

Basement Plan
Ground Flo

## Drawing key:

#### Timber:

Previous timber joists direction, based on archive photographs and remains of the structures still present on site.

Previous timber rafters, arrow pointing down, based on archive photographs and remains

based on archive photographs and remains of the structures still present on site.

#### Walls:

Existing masonry

Previous load-bearing timber studwork walls

Previous non-load-bearing walls (timber studwork)

Other:

Support to the structural studwork unknown, but most

likely not original beams or

concrete slabs

----- Foundation under / structure under

— — — Historic beams, trimmers, or lintels -

Historic beams, trimmers, or lintels material/function and details as noted on plans

DRAWING NOTE:

GENERAL NOTES:

on site by contractor.

All Studio Strukt drawings are to be read in

conjunction with the relevant Architect's, Engineer's and Specialist Supplier's drawings and specifications.

stated dimensions only. All dimensions to be verified

2. Do not scale from any Studio Strukt drawings. Use

 Fire protection, thermal and sound insulation, and waterproofing are outside of Studio Strukt's scope.
 Any such elements are shown indicatively only.

The Contractor is responsible for ensuring the

provide all temporary works required.

site by Building Control inspector.

stability of all structures within and adjacent to the site

at all times during the contract, and is to design and

Formation levels of all foundations to be approved on

floor/level the plan refers to. For example, a 1st floor plan shows 1st floor joists, beams within and under 1st floor, and lintels above openings at ground floor

 All work subject to Building Control approval, Party Wall agreement, and Listed Building consent.

6. All Studio Strukt plans are drawn 'looking down' and show structure within and immediately below the

This drawing represents our understanding of the building's structure as existed prior to the recent construction works.

The layouts are based on combination of:
- remains of the former structures seen on site
- record photographs taken during the recent

demolition and construction works measured survey drawings produced prior to the recent demolitions assumptions based on our knowledge of historic

building methods and other examples of buildings of similar type and age

Refer to drawings series 10 for the record of existing

structures (recently installed) as inspected in June and November 2024 and series 20 for the proposed structural interventions.

All structural member sizes marked with (r) have been retained during the recent works and remain in-situ.

All other elements of floor and roof structures, and internal studwork walls (whether load-bearing or not) shown on this drawing have been removed.

Masonry walls appear to generally have not been altered during the recent works, except where noted.

Ground Floor Plan

(r) Non-original lintel across the

chimney breast,

most likely concrete

Modern brick pier,

Non-structural, modern timber studwork wall

Concrete slab throughout

Non-structural, modern timber

studwork wall

Assumed timber

Steel beam,

downstand below

basement ceiling

Pair of steel beams,

downstand below basement

an earlier (original) load

bearing masonry wall

ceiling. Most likely replaced \

It is possible that the

(non-original) cabinets

provided a degree of support to a timber beam

above (transferring the loads to the steel beams below ground floor) - see 1st floor plan for further information downstand below

supporting steel

beam above

Modern brick pier, supporting pair of steel beams above

Non-structural infill

wall (assumed

modern)

# Updated where clouded Issued for comments/coordination and submission to the Council Date By

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Lintels unknown,

non-original, concrete or steel

but most likely

### PRELIMINARY

Not for construction

Scale Date By Checke

1:50 @ A1 28/11/2024 BK

9 The Mount London NW3 6SZ

Title

Layout and condition of structure prior to recently undertaken works: Basement and Ground Floor Plans

Drawing No. 24-034/01

<sub>10.</sub> 34/01