

Units G27/G25 Kings Cross Station - Structural Specification

It is proposed to construct a stability box frame which is to be inserted into an existing loadbearing cross wall between units G27 and G25 creating an opening after the contractor carrying out the works has designed and installed a temporary stability frame in the form of scaffold and acrows that safely supports all of the vertical loads and horizontal loads acting on the cross wall.

The contractor is made aware that it is assumed the existing cross wall is a loadbearing wall providing stability to the building, such that when it is removed the building will become unstable unless the building is propped and braced against sideways forces and vertical forces and that these propping and bracing works are to be designed and supplied by the contractor as no temporarily works are designed on the enclosed drawings.

The design is preliminary, and is subject to change once stripping out works have commenced and the following confirmed by the contractor to the engineer:

- Thickness of the wall above the beams – currently assumed 440mm.
- Thickness of the wall below the beams – currently assumed 440mm.
- Strength of the brick below the beams.
- Location of any hidden structure within the wall opening scheduled for demolition.
- Location construction and presence of any vaulted ground floor structure that will impact the column bearings.

These drawings indicate structure only. Do not set out to these drawings. Do not scale these drawings. Read these drawings in conjunction with architect's drawings and all other consultant's drawings.

If you are in any doubt understanding these drawings or if any detail is unclear then please phone Berkshire Structures on 01753 852672. Do not guess anything.

These drawings show structural permanent works only not temporary works like propping, shoring or bracing of the building. It is the contractor's responsibility to design and supply these temporary works and he is to additionally sequence the works such that the building remains stable whilst construction is underway.

The contractor is to submit his method statement and risk assessment to the engineer for prior approval prior to start of construction.

The contractor is entirely responsible for the stability of the works during construction. These drawings do not show the design of temporary works which are the contractor's responsibility.

These drawings are to be constructed in accordance with the latest edition of the Building Regulations and the latest edition of the relevant British Standards or Eurocode.

Structural steel: All steel to BS 5950 grade S275 unless noted. All steelwork to be wire brushed to remove scale and rust then 3 coats of zinc phosphate primer to nom. DFT 200 microns.

All steelwork to be protected so as to provide one hour fire resistance with either Fireline board or intumescent paint.

These drawings show general arrangement of steel only. The contractor is to provide the design for all steel connections.

The contractor is to provide fabrication drawings for the engineer's prior approval before construction.

No on site flame cutting, arc welding, or use of any other heated equipment.

Site measure all structural steel. These drawings do not contain dimensions as steelwork is to be fitted between existing structures.

These works will require Building Regulations approval.

These works require a Party Wall award.