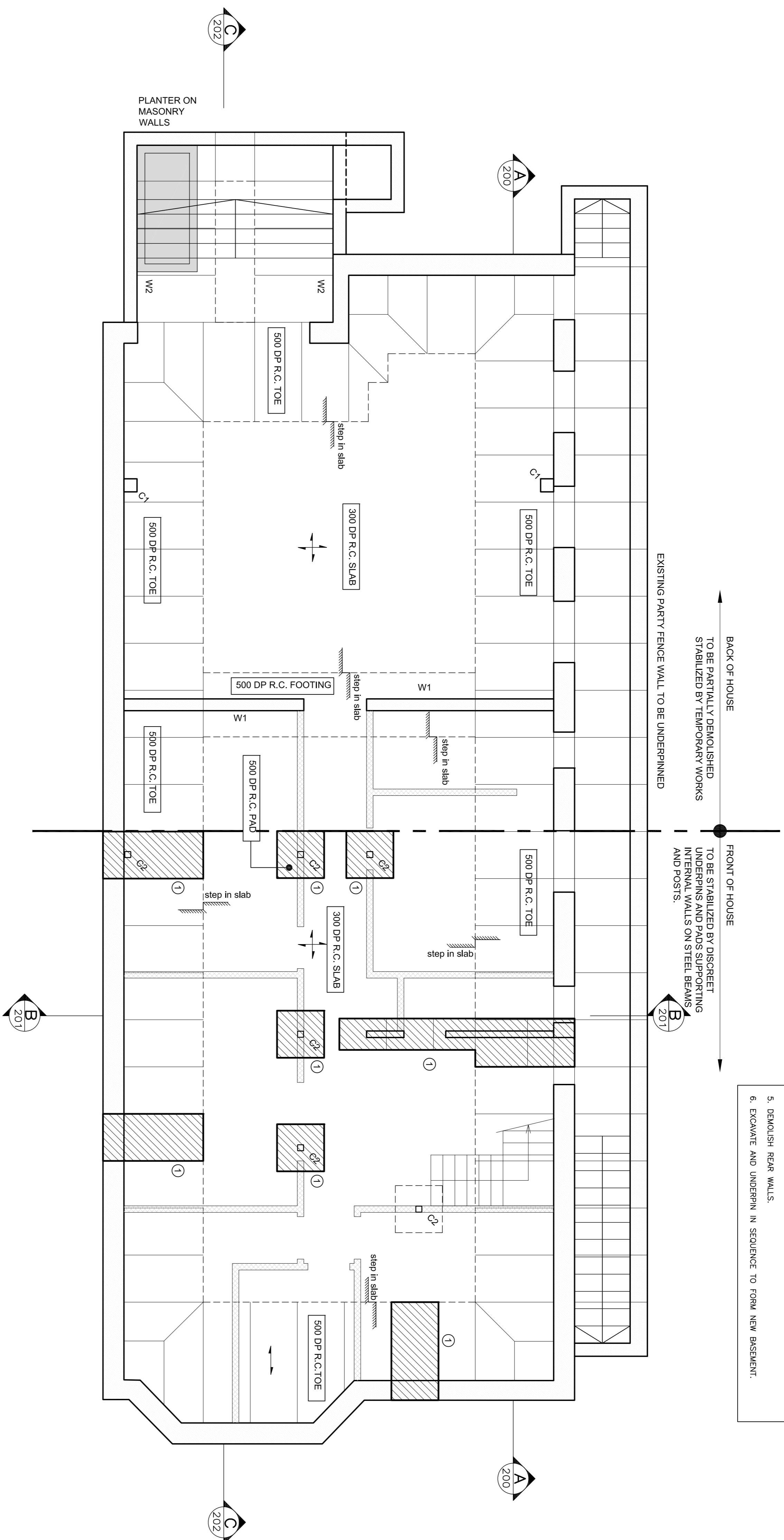


**28 HOLLYCROFT AVENUE,  
NW3 7QL**

**APPENDIX A**

**STRUCTURAL DRAWINGS**

- INDICATIVE SEQUENCE.**
1. INSTALL DISCREET PADS AND UNDERPINS TO FRONT OF HOUSE MARKED
  2. NEEDLE AND PROP INTERNAL WALLS
  3. INSTALL BEAMS AND POSTS TO SUPPORT INTERNAL WALLS TO THE FRONT OF HOUSE AT GROUND LEVEL ( see 10.1)
  4. NEEDLE AND SUPPORT REAR OF HOUSE AND INSTALL TEMPORARY WORKS
  5. DEMOLISH REAR WALLS.
  6. EXCAVATE AND UNDERPIN IN SEQUENCE TO FORM NEW BASEMENT.



Mark	Size	Member Schedule	Comments
C1	250 x 250 RC COLUMN		
C2	120 x 120 SRS COLUMN		
W1	225 RC WALL		RETAINING WALL
W2	250 RC WALL		
SC1	203 UC		
SC2	152 UC		
SB1	457 x 191 UB		
SB2	254 UC		
SB3	305 UC		
SB4	152 UC		
SB5	203 UC		

- NOTES:**
1. DO NOT SCALE DRAWINGS. Refer to Architect's drawings for setting out.
  2. This drawing is to be read in conjunction with all relevant Architects, subcontractors and Sinclair Johnston & Partners drawings and specifications.
  3. EXISTING STRUCTURE TO BE VERIFIED ON SITE BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED IMMEDIATELY TO SINCLAIR JOHNSTON & PARTNERS.
  4. The main contractor is to be responsible for the stability of existing structures and earthworks on the site and adjoining sites, and must take all necessary precautions to safeguard this stability. All temporary works and stability of the building during construction is the responsibility of the contractor.
  5. All structural work and fire protection to the satisfaction of the Building Control Officer.
  6. Structural steelwork to be S275 or FE 430, respectively, in accordance with BS 4360 or EN 10 025, fully and BS 5950 for design detail and workmanship.
  7. Steel blasting noted otherwise is to be prepared by grit blasting in accordance with BS 7079, the standard of surface cleanliness is to be second quality, or Swedish standard SA 2.5. Paint specification to be in accordance with BS 5493. In shop applied high build zinc phosphate modified alkyl to 75 microns. On site, degrease and touch up with high build zinc phosphate modified alkyl to 60 microns. Thick or epoxy primer film thicknesses. Steel in masonry or cavity wall to be coated in addition with two coats compatible bitum paint.
  8. Unless noted otherwise, steelwork welds to be minimum brm fillet weld, all bolts to be grade 8.8 with minimum 16mm diameter.
  9. Concrete to be in accordance with BS8110. Concrete for mass concrete foundations to be designated mix GEN3 in accordance with BS8500.
  10. Do not undermine existing foundations with tremolun or any other excavation. Advise SL&P and seek instructions before excavating below a line drawn down at 45° from the nearest underside of foundation.
  11. Foundations designed on an assumed bearing pressure of 100kN/m<sup>2</sup> to be agreed on site to the satisfaction of the the Building Control Officer.
  12. Podstones and anchor blocks to be 1:1.5:3 mix, 12mm maximum aggregate size.
  13. Masonry to be in accordance with BS 5628, mortar to be 1:1:6 mix, or 1:3:3 mix below gpc and for retaining walls. Unless stated otherwise bricks to be class 3 (20N) frost resistant with low soluble salt content (FL). Blockwork to be medium density (1450 Kg/m<sup>3</sup>). 7 N/mm<sup>2</sup> strength unless noted otherwise.
  14. New brickwork to be carefully bonded to existing. Block bonding is not permitted for exposed brickwork. Wall starters shall only be used when specified.
  15. Structural timber to be strength class C16 or better in accordance with BS 5268.
  16. All new softwood timber in works to be pressure impregnated (tonalised) with cut ends treated before fixing.
  17. New timber connections to have proprietary galvanised steel fixings. Skew nailing is not permitted. Timber to masonry connections by joist hangers unless shown otherwise.
  18. Contractor Design & Management Regulations. Contractors must comply with the regulations and the Health & Safety Work Act and all within relevant statutory legislation.

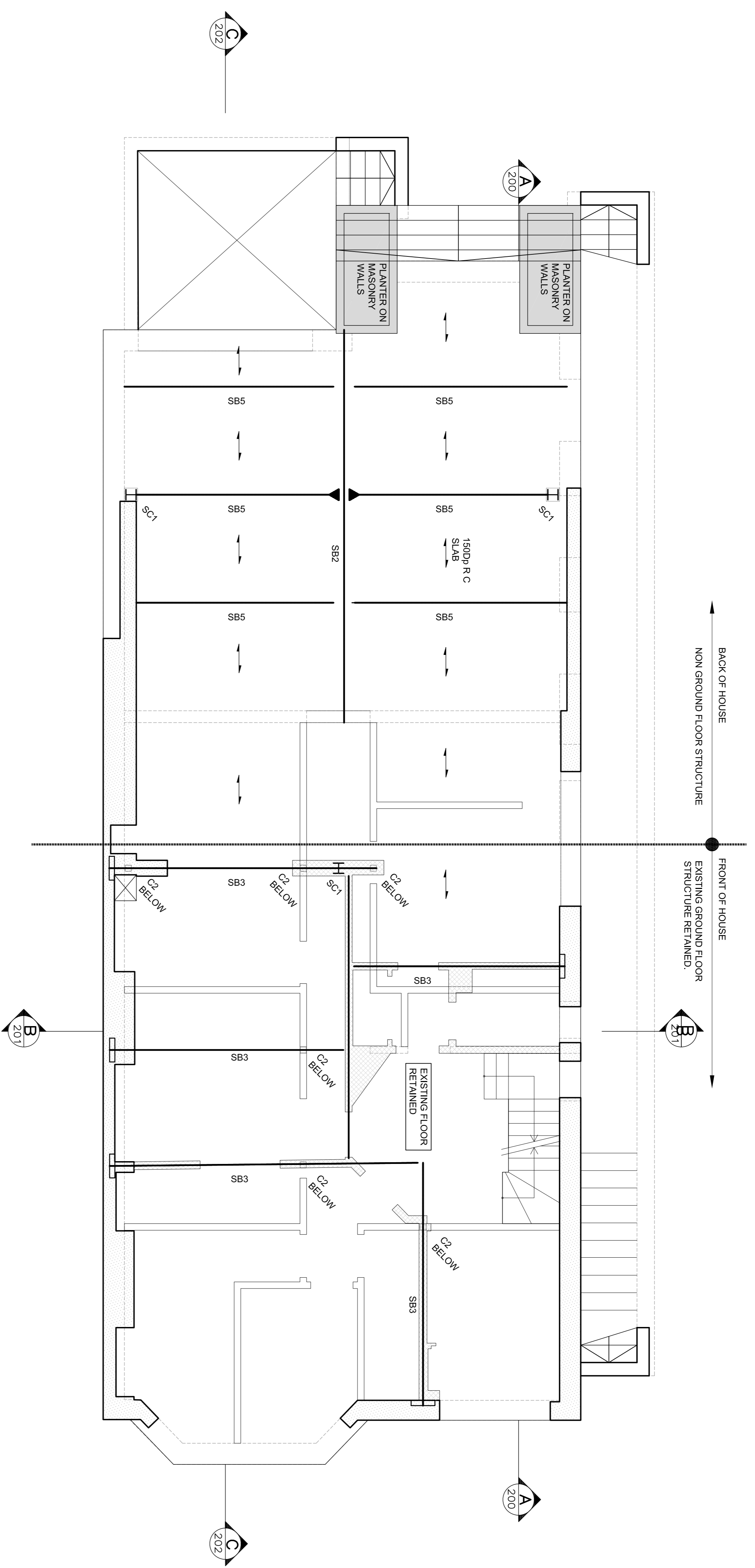
**FOR PLANNING**

Status	Rev	Date	Description
B	21.10.11	PK	PLANTER ADDED AND FENCE WALL REVISED
A	21.10.11	PK	FOR PLANNING
-	13.10.11	MR	FOR COMMENTS
Rev	Date	Issued	Amendment

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**28 HOLLYCROFT AVENUE  
 LONDON NW3  
 BASEMENT PLAN**

Drawn: OD Scale: 1:50 at A1  
 Drawing No.: Rev  
**7607-100 B**



Mark	Size	Member Schedule	Comments
C1	230 x 230 RC COLUMN		
C2	120 x 120 SFS COLUMN		
W1	225 RC WALL		
W2	250 RC WALL		RETAINING WALL
SC1	203 UC		
SC2	152 UC		
SB1	457 x 191 UB		
SB2	254 UC		
SB3	305 UC		
SB4	152 UC		
SB5	203 UC		

**NOTES:**

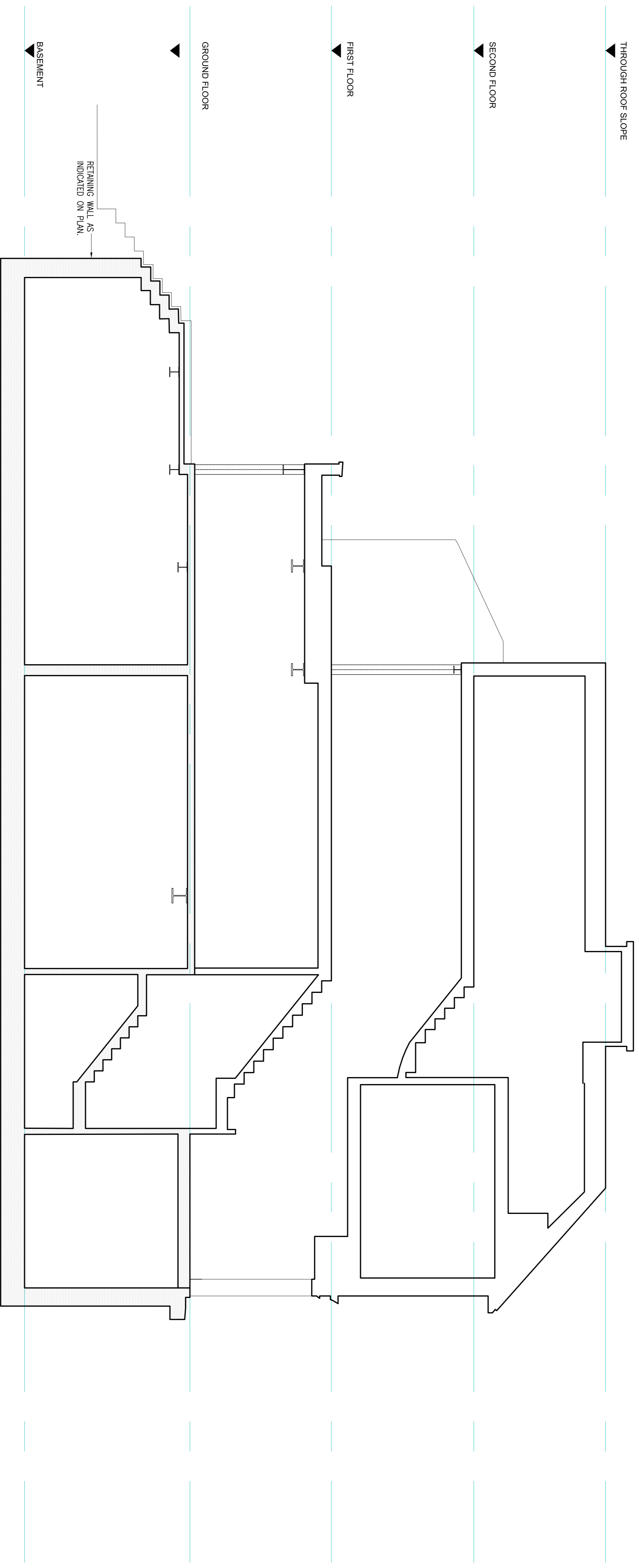
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- The main contractor is to be responsible for the stability of existing structures and earthworks on the site and adjoining sites, and must take all necessary precautions to safeguard this stability. All temporary works and stability of the building during construction is the responsibility of the contractor.
- All structural work and fire protection to the satisfaction of the Building Control Officer.
- Structural steelwork to be S275 or FE 430 respectively, in accordance with BS 4360 or EN 10 025 for quality and BS 5950 for design detail and workmanship.
- Steel unless noted otherwise is to be prepared by girt blasting in accordance with BS 7079, the standard of surface cleanliness is to be second quality, or Swedish standard SA 2.5. Paint 5493. In specification to be in accordance with BS 6841. In addition to the above, all steelwork shall be coated with a minimum of 75 microns. On site, dryness and touch up as necessary using high build zinc phosphate modified alkyd to 60 microns. Thicknesses are dry film thicknesses. Steel in masonry or cavity wall to be coated in addition with two coats compatible bitum paint.
- Unless noted otherwise, steelwork welds to be minimum 6mm fillet weld, all bolts to be grade B8 with minimum 16mm diameter.
- Concrete to be in accordance with BS8110. Concrete for mass concrete foundations to be designated mix GEN3 in accordance with BS8500.
- Do not undermine existing foundations with drainage or any other excavation. Advise S&EP and seek instructions before excavating below a line of foundation at 45° from the nearest underside of foundation.
- Foundations designed on an assumed bearing pressure of 100kN/m<sup>2</sup> to be agreed on site to the satisfaction of the Building Control Officer.
- Pods/ones and anchor blocks to be 1:1.5:3 mix, 12mm maximum aggregate size.
- Masonry to be in accordance with BS 5628, mortar to be 1:1:6 mix, or 1:4:3 mix below dpc and for retaining walls. Unless stated otherwise bricks to be class 3 (20N) frost resistant with low soluble salt content (FL). Blockwork to be medium density (1450 Kg/m<sup>3</sup>), 7 N/mm<sup>2</sup> strength unless noted otherwise.
- New brickwork to be carefully bonded to existing. Block bonding is not permitted for exposed brickwork. Wall starters shall only be used when specified.
- Structural timber to be strength class C16 or better in accordance with BS 5268.
- All new softwood timber in works to be pressure impregnated (tonalised) with cut ends treated before fixing.
- New timber connections to have proprietary galvanised steel fixings. Skew nailing is not permitted. Timber to masonry connections by joist hangers unless shown otherwise.
- Contractor Design & Management Regulations. The Contractor shall comply with the regulations and the Health & Safety at Work Act and all within relevant statutory legislation.

Rev	Date	Issued	Amendment
A	21.10.11	PK	FOR PLANNING
B	21.10.11	PK	FOR PLANNING
-	13.10.11	MR	FOR COMMENTS

**FOR PLANNING**

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**28 HOLLYCROFT AVENUE  
 LONDON NW3  
 GROUND FLOOR PLAN**



SECTION A-A  
SCALE 1:50

**NOTES:**

1. DO NOT SCALE DRAWINGS. Refer to Architect's drawings for setting out.
2. This drawing is to be read in conjunction with all relevant Architects, subcontractors and Sinclair Johnston & Partners drawings and specifications.
3. THE CONTRACTOR AND ANY DISCREPANCIES REPORTED IMMEDIATELY TO SINCLAIR JOHNSTON & PARTNERS.
4. The main contractor is to be responsible for the stability of existing structures and earthworks on the site and adjoining sites, and must take all necessary precautions to safeguard this stability. All temporary works and stability of the building during construction is the responsibility of the contractor.
5. All structural work and fire protection to the satisfaction of the Building Control Officer.
6. Structural steelwork to be S275 or FE 430 respectively, in accordance with BS 4360 or EN 10 025 for quality and BS 5950 for design detail and workmanship.
7. Steel unless noted otherwise is to be prepared by grit blasting in accordance with BS 7079, the standard of surface preparation to be achieved shall be Swedish standard SA 2.5. Paintwork specification to be in accordance with BS 5493. In shop applied high build zinc phosphate modified epoxy, to 75 microns. On site, degrease and touch up as necessary using high build zinc phosphate modified epoxy to 60 microns. Thicknesses are dry film thicknesses. Steel in masonry or cavity wall to be coated in addition with two coats compatible bitum paint.
8. Unless noted otherwise, steelwork welds to be minimum 6mm fillet weld; all bolts to be grade 8.8 with minimum 16mm diameter.
9. Concrete to be in accordance with BS8110. Concrete for mass concrete foundations to be designated mix GEN3 in accordance with BS8500.
10. Do not undermine existing foundations with drilling or any other excavation. Advise SL&P and seek instructions before excavating below a line drawn down at 45° from the nearest underside of foundation.
11. Foundations designed on an assumed bearing pressure of **100 kN/m<sup>2</sup>** to be agreed on site to the satisfaction of the the Building Control Officer.
12. Pdstones and anchor blocks to be 1:1.5:3 mix, 12mm maximum aggregate size.
13. Masonry to be in accordance with BS 5628, mortar to be 1:1:6 mix, or 1:3:3 mix below dpc and for retaining walls. Unless stated otherwise bricks to be class 3 (20N) frost resistant with low soluble salt content (FL). Blockwork to be medium density (1450 kg/m<sup>3</sup>), 7 N/mm<sup>2</sup> strength unless noted otherwise.
14. New brickwork to be carefully bonded to existing. Block bonding is not permitted for exposed brickwork. Wall stirrers shall only be used when specified.
15. Structural timber to be strength class C16 or better in accordance with BS 5268.
16. All new softwood timber in works to be pressure impregnated (tanned) with cut ends treated before fixing.
17. New timber connections to have proprietary galvanised steel fixings. Skew nailing is not permitted. Timber to masonry connections by joist hangers unless shown otherwise.
18. Contractor Design & Management Regulations. The Contractor shall comply with the regulations and the Health & Safety at Work Act and all within relevant statutory legislation.

**FOR PLANNING**

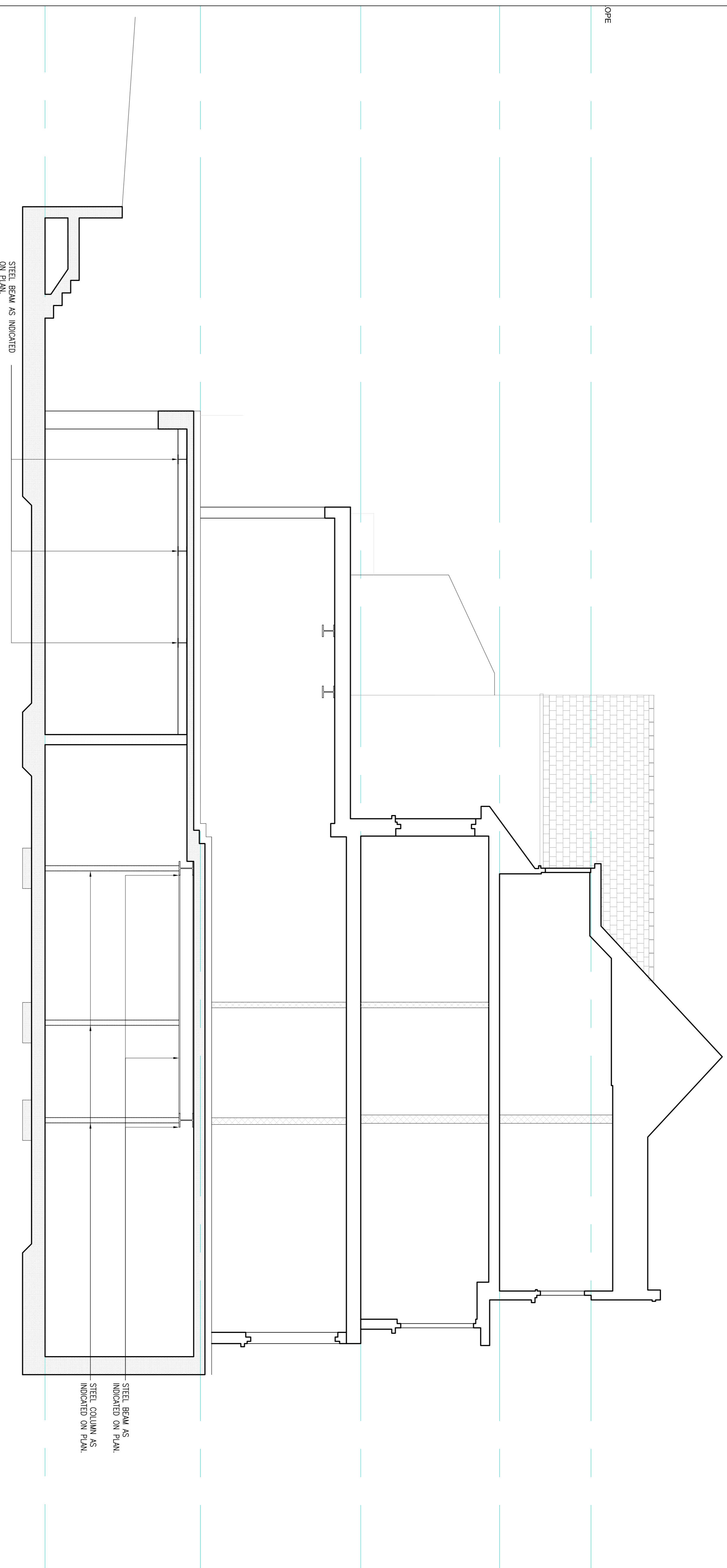
Rev	Date	Issued	Amendment	FOR COMMENTS
A	21.10.11	PK	FOR PLANNING	
-	13.10.11	MR	FOR COMMENTS	

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**28 HOLLYCROFT AVENUE  
 LONDON NW3  
 CROSS SECTIONS**



- NOTES:**
- DO NOT SCALE DRAWINGS. Refer to Architect's drawings for setting out.
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  - All structural work and fire protection to the satisfaction of the Building Control Officer.
  - Structural steelwork to be S275 or FE 430, respectively, in accordance with BS 4360 or EN 10 025, fully and BS 5950 for design detail and workmanship.
  - Steel unless noted otherwise is to be prepared by grit blasting in accordance with BS 7079, the standard of surface cleanliness is to be second quality, or Swedish standard SA 2.5. Paint specification to be in accordance with BS 5493. In shop applied high build zinc phosphate modified alkylid to 7/3 microns. On site, degrease and touch up applied high build zinc phosphate modified alkylid to 60 microns. Thickness of epoxy primer film thicknesses. Steel in masonry or cavity wall to be coated in addition with two coats compatible bitum paint.
  - Unless noted otherwise, steelwork welds to be minimum brm fillet weld, all bolts to be grade 8.8 with minimum 16mm diameter.
  - Concrete to be in accordance with BS8110. Concrete for mass concrete foundations to be designated mix GEN3 in accordance with BS8500.
  - Do not undermine existing foundations with drainage or any other excavation. Advise SJA&P and seek instructions before excavating below a line drawn down at 45° from the nearest underside of foundation.
  - Foundations designed on an assumed bearing pressure of 100kN/m<sup>2</sup> to be agreed on site to the satisfaction of the Building Control Officer.
  - Podstones and anchor blocks to be 1:1.5:3 mix, 12mm maximum aggregate size.
  - Masonry to be in accordance with BS 5628, mortar to be 1:1:6 mix, or 1:3:3 mix below dpc and for retaining walls. Unless stated otherwise bricks to be class 3 (20N) frost resistant with low soluble salt content (FL).
  - Blockwork to be medium density (1450 Kg/m<sup>3</sup>). 7 N/mm<sup>2</sup> strength unless noted otherwise.
  - New brickwork to be carefully bonded to existing. Block bonding is not permitted for exposed brickwork. Wall starters shall only be used when specified.
  - Structural timber to be strength class C16 or better in accordance with BS 5268.
  - All new softwood timber in works to be pressure impregnated (tonalised) with cut ends treated before fixing.
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  - Contractor Design & Management Regulations. The Contractor shall comply with the regulations and the Health & Safety Work Act and all within relevant statutory legislation.



**SECTION C-C**  
SCALE 1:50

Rev	Date	Issued	Amendment	Status
A	21.10.11	PK	FOR PLANNING	
-	13.10.11	PK	FOR PLANNING	

**FOR PLANNING**

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**28 HOLLYCROFT AVENUE**  
**LONDON NW3**  
**CROSS SECTIONS**

Drawn: OD Scale: 1:50 at A1  
 Drawing No.: 7607-202  
 Rev: A