KEY

- Impermeable Area (building)
- Impermeable Area (external)
- Soft landscaping

Figure A1 - Existing Impermeable Area Plan

KEY

- Impermeable Area (building)
- Impermeable Area (external)
- Soft landscaping
- Hard landscaping over proposed basement
- Soft landscaping over proposed basement

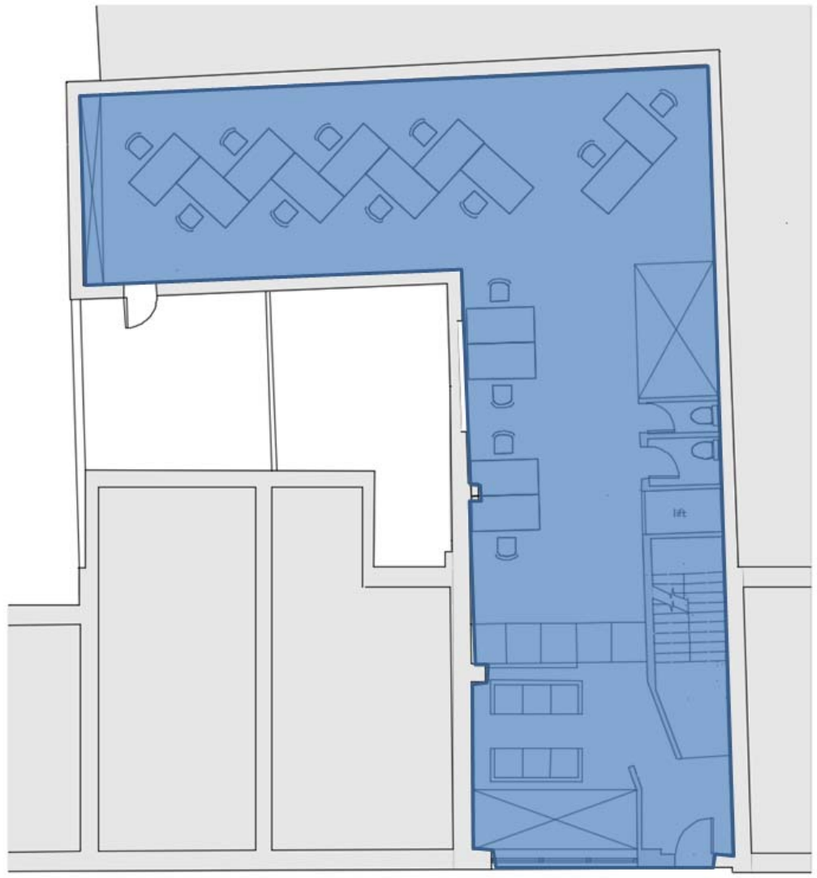

Figure A2 - Proposed Impermeable Area Plan

APPENDIX B

THAMES WATER RECORDS

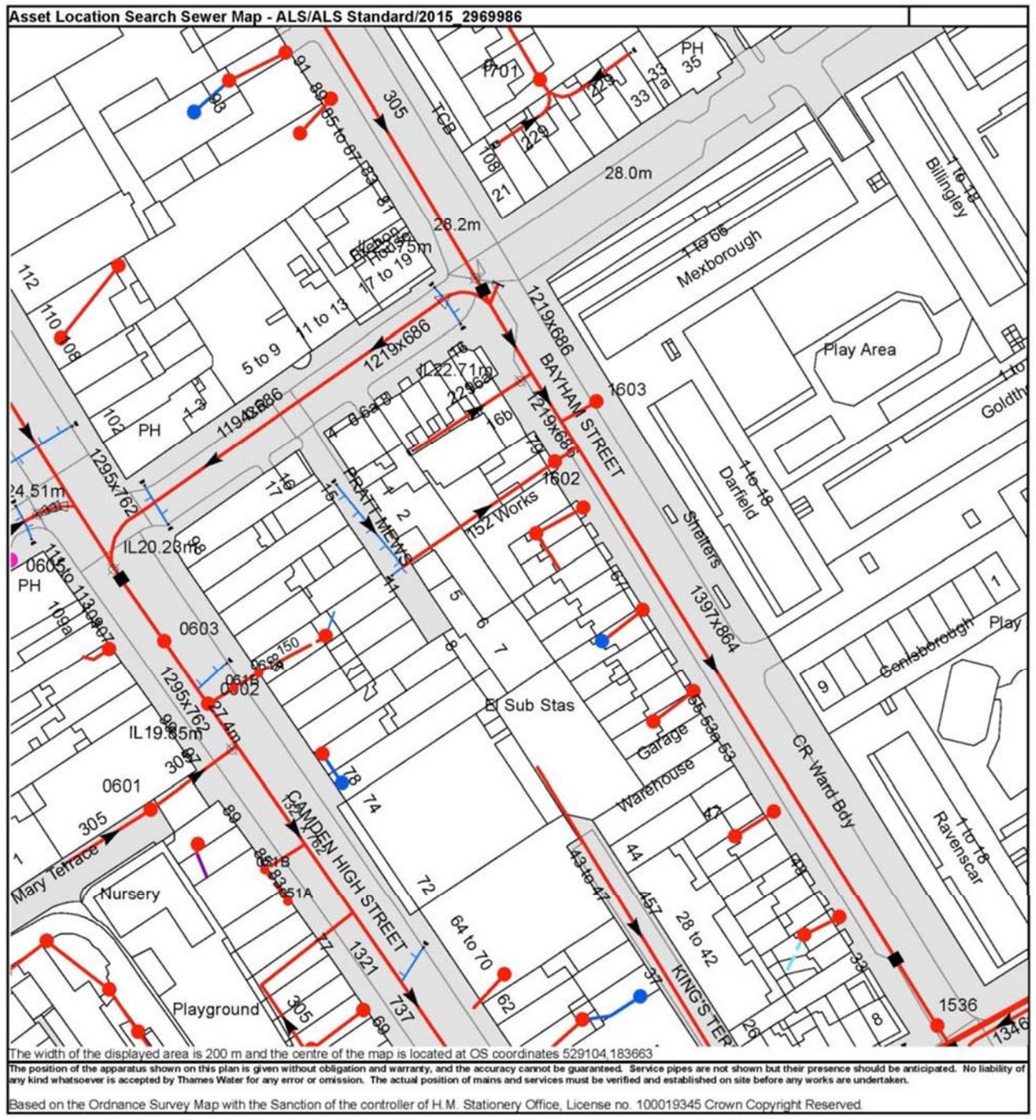

Figure B1 - Extract from Thames Water Asset Search showing a combined sewer

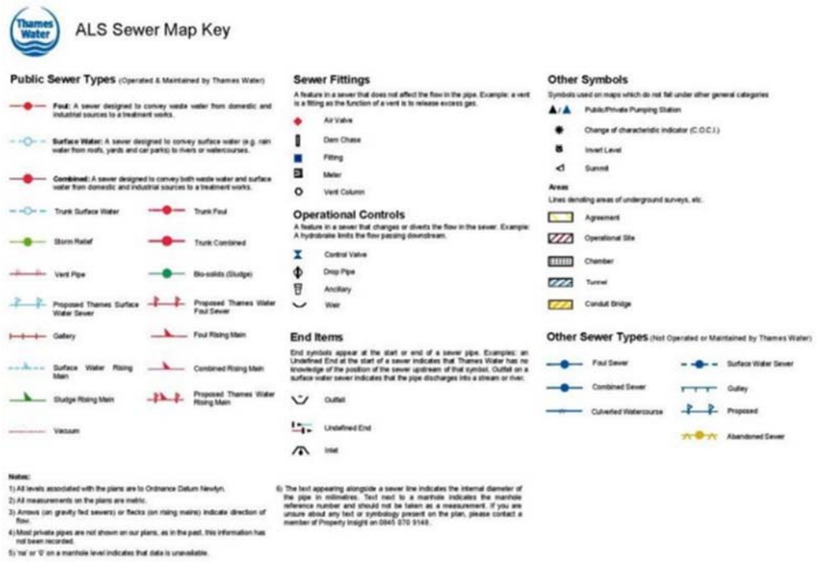

Figure B2 - Key to Thames Water Asset Search

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
16BI	n/a	n/a
16BJ	n/a	n/a
16BC	n/a	n/a
16BD	n/a	n/a
15GH	n/a	n/a
15GI	n/a	n/a
1536	n/a	n/a
06FF	n/a	n/a
16CD	n/a	n/a
16DB	n/a	n/a
16DC	n/a	n/a
1602	n/a	22.3
1603	n/a	n/a
07BH	n/a	n/a
07BI	n/a	n/a
07CC	n/a	n/a
1701	27.65	23.85
07CD	n/a	n/a
15FE	n/a	n/a
05DA	n/a	n/a
15FC	n/a	n/a
05CA	n/a	n/a
051A	n/a	n/a
051B	n/a	n/a
06FA	n/a	n/a
06EB	n/a	n/a
06EC	n/a	n/a
0602	n/a	n/a
061B	n/a	n/a
061A	n/a	n/a
16CB	n/a	n/a
05EG	n/a	n/a
05FI	n/a	n/a
05EF	n/a	n/a
0601	n/a	n/a
06HA	n/a	n/a
0603	n/a	n/a
0605	n/a	n/a
07BE	n/a	n/a
07AF	n/a	n/a
07CB	n/a	n/a

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Figure B3 - Manhole Invert and Cover Levels

Sewer Flooding
History Enquiry

Michael Alexander Consulting Engineers

Search address supplied	75 Bayham Street London NW1 0AA
Your reference	P3096 75 Bayham Street NW1
Our reference	SFH/SFH Standard/2015_2969985
Received date	**12 February 2015**
Search date	**12 February 2015**

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504
E searches@thameswater.co.uk
I www.thameswater-propertysearches.co.uk

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Sewer Flooding
History Enquiry

History of Sewer Flooding

Is the requested address or area at risk of flooding due to overloaded public sewers?

The flooding records held by Thames Water indicate that there have been no incidents of flooding in the requested area as a result of surcharging public sewers.

For your guidance:

- A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- "Internal flooding" from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- "At Risk" properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company's reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website www.thameswater.co.uk

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504
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I www.thameswater-propertysearches.co.uk

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

APPENDIX C

PHOTOGRAPHS

Photograph 1

Photograph 2

Photograph 3

Photograph 4

Photograph 5- View of front of the building

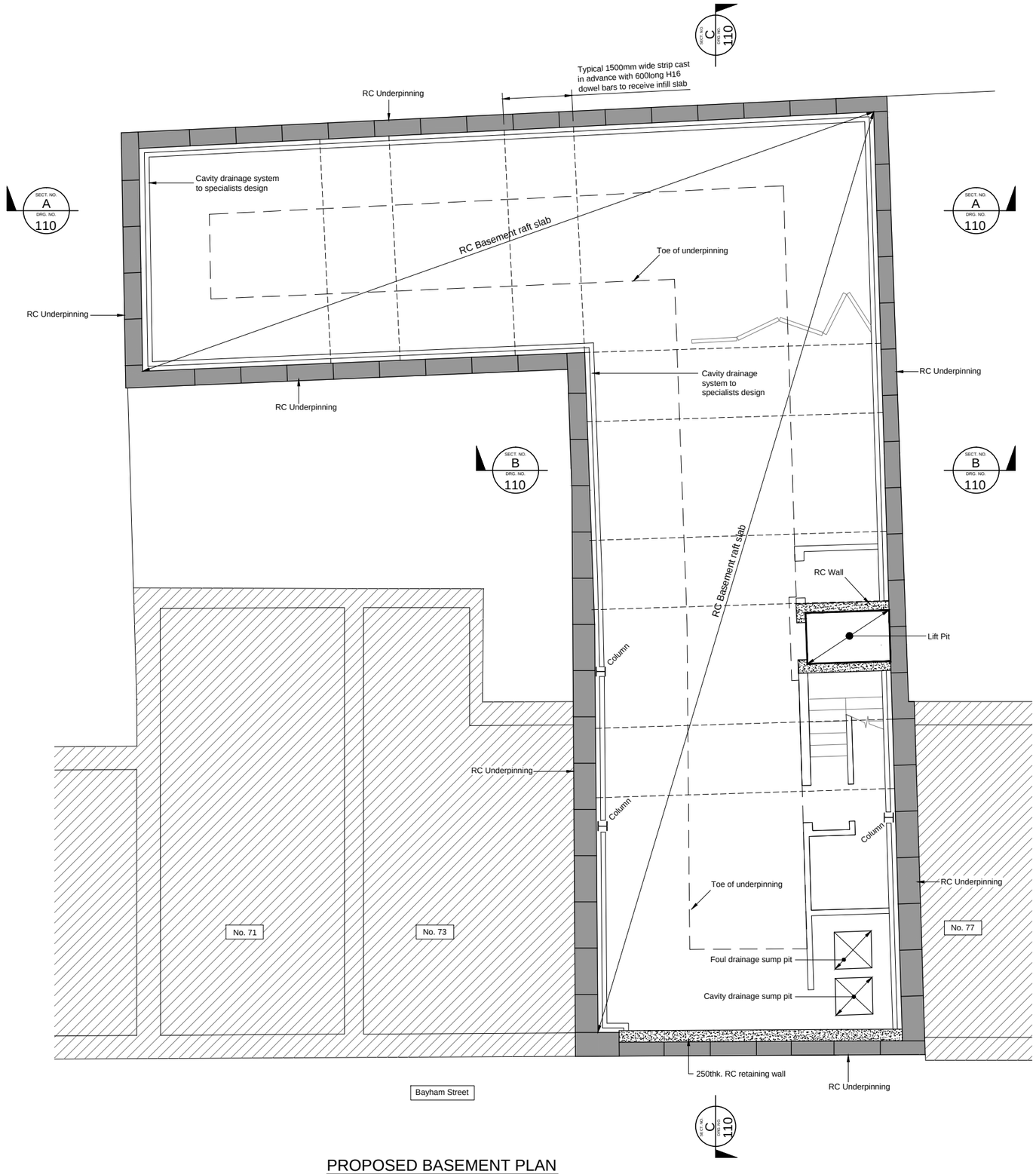
Photograph 6 – View of front of the building

Photograph 7– Internal view of rear 'leg' of building

Photograph 8 – View from front building of lower roofs

APPENDIX D

OUTLINE STRUCTURAL DRAWINGS



PROPOSED BASEMENT PLAN

Scale 1:50

NOTES

1. This drawing shall be read in conjunction with all relevant Architects & Engineers drawings and specifications.
2. Do not scale any dimensions. All dimensions to be checked on site.

LEGEND

- Underpinning
- Existing walls to be demolished
- New partition walls

Rev.	Date	Description	By
P3	04.03.2016	ISSUED FOR BIA REPORT	RJC
P2	23.10.2015	ISSUED FOR BIA REPORT	SP
P1	13.10.2015	ISSUED FOR BIA REPORT	SP

PRELIMINARY

Client: W12 STUDIOS

Project Title: 75 BAYHAM STREET OFFICE SCHEME

Drawing Title: BASEMENT GENERAL ARRANGEMENT

MichaelAlexander
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4 Percy Road
London N12 8BU
tel +44 (0)20 8445 9115
email mail@maengineers.com
web www.maengineers.com

Drawn	SP Sept 2015
Checked	IH Sept 2015
Scale	1:50 1:100
Size	A1 A3
Project No.	P3096
Drawing No.	BIA 101
Rev.	P3

0 100mm WHEN PLOTTED @ 1:1 FOR A1 100 50mm WHEN PLOTTED @ 1:2 FOR A3 200

PROPOSED GROUND FLOOR PLAN

Scale 1:50

NOTES

1. This drawing shall be read in conjunction with all relevant Architects & Engineers drawings and specifications.
2. Do not scale any dimensions. All dimensions to be checked on site.

LEGEND

- Existing walls retained
- Existing walls to be demolished
- New partition walls
- MD — RC Slab on Metal Decking
- New Steel Beam
- ** — New Steel Beam within depth of slab

Rev.	Date	Description	By
P1	13.10.2015	ISSUED FOR BIA REPORT	SP

PRELIMINARY

Client
W12 STUDIOS

Project Title
75 BAYHAM STREET
OFFICE SCHEME

Drawing Title
GROUND FLOOR PLAN
GENERAL ARRANGEMENT

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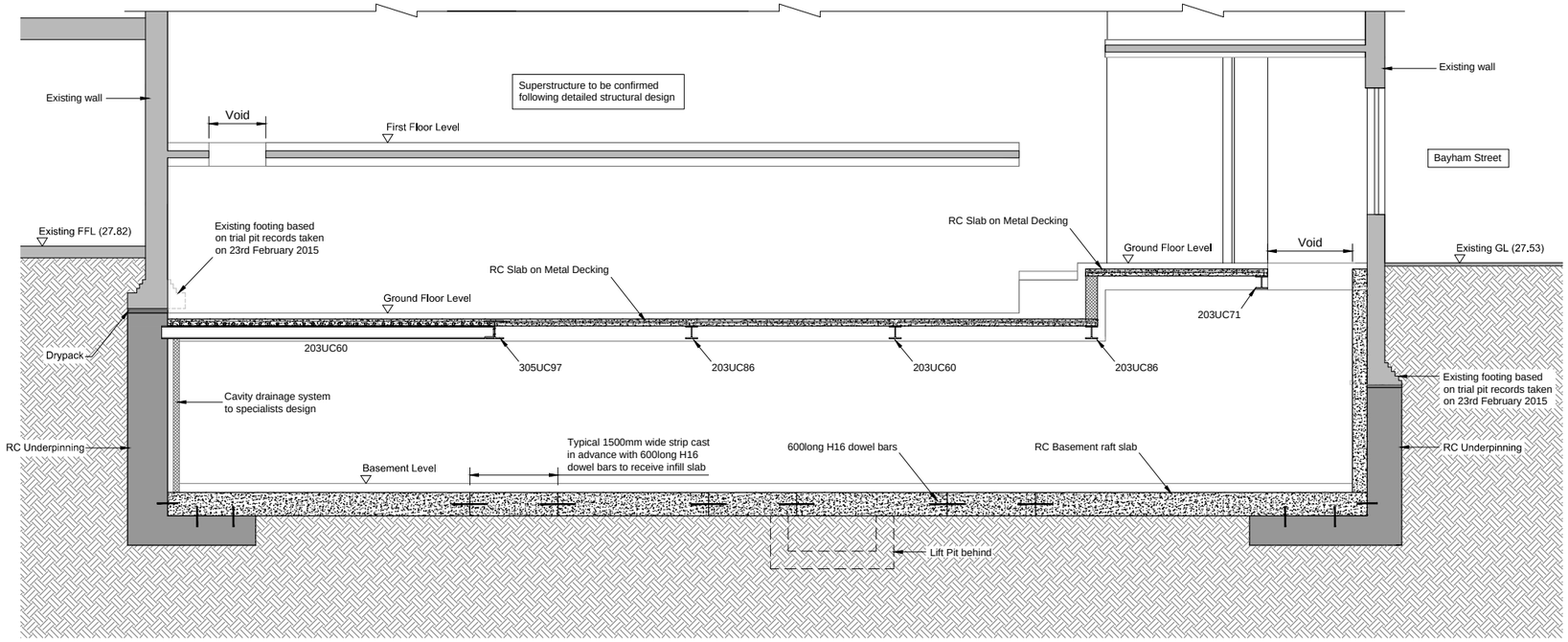
web www.maengineers.com

Drawn		Checked	
SP	Sept 2015	IH	Sept 2015

Scale	Size
1:50	A1
1:100	A3

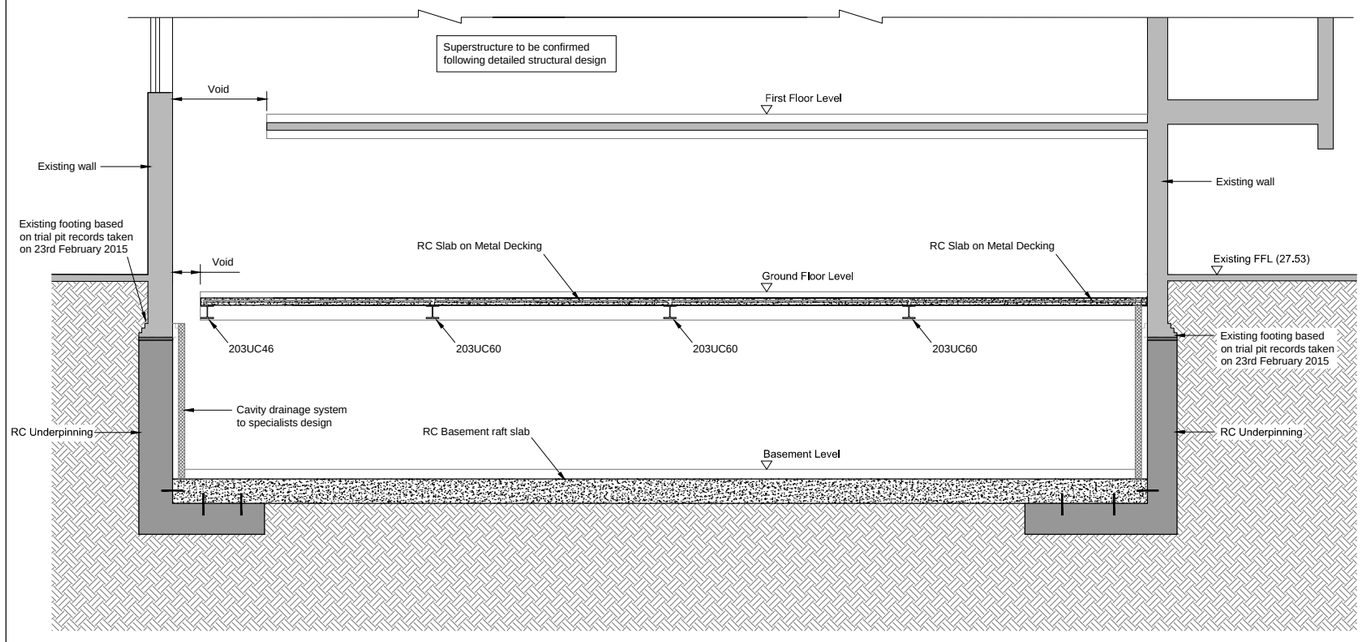
Project No.	Drawing No.	Rev.
P3096	BIA 102	P1

100mm WHEN PLOTTED @ 1:1 FOR A1 — 50mm WHEN PLOTTED @ 1:2 FOR A3



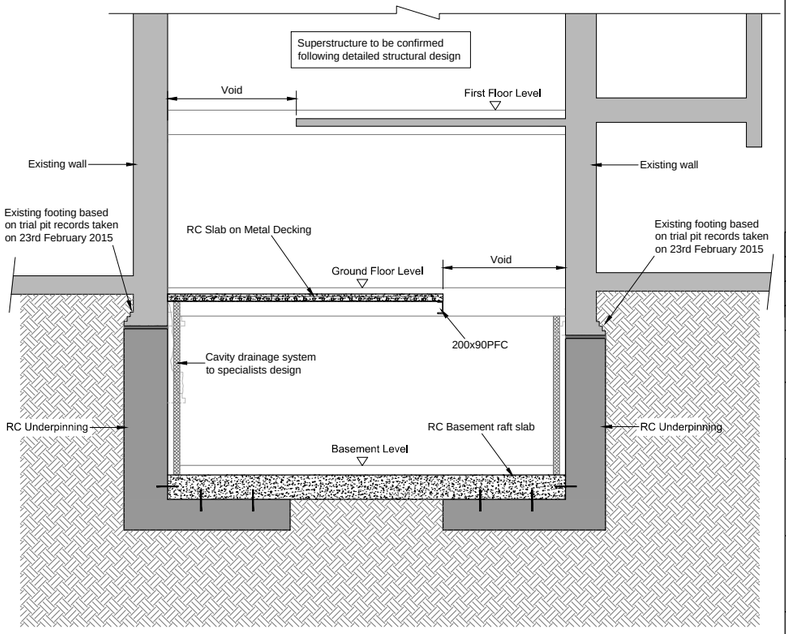
SECTION C-C

Scale 1:50



SECTION A-A

Scale 1:50



SECTION B-B

Scale 1:50

NOTES

1. This drawing shall be read in conjunction with all relevant Architects & Engineers drawings and specifications.
2. Do not scale any dimensions. All dimensions to be checked on site.

Rev.	Date	Description	By
P3	07.03.2016	ISSUED FOR BIA REPORT	RJC
P2	23.10.2015	ISSUED FOR BIA REPORT	SP
P1	13.10.2015	ISSUED FOR BIA REPORT	SP

PRELIMINARY

Client: W12 STUDIOS

Project Title: 75 BAYHAM STREET OFFICE SCHEME

Drawing Title: PROPOSED SECTIONS

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4 Percy Road
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Drawn	SP	Sept 2015
Checked	IH	Sept 2015
Scale	1:50 1:100	Size A1 A3
Project No.	P3096	
Drawing No.	BIA 110	
Rev.	P3	

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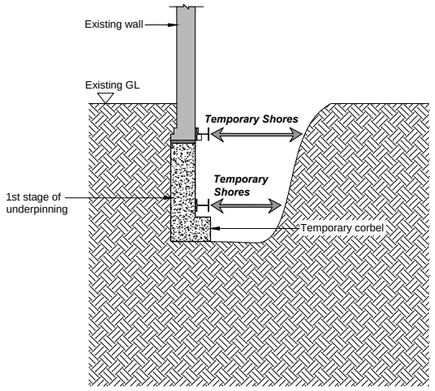
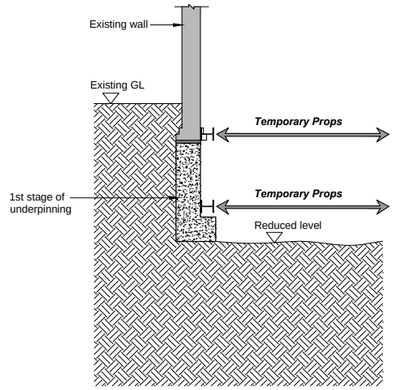


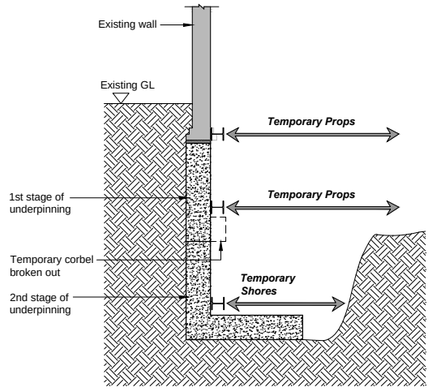
STAGE 1
Scale 1:50

- Excavate & install First stage of underpinning



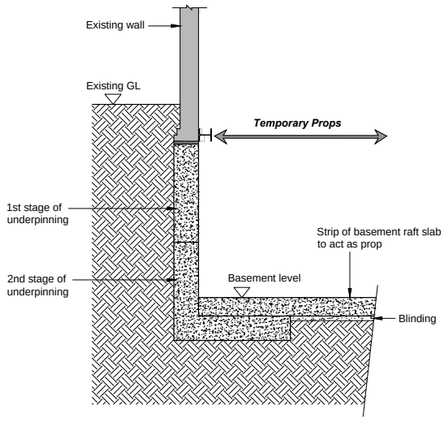
STAGE 2
Scale 1:50

- Excavate to reduced level
- Install upper levels of temporary propping across excavation



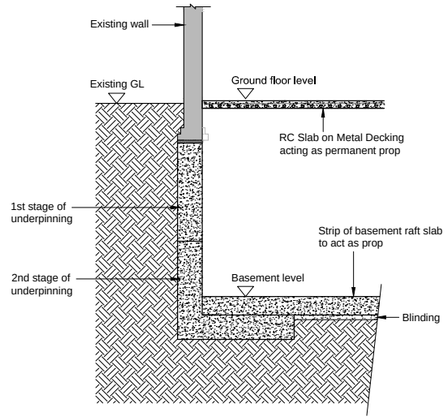
STAGE 3
Scale 1:50

- Excavate & install second stage of underpinning
- Remove temporary corbel
- Install lower level of temporary props



STAGE 4
Scale 1:50

- Excavate to reduced level & blind bearing surface
- Install reinforced strips of basement raft slab
- Remove lower levels of temporary props



STAGE 5
Scale 1:50

- Install Ground floor PC Beam & Block floor
- Remove upper level of temporary props

REMAINING SECTIONS OF THE BASEMENT RAFT SLAB TO BE INSTALLED AT A LATER DATE TO ALLOW FOR HEAVE TO OCCUR BEFORE INSTALLATION

STAGE 6
Scale 1:50

PRELIMINARY CONSTRUCTION SEQUENCE FOR UNDERPINNING

Preliminary sequence to be developed in detail by the contractor following trial excavation.

0 — 100mm WHEN PLOTTED @ 1:1 FOR A1 — 100 — 50mm WHEN PLOTTED @ 1:2 FOR A3 — 200

NOTES

1. This drawing shall be read in conjunction with all relevant Architects & Engineers drawings and specifications.
2. Do not scale any dimensions. All dimensions to be checked on site.

Rev.	Date	Description	By
P3	07.03.2015	ISSUED FOR BIA REPORT	RJC
P2	23.10.2015	ISSUED FOR BIA REPORT	SP
P1	13.10.2015	ISSUED FOR BIA REPORT	SP

PRELIMINARY

Client: W12 STUDIOS

Project Title: 75 BAYHAM STREET OFFICE SCHEME

Drawing Title: UNDERPINNING SEQUENCE

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email mail@maengineers.com
web www.maengineers.com

Drawn	SP	Sept 2015
Checked	IH	Sept 2015
Scale	1:50 1:100	Size A1 A3
Project No.	P3096	
Drawing No.	BIA 111	
Rev.	P3	

APPENDIX E

CONSTRUCTION METHOD STATEMENT

CONSTRUCTION METHOD STATEMENT

E.01 The following provides an outline Method Statement for the construction of the basement. This will be developed and finalised by the appointed Contractor, once the detailed design is complete. An outline construction programme has been included in Appendix G.

E.02 Prior to works commencing, schedules of condition will be carried out to adjoining properties as part of the party wall process.

E.03 Precise monitoring points will be fixed to the party walls and adjoining buildings in accordance with the agreed 'Monitoring and Contingency Plan'. Initial 'base' readings will be taken.

E.04 The site and adjoining pavement will be scanned and marked for services prior to the commencement of any excavation works.

E.05 A full depth trial excavation will be carried out by the Contractor prior to the commencement of the main excavation works. This will enable the Contractor to identify whether there is any perched water on the interface between the made ground and London Clay, and to check how readily the subsoil stands un-supported.

Any perched water should be collected in sumps during the excavation works and pumped.

Should the excavation sides be found locally to be unstable or there is unacceptable loss of material from the excavated face, then contingency plans will be developed, likely to include back shuttering behind the underpinning. These proposals will include measures to ensure no voids are left behind the back shuttering.

E.06 The construction will commence with the underpinning works to the existing party walls. This will be carried out to an agreed sequence, to ensure there is at least 2m between any two open pins. A possible approach for the underpinning is shown on drawing P3096/10, which illustrates the propping that will be required during the excavation works. At this stage it is assumed that two levels of underpinning will be required, except for the part of the site adjoining Bayham Street, where the required underpinning depth will be less due to the existing and former basements. However this can be reviewed following the trial excavation.

E.07 Lateral props will be installed within the existing buildings close to floor and roof levels prior to demolition of the existing structure. In general these will be installed full width across the building from party wall to party wall, or across corners.

E.08 The majority of the existing floors will then be demolished, leaving the restrained party walls in place. The timing of the demolition, excavation and reconstruction works shall be to a continuous programme to minimise the heave of the clay subsoils that might result from the temporary unloading.

E.09 The remaining sections of retaining structure can then be constructed. To the Bayham Street elevation, temporary works will be installed to ensure the stability of the adjoining pavement. Internally the retaining structure will be a reinforced concrete wall cast in sections.

E.10 Bulk excavation will then commence. Any minor water inflows to the basement excavation will be collected in sumps and pumped. Temporary horizontal props will be installed as described previously. Permanent propping will be achieved by the ground floor slab. Regular monitoring readings will be taken and compared with 'Red' and 'Amber' trigger levels.

E.11 When bulk excavation is complete to basement level, the bottom surface of the excavation will be immediately blinded.

E.12 Strips of the basement raft slab will then be constructed and tied into the concrete underpins, to act as a permanent prop to the base of the underpinning. These strips will run laterally across the basement excavation from one side to the other to directly act as props. The sections of clay subsoil between these strips will be able to heave while the remaining structural works are carried out.

E.13 Works can then proceed with the construction of the ground floor slab.

E.14 Following completion of the ground floor slab, which acts as a permanent prop to the excavation, the propping can be removed.

E.15 The superstructure of the new building can then be progressed. As each new floor level is constructed and tied into the party walls, the temporary lateral propping can be removed.

E.16 At a later stage in the construction, once the majority of the heave has occurred, the remaining parts of the basement slab will be cast.

APPENDIX F

PRELIMINARY STRUCTURAL CALCULATIONS

F1.00 INTRODUCTION

F1.01 These preliminary calculations are for planning purposes only. Detailed calculations will be developed in due course in respect of Part A of The Building Regulations

F2.00 BRITISH STANDARDS

F2.01 The following Standards will be applied in the detailed design: -

BS648	Weights of Building Materials
BS5268: Part 2	Structural use of Timber: Permissible Stress design, materials and workmanship
BS5628: Part 1	Structural use of unreinforced masonry
BS5950:Part1	Structural Steelwork-Simple & continuous construction
BS5977:Part1	Lintels: Method for Assessment of Load
BS6399:Part 1	Code of Practice for Dead and Imposed Load
BS6399:Part 3	Code of Practice for Imposed Roof Load
BS8110:Part 1	Structural use of concrete

F3.00 LOADING

F3.01 **Terrace Roof**

Dead Load		
50mm Paving Slabs	1.20	kN/m²
Boarding and Insulation	0.10	kN/m²
120mm Concrete Slab on Metal Decking	2.60	kN/m²
Ceiling and Services	0.40	kN/m²
Total Dead Load	**4.30**	**kN/m²**
Total Live Load	**4.00**	**kN/m²**

Flat Roof

Dead Load		
Code 8 Lead or 20mm Asphalt	0.50	kN/m²
Insulation	0.10	kN/m²
Timber joists and Boarding	0.40	kN/m²
Ceiling and Services	0.40	kN/m²
Total Dead Load	**1.40**	**kN/m²**
Total Live Load	**0.75**	**kN/m²**

Ground to Third Floors

Dead Load		
Finishes	0.25	kN/m²
Screed (65mm)	1.45	kN/m²
120mm Concrete Slab on Metal Decking	2.60	kN/m²
Ceiling and Services	0.50	kN/m²
Total Dead Load	**4.80**	**kN/m²**
Total Live Load (+1.0 kN/m²)	**3.50**	**kN/m²**

Existing 330 thk External wall *(Solid brick wall)*

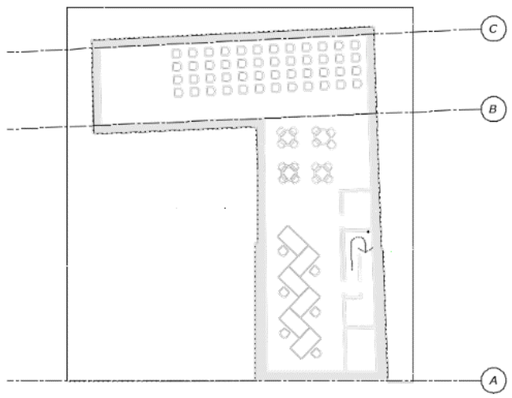
Dead Load		
330mm thk Brick wall	7.15	kN/m²
Finishes	0.25	kN/m²
Total Dead Load on elevation	**7.40**	**kN/m²**

400mm Raft Slab

Dead Load		
Concrete Raft	9.60	kN/m²
Insulation	0.01	kN/m²
110mm Screed	2.40	kN/m²
Total Dead Load	**12.01**	**kN/m²**
Total Live Load (+1.0 kN/m²)	**3.50**	**kN/m²**

F4.00 PRELIMINARY CALCULATIONS

F4.01 **Calculation of Line Load on Underpinning (loads per linear meter)**



Key plan

Loads from roof and floors in Zone A (grid line A to B): tributary width= 3.30m

Wall Load:

7.40 kN/m² x 12.00 m=	88.80 kN/m
Existing Corbel (assumed)=	4.00 kN/m
	92.80 kN/m
Roof= 3.30 m x (1.40 kN/m² + 0.75 kN/m²)=	7.10 kN/m
Floors= 5 x 3.30 m x (4.80 kN/m² + 3.50 kN/m²)=	137.00 kN/m
	144.10 kN/m
Total Load on Underpinning Walls=	236.90 kN/m

Loads from roof and floors in Zone B (grid line B to C): tributary width= 2.45m

Wall Load:

7.40 kN/m² x 8.20 m=	60.70 kN/m
Existing Corbel (assumed)=	4.00 kN/m
	64.70 kN/m
Roof= 2.45 m x (4.30 kN/m² + 4.00 kN/m²)=	20.40 kN/m
Floors= 2 x 2.45 m x (4.80 kN/m² + 3.50 kN/m²)=	40.70 kN/m
	61.10 kN/m
Total Load on Underpinning Walls=	125.80 kN/m

F5.00 REAR ELEVATION UNDERPINNING DESIGN

F5.01 Horizontal load

Back soil to be London Clay
Density ρ= 18.5 kN/m³
Internal angle of friction Φ= 20 degrees

ka= (1−sinΦ) / (1+sinΦ)= (1−sin20°) / (1+sin20°)= (1−0.34) / (1+0.34)= 0.66 / 1.34= 0.492
where d
Φ= internal angle of friction
ρ= unit weight of soil

pa_1= ka × ρ × h_1= 0.49 × 18.5 kN/m³ × 2.00 m = 18.13 kN/m² (at prop level)
pa_2= ka × ρ × h_2= 0.49 × 18.5 kN/m³ × 4.80 m = 43.55 kN/m² (at the bottom of excavation)
where
ka= coefficient of active pressure
h= height of retained fill

Total horizontal force on wall due to backfill is:
Fa= 0.5 x pa x h = 0.5 x 43.55 kN/m² x 4.8 m= 104.52 kN

F5.02 Sliding Capacity Check

Weight of underpinning wall W_w= 0.60 m x 3.50 m x 24 kN/m³ =	50.40 kN/m
Weight of wall base W_b= 0.50 m x 2.1 m x 24 kN/m³ =	25.20 kN/m
Line load from existing structure as calculated above W_p =	125.80 kN/m
Total Vertical Load W_t=	201.40 kN/m

Coefficient of fiction (Concrete to sand/gravel) is 0.40
Friction force F_F= μ x W_t = 0.40 × 201.40= 80.56 kN
Assume passive pressure force (Fp)= 0. Hence factor of safety against sliding is:
Sf= F_F / (($pa_1 + 2x\ pa_2$) x l / 6)= 80.56 / ((18.13 + 2 x 43.55) x 2.8 / 6)= 80.56 / 49.11= 1.64 >**1.5 *OK***

F5.03 Overturning Capacity Check

Taking moments about the edge of the heel, the sum of overturning moments (M_{over}) is:
M_{over}= Fa × h / 3= 104.52 × 4.8 / 3= 167.24 kNm

Sum of restoring moments (Mres) is:
$Mres$= W_w×1.80 + W_b×1.05 + W_p×1.80= 50.40x1.80 + 25.20x1.05 + 125.80x1.80=
=90.72 + 26.46 + 226.44= 343.62 kNm
Factor against overturning is 343.62 / 167.24= 2.05 > **2.0 *OK***

F6.00 Front elevation retaining wall

F6.01 Horizontal load (during construction)

Back soil to be London Clay
Density ρ= 18.5 kN/m³
Internal angle of friction Φ= 20 degrees

ka= (1−sinΦ) / (1+sinΦ)= (1−sin20°) / (1+sin20°)= (1−0.34) / (1+0.34)= 0.66 / 1.34= 0.492
where
Φ= internal angle of friction
ρ= unit weight of soil

pa_1= ka × ρ × h_1= 0.49 × 18.5 kN/m³ × 2.00 m = 18.13 kN/m² (at prop level)
pa_2= ka × ρ × h_2= 0.49 × 18.5 kN/m³ × 4.80 m = 43.55 kN/m² (at the bottom of excavation)
where
ka= coefficient of active pressure
h= height of retained fill

Total horizontal force on wall due to backfill is:
Fa= 0.5 x pa x h = 0.5 x 43.55 kN/m² x 4.8 m= 104.52 kN

F6.02 Sliding Capacity Check (during construction)

Weight of underpinning wall W_w= 0.60 m x 2.20 m x 24 kN/m³ =	31.68 kN/m
Weight of wall base W_b= 0.50 m x 2.30 m x 24 kN/m³ =	27.60 kN/m

Existing wall= 7.40 kN/m^2 x 12.00 m=	88.80	kN/m
Existing Corbel (assumed)=	4.00	kN/m
Roof= 2.20 m x (4.30 kN/m^2 + 4.00 kN/m^2)=	18.26	kN/m
Floors= 3 x 2.20 m x (4.80 kN/m^2 + 3.50 kN/m^2)=	54.78	kN/m
Total Vertical Load W_t=	225.12	kN/m

Coefficient of fiction (Concrete to sand/gravel) is 0.40
Friction force F_F= μ x W_t = 0.40 × 225.12= 90.05 kN
Assume passive pressure force (Fp)= 0. Hence factor of safety against sliding is:
Sf= F_F / (($pa_1 + 2x\, pa_2$) x l / 6)= 90.05 / ((18.13 + 2 x 43.55) x 2.8 / 6)= 90.05 / 49.11= 1.83
>**1.5** ***OK***

F6.03 **Overturning Capacity Check (during construction)**

Taking moments about the edge of the heel, the sum of overturning moments (M_{over}) is:
M_{over}= Fa × h / 3= 104.52 × 4.8 / 3= 167.24 kNm

Sum of restoring moments (Mres) is:
$Mres$= W_w×2.00 + W_b×1.15 + W_p×2.20= 31.68x2.00 + 27.60x1.15 + 165.84x2.00=
=63.36 + 55.20 + 331.68= 450.24 kNm
Factor against overturning is 343.62 / 167.24= 2.69 > **2.0** ***OK***

F6.04 **Horizontal load (permanent condition)**

To the horizontal load calculated above (refer to clause F6.01) a surcharge Q= 20 kN/m^2 is applied as uniform face load to wall.

Total horizontal force on wall due to backfill is:
Fa= 0.5 x pa x h + Q x h= 0.5 x 43.55 kN/m^2 x 4.8 m + 20 x 4.8= 200.52 kN

To avoid failure of the existing brickwork wall of its interface with the new underpinning load and internal RC retaining wall will resist the face loading.

F6.05 **Sliding Capacity and Overturning Capacity Check (permanent condition)**

In permanent conditions sliding and overturning checks are not required as the wall will be propped at top and bottom by ground floor and basement slabs. Where there is a ground floor void the underpinning and retaining wall will be reinforced laterally to enable them to span between points of lateral restraint.

F6.06 **Retaining Wall Design**

The total bending moment acting on the wall due to the face loads (M*) is:
M*= 0.06415 x pa_2 × h^2 + Q x h^2 / 8= 0.06415 × 43.55 x 4.80^2 + 20 x 4.80^2 / 8= 121.97 kNm

The moment will be rested by a 250mm RC wall reinforced with T20 @200 c/c

APPENDIX G

OUTLINE CONSTRUCTION PROGRAMME

P3096 75 BAYHAM STREET, LONDON NW1 0AA Rev 1.0 Issued for BIA 07/03/2016

PROGRAMME/ACTION LIST

Week commencing

TASK	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 19	Month 20	Month 21	Month 22	Month 23	Month 24
Planning																							
Planning Approval	◆																						
Design																							
Architectural Design	▬	▬	▬																				
Structural Design	▬	▬	▬																				
Contractor appointment				◆																			
Agreement of Detailed Construction Method				▬	▬																		
Party Wall																							
Party Wall Awards Agreed					◆																		
Structural Works																							
Start on site					◆																		
Enabling works					▬	▬																	
Temporary works & demolition of roof and floors						▬	▬	▬															
Underpinning & installation of temporary propping								▬	▬	▬	▬												
Excavation of basement										▬	▬	▬											
Basement slab												▬	▬										
Commence of steel frame													▬										
Ground floor slab													▬	▬									
Superstructure														▬	▬	▬	▬	▬					
Completion																							
Finishes, M&E intallation, etc.																▬	▬	▬	▬	▬	▬	▬	

This programme is for information only and subject to detailed consideration by the appointed contractor