

APPENDIX 2

Elliott Wood Partnership Structural and Drainage Supplementary Information for BIA

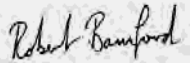













59 Maresfield Gardens
Hampstead, London NW3

Structural and Drainage
Supplementary Information for
Basement Impact Assessment

Job number: 211590
Revision: P4
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1.0 Introduction

- 1.0.1 Elliott Wood Partnership has been appointed to provide structural and civil consultancy services for the redevelopment of the building at 59 Maresfield Gardens, Hampstead.
- 1.0.2 We have been provided with site investigation results and information regarding the site, existing building and proposed developments by the Architects: 51% Studios, who were appointed on the previous preliminary stage.
- 1.0.3 This document gives a description of the proposed structural and drainage works relating to the development at 59 Maresfield Gardens to support the planning application by LOM Architects.
- 1.0.4 This document is to be read in conjunction with the design information produced by the rest of the design team.

2.0 Existing Site Information

2.1 Existing Site and Structure

- 2.1.1. The site is situated on the Western side of Maresfield Gardens in Hampstead. The grid reference is TQ 264852. It is assumed that the existing two-storey building on the site is of typical masonry construction. The site is an end terrace property on a terrace of three houses extending to the South of the site. It is bounded to the North by the garden of a detached property, to the West by a small access road and to the East by Maresfield Road which lies above the main level of the site at +85.3m AOD. There is an existing retaining wall on the site with the ground level sloping from the road to +84.0m AOD just behind the wall. The site then steps to a ground level of +81.7m AOD in front of the retaining wall and remains relatively flat towards the West of the plot. There are no underground lines in the vicinity or tunnels beneath the site.
- 2.1.2. As part of a ground investigation by Ian Farmer Associates in 2008, a trial pit revealed that the existing foundations under the adjacent terrace are 700mm below ground level, 150mm deep and extend 250mm from the party wall. The concrete boundary wall to the North extends to 400mm below ground.
- 2.1.3 The land on the adjacent property: No. 40 Netherhall gardens, steps down from east to west. There are differences in ground level between the two sites which are retained by existing retaining walls along the site boundary, which are constructed separately from the main structure at No. 59 Maresfield Gardens. There is a swimming pool approximately 2m from the site boundary on the adjacent property, which was installed after the property at No. 59 Maresfield Gardens was constructed, meaning it is unlikely that any services for the pool will cross the site boundary.

3.0 Proposed Development

3.1 Proposed Scheme

- 3.1.1 It is proposed that the existing structure will be completely demolished and replaced with a new build residential property. The proposed development will be a new five storey, single unit residential building including a basement. The basement has been proposed with a depth of three full stories at the East end (9.65m below ground level) and two full stories at the West side (5.5m below ground level) and with light wells to two floors below ground level. The proposed basement formation level is +76.0m AOD, with a lowered swimming pool to the front of the site with a formation level of +74.5m AOD. The basement footprint is approx. 144m² and extends beyond the above ground footprint underneath the garden to the West and up to the position of the existing retaining wall to the East.

- 3.2.1 It is proposed that the basement is constructed using a permanent secant piled retaining wall propped in the permanent condition by the 250mm thick RC floor slabs. A 200mm thick perimeter RC wall is to be cast up against the secant piled retaining wall to support the spanning floor slabs. The perimeter RC wall is to be dowelled in to the secant piled wall with stainless steel reinforcement acting as a shear key such that the gravity loads are transferred to the piles and in to the ground. The perimeter reinforced concrete structure provides the primary means of defence against water ingress. The lower basement RC slab is 350mm thick and spans between the perimeter secant piles and 600mm thick internal pile caps. The pool level slab is a 350mm thick RC piled raft which spans between the perimeter and internal piles. The internal piles and pile caps support internal RC columns.

- 3.2.2 The proposed superstructure is to be constructed as an RC frame with spanning flat slabs with lateral stability provided through RC shear walls. The superstructure is considered to be beyond the scope of the BIA.

- 3.2.3 Proposed structural drawings are contained within Appendix 2.1

4.0 Construction Considerations

4.1 Construction Generally

- 4.1.1 The enabling and temporary works and excavations will need to be undertaken in a carefully controlled sequence. In completing the preliminary structural design we have assumed the sequence below. The Contractor will, however, have to provide a detailed method statement including all temporary and permanent works design before the works can commence on site. These notes are to be read in conjunction with all EWP drawings relating to the proposed work.

- 4.1.2 The key issues that affect the scope and sequence of works on this project are:
- The demolition of the existing building;
 - The stability of adjoining structures;
 - The stability of adjoining walls, paths and highways;
 - Protection and waterproofing to existing party wall in temporary condition;
 - Providing a permanent water barrier for basement construction.

4.1.3 The undertaking of such projects is specialist work and Elliott Wood Partnership will be involved in the selection of a competent Contractor who will need the relevant expertise and experience for this type of project.

4.1.4 The Contractor will need to undertake the works in such a way as to minimise noise, dust and vibration when working close to adjoining buildings.

4.2 Assumed Sequence of Works – Refer to Sequencing Drawings for Details (Appendix 2.2)

4.2.1 Demolish roof, 1st floor, upper ground floor and part of lower ground floor of existing property leaving all retaining walls in place as well as the existing driveway. Providing propping to existing retaining walls where horizontal support is removed through demolition and to driveway where wall returns are removed. Provide waterproofing and temporary supports to party wall with number 57 Maresfield Gardens, if required.

4.2.2 Level existing lower ground level to +81.77m AOD. Install temporary piling platform at +84.0 AOD and temporary access ramp. Redress drive level to +84.0m AOD.

4.2.3 From temporary piling platform and driveway install 1st stage secant piling from 600mm diameter piles cut off at +84.0m AOD.

4.2.4 Transfer piling rig to existing lower ground level via temporary access ramp. Remove temporary piling platform and temporary access ramp. Temporarily prop existing sloped brickwork retaining wall (at the front of the property) along the party wall line with No. 57 Maresfield Gardens. Cast capping beam on top of 1st stage piles to +84.52m AOD. Prop capping beam with flying shores.

4.2.5 Demolish existing driveway and sloped brickwork retaining wall in front of 1st stage piles.

4.2.6 Carry out 2nd stage 600mm diameter secant piles from lower ground level and internal 600mm diameter piles. Secant piles to be cut off at +81.77m AOD. Internal piles to be cut off at formation level and filled with grout between formation level and existing lower ground level. Grout to be dug out in conjunction with ground during excavation.

4.2.7 Install temporary access ramp, remove piling rig and remove temporary access ramp.

4.2.8 Cast capping beam on low level secant piles (above existing ground level) to +82.27m AOD. Install temporary waling beams and props as temporary works (by others).

4.2.9 Excavate ground within secant piled retaining wall to reduced dig level at +77.5m AOD. Install perimeter waling beams and props as temporary works (by others) at +78.0m AOD.

4.2.10 Excavate to formation level; +74.00m AOD at pool level and +75.44m AOD at lower basement level. Expose tops of internal piles.

4.2.11 Cast pile caps and 350mm thick basement slab (including crack between levels) with appropriate heave protection. Cast perimeter retaining walls to +77.0m AOD and internal columns to underside of upper basement slab. Install temporary props and waling beam at lower basement slab level (+76.2m AOD) to prop front retaining wall.

4.2.12 Install temporary waling beams and props at +80.15m AOD. Remove temporary waling beams and props at +78.0m AOD. Cast remainder of lower basement perimeter walls to underside of upper basement slab level. Cast upper basement slab to form a permanent prop to the secant piled retaining wall.

4.2.13 Remove temporary works at +80.15m AOD. Cast upper basement perimeter and internal walls/columns to underside of lower ground floor level slab. Cast lower ground level floor slab to +81.774m AOD.

4.2.14 Remove temporary props at +82.0m AOD. Dowel in to end return of existing sloped brickwork retaining wall with stainless steel rods and cast integrally with perimeter reinforced concrete wall to provide permanent restraint. Remove temporary propping to existing sloped brickwork retaining wall. Prop the top of the front perimeter RC wall beneath the upper capping beam.

4.2.15 Knock out existing low level capping beam and remove top 300mm of secant piled wall. Cast new capping beam 300mm deep fully tied in to lowed ground floor slab to match SSL of +81.774m AOD.

4.2.16 Cast lower ground floor RC walls and columns. Cast upper ground floor slab to act as a permanent prop to front retaining wall. Remove props to front retaining wall to complete ground-works sequencing.

4.3 Temporary Works

4.3.1 Due to the nature of the proposals, temporary works will be required throughout the basement construction process.

4.3.2 Assumed temporary propping levels are shown on our assumed sequencing drawings.

4.3.3 The existing party wall may need to be propped during works, and design checks for wind loading need to be performed to estimate whether any permanent propping is required.

4.3.4 Temporary works design is the responsibility of the contractor. Detailed proposals, method statements and sequence of works proposals will be required prior to commencing work on site. The temporary works scheme is to be checked and agreed with the project structural engineer.

4.4 Piling in Relation to Existing Structures

4.4.1 The secant piles adjacent to the party wall of No 57 and 59 Maresfield Gardens should provide a minimum clear distance between the pile and foundation of 150mm. Based on the current trial pit information by Ian Farmer Associates the centre line of the secant piled wall is to be set out 700mm from the vertical face of the party wall. Before the piling works are commenced further trial pits should be made to confirm the depth and profile of the party wall footings along the length of the wall.

- 4.4.2 The secant piles adjacent to the existing masonry retaining walls which form the site boundary with 40 Netherhall Gardens are to be set out a minimum of 500mm from the centre line of the piles to the vertical face of the wall (as advised by GEA). Before piling works commence trial pits should be undertaken to confirm that the footings of these retaining walls do not project within 150mm of the face of the proposed secant piled wall.

It is considered highly unlikely that the foundations of these retaining walls project beyond the boundary line in to 59 Maresfield Gardens. This is due to the more recent construction of the swimming pool and associated retaining walls at 40 Netherhall Gardens. Furthermore, the flank wall of the existing structure at 59 Maresfield Gardens currently sits on independent foundations adjacent to the retaining wall. If the retaining wall foundation did project beyond the boundary line it would clash with the existing flank wall structure. As such a projection is highly unlikely.

- 4.4.3 The secant piled wall at high level bored behind the existing sloped brickwork retaining wall from the temporary piling platform is considered unlikely to clash with the existing footings of the wall. In the event that a clash does occur, the foundation should be cored before boring and casting the piles with appropriate temporary works designed to laterally restrain the top of the existing retaining wall.

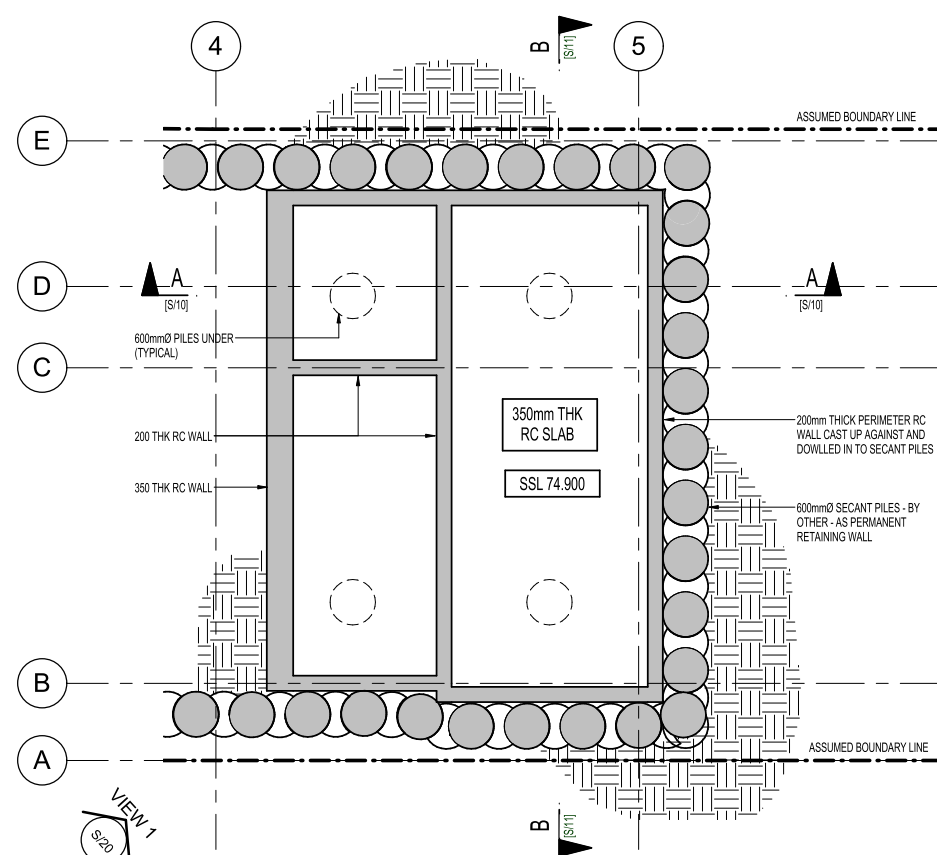
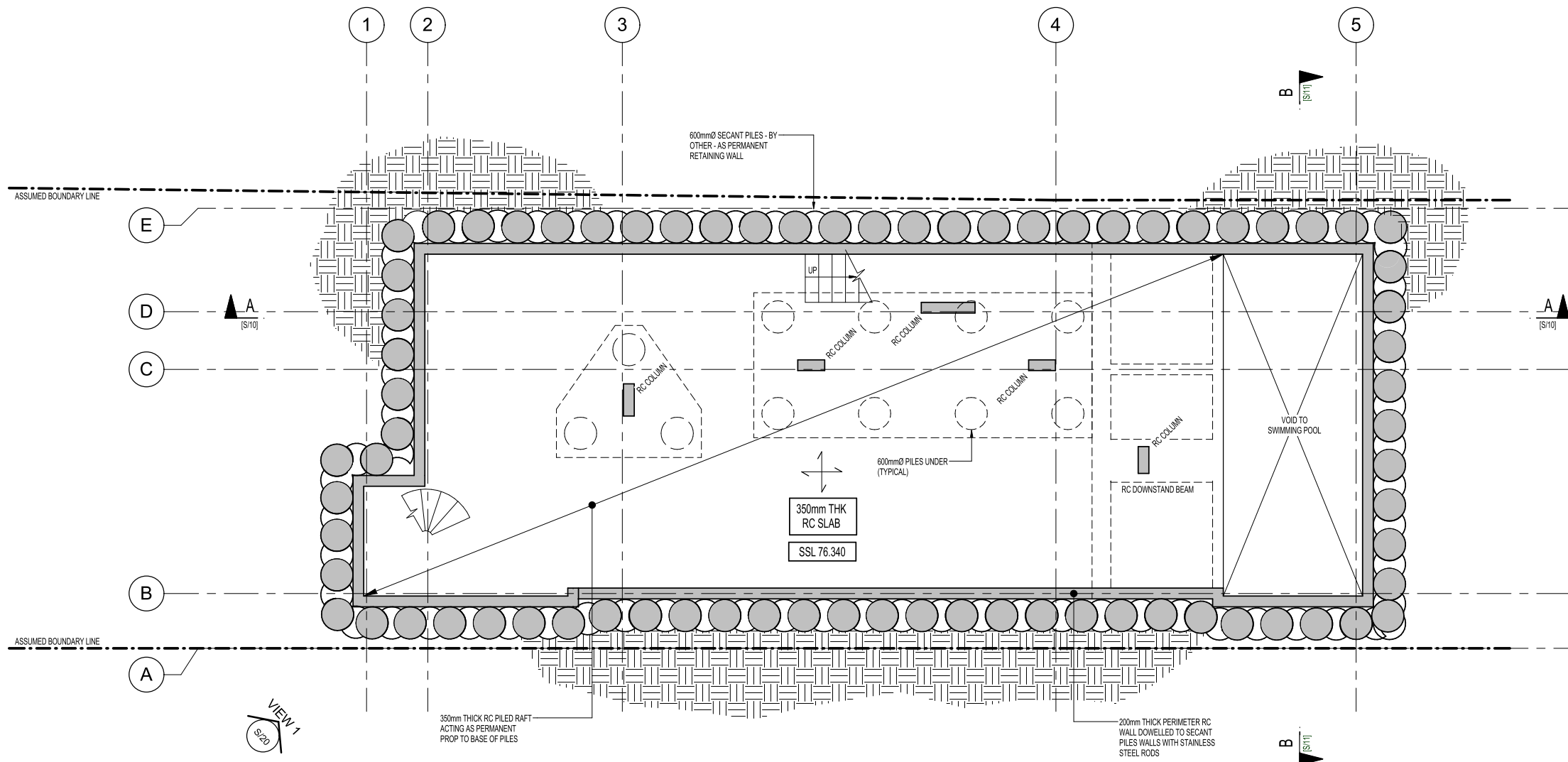
4.5 Surface water drainage strategy

- 4.5.1 As indicated in the Surface Water Assessment prepared by WEL (appendix 3.0 of Basement Impact Assessment revision P2 and included within this document for reference in Appendix 2.5), the intent is to restrict the surface water run-off discharge to 50% of the existing rate. However, it may not be practical to restrict to such a low rate (0.8 l/s).
- 4.5.2 A CCTV drainage survey of the existing network is included in the appendices. It shows that the existing property discharges to a combined run in front of the property. This run continues downstream to serve other properties.
- 4.5.3 Drawing SKD/01 in the appendices gives a diagram of the proposed surface water drainage. The aim is to limit the pumping of surface water wherever possible. The roof run-off will be collected into a rainwater harvesting tank at lower ground floor level and the overflow will discharge to the main drainage outlet. With this tank, most of the common storms run-off will not discharge to the sewers and will be retained on site for reuse.
- 4.5.4 The rear and front courtyards will be collected into an underground sump where storage will be provided. The flow from this sump pump will be restricted by the pump capacity.

Appendix 2.1: Structural Drawings and Surcharge Loading

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

Do not scale from this drawing.



PROPOSED SWIMMING POOL LEVEL PART PLAN

NOT FOR CONSTRUCTION

rev	date	by	chk	description
P1	30.11.12	IW	RB	Issued for BIA

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project
 59 Maresfield Gardens
 London

drawing title
 Proposed Lower Basement Level

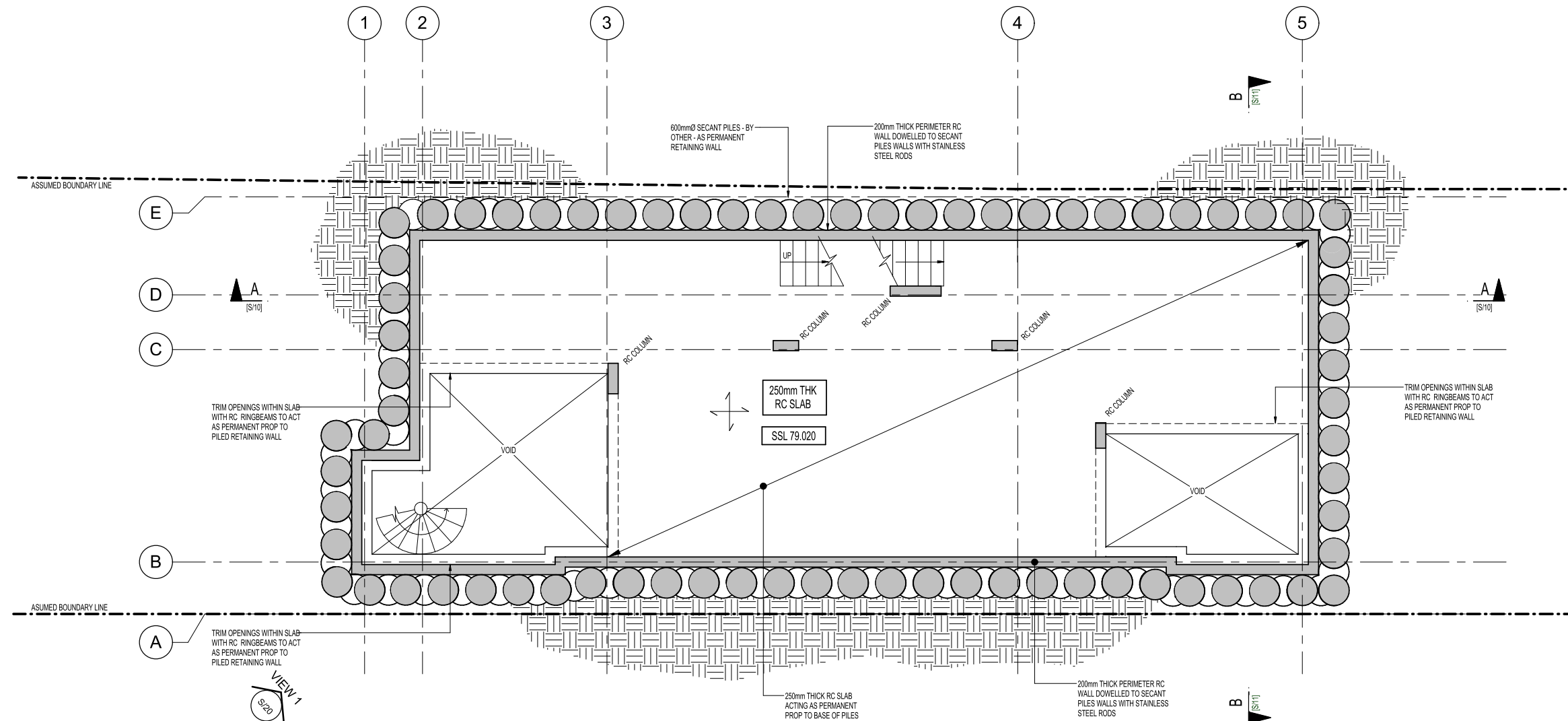
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drawing status
 Preliminary

job no	drawing no	revision
211590	S/01	P1

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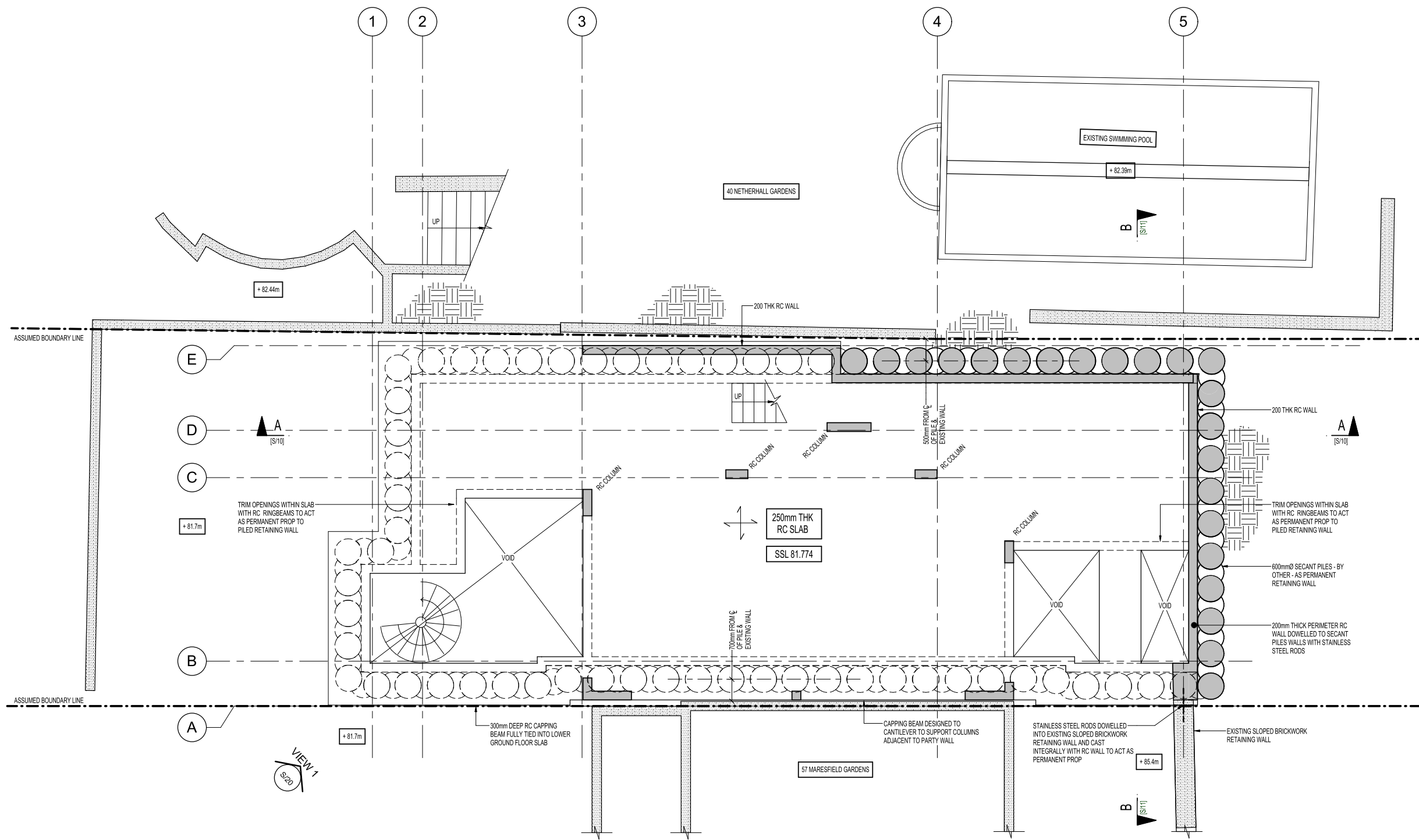
project
59 Maresfield Gardens
London

drawing title
Proposed Upper Basement Plan

scale (s) date drawn
1:50@A1, 1:100@A3 October 2012 NAM

drawing status
Preliminary

job no	drawing no	revision
211590	S/02	P1



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P1	30.11.12	IW	RB	Issued for BIA
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project
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 London

drawing title
Proposed Lower Ground Floor Plan

scale (s)	date	drawn
1:50@A1, 1:100@A3	October 2012	NAM

drawing status
Preliminary

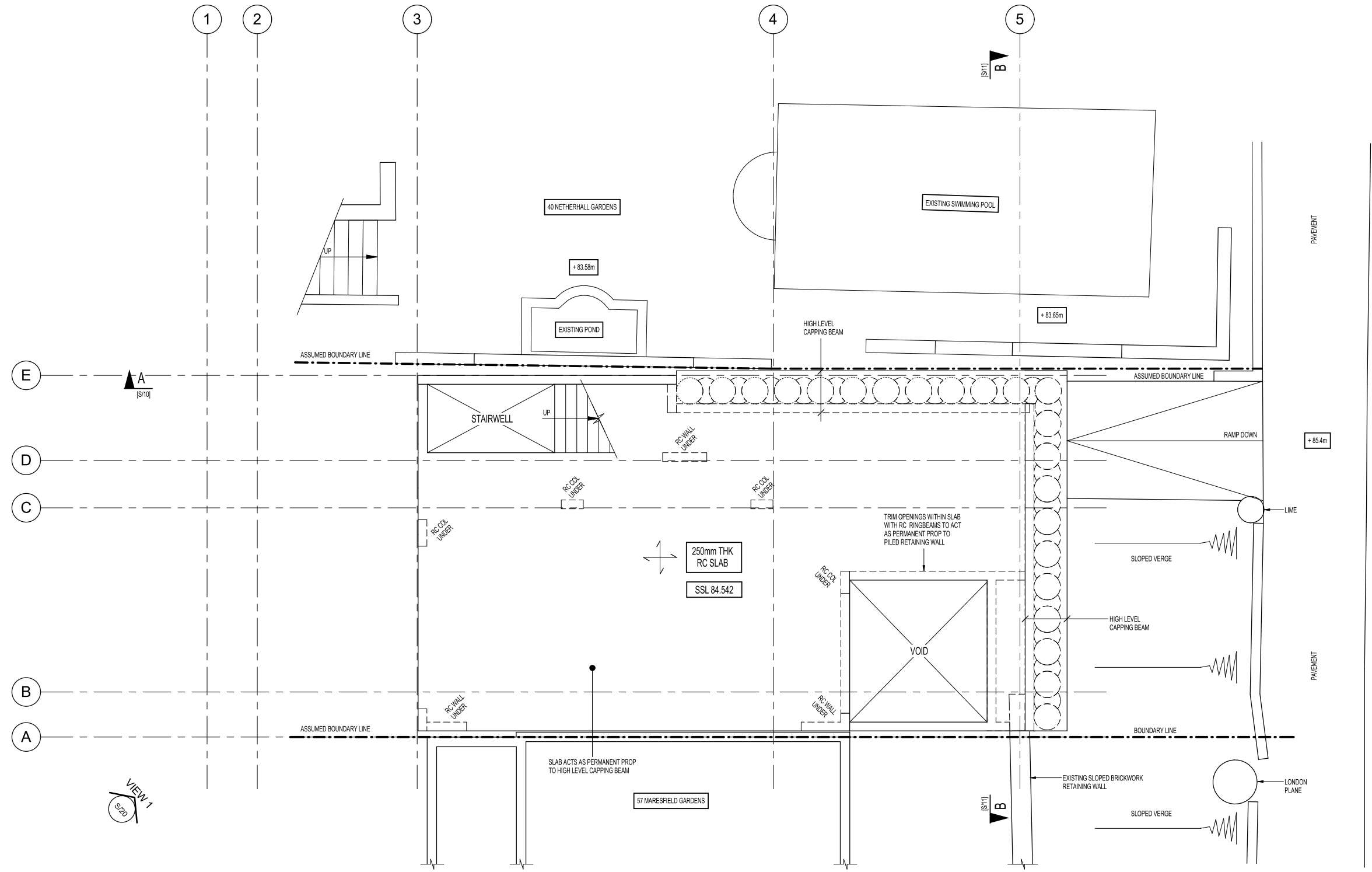
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211590	S/03	P1

NOTE:
STRUCTURE ABOVE UPPER
GROUND FLOOR SSL NOT SHOW
AS BEYOND SCOPE OF BIA

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

Do not scale from this drawing.

LEGEND	
	EXISTING STRUCTURE
	NEW LOAD BEARING BLOCKWORK
	NEW BRICKWORK
	PADSTONES
	LOAD BEARING STUDWORK
	NON LOAD BEARING WALLS
	LOAD BEARING STRUCTURE BELOW
	EXISTING STRUCTURE TO BE REMOVED
	NEW STEEL BEAMS
	NEW LINTELS OVER OPENINGS



VIEW 1
S/20

MARESFIELD GARDENS

NOT FOR CONSTRUCTION

P1	30.11.12	IW	RB	Issued for BIA
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project
59 Maresfield Gardens
London

drawing title
Proposed Upper Ground
Floor Plan

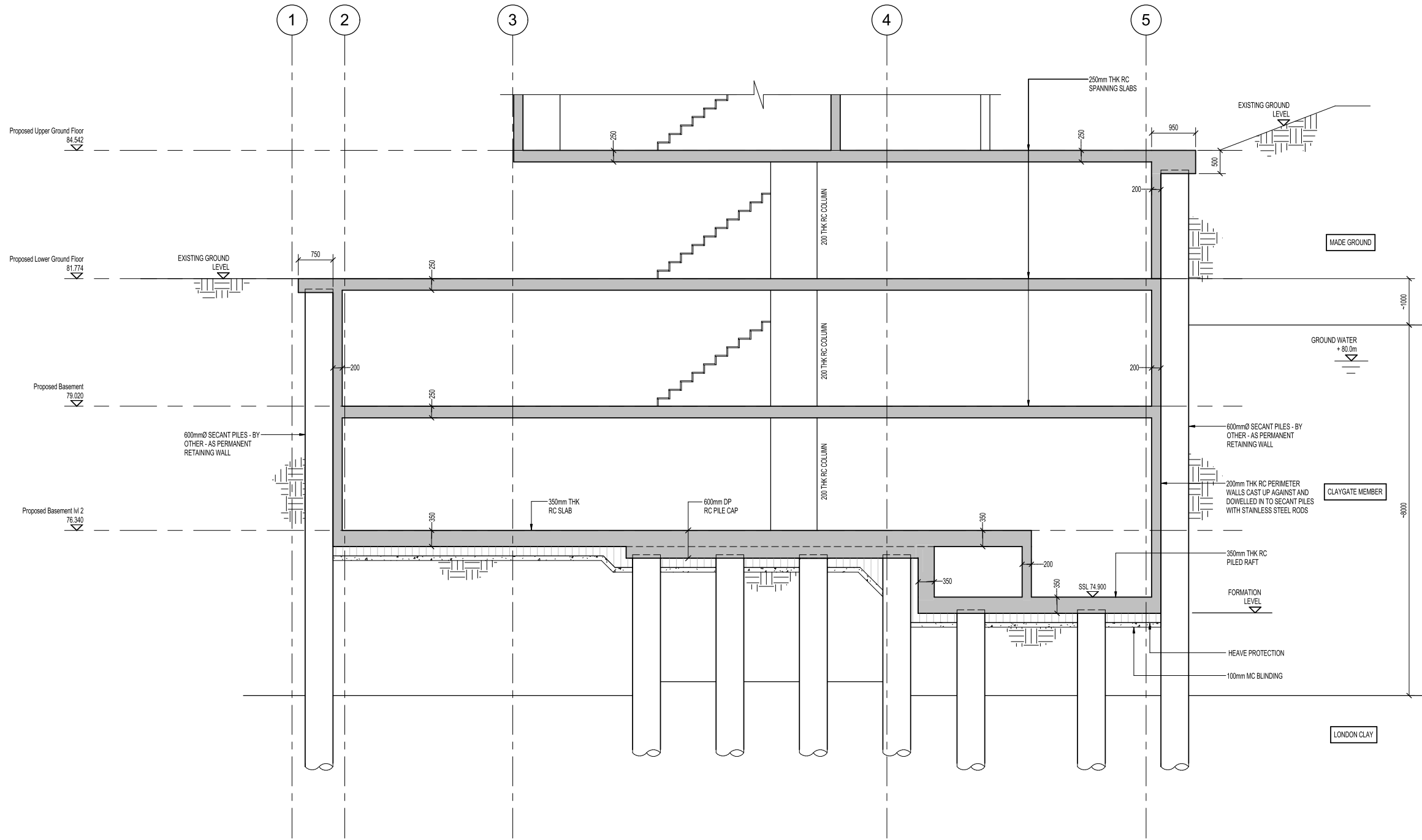
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drawing status
Preliminary

job no	drawing no	revision
211590	S/04	P1

NOTE:
ALL SECANT PILES ASSUMED TO BE TOED IN TO LONDON CLAY

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SECTION A-A

NOT FOR CONSTRUCTION

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project
59 Maresfield Gardens
London

drawing title
Proposed Section A-A

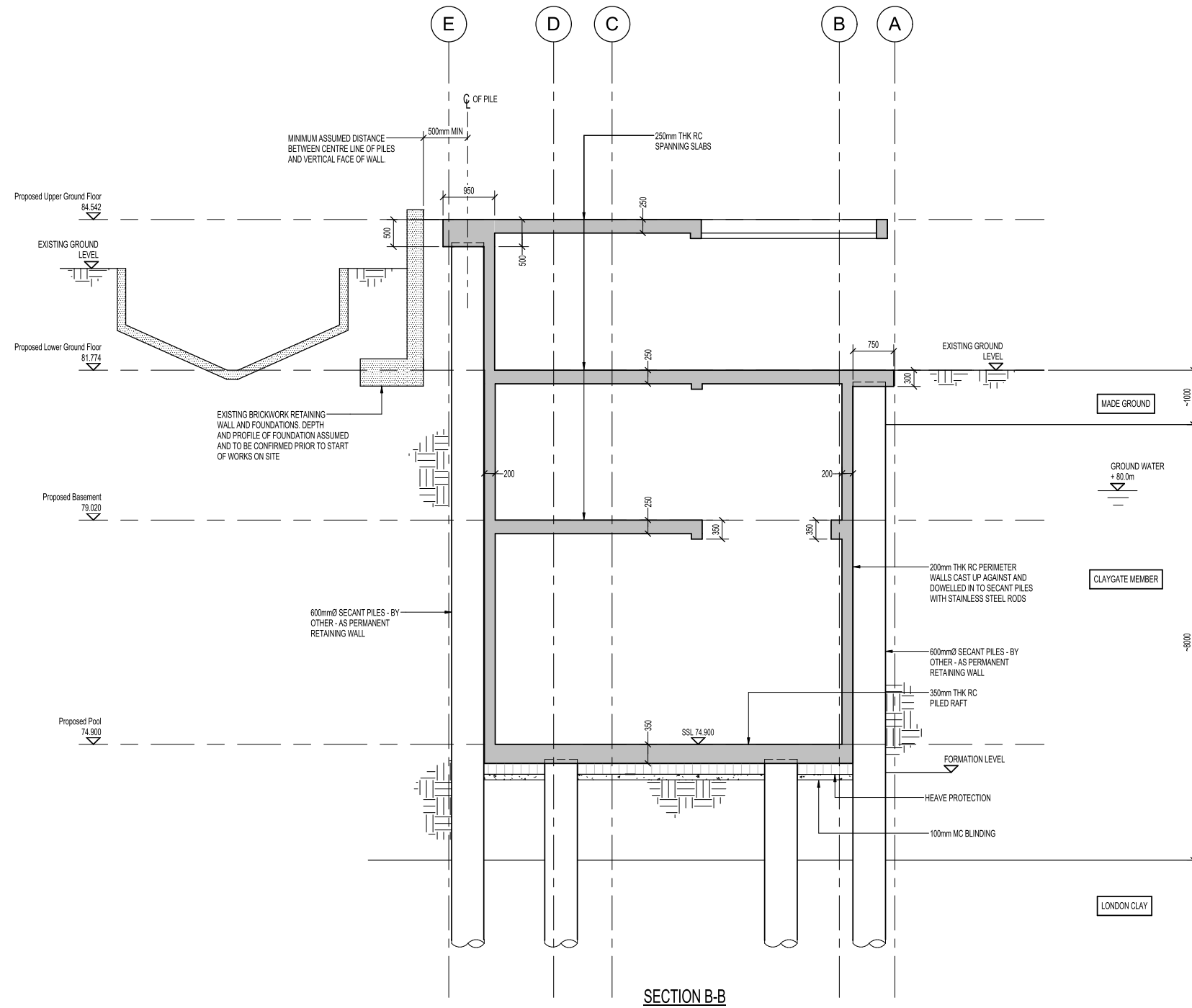
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drawing status
Preliminary

job no	drawing no	revision
211590	S/10	P1

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SECTION B-B

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project
59 Maresfield Gardens
 London

drawing title
Proposed Sections B-B

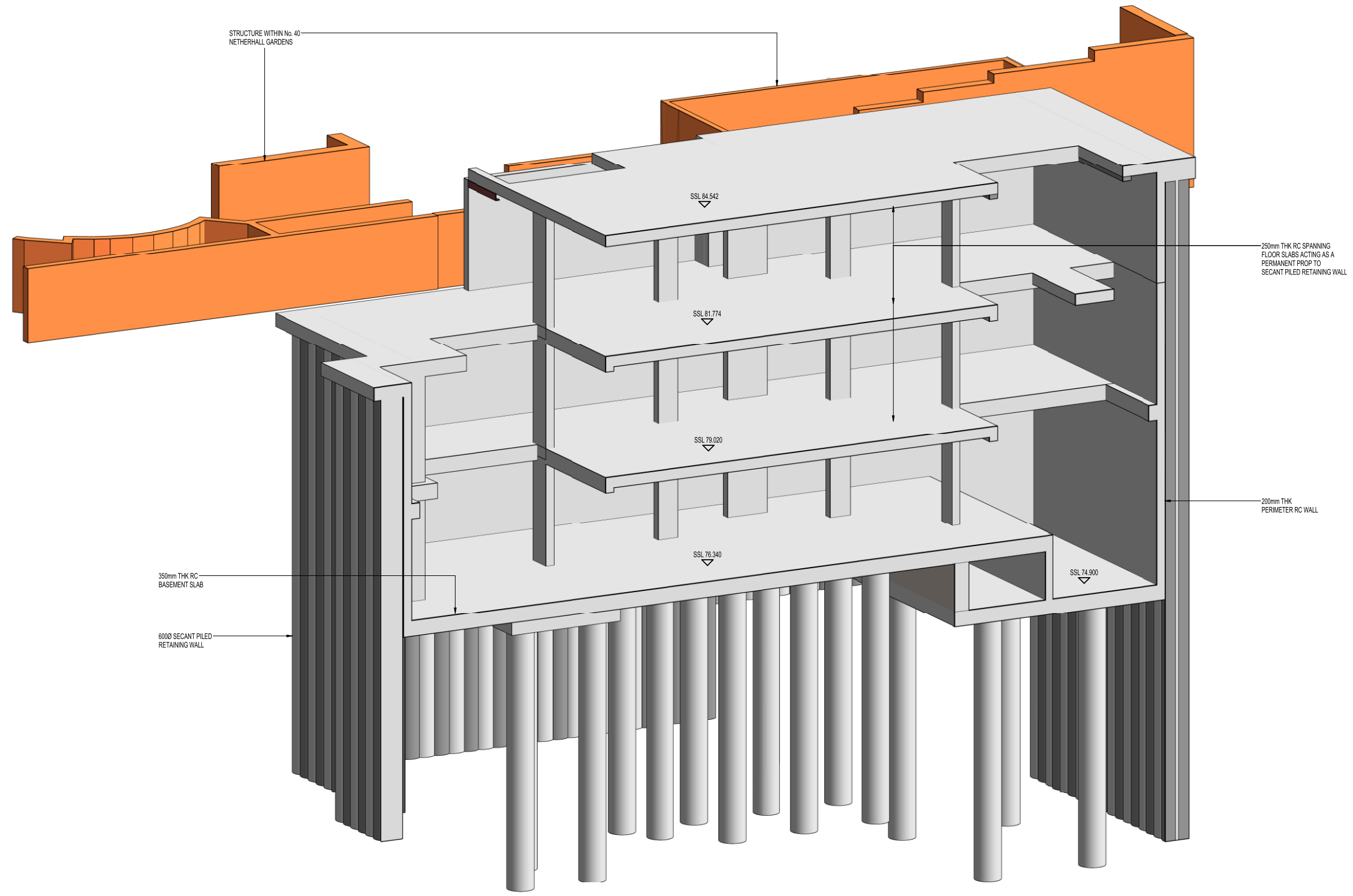
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drawing status
Preliminary

job no	drawing no	revision
211590	S/11	P1

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VIEW 1

NOT FOR CONSTRUCTION

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project
 59 Maresfield Gardens
 London

drawing title
 Proposed Isometric Sections

scale (s) date drawn
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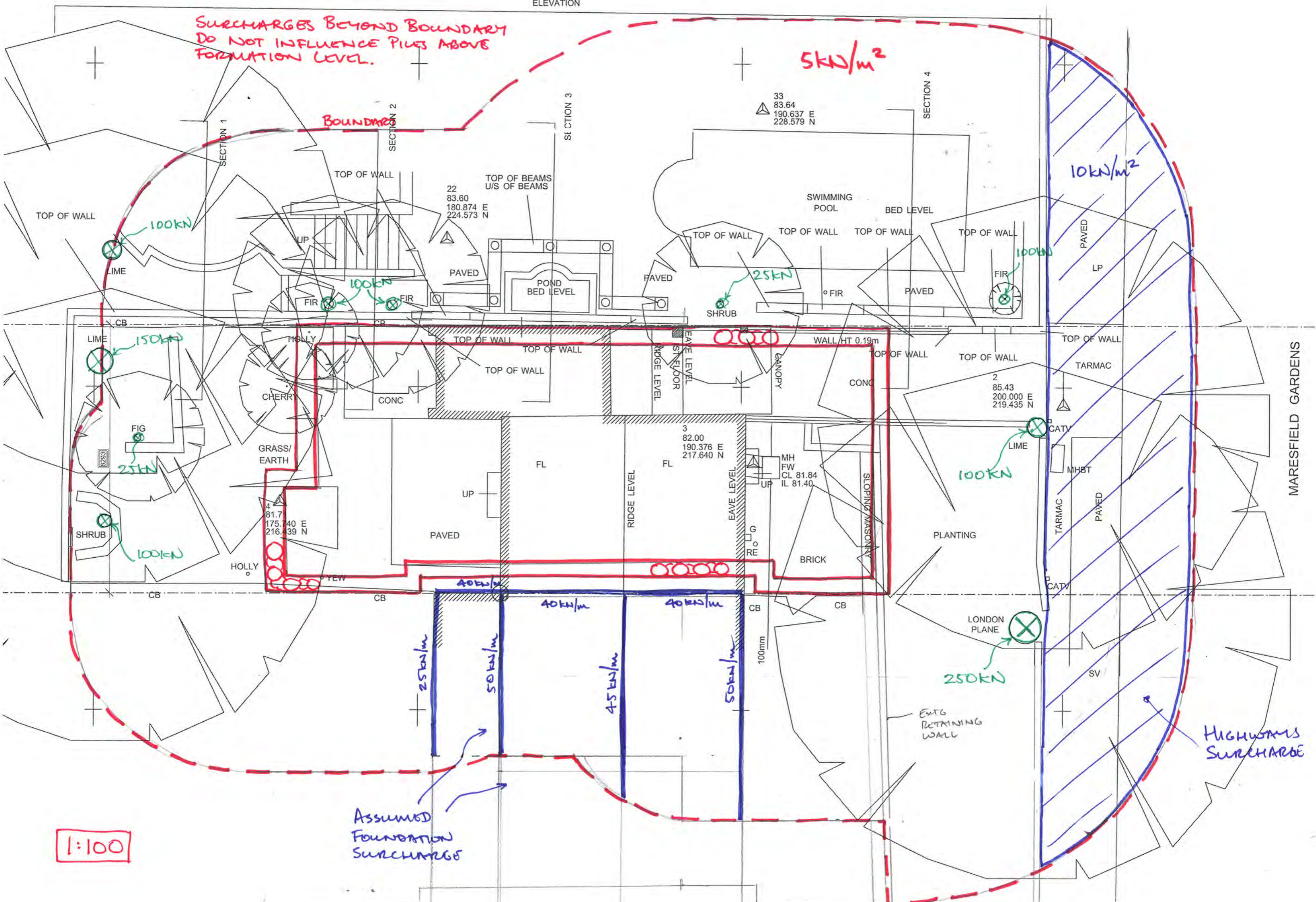
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 Preliminary

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211590	S/20	P1

SURCHARGES BEYOND BOUNDARY DO NOT INFLUENCE PILES ABOVE FORMATION LEVEL.

5kN/m²

10kN/m²



MARESFIELD GARDENS

Highways SURCHARGE

EXTG RETAINING WALL

250kN

100kN

100kN

100kN

25kN

100kN

100kN

150kN

100kN

25kN

40kN/m

40kN/m

45kN/m

50kN/m

25kN/m

50kN/m

Assumed Foundation SURCHARGE

1:100

33
83.64
190.637 E
228.579 N

22
83.60
180.874 E
224.573 N

2
85.43
200.000 E
219.435 N

3
82.00
190.376 E
217.640 N

4
81.7
175.740 E
216.439 N

MH
FW
CL 81.84
IL 81.40

SV

BRICK

CONC

FL

FL

PAVED

CONC

GRASS/
EARTH

HOLLY

CHERRY

HOLLY

FIR

FIR

SHRUB

SHRUB

SWIMMING
POOL

BED LEVEL

PAVED

PAVED

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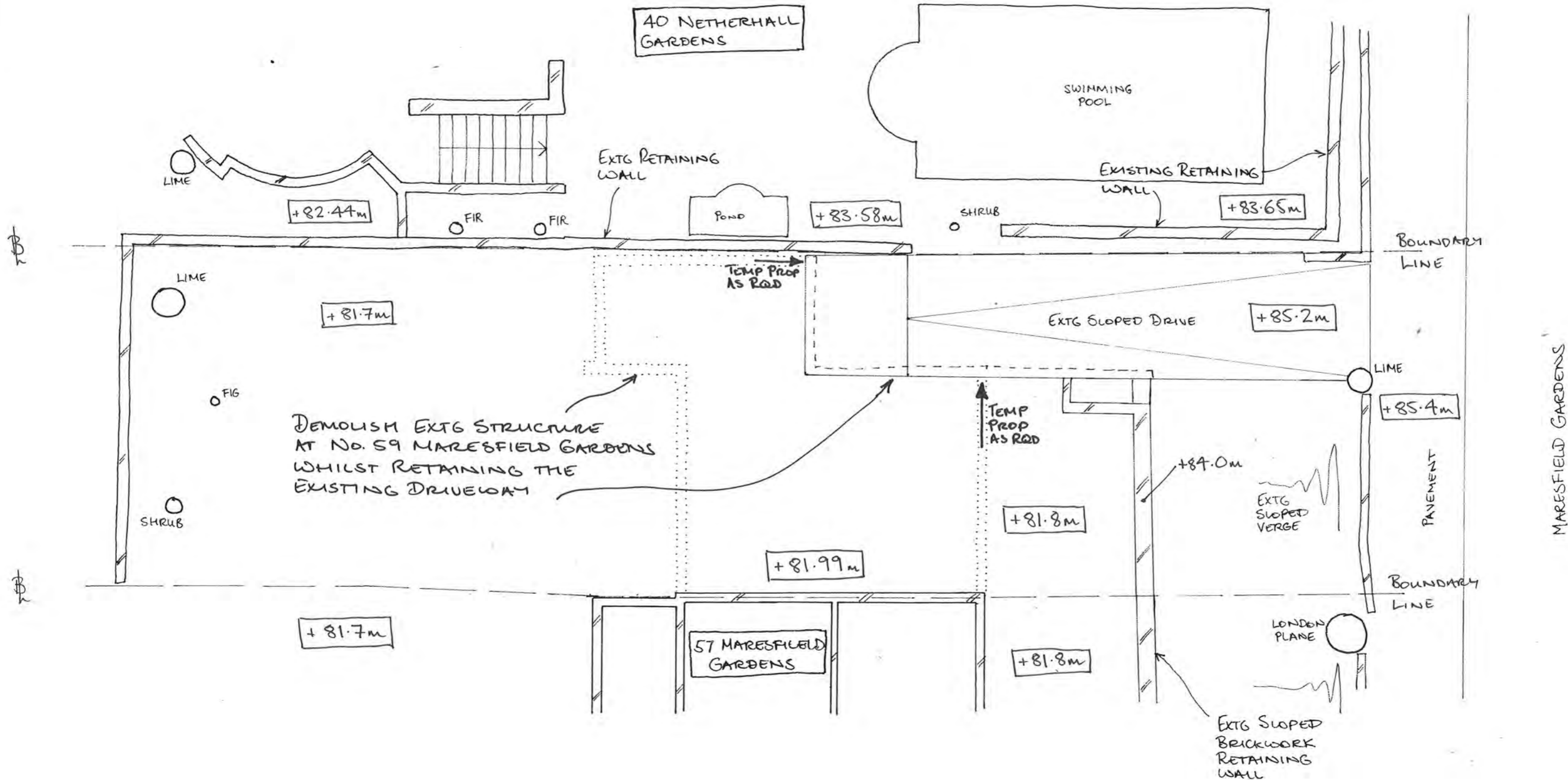
Appendix 2.2: Assumed Sequence of Construction

Appendix 2.2.1: Plan Sequencing (SK.100 – SK.115)

Appendix 2.2.2: Long Section 1 Sequencing (SK.200 – SK.216)

Appendix 2.2.3: Long Section 2 Sequencing (SK.300 – SK.315)

Appendix 2.2.4: Short Section Sequencing (SK.400 – SK.417)



DEMOLISH EXTG STRUCTURE
AT NO. 59 MARESFIELD GARDENS
WHILST RETAINING THE
EXISTING DRIVEWAY

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
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PI	25-11-12	RB	FOR PLANNING
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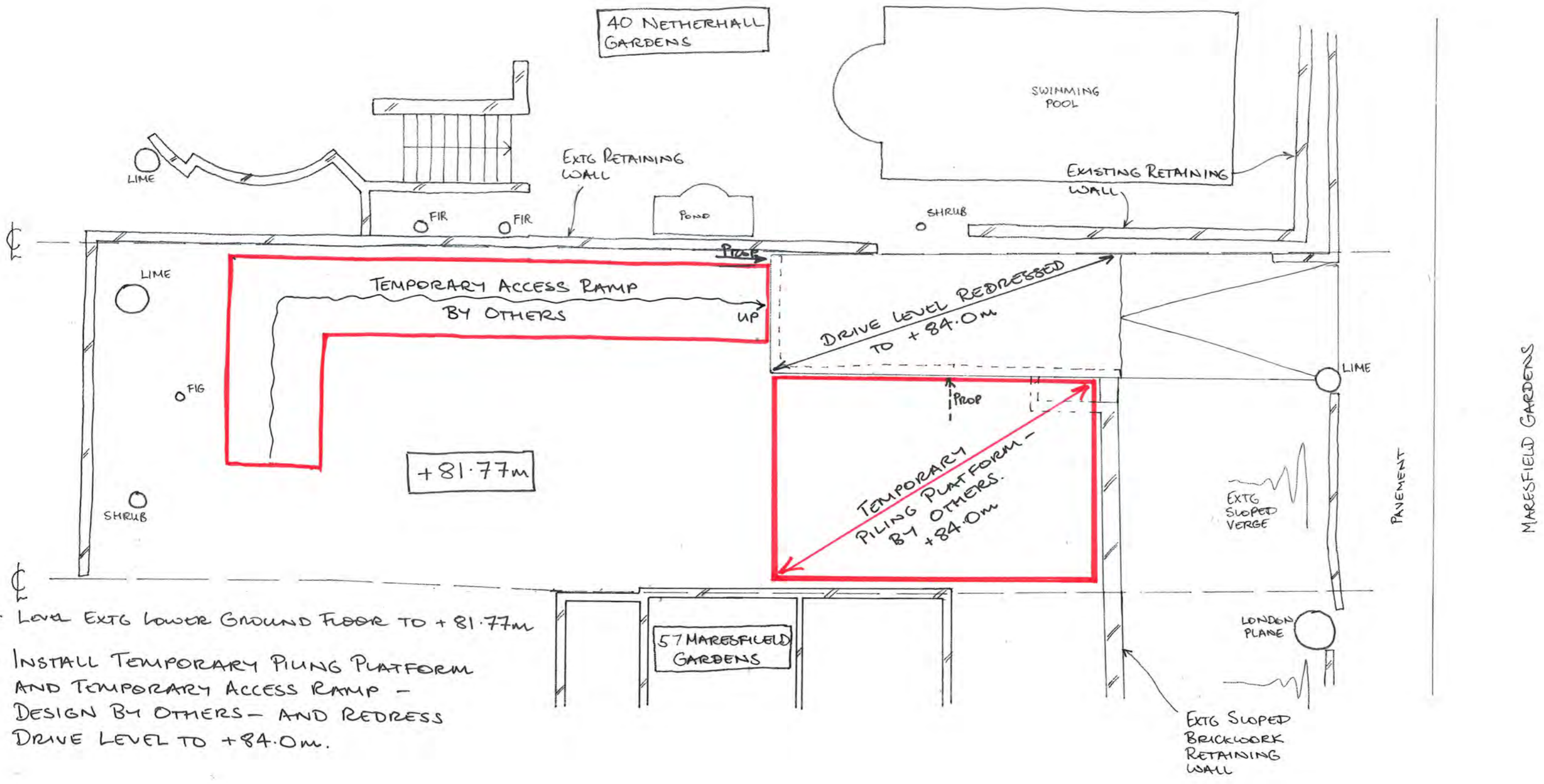
drawing title
Pump Sequencing
1 of 16
scale/sy ~ 1:100 date Nov 12 drawn RB
drawing status
PRELIMINARY

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job title
59 MARESFIELD GARDENS, LONDON

job no. 211590	drawing no. Sk-100	revision PI
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- Level EXTG Lower Ground Floor TO +81.77m
- INSTALL TEMPORARY PILING PLATFORM AND TEMPORARY ACCESS RAMP - DESIGN BY OTHERS - AND REDRESS DRIVE LEVEL TO +84.0m.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
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rev	date	by	chk	description
P1	25.11.12	RB		FOR PLANNING

drawing title
PLAN SEQUENCING
2 OF 16

scale(s) date drawn
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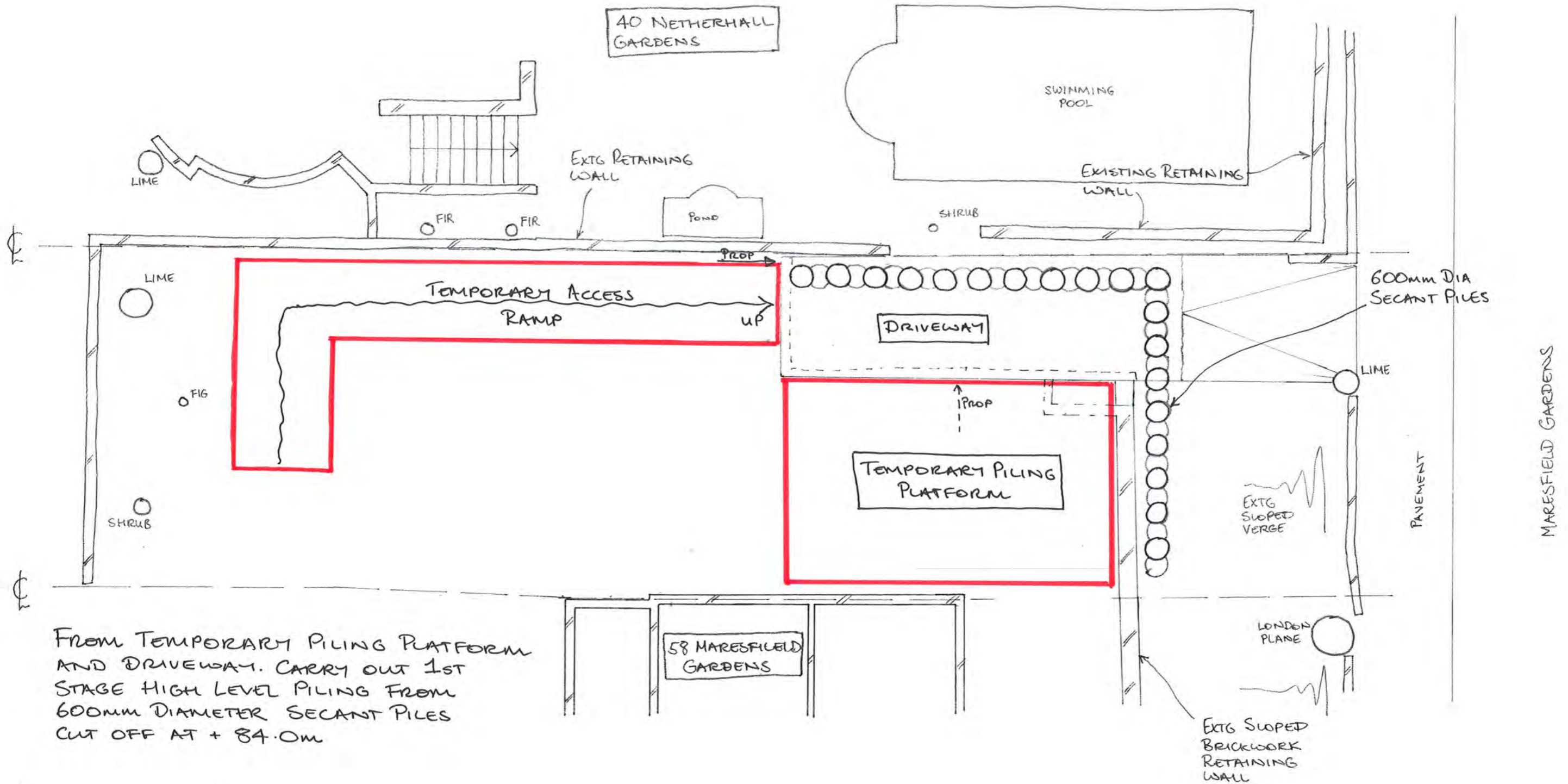
drawing status
PRELIMINARY

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job title
59 MARESFIELD GARDENS, LONDON

job no 211590	drawing no Sk.101	revision P1
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From Temporary Piling Platform and Driveway. Carry out 1st Stage High Level Piling from 600mm Diameter Secant Piles cut off at +84.0m

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
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rev	date	by	chk	description
PI	25.11.12	RB		FOR PLANNING

drawing title
PLAN SEQUENCING
3 of 16

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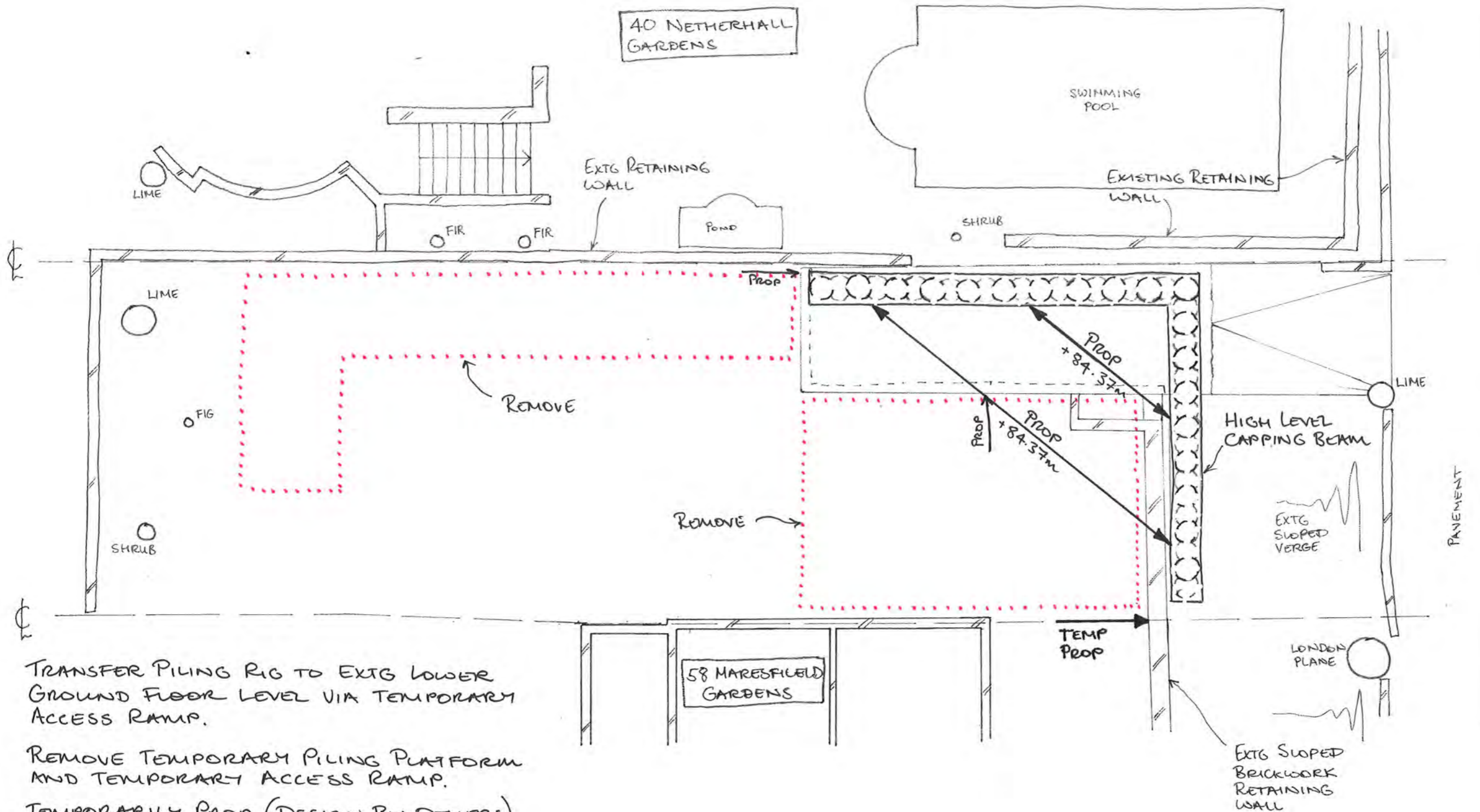
drawing status
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job title
59 MARESFIELD GARDENS, LONDON

job no	drawing no	revision
211590	SK.102	PI



TRANSFER PILING RIG TO EXTG LOWER GROUND FLOOR LEVEL VIA TEMPORARY ACCESS RAMP.

REMOVE TEMPORARY PILING PLATFORM AND TEMPORARY ACCESS RAMP.

TEMPORARILY PROP (DESIGN BY OTHERS) EXTG SLOPED BRICKWORK RETAINING WALL

CAST CAPPING BEAM OVER HIGH LEVEL PILES TO +84.52m. PROP CAPPING BEAM WITH FLYING SHORES - BY OTHERS.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI	25.11.12	RB		FOR PLANNING

drawing title
PLAN SEQUENCING
4 of 16

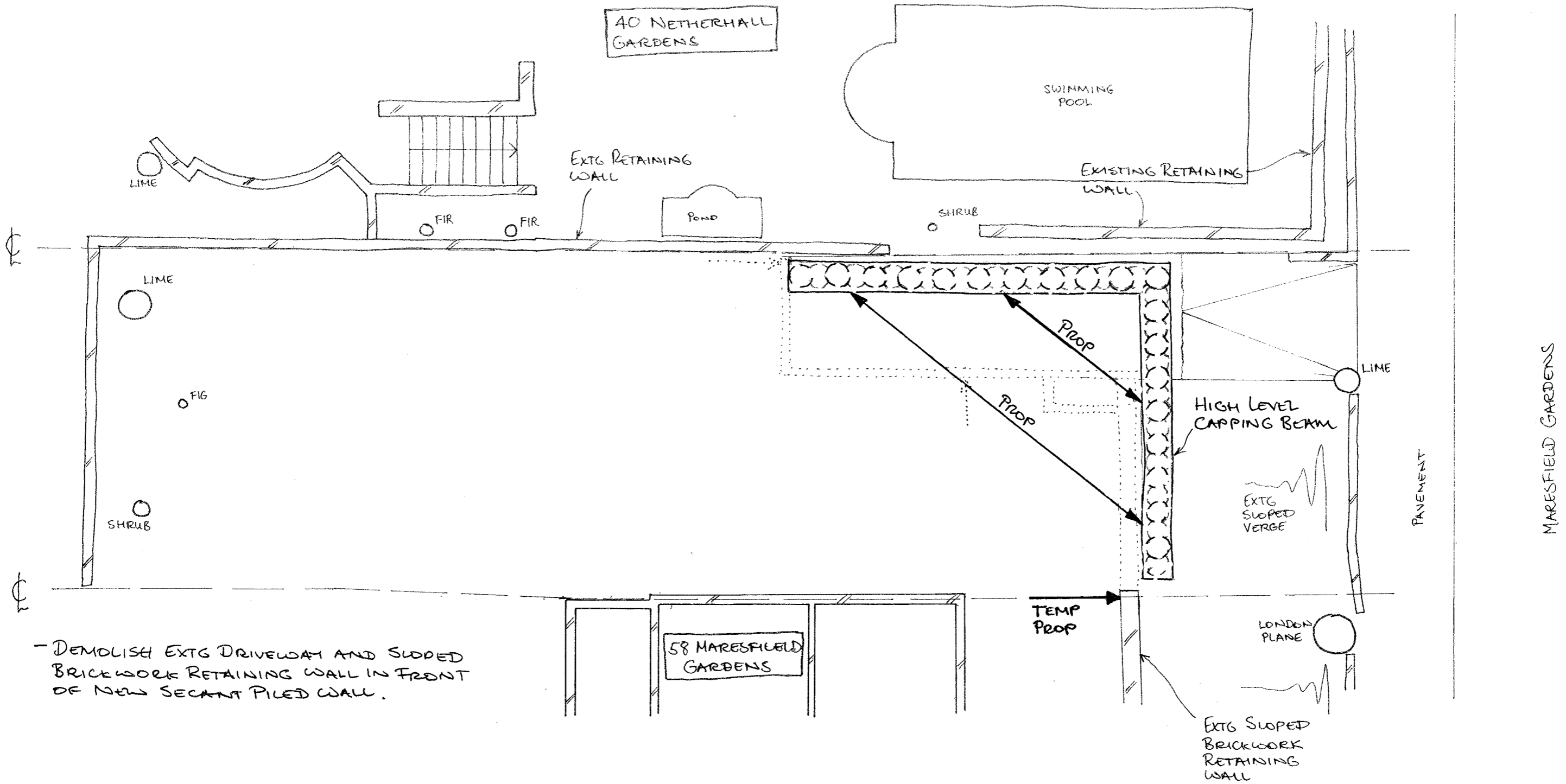
scale(s) date drawn
~1:100 Nov 12 RB

drawing status
PRELIMINARY

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tel: (020) 8544 0033 fax: (020) 8544 0066 info@elliottwood.co.uk

job title 59 MARESFIELD GARDENS, LONDON		
job no 211590	drawing no SK.103	revision P1



- DEMOLISH EXTG DRIVEWAY AND SLOPED BRICKWORK RETAINING WALL IN FRONT OF NEW SECANT PILED WALL.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
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rev	date	by	chk	description
PI	25.11.12	RB		FOR PLANNING

drawing title
PLAN SEQUENCING
5 OF 16

scale(s) date drawn
~1:100 Nov 12 RB

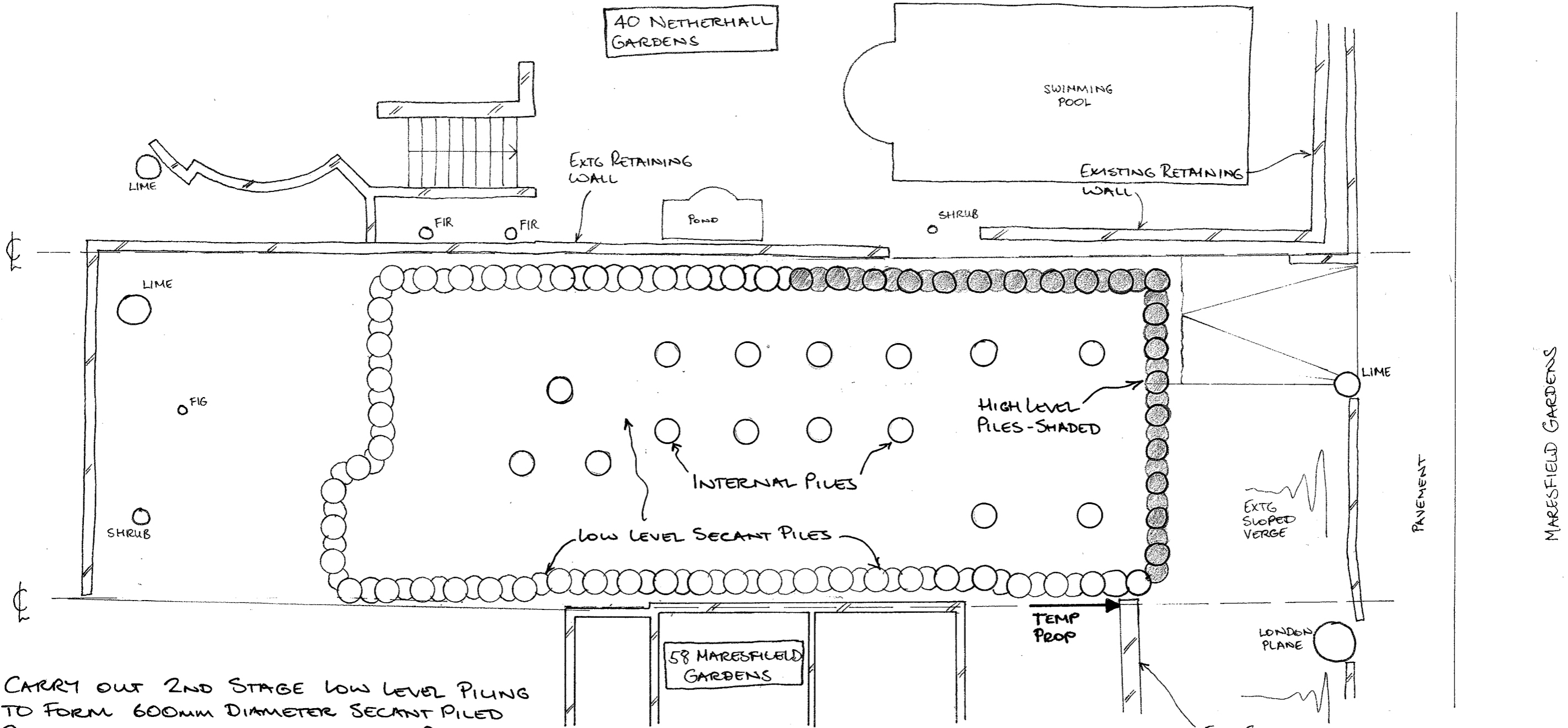
drawing status
PRELIMINARY

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job title
59 MARESFIELD GARDENS, LONDON

job no	drawing no	revision
211590	SK-104	PI



CARRY OUT 2ND STAGE LOW LEVEL PILING TO FORM 600MM DIAMETER SECANT PILED RETAINING WALL AND INTERNAL PILES. SECANT PILES TO BE CUT OFF AT EXTG GROUND LEVEL + 81.77m. INTERNAL PILES TO BE CUT OFF AT FORMATION LEVEL AND FILLED WITH GROUT BETWEEN CUT OFF AND GROUND LEVEL.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI 25-11-12	RB			FOR PLANNING

drawing title
PLAN SEQUENCING
6 OF 16

scale(s) date drawn
~1:100 Nov 12 RB

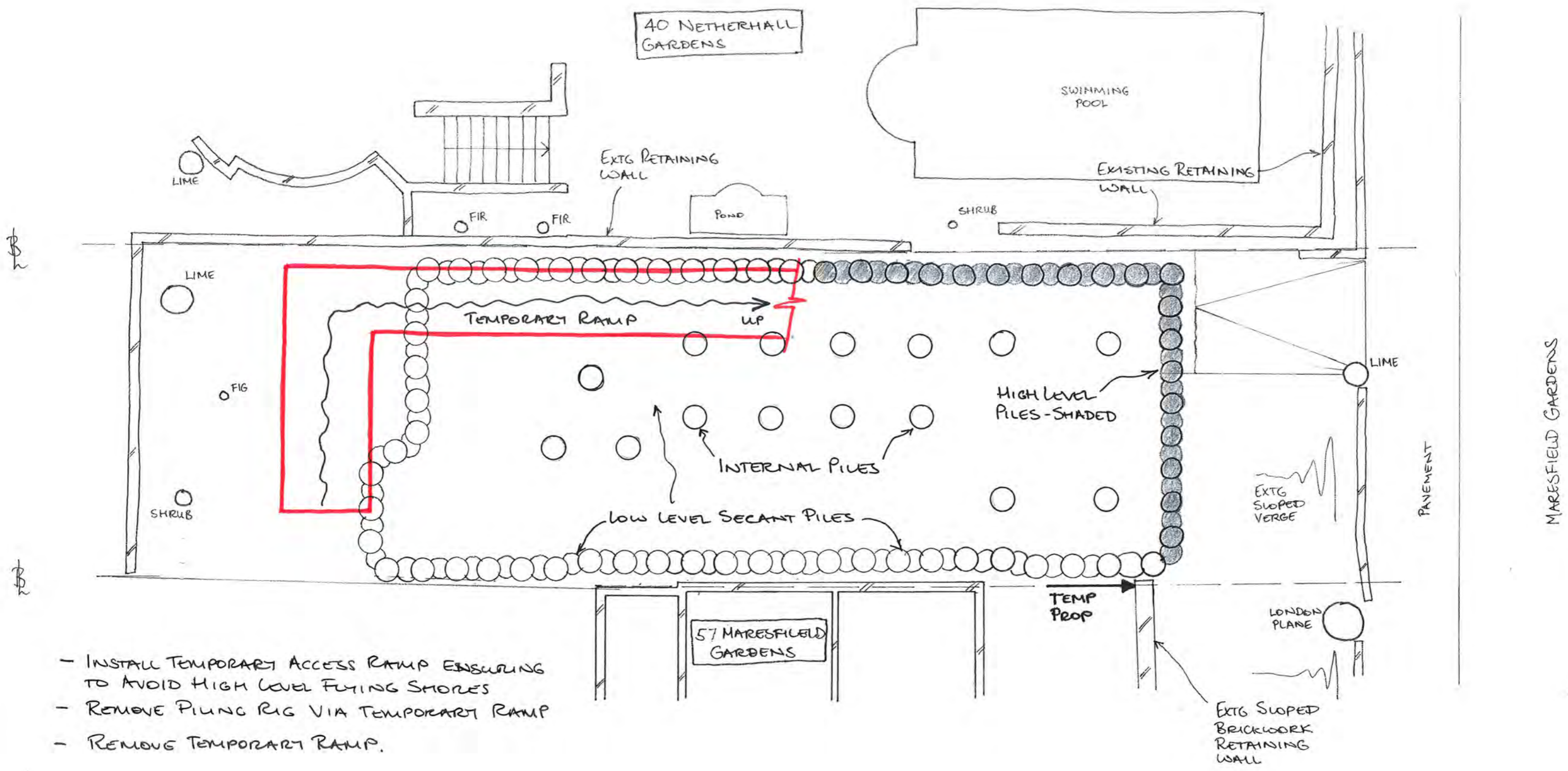
drawing status
PRELIMINARY

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job title
59 MARESFIELD GARDENS, LONDON

job no	drawing no	revision
211590	SK-105	P1



- INSTALL TEMPORARY ACCESS RAMP ENSURING TO AVOID HIGH LEVEL FLYING SHORES
- REMOVE PILING RIG VIA TEMPORARY RAMP
- REMOVE TEMPORARY RAMP.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI	25.11.12	RB		FOR PLANNING

drawing title
PLAN SEQUENCING
7 OF 16

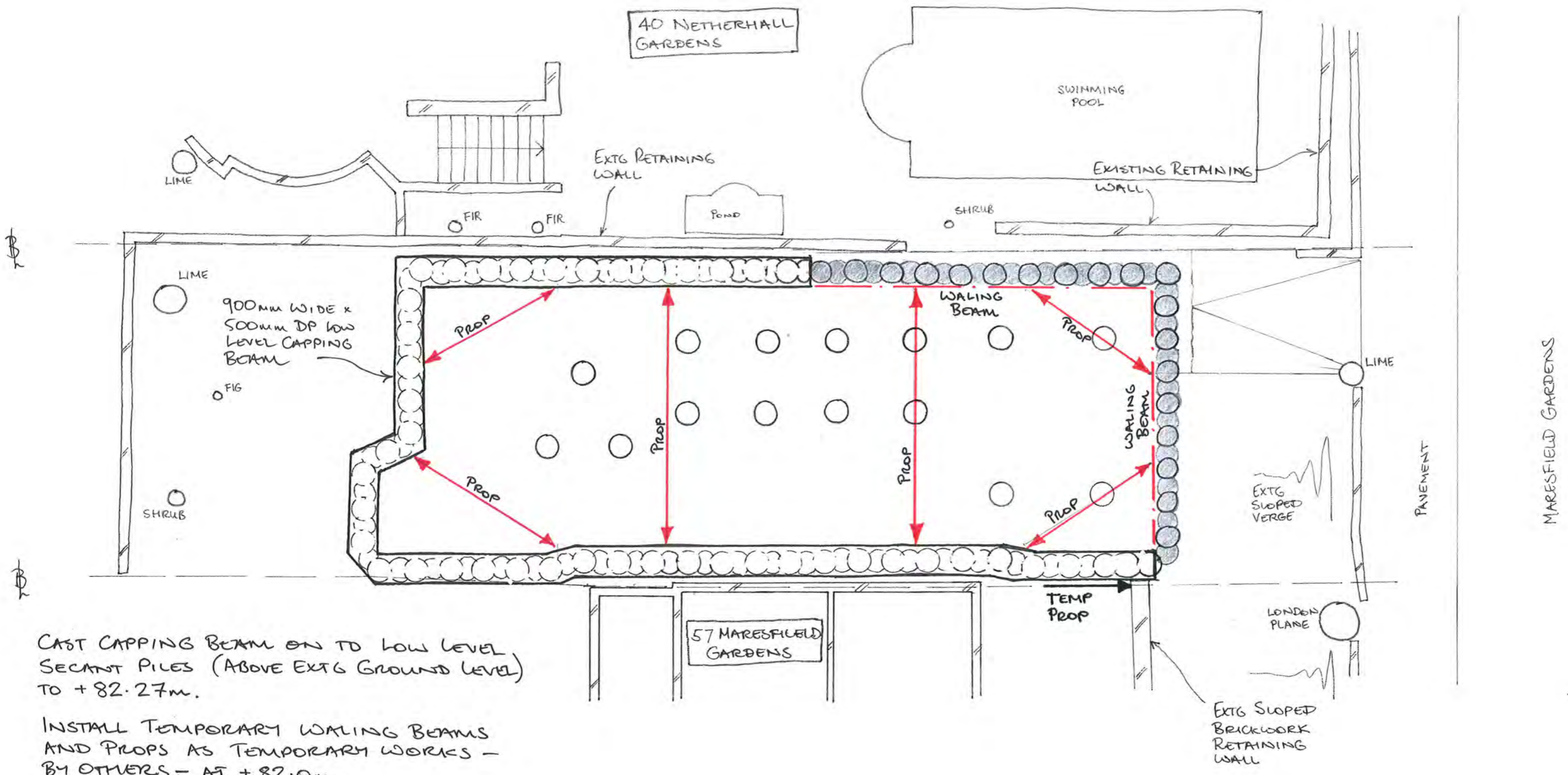
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~1:100 Nov 12 RB

drawing status
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job title 59 MARESFIELD GARDENS, LONDON		
job no 211590	drawing no Sk-106	revision P1



CAST CAPPING BEAM ON TO LOW LEVEL SECANT PILES (ABOVE EXTG GROUND LEVEL) TO +82.27m.

INSTALL TEMPORARY WALING BEAMS AND PROPS AS TEMPORARY WORKS - BY OTHERS - AT +82.0m.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

PI	25-11-12	RB	FOR PLANNING
rev	date	by	chk
			description

drawing title
PLAN SEQUENCING
8 OF 16

scale(s) date drawn
~1:100 Nov 12 RB

drawing status
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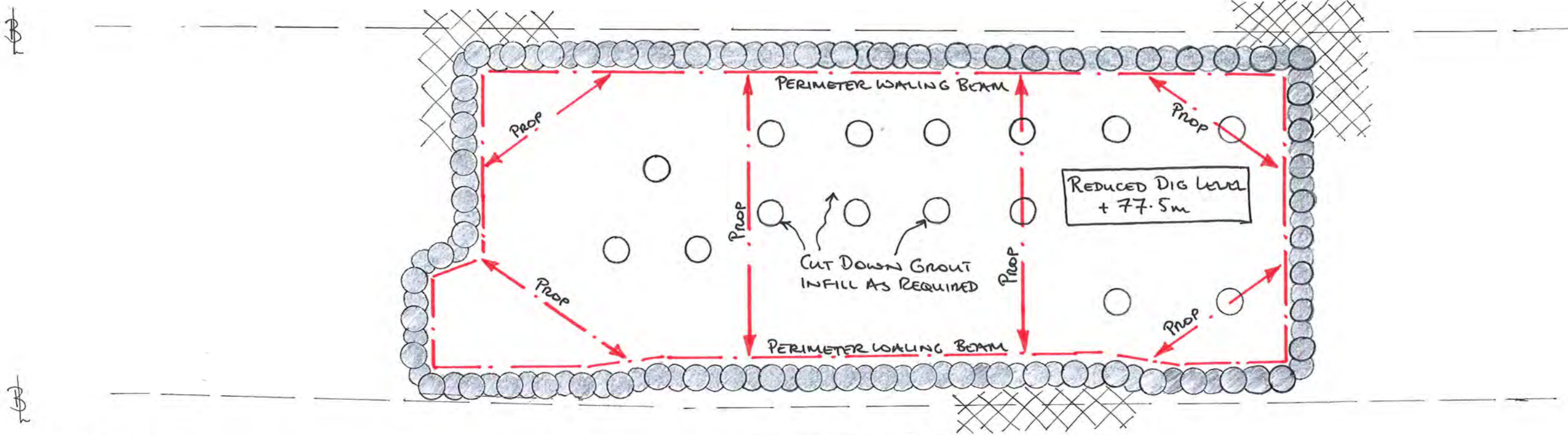
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tel: (020) 8544 0033 fax: (020) 8544 0066 info@elliottwood.co.uk

job title
59 MARESFIELD GARDENS, LONDON

job no	drawing no	revision
211590	Sk.107	P1

40 NETHERHALL GARDENS



57 MARESFIELD GARDENS

EXCAVATE GROUND WITHIN SECANT PILED WALL TO REDUCED DIG LEVEL AT +77.5m.

INSTALL PERIMETER WALING BEAMS AND PROPS AS TEMPORARY WORKS - DESIGN BY OTHERS - AT +78.0m

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

PI	25.11.12	RB		FOR PLANNING
rev	date	by	chk	description

drawing title
PLAN SEQUENCING
9 OF 16

scale(s) date drawn
~ 1:100 Nov 12 RB

drawing status
PRELIMINARY

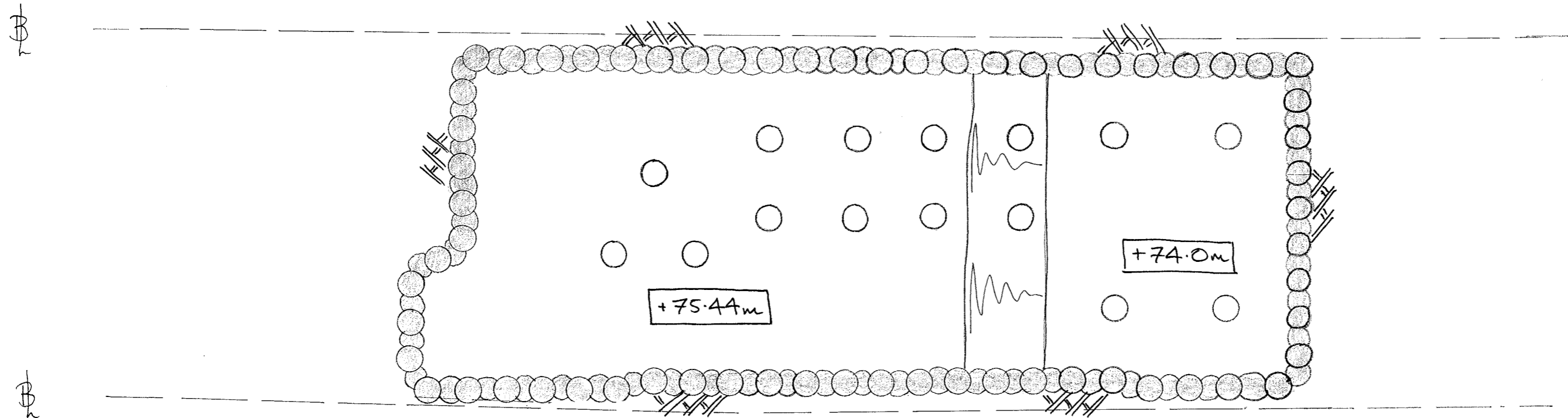
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job title
59 MARESFIELD GARDENS, LONDON

job no	drawing no	revision
211590	Sk.108	P1

40 NETHERHALL
GARDENS



EXCAVATE TO FORMATION LEVEL; ~ +74m AT POOL
AND ~ +75.44m AT LOWER BASEMENT AND
EXPOSE TOPS OF INTERNAL PILES.

57 MARESFIELD
GARDENS

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI	25.11.12	RB		FOR PLANNING

drawing title
PLAN SEQUENCING
10 OF 16

scale(s) date drawn
~1:100 NOV 12 RB

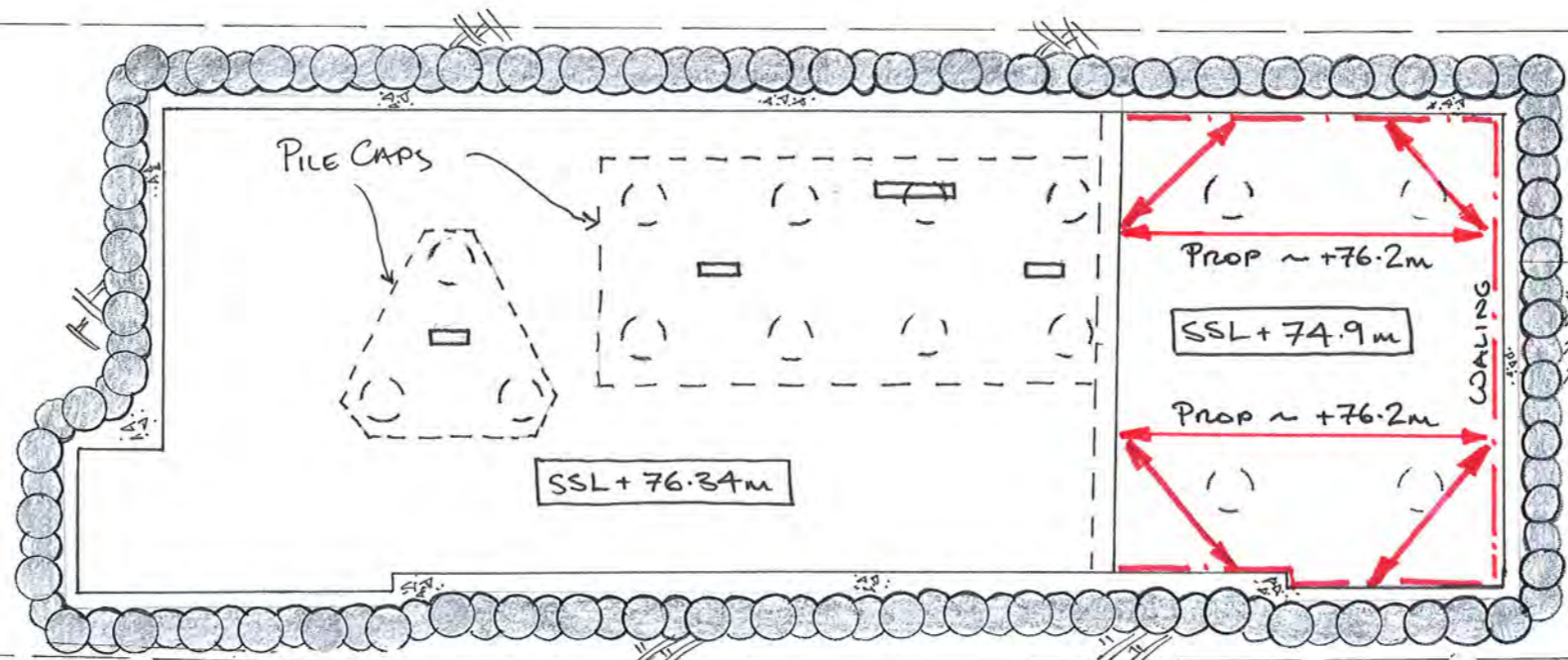
drawing status
PRELIMINARY

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job title
**59 MARESFIELD
GARDENS, LONDON**

job no	drawing no	revision
211590	Sk.109	PI



- CAST PILE CAPS AND 350MM THK RC SLABS (INCLUDING CRANK BETWEEN LEVELS) WITH HEAVE PROTECTION
- CAST PERIMETER RETAINING WALLS TO + 77.0M AND INTERNAL COLUMNS TO UNDER SIDE OF UPPER BASEMENT SUB LEVEL.
- INSTALL TEMPORARY PROPS AND WALING BEAM AT LOWER BASEMENT SLAB LEVEL (~ +76.2m) TO PROP FRONT RETAINING WALL

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

Do not scale from this drawing.

rev	date	by	chk	description
PI 25-11-12	RB			FOR PLANNING

drawing title

PLAN SEQUENCING

11 OF 16

scale(s)

~1:100

date

NOV 12

drawn

RB

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job title

59 MARESFIELD GARDENS, LONDON

job no

211590

drawing no

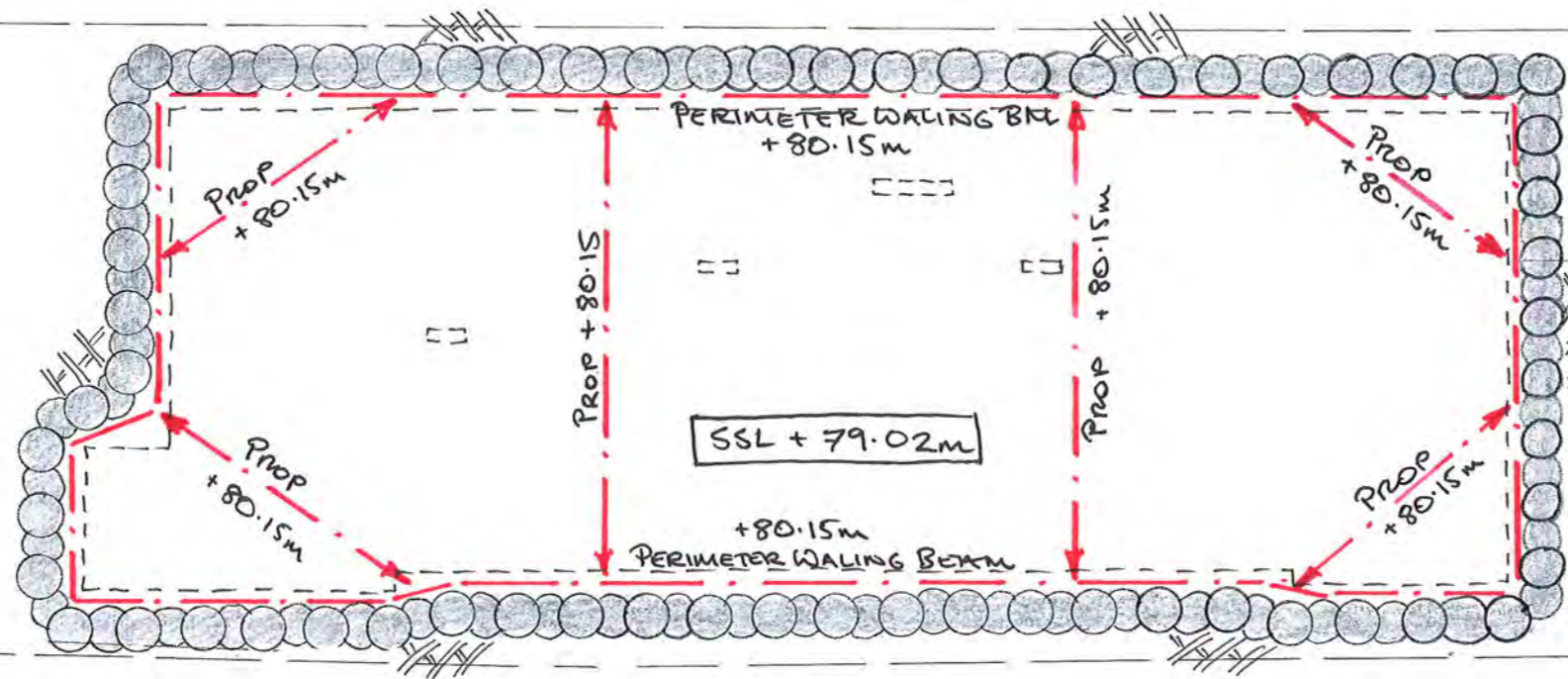
Sk-110

revision

PI

100

100



- INSTALL TEMPORARY WALING BEAMS AND PROPS AT + 80.15m.
- REMOVE TEMPORARY WALING BEAMS AND PROPS AT + 78.0m
- CAST REMAINDER OF LOWER BASEMENT PERIMETER WALLS TO U/S OF UPPER BASEMENT SLAB LEVEL.
- CAST UPPER BASEMENT SLABS (TO FORM A PERMANENT PROP)

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI	25.11.12	RB		FOR PLANNING

drawing title
PLAN SEQUENCING
12 OF 16

scale(s) date drawn
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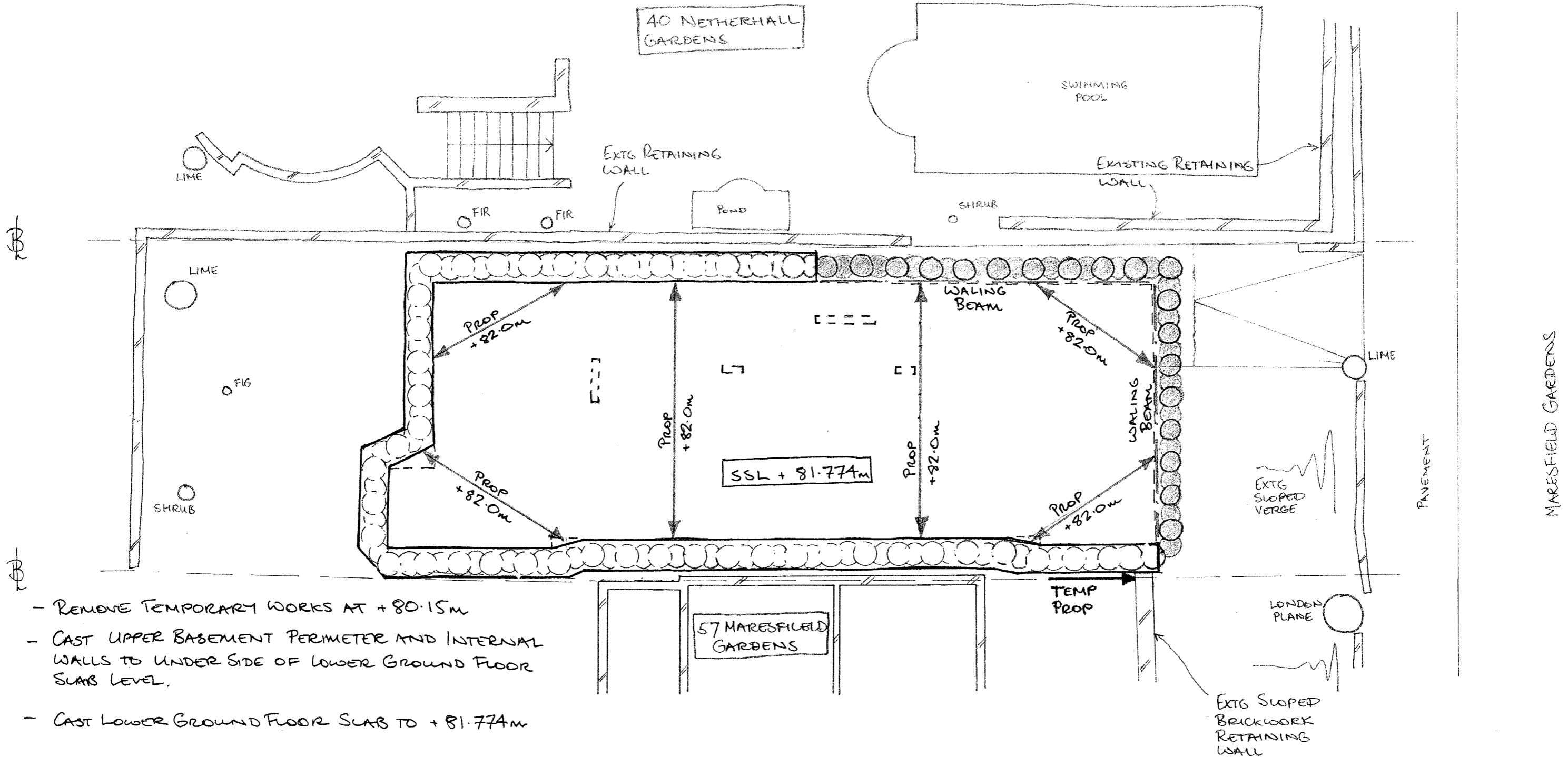
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job title
59 MARESFIELD GARDENS, LONDON

job no	drawing no	revision
211590	Sk-111	P1



- REMOVE TEMPORARY WORKS AT +80.15m
- CAST UPPER BASEMENT PERIMETER AND INTERNAL WALLS TO UNDER SIDE OF LOWER GROUND FLOOR SLAB LEVEL.
- CAST LOWER GROUND FLOOR SLAB TO +81.774m

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI	25.11.12	RB		FOR PLANNING

drawing title
PLAN SEQUENCING
13 OF 16

scale(s) date drawn
~ 1:100 Nov 12 RB

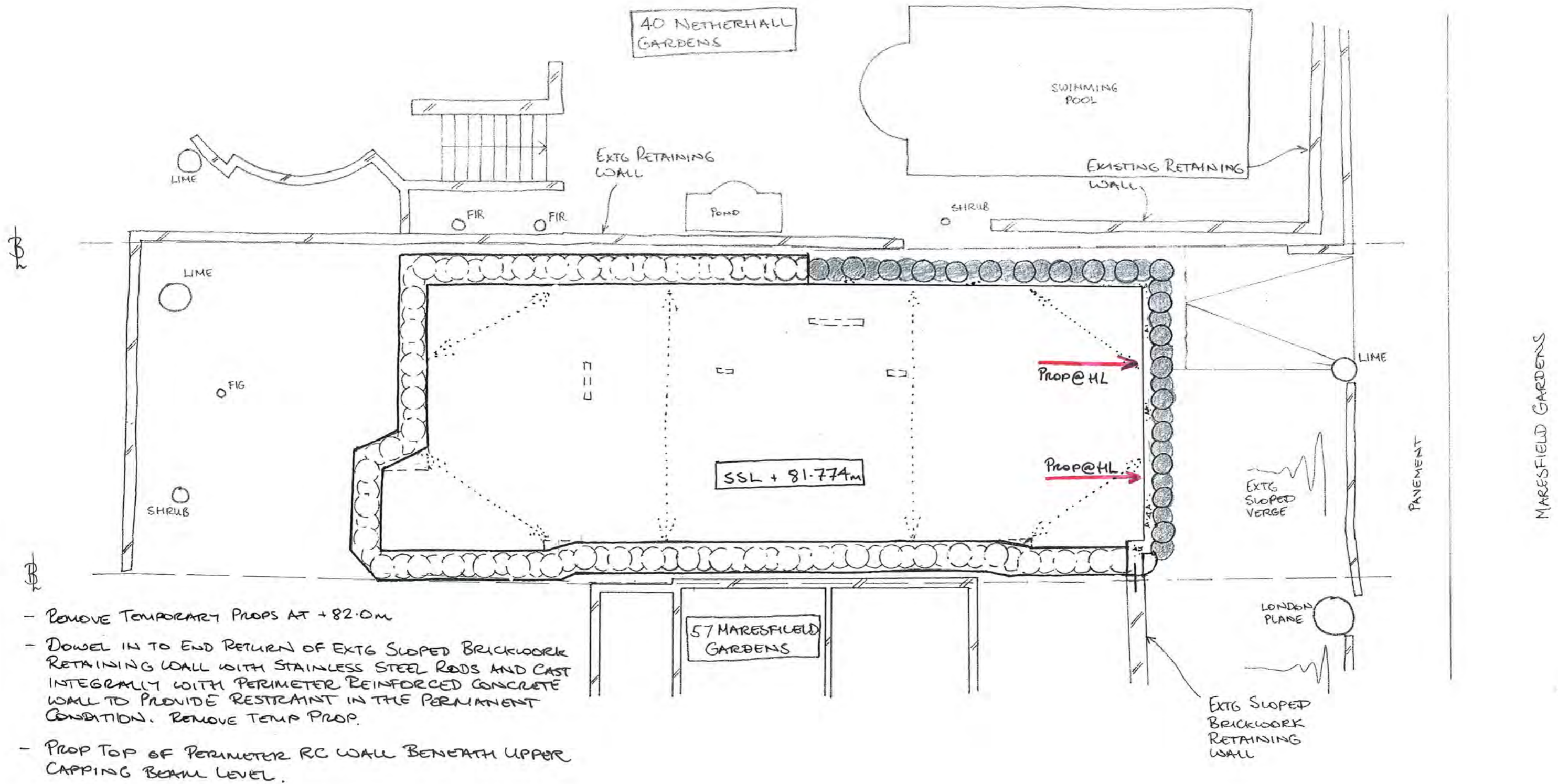
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job title
59 MARESFIELD GARDENS, LONDON

job no	drawing no	revision
211590	SK.112	PI



- REMOVE TEMPORARY PROPS AT +82.0M
- DOWEL IN TO END RETURN OF EXTG SLOPED BRICKWORK RETAINING WALL WITH STAINLESS STEEL RODS AND CAST INTEGRALLY WITH PERIMETER REINFORCED CONCRETE WALL TO PROVIDE RESTRAINT IN THE PERMANENT CONDITION. REMOVE TEMP PROP.
- PROP TOP OF PERIMETER RC WALL BENEATH UPPER CAPPING BEAM LEVEL.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI	25-11-12	RB		FOR PLANNING

drawing title
PLAN SEQUENCING
14 OF 16

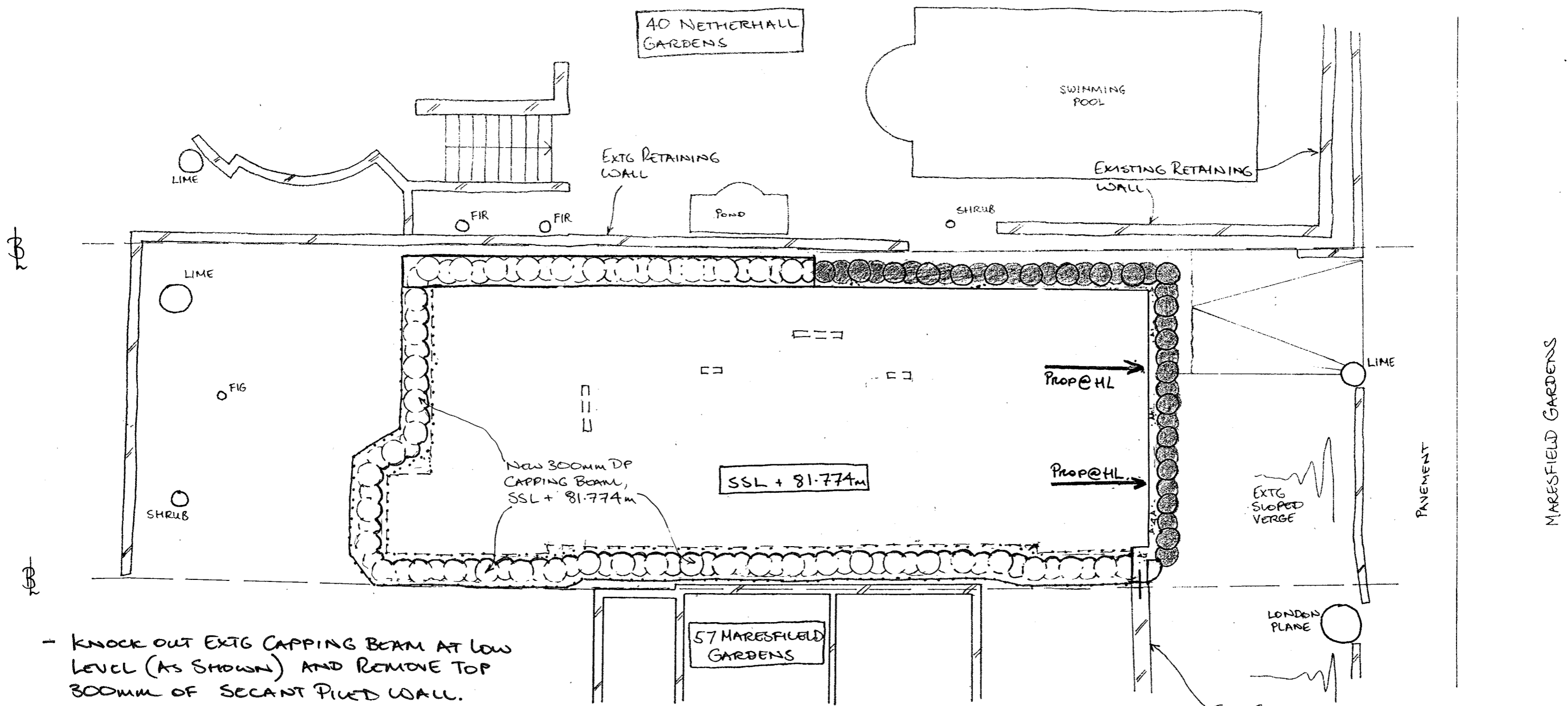
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drawing status
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job title 59 MARESFIELD GARDENS, LONDON		
job no 211590	drawing no Sk: 113	revision PI



- KNOCK OUT EXTG CAPPING BEAM AT LOW LEVEL (AS SHOWN) AND REMOVE TOP 300MM OF SECANT PILED WALL.
- CAST NEW CAPPING BEAM 300MM DP FULLY TIED IN TO LOWER GROUND FLOOR SLAB TO MATCH SSL OF +81.774m.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI	25.11.12	RB		FOR PLANNING

drawing title
PLAN SEQUENCING
15 OF 16

scale(s) date drawn
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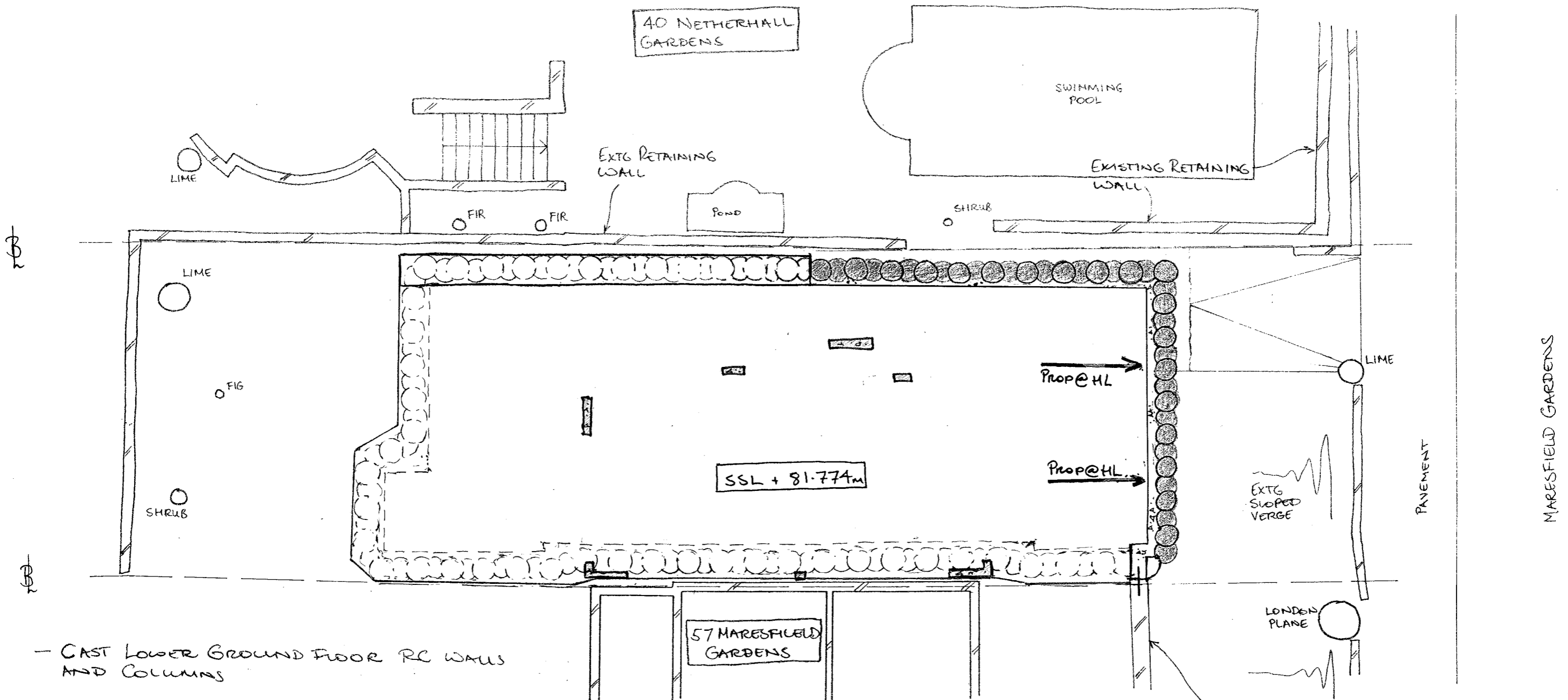
drawing status
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job title
59 MARESFIELD GARDENS, LONDON

job no 211590	drawing no SK-11A	revision P1
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- CAST LOWER GROUND FLOOR RC WALLS AND COLUMNS
- CAST UPPER GROUND FLOOR SLABS TO ACT AS A PERMANENT PROP TO FRONT RETAINING WALL.
- REMOVE PROPS TO FRONT RETAINING WALL TO COMPLETE GROUNDWORKS SEQUENCING.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI	25-11-12	RB		FOR PLANNING

drawing title
PLAN SEQUENCING
16 OF 16

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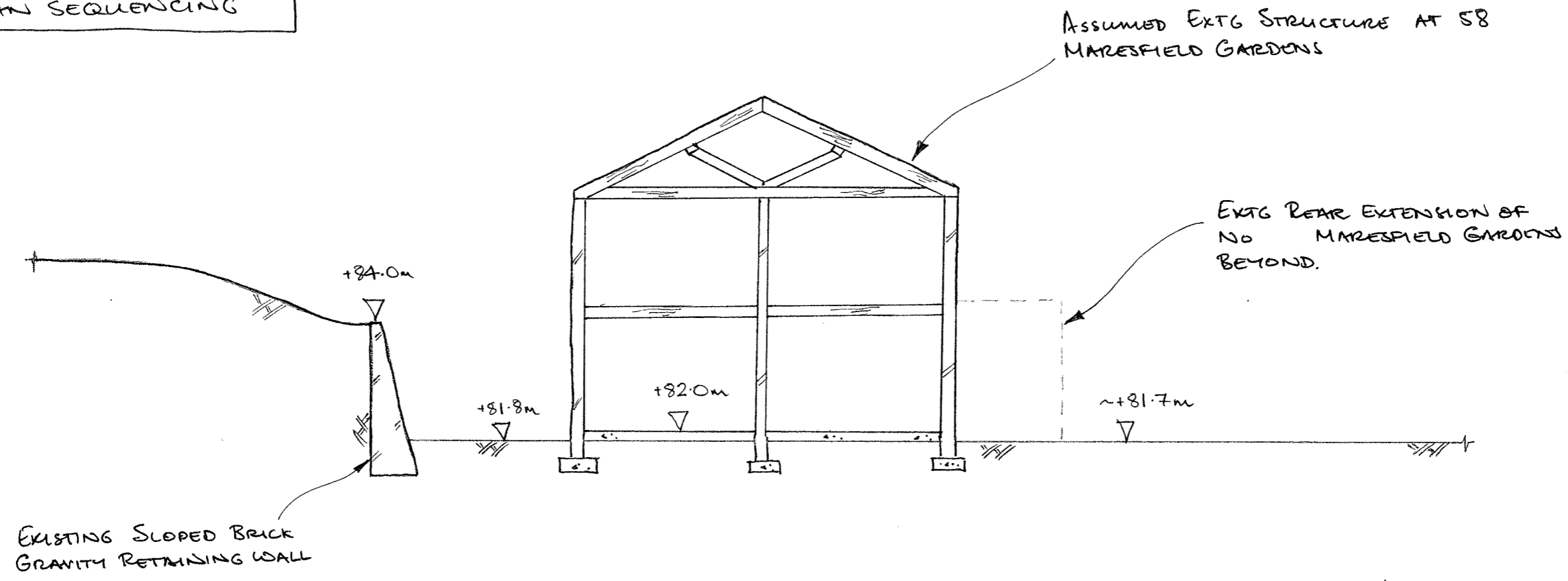
drawing status
PRELIMINARY

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job title 59 MARESFIELD GARDENS, LONDON		
job no 211590	drawing no SK-115	revision P1

TO BE READ IN CONJUNCTION WITH PLAN SEQUENCING



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PI	25.11.12	RB	FOR PLANNING
rev	date	by	chk
			description

drawing title
**LONG SECTION 1
SEQUENCING - 1 OF 17**

scale/s: ~1:100 date: Nov 12 drawn: RB

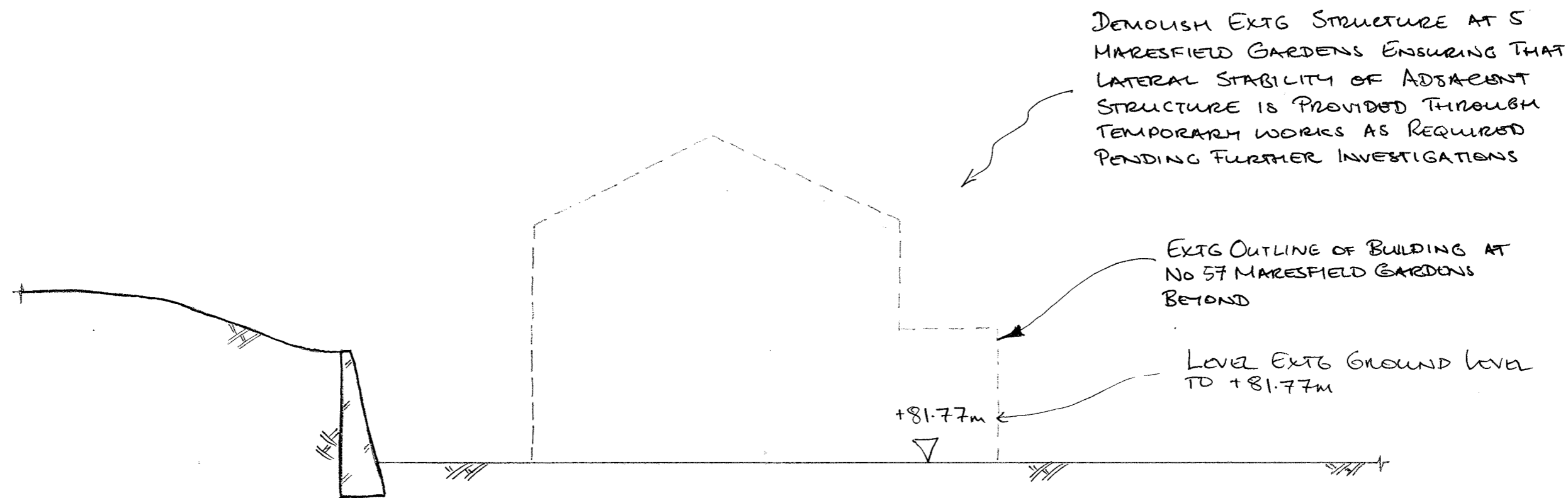
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job title
**59 MARESFIELD
GARDENS, LONDON**

job no 211590	drawing no SK 200	revision P1
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rev	date	by	chk	description
P1	25.11.12	RB		FOR PLANNING

drawing title
**LONG SECTION 1
SEQUENCING - 2 OF 17**

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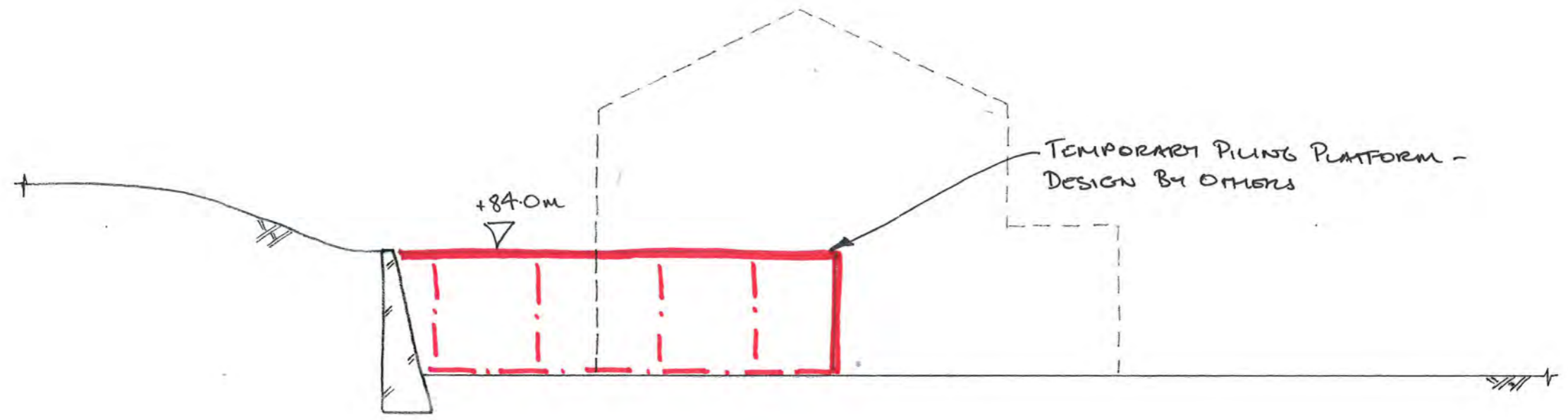
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job title
**59 MARESFIELD
GARDENS, LONDON**

job no	drawing no	revision
211590	SK:201	P1



— INSTALL TEMPORARY PILING PLATFORM AND TEMPORARY ACCESS RAMP — NOT SHOWN.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI	25.11.12	RB		FOR PLANNING

drawing title
**LONG SECTION 1
SEQUENCING - 3 OF 17**

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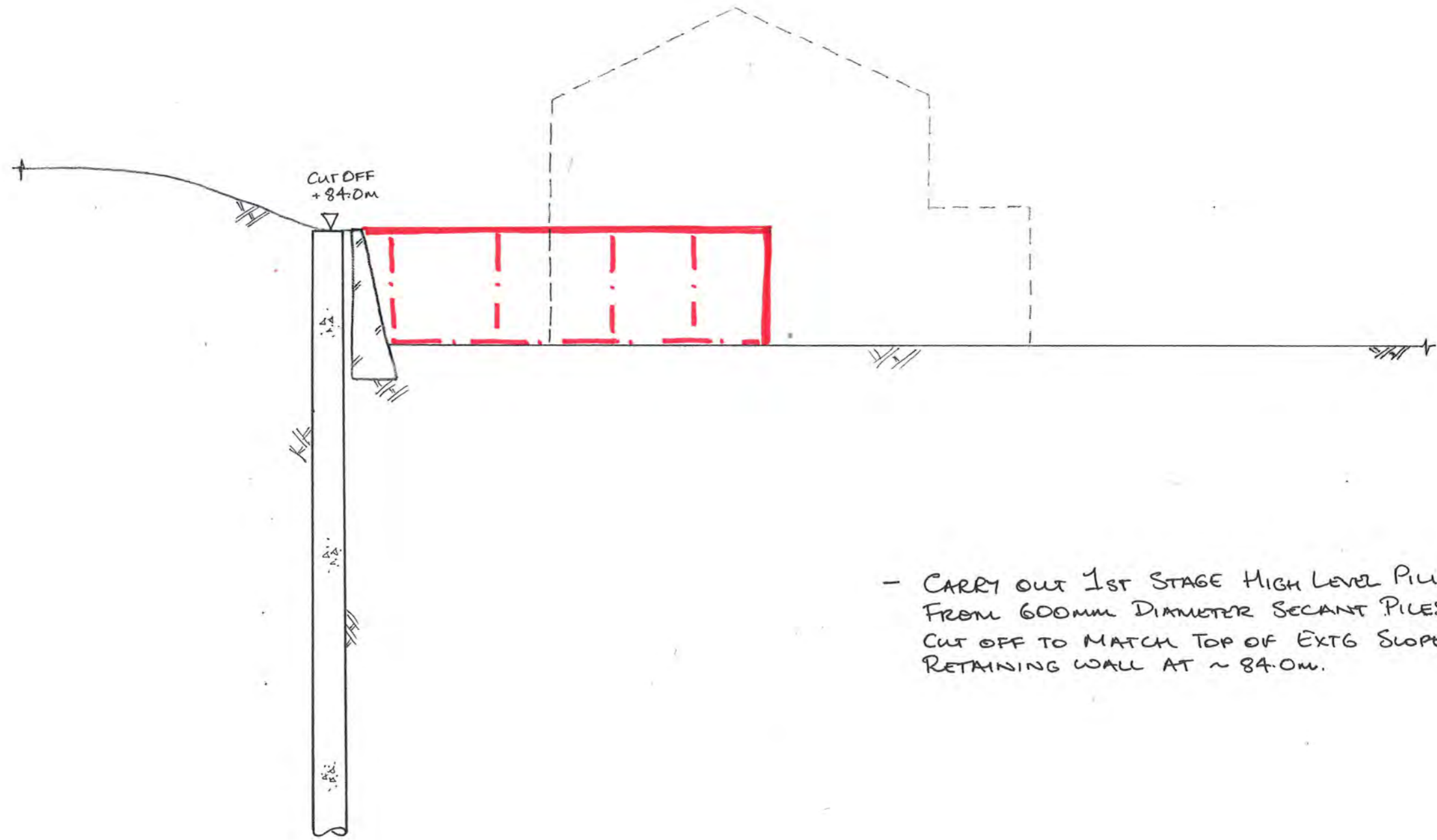
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job title
**59 MARESFIELD
GARDENS, LONDON**

job no	drawing no	revision
211590	Sk.202	P1



- CARRY OUT 1st STAGE HIGH LEVEL PILING FROM 600MM DIAMETER SECANT PILES CUT OFF TO MATCH TOP OF EXTG SLOPED RETAINING WALL AT ~ 84.0m.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

Do not scale from this drawing.

rev	date	by	chk	description
PI	25-11-12	RB		FOR PLANNING

drawing title
**LONG SECTION 1
 SEQUENCING - 4 OF 17**

scale(s) date drawn
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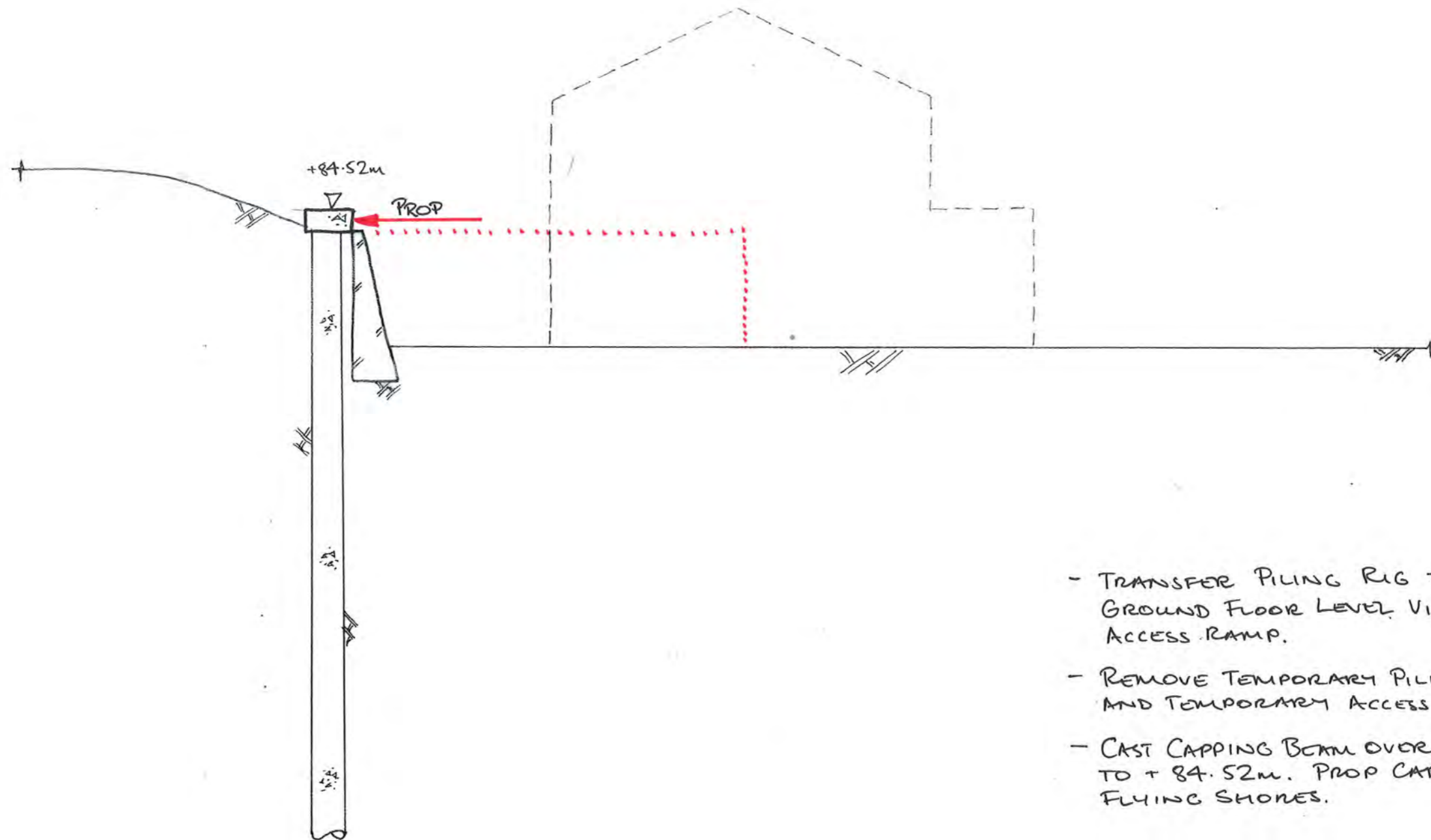
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job title
**59 MARESFIELD
 GARDENS, LONDON**

job no	drawing no	revision
211590	Sk-203	PI



- TRANSFER PILING RIG TO EXTG LOWER GROUND FLOOR LEVEL VIA TEMPORARY ACCESS RAMP.
- REMOVE TEMPORARY PILING PLATFORM AND TEMPORARY ACCESS RAMP.
- CAST CAPPING BEAM OVER HIGH LEVEL PILES TO + 84.52m. PROP CAPPING BEAM WITH FLYING SHORES.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

PI	25.11.12	RB			
rev	date	by	chk	description	
				FOR PLANNING	

drawing title
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SEQUENCING - SOF 17**

scale(s) date drawn
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drawing status
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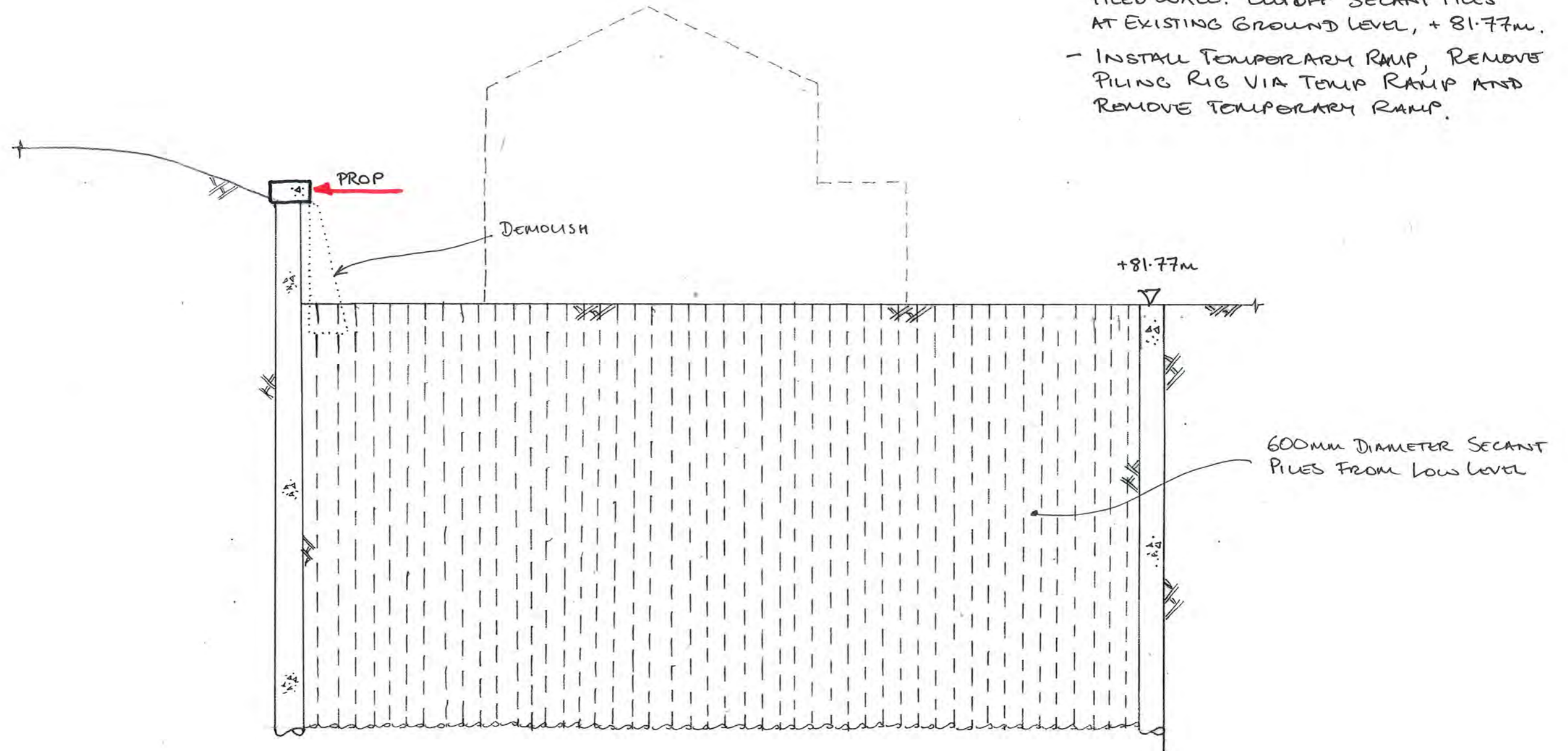
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job title
**59 MARESFIELD
GARDENS, LONDON**

job no	drawing no	revision
211590	Sk.204	P1

- DEMOLISH EXTG SLOPED BRICKWORK RETAINING WALL
- CARRY OUT 2ND STAGE LOW LEVEL PILING FROM EXISTING GROUND LEVEL TO FORM 600MM DIAMETER SECANT PILED WALL. CUTOFF SECANT PILES AT EXISTING GROUND LEVEL, +81.77m.
- INSTALL TEMPORARY RAMP, REMOVE PILING RIG VIA TEMP RAMP AND REMOVE TEMPORARY RAMP.



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI	25.11.12	RB		FOR PLANNING

drawing title
**LONG SECTION 1
SEQUENCING - 6 OF 17**

scale(s) date drawn
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drawing status
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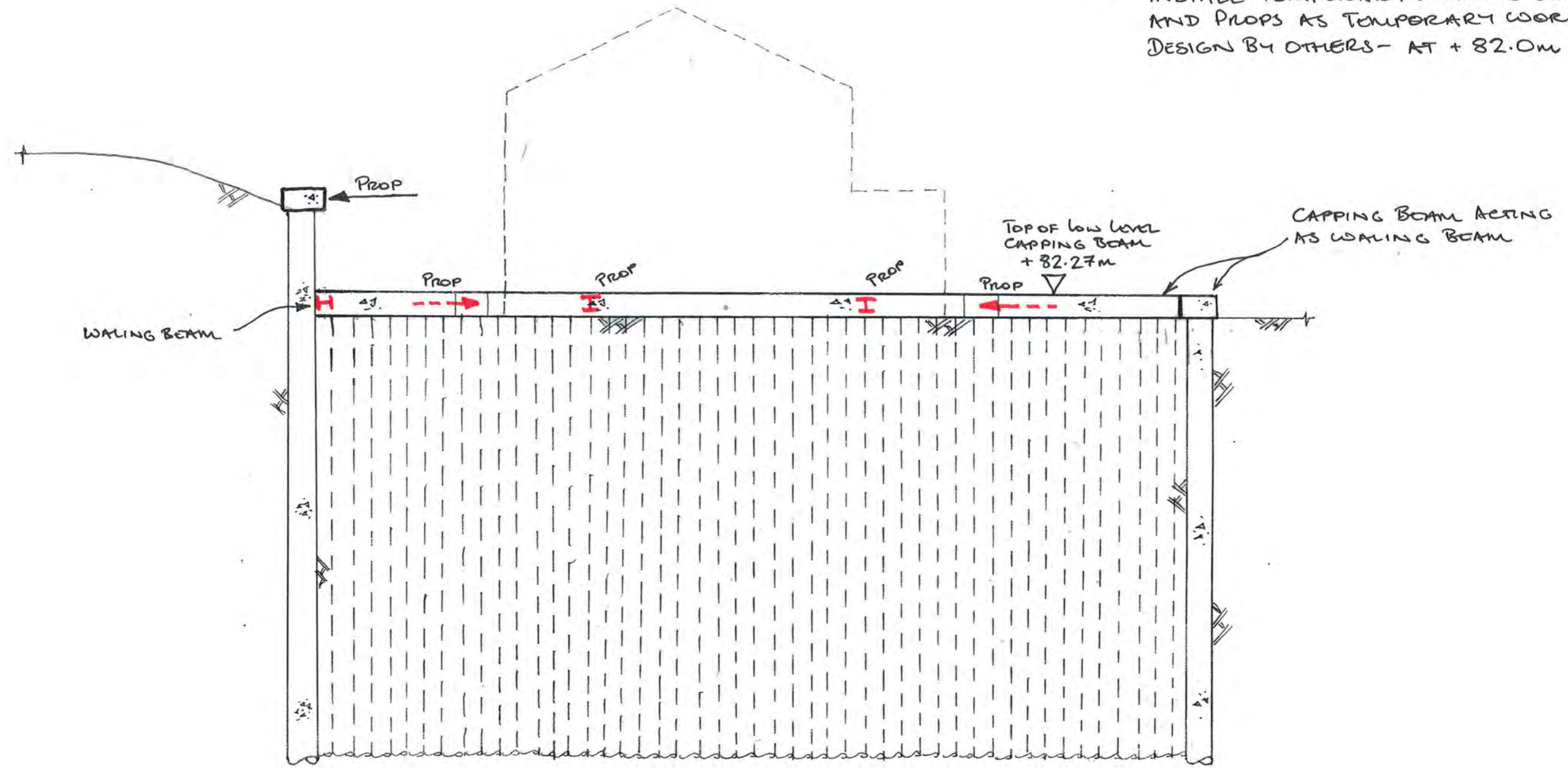
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job title
**59 MARESFIELD
GARDENS, LONDON**

job no	drawing no	revision
211590	SK.205	PI

- CAST CAPPING BEAM FROM REINFORCED CONCRETE ON TO LOW LEVEL SECANT PILES TO + 82.27m
- INSTALL TEMPORARY WALING BEAMS AND PROPS AS TEMPORARY WORKS - DESIGN BY OTHERS - AT + 82.0m



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

PI	25.11.12	RB			
rev	date	by	chk	description	
				FOR PLANNING	

drawing title
**LONG SECTION 1
SEQUENCING - 7 OF 17**

scale(s) date drawn
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drawing status
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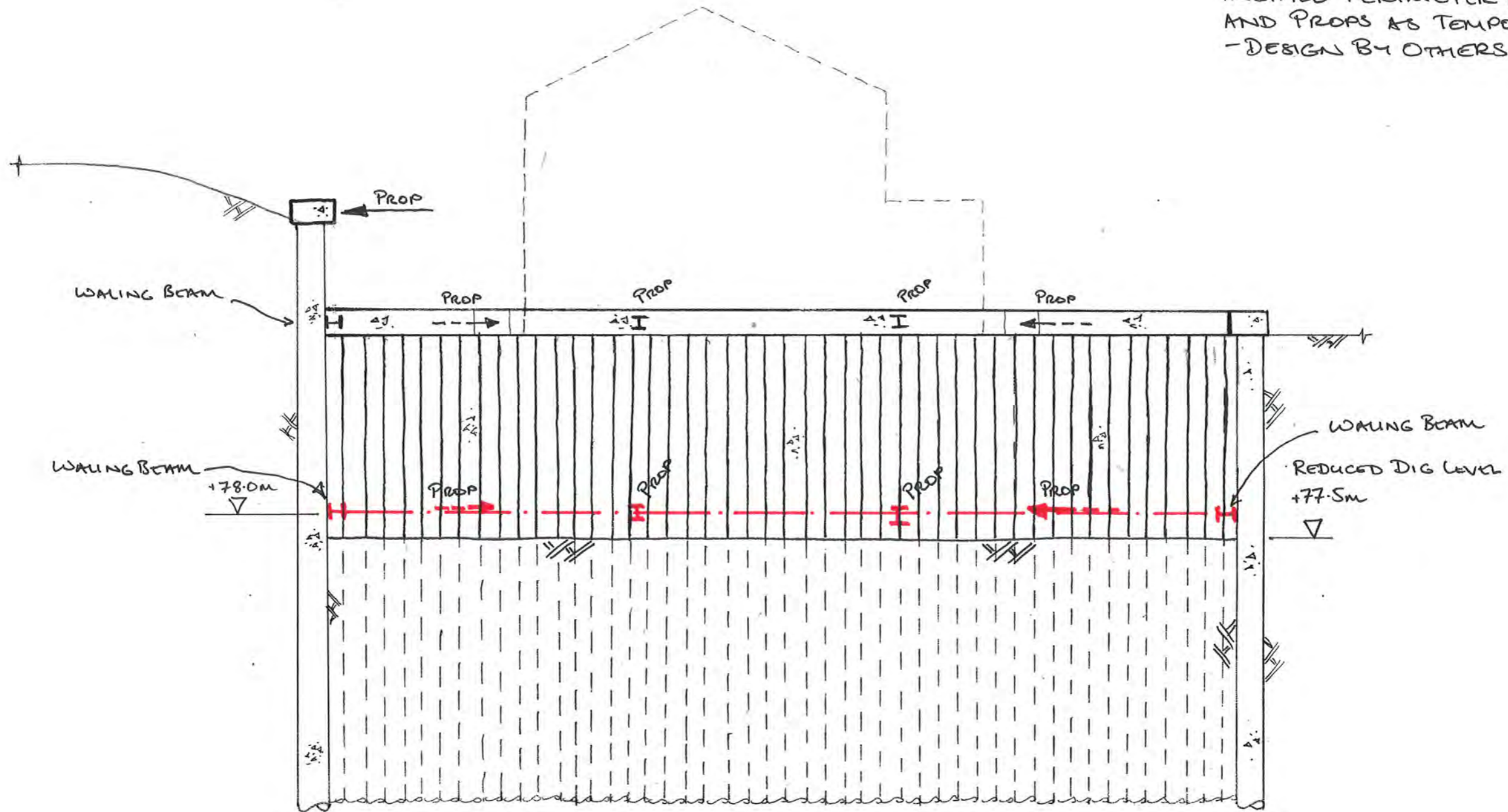
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job title
**59 MARESFIELD
GARDENS, LONDON**

job no	drawing no	revision
211590	Sk206	P1

- EXCAVATE GROUND WITHIN SECANT PILED WALL TO REDUCED DIG LEVEL AT +77.5m.
- INSTALL PERIMETER WALING BEAMS AND PROPS AS TEMPORARY WORKS - DESIGN BY OTHERS - AT +78.0m.



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI	25-11-12	RB		FOR PLANNING

drawing title
LONG SECTION 1
SEQUENCING - 8 OF 17

scale(s) date drawn
~1:100 Nov 12 RB

drawing status
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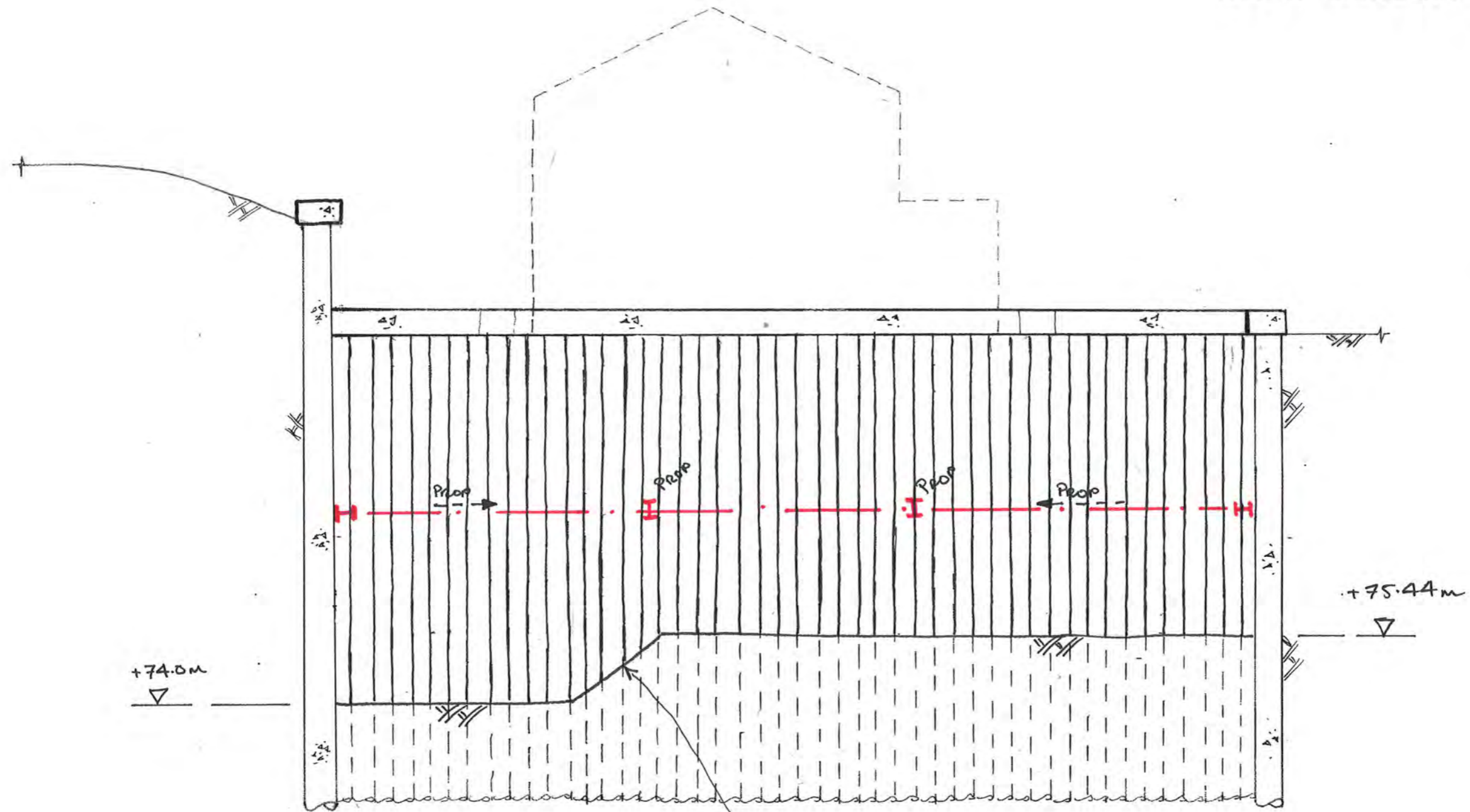
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job title
S9 MARZESFIELD
GARDENS, LONDON

job no	drawing no	revision
21159D	SK.207	P1

→ EXCAVATE TO FORMATION LEVEL;
 ~ 74.0m AT POOL AND ~ 75.4m
 AT LOWER BASEMENT. EXPOSE
 TOPS OF INTERNAL PILES.



BATTER EARTH BETWEEN
 FORMATION LEVELS AT
 SUITABLE ANGLE OF REPOSE

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
 Do not scale from this drawing.

rev	date	by	chk	description
P1	25.11.12	RB		FOR PLANNING

drawing title
**LONG SECTION 1
 SEQUENCING - 9 OF 17**

scale(s) date drawn
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drawing status
PRELIMINARY

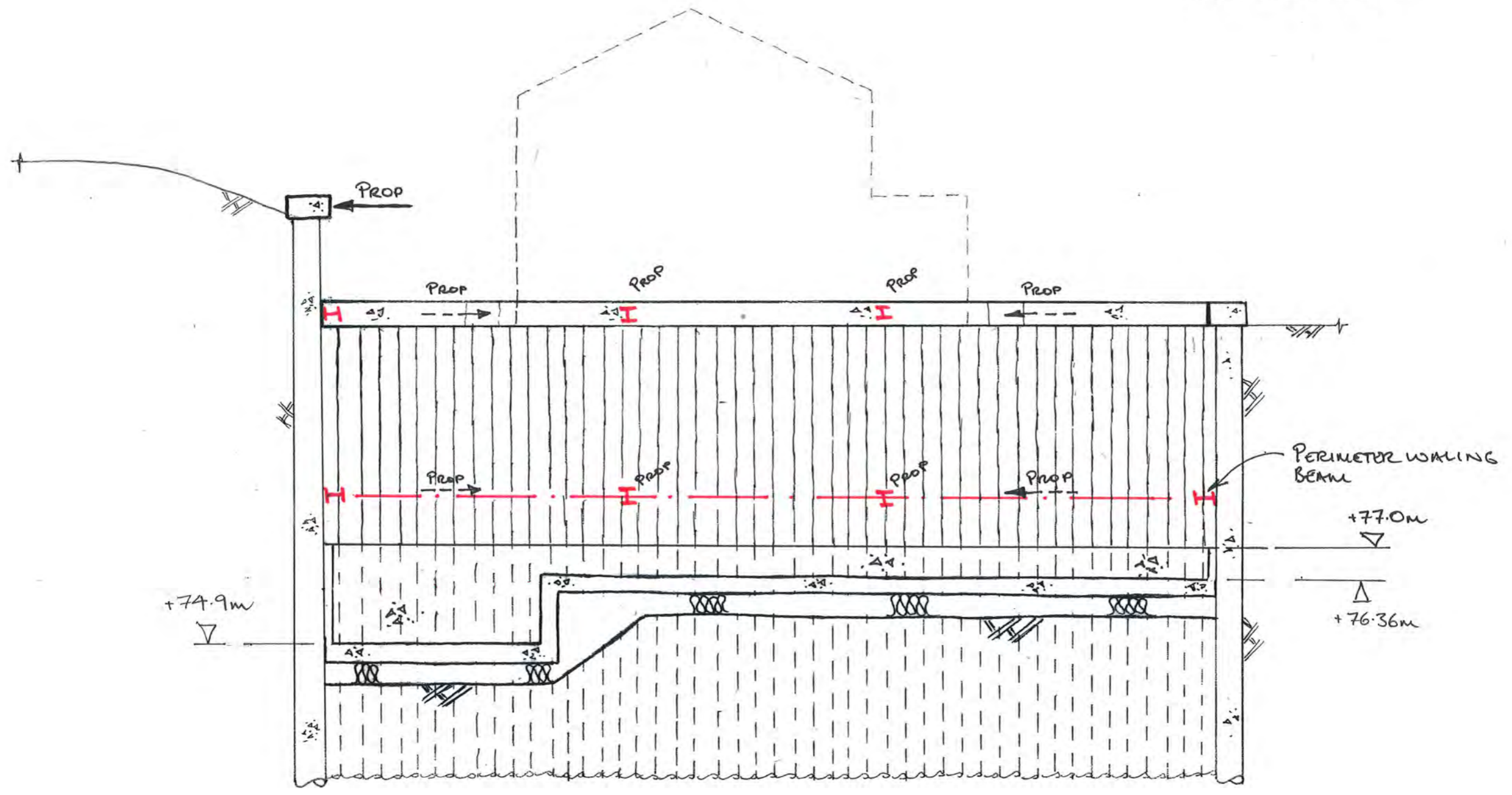
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job title
**59 MANRESFIELD
 GARDENS, LONDON**

job no	drawing no	revision
211590	Sk-208	P1

- INSTALL BUNDING AND HEAVE PROTECTION AND CAST 350mm THK RC RAFT SPANNING BETWEEN PILES.
- CAST PERIMETER RC WALL UP TO +77.0m



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

PI	25.11.12	RB		FOR PLANNING
rev	date	by	chk	description

drawing title
**LONG SECTION 1
SEQUENCING - 10 OF 17**

scale(s) date drawn
~1:100 Nov 12 RB

drawing status
PRELIMINARY

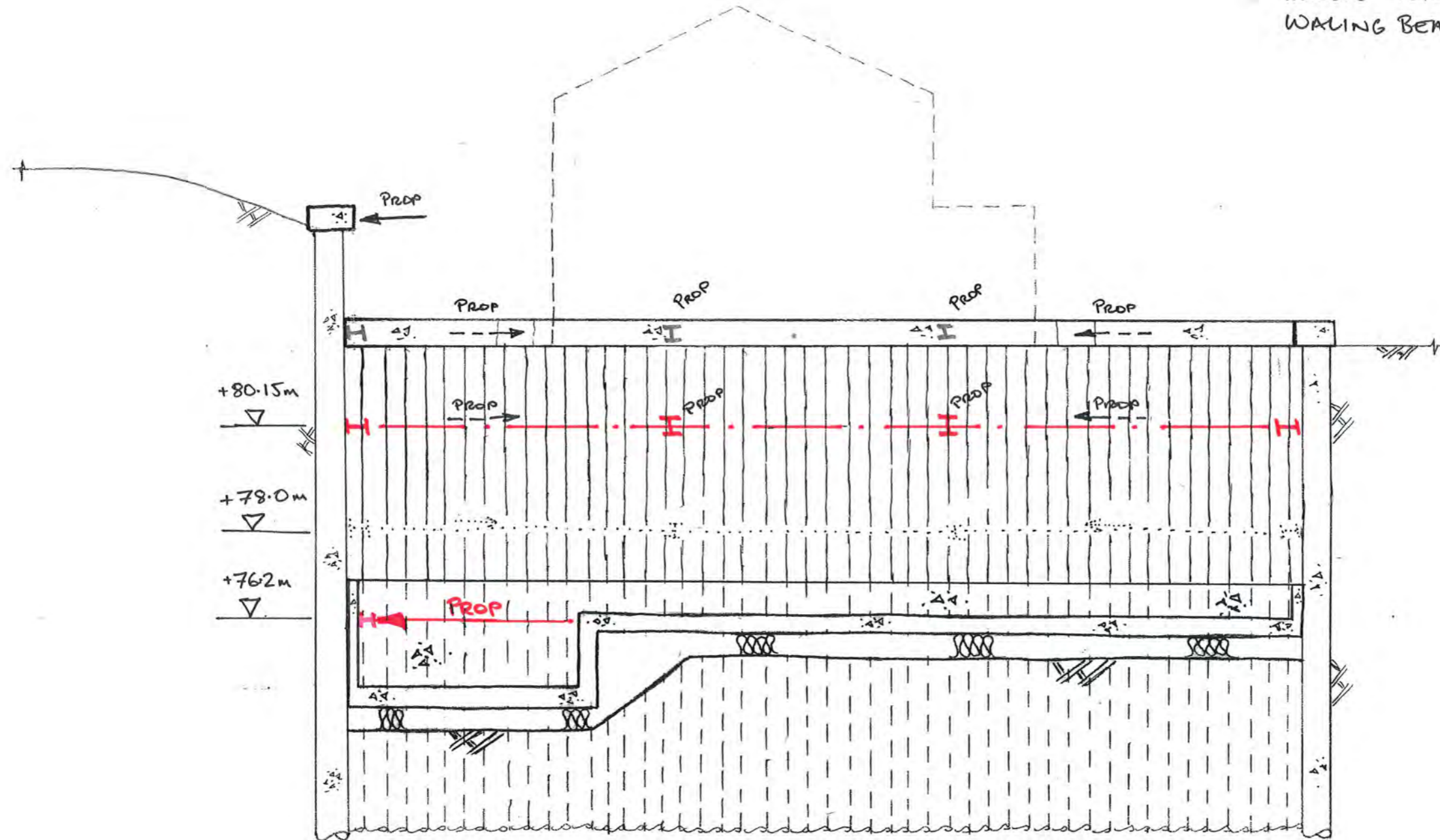
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job title
**59 MARESFIELD
GARDENS, LONDON**

job no	drawing no	revision
211590	Sk-209	P1

- INSTALL PROPS AND WALINGS AS TEMPORARY WORKS AT +76.2m AND +80.15m
- REMOVE TEMPORARY PROPS AND WALING BEAMS AT +78.0m



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

Do not scale from this drawing.

rev	date	by	chk	description
PI	25.11.12	RB		FOR PLANNING

drawing title
**LONG SECTION 1
 SEQUENCING - 11 OF 17**

scale(s) date drawn
 ~1:100 Nov 12 RB

drawing status
PRELIMINARY

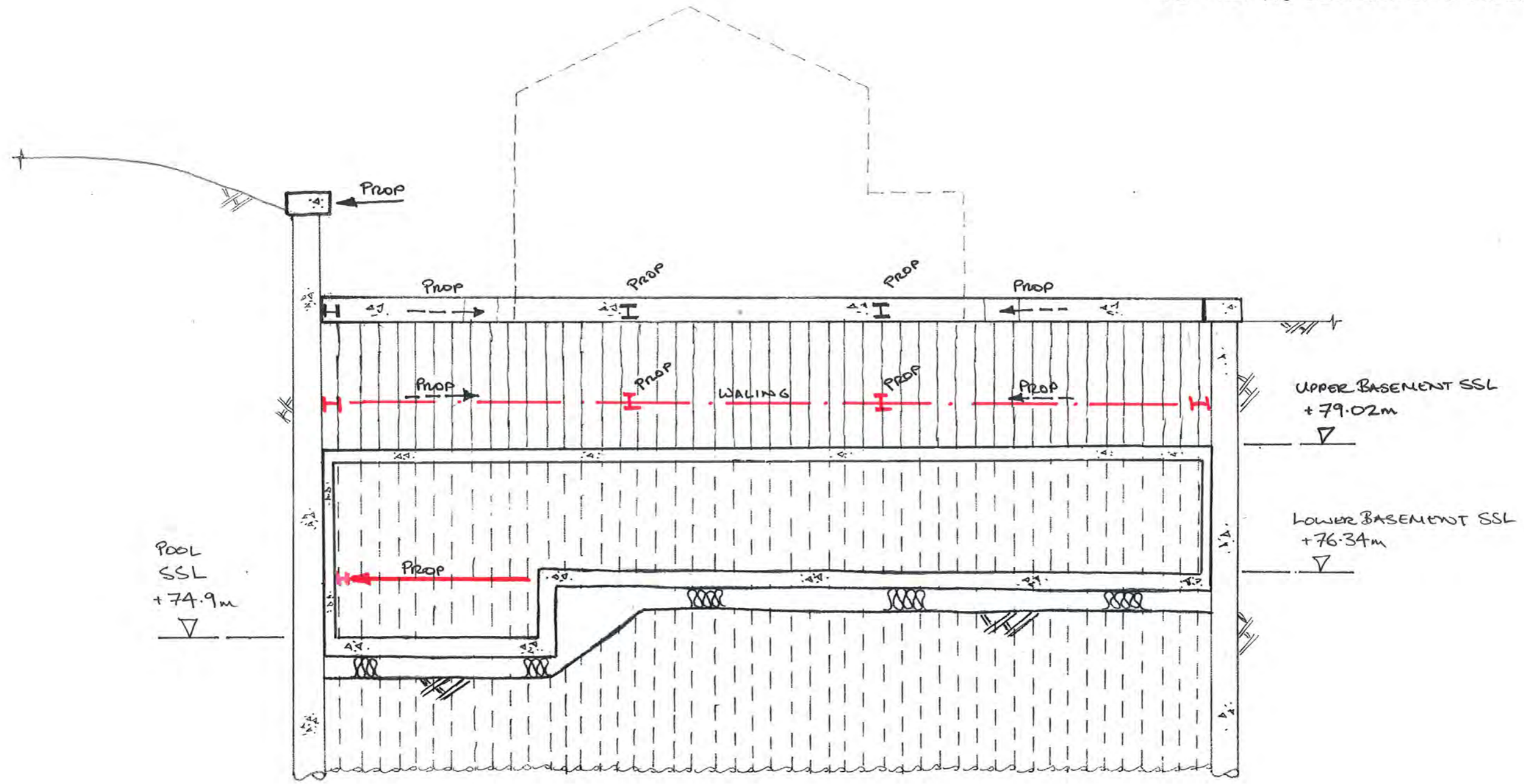
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job title
**59 MARESFIELD
 GARDENS, LONDON**

job no	drawing no	revision
211590	Sk.210	P1

- CAST UPPER SECTION OF LOWER BASEMENT PERIMETER WALLS TO U/S OF UPPER BASEMENT SLAB.
- CAST UPPER BASEMENT SLAB (SSL + 79.02m) TO ACT AS PERMANENT PROP.



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI	25-11-12	RB		FOR PLANNING

drawing title
**LONG SECTION 1
SEQUENCING - 12 OF 17**

scale(s) date drawn
~1:100 NOV 12 RB

drawing status
PRELIMINARY

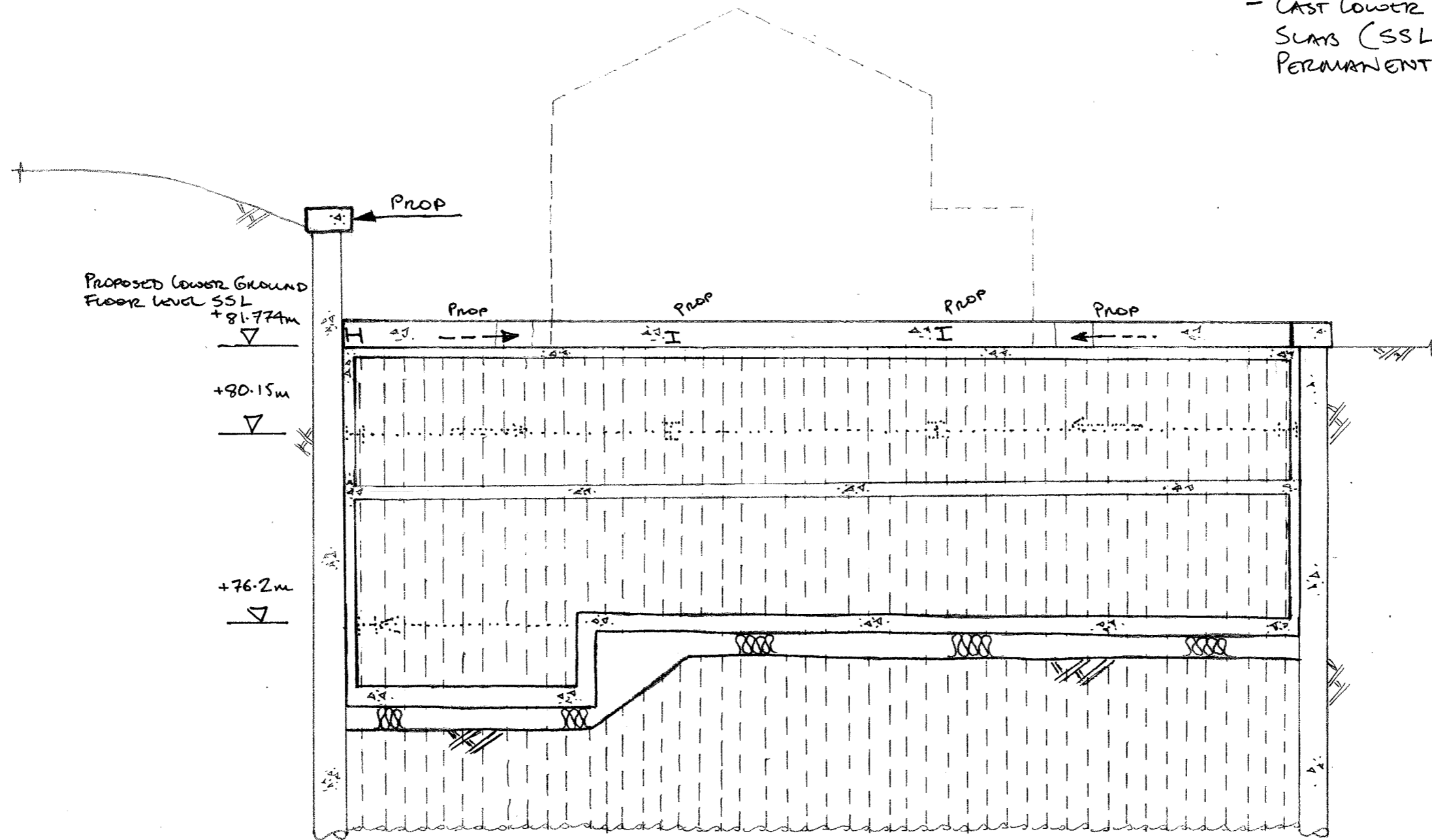
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job title
**59 MARESFIELD
GARDENS, LONDON**

job no	drawing no	revision
2115910	Sk. 211	P1

- REMOVE TEMPORARY PROPS AND WALINGS AT +76.2m AND +80.15m
- CAST UPPER BASEMENT LEVEL PERIMETER WALLS
- CAST LOWER GROUND FLOOR LEVEL SLABS (SSL +81.774m) TO ACT AS PERMANENT PROP



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
P1	25.11.12	RB		FOR PLANNING

drawing title
**LONG SECTION 1
SEQUENCING - 13 OF 17**

scale(s) date drawn
~1:100 NOV 12 RB

drawing status
PRELIMINARY

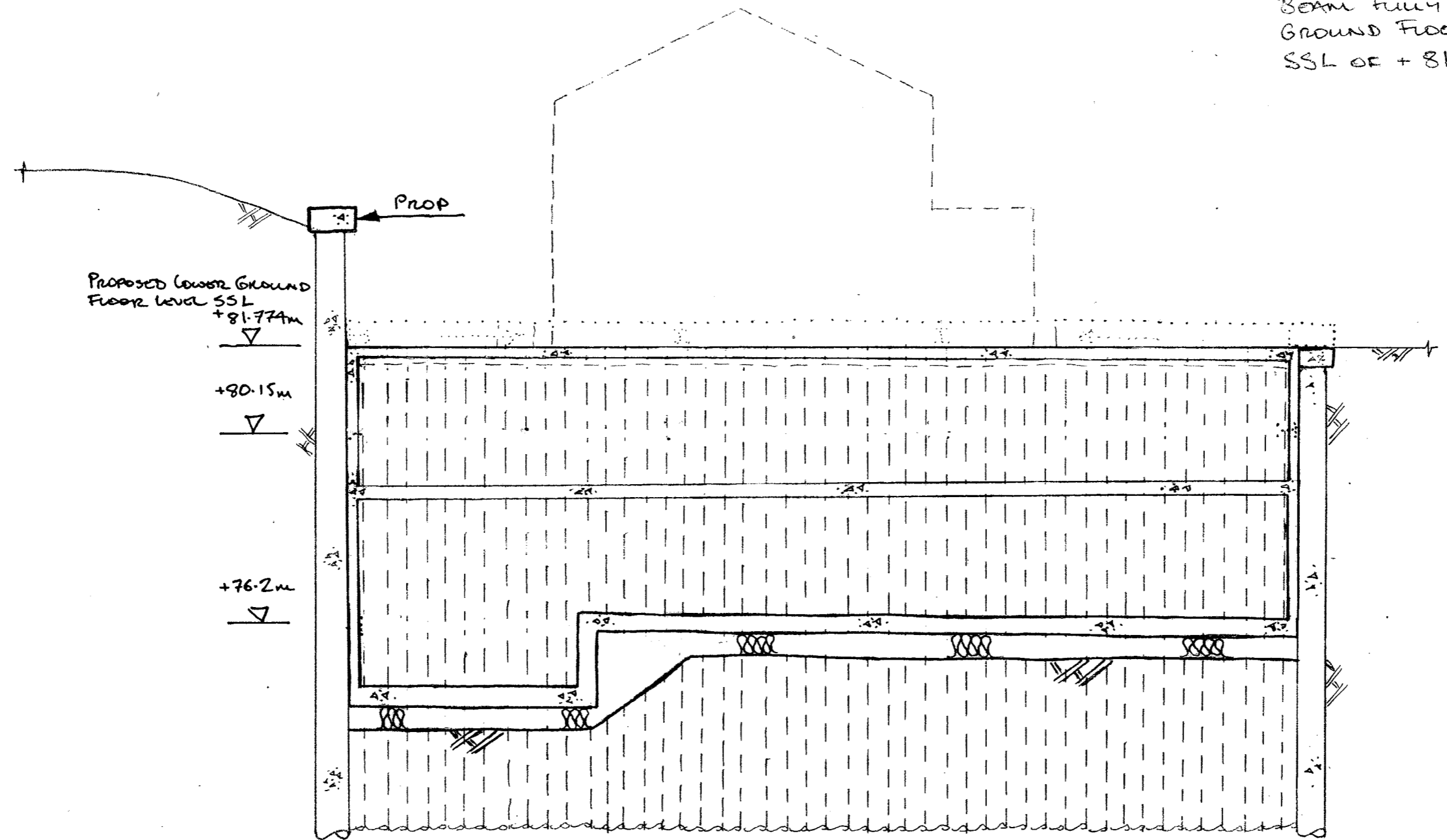
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job title
**59 MARESFIELD
GARDENS, LONDON**

job no	drawing no	revision
211540	Sk.212	P1

- KNOCK OUT EXISTING LOW LEVEL CAPPING BEAM AND REMOVE TOP 300MM OF SECANT PILED WALL.
- CAST NEW 300MM DEEP CAPPING BEAM FULLY TIED IN TO LOWER GROUND FLOOR SLAB TO MATCH SSL OF +81.774m.



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
PI	25.11.12	RB		FOR PLANNING

drawing title
**LONG SECTION 1
SEQUENCING - 14 OF 17**

scale(s) date drawn
~1:100 NOV 12 RB

drawing status
PRELIMINARY

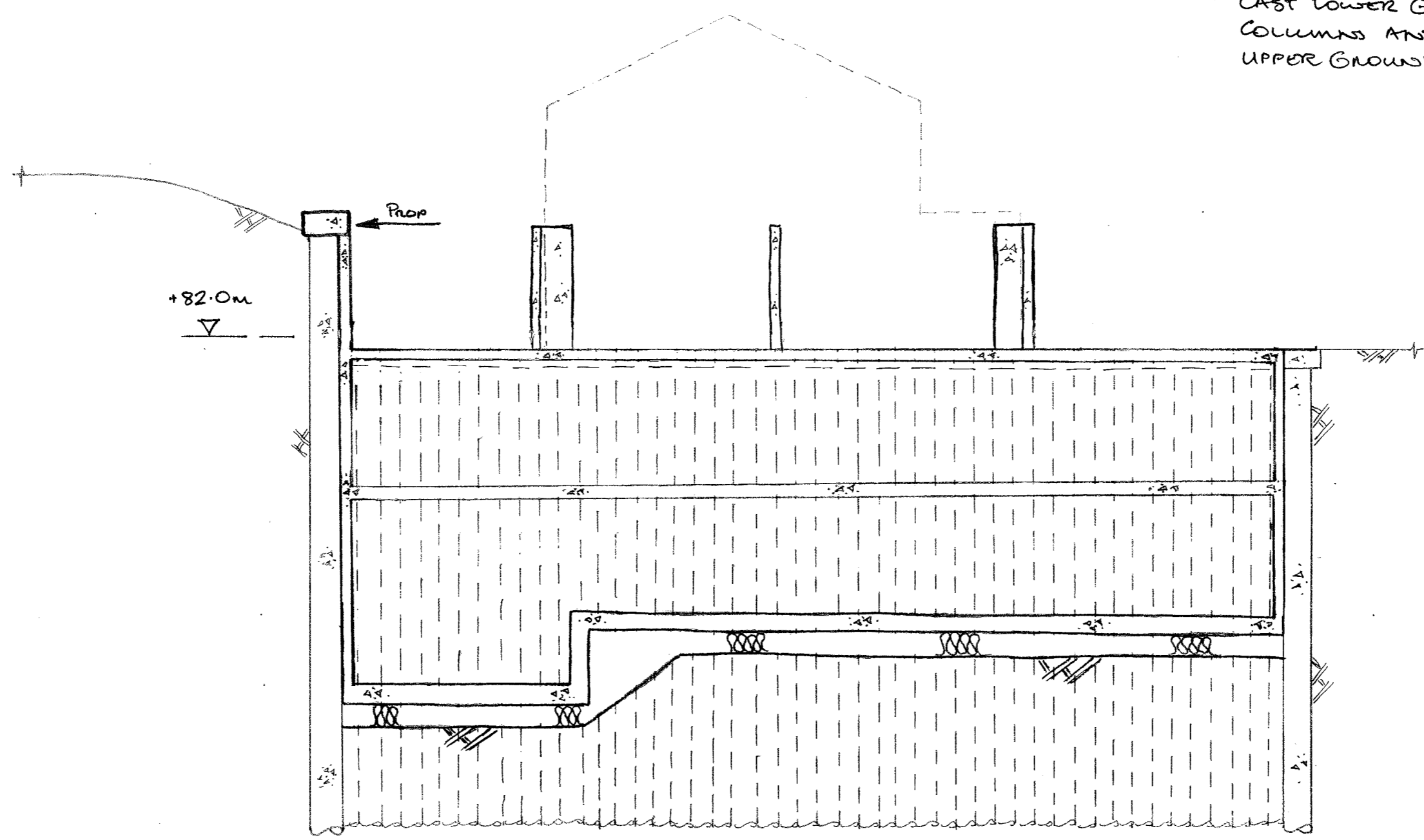
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job title
**59 MAREFIELD
GARDENS, LONDON**

job no	drawing no	revision
211590	Sk.213	P1

- CAST PERIMETER RC WALL UP AGAINST HIGH LEVEL SECANT PILES TO U/S OF CAPPING BEAM.
- CAST LOWER GROUND FLOOR RC COLUMNS AND WALLS TO U/S OF UPPER GROUND FLOOR SLAB LEVEL.



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

PI	25.11.12	RB		FOR PLANNING
rev	date	by	chk	description

drawing title
**LONG SECTION 1
SEQUENCING - 15 OF 17**

scale(s) date drawn
~1:100 Nov 12 RB

drawing status
PRELIMINARY

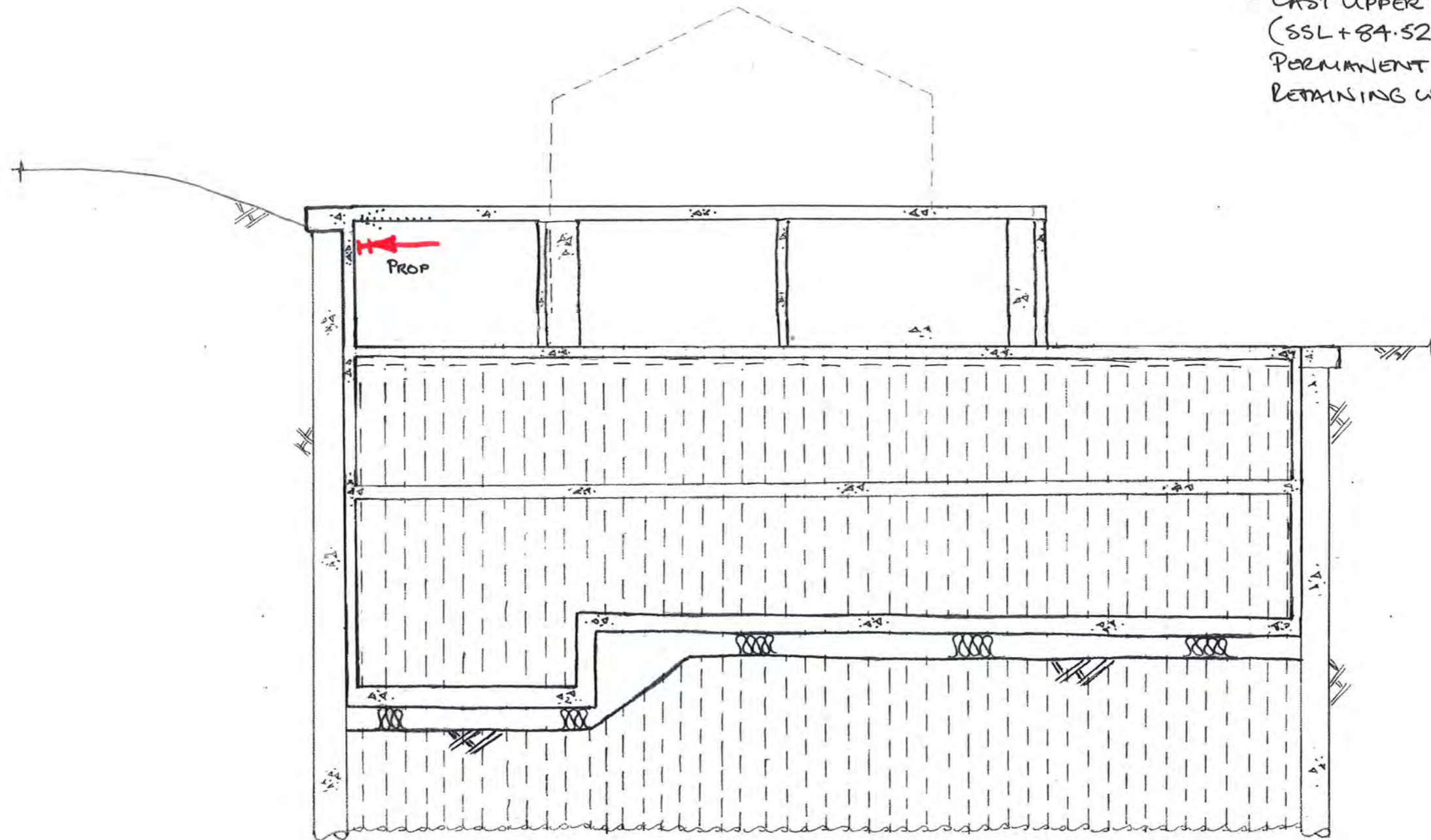
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job title
**59 MAREFIELD
GARDENS, LONDON**

job no	drawing no	revision
211590	SK-214	P1

- PROP FACE OF PERIMETER WALL BELOW CAPPING BEAM
- REMOVE CAPPING BEAM FLYING SHORE PROPS.
- CAST UPPER GROUND FLOOR SLAB (SSL+84.52m) TO ACT AS PERMANENT PROP TO FRONT RETAINING WALL.



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

Do not scale from this drawing.

rev	date	by	chk	description
PI	25.11.12	RB		FOR PLANNING

drawing title
**LONG SECTION 1
 SEQUENCING - 16 OF 17**

scales) date drawn
 ~1:100 Nov 12 RB

drawing status
PRELIMINARY

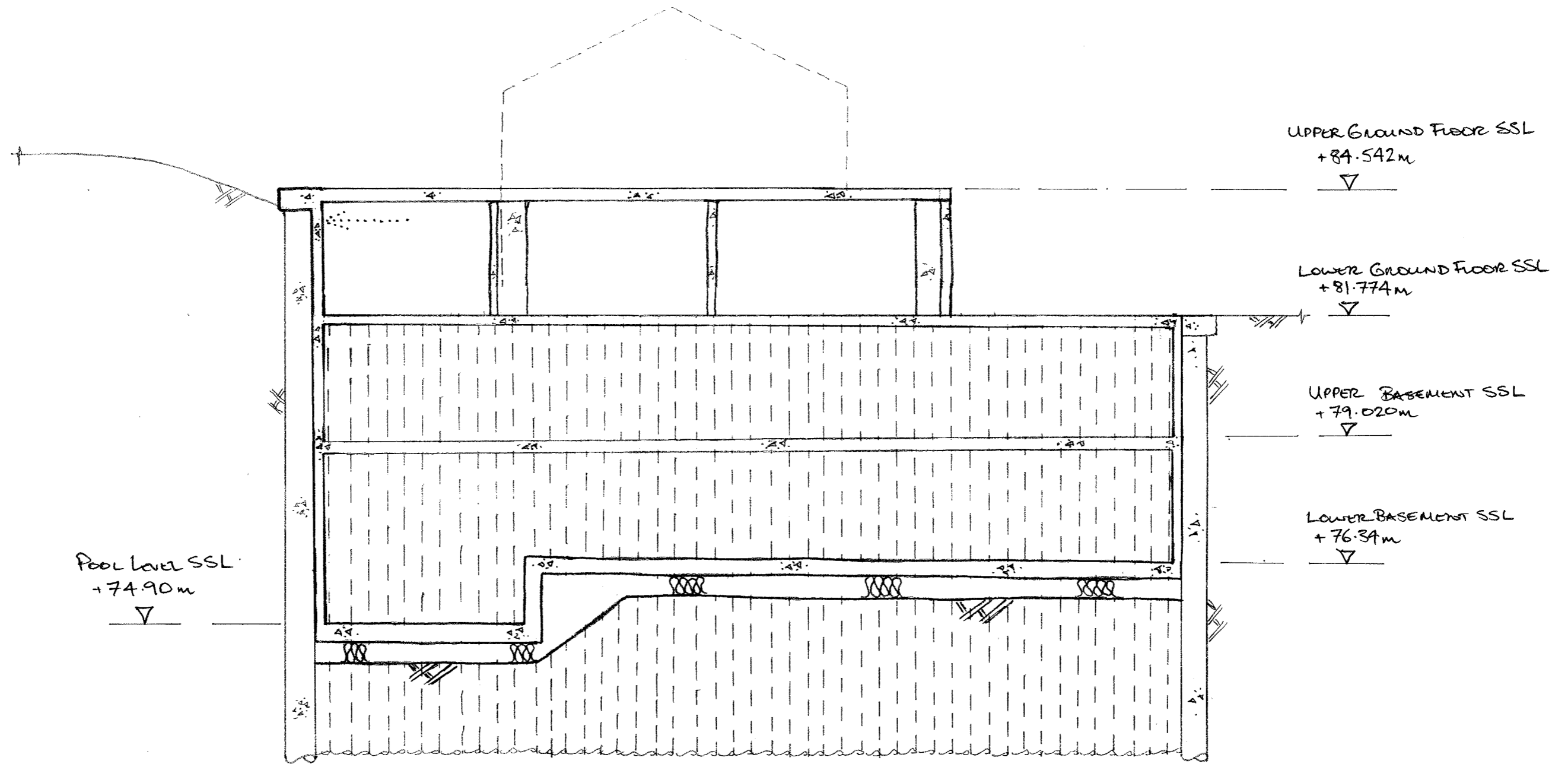
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job title
**59 MARESFIELD
 GARDENS, LONDON**

job no	drawing no	revision
211590	SR.215	PI

- REMOVE PROP TO TOP OF FRONT PERIMETER RC WALL.
- GROUNDWORKS SEQUENCING COMPLETE.



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Do not scale from this drawing.

rev	date	by	chk	description
P1	25.11.12	RB		FOR PLANNING

drawing title
**LONG SECTION 1
SEQUENCING - 17 OF 17**

scale(s) date drawn
~1:100 Nov 12 RB

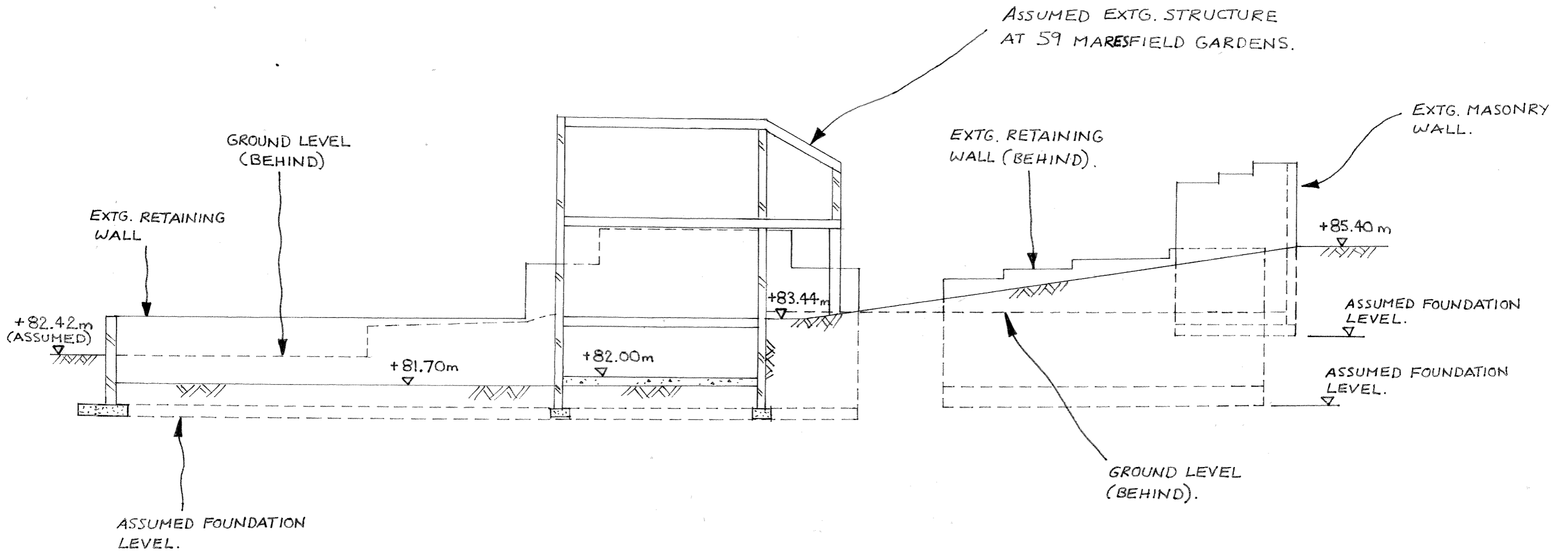
drawing status
PRELIMINARY

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job title
**59 MARESFIELD
GARDENS, LONDON**

job no	drawing no	revision
211590	Sk.216	P1



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rev	date	by	chk	description
P1	25-11-12	RB		FOR PLANNING

drawing title
**LONG SECTION 2
SEQUENCING - 1 OF 16**

scale(s) date drawn
~ 1:100 Nov 12 SP

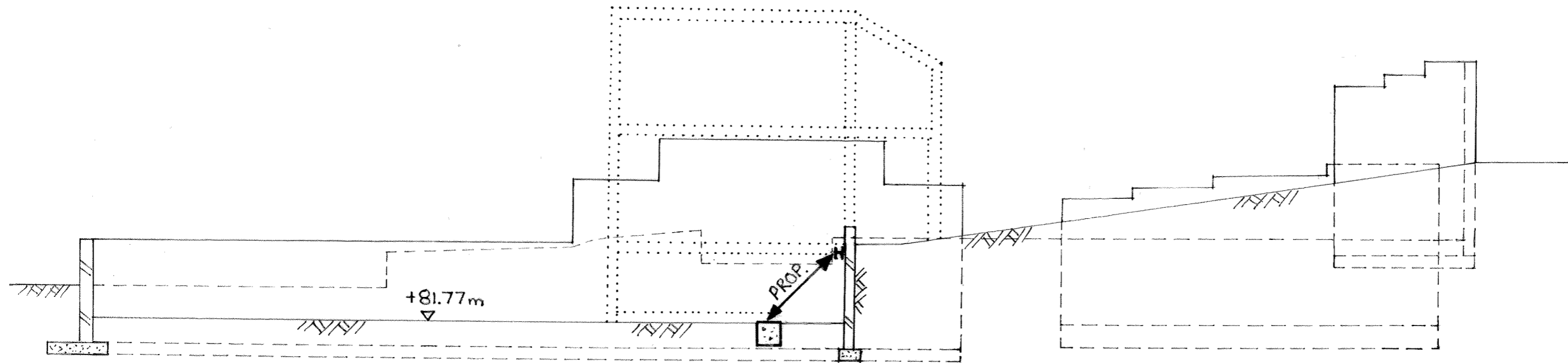
drawing status
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job title
**59 MARESFIELD
GARDENS, LONDON**

job no	drawing no	revision
211590	Sk.300	P1



- PROP FACE OF BRICKWORK RETAINING WALL (RETAINING DRIVEWAY) AS REQUIRED WITH WALING BEAMS, PROPS AND THRUST BLOCKS.
- DEMOLISH EXISTING STRUCTURE AT No. 59 MARESFIELD GARDENS ENSURING THAT LATERAL STABILITY OF ADJACENT STRUCTURE IS PROVIDED THROUGH TEMPORARY WORKS AS REQUIRED PENDING FURTHER INVESTIGATIONS.
- LEVEL EXISTING LOWER GROUND FLOOR LEVEL TO +81.77m.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description
P1	25-11-12	RB		FOR PLANNING

drawing title
**LONG SECTION 2
SEQUENCING - 2 OF 16**

scale(s) (date) drawn
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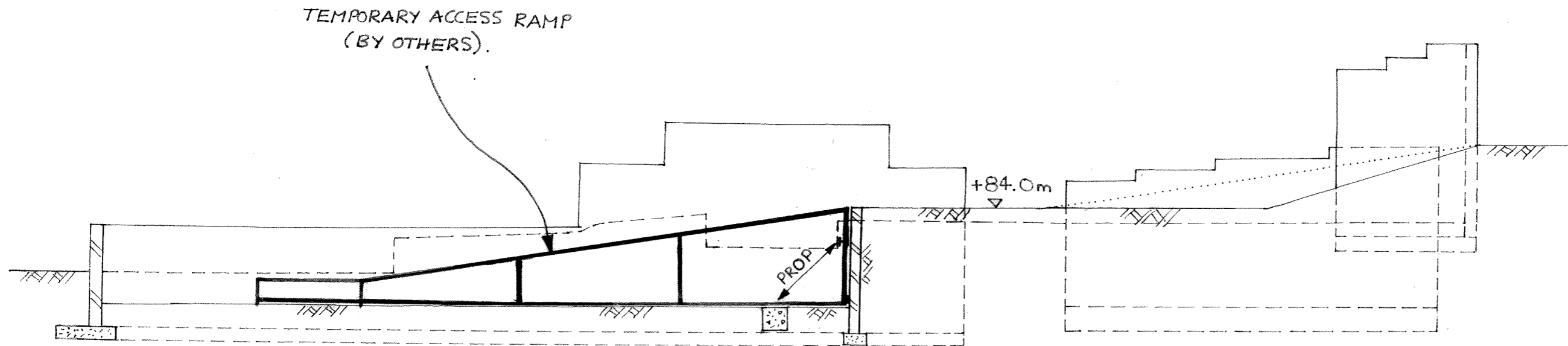
drawing status
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job title
**59 MARESFIELD
GARDENS, LONDON**

job no	drawing no	revision
211590	SK-301	P1



- INSTALL TEMPORARY PILING PLATFORM (NOT SHOWN) AND TEMPORARY ACCESS RAMP. (DESIGN BY OTHERS).
- REDRESS DRIVE LEVEL TO + 84.0m.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

PI 251112 RB		FOR PLANNING					
rev	date	by	chk	description			

drawing title
**LONG SECTION 2
SEQUENCING - 3 OF 16**

scale(s) date drawn
~ 1:100 Nov 12 SP

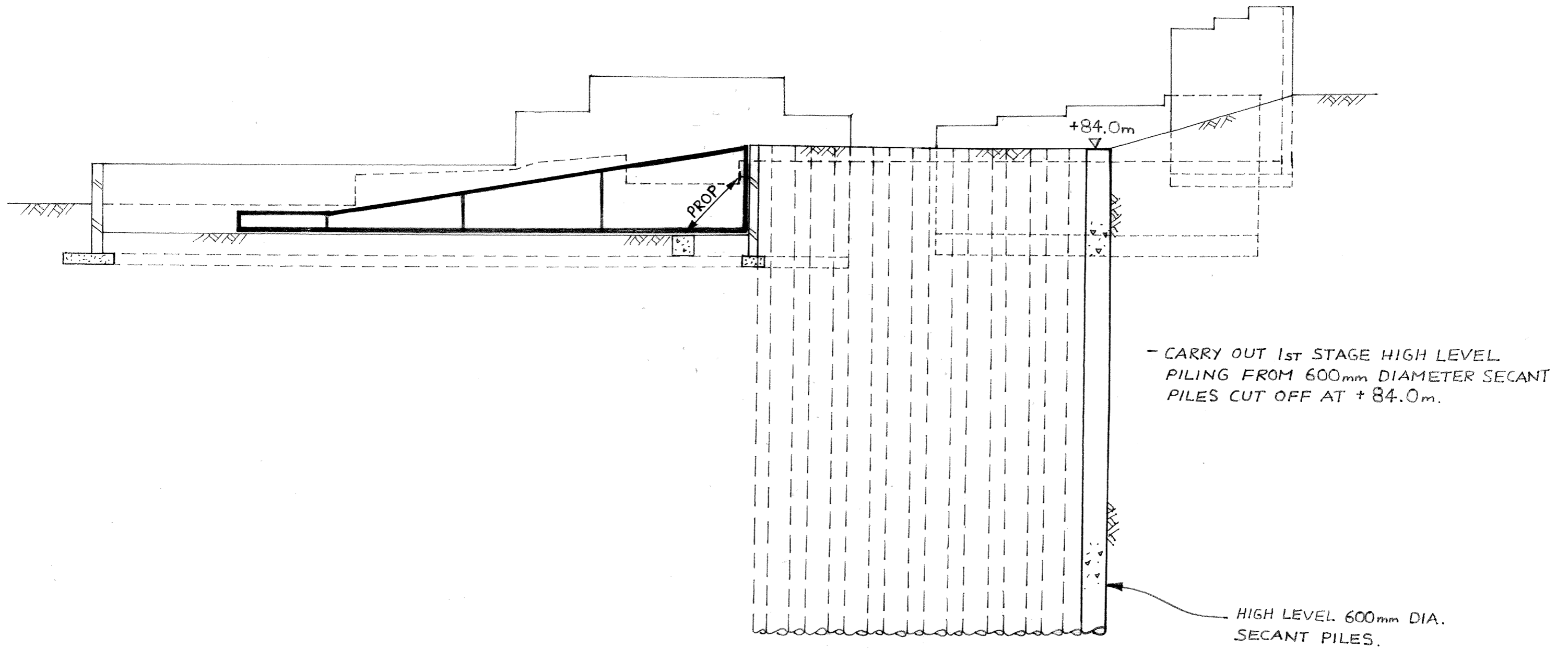
drawing status
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job title
**59 MARESFIELD
GARDENS, LONDON**

job no 211590	drawing no Sk-302	revision P1
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PI 25-11-12 RB	FOR PLANNING			
rev	date	by	chk	description

drawing title
**LONG SECTION 2
SEQUENCING - 4 OF 16**

scale(s) date drawn
~ 1:100 NOV 12 SP

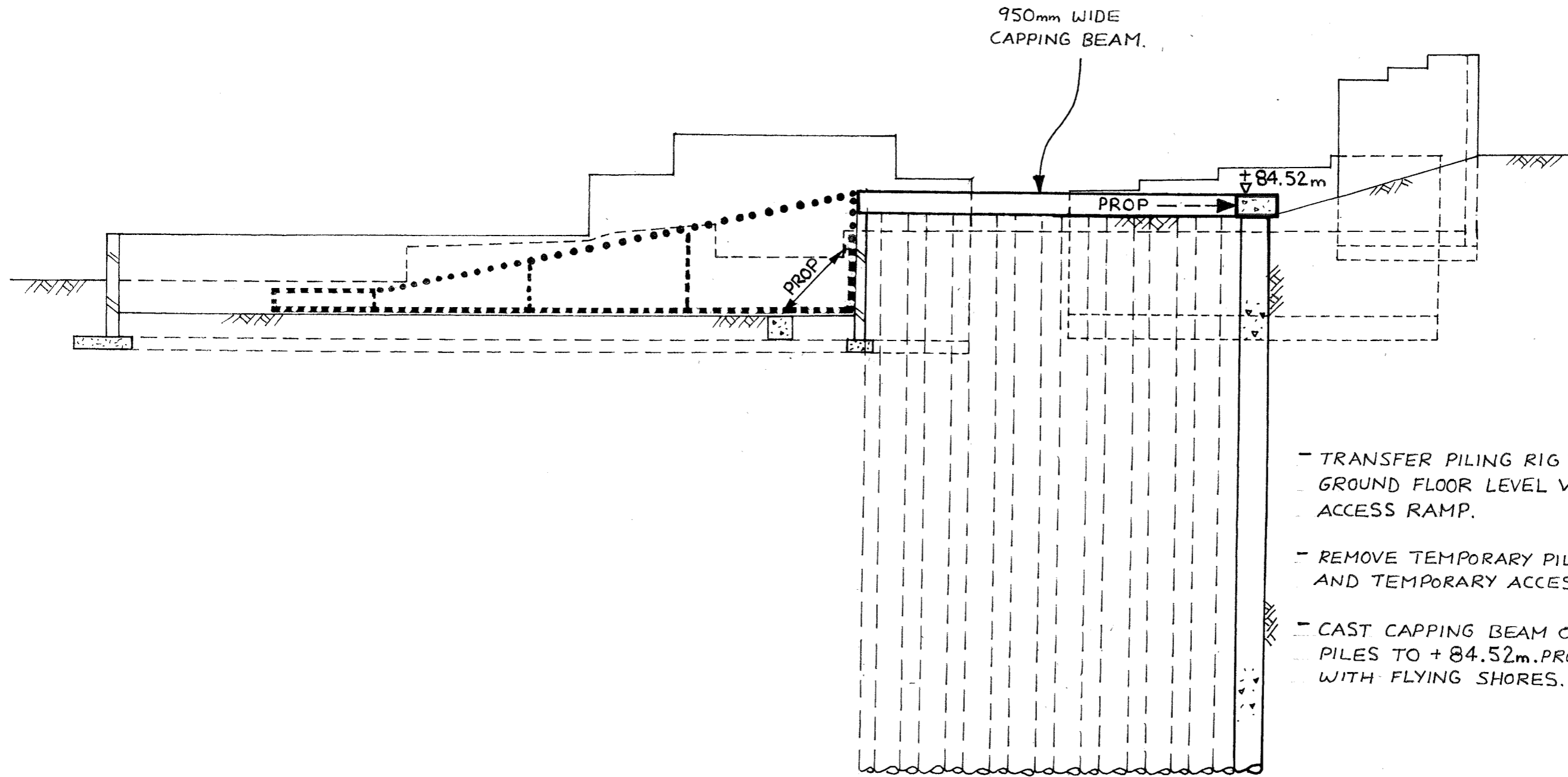
drawing status
PRELIMINARY

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job title
**59 MARESFIELD
GARDENS, LONDON**

job no	drawing no	revision
211590	Sk-803	P1



- TRANSFER PILING RIG TO EXTG. LOWER GROUND FLOOR LEVEL VIA TEMPORARY ACCESS RAMP.
- REMOVE TEMPORARY PILING PLATFORM AND TEMPORARY ACCESS RAMP.
- CAST CAPPING BEAM OVER HIGH LEVEL PILES TO +84.52m. PROP CAPPING BEAM WITH FLYING SHORES.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

Do not scale from this drawing.

rev	date	by	chk	description
P1	25.11.12	RB		FOR PLANNING

drawing title

LONG SECTION 2
SEQUENCING - 5 OF 16

scale(s)

~1:100

date

Nov 12

drawn

RB

drawing status

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job title

59 MARESFIELD
GARDENS, LONDON

job no

211590

drawing no

SK.304

revision

P1