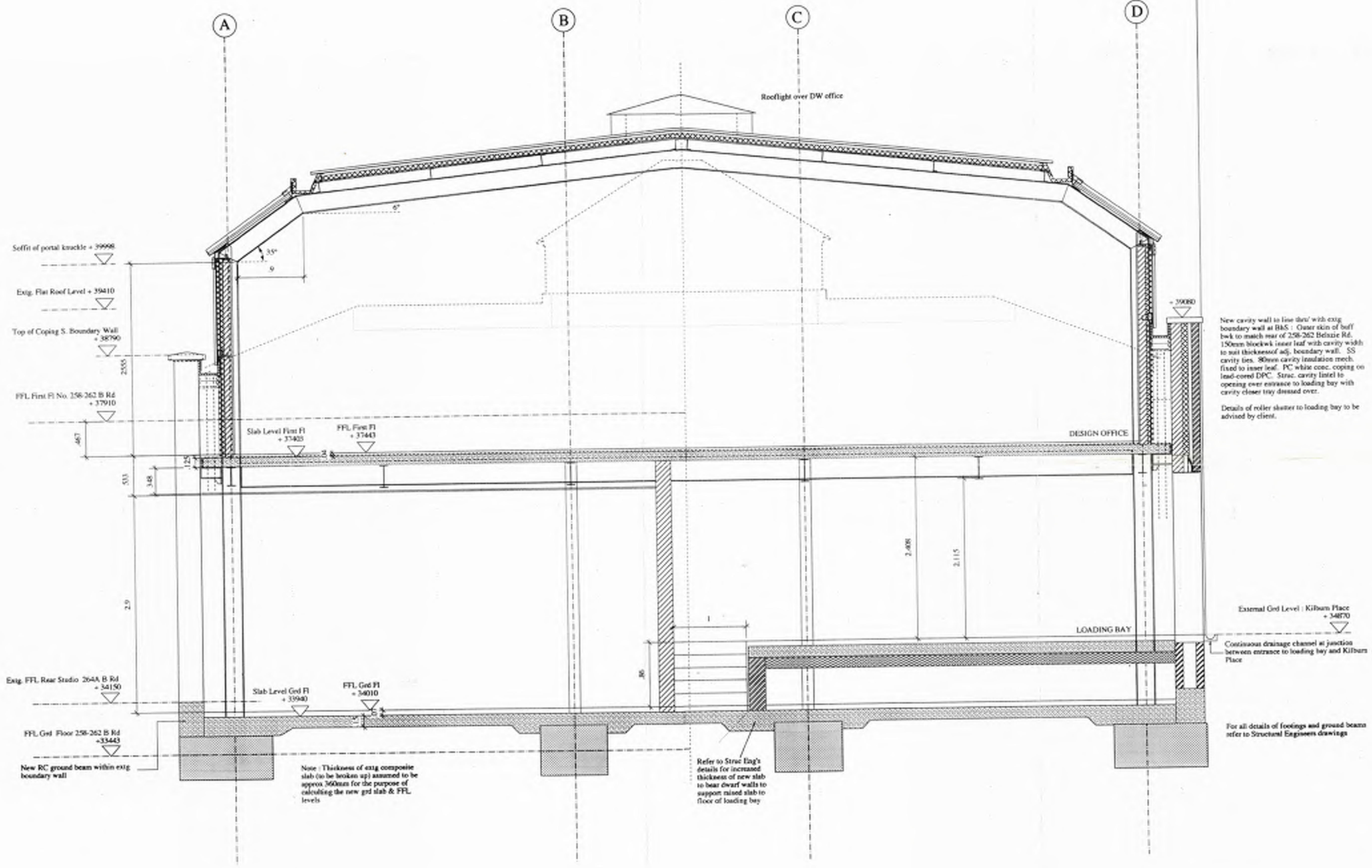
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE



REV 'A' JULY 1995 : REDRAWN AND RE-SCALED TO 1:25 SCALE

AP (a.) alan power (ARCHITECTS.)	DRAWING CROSS SECTION	DRWG. N°. 272/204
	PROJECT 50-52 KILBURN HIGH ROAD & 258/262 BELSIZE RD LONDON NW6	Rev. A
		Scale 1 : 25
	CLIENT CASTLE TRADING LTD.	Date JUNE 1995
		Drawn

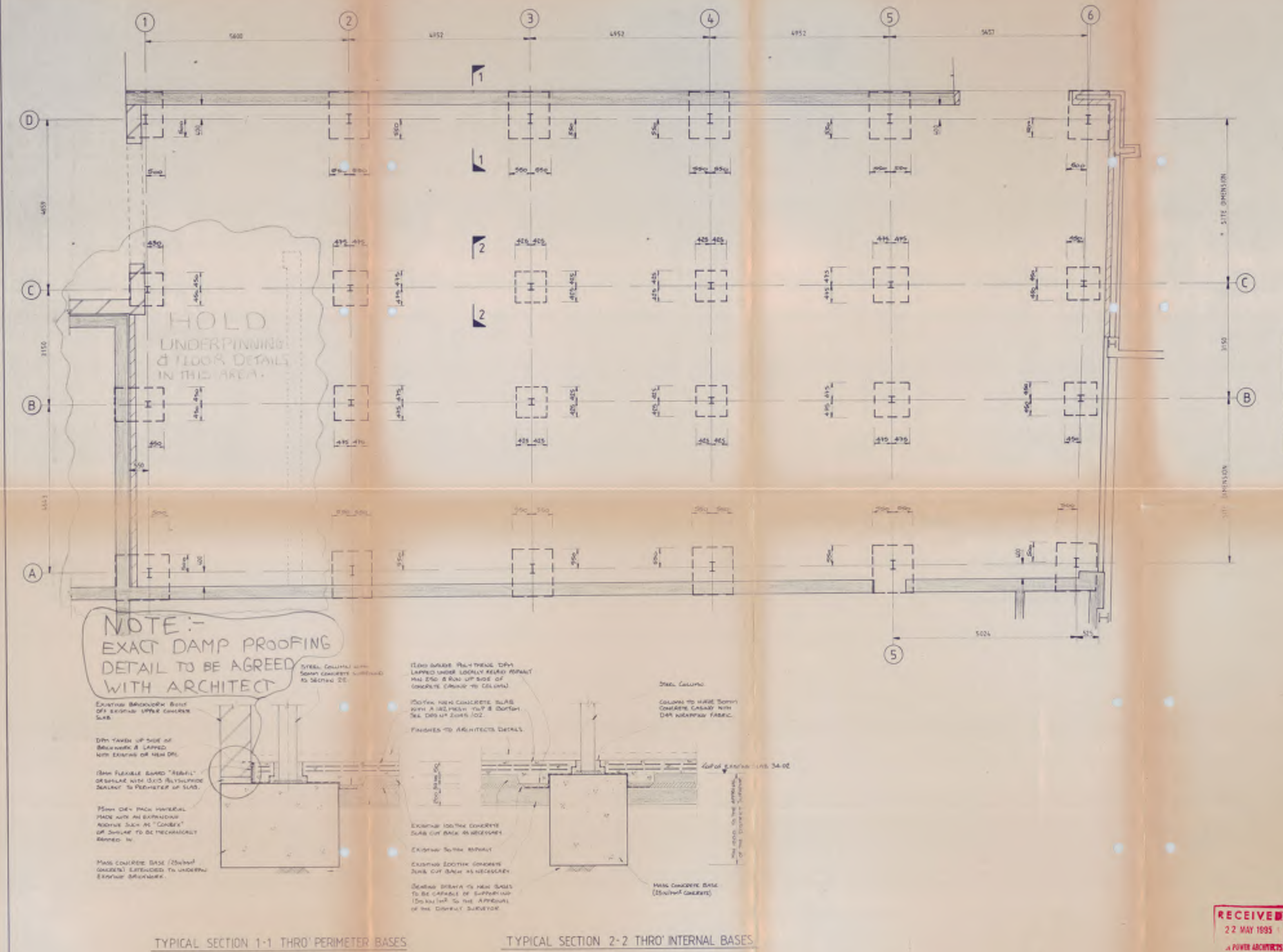
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE



REV 'A' JULY 1995 : REDRAWN AND RE-SCALED TO 1:25 SCALE

AP (a.) alan power | (ARCHITECTS.)	DRAWING CROSS SECTION THRU' LOADING BAY	DRWG. N°. 272/203
	PROJECT 50-52 KILBURN HIGH ROAD & 258/262 BELSIZE RD LONDON NW6	Rev. A
		Scale 1 : 25
	CLIENT CASTLE TRADING LTD.	Date JUNE 1995
		Drawn

DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO BE CHECKED ON SITE



TYPICAL SECTION 1-1 THRO' PERIMETER BASES

TYPICAL SECTION 2-2 THRO' INTERNAL BASES

General Notes.

All concrete is to have a minimum cub

Mass Concrete = 25 N/mm2. at 28
Reinforced Concrete = 35 N/mm2.
Nominal aggregate size is to be 20 m

All dimensions to be checked on site
to construction and the Engineer to
discrepancies.

All new steelwork is to comply with B.
amendments, or B.S.5950. 1985 a
as directed.

All new timber is to comply with BS 5
and be treated.

All dimensions are in millimetres unle

Fire casing to steelwork is to be
Gypsum plasterboard with joints taped
with skin coat of Gypsum plaster
resistance.

All welds are to be continuous 6m
otherwise stated.

This drawing to be read in conjunc
Architects and other specialists draw

All work to be carried out to the
Authority District Surveyor or Building

BASE Nº	SIZE
A1, A6, D1, D6	1000 X 1000 EX UNDERPIN EXIS
A2, A3, A4, A5, D2, D3, D4, D5	1100 X 1100 EX UNDERPIN EXI
B1, B6, C1, C6	900 X 900 EXT UNDERPIN EXI
B2, B5, C2, C5	950 X 950
B3, B4, C3, C4	850 X 850

Revision | Date

Drawing
FOUNDATION DE

Project
PHASE 2
STUDIO, 264 BEL

Client
CASTLE TRADI

Architect
ALAN POWER A

Michael Bla

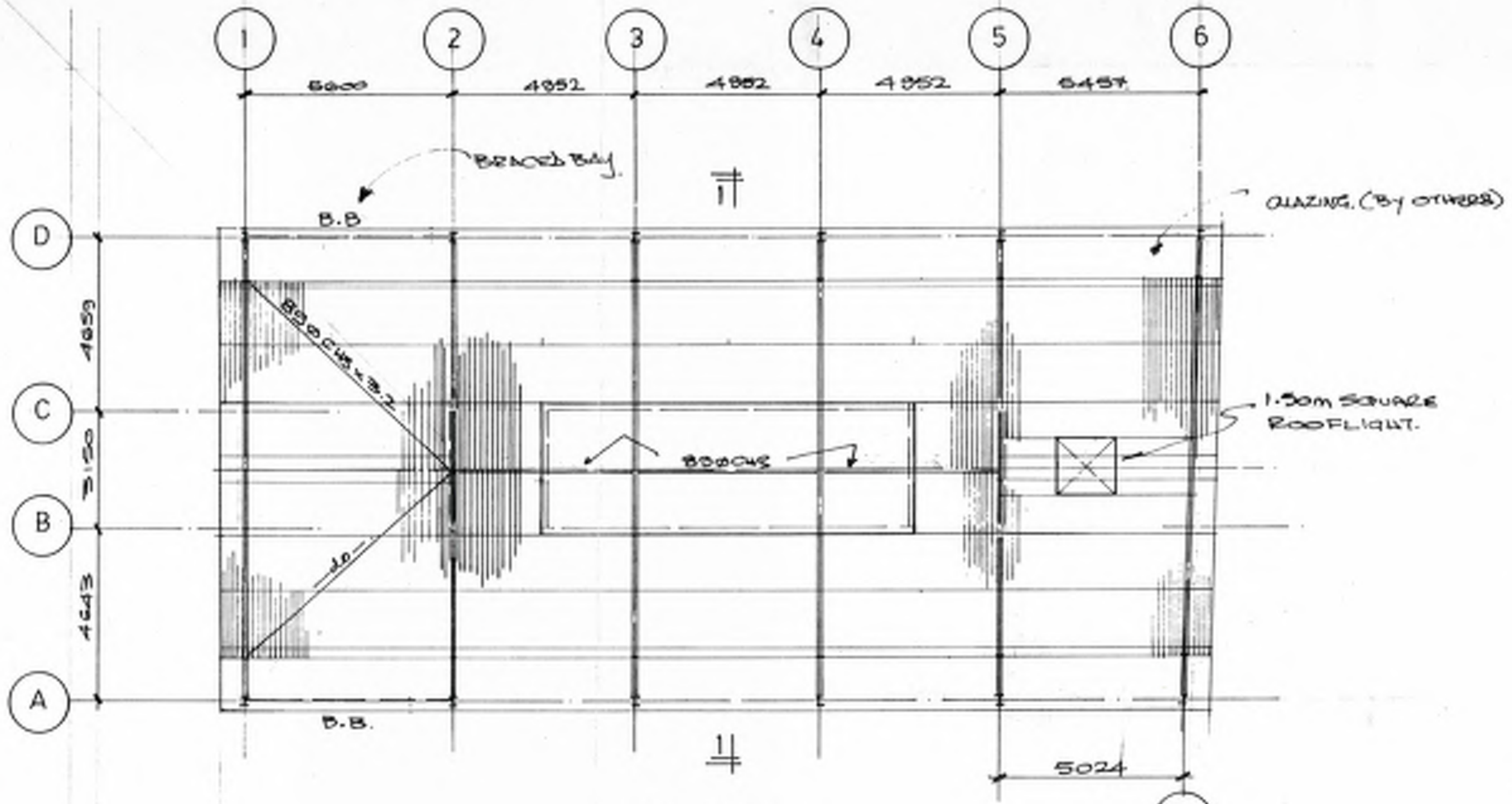
CONSULTING STRUCTURAL

VERITY HOUSE, 40 HOLMESDALE ROAD

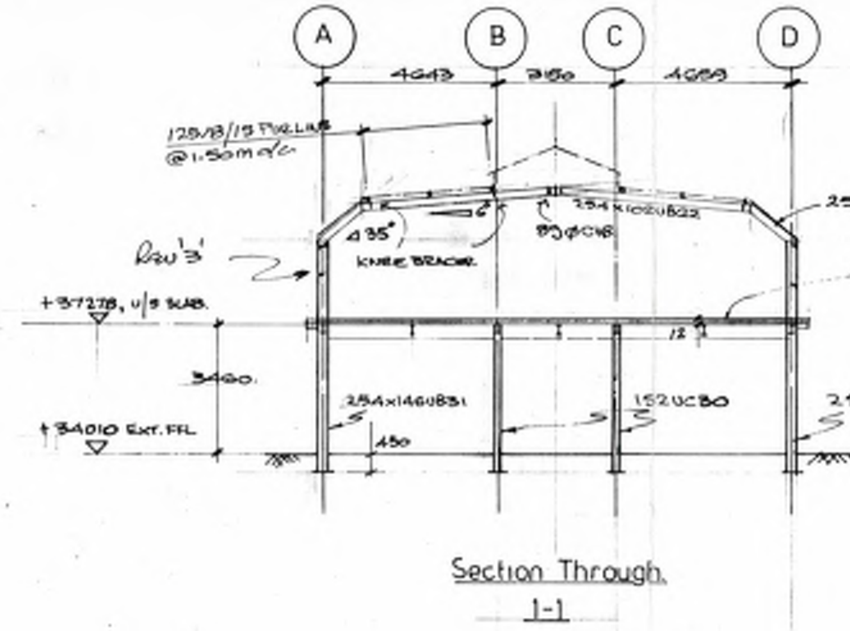
TELEPHONE 0737 244866

Scale 1:50 1:20

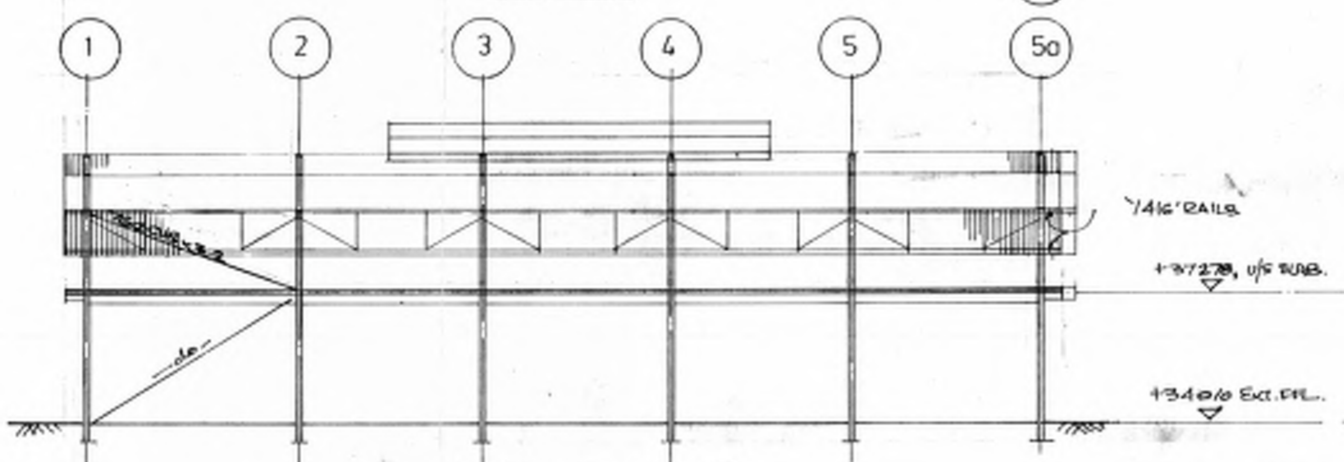
Date MAR 95 | Job No. 2045



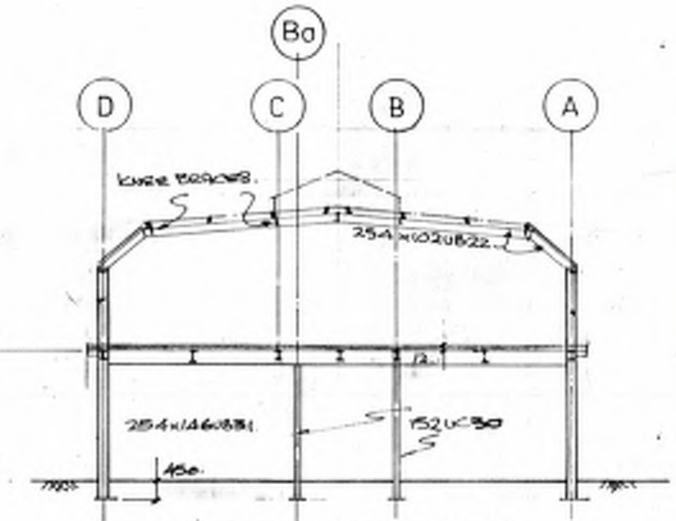
Roof Plan



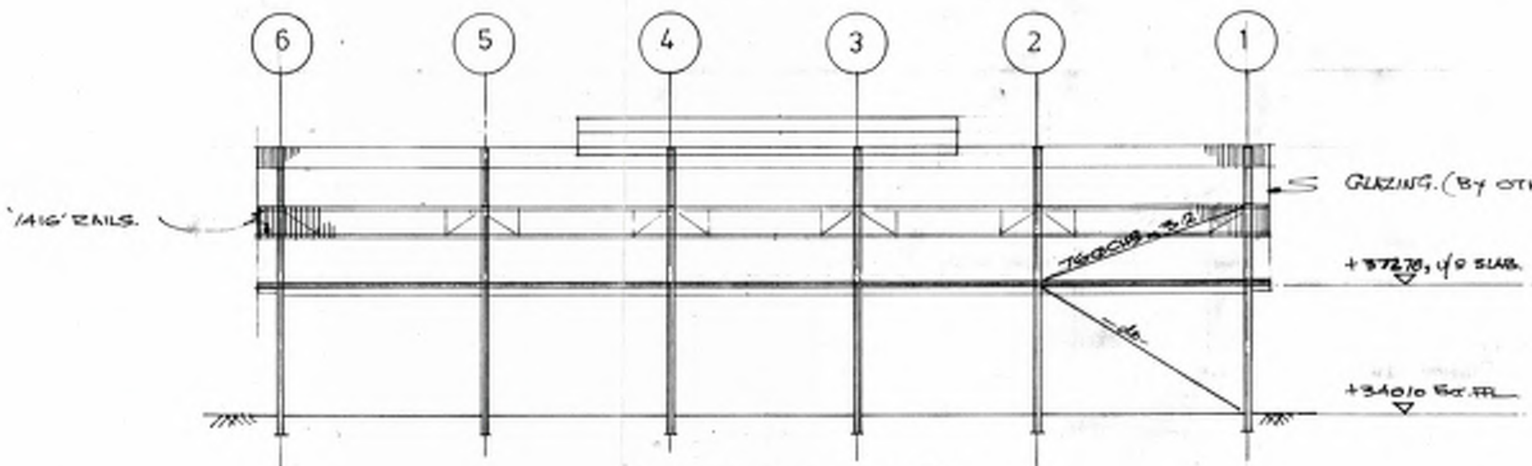
Section Through
1-1



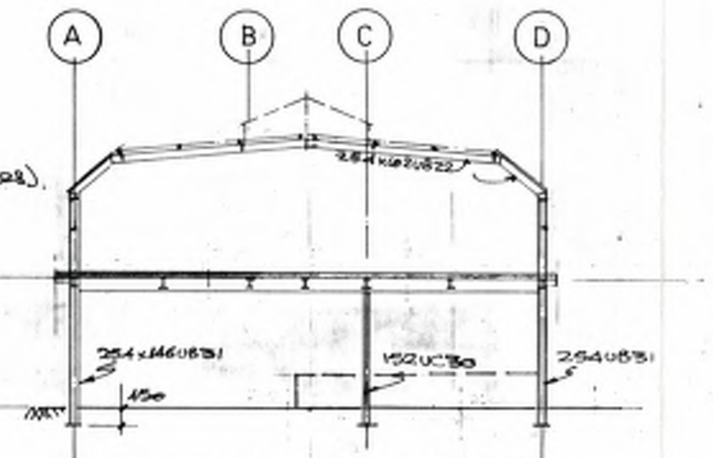
Side Elevation Grid (A)



Gable Elevation Grid (1)



Side Elevation Grid (D)



Gable Elevation Grid (5a)/(6)

43499
ENQUIRY No 2

Rev	Description
4	GENERAL REVISIONS.
3	REVISIONS-SIDE RAILS
2	MINOR AMENDMENTS.
1	ISSUED FOR APPROVAL.

CONTRACT
Castle Trading - Phase
Belsize Road, London.

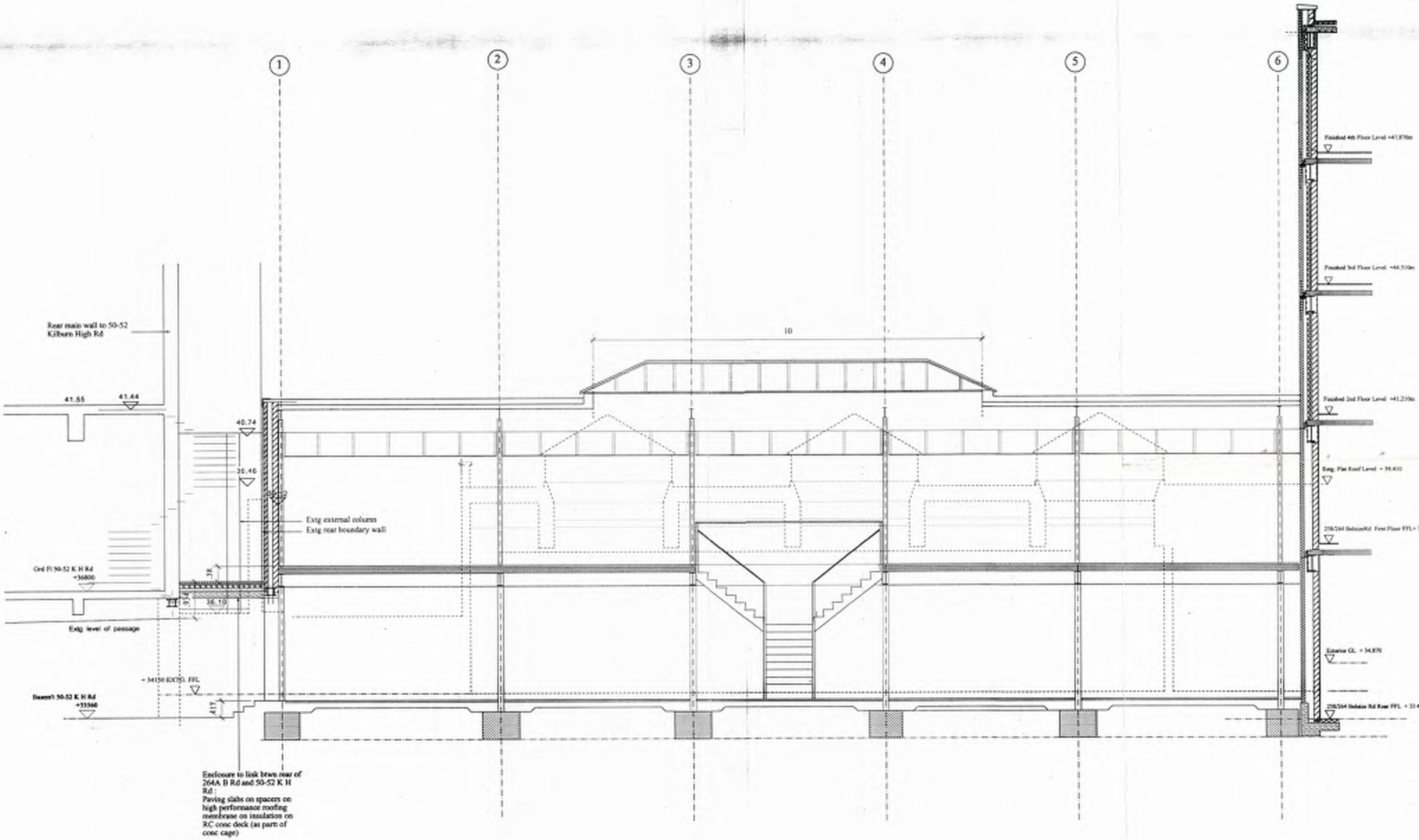
DESCRIPTION
General Arrangement D

SCALE 1 : 100

DRAWN BY [signature] DATE Jun

JOHN REID & SONS (STRUCST
REID STREET CHRISTCHURCH
DORSET BH23 2BT ENGLAND
TEL: 01202 483333 FAX: 01202 475103
TLX: 41266 REID G

DRAWING No 5262/2/S1/4



REV 'A' JULY 1995
1 REDRAWN AND HANDED

AP (a.) alan power (ARCHITECTS.)	DRAWING: LONGITUDINAL SECTION	DRWG. Nº. 272/205
	PROJECT: 50-52 KILBURN HIGH ROAD & 258/262 BELSIZE RD LONDON NW6	Rev. A
		Scale 1 : 50
	CLIENT: CASTLE TRADING LTD.	Date MARCH 1995
		Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE