Henry Courtier
Pegasus Group
23 Hanover Square, London
W1S 1JB

29 January 2015
Ref: 1254-01-sl

74 Charlotte Street

Dear Henry,

I am writing to confirm that we have been formally appointed by Kahuna Ltd to produce all necessary structural design, drawings and specification in support of a planning application, subsequent Building Regulations, tender, Party Wall and construction issues. We will also provide below-ground drainage design.

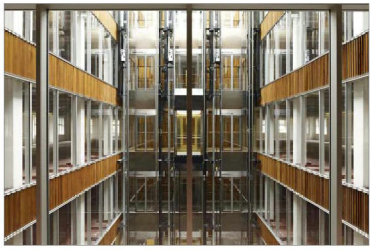
We have excellent and recent experience of projects of this size, nature and location, and have attached various examples.

Heyne Tillett Steel has extensive experience in structural engineering design, with a particular focus on building structures. Although our work spans all major building-types, the majority lies within the commercial, residential and educational sectors. The practice has particular experience of working on urban sites with unique and complex constraints, considering all phases of construction from demolition and temporary works through to completion.
Our senior management consists of 3 directors and 7 associates. Over half of our engineers are Chartered members of the Institution of Structural Engineers (IStructE) or Institution of Civil Engineers (ICE).

Yours sincerely

Szymon Lukas
[redacted]








Design Approach

Heyne Tillett Steel is a London-based structural engineering practice with a reputation for intelligent design and innovative, practical solutions. Established in 2007 by directors Andy Heyne, Mark Tillett and Tom Steel, the practice now has over 60 staff members and works with many of the UK's leading developers and architects.

Heyne Tillett Steel embarks on each project in an energetic, collaborative and proactive manner, with directors closely involved on all aspects from concept through to construction. The firm prides itself on delivering efficient, carefully-considered designs and always strives to use its client's money wisely.

Above all we are structural engineers; hard-working and passionate about what we do and the buildings we help create.

Office

Senior management consists of 3 directors and 7 associates, although over half of our engineers are chartered members of the Institution of Structural Engineers (IStructE) or Institution of Civil Engineers (ICE). The office is organised in an open-plan configuration to encourage design interaction and knowledge sharing.

All CAD drawings are modelled in 3D using AutoCAD Revit Structure 2014, and we use a combination of GSA, SCIA and Multiframe for structural analysis and TEDDS for structural design. Project resources are monitored using Quantim, and electronic filing is processed using Mail Manager.

Best Practice

We are passionate about design and the built environment, and take the office abroad each summer to explore the architecture and buildings of great European cities. Technical staff meet regularly in support of their own continuing professional development, and project-related training is part of the everyday working environment.

HTS currently operate a bespoke QA system to ensure all output is of the highest standard, involving thorough design checks from an chartered engineer at key design stages. To supplement this rigorous process we are also registered to ISO9001.

We are highly conscious of the impact of our work on the environment, and strive to provide structural solutions offering lower embodied energy wherever possible, whilst always in consideration of the broader commercial constraints of a project.

Experience

The practice has extensive experience in structural engineering design, with a particular focus on building structures. Although our work spans all major building-types, the majority lies within the commercial, residential and educational sectors.

The practice has particular experience of working on urban sites with unique and complex constraints, considering all phases of construction from demolition and temporary works through to completion.

Clients

Alchemi
Candy & Candy
Capital Real Estate Partners
Cheval Property Holdings
Crosstree
Derwent London
Endurance Land
F & C Reit
Finchatton
Generation Estates
Great Portland Estates
Hermes
IVG
Londonewcastle
London & Regional
London Square
Prestbury
RBS / West Register
Redevco
Royal London Asset Management
Westbrook
Workspace

Architects

AHMM
Allies and Morrison
Buckley Grey Yeoman
dRMM
Emrys Architects
Foster & Partners
Hawkins / Brown
Lifschutz Davidson Sandilands
Make
Orms
Purcell
Robin Partington & Partners
Rogers Stirk Harbour & Partners
Studio Egret West
Sheppard Robson
Squire & Partners
Stiff & Trevellian
Tate-Hindle

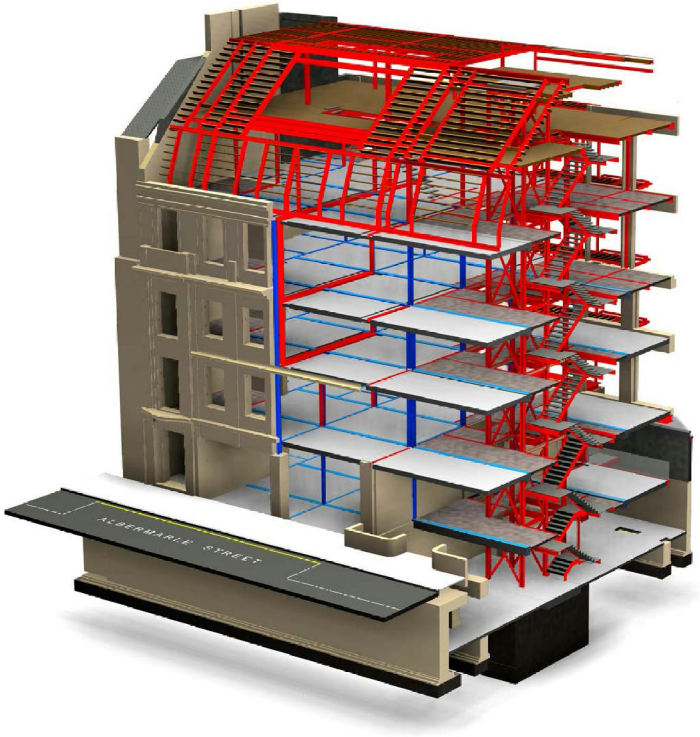
26 Albemarle Street, London

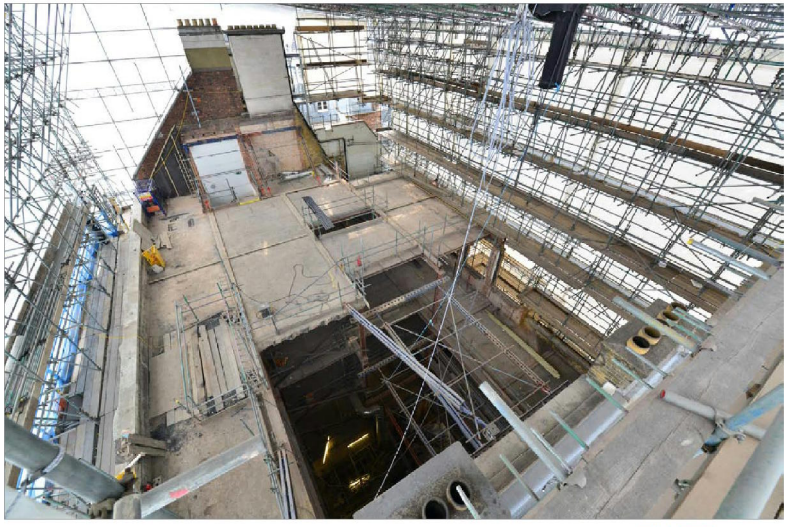
Client: Glebe Holdings Ltd
Architect: Eric Parry Architects
Value: £9 m

A four storey (plus basement) office building which has been stripped out in advance of its refurbishment and conversion to five storeys of individual luxury apartments extending over each floor. Internal load-bearing walls are to be removed and the building's stability core re-located.

The building is being demolished down to fourth floor level and upper storeys rebuilt in a lightweight steel and timber mansard roof and frame.

Formerly a car showroom at ground floor this building's rich history includes the sale of a pair of customised Buicks to Edward VIII and Wallis Simpson.



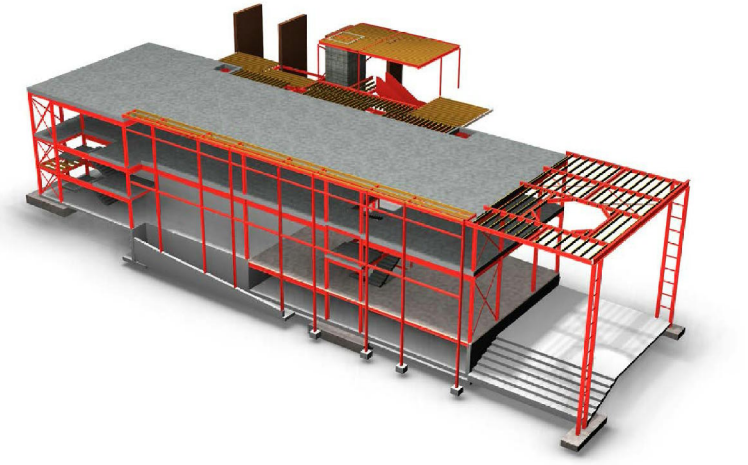


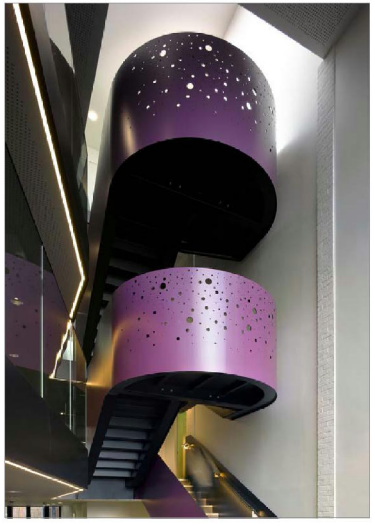
University of Winchester

Client: University of Winchester
Architect: Design Engine Architects
Value: £5m
Timing: Complete 2012

New-build low-energy teaching building, providing 8no. 100 student naturally-ventilated classrooms.

The super-structure is steel framed with composite beams, and is built off spread footings into the chalk. 12m span precast planks contain cast-in water pipes to provide cooling to the exposed thermal mass of the concrete soffits. The project achieved a BREEAM Excellent rating.





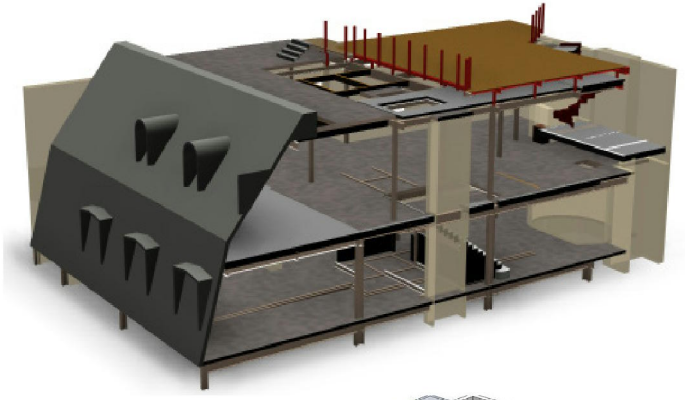
Arlington Penthouse, Piccadilly

Client: Private
Architect: Allen & Bell
Value: £5 m

Refurbishment of a Grade II listed building in a prominent location opposite the Ritz Hotel in Piccadilly to create a luxury 2 storey penthouse apartment with a large roof terrace.

The proposals include the conversion and refurbisment of the existing penthouse apartments at the 5th and 6th floors to one single dwelling with the addition of a steelwork grillage above the existing roof to create a new roof terrace. The residential apartments below and The Wolseley Restaurant remain occupied during construction period.

Extensive archive research together with minimal ntrusive investigations meant that additional loading from the roof terrace could be justified onto the existing building.



Science Museum London

Client: Science Museum
Architect: Univeral Design Studio
Value: £6 m
Timing: Completed November 2014

Heyne Tillett Steel has been working with Universal Design Studio to create the largest new exhibition space within the Science Museum of recent years, the new Information Age gallery.

Within the existing double height space a new 'Whispering Gallery' completes a 145m long curved parallelogram, to provide a viewing platform for exhibits and a journey through six 'Story Boxes'. The structure to what is effectively a footbridge consists of a single continuous 'spine beam' comprising of a 350mm square hollow section, with cantilevering box section arms supporting the timber joisted floor between and the glass balustrades. The spine beam spans over several support conditions, including stiff UC cantilevers at each end, full support at story box locations and discreet support to a single side from existing columns and new staircases.

The storey boxes transfer load down to the existing RC beams through a braced steel frame onto a complex shallow spreader beam arrangement. No access to the Making of the Modern World gallery below was permitted due to the exposed soffit.

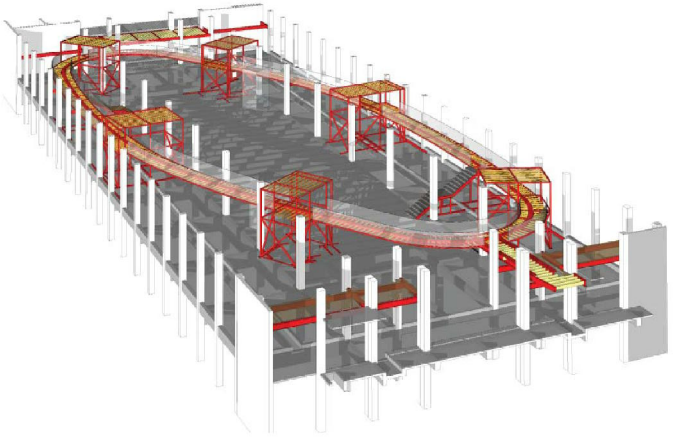


Photo: Andrew Moreath

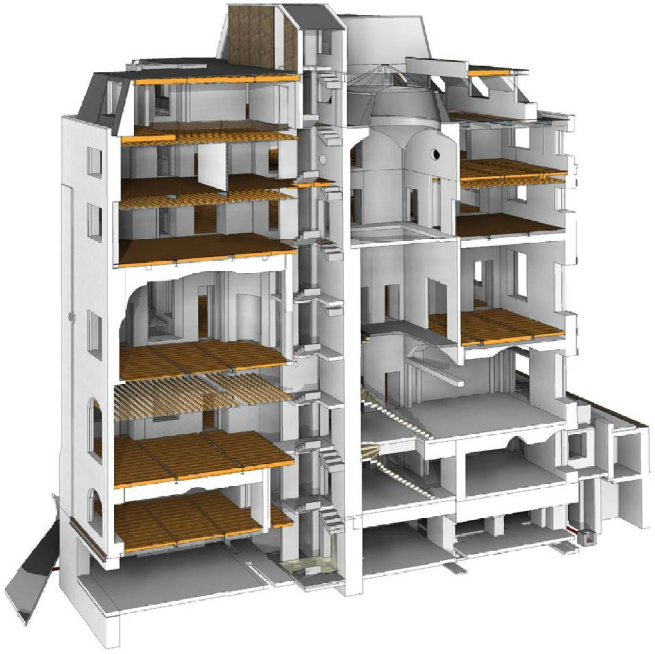
Grafton Street, London

Client: Private
Architect: Purcell
Value: Pierre Yves Rochon

This existing 6 storey, Grade 1 listed building was constructed in 1774 by Lord Villiers, as a residential property.

More recently being used as the London headquarters for Gucci, the building is now being returned to use as a single family dwelling in the heart of Mayfair. HTS are working with the architect to restore much of the original fabric at lower levels whilst adding a new storey at roof level and lowering the existing basement slab to facilitate a working kitchen and security rooms.

Straddling the Victoria Line and constructed on the sloping banks of the former River Tyburn, the site has been described as the most difficult in London. Alterations required significant ground improvement techniques to be undertaken prior to commencement to mitigate damage to the listed structure above.

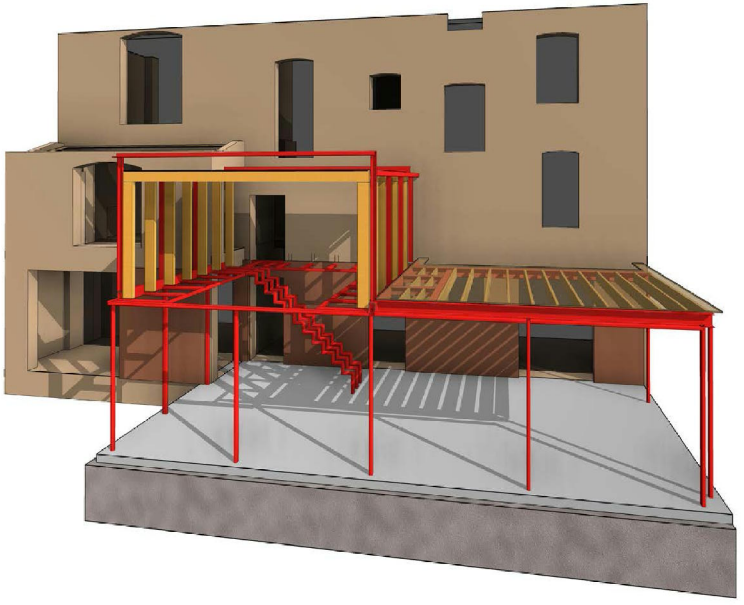


Tredegar Square, Mile End

Client: Private
Architect: David Mikhail Architects
Value: £1.7 m
Timing: Completed Jan 2012

This project includes the full refurbishment of an existing Grade 2 * listed 4 storey double-fronted Georgian town house with the removal of internal floors and walls to create more open fluid living spaces. The existing half basement and garden walls were underpinned to create new living spaces at the lower levels and extensive terraced gardens to the rear.

An elegant 2 storey library and kitchen extension has also been added to the rear of the property comprising structural glulam roof beams and slender cantilevering balconies and internal staircase.



Hammersmith Palais, London

Client: Generation Estates
Architect: Make
Value: £35m
Timing: Complete

This project involved the demolition of the existing Hammersmith Palais building, retaining the existing boundary walls with the Hammersmith and City line and the Grade II listed Fire Station, public house, and Police station that bound the site.

A new 12 storey student accommodation block was constructed, providing 440 student bedrooms along with retail and leisure space on the lower floors.

Following detailed design studies a modular form of construction was been chosen over a traditional RC frame for the superstructure, supported on an RC podium and basement below.

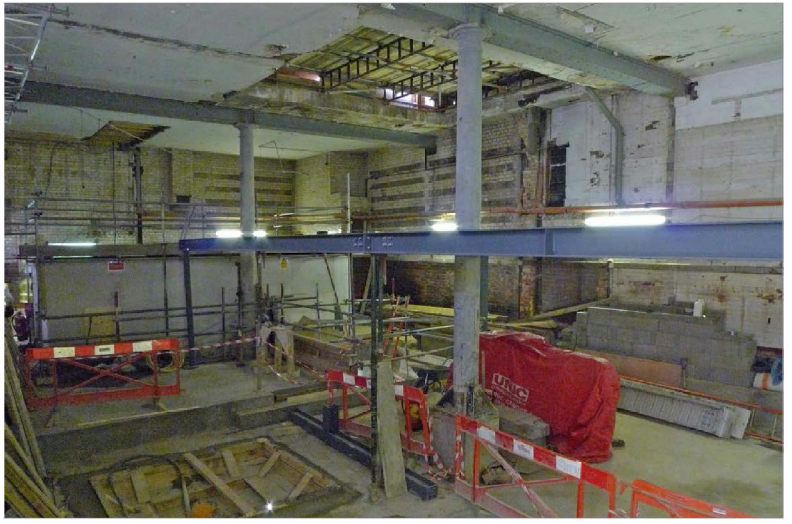
Bourdon Street, Mayfair

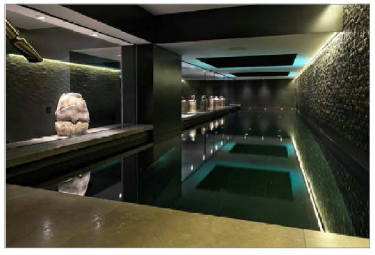
Client: Private
Architect: FLACQ
Timing: Completed December 2009

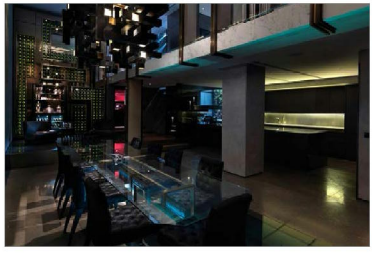
This project involves the construction of a new mezzanine deck, roof top extensions and basement to this grade II listed former horse carriage workshop, which also served as photographer Terence Donovan's workshop.

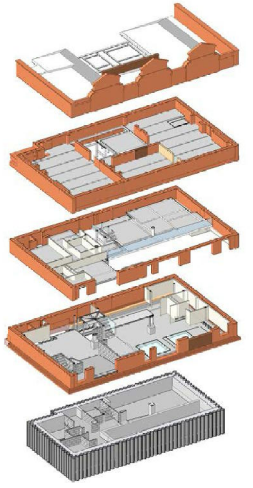
Extensive archive searches, investigations works and materials testing have been undertaken to prove the existing structure and minimize strengthening works.

The scheme includes a CFA piled bacement, glass floors, a large glazed roof light and three storey cantilever glass steel and marble stair.









HEYNE TILLETT | STEEL
STRUCTURAL ENGINEERS

Christ Church Spitalfields, London

Client: St. Lukes CofE School
Architect: Scabal Architects
Value: £1.5 m
Timing: Completed 2013

Construction of a new Nursery & Community building, within the grounds of Nicholas Hawksmoor's Grade 1 listed 1729 Christ Church in Spitalfields.

The single-storey building is framed in glu-laminated timber with timber stud inner-skin and brickwork outer-skin. The building is founded on a reinforced concrete raft slab, designed to accommodate variable ground movements over the original burial site below.