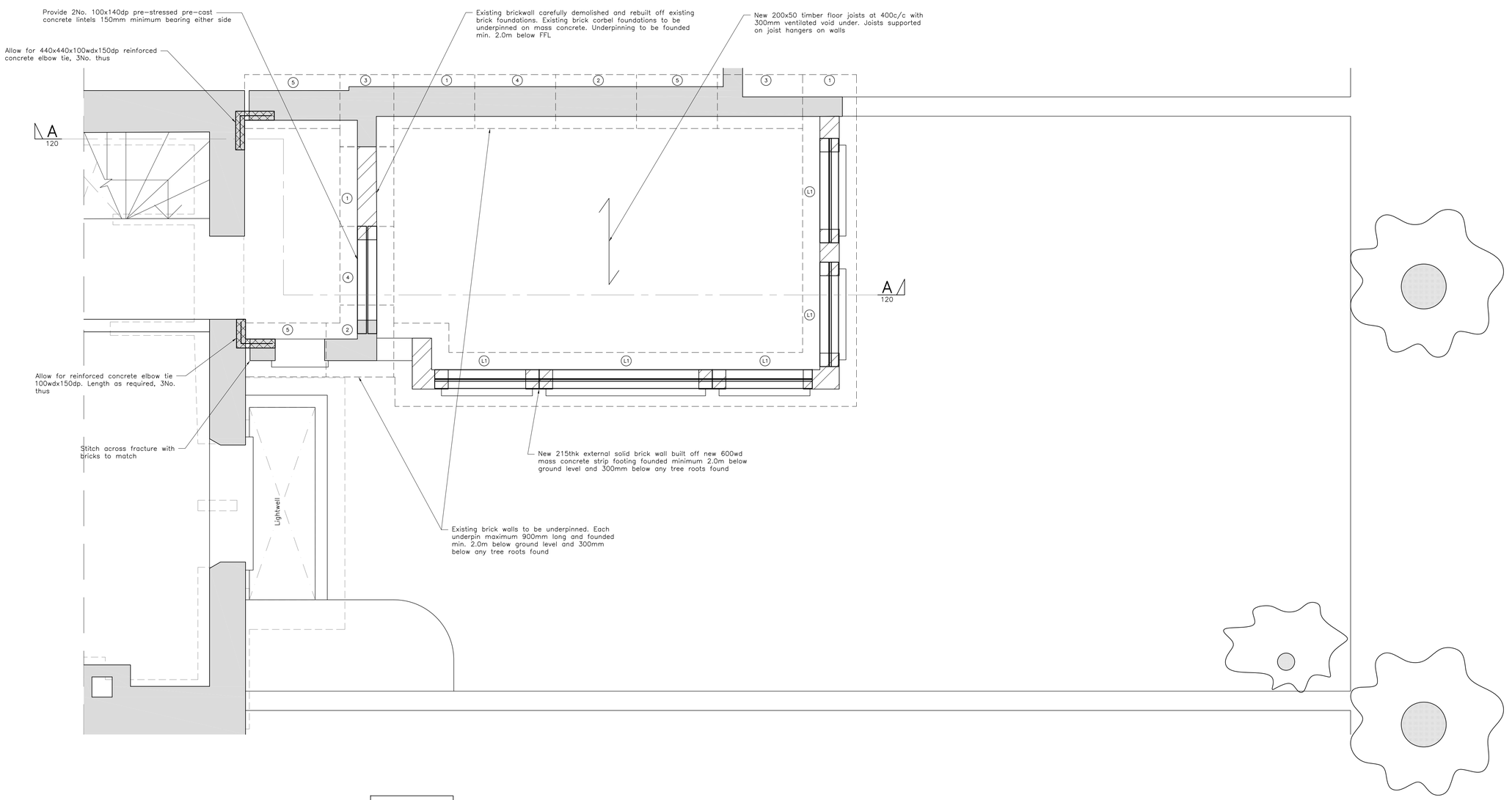
9 POND ST.



11 POND ST.

UNDERPINNING SPECIFICATIONS

The Contractor shall be responsible for ensuring that his operations do not in any way impair the safety or condition of the building both before and during the execution of the works and immediately inform the Engineer if he considers that more stringent procedures than those specified are necessary.

Before starting the work the Contractor is to check for any services that could be damaged by the underpinning work.

The Contractor is to confirm all existing site conditions shown by undertaking trial pits, as necessary, prior to undertaking the works.

All underpinning is to be carried out in the sequence shown, unless otherwise agreed. Sections marked 1 are to be completed prior to starting sections marked 2 etc. Bays are to be backfilled prior to starting the excavation for the bays next in sequence.

Bays are to be excavated in short sections of lengths not exceeding 900mm.

Projecting portions of the existing brick and/or concrete footings are to be carefully cut off where shown on the drawings. This is to only be undertake once the underpinning has been constructed.

The undersides of all footings are to be cleaned and hacked free of any dirt, soil or loose material before underpinning.

The body of the underpinning is to be constructed in concrete which is in accordance with BS 8500, BS EN 206, the specification, and is to be as follows:

MASS CONCRETE UNDERPINNING ST4

The body of the underpinning is to be stopped off 75mm below the underside of the existing footing and the final pinning up over the whole of the footing is to be carried out with 1:3 mix cement to sharp sand dry pack mortar, well rammed in 24 hours after the reinforced concrete underpin has been poured.

Excavation of any section of underpinning shall not commence until at least 48 hours after completion of any adjacent sections of the work.

The sides of the previous underpinning bays are to be roughened or keyed.

NOTES:

1. All structural engineering drawings are to be read with the specification and with all relevant Architect's and Service Engineer's drawings and specifications.
2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check drawing has been printed to intended scale this bar should be 50mm long @ A1 or 25mm long @ A3:
3. All dimensions are in millimetres and levels in metres.

LEGEND:

- E — Denotes span of existing timber joists. Sizes and centres as called up on plan drawing.
- NJ — Denotes span of new C24 200x50 timber floor/roof joists at 400mm maximum centres.
- Denotes existing masonry wall.
- Denotes structure under.
- Denotes new 20N/mm² brickwork
- Denotes existing structure to be demolished.
- L1 — Denotes 100x140dp pre-stressed pre-cast concrete lintels at inner leaf + 150x90x10thk galvanised ms angle to outer leaf. 150mm minimum bearing either side

Cracked brickwork to be repaired. Repairs will involve stitching in new bricks to replace cracked or damaged ones, packing loose joints and reinforcing with either helical stainless steel bars let into the bed courses or precast pre-stressed concrete lintel sections chased into the masonry.
Crack repairs to the brickwork should not take place for at least four weeks after the underpinning or any alteration or remedial works to to rear of building are complete

THIS DRAWING IS NOT FOR CONSTRUCTION

Rev	Date	Issued	Amendment
–	21.10.15	GPB	Issued for Planning

Status: FOR PLANNING

SINCLAIR JOHNSTON
Consulting Civil & Structural Engineers

93 Great Suffolk Street
London SE1 0BX
T: 020 7593 1900
F: 020 7593 1910
www.sinclairjohnston.co.uk

11 Pond Street, NW3

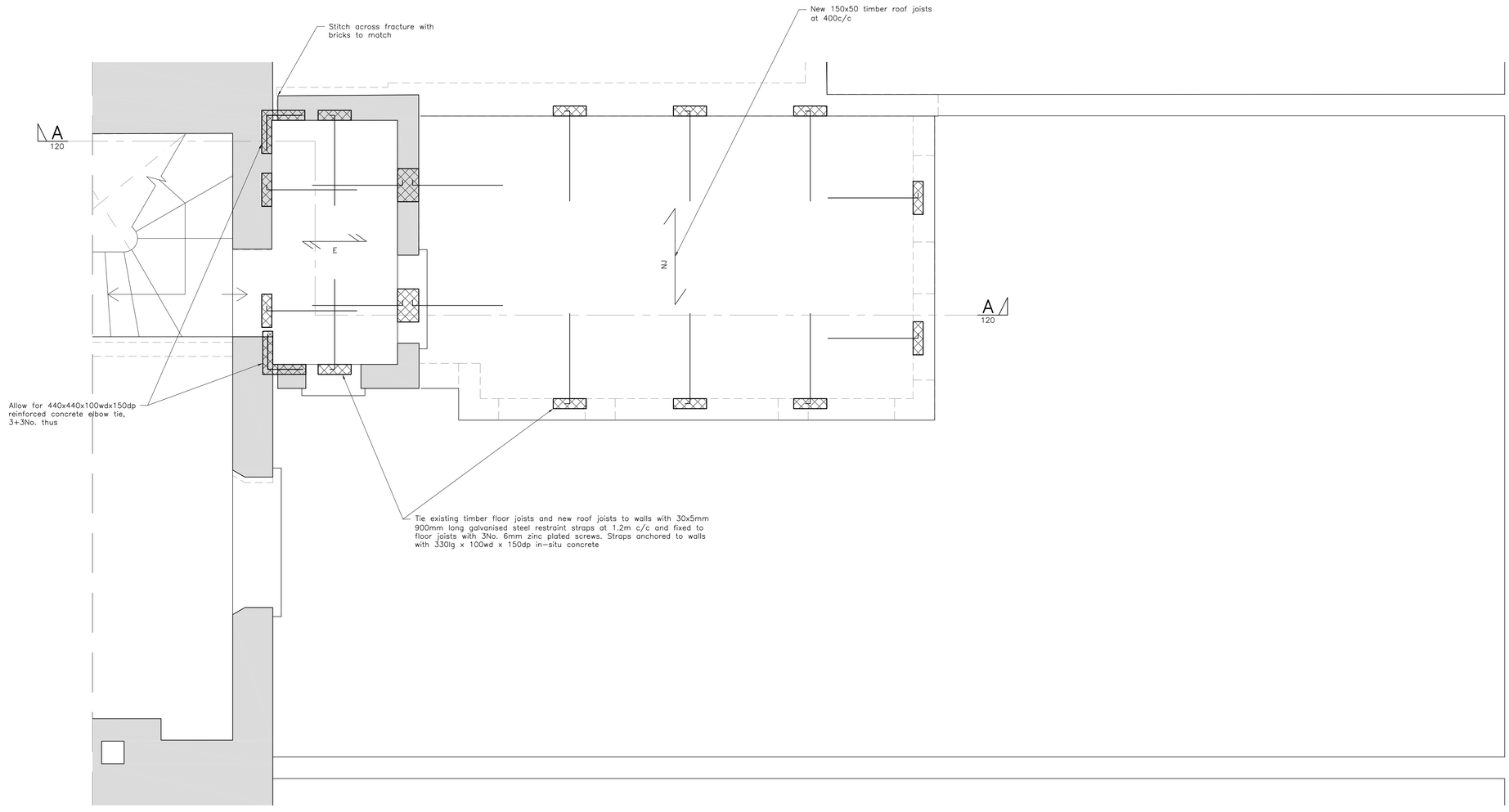
REAR ADDITION

Proposed Ground Floor Plan

Drawn G Barbe | Scale 1:25 at A1

Project No./Drawing No. 8498/110 | Rev –

9 POND ST.



11 POND ST.

NOTES:

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3. All dimensions are in millimetres and levels in metres.

LEGEND:

- E — Denotes span of existing timber joists. Sizes and centres as called up on plan drawing.
- NJ — Denotes span of new C24 200x50 timber floor/roof joists at 400mm maximum centres.
- Denotes existing masonry wall.
- Denotes structure under.
- Denotes new 20N/mm² brickwork
- Denotes existing structure to be demolished.

THIS DRAWING IS NOT FOR CONSTRUCTION

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93 Great Suffolk Street
London SE1 0BX
T: 020 7593 1900
F: 020 7593 1910
www.sinclairjohnston.co.uk

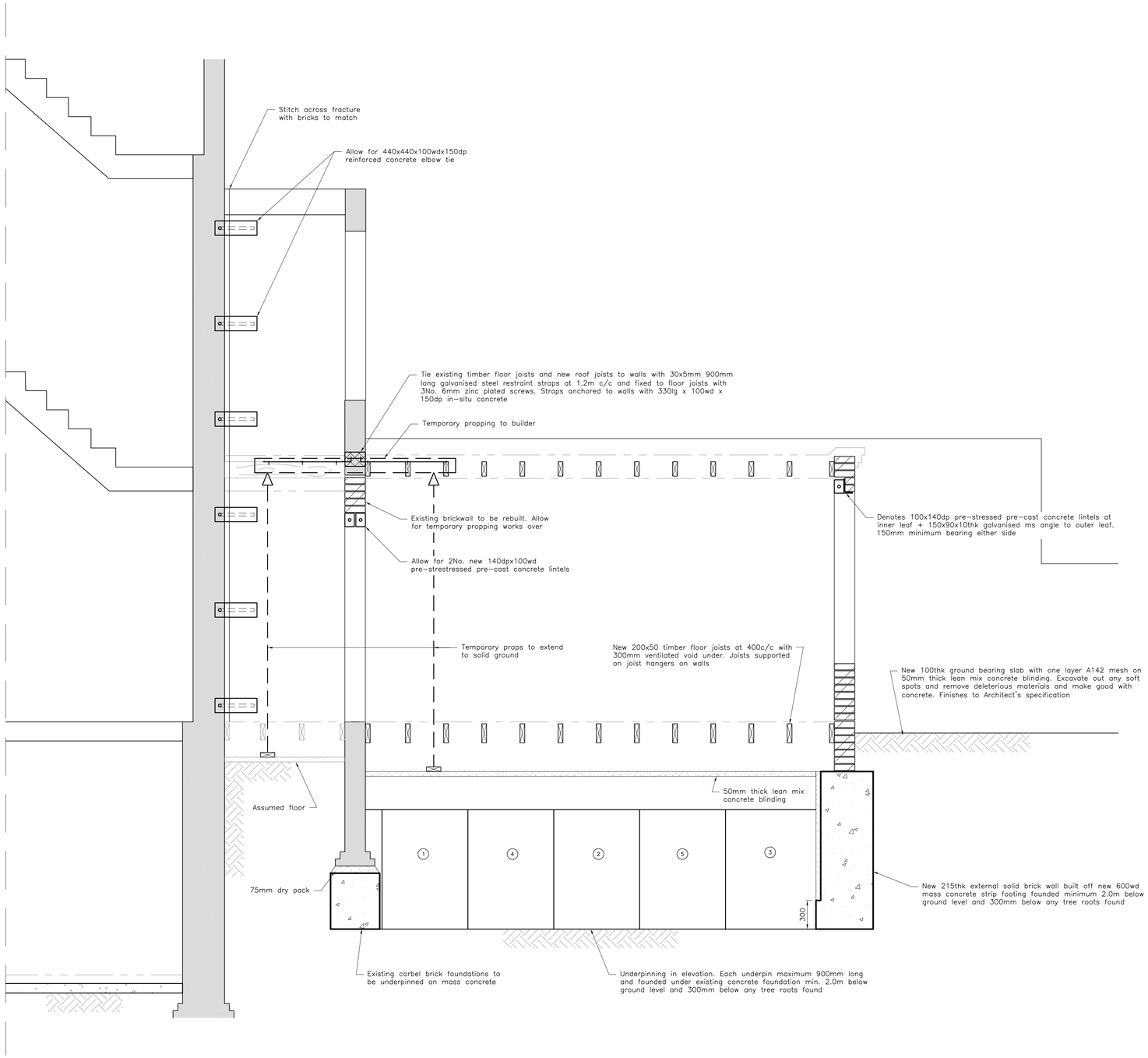
11 Pond Street, NW3

REAR ADDITION

Proposed First Floor Plan

Drawn G Barbe | Scale 1:25 at A1

Project No./Drawing No. 8498/111 | Rev –



NOTES:

1. All structural engineering drawings are to be read with the specification and with all relevant Architect's and Service Engineer's drawings and specifications.
2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check drawing has been printed to intended scale this bar should be 50mm long @ A1 or 25mm long @ A3:
3. All dimensions are in millimetres and levels in metres.

LEGEND:

- Denotes existing timber floor.
- Denotes existing masonry wall.
- Denotes structure under.
- Denotes new 20N/mm² brickwork
- Denotes existing structure to be demolished.

Rev	Date	Issued	Amendment
–	21.10.15	GPB	Issued for Planning

Status: FOR PLANNING

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T: 020 7593 1900
F: 020 7593 1910
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Proposed Section A–A

Drawn G Barbe
Scale 1:25 at A1

Project No./Drawing No. 8498/120
Rev –