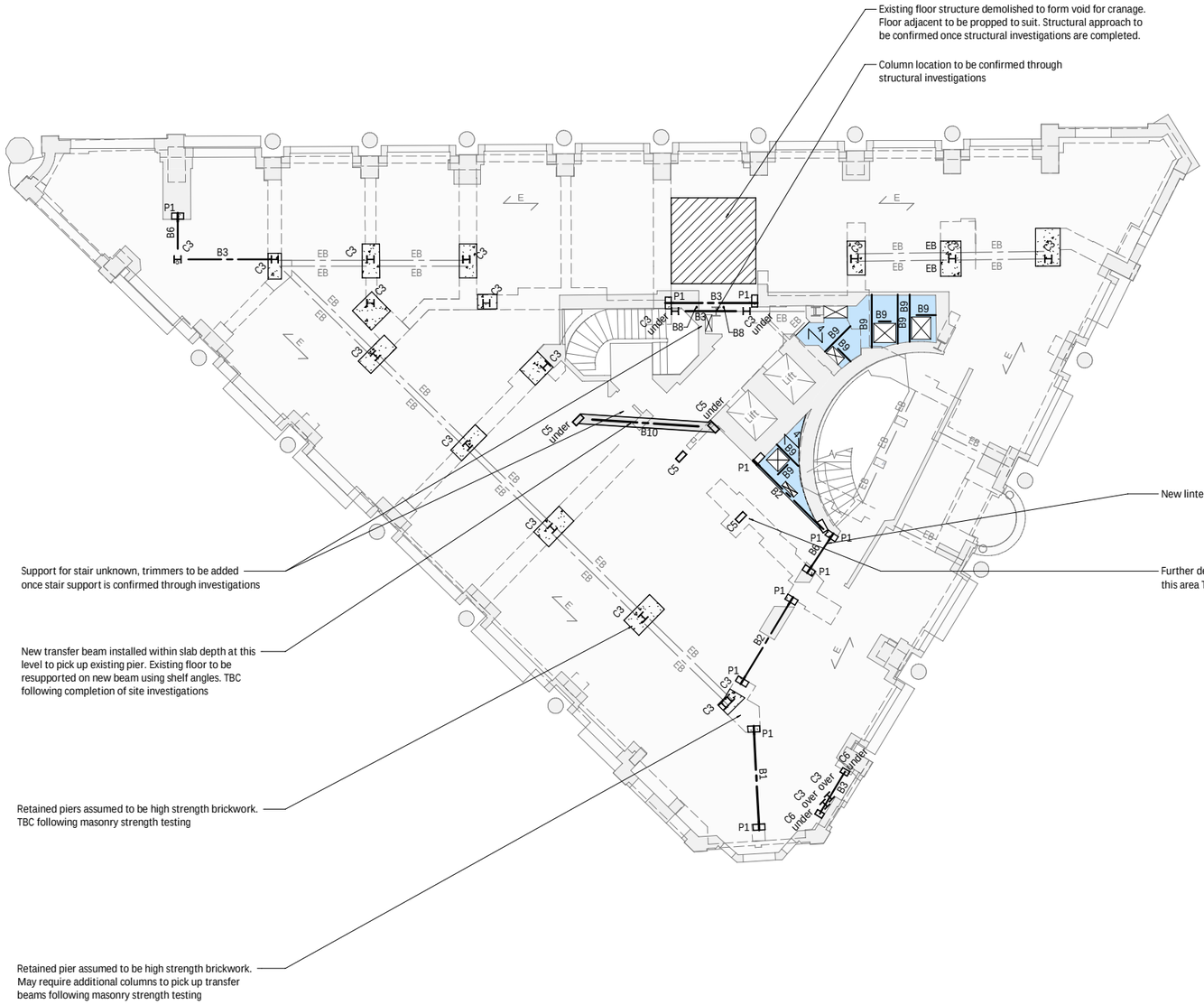
The existing structural information shown on these drawings is based on visual inspection of the building, limited opening up works and relevant archive information. All details of the existing construction are subject to confirmation by the Contractor during the works on site. No materials are to be ordered until the relevant details and conditions are confirmed by the Contractor on site. Should the contractor discover any discrepancies between the assumed existing structure and what is found on site they should notify the engineer immediately, and await further instruction



100mm @ A1 (50mm @ A3)

1. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check drawing has been printed to the intended scale the above bar should be 100mm.
3. Any setting out dimensions shown in red are to be confirmed by the architect. All dimensions are to be checked by the contractor against site dimensions prior to fabrication /commencement of work on site. Beams and columns are to be centred on grid unless noted otherwise. Setting out of steelwork is shown to the centre of symmetric sections and to the back face of PFCs and RSAs.
4. Investigations required as per HTS sketches SK002 and SK006 to determine extent of load bearing structure. Proposed works shown on these drawings are therefore indicative only and subject to strip out works and investigations
5. Access not available to visually inspect and investigation ground and basement areas due to existing tenants

Proposed Steel Cols

Ref	Type
C2	SHS100x100x10
C3	UC254x254x107
C4	SHS150x150x10
C5	RHS400x200x12.5
C6	RHS300x200x12.5

Proposed Steel Beams

Ref	Type
B1	UC203x203x71
B2	UB203x133x30
B3	UC254x254x107
B5	UC152x152x23
B6	UC203x203x46
B7	UB254x146x43
B8	PFC150x75x18
B9	UB203x133x25
B10	UC305x305x198

Proposed Floors

Ref	Description
1	200thk RC slab
2	200x50wd C24 joists at 400c.c. 22mm OSB board screwed to top face of joists
3	30thk steel mesh grating rated for 5kN/m2 for max span 1500mm
4	130thk profiled NWC slab on TATA Comflor 60 0.9mm gauge deck with A142 mesh top and 1no. H16 bar per trough

Legend

	Proposed RC structure
	Proposed Steel Framing
Dim	Red dimension TBC by architect
PS1	PS1 - 430lg x 215wd x 150dp MC padstone
M	Moment connection
C	Crank

Rev	Date	By	Eng	Amendment
P3	03.05.24	HS	DP	Revised Stage 2 Issue
P2	26.04.24	HS	DP	Revised Stage 2 Issue
P1	09.12.21	MC	GW	Stage 2 Issue

HEYNE TILLETT STEEL
STRUCTURAL & CIVIL ENGINEERS
http://hts.uk.com/

Job Name
Southampton Row, 31,
Holborn, London
WC1B 5HA

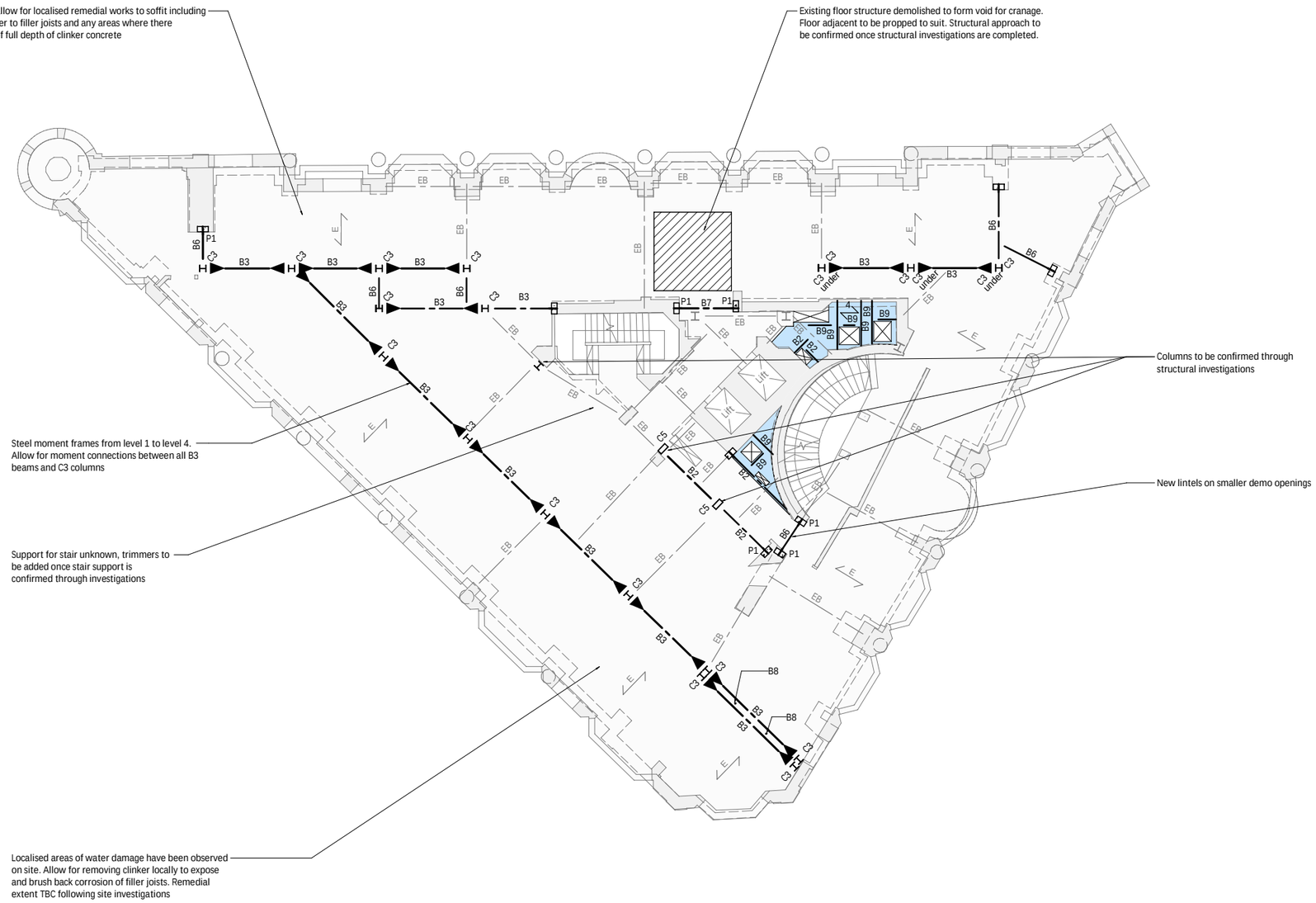
Drawing Title
Proposed
First Floor Plan

Purpose of Issue Preliminary | Scale at A1 1 : 100

Drg No 2459-HTS-00-01-DR-S-2110

HTS Job No | Suitability S1 | Rev P3

The existing structural information shown on these drawings is based on visual inspection of the building, limited opening up works and relevant archive information. All details of the existing construction are subject to confirmation by the Contractor during the works on site. No materials are to be ordered until the relevant details and conditions are confirmed by the Contractor on site. Should the contractor discover any discrepancies between the assumed existing structure and what is found on site they should notify the engineer immediately, and await further instruction



100mm @ A1 (50mm @ A3)

1. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check drawing has been printed to the intended scale the above bar should be 100mm.
3. Any setting out dimensions shown in red are to be confirmed by the architect. All dimensions are to be checked by the contractor against site dimensions prior to fabrication /commencement of work on site. Beams and columns are to be centred on grid unless noted otherwise. Setting out of steelwork is shown to the centre of symmetric sections and to the back face of PFCs and RSAs.
4. Investigations required as per HTS sketches SK002 and SK006 to determine extent of load bearing structure. Proposed works shown on these drawings are therefore indicative only and subject to strip out works and investigations
5. Access not available to visually inspect and investigation ground and basement areas due to existing tenants

Proposed Steel Cols

Ref	Type
C2	SHS100x100x10
C3	UC254x254x107
C4	SHS150x150x10
C5	RHS400x200x12.5
C6	RHS300x200x12.5

Proposed Steel Beams

Ref	Type
B1	UC203x203x71
B2	UB203x133x30
B3	UC254x254x107
B5	UC152x152x23
B6	UC203x203x46
B7	UB254x146x43
B8	PFC150x75x18
B9	UB203x133x25
B10	UC305x305x198

Proposed Floors

Ref	Description
1	200thk RC slab
2	200x50wd C24 joists at 400c.c. 22mm OSB board screwed to top face of joists
3	30thk steel mesh grating rated for 5kN/m2 for max span 1500mm
4	130thk profiled NWC slab on TATA Comflor 60 0.9mm gauge deck with A142 mesh top and 1no. H16 bar per trough

Legend

	Proposed RC structure
	Proposed Steel Framing
Dim	Red dimension TBC by architect
PS1	PS1 - 430lg x 215wd x 150dp MC padstone
M	Moment connection
C	Crank

Rev	Date	By	Eng	Amendment
P3	03.05.24	HS	DP	Revised Stage 2 Issue
P2	26.04.24	HS	DP	Revised Stage 2 Issue
P1	09.12.21	MC	GW	Stage 2 Issue

HEYNE TILLETT STEEL
STRUCTURAL & CIVIL ENGINEERS
http://hts.uk.com/

Job Name
Southampton Row, 31,
Holborn, London
WC1B 5HA

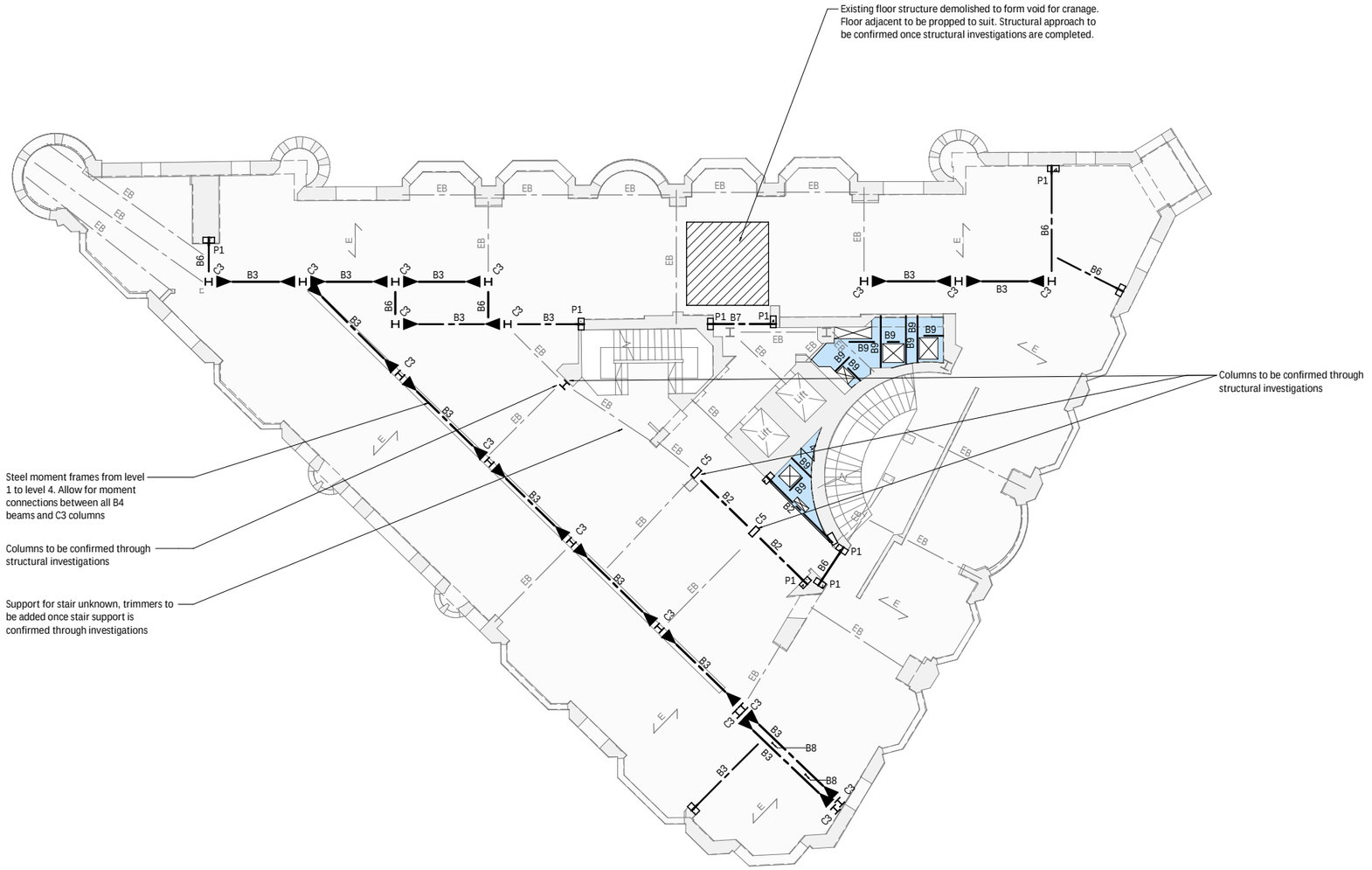
Drawing Title
Proposed
Second Floor Plan

Purpose of Issue Preliminary | Scale at A1 1 : 100

Drg No 2459-HTS-00-02-DR-S-2120

HTS Job No | Suitability S1 | Rev P3

The existing structural information shown on these drawings is based on visual inspection of the building, limited opening up works and relevant archive information. All details of the existing construction are subject to confirmation by the Contractor during the works on site. No materials are to be ordered until the relevant details and conditions are confirmed by the Contractor on site. Should the contractor discover any discrepancies between the assumed existing structure and what is found on site they should notify the engineer immediately, and await further instruction



100mm @ A1 (50mm @ A3)

1. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check drawing has been printed to the intended scale the above bar should be 100mm.
3. Any setting out dimensions shown in red are to be confirmed by the architect. All dimensions are to be checked by the contractor against site dimensions prior to fabrication /commencement of work on site. Beams and columns are to be centred on grid unless noted otherwise. Setting out of steelwork is shown to the centre of symmetric sections and to the back face of PFCs and RSAs.
4. Investigations required as per HTS sketches SK002 and SK006 to determine extent of load bearing structure. Proposed works shown on these drawings are therefore indicative only and subject to strip out works and investigations
5. Access not available to visually inspect and investigation ground and basement areas due to existing tenants

Proposed Steel Cols

Ref	Type
C2	SHS100x100x10
C3	UC254x254x107
C4	SHS150x150x10
C5	RHS400x200x12.5
C6	RHS300x200x12.5

Proposed Steel Beams

Ref	Type
B1	UC203x203x71
B2	UB203x133x30
B3	UC254x254x107
B5	UC152x152x23
B6	UC203x203x46
B7	UB254x146x43
B8	PFC150x75x18
B9	UB203x133x25
B10	UC305x305x198

Proposed Floors

Ref	Description
1	200thk RC slab
2	200x50wd C24 joists at 400c.c. 22mm OSB board screwed to top face of joists
3	30thk steel mesh grating rated for 5kN/m2 for max span 1500mm
4	130thk profiled NWC slab on TATA Comflor 60 0.9mm gauge deck with A142 mesh top and 1no. H16 bar per trough

Legend

	Proposed RC structure
	Proposed Steel Framing
Dim	Red dimension TBC by architect
PS1	PS1 - 430lg x 215wd x 150dp MC padstone
M Moment connection	C Crank

Rev	Date	By	Eng	Amendment
P3	03.05.24	HS	DP	Revised Stage 2 Issue
P2	26.04.24	HS	DP	Revised Stage 2 Issue
P1	09.12.21	MC	GW	Stage 2 Issue

HEYNE TILLETT STEEL
STRUCTURAL & CIVIL ENGINEERS
http://hts.uk.com/

Job Name
Southampton Row, 31,
Holborn, London
WC1B 5HA

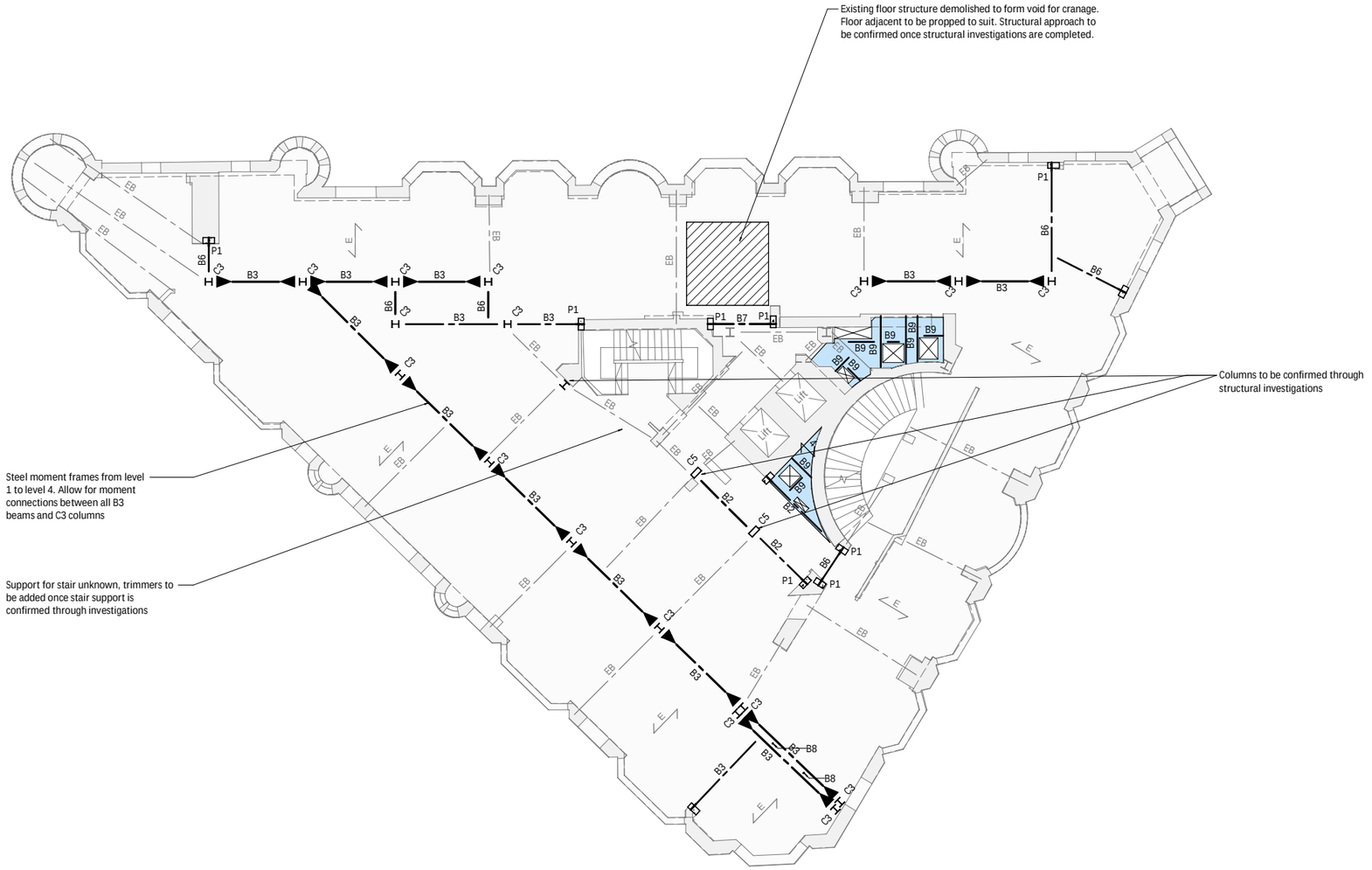
Drawing Title
Proposed
Third Floor Plan

Purpose of Issue Preliminary | Scale at A1 1 : 100

Drg No 2459-HTS-00-03-DR-S-2130

HTS Job No | Suitability S1 | Rev P3

The existing structural information shown on these drawings is based on visual inspection of the building, limited opening up works and relevant archive information. All details of the existing construction are subject to confirmation by the Contractor during the works on site. No materials are to be ordered until the relevant details and conditions are confirmed by the Contractor on site. Should the contractor discover any discrepancies between the assumed existing structure and what is found on site they should notify the engineer immediately, and await further instruction



100mm @ A1 (50mm @ A3)

1. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check drawing has been printed to the intended scale the above bar should be 100mm.
3. Any setting out dimensions shown in red are to be confirmed by the architect. All dimensions are to be checked by the contractor against site dimensions prior to fabrication /commencement of work on site. Beams and columns are to be centred on grid unless noted otherwise. Setting out of steelwork is shown to the centre of symmetric sections and to the back face of PFCs and RSAs.
4. Investigations required as per HTS sketches SK002 and SK006 to determine extent of load bearing structure. Proposed works shown on these drawings are therefore indicative only and subject to strip out works and investigations
5. Access not available to visually inspect and investigation ground and basement areas due to existing tenants

Proposed Steel Cols

Ref	Type
C2	SHS100x100x10
C3	UC254x254x107
C4	SHS150x150x10
C5	RHS400x200x12.5
C6	RHS300x200x12.5

Proposed Steel Beams

Ref	Type
B1	UC203x203x71
B2	UB203x133x30
B3	UC254x254x107
B5	UC152x152x23
B6	UC203x203x46
B7	UB254x146x43
B8	PFC150x75x18
B9	UB203x133x25
B10	UC305x305x198

Proposed Floors

Ref	Description
1	200thk RC slab
2	200x50wd C24 joists at 400c.c. 22mm OSB board screwed to top face of joists
3	30thk steel mesh grating rated for 5kN/m2 for max span 1500mm
4	130thk profiled NWC slab on TATA Comflor 60 0.9mm gauge deck with A142 mesh top and 1no. H16 bar per trough

Legend

	Proposed RC structure
	Proposed Steel Framing
Dim	Red dimension TBC by architect
PS1	PS1 - 430lg x 215wd x 150dp MC padstone
M	Moment connection
C	Crank

Rev	Date	By	Eng	Amendment
P3	03.05.24	HS	DP	Revised Stage 2 Issue
P2	26.04.24	HS	DP	Revised Stage 2 Issue
P1	09.12.21	MC	GW	Stage 2 Issue

HEYNE TILLETT STEEL

STRUCTURAL & CIVIL ENGINEERS

http://hts.uk.com/

Job Name

Southampton Row, 31,

Holborn, London
WC1B 5HA

Drawing Title

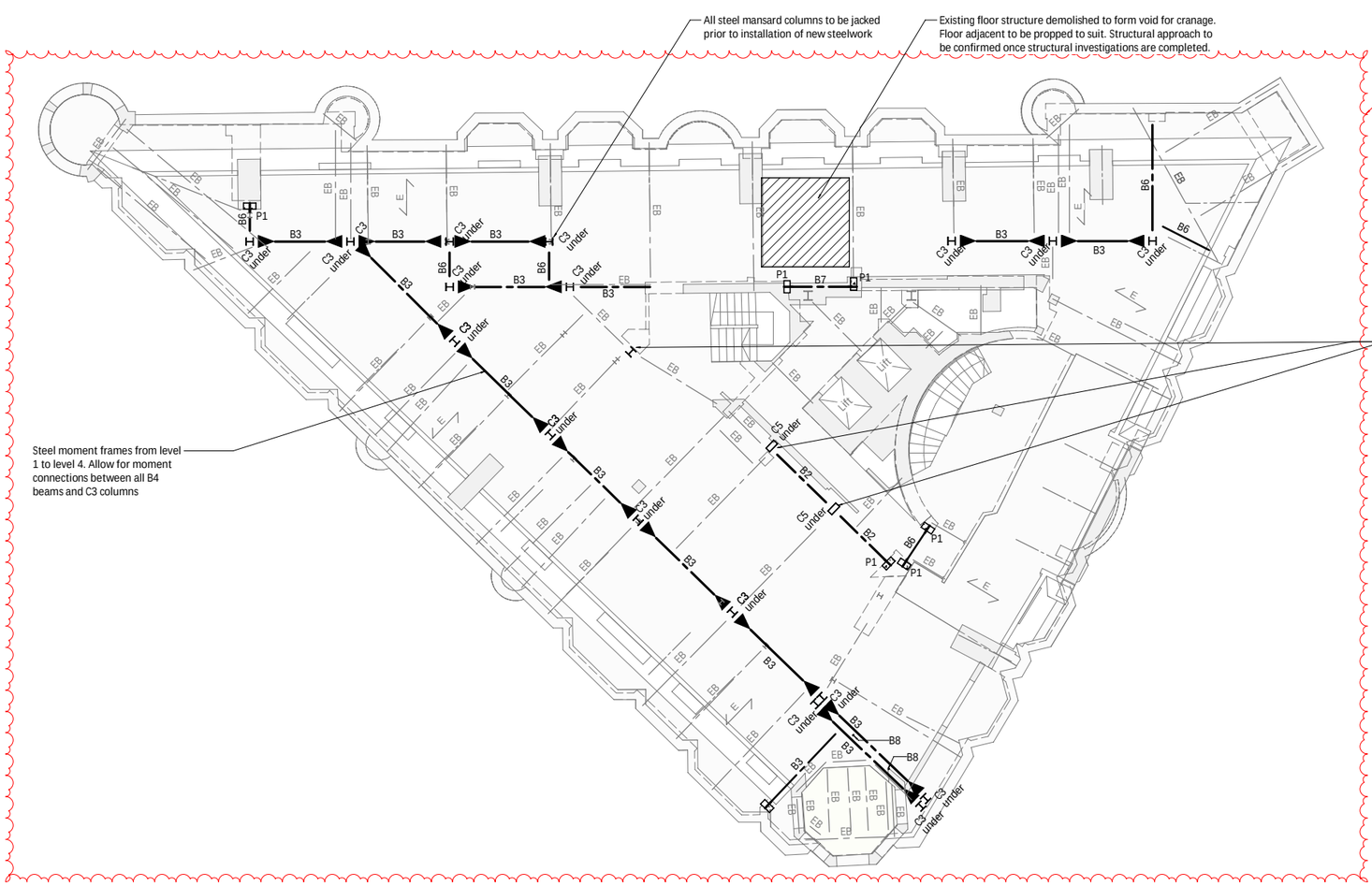
Proposed Fourth Floor Plan

Purpose of Issue Preliminary | Scale at A1 1 : 100

Drg No 2459-HTS-00-04-DR-S-2140

HTS Job No | Suitability S1 | Rev P3

The existing structural information shown on these drawings is based on visual inspection of the building, limited opening up works and relevant archive information. All details of the existing construction are subject to confirmation by the Contractor during the works on site. No materials are to be ordered until the relevant details and conditions are confirmed by the Contractor on site. Should the contractor discover any discrepancies between the assumed existing structure and what is found on site they should notify the engineer immediately, and await further instruction



100mm @ A1 (50mm @ A3)

1. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check drawing has been printed to the intended scale the above bar should be 100mm.
3. Any setting out dimensions shown in red are to be confirmed by the architect. All dimensions are to be checked by the contractor against site dimensions prior to fabrication /commencement of work on site. Beams and columns are to be centred on grid unless noted otherwise. Setting out of steelwork is shown to the centre of symmetric sections and to the back face of PFCs and RSAs.
4. Investigations required as per HTS sketches SK002 and SK006 to determine extent of load bearing structure. Proposed works shown on these drawings are therefore indicative only and subject to strip out works and investigations
5. Access not available to visually inspect and investigation ground and basement areas due to existing tenants

Proposed Steel Cols

Ref	Type
C2	SHS100x100x10
C3	UC254x254x107
C4	SHS150x150x10
C5	RHS400x200x12.5
C6	RHS300x200x12.5

Proposed Steel Beams

Ref	Type
B1	UC203x203x71
B2	UB203x133x30
B3	UC254x254x107
B5	UC152x152x23
B6	UC203x203x46
B7	UB254x146x43
B8	PFC150x75x18
B9	UB203x133x25
B10	UC305x305x198

Proposed Floors

Ref	Description
1	200thk RC slab
2	200x50wd C24 joists at 400c.c. 22mm OSB board screwed to top face of joists
3	30thk steel mesh grating rated for 5kN/m2 for max span 1500mm
4	130thk profiled NWC slab on TATA Comflor 60 0.9mm gauge deck with A142 mesh top and 1no. H16 bar per trough

Legend

	Proposed RC structure
	Proposed Steel Framing
Dim	Red dimension TBC by architect
PS1	PS1 - 430lg x 215wd x 150dp MC padstone
M	Moment connection
C	Crank

Rev	Date	By	Eng	Amendment
P3	03.05.24	HS	DP	Revised Stage 2 Issue
P2	26.04.24	HS	DP	Revised Stage 2 Issue
P1	09.12.21	MC	GW	Stage 2 Issue

HEYNE TILLETT STEEL
STRUCTURAL & CIVIL ENGINEERS
http://hts.uk.com/

Job Name
Southampton Row, 31,
Holborn, London
WC1B 5HA

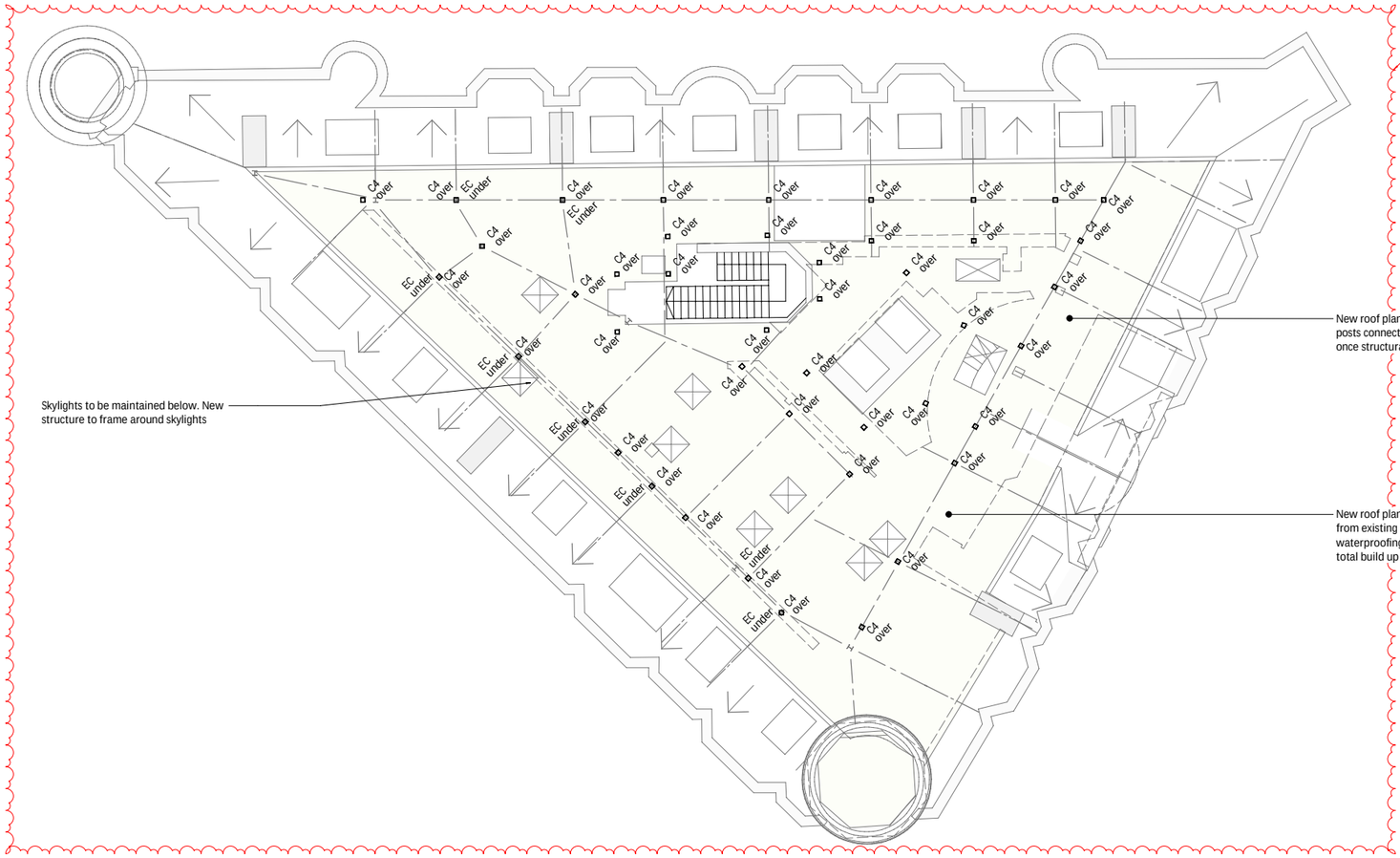
Drawing Title
Proposed
Fifth Floor Plan

Purpose of Issue Preliminary | Scale at A1 1 : 100

Drg No 2459-HTS-00-05-DR-S-2150

HTS Job No | Suitability S1 | Rev P3

The existing structural information shown on these drawings is based on visual inspection of the building, limited opening up works and relevant archive information. All details of the existing construction are subject to confirmation by the Contractor during the works on site. No materials are to be ordered until the relevant details and conditions are confirmed by the Contractor on site. Should the contractor discover any discrepancies between the assumed existing structure and what is found on site they should notify the engineer immediately, and await further instruction



N

100mm @ A1 (50mm @ A3)

1. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check drawing has been printed to the intended scale the above bar should be 100mm.
3. Any setting out dimensions shown in red are to be confirmed by the architect. All dimensions are to be checked by the contractor against site dimensions prior to fabrication /commencement of work on site. Beams and columns are to be centred on grid unless noted otherwise. Setting out of steelwork is shown to the centre of symmetric sections and to the back face of PFCs and RSAs.
4. Investigations required as per HTS sketches SK002 and SK006 to determine extent of load bearing structure. Proposed works shown on these drawings are therefore indicative only and subject to strip out works and investigations
5. Access not available to visually inspect and investigation ground and basement areas due to existing tenants

Proposed Steel Cols

Ref	Type
C2	SHS100x100x10
C3	UC254x254x107
C4	SHS150x150x10
C5	RHS400x200x12.5
C6	RHS300x200x12.5

Proposed Steel Beams

Ref	Type
B1	UC203x203x71
B2	UB203x133x30
B3	UC254x254x107
B5	UC152x152x23
B6	UC203x203x46
B7	UB254x146x43
B8	PFC150x75x18
B9	UB203x133x25
B10	UC305x305x198

Proposed Floors

Ref	Description
1	200thk RC slab
2	200x50wd C24 joists at 400c.c. 22mm OSB board screwed to top face of joists
3	30thk steel mesh grating rated for 5kN/m2 for max span 1500mm
4	130thk profiled NWC slab on TATA Comflor 60 0.9mm gauge deck with A142 mesh top and 1no. H16 bar per trough

Legend

	Proposed RC structure
	Proposed Steel Framing
Dim	Red dimension TBC by architect
PS1	PS1 - 430lg x 215wd x 150dp MC padstone
M Moment connection	C Crank

Rev	Date	By	Eng	Amendment
P3	03.05.24	HS	DP	Revised Stage 2 Issue
P2	26.04.24	HS	DP	Revised Stage 2 Issue
P1	09.12.21	MC	GW	Stage 2 Issue

HEYNE TILLETT STEEL

STRUCTURAL & CIVIL ENGINEERS

http://hts.uk.com/

Job Name

Southampton Row, 31,

Holborn, London
WC1B 5HA

Drawing Title

Proposed Roof Floor Plan

Purpose of Issue Preliminary | Scale at A1 1 : 100

Drg No 2459-HTS-00-06-DR-S-2160

HTS Job No | Suitability S1 | Rev P3

The existing structural information shown on these drawings is based on visual inspection of the building, limited opening up works and relevant archive information. All details of the existing construction are subject to confirmation by the Contractor during the works on site. No materials are to be ordered until the relevant details and conditions are confirmed by the Contractor on site. Should the contractor discover any discrepancies between the assumed existing structure and what is found on site they should notify the engineer immediately, and await further instruction

100mm @ A1 (50mm @ A3)

1. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check drawing has been printed to the intended scale the above bar should be 100mm.
3. Any setting out dimensions shown in red are to be confirmed by the architect. All dimensions are to be checked by the contractor against site dimensions prior to fabrication /commencement of work on site. Beams and columns are to be centred on grid unless noted otherwise. Setting out of steelwork is shown to the centre of symmetric sections and to the back face of PFCs and RSAs.
4. Investigations required as per HTS sketches SK002 and SK006 to determine extent of load bearing structure. Proposed works shown on these drawings are therefore indicative only and subject to strip out works and investigations
5. Access not available to visually inspect and investigation ground and basement areas due to existing tenants

Proposed Steel Cols

Ref	Type
C2	SHS100x100x10
C3	UC254x254x107
C4	SHS150x150x10
C5	RHS400x200x12.5
C6	RHS300x200x12.5

Proposed Steel Beams

Ref	Type
B1	UC203x203x71
B2	UB203x133x30
B3	UC254x254x107
B5	UC152x152x23
B6	UC203x203x46
B7	UB254x146x43
B8	PFC150x75x18
B9	UB203x133x25
B10	UC305x305x198

Proposed Floors

Ref	Description
1	200thk RC slab
2	200x50wd C24 joists at 400c.c. 22mm OSB board screwed to top face of joists
3	30thk steel mesh grating rated for 5kN/m2 for max span 1500mm
4	130thk profiled NWC slab on TATA Comflor 60 0.9mm gauge deck with A142 mesh top and 1no. H16 bar per trough

Legend

	Proposed RC structure
	Proposed Steel Framing
Dim	Red dimension TBC by architect
PS1	PS1 - 430lg x 215wd x 150dp MC padstone
M Moment connection	C Crank

Rev	Date	By	Eng	Amendment
P2	03.05.24	HS	DP	Revised Stage 2 Issue
P1	26.04.24	HS	DP	Revised Stage 2 Issue

HEYNE TILLETT STEEL
STRUCTURAL & CIVIL ENGINEERS
http://hts.uk.com/

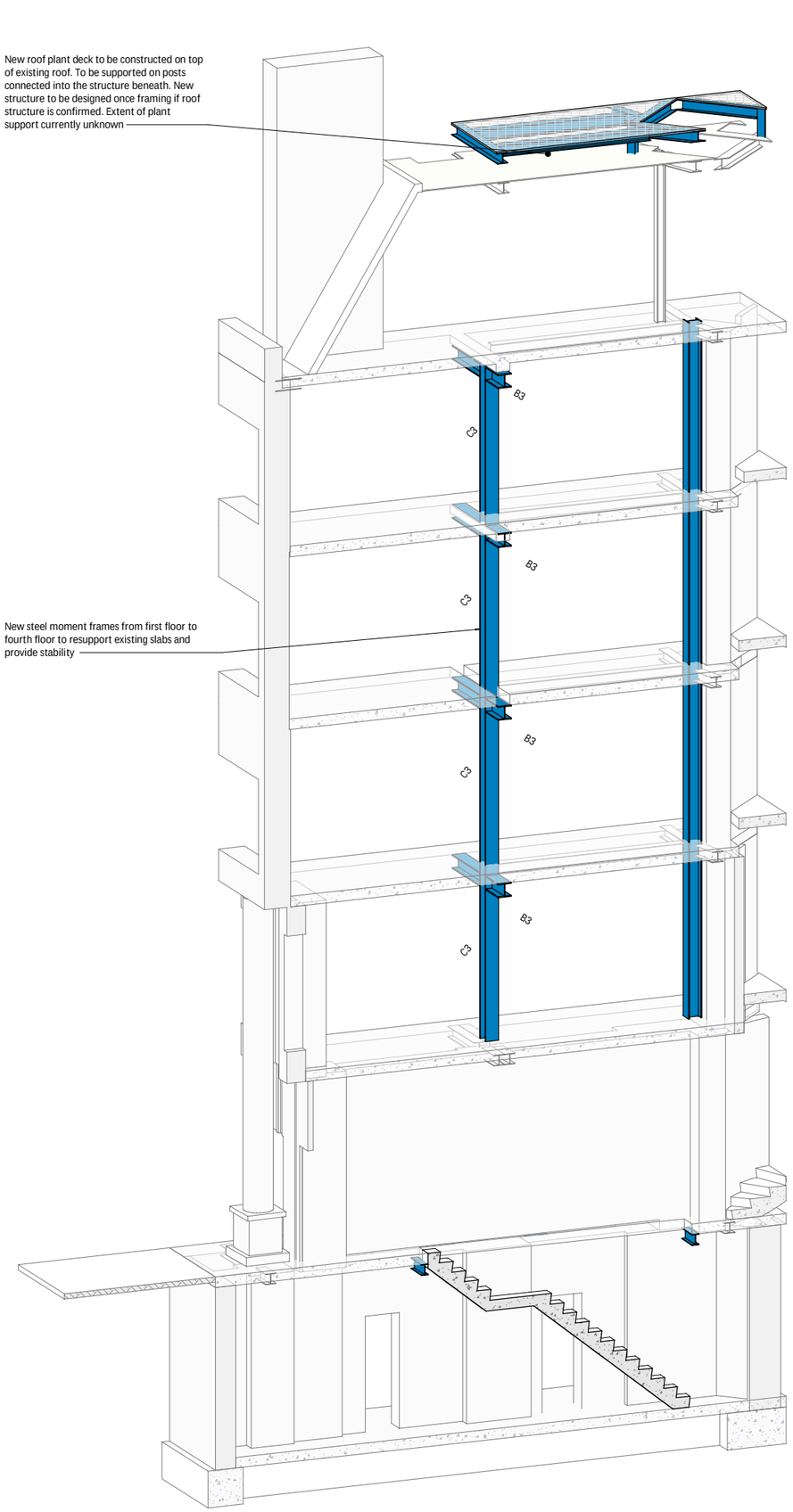
Job Name
Southampton Row, 31,
Holborn, London
WC1B 5HA

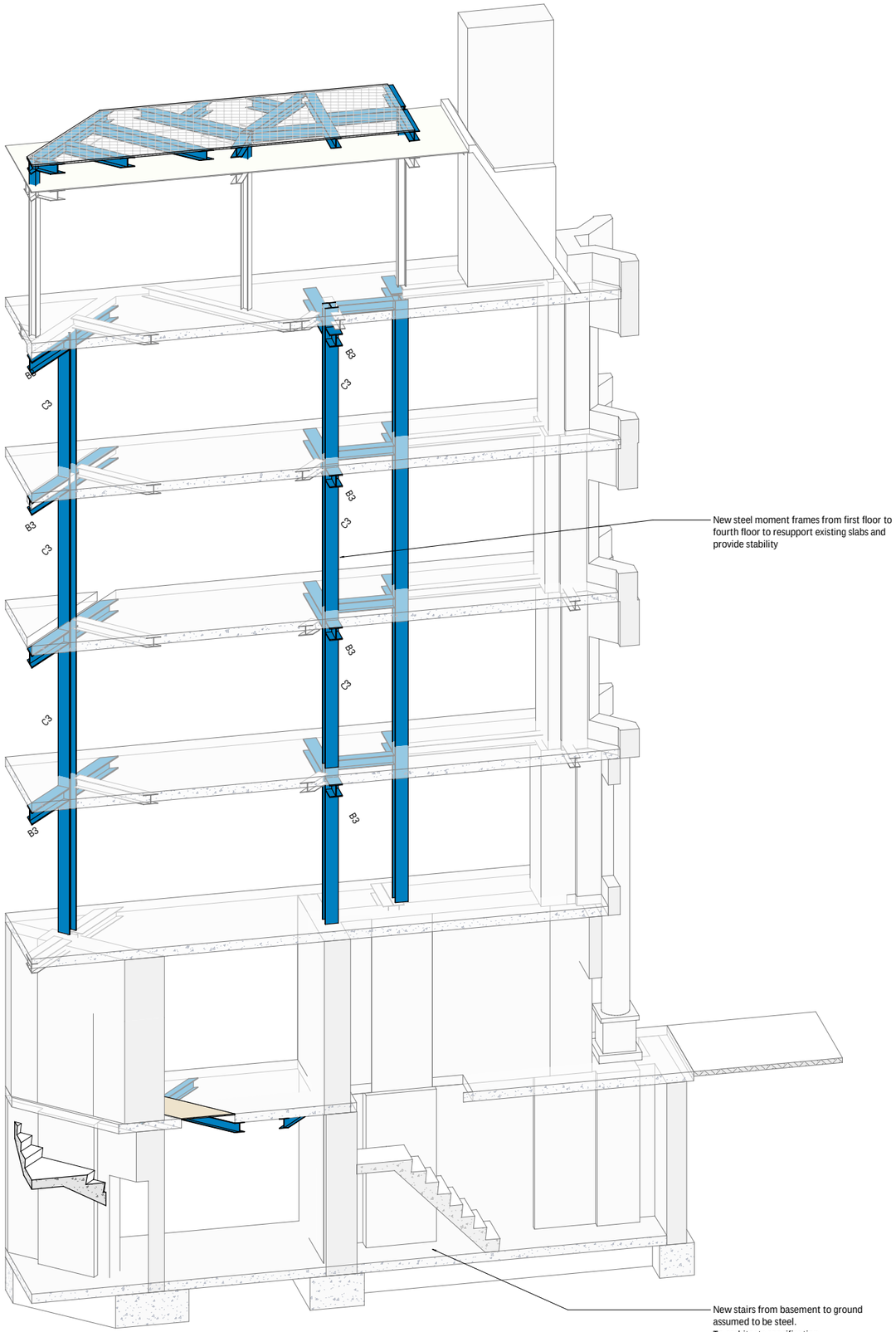
Drawing Title
Proposed
Roof Plant Deck

Purpose of Issue Preliminary | Scale at A1 1 : 100

Drg No 2459-HTS-00-06-DR-S-2165

HTS Job No | Suitability | Rev P2





100mm @ A1 (50mm @ A3)

1. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check drawing has been printed to the intended scale the above bar should be 100mm.
3. Any setting out dimensions shown in red are to be confirmed by the architect. All dimensions are to be checked by the contractor against site dimensions prior to fabrication /commencement of work on site. Beams and columns are to be centred on grid unless noted otherwise. Setting out of steelwork is shown to the centre of symmetric sections and to the back face of PFCs and RSAs.
4. Investigations required as per HTS sketches SK002 and SK006 to determine extent of load bearing structure. Proposed works shown on these drawings are therefore indicative only and subject to strip out works and investigations
5. Access not available to visually inspect and investigation ground and basement areas due to existing tenants

Proposed Steel Cols

Ref	Type
C2	SHS100x100x10
C3	UC254x254x107
C4	SHS150x150x10
C5	RHS400x200x12.5
C6	RHS300x200x12.5

Proposed Steel Beams

Ref	Type
B1	UC203x203x71
B2	UB203x133x30
B3	UC254x254x107
B5	UC152x152x23
B6	UC203x203x46
B7	UB254x146x43
B8	PFC150x75x18
B9	UB203x133x25
B10	UC305x305x198

Proposed Floors

Ref	Description
1	200thk RC slab
2	200x50wd C24 joists at 400c.c. 22mm OSB board screwed to top face of joists
3	30thk steel mesh grating rated for 5kN/m2 for max span 1500mm
4	130thk profiled NWC slab on TATA Comflor 60 0.9mm gauge deck with A142 mesh top and 1no. H16 bar per trough

Legend

	Proposed RC structure
	Proposed Steel Framing
Dim	Red dimension TBC by architect
PS1	PS1 - 430lg x 215wd x 150dp MC padstone
M	Moment connection
C	Crank

The existing structural information shown on these drawings is based on visual inspection of the building, limited opening up works and relevant archive information. All details of the existing construction are subject to confirmation by the Contractor during the works on site. No materials are to be ordered until the relevant details and conditions are confirmed by the Contractor on site. Should the contractor discover any discrepancies between the assumed existing structure and what is found on site they should notify the engineer immediately, and await further instruction

Rev	Date	By	Eng	Amendment
P3	03.05.24	HS	DP	Revised Stage 2 Issue
P2	26.04.24	HS	DP	Revised Stage 2 Issue
P1	09.12.21	MC	GW	Stage 2 Issue

HEYNE TILLETT STEEL
STRUCTURAL & CIVIL ENGINEERS
http://hts.uk.com/

Job Name
Southampton Row, 31,
Holborn, London
WC1B 5HA

Drawing Title
Proposed Section A-A

Purpose of Issue Preliminary Scale at A1

Drg No 2459-HTS-00-XX-DR-S-2200

HTS Job No Suitability S1 Rev P3

Appendix B

Structural Investigations Scope

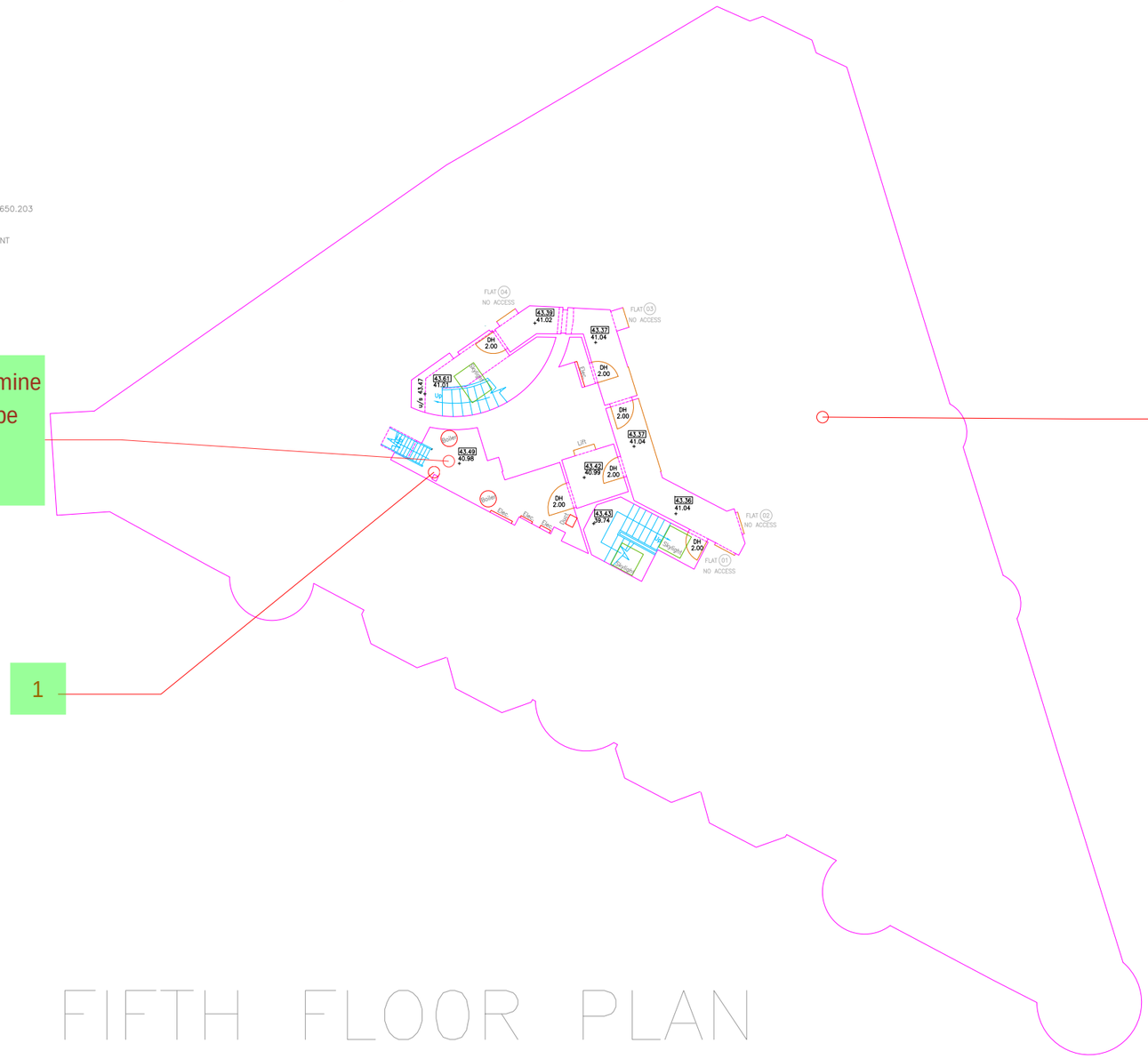
Notation

1. Concrete cover to be removed from column/beam to determine if in-situ RC or concrete encased steelwork. If in-situ RC, vertical bars (incl. shear links) are to be exposed. If encased steelwork, beam to be exposed to allow for breadth/width to be measured. Allow for minimum 500x500 opening.
2. Concrete cover to be removed from column/beam to determine if in-situ RC or concrete encased steelwork. If in-situ RC, vertical bars (incl. shear links) are to be exposed. If encased steelwork, beam to be exposed to allow for breadth/width to be measured. Allow for minimum 500x500 opening. End bearing of beam to be exposed.
3. Drill through masonry to determine thickness and if embedded steelwork is present.
4. Screed to be locally removed using non-percussive methods. Care to be taken not to damage filler joist slabs

Notes

- Investigations are to be carried out on the structure above, ie this level looking up
- Prior approval may be required where existing tenants are in place
- Some locations shown have flexibility and may be moved to suit obstructions. TBC with HTS.
- All structural investigation locations to be confirmed with HTS on site prior to opening-up works.
- HTS to inspect opening-up works prior to finishes being reinstated (if requested from the client).
- Fire proofing to be reinstated as per existing condition.
- No existing rebar/steelwork is to be cut on site during investigations
- Works to be completed in accordance with Historic England requirements
- Phase 2 investigations may be required subject to findings on site

530424.063
181650.203
INSERTION POINT



Ceiling finishes to be exposed to determine roof structure. Minimum two joists to be exposed. Allow for 500mm x 500mm opening

1

Structure between fifth floor and roof currently unknown and to be confirmed once access/survey available.

To be completed as part of stage 2 works. Remaining investigations to be carried out during stage 3

530473.754
181623.999
INSERTION POINT

FIFTH FLOOR PLAN

(Only common areas)

Rev:	Description:	Date:

ASES
Advanced Site Engineering Surveys
Registered at 1 Park Road, Hampton Wick, Kingston Upon Thames, Surrey, KT1 4AS
Tel: 0203 7000 654
E: contact@asesltd.com
Web: www.asesltd.com

Client: EDMOND DE ROTHSCHILD REIM (UK) LTD

Project: HOLBORN LINKS, 31 SOUTHAMPTON ROW - PROJECT 7

Title: FLOOR PLANS, FIFTH

Job 31 Southampton Place | Date 08/02/2024
Title Site Investigations | Eng. GT/DP
Job No. 2459 | Sheet SK06.1 | Rev. P2

HEYNE TILLETT STEEL

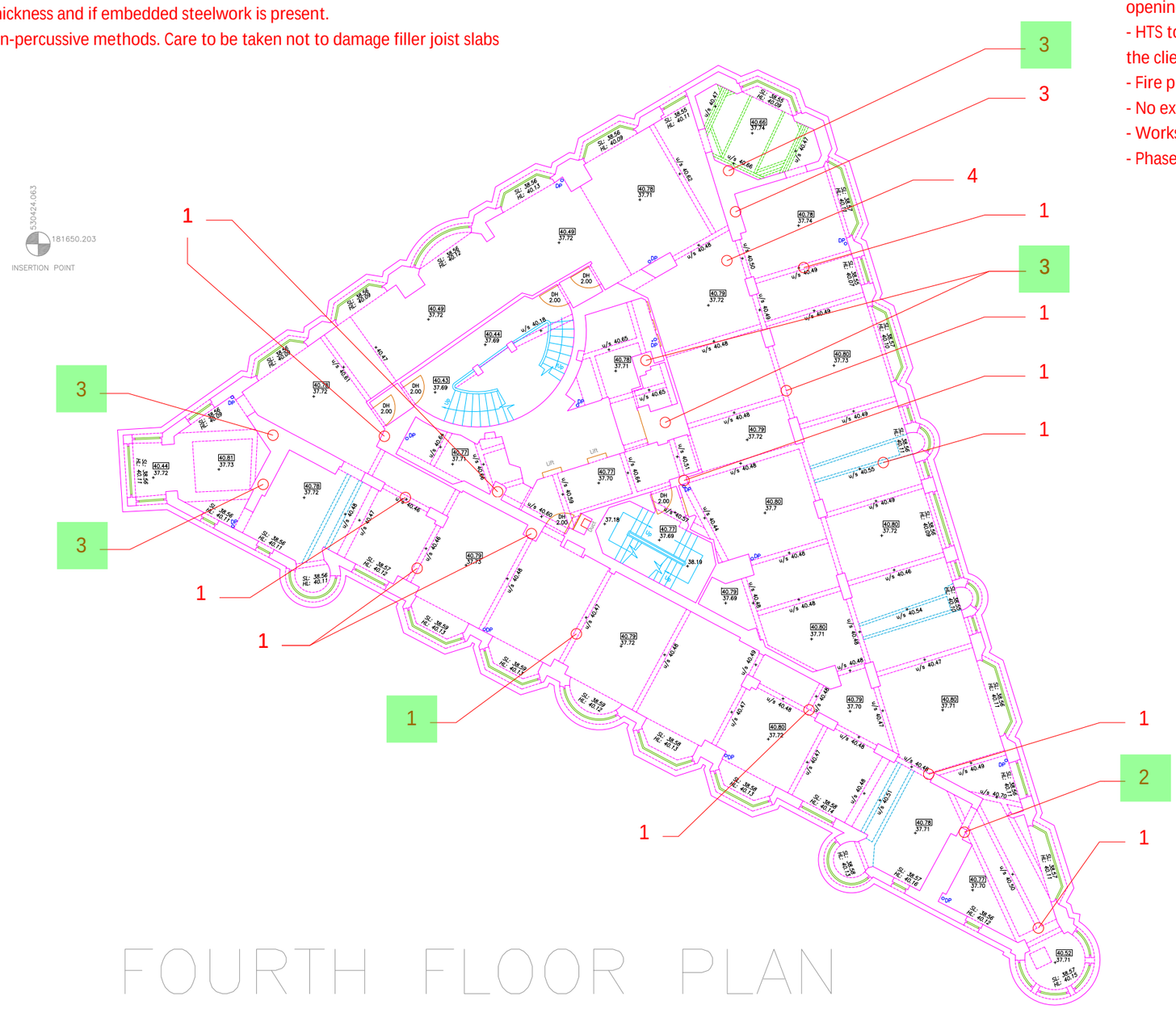
Drawn	Surveyed	Checked	Date
VS	AP	JP	23/06/2022
Project No. A1177			Scale @ A1 1:100
Drawing No. A1177-F5			Revision

Notation

1. Concrete cover to be removed from column/beam to determine if in-situ RC or concrete encased steelwork. If in-situ RC, vertical bars (incl. shear links) are to be exposed. If encased steelwork, beam to be exposed to allow for breadth/width to be measured. Allow for minimum 500x500 opening.
2. Concrete cover to be removed from column/beam to determine if in-situ RC or concrete encased steelwork. If in-situ RC, vertical bars (incl. shear links) are to be exposed. If encased steelwork, beam to be exposed to allow for breadth/width to be measured. Allow for minimum 500x500 opening. End bearing of beam to be exposed.
3. Drill through masonry to determine thickness and if embedded steelwork is present.
4. Screed to be locally removed using non-percussive methods. Care to be taken not to damage filler joist slabs

Notes

- Investigations are to be carried out on the structure above, ie this level looking up
- Prior approval may be required where existing tenants are in place
- Some locations shown have flexibility and may be moved to suit obstructions. TBC with HTS.
- All structural investigation locations to be confirmed with HTS on site prior to opening-up works.
- HTS to inspect opening-up works prior to finishes being reinstated (if requested from the client).
- Fire proofing to be reinstated as per existing condition.
- No existing rebar/steelwork is to be cut on site during investigations
- Works to be completed in accordance with Historic England requirements
- Phase 2 investigations may be required subject to findings on site



FOURTH FLOOR PLAN

To be completed as part of stage 2 works. Remaining investigations to be carried out during stage 3

Job	31 Southampton Place	Date	08/02/2024
Title	Site Investigations	Eng.	GT/DP
Job No.	2459	Sheet	SK06.2
		Rev.	P2

HEYNE TILLETT STEEL

Rev:	Description:	Date:

ASES
Advanced Site Engineering Surveys
Registered at 1 Park Road, Hampton Wick, Kingston Upon Thames, Surrey, KT1 4AS
Tel: 0203 7000 654
E: contact@asesltd.com
Web: www.asesltd.com

Client: EDMOND DE ROTHSCHILD REIM (UK) LTD

Project: HOLBORN LINKS, 31 SOUTHAMPTON ROW - PROJECT 7

Title: FLOOR PLANS, FOURTH

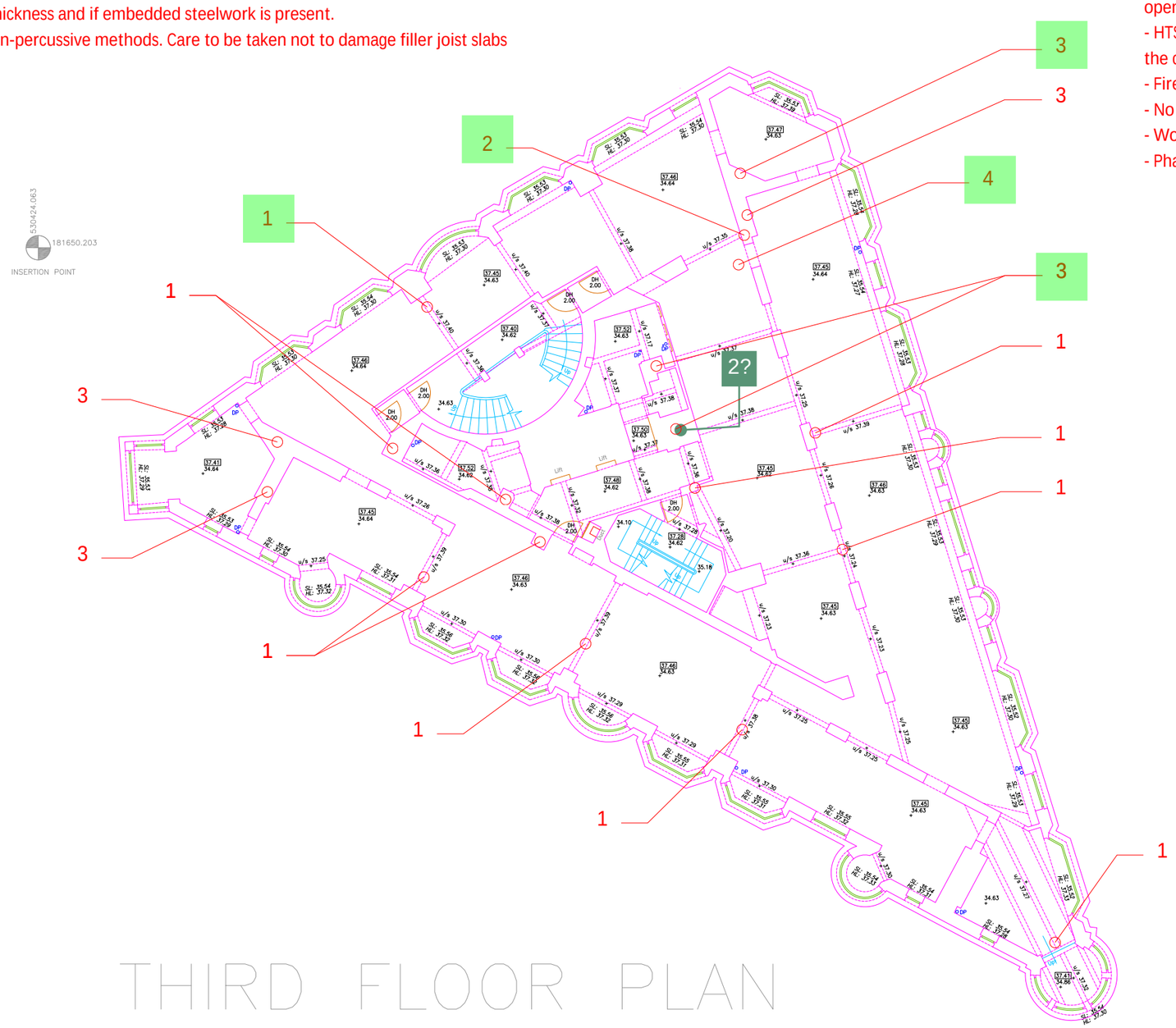
Drawn	Surveyed	Checked	Date
VS	AP	JP	23/06/2022
Project No. A1177			Scale @ A1 1:100
Drawing No. A1177-F4			Revision

Notation

1. Concrete cover to be removed from column/beam to determine if in-situ RC or concrete encased steelwork. If in-situ RC, vertical bars (incl. shear links) are to be exposed. If encased steelwork, beam to be exposed to allow for breadth/width to be measured. Allow for minimum 500x500 opening.
2. Concrete cover to be removed from column/beam to determine if in-situ RC or concrete encased steelwork. If in-situ RC, vertical bars (incl. shear links) are to be exposed. If encased steelwork, beam to be exposed to allow for breadth/width to be measured. Allow for minimum 500x500 opening. End bearing of beam to be exposed.
3. Drill through masonry to determine thickness and if embedded steelwork is present.
4. Screed to be locally removed using non-percussive methods. Care to be taken not to damage filler joist slabs

Notes

- Investigations are to be carried out on the structure above, ie this level looking up
- Prior approval may be required where existing tenants are in place
- Some locations shown have flexibility and may be moved to suit obstructions. TBC with HTS.
- All structural investigation locations to be confirmed with HTS on site prior to opening-up works.
- HTS to inspect opening-up works prior to finishes being reinstated (if requested from the client).
- Fire proofing to be reinstated as per existing condition.
- No existing rebar/steelwork is to be cut on site during investigations
- Works to be completed in accordance with Historic England requirements
- Phase 2 investigations may be required subject to findings on site



To be completed as part of stage 2 works. Remaining investigations to be carried out during stage 3

THIRD FLOOR PLAN

Job	31 Southampton Place	Date	08/02/2024
Title	Site Investigations	Eng.	GT/DP
Job No.	2459	Sheet	SK06.3
		Rev.	P2

HEYNE TILLETT STEEL

Rev.	Description:	Date:

ASES
Advanced Site Engineering Surveys
Registered at 1 Park Road, Hampton Wick, Kingston Upon Thames, Surrey, KT1 4AS
Tel: 0203 7000 654
E: contact@asesltd.com
Web: www.asesltd.com

Client: EDMOND DE ROTHSCHILD REIM (UK) LTD

Project: HOLBORN LINKS, 31 SOUTHAMPTON ROW - PROJECT 7

Title: FLOOR PLANS, THIRD

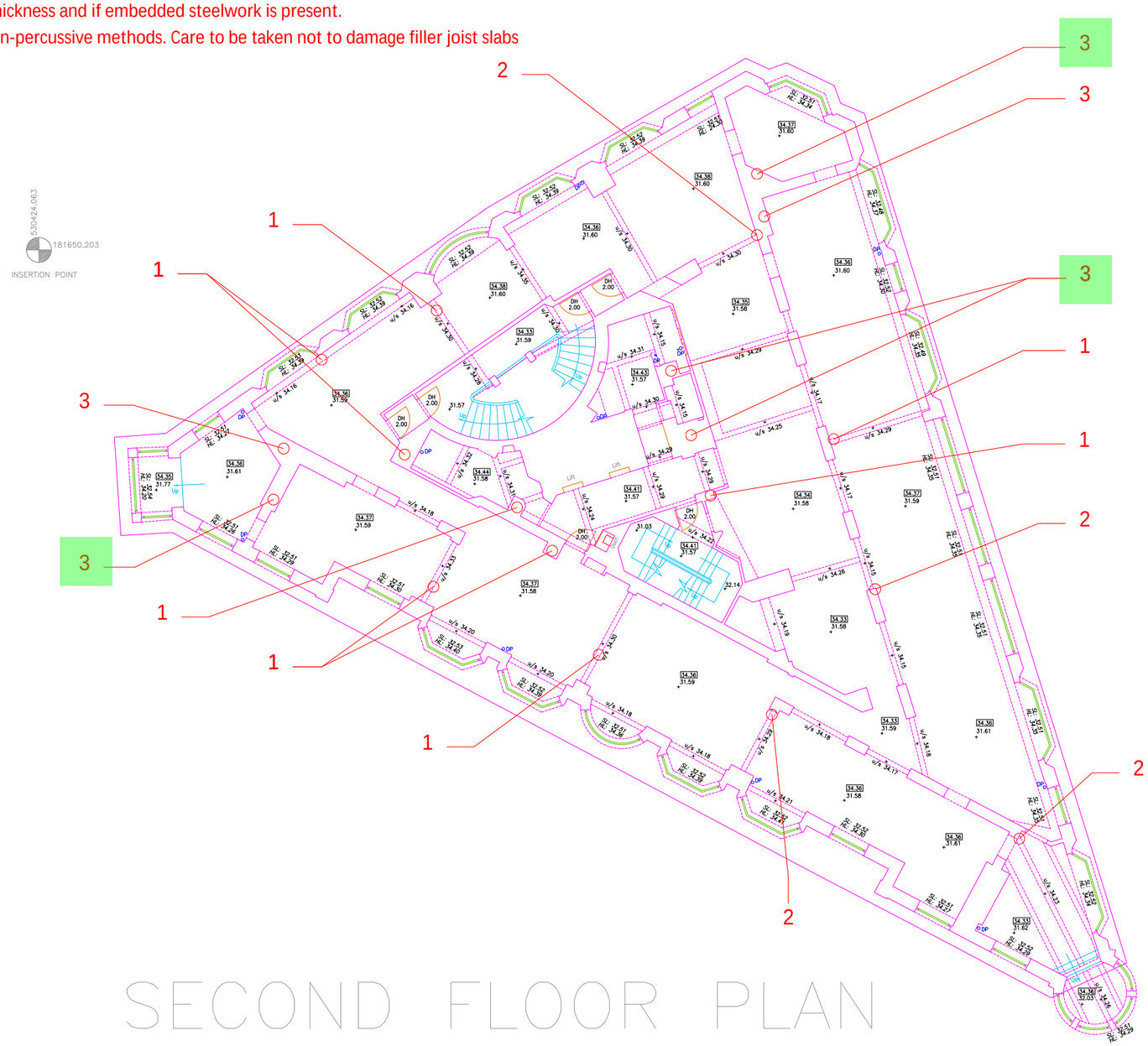
Drawn	Surveyed	Checked	Date
VS	AP	JP	23/06/2022
Project No. A1177			Scale @ A1 1:100
Drawing No. A1177-F3			Revision

Notation

1. Concrete cover to be removed from column/beam to determine if in-situ RC or concrete encased steelwork. If in-situ RC, vertical bars (incl. shear links) are to be exposed. If encased steelwork, beam to be exposed to allow for breadth/width to be measured. Allow for minimum 500x500 opening.
2. Concrete cover to be removed from column/beam to determine if in-situ RC or concrete encased steelwork. If in-situ RC, vertical bars (incl. shear links) are to be exposed. If encased steelwork, beam to be exposed to allow for breadth/width to be measured. Allow for minimum 500x500 opening. End bearing of beam to be exposed.
3. Drill through masonry to determine thickness and if embedded steelwork is present.
4. Screed to be locally removed using non-percussive methods. Care to be taken not to damage filler joist slabs

Notes

- Investigations are to be carried out on the structure above, ie this level looking up
- Prior approval may be required where existing tenants are in place
- Some locations shown have flexibility and may be moved to suit obstructions. TBC with HTS.
- All structural investigation locations to be confirmed with HTS on site prior to opening-up works.
- HTS to inspect opening-up works prior to finishes being reinstated (if requested from the client).
- Fire proofing to be reinstated as per existing condition.
- No existing rebar/steelwork is to be cut on site during investigations
- Works to be completed in accordance with Historic England requirements
- Phase 2 investigations may be required subject to findings on site



SECOND FLOOR PLAN

To be completed as part of stage 2 works. Remaining investigations to be carried out during stage 3

Job	31 Southampton Place	Date	08/02/2024
Title	Site Investigations	Eng.	GT/DP
Job No.	2459	Sheet	SK06.4
		Rev.	P2

HEYNE TILLETT STEEL

Rev.	Description:	Date:

ASES
Advanced Site Engineering Surveys
Registered at 1 Park Road, Hampton Wick, Kingston Upon Thames, Surrey, KT1 4AS
Tel: 0203 7000 654
E: contact@asesltd.com
Web: www.asesltd.com

Client: EDMOND DE ROTHSCHILD REIM (UK) LTD

Project: HOLBORN LINKS, 31 SOUTHAMPTON ROW - PROJECT 7

Title: FLOOR PLANS, SECOND

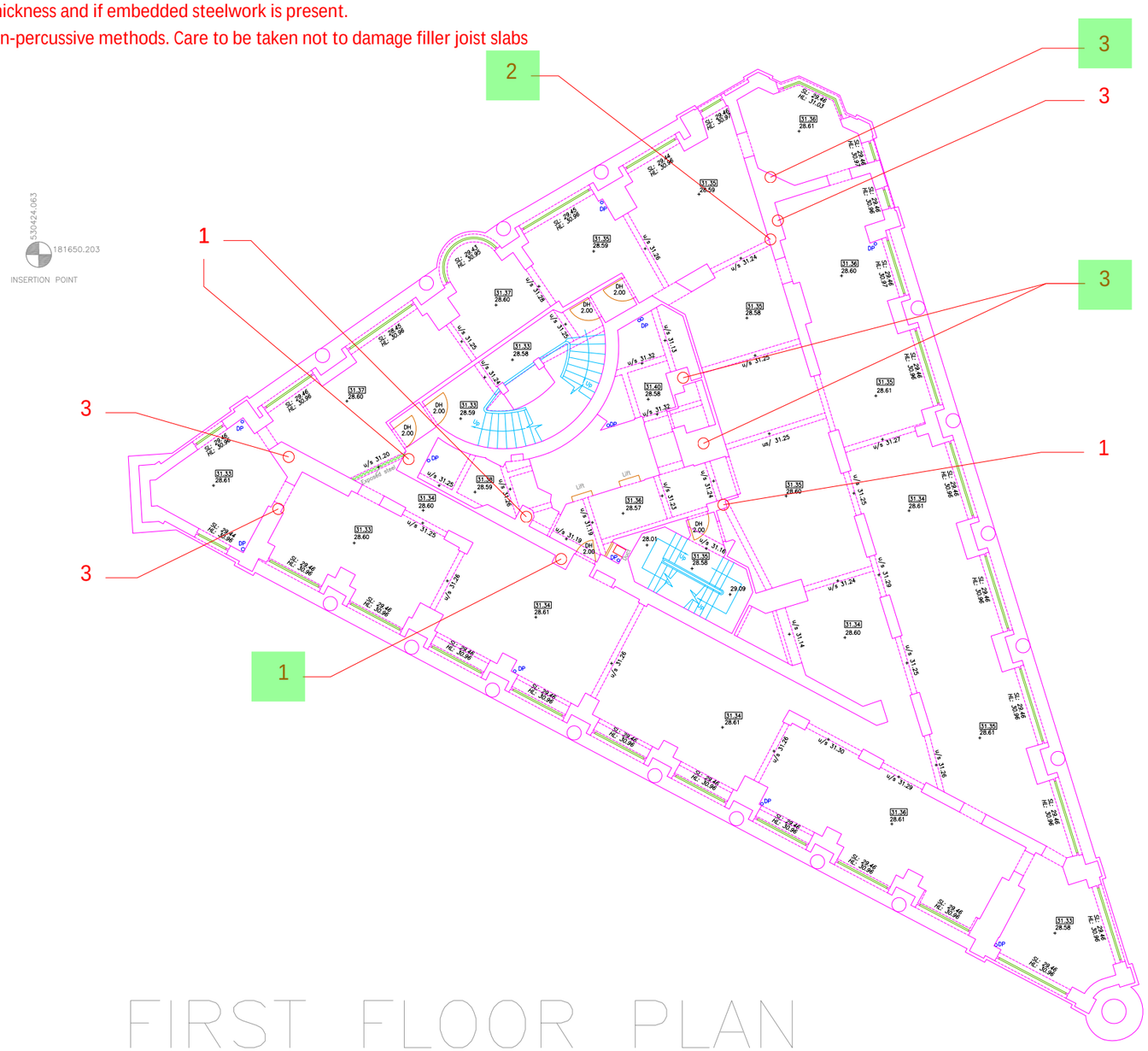
Drawn	Surveyed	Checked	Date
VS	AP	JP	23/06/2022
Project No. A1177			Scale @ A1 1:100
Drawing No. A1177-F2			Revision

Notation

1. Concrete cover to be removed from column/beam to determine if in-situ RC or concrete encased steelwork. If in-situ RC, vertical bars (incl. shear links) are to be exposed. If encased steelwork, beam to be exposed to allow for breadth/width to be measured. Allow for minimum 500x500 opening.
2. Concrete cover to be removed from column/beam to determine if in-situ RC or concrete encased steelwork. If in-situ RC, vertical bars (incl. shear links) are to be exposed. If encased steelwork, beam to be exposed to allow for breadth/width to be measured. Allow for minimum 500x500 opening. End bearing of beam to be exposed.
3. Drill through masonry to determine thickness and if embedded steelwork is present.
4. Screed to be locally removed using non-percussive methods. Care to be taken not to damage filler joist slabs

Notes

- Investigations are to be carried out on the structure above, ie this level looking up
- Prior approval may be required where existing tenants are in place
- Some locations shown have flexibility and may be moved to suit obstructions. TBC with HTS.
- All structural investigation locations to be confirmed with HTS on site prior to opening-up works.
- HTS to inspect opening-up works prior to finishes being reinstated (if requested from the client).
- Fire proofing to be reinstated as per existing condition.
- No existing rebar/steelwork is to be cut on site during investigations
- Works to be completed in accordance with Historic England requirements
- Phase 2 investigations may be required subject to findings on site



To be completed as part of stage 2 works. Remaining investigations to be carried out during stage 3

530473.754
181623.999
INSERTION POINT

FIRST FLOOR PLAN

Rev.	Description:	Date:

ASES
Advanced Site Engineering Surveys
Registered at 1 Park Road, Hampton Wick, Kingston Upon Thames, Surrey, KT1 4AS
Tel: 0203 7000 654
E: contact@asesltd.com
Web: www.asesltd.com

Client: EDMOND DE ROTHSCHILD REIM (UK) LTD

Project: HOLBORN LINKS, 31 SOUTHAMPTON ROW - PROJECT 7

Title: FLOOR PLANS, FIRST

Drawn	Surveyed	Checked	Date
VS	AP	JP	23/06/2022

Project No.: A1177 — Scale @ A1: 1:100

Drawing No.: A1177-F1 — Revision:

Job	31 Southampton Place	Date	08/02/2024
Title	Site Investigations	Eng.	GT/DP
Job No.	2459	Sheet	SK06.5
		Rev.	P2

HEYNE TILLETT STEEL

Key

1 - Remove finishes and expose steel beam within vaults along full length and bearing. Engineer to inspect investigation to assess condition of beam. Contractor to allow for reinstating any brickwork following inspection.
2 - Remove existing ceiling and any finishes at head of wall along a length of 1m and width of 500mm to expose underside of slab and connection into existing wall. If beam found allow for breaking out at beam bearing end to view connection.
3 - Remove existing ceiling and any finishes over area of 2m x 2m to expose underside of slab and supporting beams. Allow for drilling through slab to determine depth.
4 - Remove existing ceiling and any finishes at head of column over area of 1m x 1m to expose underside of slab and any supporting beams that connect into columns.
5 - Remove ceiling and finishes from around RC beam along length of 500mm at end bearing to expose connection into masonry wall.

Structural Investigation Notes
- All investigations to be carried out at high level on floor which they are marked on
- Contractor to allow for reinstating all finishes including any fire protection removed in order to measure elements
- Engineer to inspect all investigations prior to reinstating any finishes

Colour Key

Remove finishes locally to expose structure beneath - no breaking out required

Job	31 Southampton Row	Date	26.02.24
Title	Structural Investigations mark up - Basement	Eng.	GW
Job No.	2459	Sheet	SK02 - 01
		Rev.	P2

HEYNE TILLETT STEEL

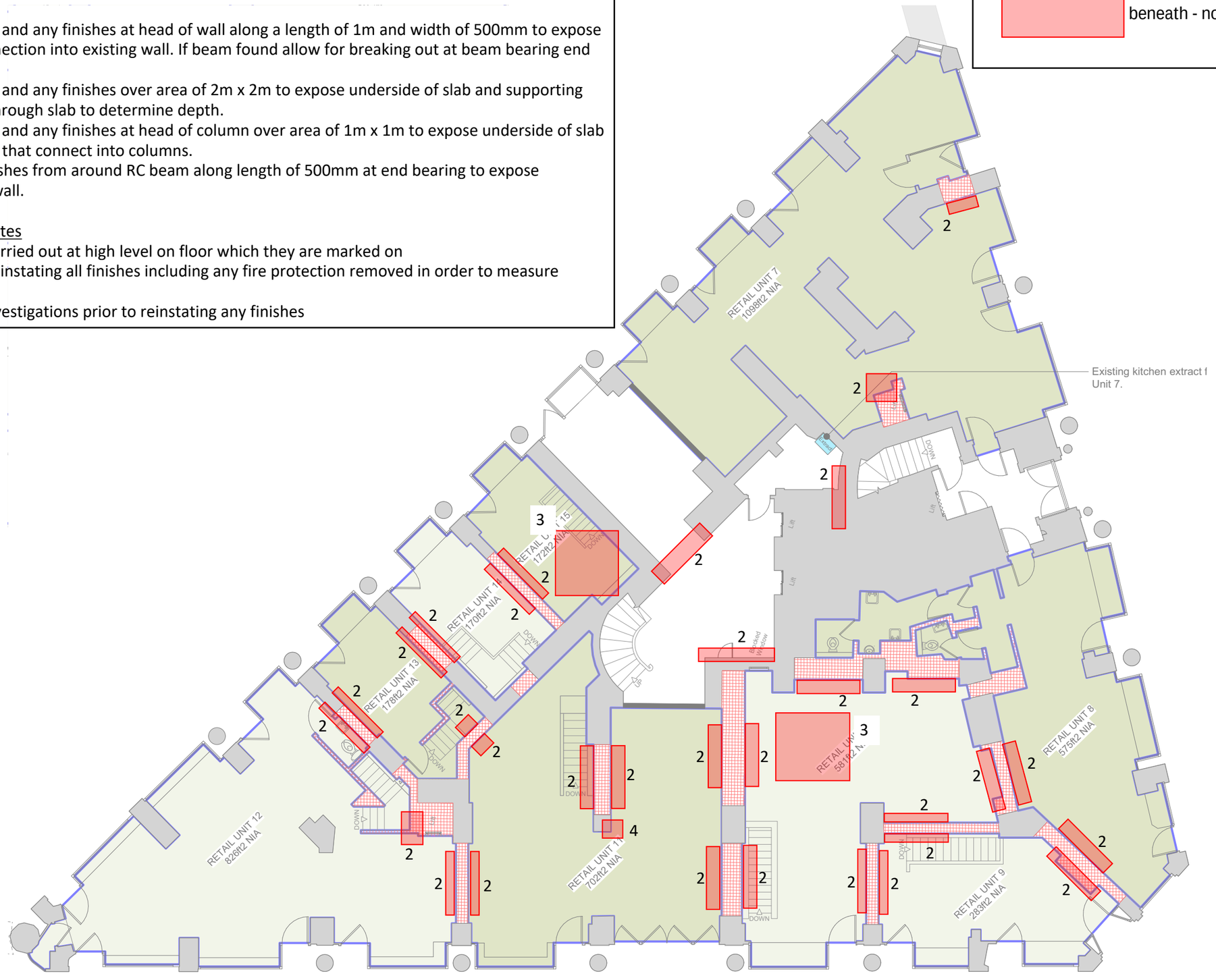
Key

1 - Remove finishes and expose steel beam within vaults along full length and bearing. Engineer to inspect investigation to assess condition of beam. Contractor to allow for reinstating any brickwork following inspection.
2 - Remove existing ceiling and any finishes at head of wall along a length of 1m and width of 500mm to expose underside of slab and connection into existing wall. If beam found allow for breaking out at beam bearing end to view connection.
3 - Remove existing ceiling and any finishes over area of 2m x 2m to expose underside of slab and supporting beams. Allow for drilling through slab to determine depth.
4 - Remove existing ceiling and any finishes at head of column over area of 1m x 1m to expose underside of slab and any supporting beams that connect into columns.
5 - Remove ceiling and finishes from around RC beam along length of 500mm at end bearing to expose connection into masonry wall.

Structural Investigation Notes
- All investigations to be carried out at high level on floor which they are marked on
- Contractor to allow for reinstating all finishes including any fire protection removed in order to measure elements
- Engineer to inspect all investigations prior to reinstating any finishes

Colour Key

Remove finishes locally to expose structure beneath - no breaking out required



Job	31 Southampton Row	Date	26.02.24
Title	Structural Investigations mark up - Ground	Eng.	GW
Job No.	2459	Sheet	SK02 - 02
		Rev.	P2

HEYNE TILLETT STEEL

HEYNE TILLETT STEEL

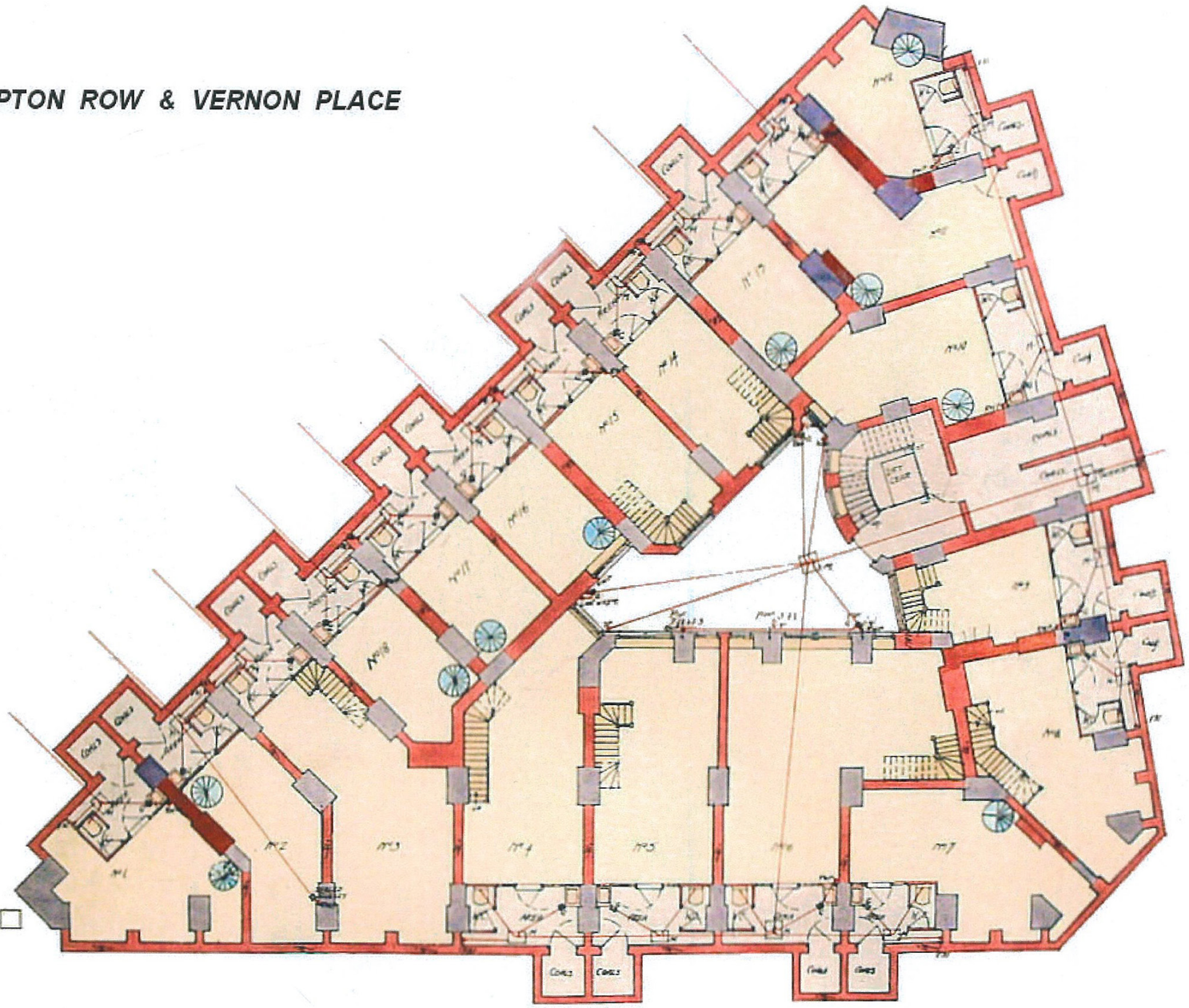
Appendix C

Archive Drawings

MICA

No 1

SOUTHAMPTON ROW & VERNON PLACE



PLAN OF BASEMENT FLOOR

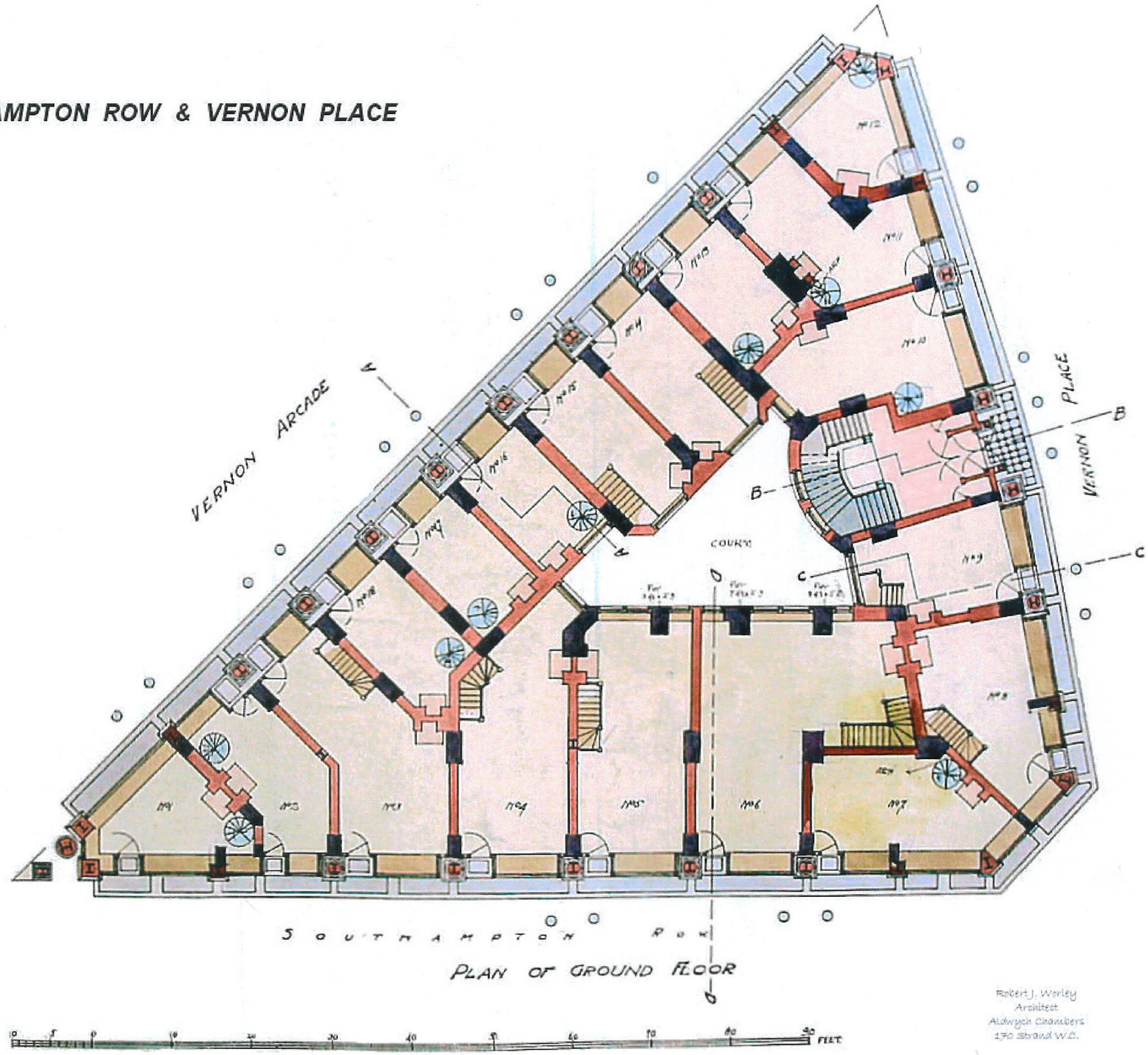
Robert J. Worley
Architect
Aldwych Chambers
170 Strand W.C.

Approved in accordance with
building proposal dated the 20th day of
February 1906

Bedford Office 1908

MICA

SOUTHAMPTON ROW & VERNON PLACE



PLAN OF GROUND FLOOR

Robert J. Worley
Architect
Aldwych Chambers
170 Strand W.C.

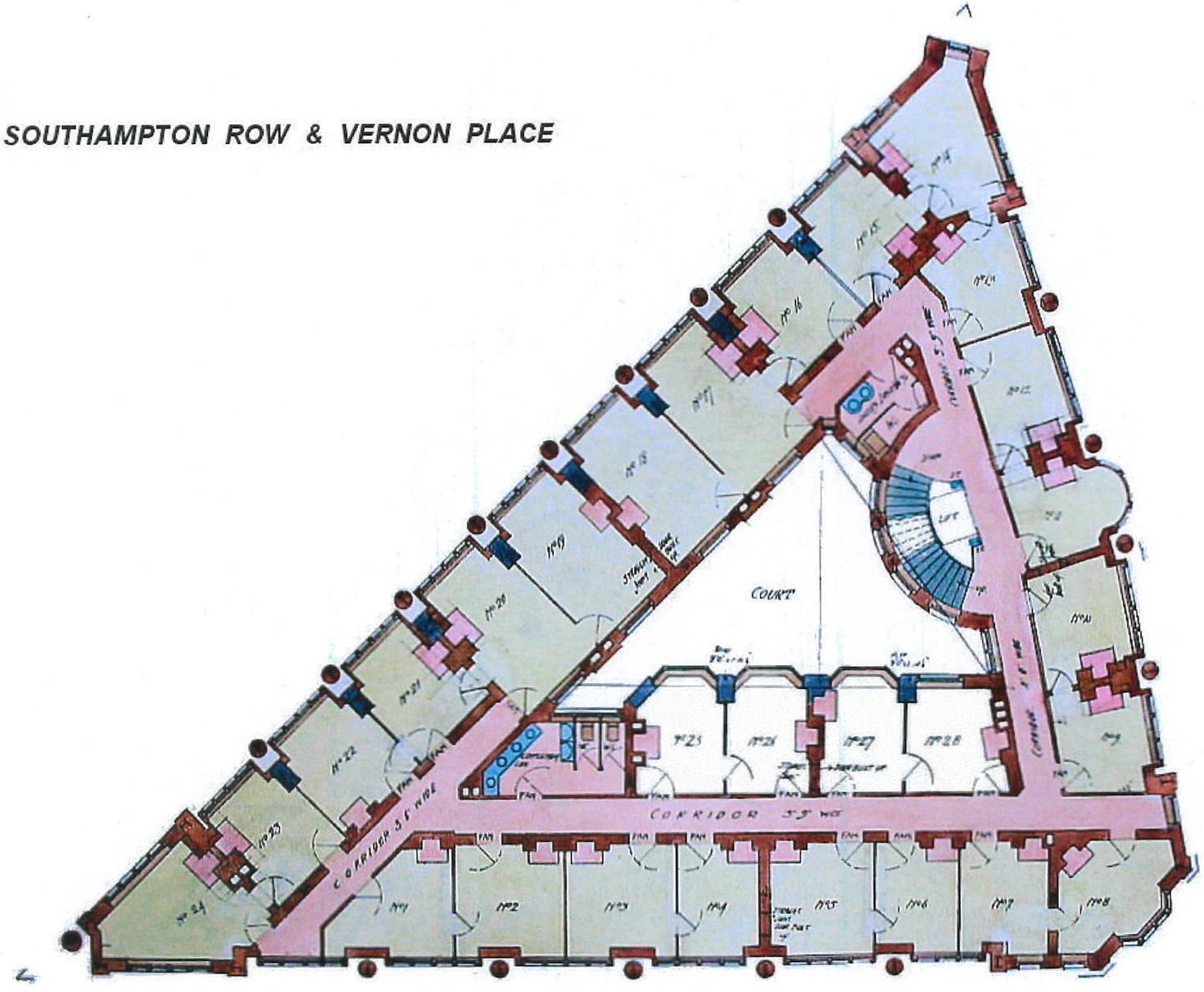
Approved in accordance with
building proposal dated the 20th day of
February 1906

Bedford Office 1908

MICA

3

SOUTHAMPTON ROW & VERNON PLACE



PLAN OF FIRST FLOOR

Robert J. Worley
Architect
Aldwych Chambers
170 Strand W.C.

Approved in accordance with
building proposal dated the 20th day of
February 1906

Bedford Office 1908