

Note
Underpinning design adopted from Michael Alexander engineering. Refer to Basement Impact Assessment for typical details.

Suggested sequence of underpinning works

- Stage 1 - Excavate and cast underpinning block to bays labelled 1
- Stage 2 - Pin up bays labelled 1, excavate and cast blocks to bays labelled 2
- Stage 3 - Pin up bays labelled 2, excavate and cast blocks to bays labelled 3
- Stage 4 - Pin up bays labelled 3, excavate and cast blocks to bays labelled 4
- Stage 5 - Pin up bays labelled 4, excavate and cast blocks to bays labelled 5
- Stage 6 - Pin up bays labelled 5

Important underpinning notes:

- Underpinning to be carried out sequentially in stages 1 to 5. To be agreed with contractor
- Carry out underpinning in not greater than 1m sections
- Not more than 25% in length of any existing foundation / structure to be unsupported at any one time.
- Pinning up of previous bay must be carried out prior to excavation of any further bay.
- Allow 24 hours between casting of underpinning block and pinning up.
- Any works on adjacent bays must not be carried out within a 48 hour period.

Ref.	Size	Notes
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B2	150 x 90 x 24 PFC, S275	
B3	100 x 100 x 8.0 EA, S275	Bolted to wall
B4	152 x 152 x 30 UC, S275	
B5	80 x 80 x 6.0 EA, S275	Supports glass floor (by others)
B6	150 x 100 x 5.0 RHS, S355	
B7	254 x 254 x 107 UC, S275	
B8	254 x 102 x 22 UB, S275	
B9	100 x 100 x 5 SHS, S355	Spans between UC beams
B10	150 x 75 x 18 PFC, S275	

Ref.	Size	Notes
C1	254 x 254 x 107 UC, S275	
C2	120 x 120 x 8.0 SHS, S355	
C3	90 x 90 x 5.0 SHS, S355	
C4	120 x 120 x 8.0 SHS, S355	

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5	29.12.16	HR
4	09.11.16	CC
3	18.10.16	NJB
2	07.10.16	JP
1	02.09.16	JP
0	17.08.16	JP
Revision	Date of issue	By

Issue History

Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

**Bayham Street
London**

Client

W12

Architect

Innes Associates

Drawing Title

Basement Level GA

Scale

1:100

Drawn

JP

Checked

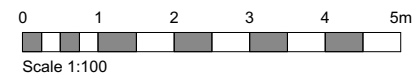
HR

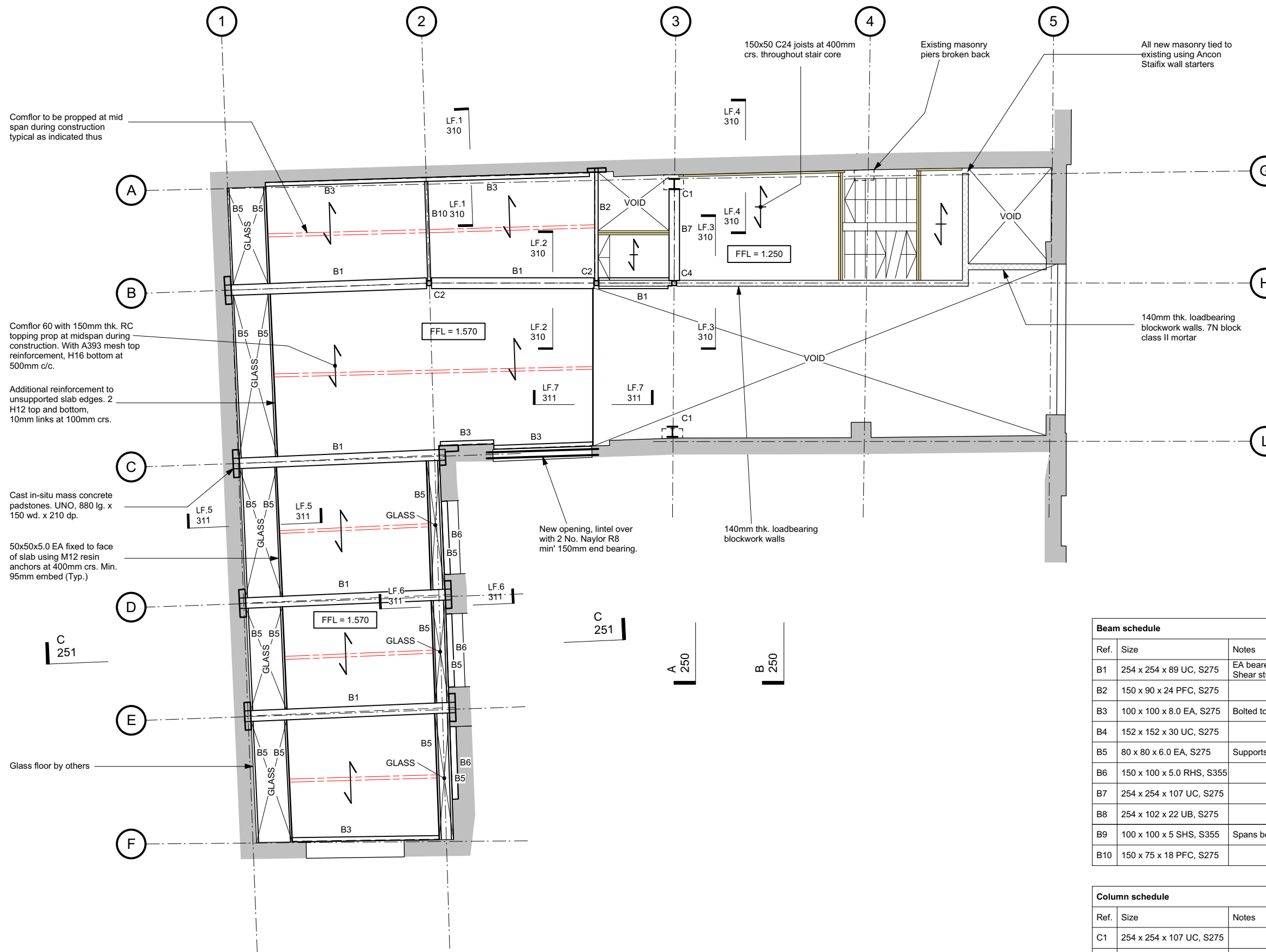
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Comflor to be propped at mid span during construction typical as indicated thus

Comflor 60 with 150mm thk. RC topping prop at midspan during construction. With A393 mesh top reinforcement, H16 bottom at 500mm c/c.

Additional reinforcement to unsupported slab edges. 2 H12 top and bottom, 10mm links at 100mm crs.

Cast in-situ mass concrete padstones. UNO, 880 lg. x 150 wd. x 210 dp.

50x50x5.0 EA fixed to face of slab using M12 resin anchors at 400mm crs. Min. 95mm embed (Typ.)

Glass floor by others



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Revision	Date of issue	By

Issue History

Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

Bayham Street
London

Client

W12

Architect

Innes Associates

Drawing Title

Lower First Floor GA

Scale

1:100

Drawn

JP

Checked

HR

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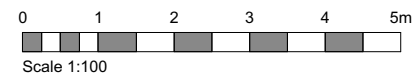
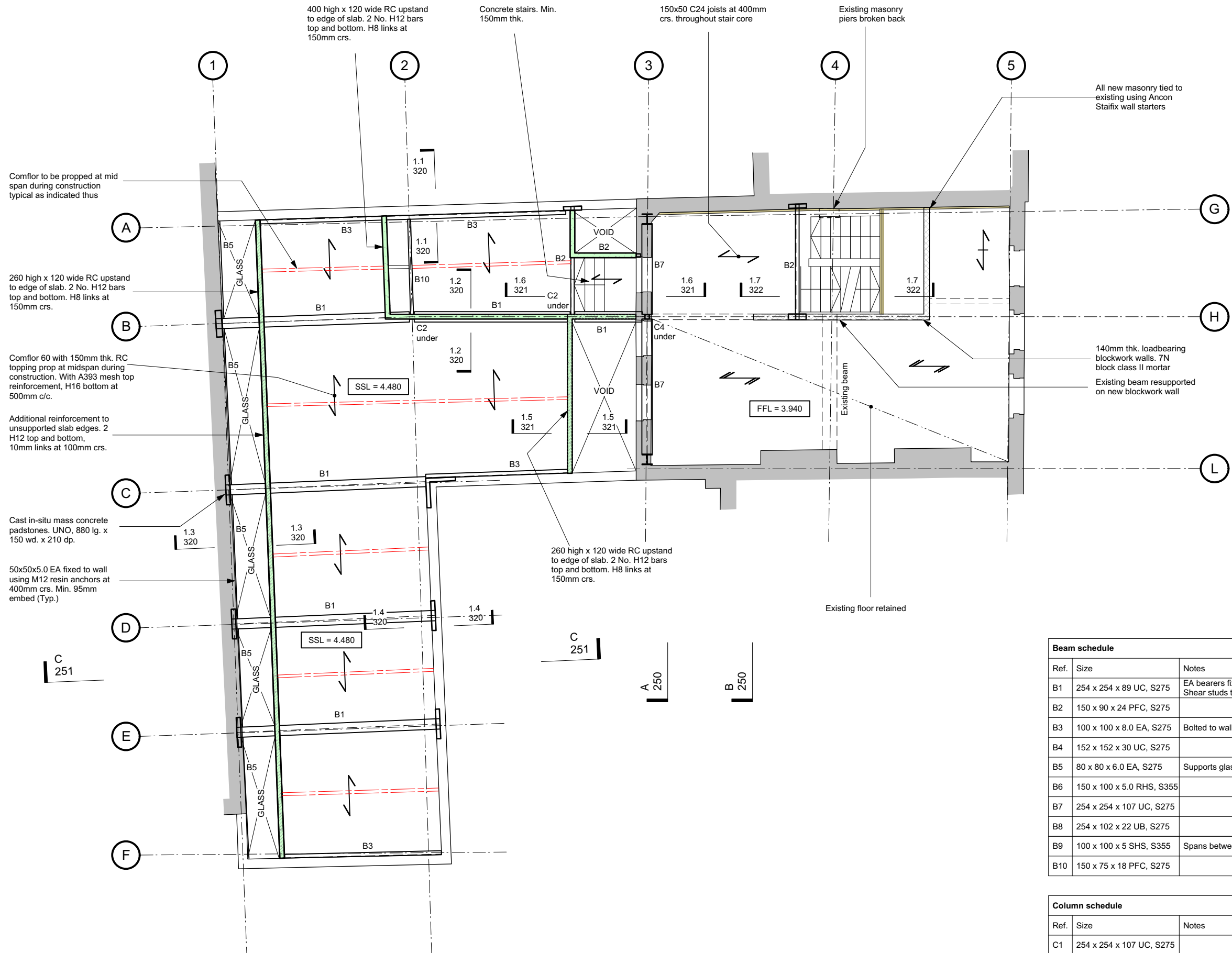
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Drawing Reference

2631 202 5

Beam schedule		
Ref.	Size	Notes
B1	254 x 254 x 89 UC, S275	EA bearers fixed to web. Shear studs to top 1 per trough
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Column schedule		
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Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

**Bayham Street
London**

Client

W12

Architect

Innes Associates

Drawing Title

First Floor GA

Scale

1:100

Drawn

JP

Checked

HR

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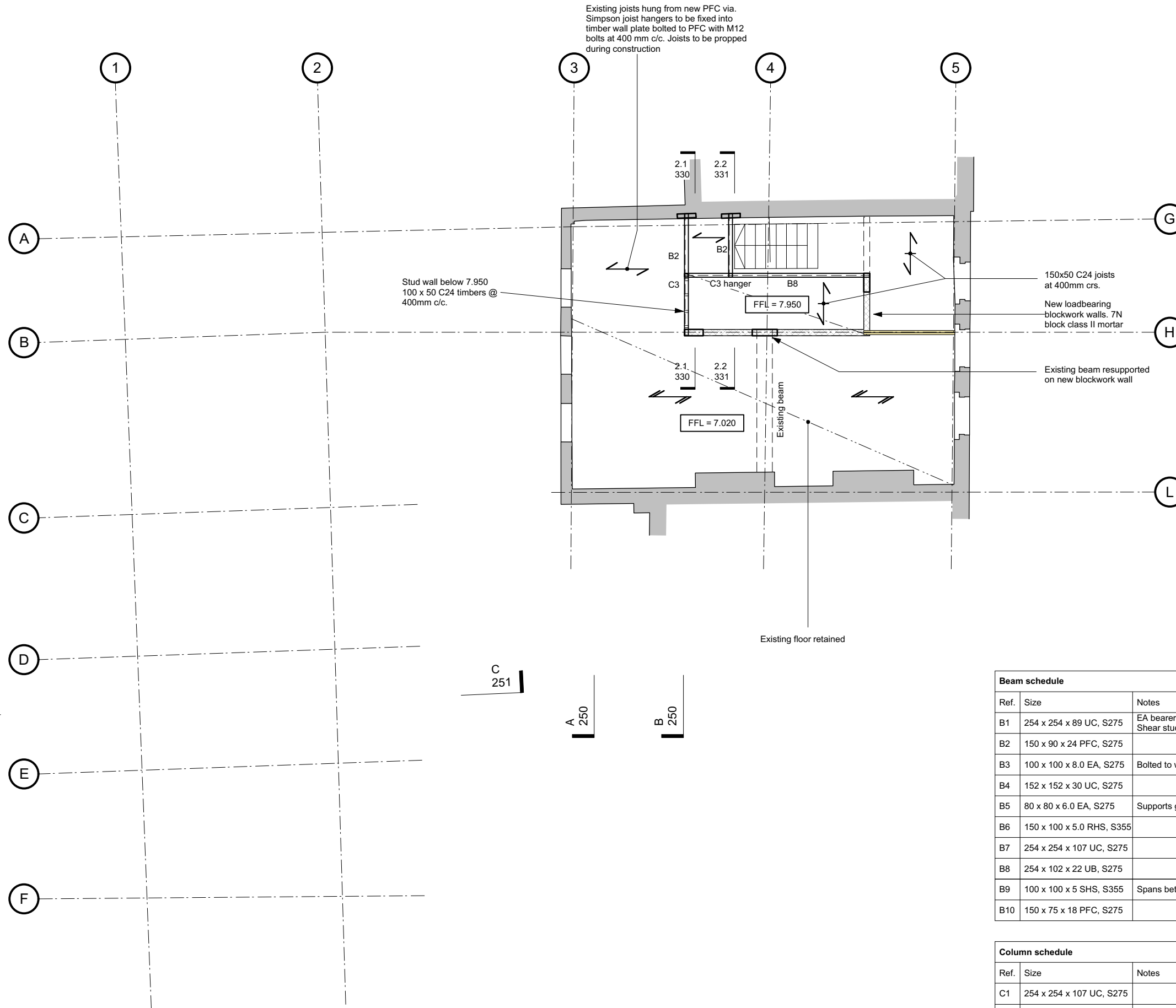
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Existing joists hung from new PFC via Simpson joist hangers to be fixed into timber wall plate bolted to PFC with M12 bolts at 400 mm c/c. Joists to be propped during construction

Stud wall below 7.950
100 x 50 C24 timbers @
400mm c/c.

150x50 C24 joists
at 400mm crs.

New loadbearing
blockwork walls. 7N
block class II mortar

Existing beam resupported
on new blockwork wall

Existing floor retained

FFL = 7.020

FFL = 7.950

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Revision Date of Issue By

Issue History

Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

Bayham Street

London

Client

W12

Architect

Innes Associates

Drawing Title

Second Floor GA

Scale	Drawn	Checked
1:100	JP	HR



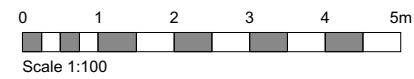
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Drawing Reference

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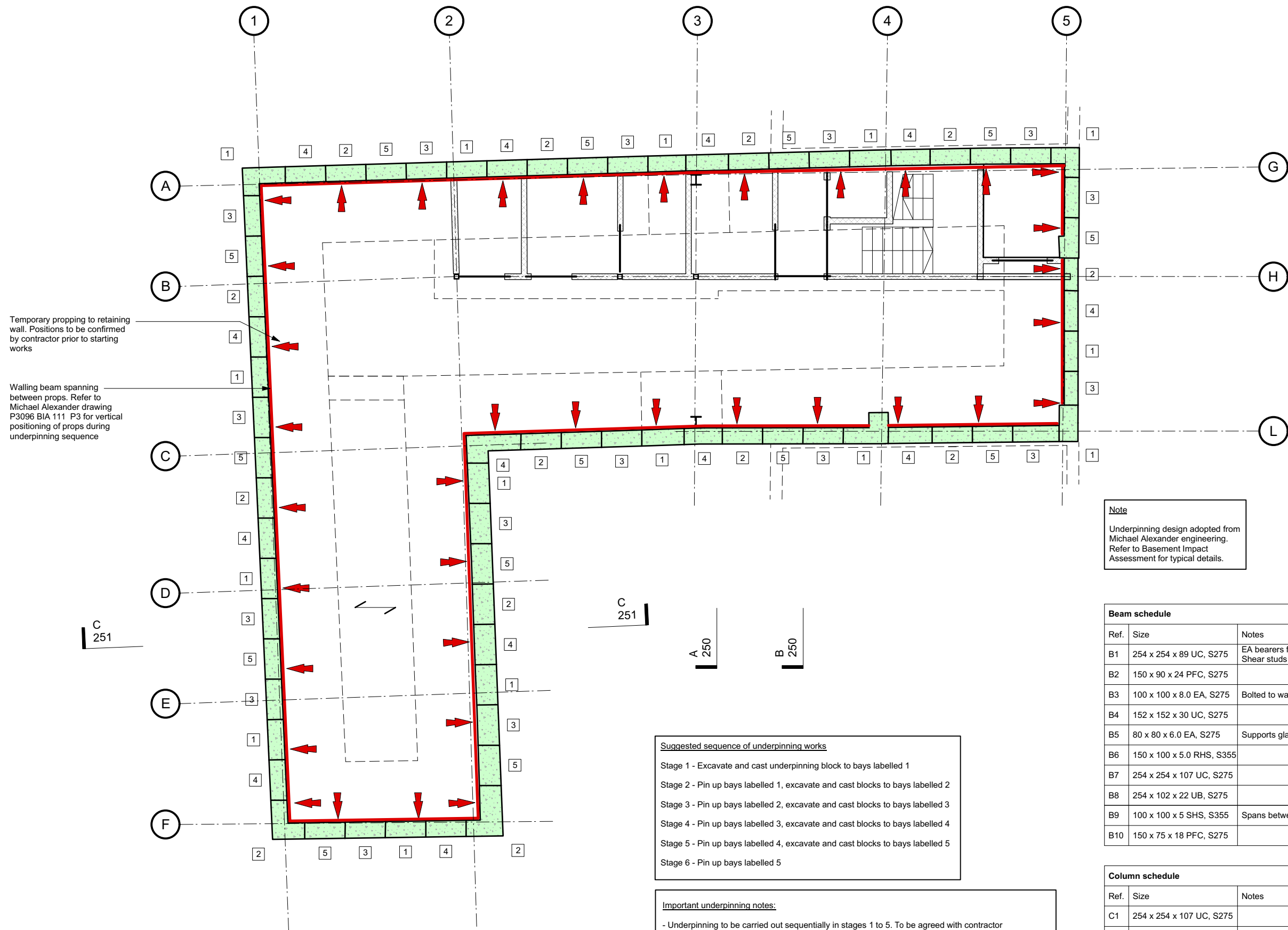
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Suggested sequence of underpinning works

Stage 1 - Excavate and cast underpinning block to bays labelled 1
 Stage 2 - Pin up bays labelled 1, excavate and cast blocks to bays labelled 2
 Stage 3 - Pin up bays labelled 2, excavate and cast blocks to bays labelled 3
 Stage 4 - Pin up bays labelled 3, excavate and cast blocks to bays labelled 4
 Stage 5 - Pin up bays labelled 4, excavate and cast blocks to bays labelled 5
 Stage 6 - Pin up bays labelled 5

Important underpinning notes:

- Underpinning to be carried out sequentially in stages 1 to 5. To be agreed with contractor
- Carry out underpinning in not greater than 1m sections
- Not more than 25% in length of any existing foundation / structure to be unsupported at any one time.
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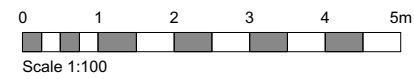
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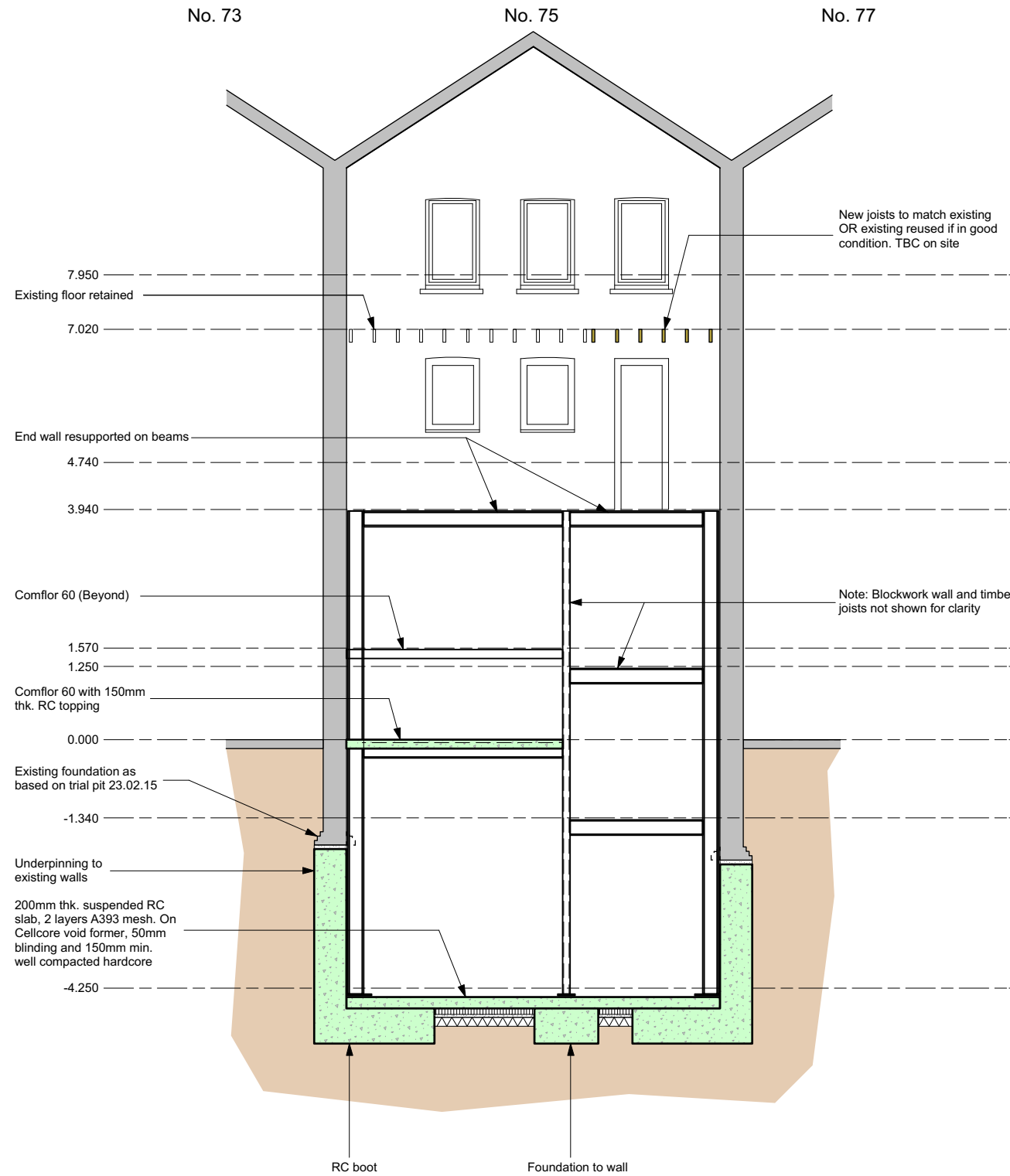
NOT FOR CONSTRUCTION

0 16.12.16 HR
 Revision Date of Issue By
 Issue History
 Work Stage - ACE / (RIBA)
TENDER DOCUMENTATION
 Issue Status
TENDER DOCUMENTATION
 Project Title
Bayham Street
London

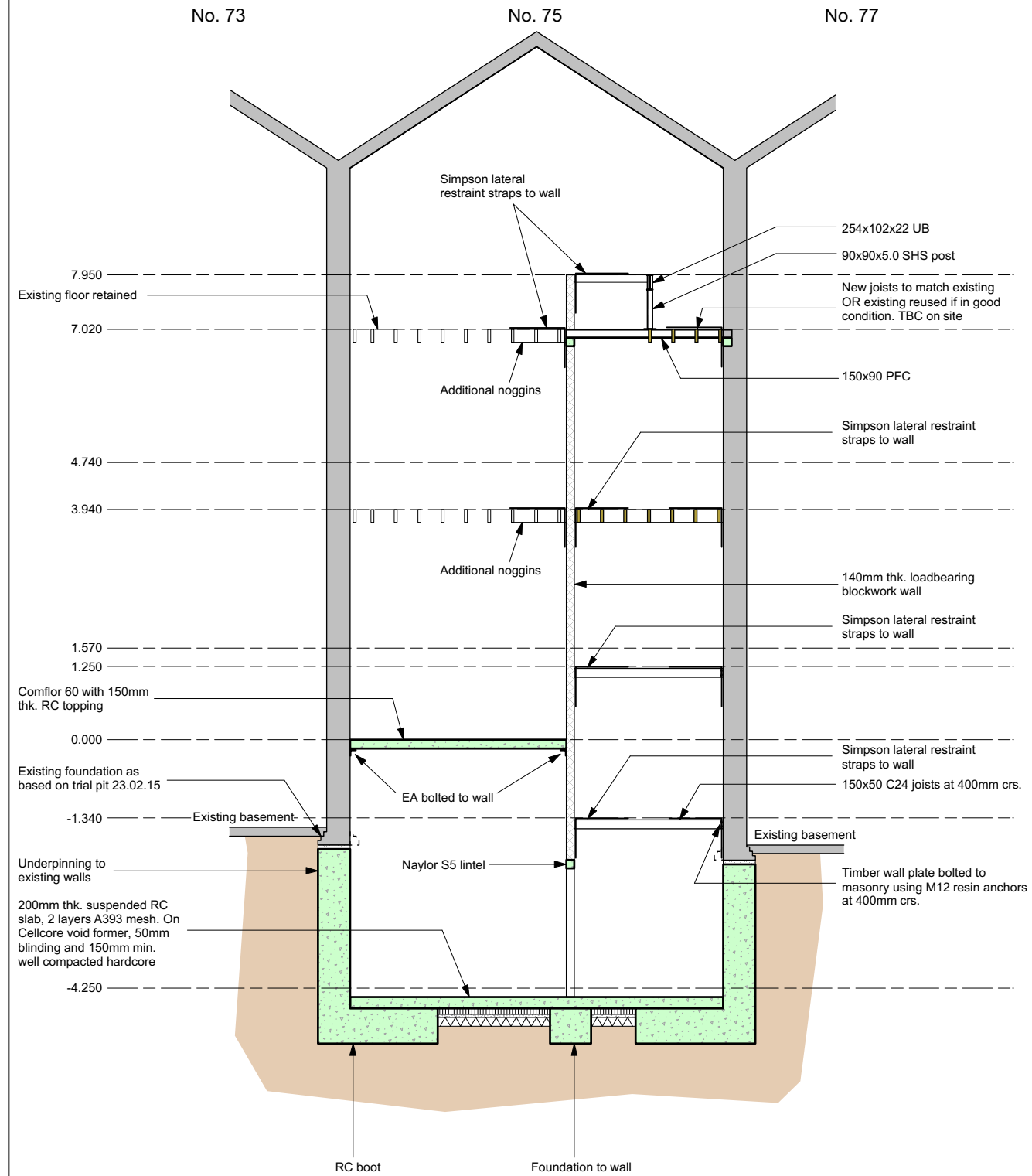
Client
W12
 Architect
Innes Associates
 Drawing Title
Basement Level
Temporary propping plan

Scale Drawn Checked
 1:100 JP HR
MOMENTUM
 structural engineers
 90 Walcot Street Bath BA1 5BG 103 The Timber Yard London N1 6ND
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 Drawing Reference
2631 205 0





GA Section . A - A
1:100



GA Section . B - B
1:100

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2	10.10.16	JP
1	02.09.16	JP
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Issue History

Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

Bayham Street
London

Client

W12

Architect

Innes Associates

Drawing Title

Sections

Sheet 1

Scale	Drawn	Checked
1:100	JP	HR

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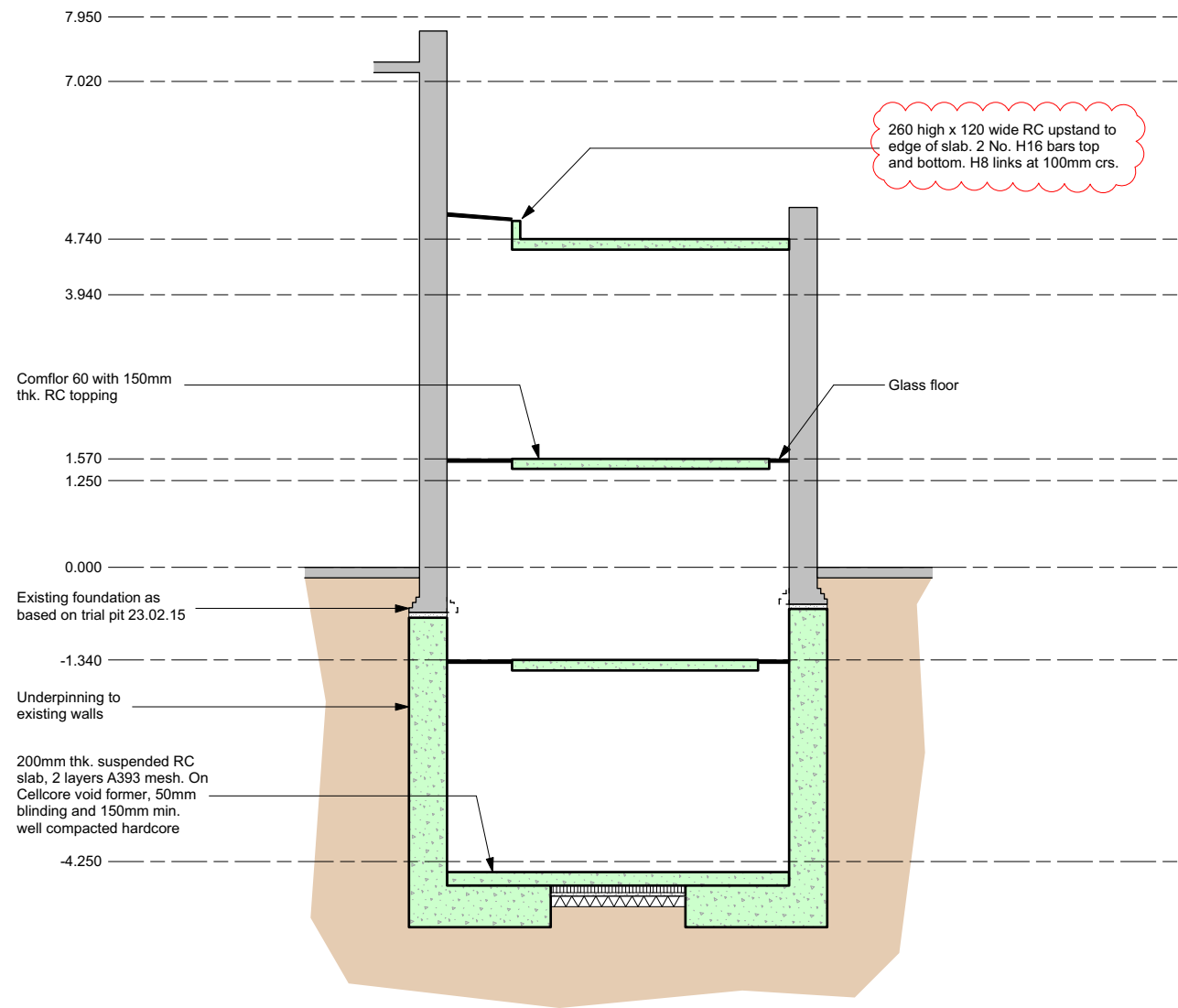
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Drawing Reference

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GA Section . C - C
1:100

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Issue History

Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

Bayham Street
London

Client

W12

Architect

Innes Associates

Drawing Title

Sections

Sheet 2

Scale Drawn Checked

1:100 JP HR

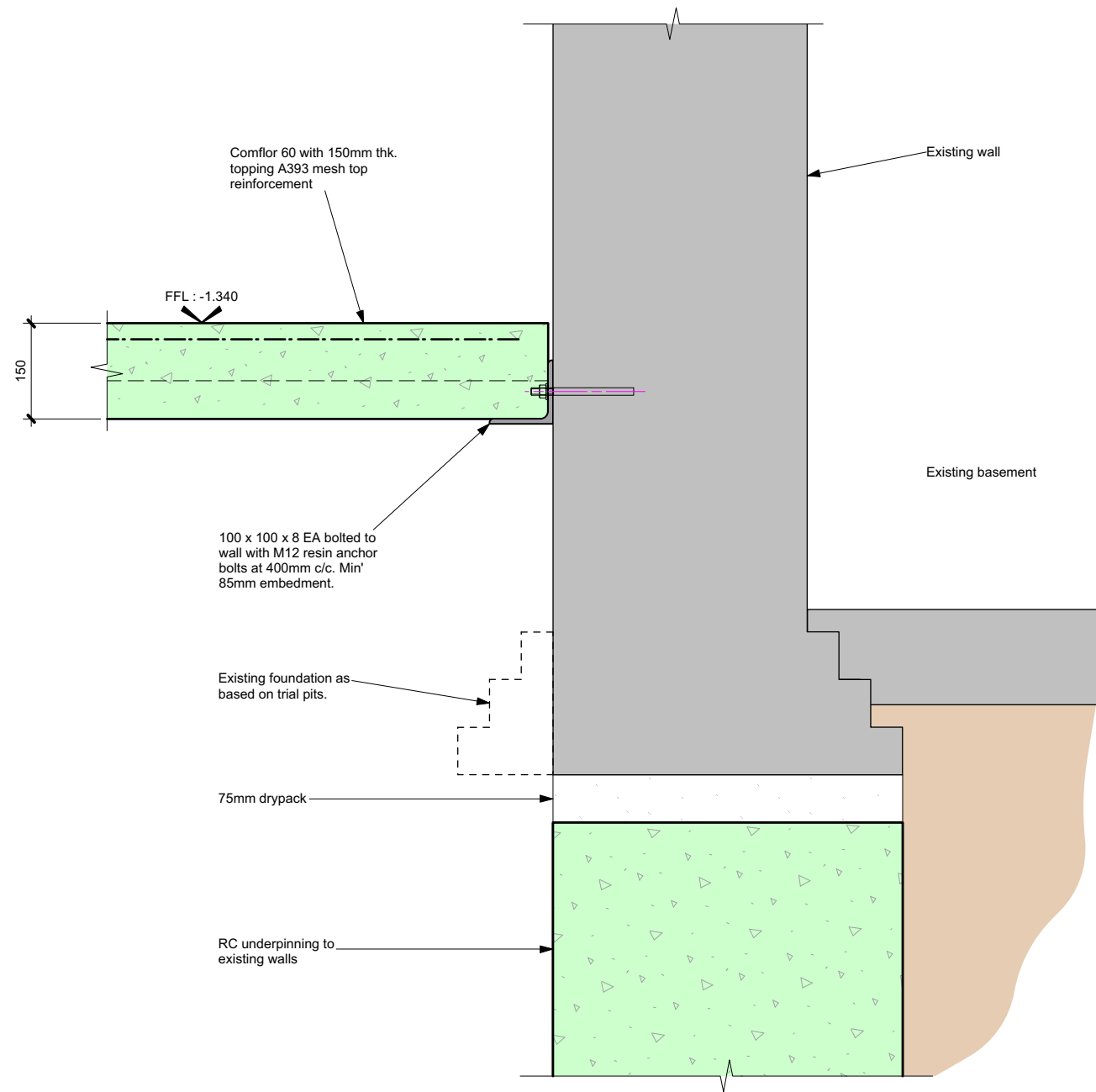
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structural engineers

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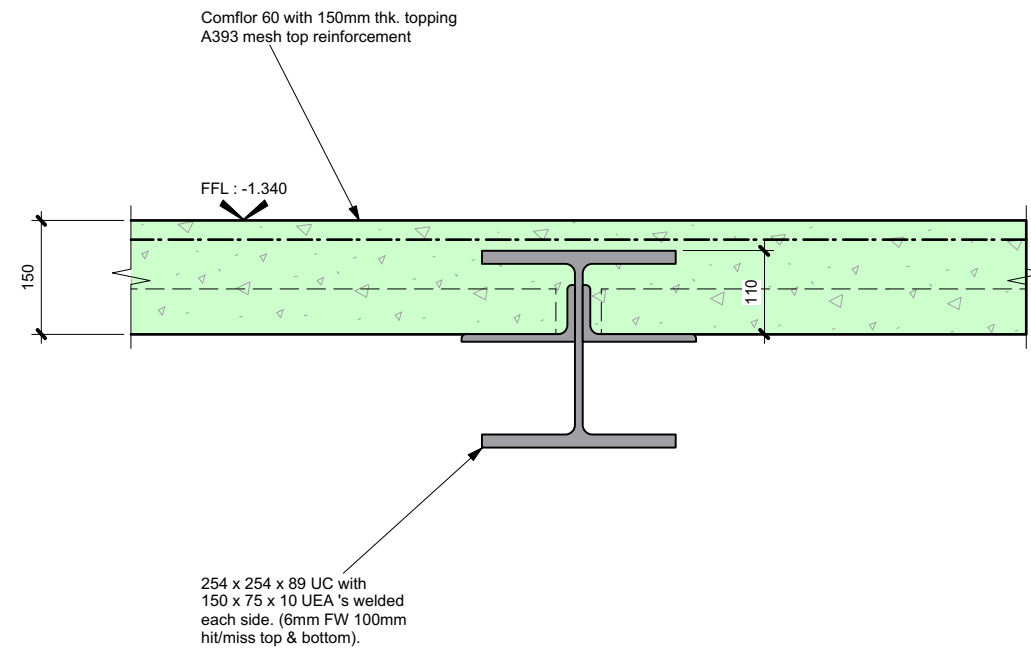
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2631 251 3



0.1 Ground Floor.
1:10



0.2 Ground Floor.
1:10

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TENDER DOCUMENTATION

Project Title

Bayham Street
London

Client

W12

Architect

Innes Associates

Drawing Title

Section/Details

Ground Floor

Sheet 1

Scale	Drawn	Checked
1:10	JP	HR

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structural engineers

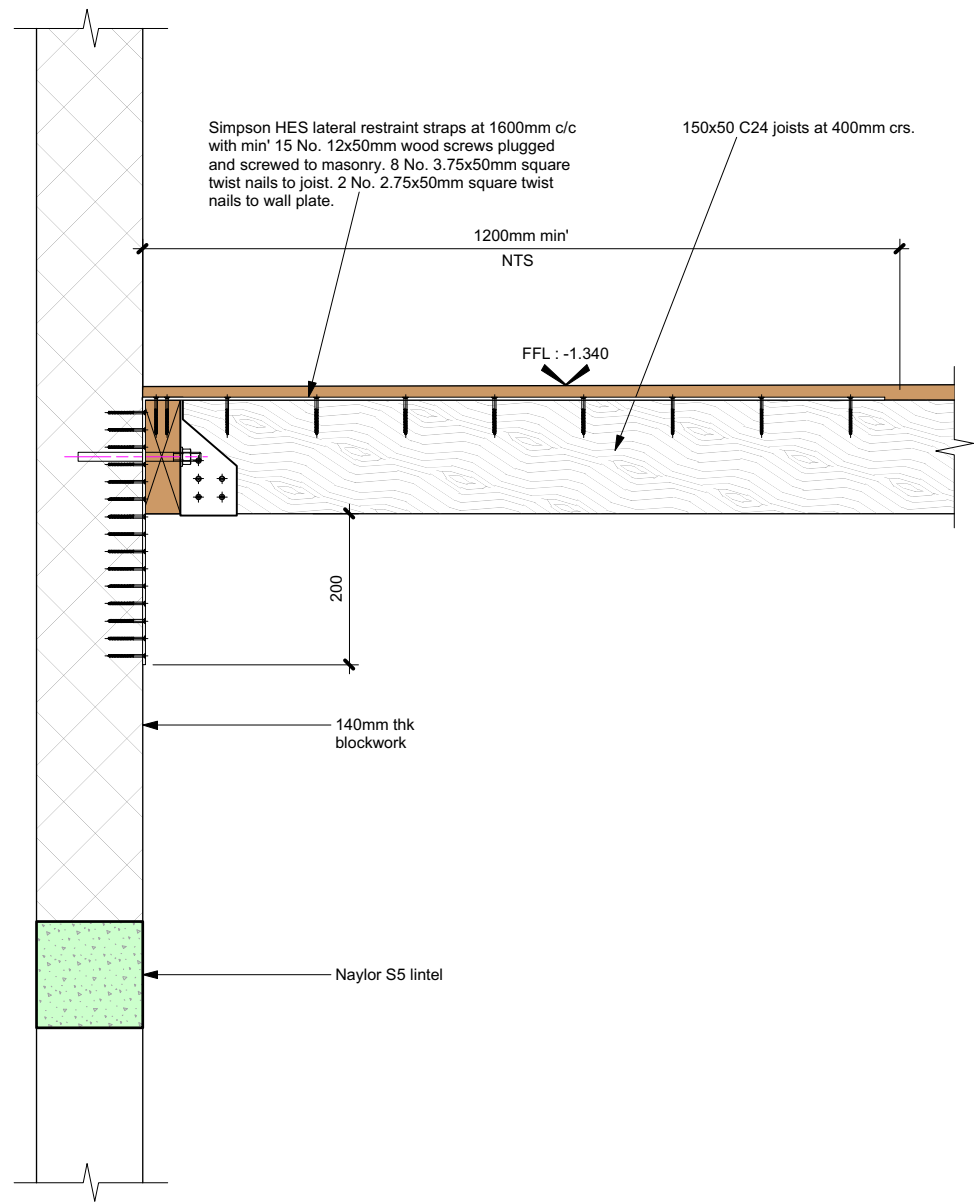
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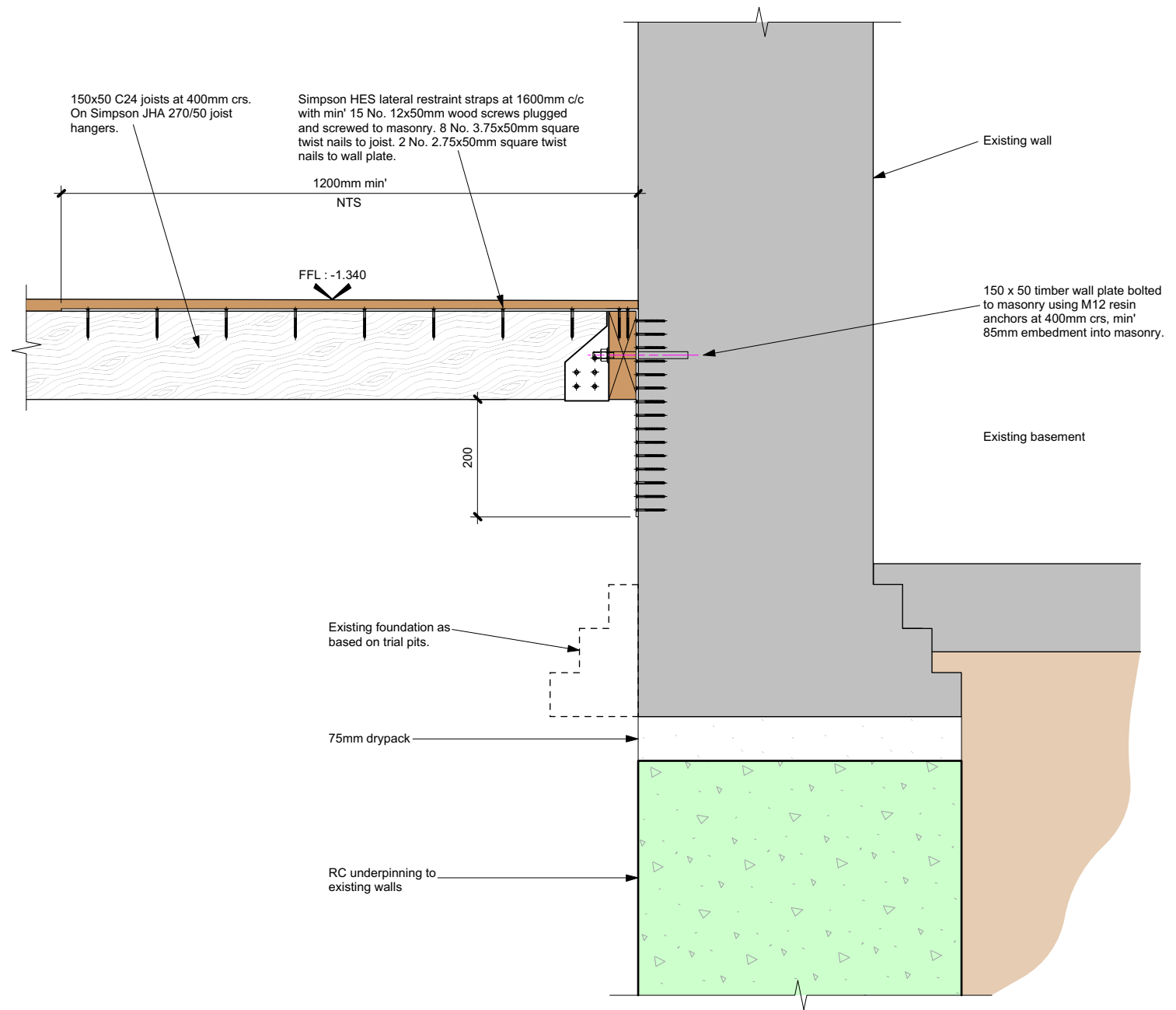
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Drawing Reference

2631 300 1



0.3 Ground Floor.
1:10



0.4 Ground Floor.
1:10

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TENDER DOCUMENTATION

Project Title

Bayham Street
London

Client

W12

Architect

Innes Associates

Drawing Title

Section/Details

Ground Floor

Sheet 2

Scale	Drawn	Checked
1:10	JP	HR

MOMENTUM
structural engineers

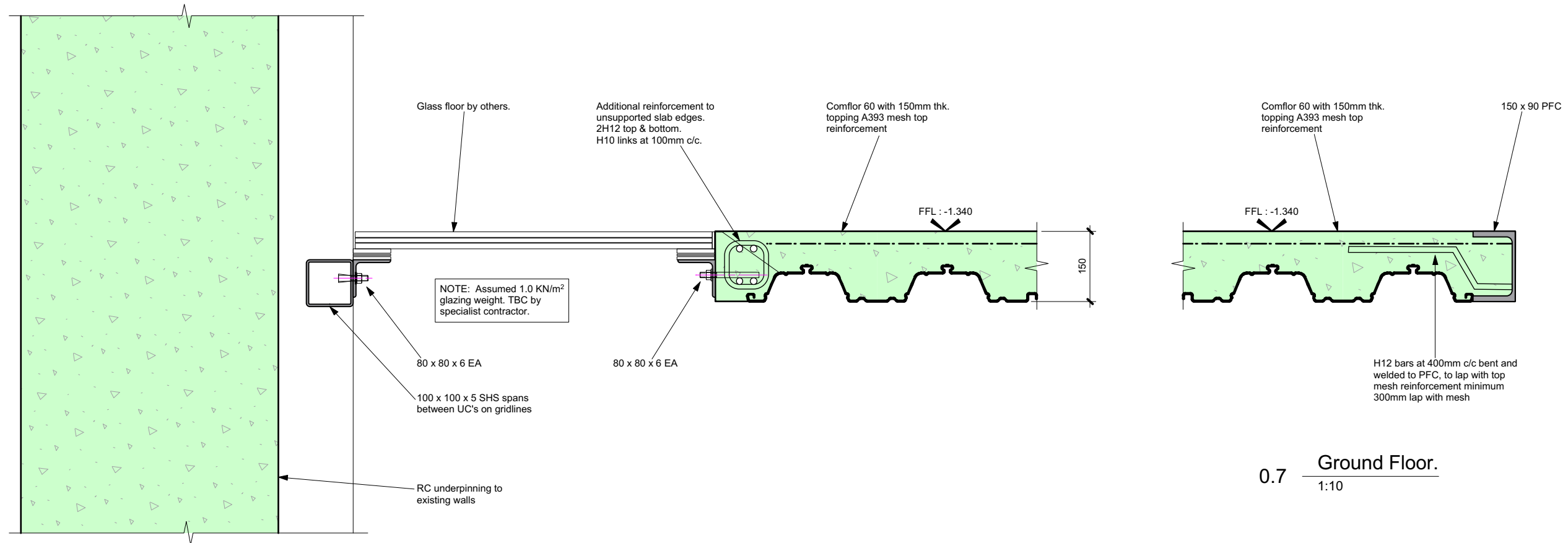
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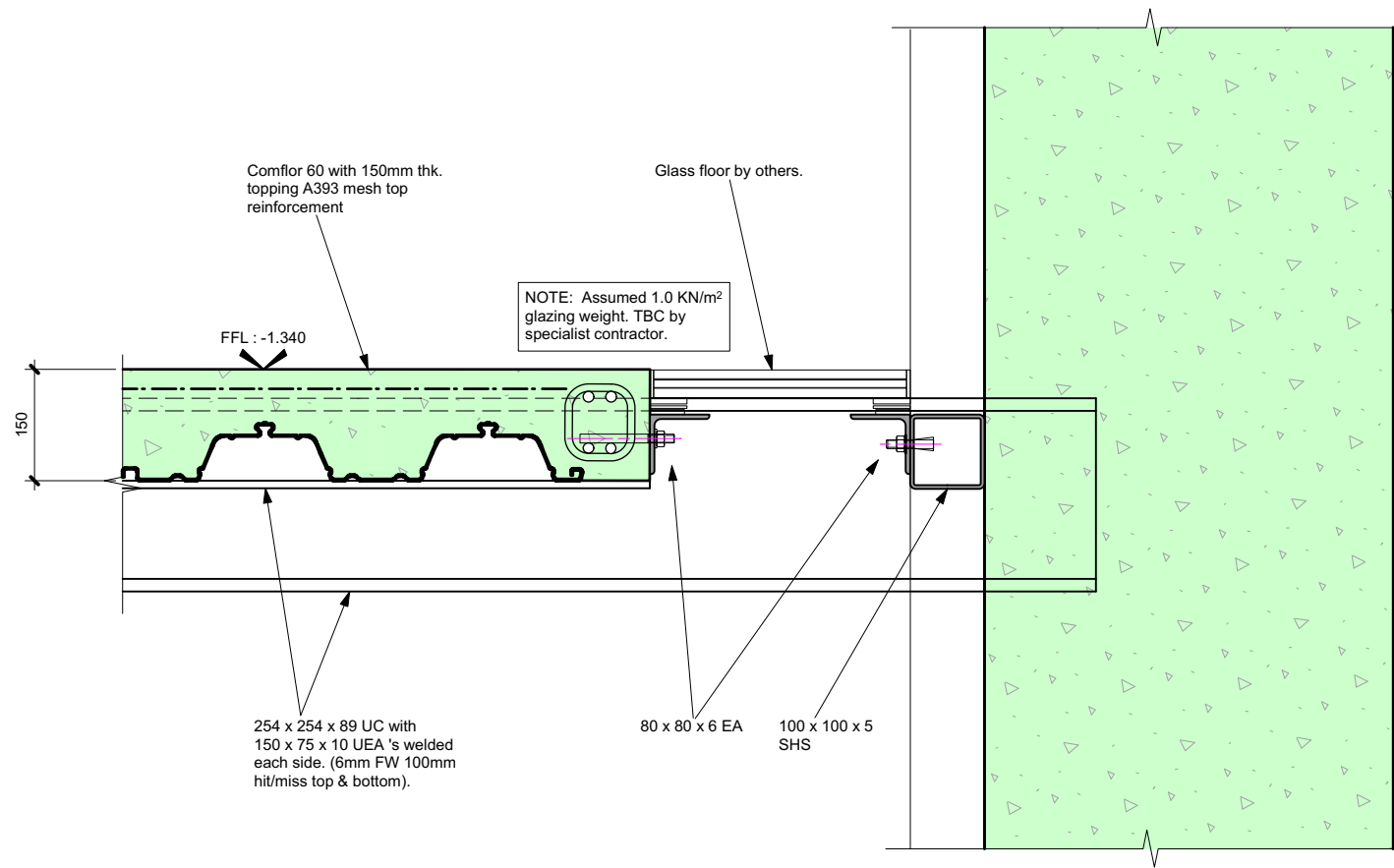
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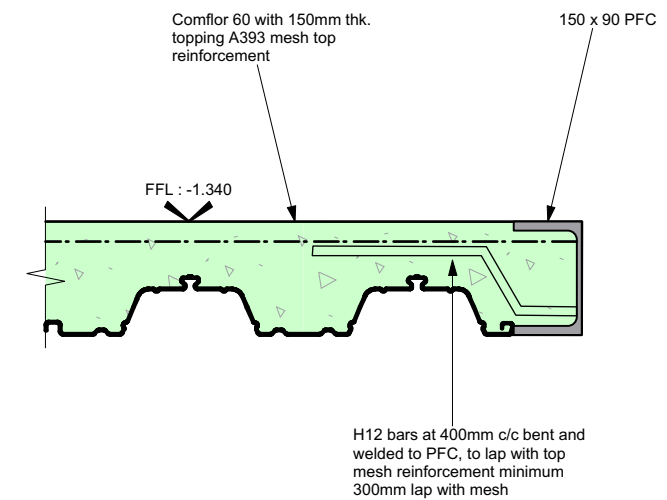
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0.5 Ground Floor.
1:10



0.6 Ground Floor.
1:10



0.7 Ground Floor.
1:10

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TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

Bayham Street
London

Client

W12

Architect

Innes Associates

Drawing Title

Section/Details

Ground Floor

Sheet 3

Scale	Drawn	Checked
1:10	JP	HR

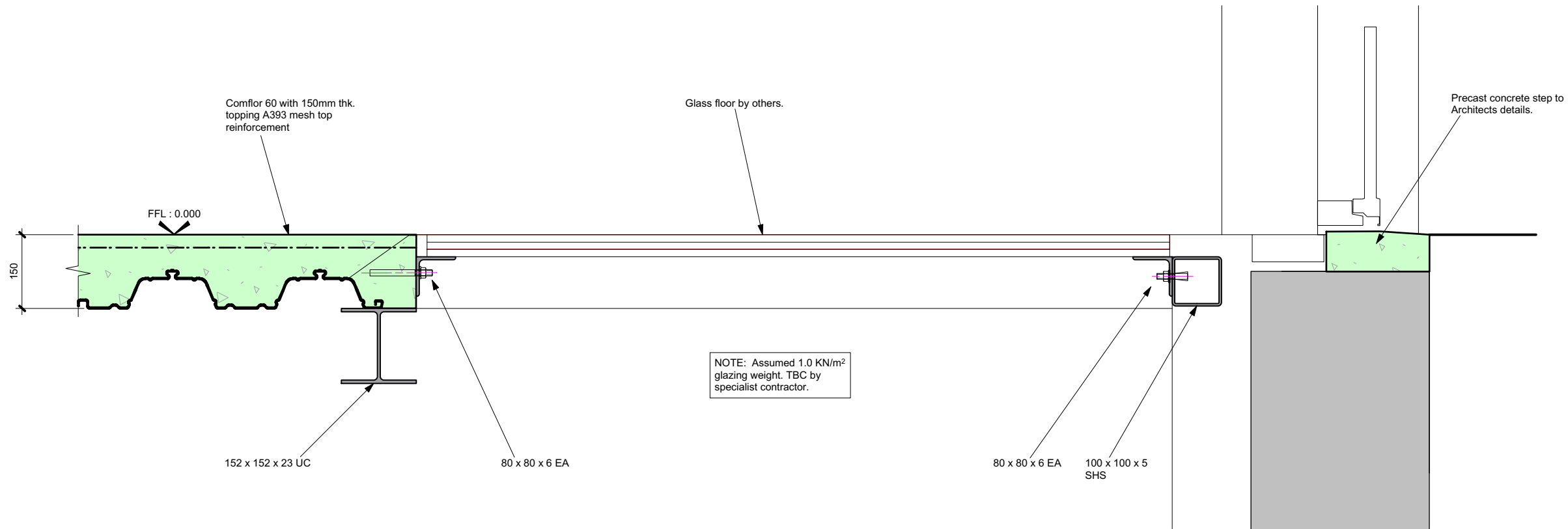
MOMENTUM
structural engineers

90 Walcot Street | 103 The Timber Yard
Bath BA1 5BG | London N1 6ND
01225 444194 | 020 7739 6939

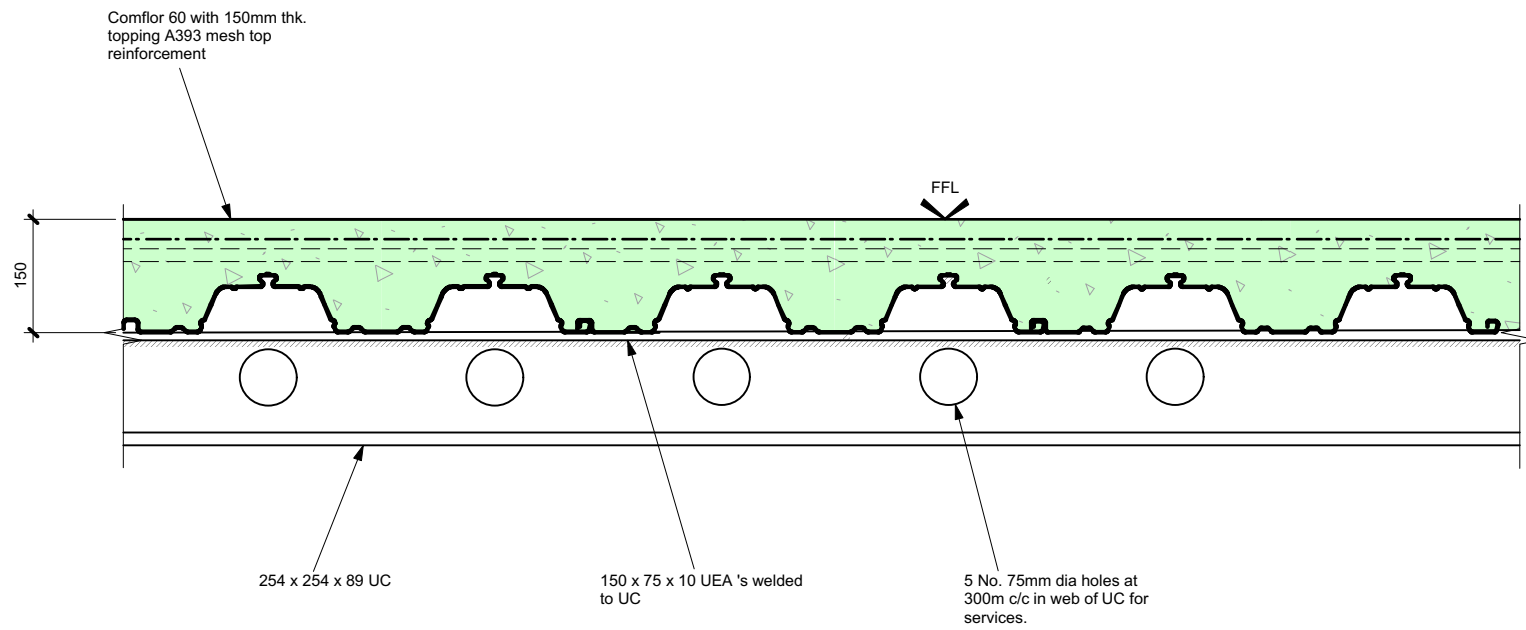
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Drawing Reference

2631 302 1



0.8 Ground Floor.
1:10



Typical detail of service penetrations through steel beams
1:10

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NOT FOR CONSTRUCTION

1	09.11.16	CC
0	18.10.16	NJB
Revision	Date of Issue	By

Issue History

Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

Bayham Street
London

Client

W12

Architect

Innes Associates

Drawing Title

Section/Details

Ground Floor

Sheet 4

Scale	Drawn	Checked
1:10	JP	HR

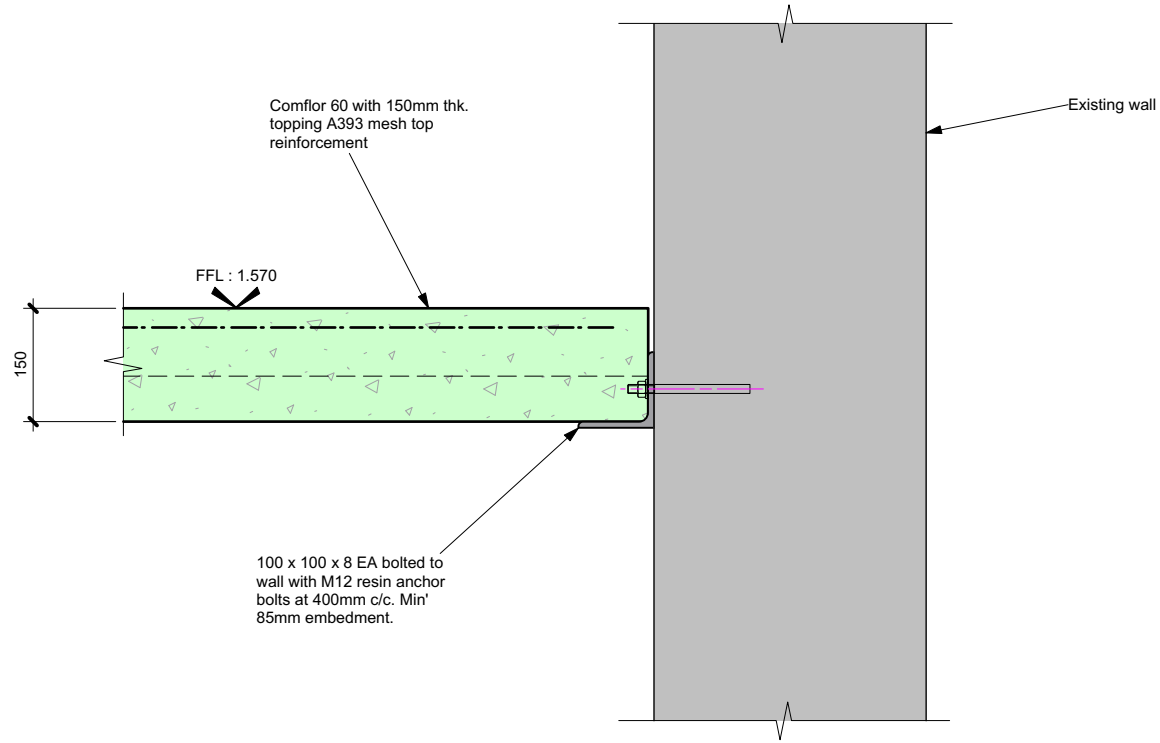
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01225 444194 | 020 7739 6939

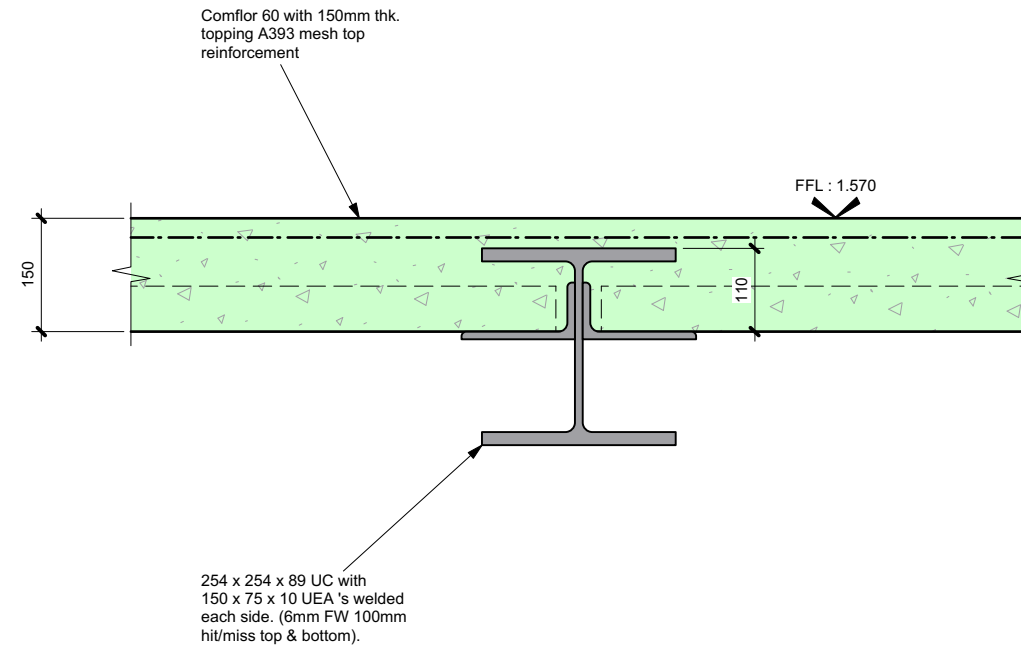
www.momentumengineering.com

Drawing Reference

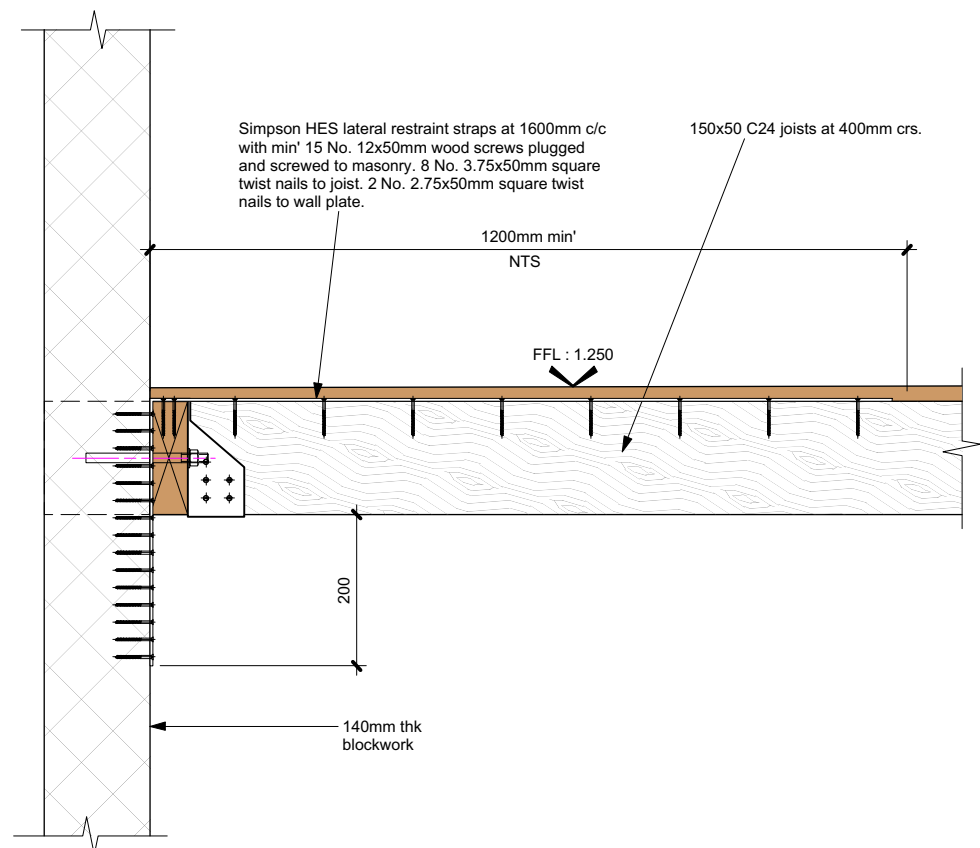
2631 303 1



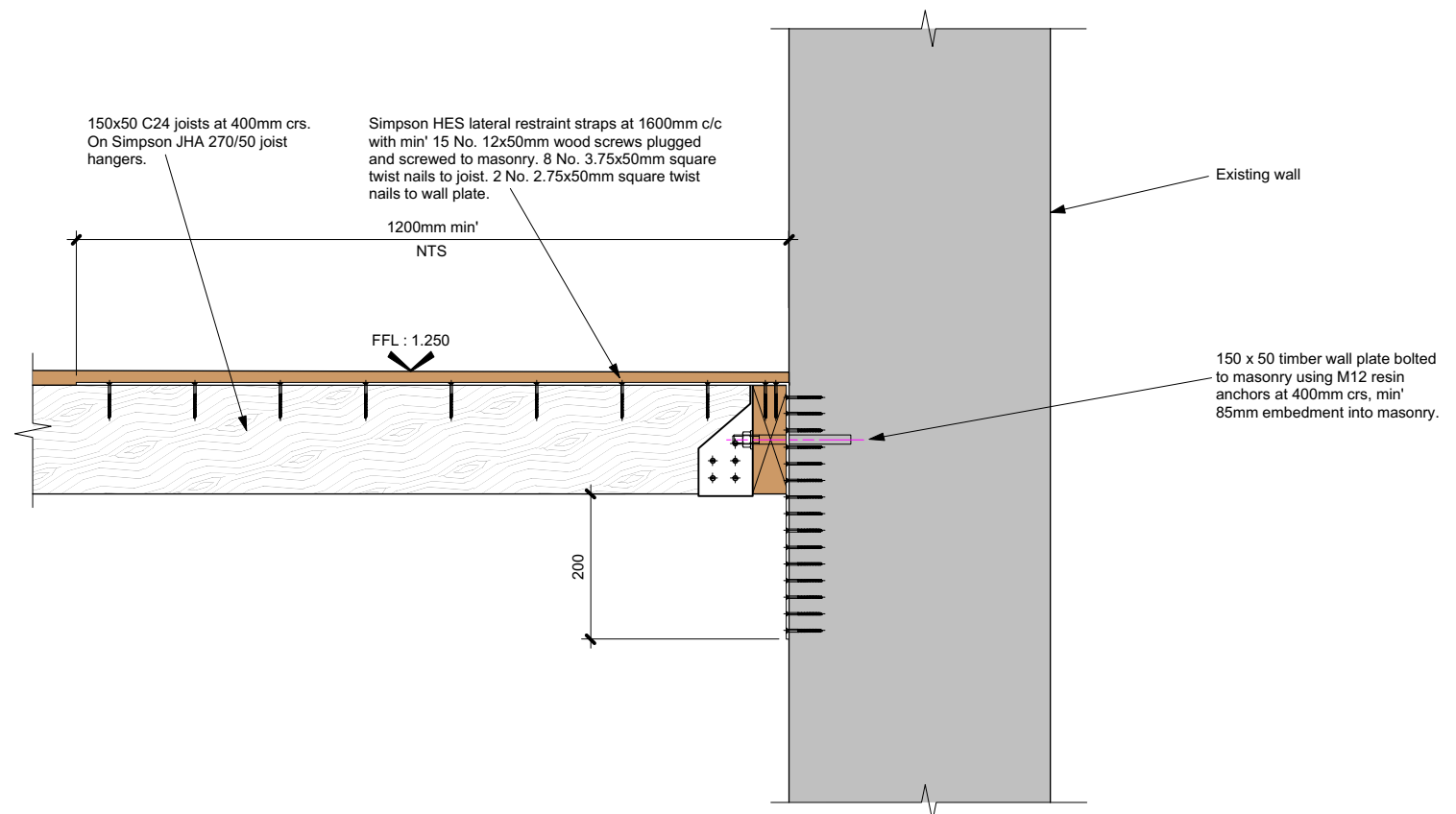
LF.1 Lower First Floor.
1:10



LF.2 Lower First Floor.
1:10



LF.3 Lower First Floor.
1:10



LF.4 Lower First Floor.
1:10

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1	09.11.16	CC
0	18.10.16	NJB
Revision	Date of Issue	By

Issue History

Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

Bayham Street
London

Client

W12

Architect

Innes Associates

Drawing Title

Section/Details

Lower First Floor

Sheet 1

Scale	Drawn	Checked
1:10	JP	HR

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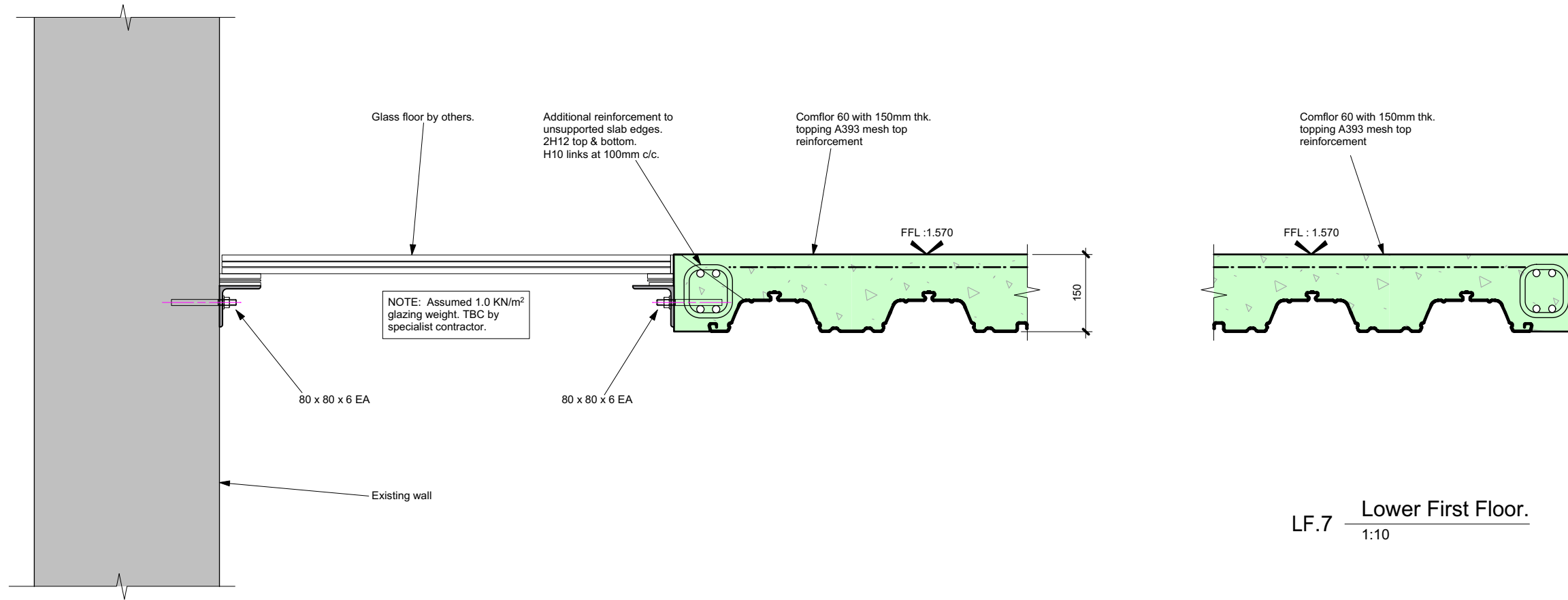
90 Walcot Street
Bath BA1 5BG
01225 444194

103 The Timber Yard
London N1 6ND
020 7739 6939

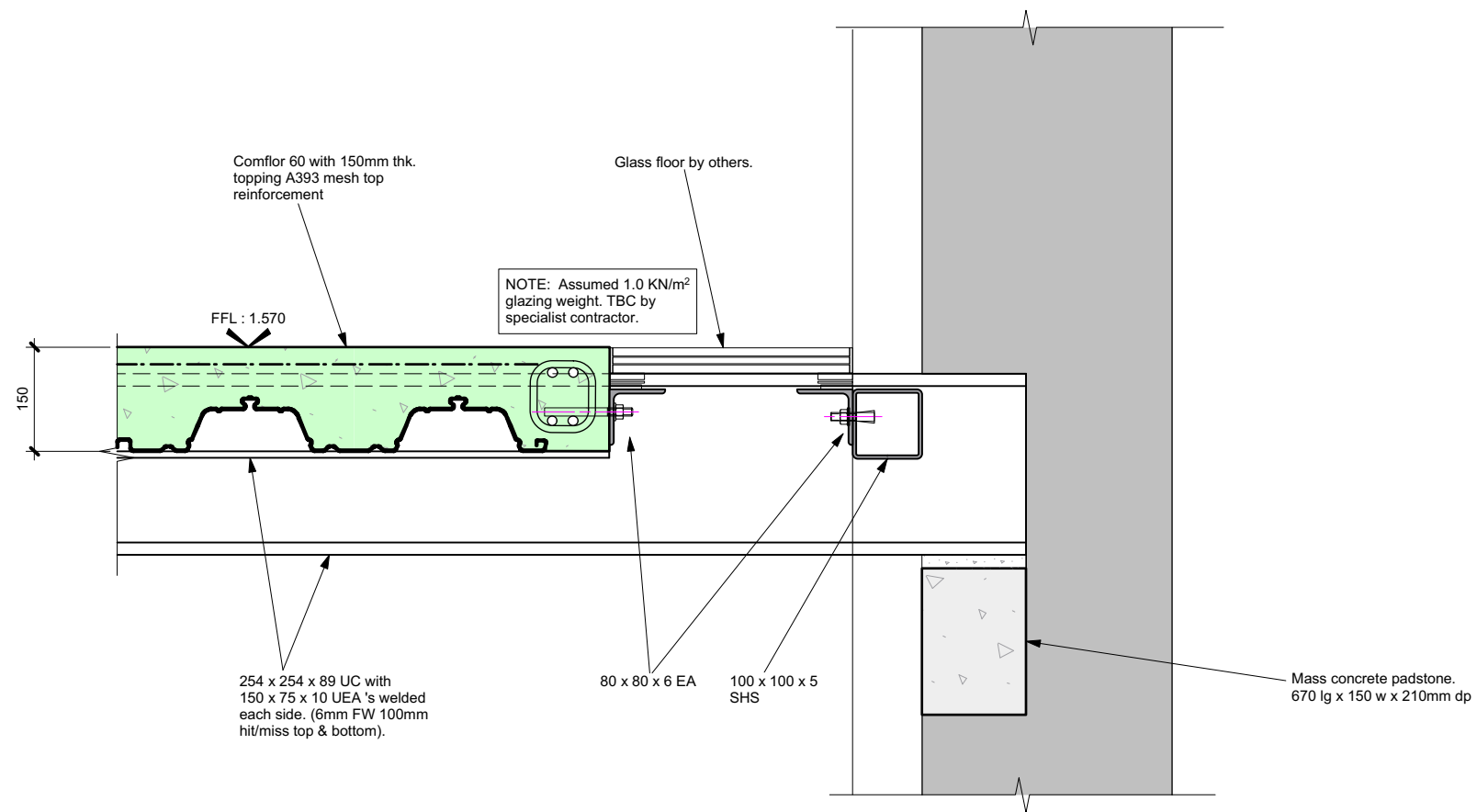
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Drawing Reference

2631 310 1



LF.5 Lower First Floor. 1:10



LF.6 Lower First Floor. 1:10

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1	09.11.16	CC
0	18.10.16	NJB
Revision	Date of Issue	By

Issue History

Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

Bayham Street
London

Client

W12

Architect

Innes Associates

Drawing Title

Section/Details
Lower First Floor
Sheet 2

Scale	Drawn	Checked
1:10	JP	HR

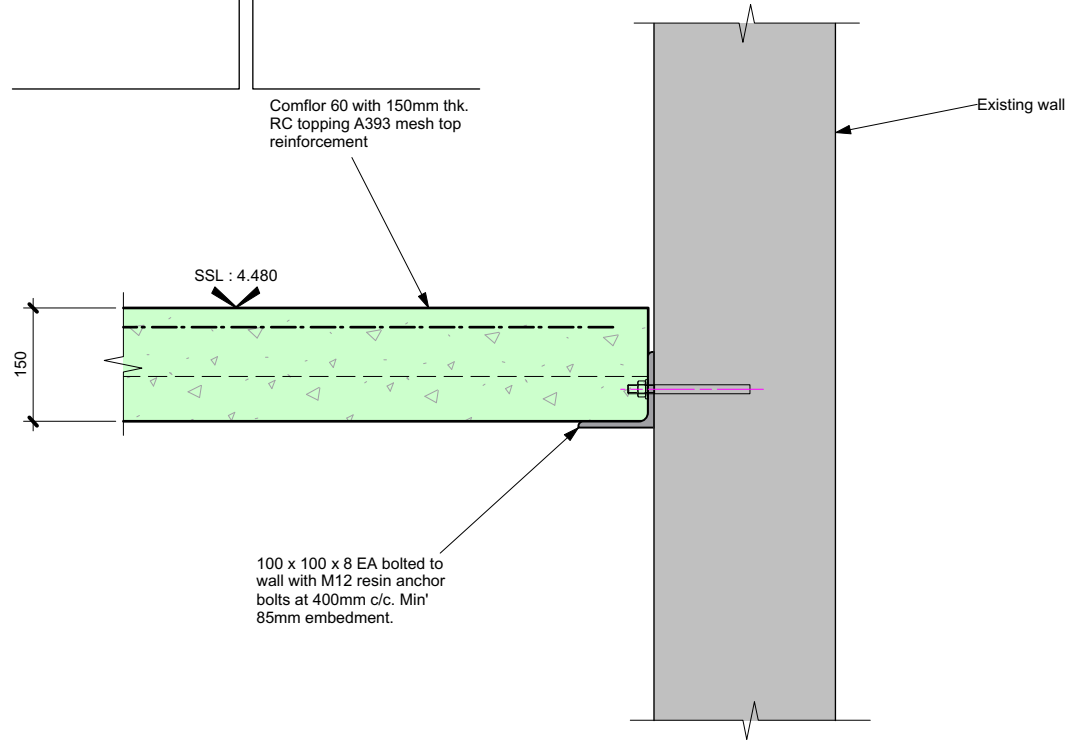
MOMENTUM
structural engineers

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01225 444194 | 020 7739 6939

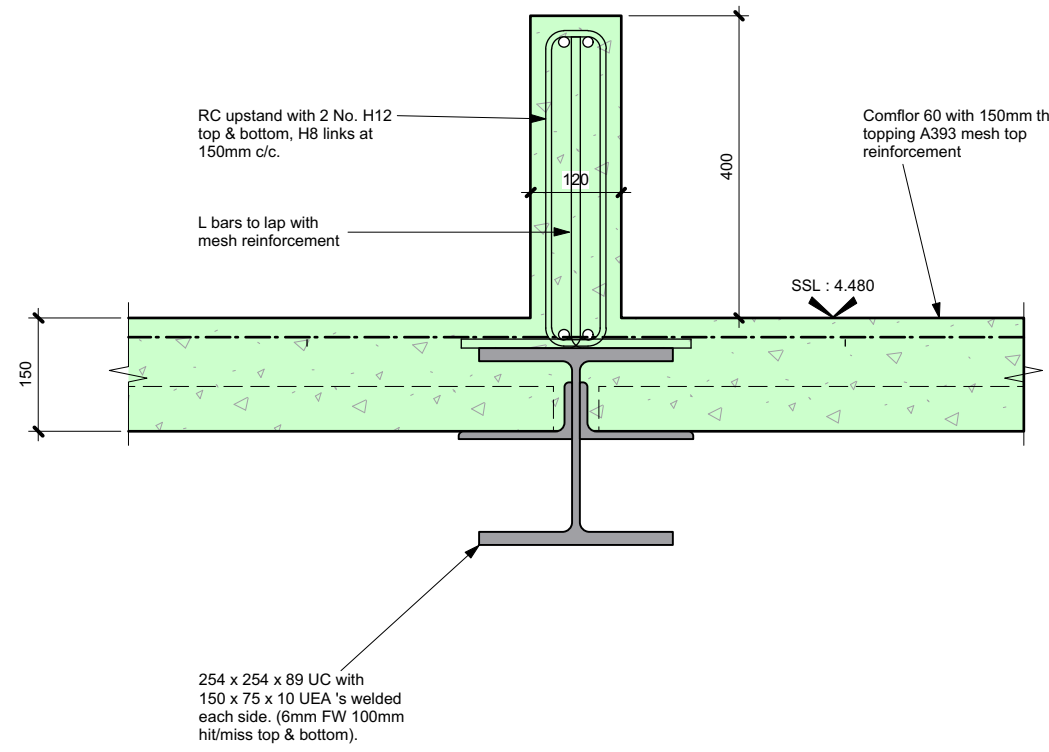
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Drawing Reference

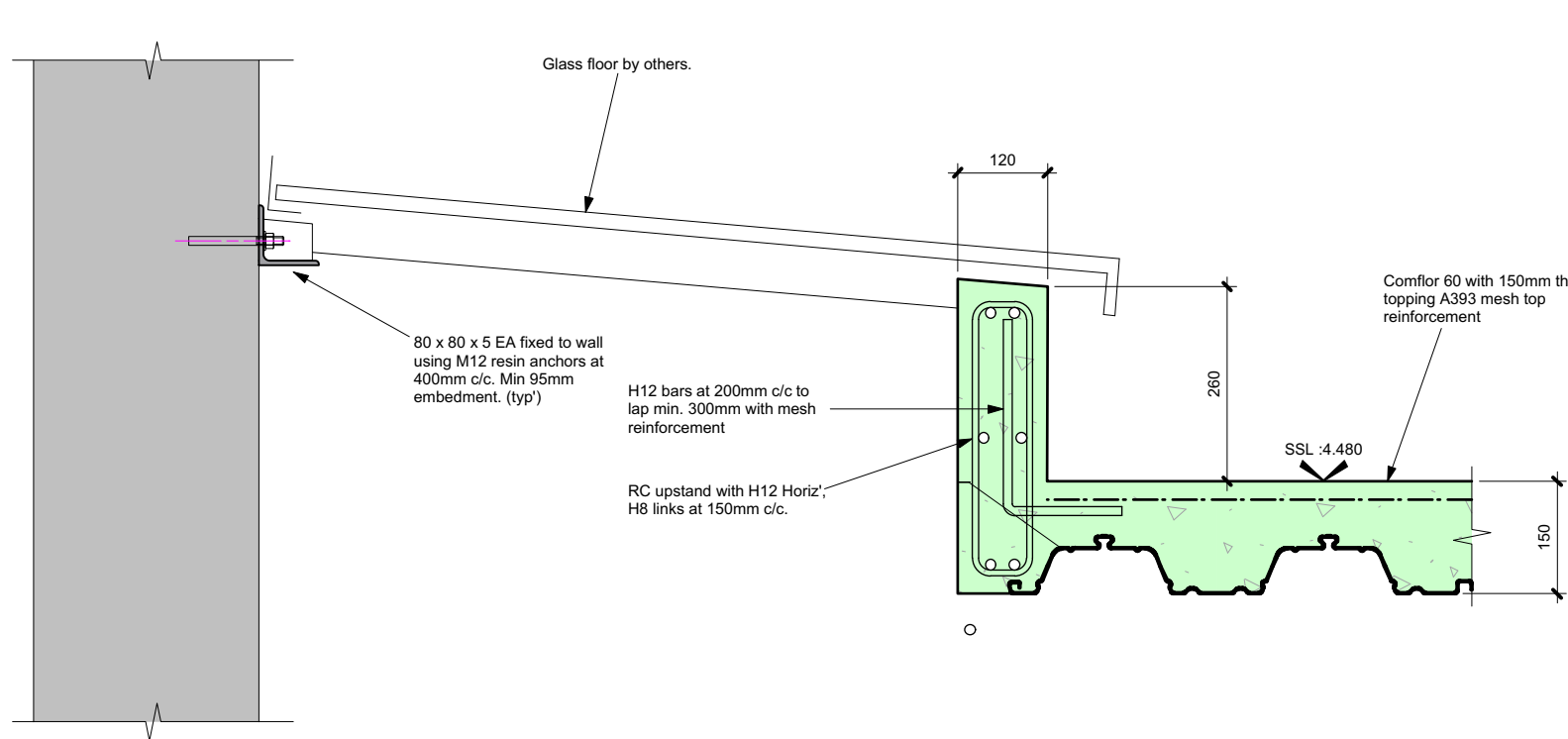
2631 311 1



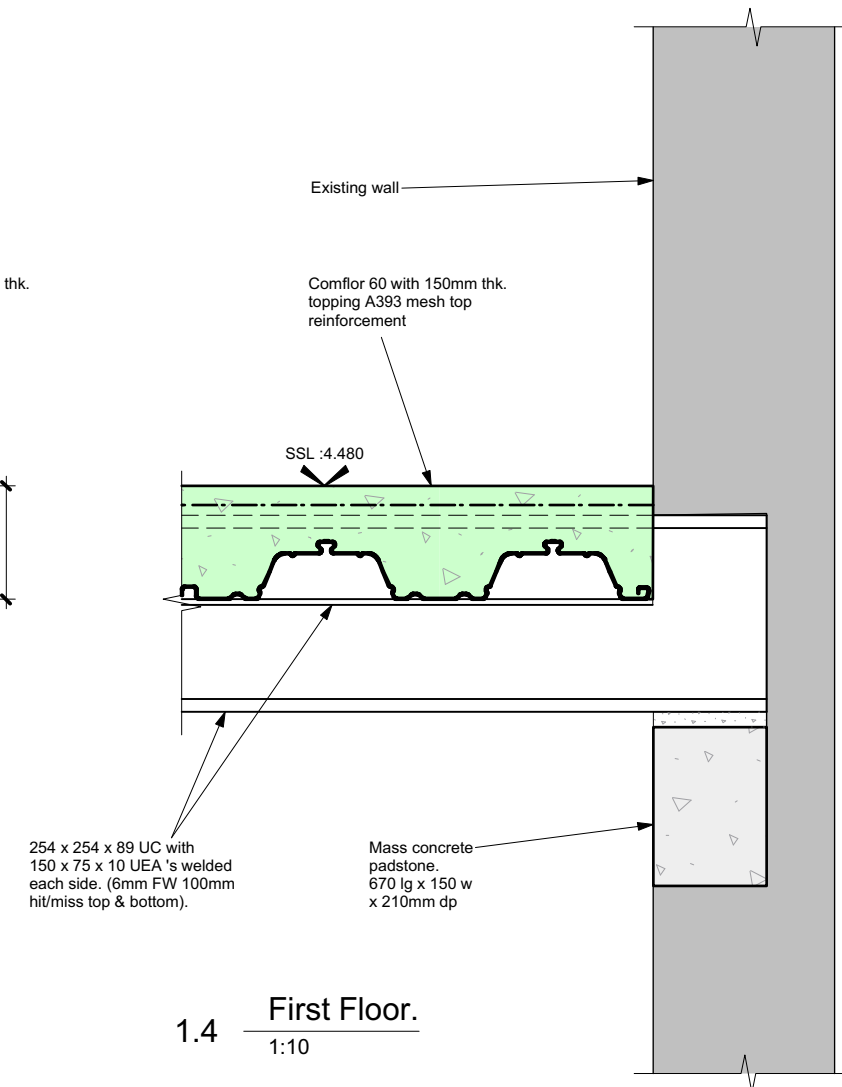
1.1 First Floor.
1:10



1.2 First Floor.
1:10



1.3 First Floor.
1:10



1.4 First Floor.
1:10

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1	09.11.16	CC
0	18.10.16	NJB
Revision	Date of Issue	By

Issue History

Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

Bayham Street
London

Client

W12

Architect

Innes Associates

Drawing Title

Section/Details

First Floor

Sheet 1

Scale	Drawn	Checked
1:10	JP	HR

MOMENTUM
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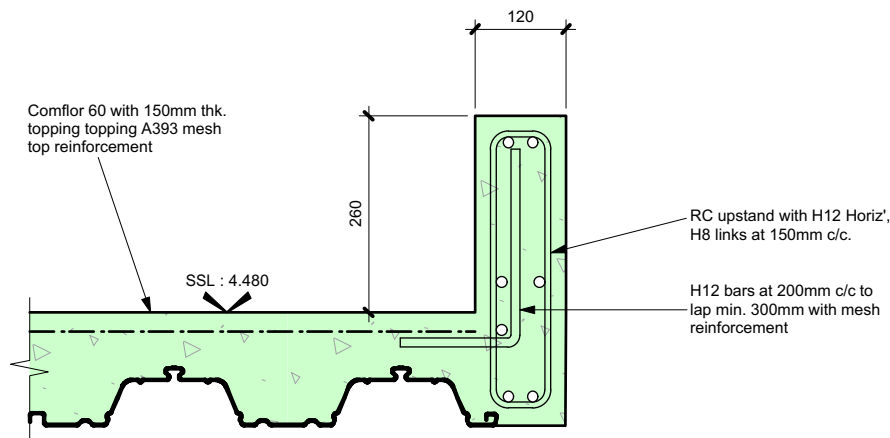
90 Walcot Street
Bath BA1 5BG
01225 444194

103 The Timber Yard
London N1 6ND
020 7739 6939

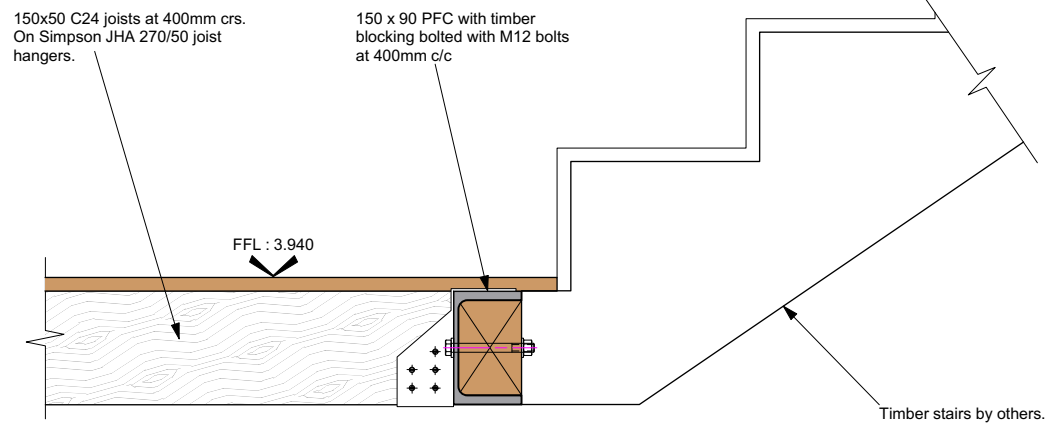
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Drawing Reference

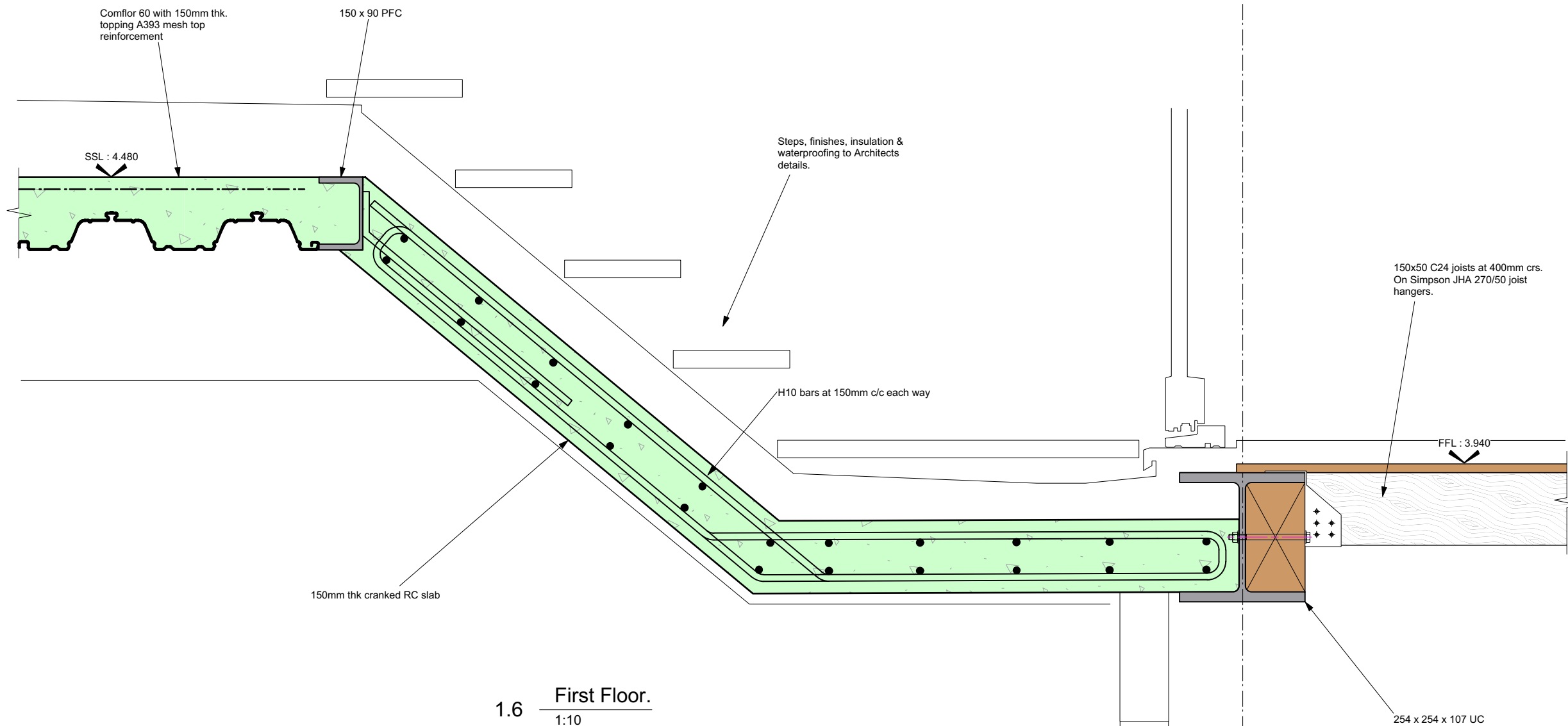
2631 320 1



1.5 First Floor.
1:10



1.7 First Floor.
1:10



1.6 First Floor.
1:10

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1	09.11.16	CC
0	18.10.16	NJB
Revision	Date of Issue	By

Issue History

Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

Bayham Street
London

Client

W12

Architect

Innes Associates

Drawing Title

Section/Details

First Floor

Sheet 2

Scale	Drawn	Checked
1:10	JP	HR

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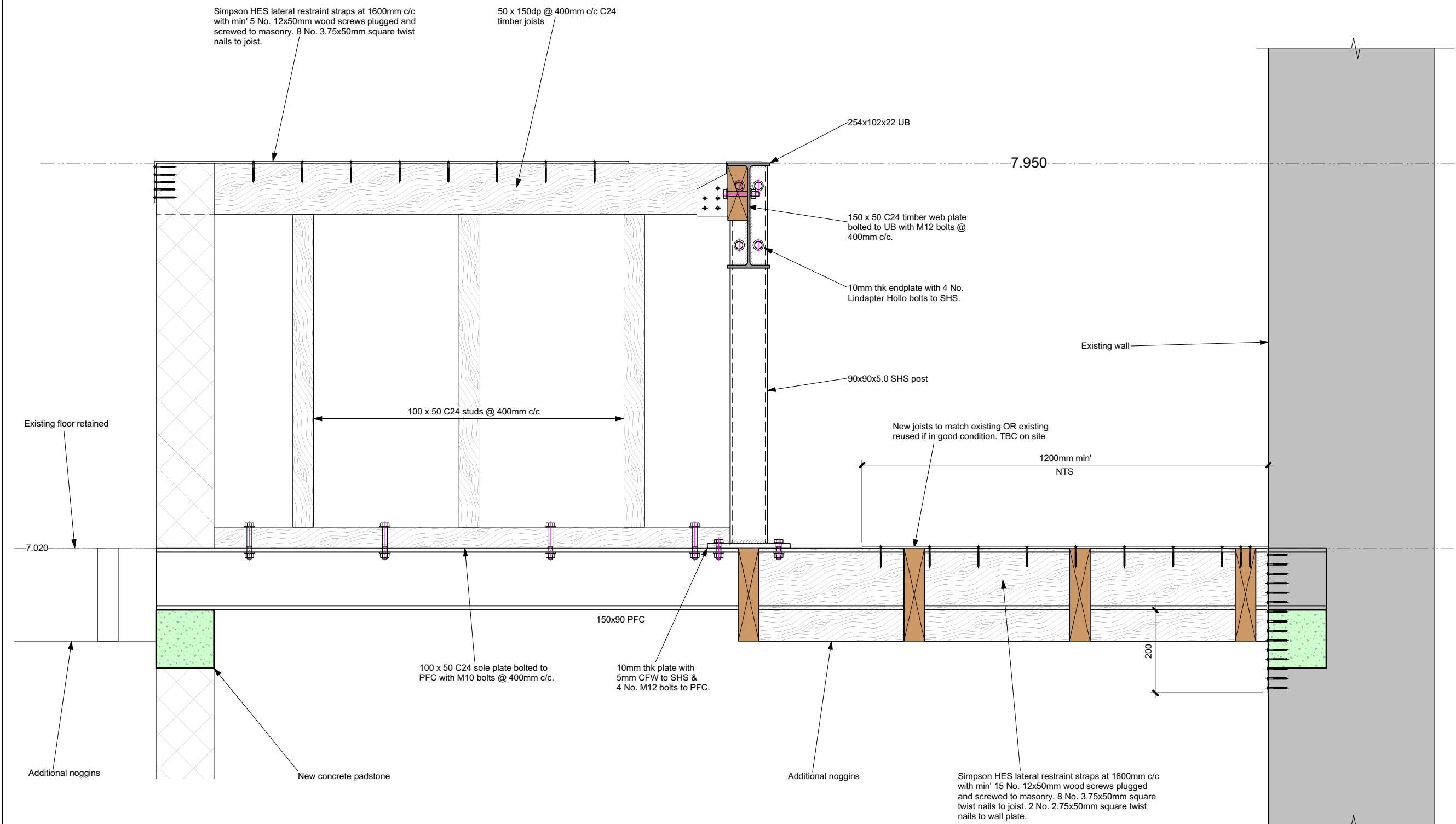
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Drawing Reference

2631 321 1



2.1 Second Floor.
1:10

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1	09.11.16	CC
0	18.10.16	NJB
Revision	Date of Issue	By

Issue History

Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

**Bayham Street
London**

Client

W12

Architect

Innes Associates

Drawing Title

**Section/Details
Second Floor
Sheet 1**

Scale	Drawn	Checked
1:10	JP	HR

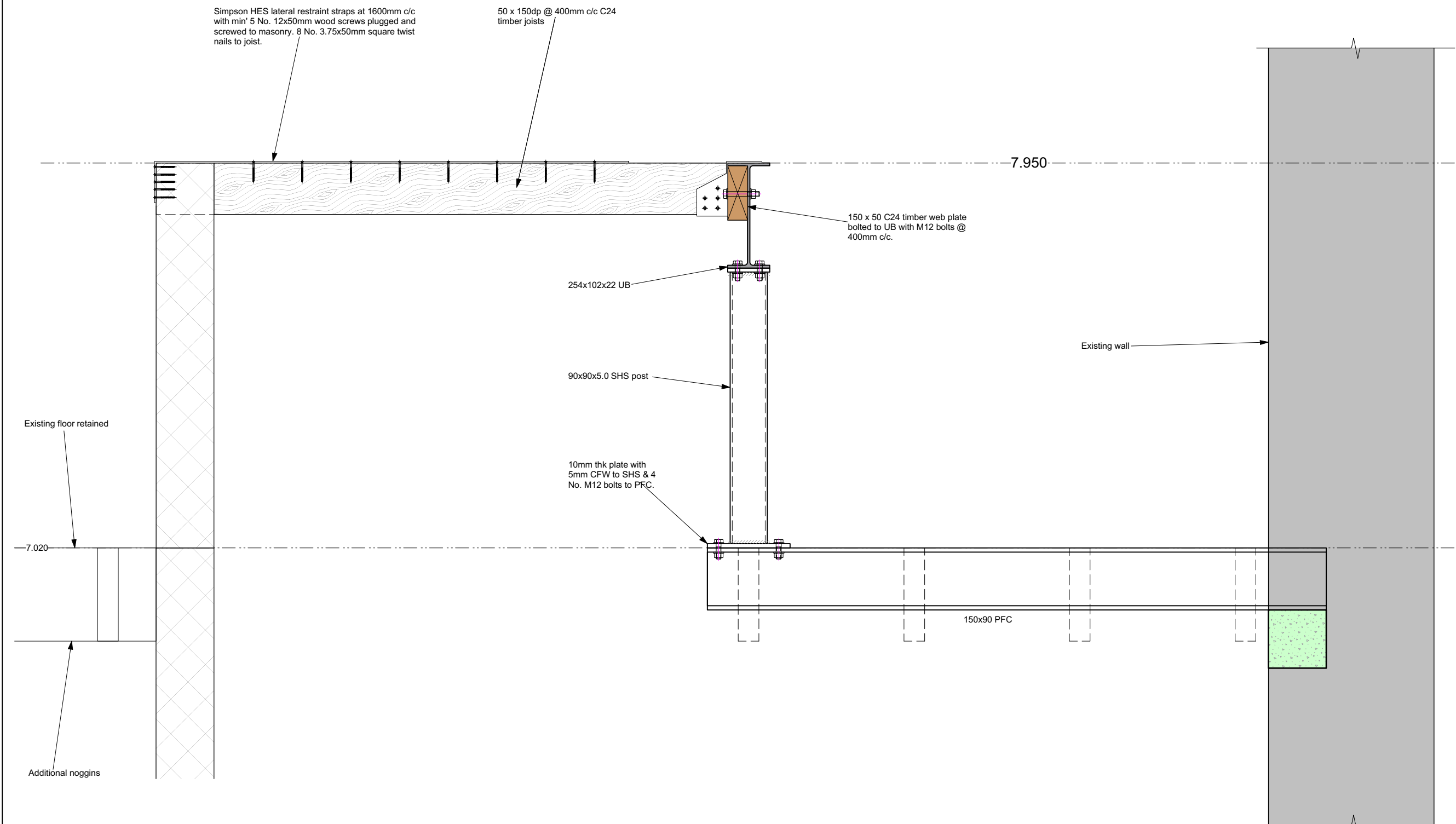
MOMENTUM
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Drawing Reference

2631 330 1



2.2 Second Floor.
1:10

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1	09.11.16	CC
0	18.10.16	NJB
Revision	Date of Issue	By

Issue History

Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

Bayham Street
London

Client

W12

Architect

Innes Associates

Drawing Title

Section/Details

Second Floor

Sheet 2

Scale	Drawn	Checked
1:10	JP	HR

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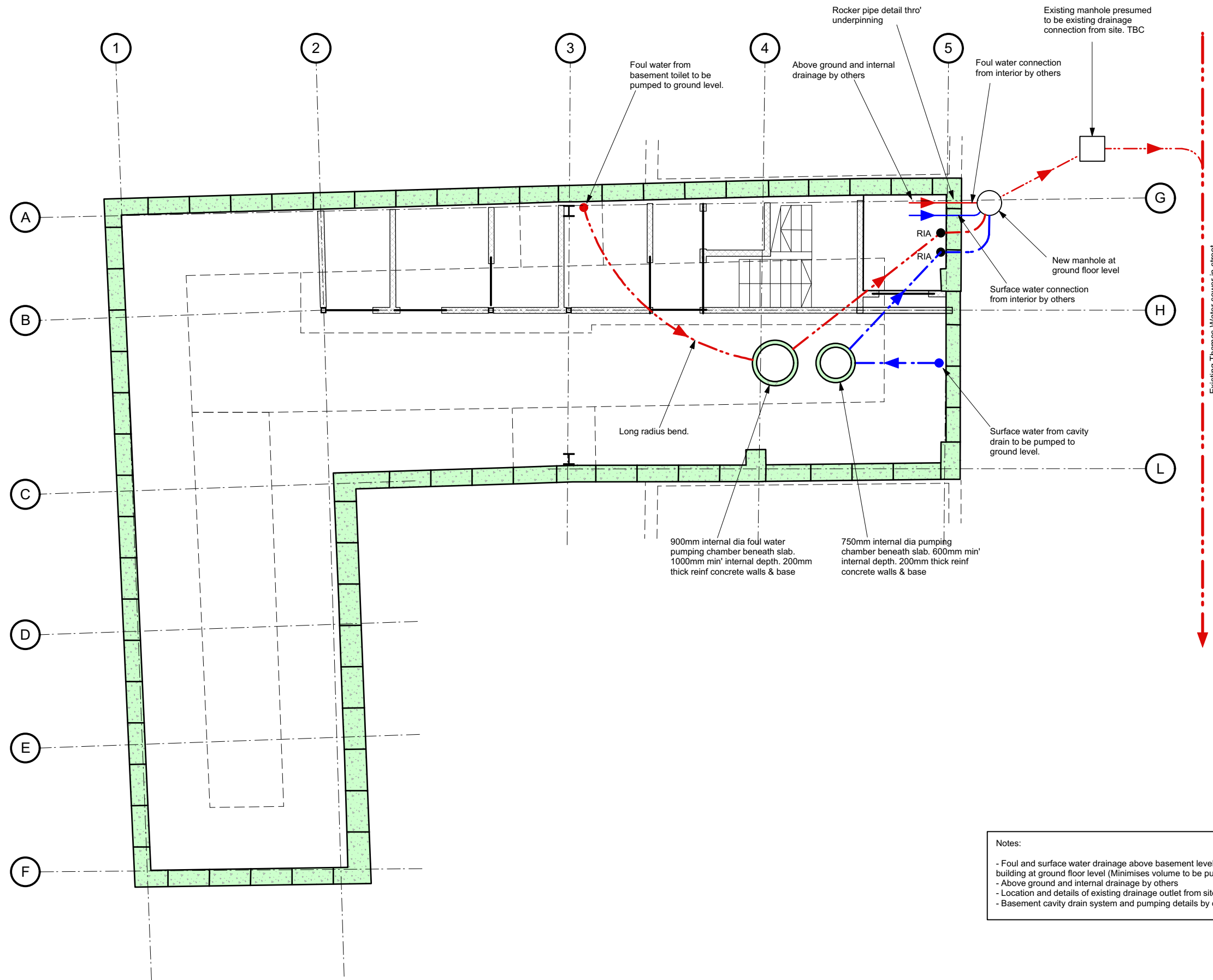
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Drawing Reference

2631 331 1



Notes:

- Foul and surface water drainage above basement level to exit building at ground floor level (Minimises volume to be pumped)
- Above ground and internal drainage by others
- Location and details of existing drainage outlet from site TBC
- Basement cavity drain system and pumping details by others

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4	09.11.16	CC
3	18.10.16	NJB
2	14.10.16	JP
1	10.10.16	JP
0	02.09.16	JP
Revision	Date of Issue	By

Issue History

Work Stage - ACE / (RIBA)

TENDER DOCUMENTATION

Issue Status

TENDER DOCUMENTATION

Project Title

Bayham Street
London

Client

W12

Architect

Innes Associates

Drawing Title

Drainage GA

Scale	Drawn	Checked
1:100	JP	HR

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