Ref: 11/17802 August 2016

Basement Impact Assessment (Hydrogeological and Structural)

At

Ornan Court, 2 Ornan Road, London, NW3 4PT

For

Ornan Court Limited

VOLUME 6 of 8

Ref: 11/17802 Aug 2016

CONTENTS

1. Volume 1

- 1.1 Basement Impact Assessment
- 1.2 Exploratory Hole Records

2. Volume 2

2.1 Responses from LUL, Network Rail & Cross Rail

3. Volume 3

3.1 Ground Movement Assessment Report (Part 1)

4. Volume 4

4.1 Ground Movement Assessment Report (Part 2)

5. Volume 5

- 5.1 Soil Report
- 5.2 Tree Survey & Arboricultural Method Statement
- 5.3 Party Wall Award

6. Volume 6

- 6.1 Architectural Drawings
- 6.2 Structural Drawings (Part 1)

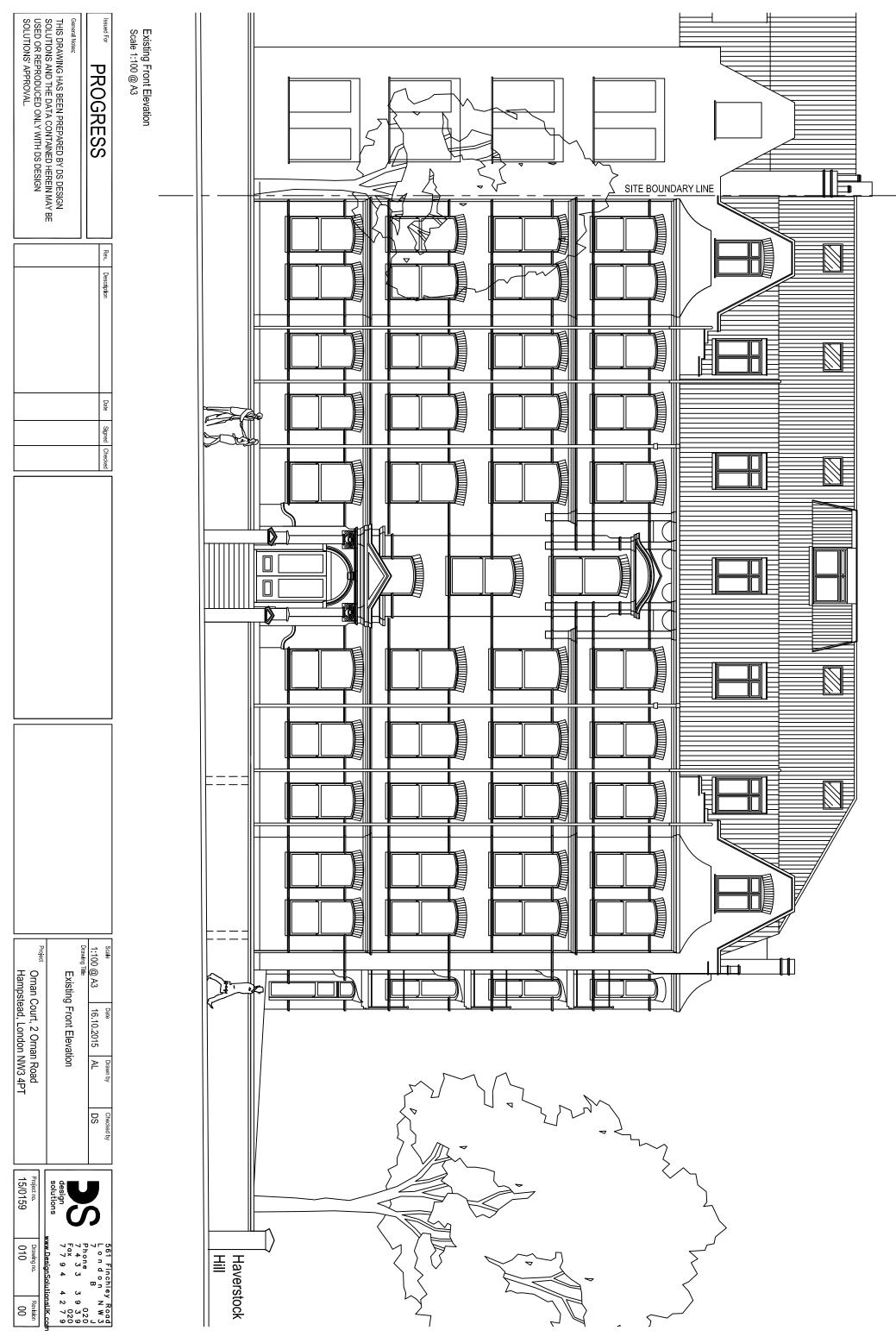
7. Volume 7

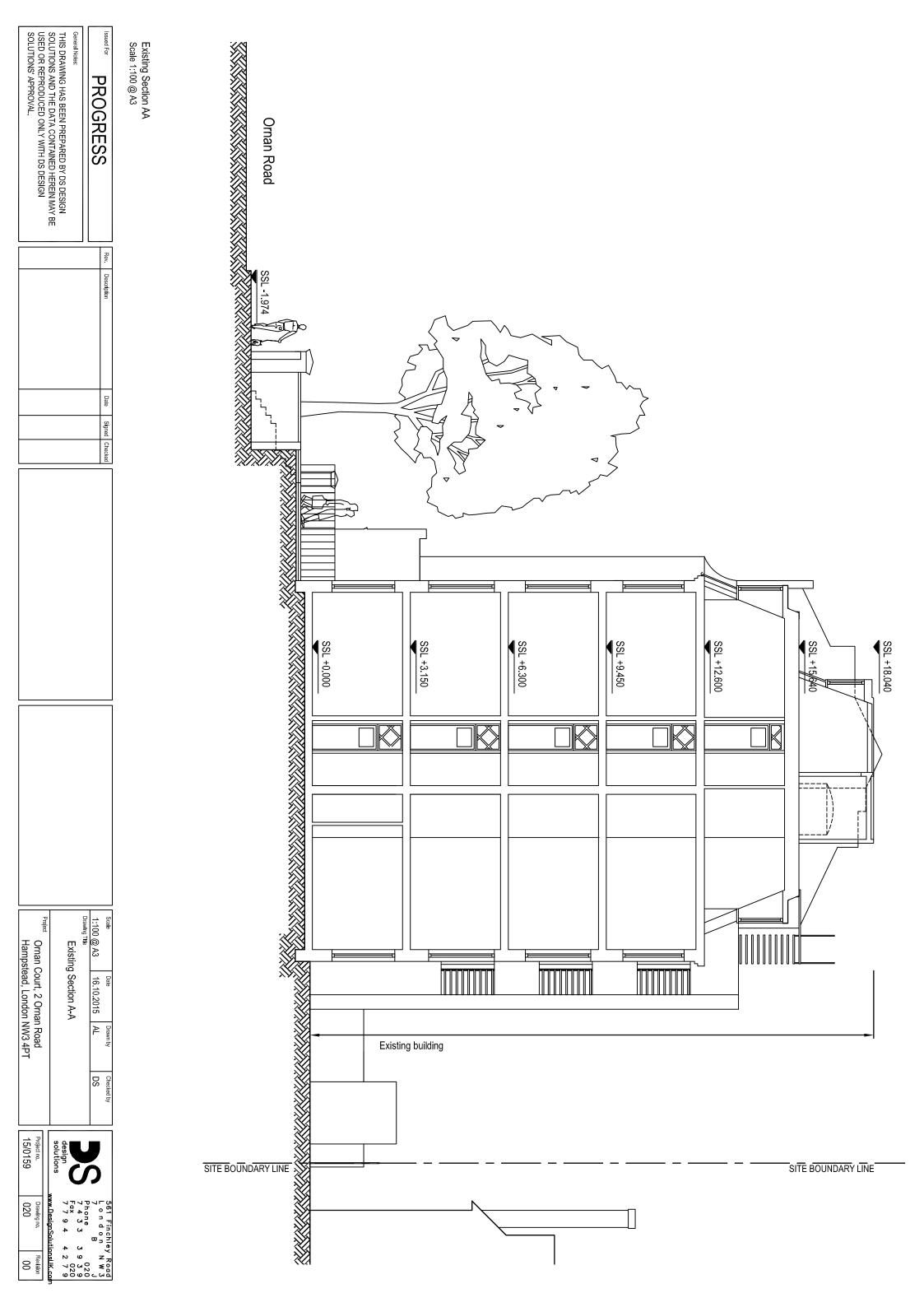
7.1 Structural Drawings (Part 2)

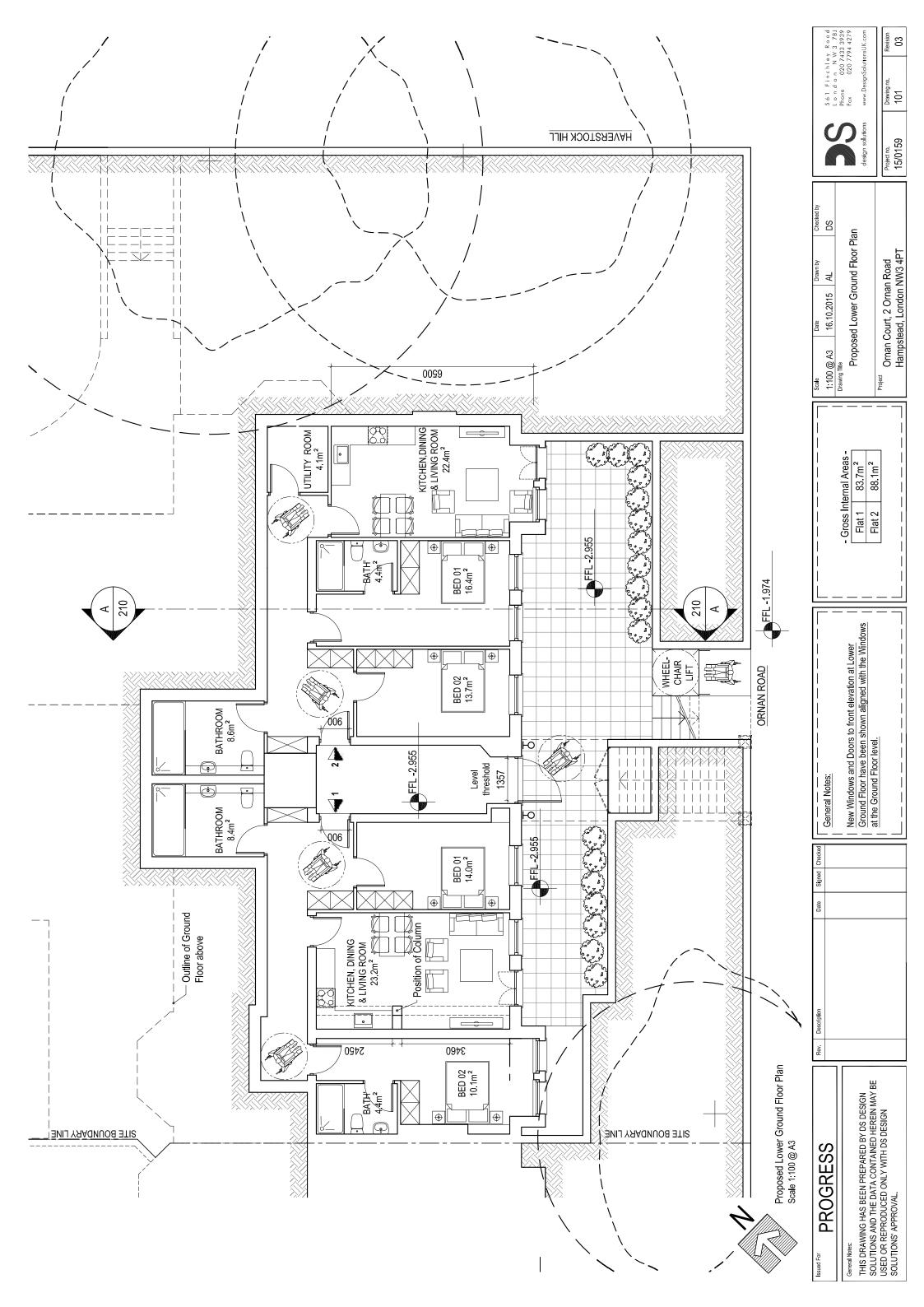
8. Volume 8

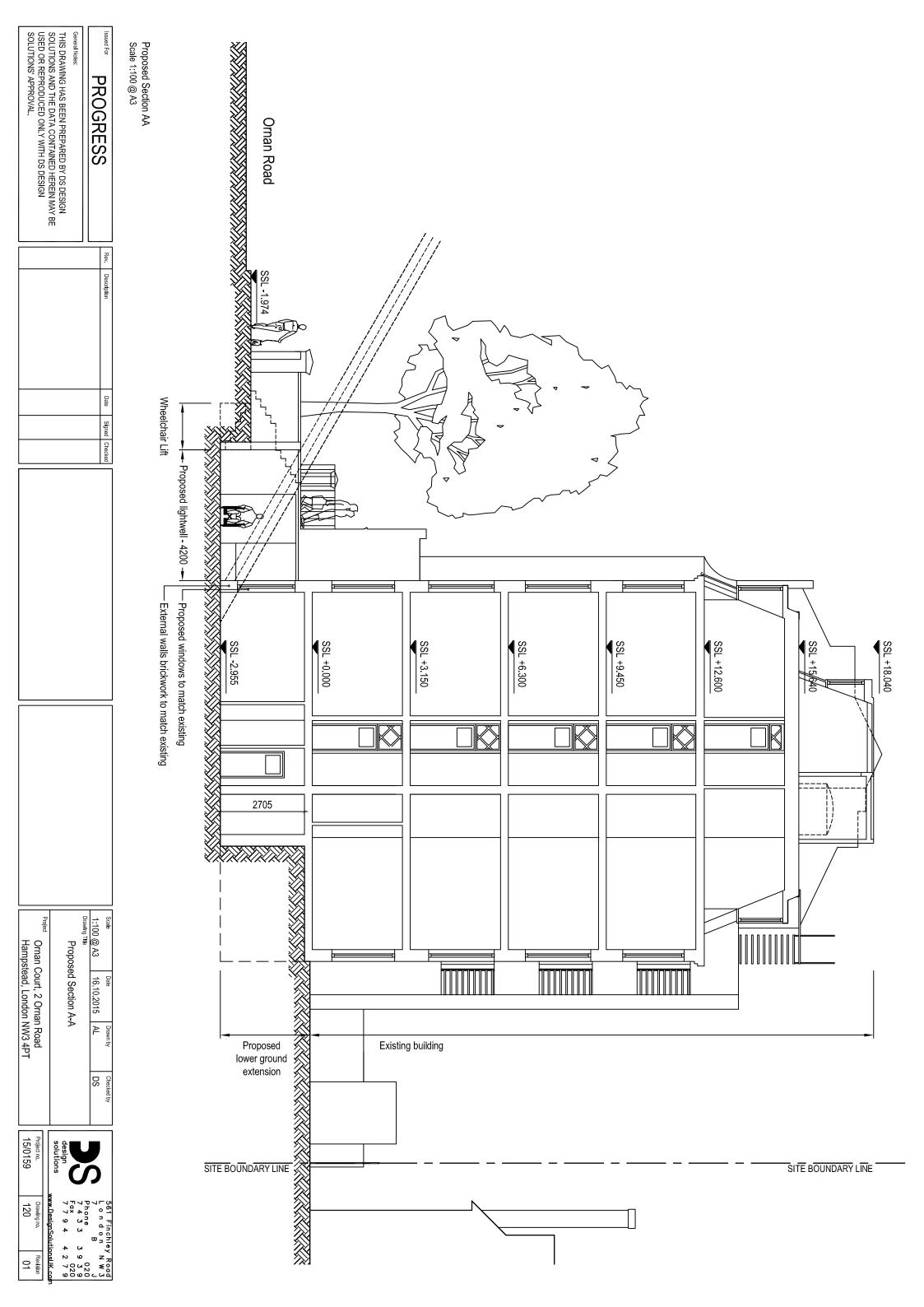
8.1 Structural Calculations

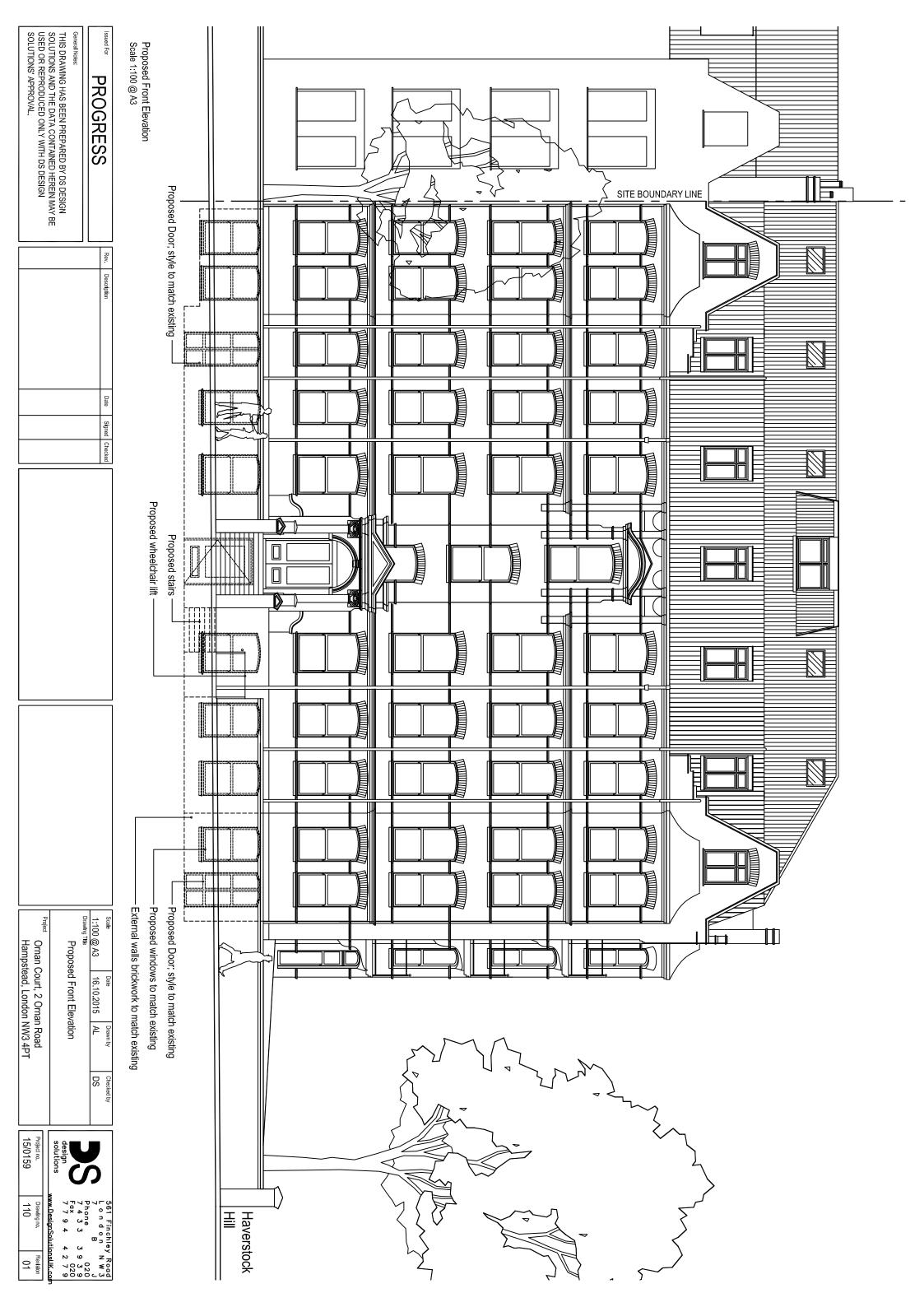
6.1 Architectural Drawings



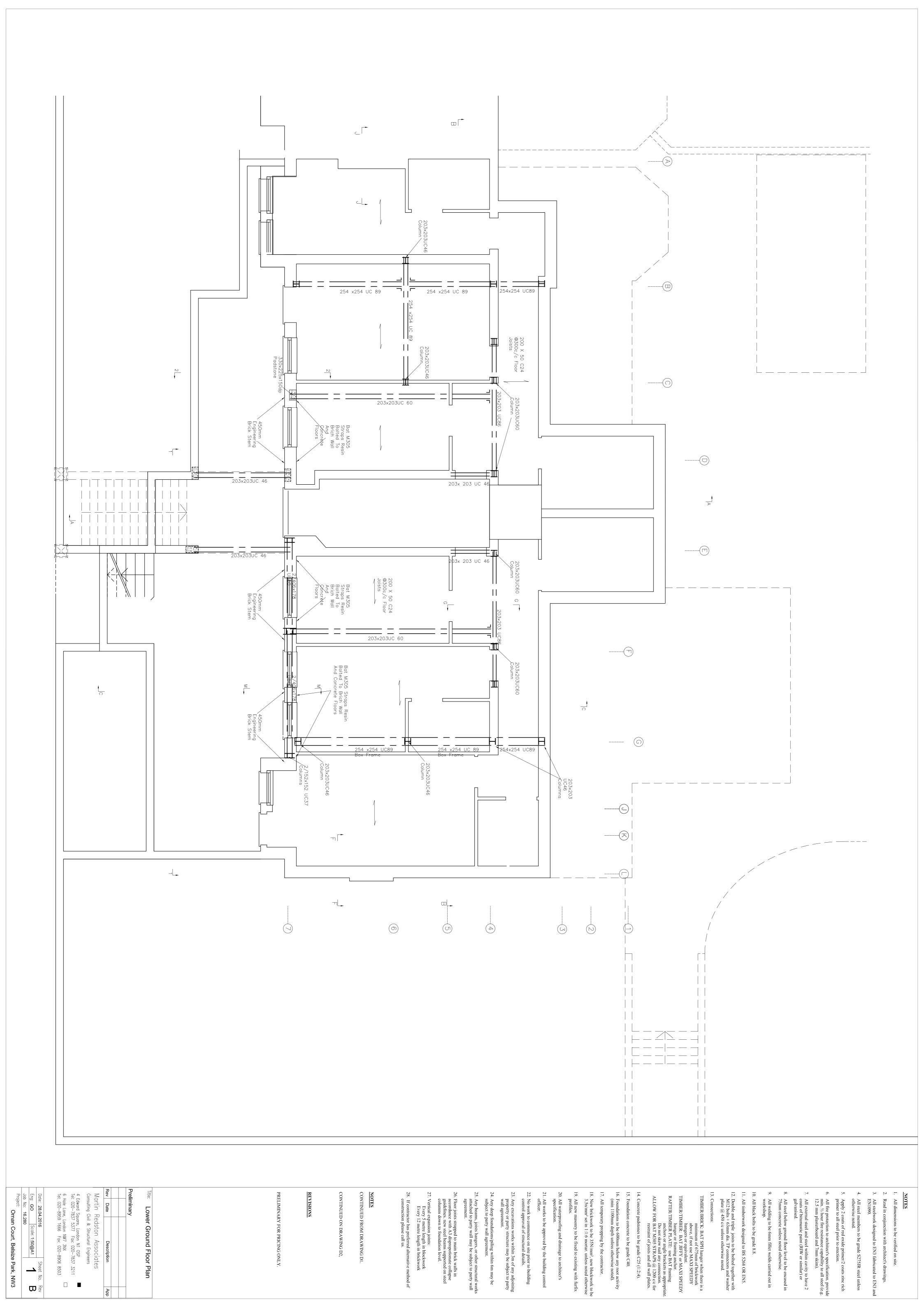


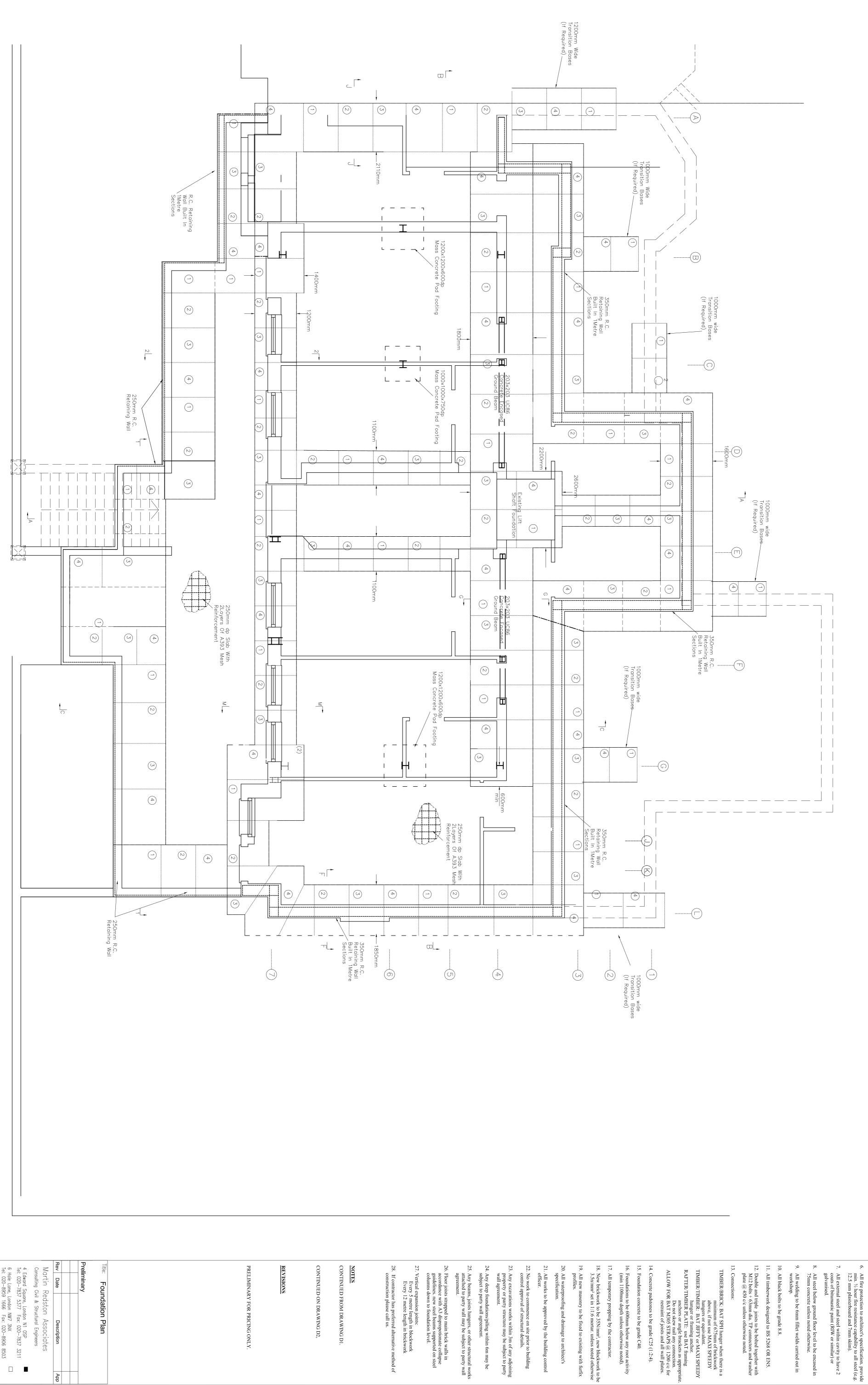






6.2 Structural Drawings (Part 1)





ry to be fixed to existing with furfix

nage to architect's

Eng: GO | Duncolon | Job No: 16.280 | Project: Ornan Court, Belsize Park, NW3 28.04.2016

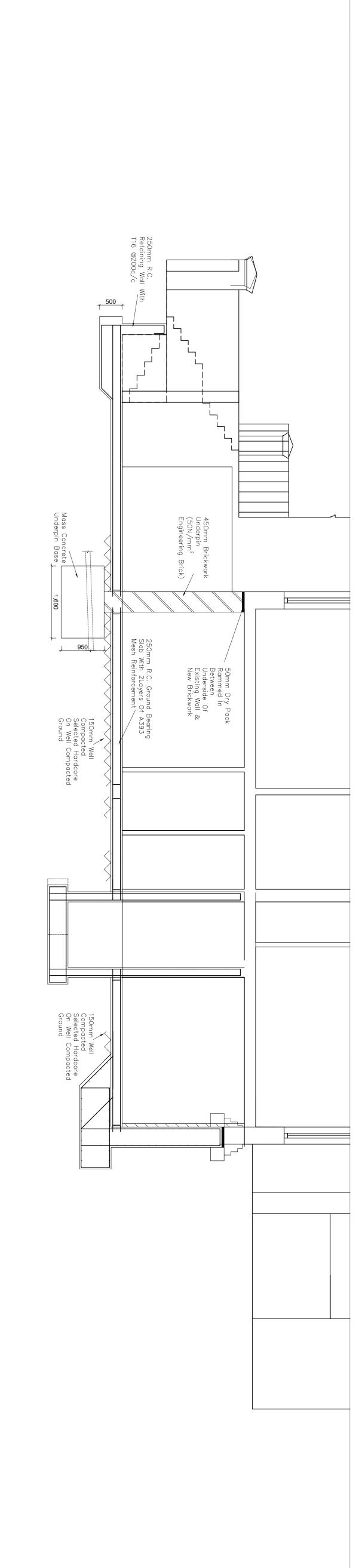
₩ 🗟

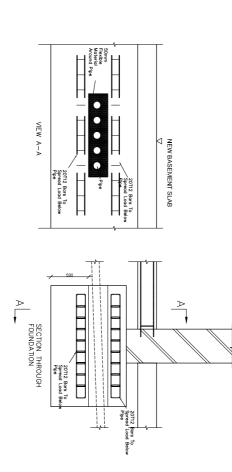
Martin Redston Associates
Consulting Civil & Structural Engineers
4 Edward Square, London N1 OSP
Tel: 020-7837 5377 Fax: 020-7837 3211
6 Hale Lane, London NW7 3NX
Tel: 020-8959 1666 Fax: 020-8906 8503

App

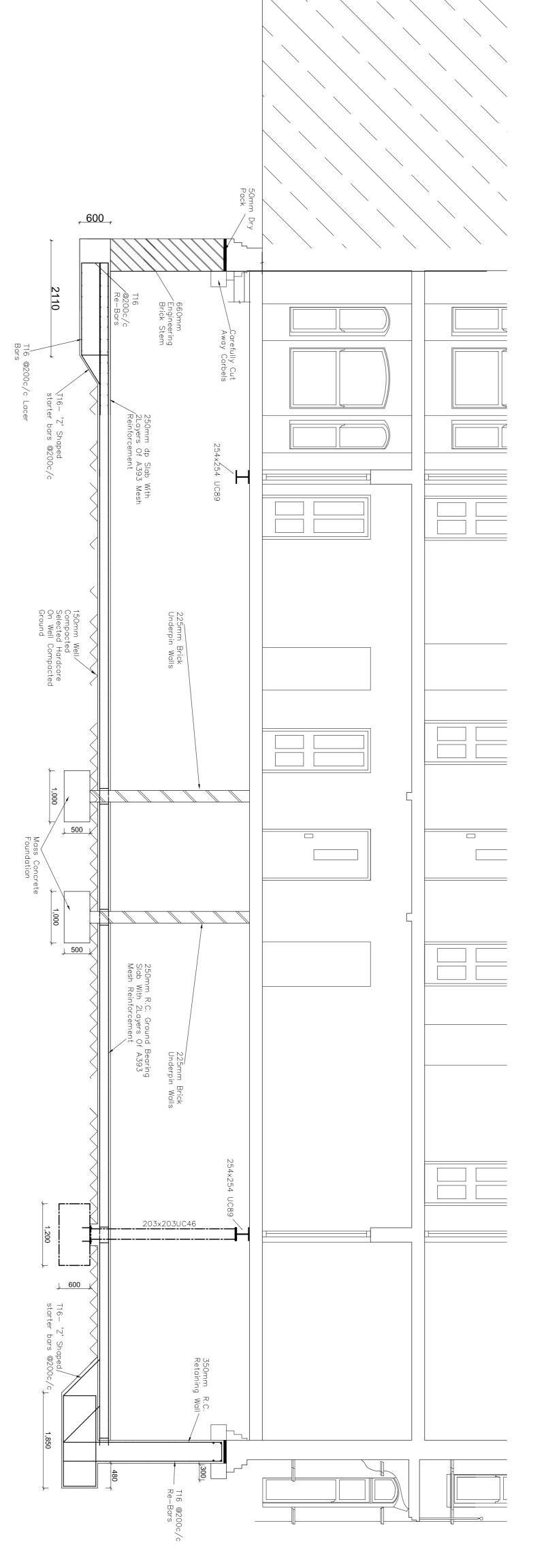
Foundation Plan

4. All steel members to be grade S275JR steel unless otherwise noted. 2. Read in conjunction with architect's drav Apply 2 coats of red oxide primer/2 coats zinc rich primer to all steel prior to erection. All steelwork designed to EN3 fabricated to EN3 and EN1090. nns to be verified on site.





Section A-A (Basement)



REVISIONS

PRELIMINARY FOR PRICING ONLY.

25. Any beams, joists hangers, or other structural works attached to party wall may be subject to party wall agreement.

24. Any deep foundations/piling within 6m may be subject to party wall agreement.

26. Floor joists strapped to main brick walls in accordance with A3 dispropotionate collapse guidelines, new steel beams supported on steel columns down to foundation level.

28. If contractor has preferred alter construction please call us.

27. Vertical expansion joints:

Every 5 metre length in blockwork

Every 12 metre length in brickwork

CONTINUED FROM DRAWING D1.

CONTINUED ON DRAWING D2,

23. Any excavations works within 3m of any adjoining property or party structure may be subject to party wall agreement.

22. No work to commence on site prior to building control approval of structural details.

21. All works to be approved by the building control officer.

20. All waterproofing and drainage to architect's specification.

18. New brickwork to be 35N/mm², new blockwork to be 3.5n/mm² set in 1:1:6 mortar. unless noted otherwise

nry to be fixed to existing with furfix

17. All temporary propping by the contractor.

16. Foundations to be 600mm below any root activity (min 1100mm depth unless otherwise noted).

14. Concrete padstones to be grade C25 (1:2:4).15. Foundation concrete to be grade C40.

Waterproofing and Insulation To Architects Specifications

Section B-B

Ing: GO | Scure | Job No: 16.280 | Project: Ornan Court, Belsize Park, NW3

> Rev

Martin Redston Associates
Consulting Civil & Structural Engineers
4 Edward Square, London N1 OSP
Tel: 020-7837 5377 Fax: 020-7837 3211
6 Hale Lane, London NW7 3NX
Tel: 020-8959 1666 Fax: 020-8906 8503

Rev Date

Section A-A (Basement) and Section B-B

- All dimensions to be verified on site.
 Read in conjunction with architect's drawings.
- All steelwork designed to EN3 fabricated to EN3 EN1090.
- 4. All steel members to be grade S275JR steel unless otherwise noted. Apply 2 coats of red oxide primer/2 coats zinc rich primer to all steel prior to erection.

All fire protection to architect's specification, provide min. ½ hour fire resistance capability to all steel (e.g. 12.5 mm plasterboard and 7mm skim).

All external steel and steel within cavity to have 2 coats of bitumastic paint (RIW or similar) or galvanised.

TIMBER/BRICK: BAT SPH hanger when there is a minimum of 675mm of brickwork above, if not use MAXI SPEEDY hangers or equivalent.

TIMBER/TIMBER: BAT JIFFY or MAXI SPEEDY hanger or framing anchor.

RAFTER/TIMBER PLATE: use BAT framing anchors or angle brackets as appropriate. Do not skew nail any connection.

ALLOW FOR BAT M305 STRAPS @ 1200 c/c for restraint of joists and all wall plates.

11. All timberwork designed to BS 5268 OR EN5.

10. All black bolts to be grade 8.8.

All welding to be 6m workshop.

All steel below ground floor level to be encased in 75mm concrete unless noted otherwise.

12. Double and triple joists to be bolted together with M12 bolts + 63mm dia. TP connectors and washer plate @ 450 c/c unless otherwise noted.