



**7 ALBANY STREET
LONDON
NW1 4DX**

STRUCTURAL APPRAISAL

SCL/PC/8963

NOVEMBER 2015

3 Dufferin Avenue,
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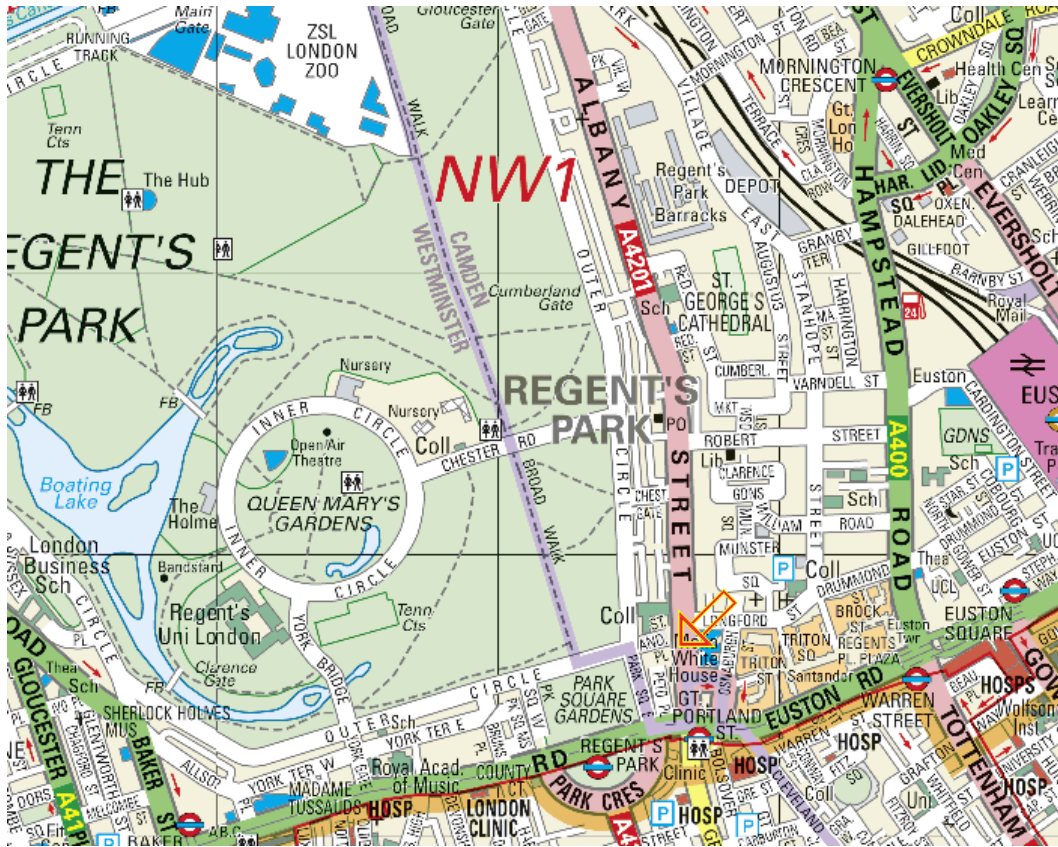
Location Plan

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APPENDICES

Appendix A – Proposed Plans Nos. 8963/01-04

LOCATION PLAN



1.00 INSTRUCTION

We were instructed by Natasha Keynejad to prepare a structural scheme to reflect proposed alterations as indicated on Caballero architect's plans.

2.00 WORK TO DATE

We have worked in conjunction with the architect and planning consultant Terence O'Rourke to provide initial proposals, as included within Appendix A of this report.

We have undertaken site inspections to review the building and viewed limited opening up undertaken by the builder.

3.00 THE BUILDING

The building is one of a terrace of the same age and construction consisting of 4 storeys of loadbearing masonry construction with timber upper floors.

Internal walls are a mixture of loadbearing masonry and timber partitions, some of which are loadbearing.

4.00 STRUCTURAL PROPOSALS

The structural proposals are presented within the plans as contained within Appendix A and consist of insertion of steel beams where it is proposed to remove loadbearing walls.

The work will require a Party Wall Agreement and will need to be undertaken carefully so as not to damage existing features.

Temporary works will be designed by the chosen contractor who will be selected based on their experience and track record in the undertaking of similar projects.

5.00 CONCLUSIONS

The structural works as designed are feasible and within the capabilities of an experienced general contractor, subject to the provision of working drawings and specification to the normal standards.

For and on behalf of
TAYLOR WHALLEY SPYRA

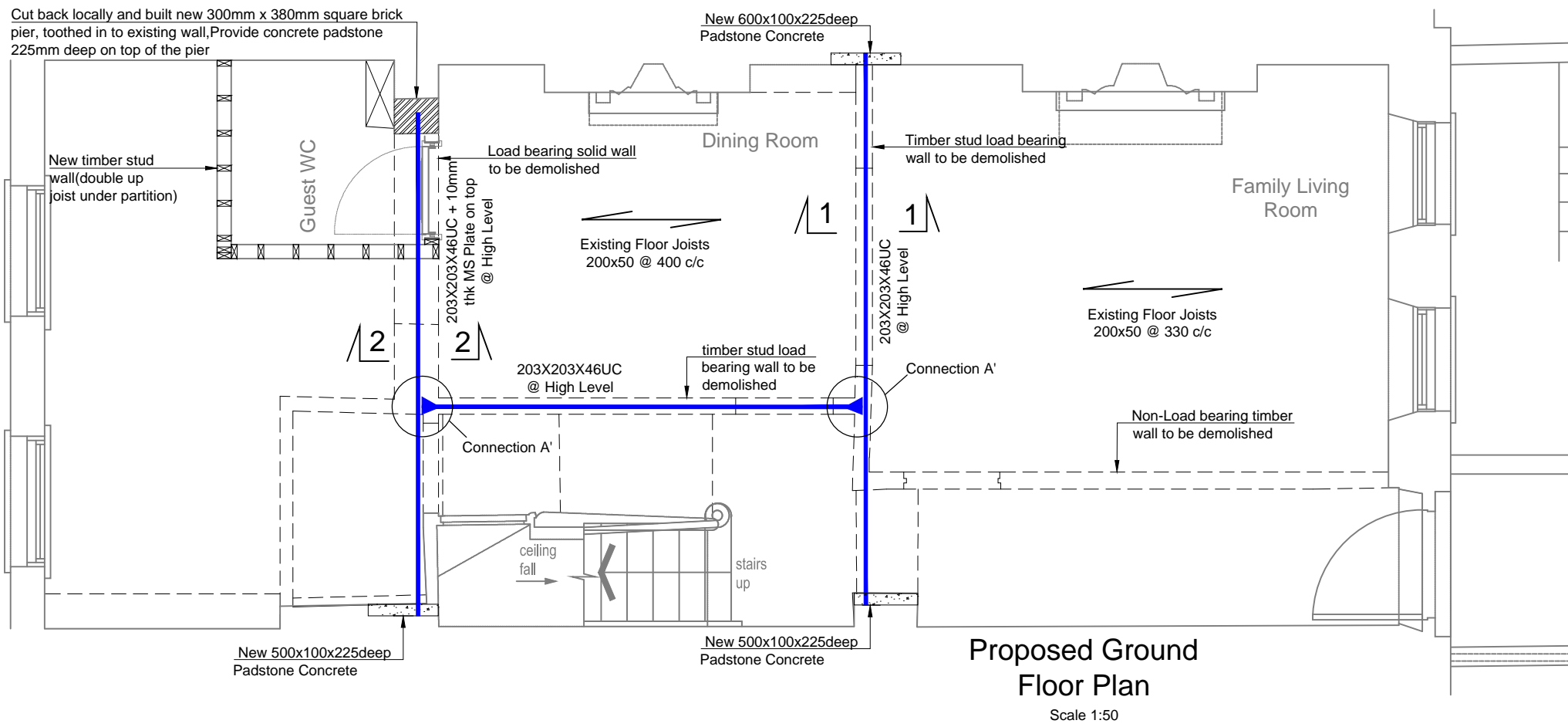


SIMON LANE
BSc(Eng), CEng, FICE, FStructE

APPENDIX A

PROPOSED PLANS

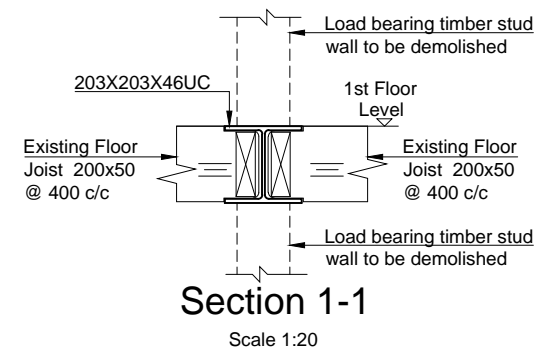
- 8963/01 – Proposed Ground Floor Plan
- 8963/02 – Proposed First Floor Plan
- 8963/03 – Proposed Second Floor Plan
- 8963/04 – Proposed Third Floor Plan



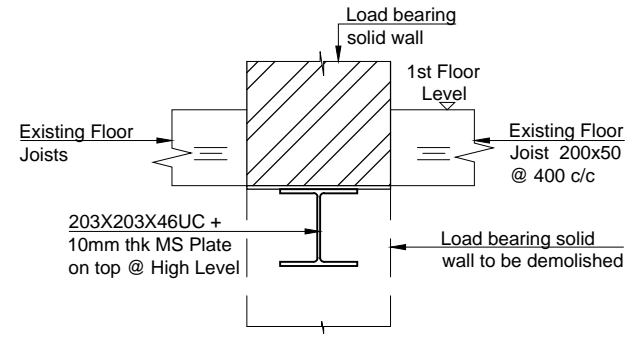
Proposed Ground Floor Plan
Scale 1:50

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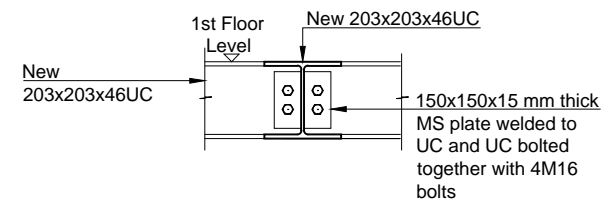
Steelwork
All structural steelwork is to be grade S275 (Grade 43).
All structural steelwork to achieve a 30 minutes fire protection.
Any connection shall be made using a minimum of 4 M16 bolts or as specified on the drawings and details.
All structural steelworks shall be shot blasted to Swedish standard Sa 2.5 or equivalent to remove all loose rust and mill scale and primed with zinc phosphate to a minimum dry film thickness of 80 microns before delivery to site, in accordance with BS 5493: 1977 Code of Practice for Protected Coating of Iron and Steel Structures against Corrosion. Following installation the steelworks shall be cleaned and prepared and any damage caused to the protective coating during construction shall be spot primed prior to final decoration.
Steelwork built into masonry walls or in contact with masonry shall be painted with 3 coats of RIW or similar approved bitumastic paint.
All steelwork below ground to be encased in minimum 75mm structural grade concrete wrapped in D49 mesh.



Section 1-1
Scale 1:20




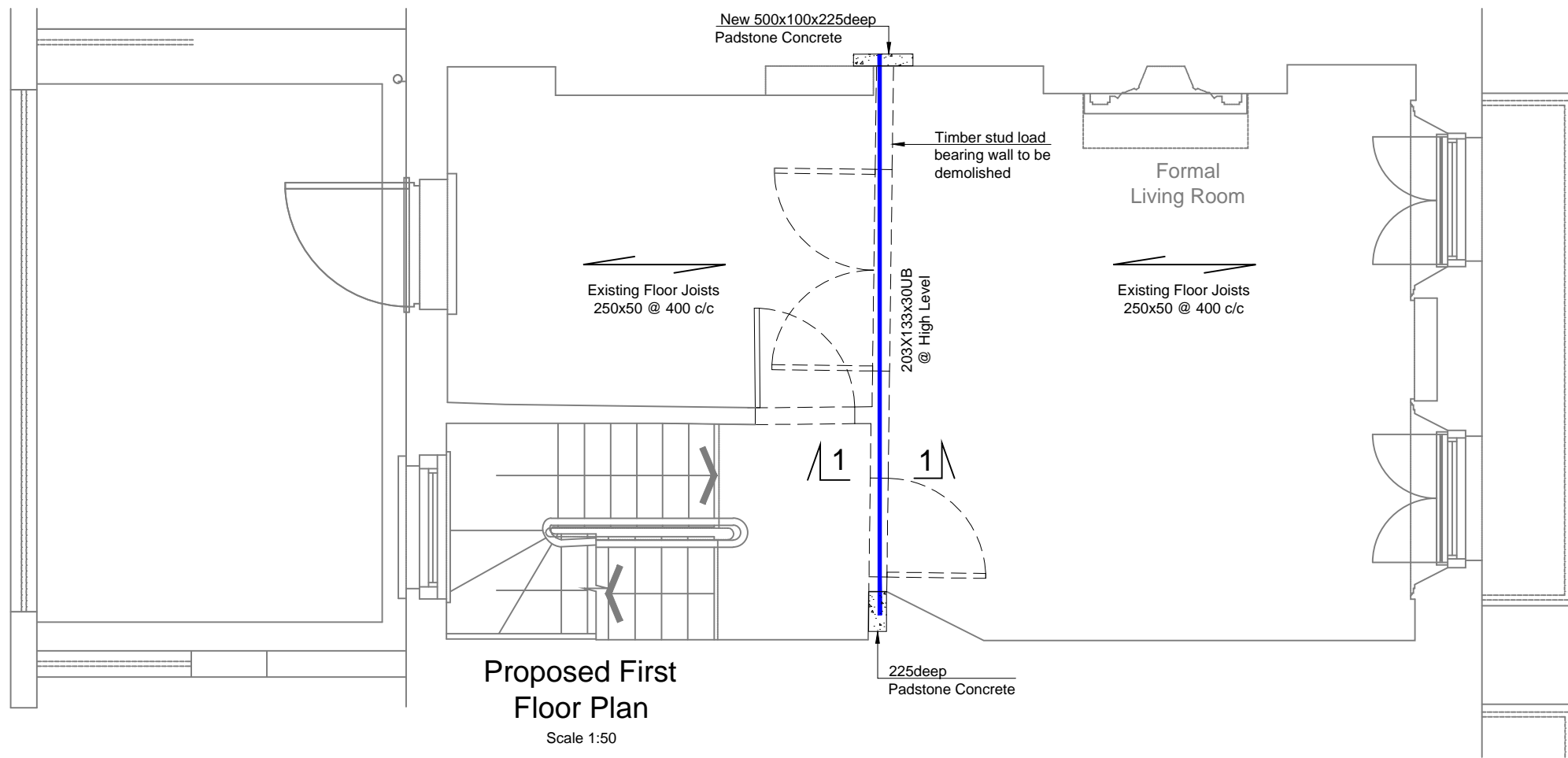
Section 2-2
Scale 1:20



Connection A'
(SCALE 1:20)

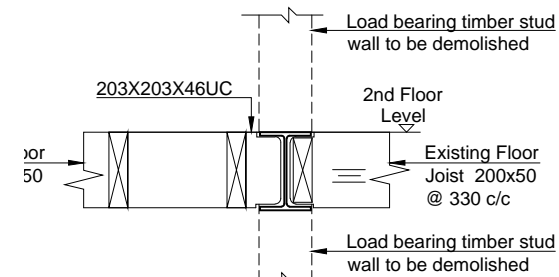
PRELIMINARY

 <p>consulting civil and structural engineers 3 Dufferin Avenue, Barbican, LONDON EC1Y 8PQ Tel (020) 7253 2626 Fax (020) 7253 2767 E-mail: tws@tws.uk.com Website: www.tws.uk.com</p>	<p>Contract 7 Albany Street, NW1 4DX, London</p>	<p>Title Proposed Ground Floor Plan</p>	<p>Scale @ A3 1:50</p>	<p>Date 09.11.15</p>	<p>Drawn AK</p>
			<p>Job No. 8963</p>	<p>Drawing No. 01</p>	<p>Rev. -</p>



Proposed First Floor Plan

Scale 1:50




Section 1-1

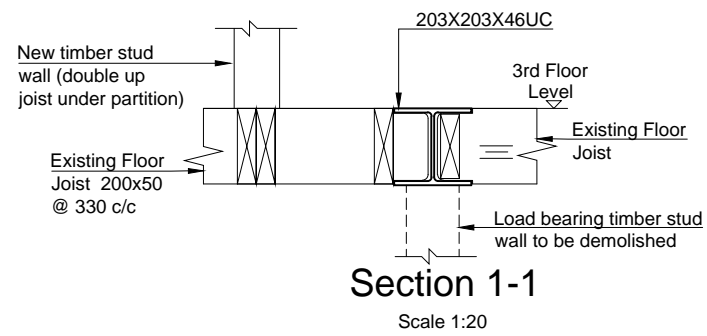
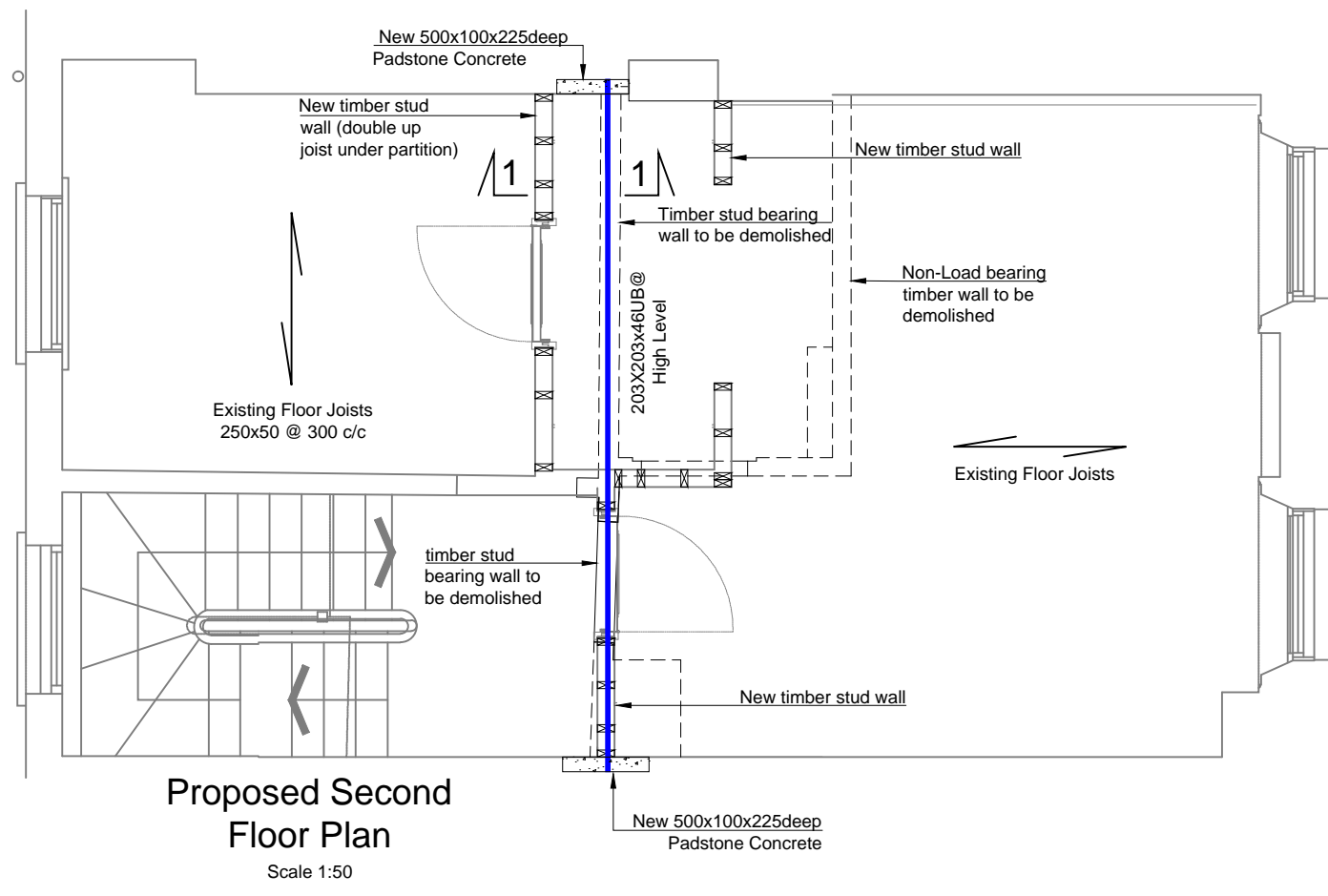
Scale 1:20

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 Steelwork built into masonry walls or in contact with masonry shall be painted with 3 coats of RIW or similar approved bitumastic paint.
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PRELIMINARY

 <p>taylor whalley spyra consulting civil and structural engineers 3 Dufferin Avenue, Barbican, LONDON EC1Y 8PQ Tel (020) 7253 2626 Fax (020) 7253 2767 E-mail: tws@tws.uk.com Website: www.tws.uk.com</p>	<p>Contract 7 Albany Street, NW1 4DX, London</p>	<p>Title Proposed First Floor Plan</p>	<p>Scale @ A3 1:50</p>	<p>Date 09.11.15</p>	<p>Drawn AK</p>
			<p>Job No. 8963</p>	<p>Drawing No. 02</p>	<p>Rev. -</p>



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PRELIMINARY

Contract
7 Albany Street,
NW1 4DX, London

Title
Proposed Second
Floor Plan

Scale @ A3
1:50

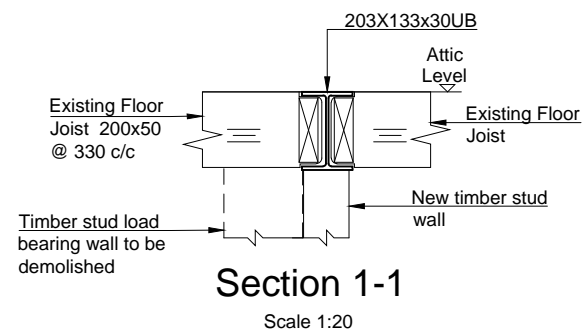
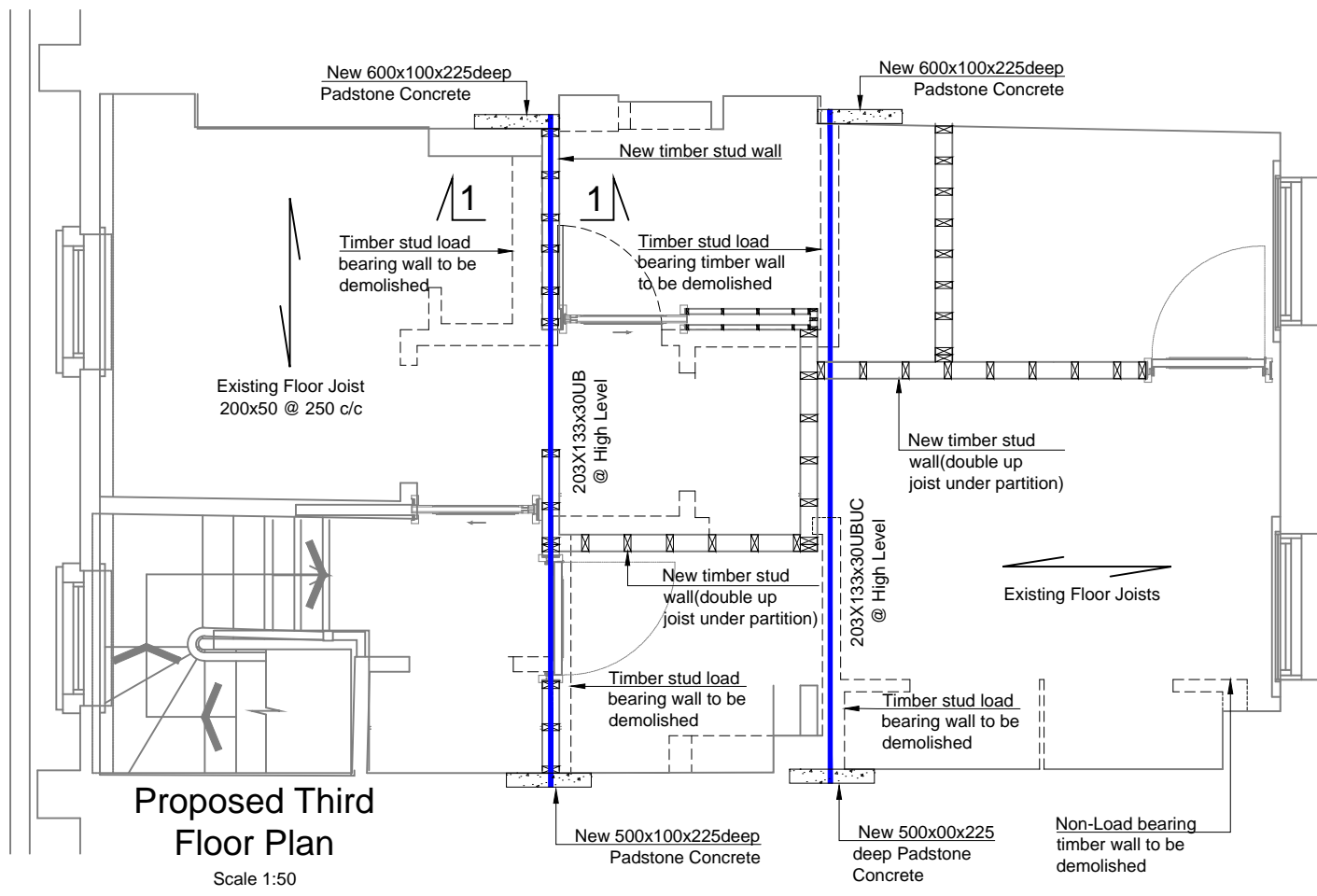
Date
09.11.15

Drawn
AK

Job No.
8963

Drawing No.
03

Rev.
-



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Contract
**7 Albany Street,
NW1 4DX, London**

Title
**Proposed Third Floor
Plan**

Scale @ A3
1:50

Date
09.11.15

Drawn
AK

Job No.
8963

Drawing No.
04

Rev.
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