

## 17 Appendix A – Proposed Structural Drawings

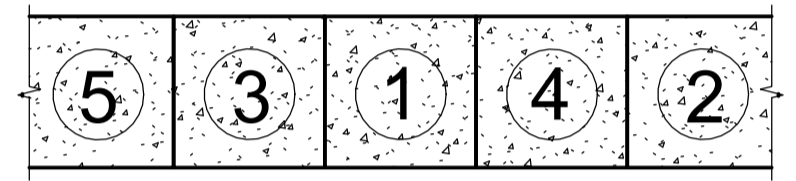
**GENERAL NOTES:**

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8. ALL DEMOLITION WORKS SHALL BE UNDERTAKEN STRICTLY IN ACCORDANCE WITH THE PARTY WALL AGREEMENTS.

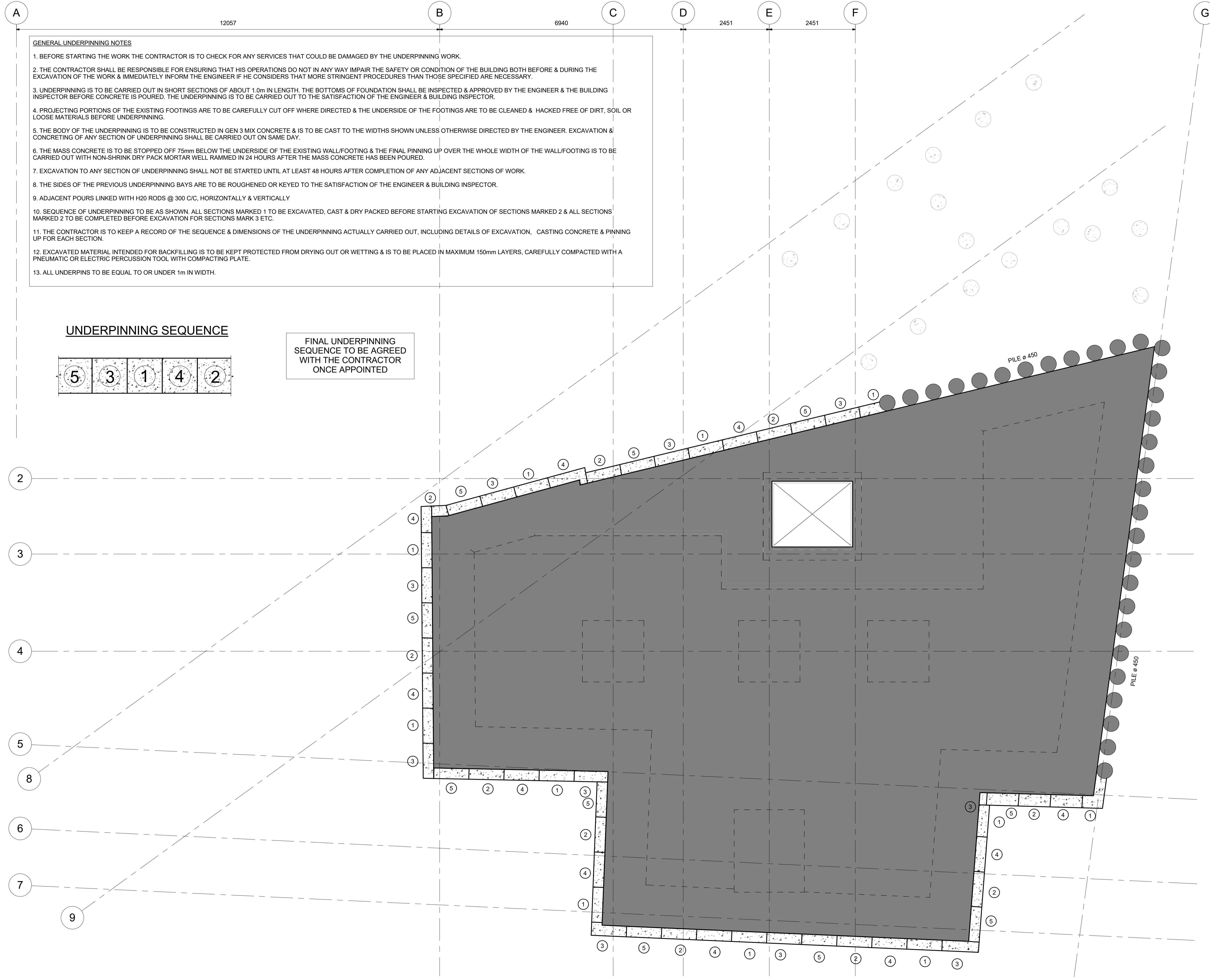
**GENERAL UNDERPINNING NOTES**

1. BEFORE STARTING THE WORK THE CONTRACTOR IS TO CHECK FOR ANY SERVICES THAT COULD BE DAMAGED BY THE UNDERPINNING WORK.
2. 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 & DURING THE EXCAVATION OF THE WORK & IMMEDIATELY INFORM THE ENGINEER IF HE CONSIDERS THAT MORE STRINGENT PROCEDURES THAN THOSE SPECIFIED ARE NECESSARY.
3. UNDERPINNING IS TO BE CARRIED OUT IN SHORT SECTIONS OF ABOUT 1.0m IN LENGTH. THE BOTTOMS OF FOUNDATION SHALL BE INSPECTED & APPROVED BY THE ENGINEER & THE BUILDING INSPECTOR BEFORE CONCRETE IS POURED. THE UNDERPINNING IS TO BE CARRIED OUT TO THE SATISFACTION OF THE ENGINEER & BUILDING INSPECTOR.
4. PROJECTING PORTIONS OF THE EXISTING FOOTINGS ARE TO BE CAREFULLY CUT OFF WHERE DIRECTED & THE UNDERSIDE OF THE FOOTINGS ARE TO BE CLEANED & HACKED FREE OF DIRT, SOIL OR LOOSE MATERIALS BEFORE UNDERPINNING.
5. THE BODY OF THE UNDERPINNING IS TO BE CONSTRUCTED IN GEN 3 MIX CONCRETE & IS TO BE CAST TO THE WIDTHS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. EXCAVATION & CONCRETING OF ANY SECTION OF UNDERPINNING SHALL BE CARRIED OUT ON SAME DAY.
6. THE MASS CONCRETE IS TO BE STOPPED OFF 75mm BELOW THE UNDERSIDE OF THE EXISTING WALL/FOOTING & THE FINAL PINNING UP OVER THE WHOLE WIDTH OF THE WALL/FOOTING IS TO BE CARRIED OUT WITH NON-SHRINK DRY PACK MORTAR WELL RAMMED IN 24 HOURS AFTER THE MASS CONCRETE HAS BEEN POURED.
7. EXCAVATION TO ANY SECTION OF UNDERPINNING SHALL NOT BE STARTED UNTIL AT LEAST 48 HOURS AFTER COMPLETION OF ANY ADJACENT SECTIONS OF WORK.
8. THE SIDES OF THE PREVIOUS UNDERPINNING BAYS ARE TO BE ROUGHENED OR KEYED TO THE SATISFACTION OF THE ENGINEER & BUILDING INSPECTOR.
9. ADJACENT POURS LINKED WITH H20 RODS @ 300 C/C, HORIZONTALLY & VERTICALLY
10. SEQUENCE OF UNDERPINNING TO BE AS SHOWN. ALL SECTIONS MARKED 1 TO BE EXCAVATED, CAST & DRY PACKED BEFORE STARTING EXCAVATION OF SECTIONS MARKED 2 & ALL SECTIONS MARKED 2 TO BE COMPLETED BEFORE EXCAVATION FOR SECTIONS MARK 3 ETC.
11. THE CONTRACTOR IS TO KEEP A RECORD OF THE SEQUENCE & DIMENSIONS OF THE UNDERPINNING ACTUALLY CARRIED OUT, INCLUDING DETAILS OF EXCAVATION, CASTING CONCRETE & PINNING UP FOR EACH SECTION.
12. EXCAVATED MATERIAL INTENDED FOR BACKFILLING IS TO BE KEPT PROTECTED FROM DRYING OUT OR WETTING & IS TO BE PLACED IN MAXIMUM 150mm LAYERS, CAREFULLY COMPACTED WITH A PNEUMATIC OR ELECTRIC PERCUSSION TOOL WITH COMPACTING PLATE.
13. ALL UNDERPINS TO BE EQUAL TO OR UNDER 1m IN WIDTH.

**UNDERPINNING SEQUENCE**



FINAL UNDERPINNING SEQUENCE TO BE AGREED WITH THE CONTRACTOR ONCE APPOINTED



P01	09.03.17	ISSUED FOR PLANNING	DB
REV	DATE	DESCRIPTION	BY
AMENDMENTS			

Project:  
**159-163 KINGS CROSS ROAD**

Title:  
**GENERAL ARRANGEMENT UNDERPINNING**

Client:  
**BALCAP RE LIMITED**

Architect:  
**MW-A**

**PLANNING**

Designed: **RSC** Drawn: **AJE**

Checked: **BP** Date: **DEC '16**

Project No: **1676** Scale @ A1: **1 : 50**

Drawing No: **080** Revision: **P01**



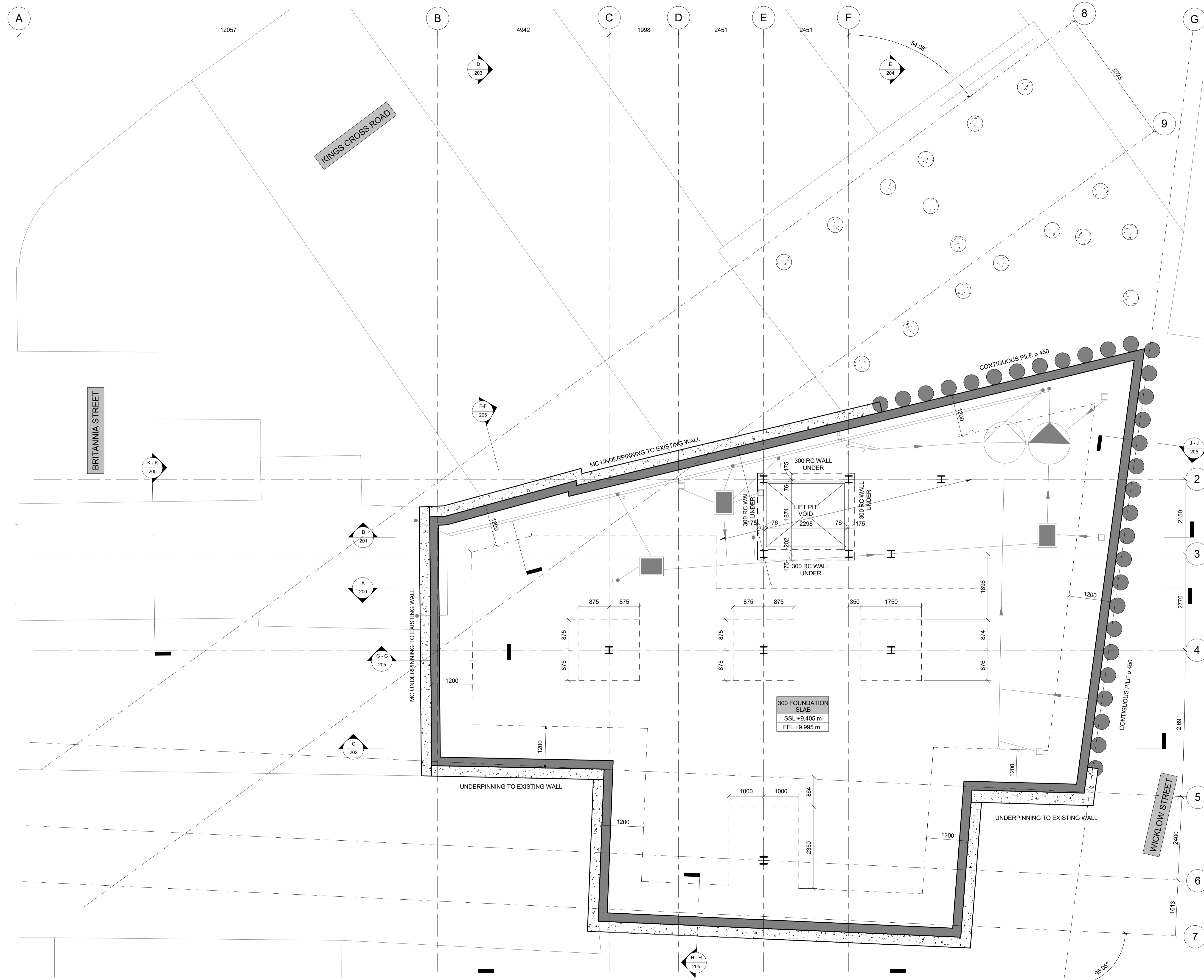


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Tel: +44 (0) 2078393999  
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P01	09.03.17	ISSUED FOR PLANNING	DB
REV	DATE	DESCRIPTION	BY

**AMENDMENTS**

Project:	159-163 KINGS CROSS ROAD
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**Project:**  
159-163 KINGS CROSS ROAD

**Title:**  
GENERAL ARRANGEMENT BASEMENT PLAN

**Client:**  
BALCAP RE LIMITED

**Architect:**  
MW-A

**PLANNING**

**Designed:** RSC **Drawn:** AJE

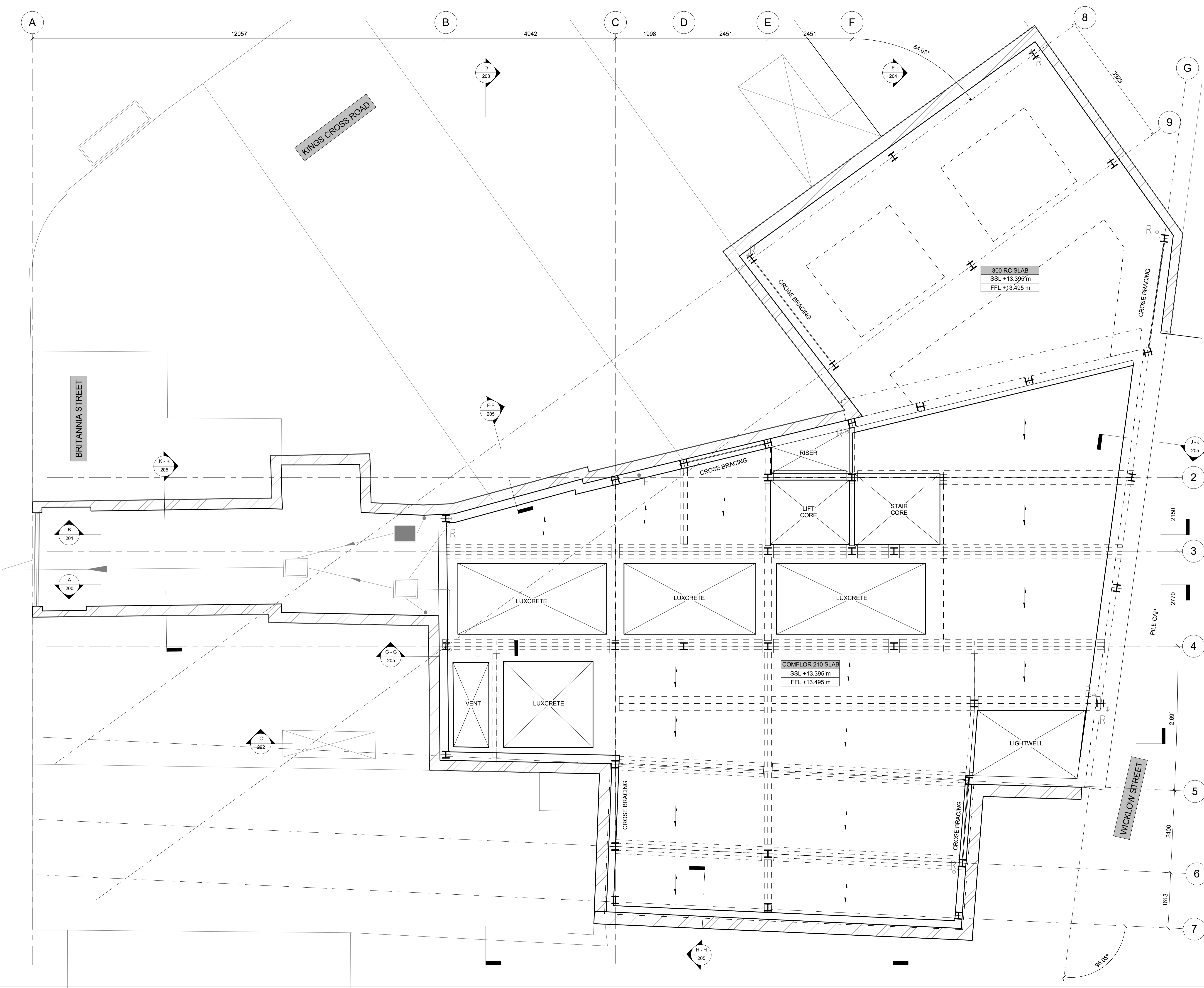
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**Project No:** 1676 **Scale @ A1:** 1 : 50

**Drawing No:** 090 **Revision:** P01

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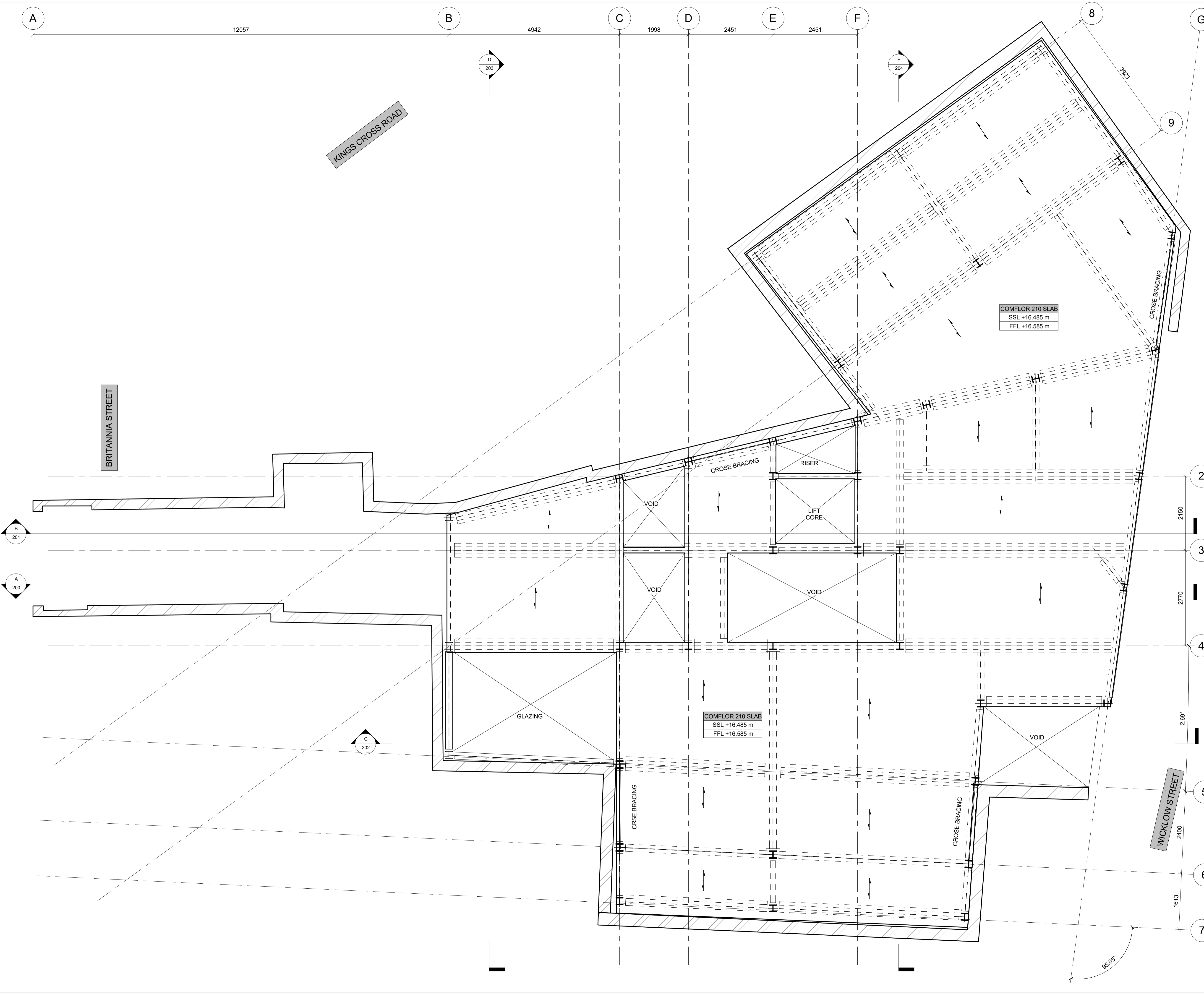
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REV	DATE	DESCRIPTION	BY
AMENDMENTS			
Project: <b>159-163 KINGS CROSS ROAD</b>			
Title: <b>GENERAL ARRANGEMENT GROUND FLOOR</b>			
Client: <b>BALCAP RE LIMITED</b>			
Architect: <b>MW-A</b>			
<b>PLANNING</b>			
Designed:	RSC	Drawn:	AJE
Checked:	BP	Date:	SEPT '16
Project No:	1676	Scale @ A1:	1 : 50
Drawing No:	100	Revision:	P01





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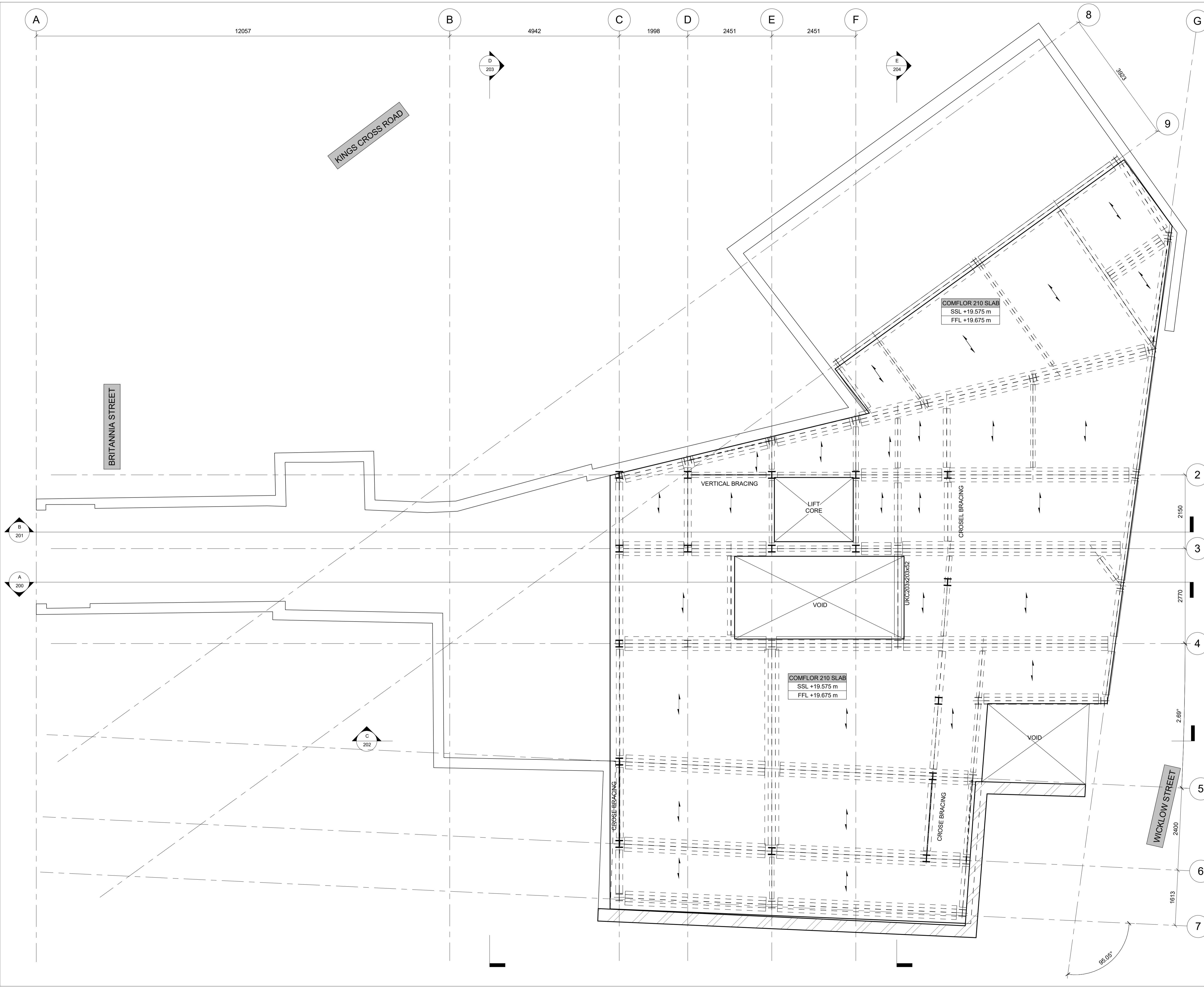
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REV	DATE	DESCRIPTION	BY
AMENDMENTS			
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Client: <b>BALCAP RE LIMITED</b>			
Architect: <b>MW-A</b>			
<b>PLANNING</b>			
Designed:	RSC	Drawn:	AJE
Checked:	BP	Date:	SEPT '16
Project No:	1676	Scale @ A1:	1 : 50
Drawing No:	<b>110</b>	Revision:	<b>P01</b>





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AMENDMENTS			

Project:  
**159-163 KINGS CROSS ROAD**

Title:  
**GENERAL ARRANGEMENT SECOND FLOOR**

Client:  
**BALCAP RE LIMITED**

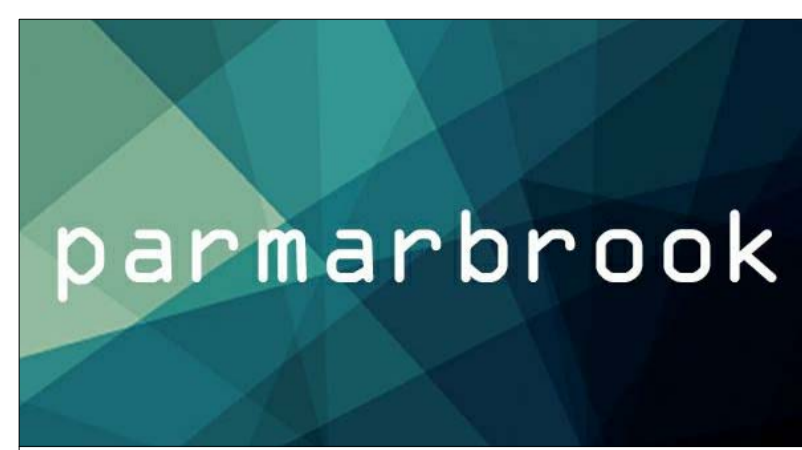
Architect:  
**MW-A**

Designed: **RSC** Drawn: **AJE**

Checked: **BP** Date: **SEPT '16**

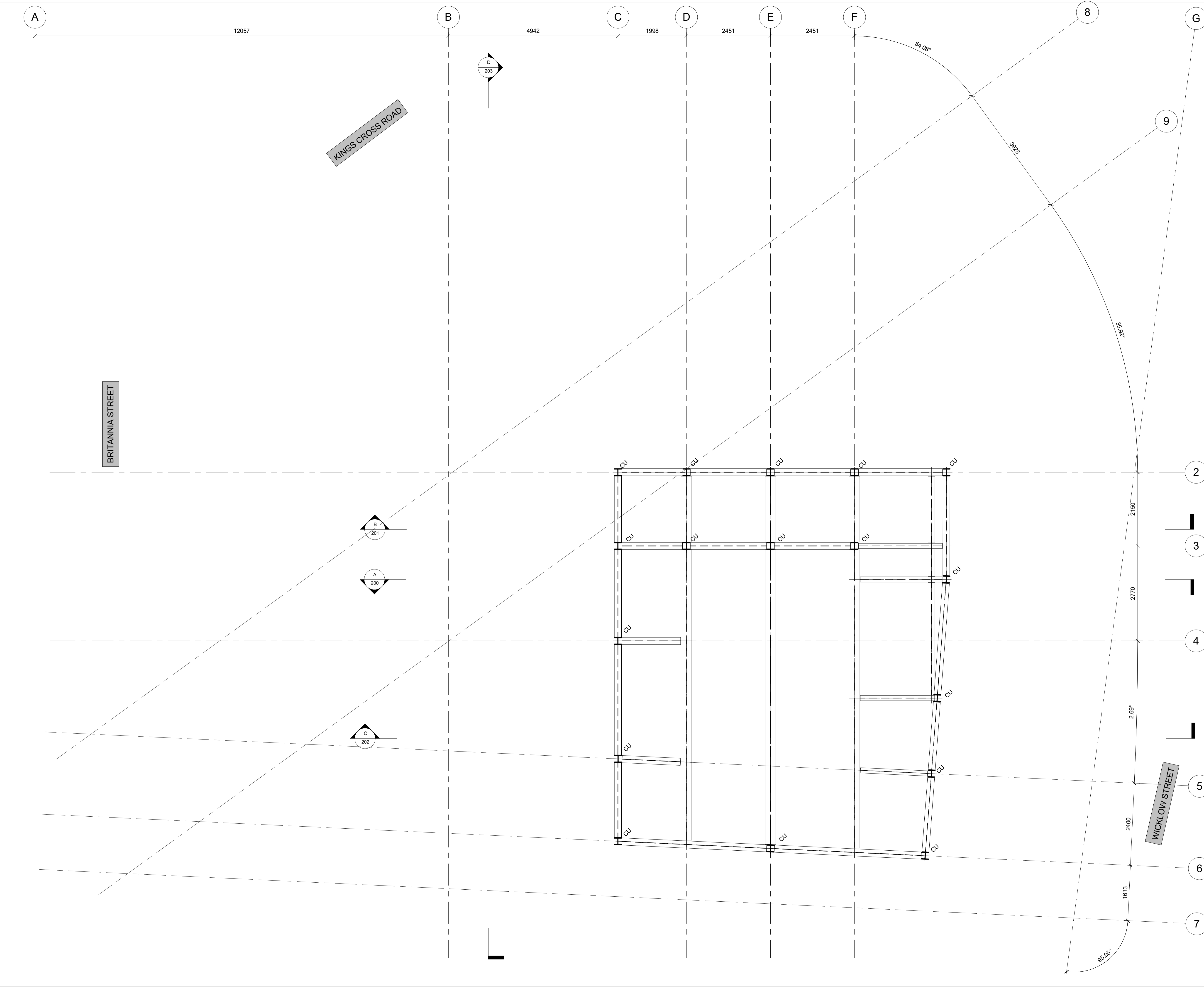
Project No: **1676** Scale @ A1: **1 : 50**

Drawing No: **120** Revision: **P01**



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REV	DATE	DESCRIPTION	BY

**AMENDMENTS**

Project:  
**159-163 KINGS CROSS ROAD**

Title:  
**GENERAL ARRANGEMENT ROOF PLAN**

Client:  
**BALCAP RE LIMITED**

Architect:  
**MW-A**

**PLANNING**

Designed: **RSC** Drawn: **AJE**

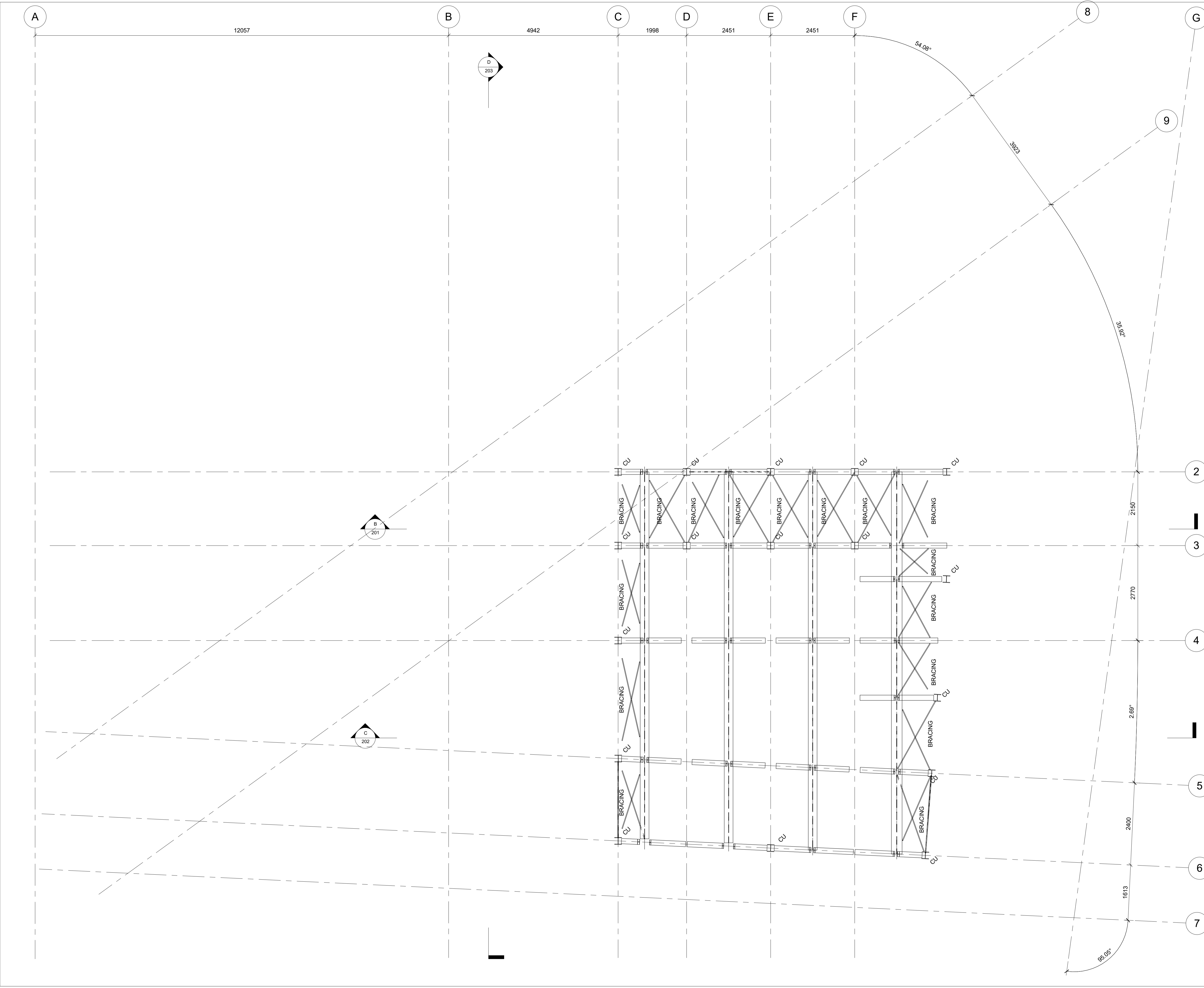
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Project No: **1676** Scale @ A1: **1 : 50**

Drawing No: **130** Revision: **P01**

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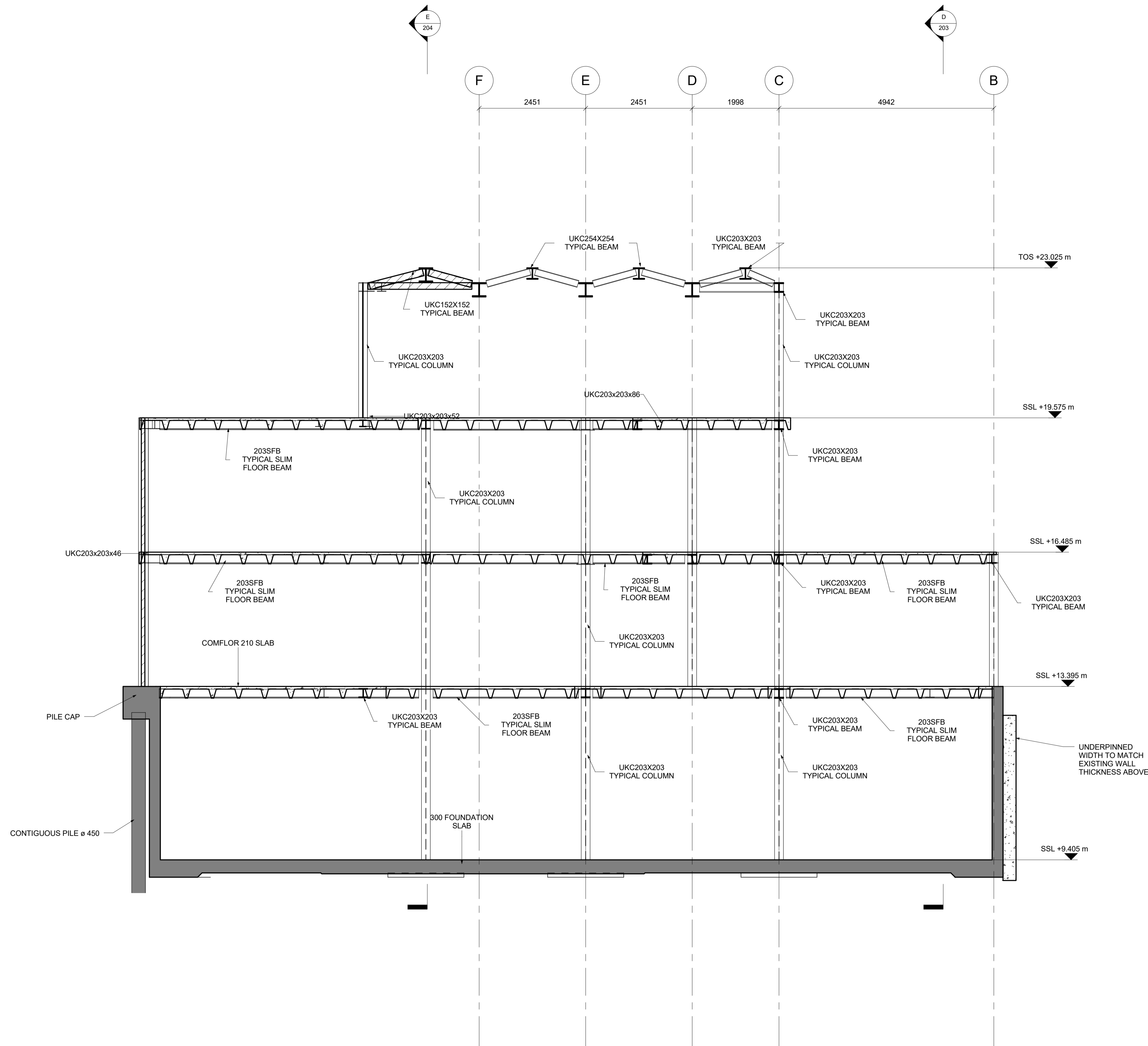
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REV	DATE	DESCRIPTION	DB	BY
P01	09.03.17	ISSUED FOR PLANNING	DB	
AMENDMENTS				
Project: <b>159-163 KINGS CROSS ROAD</b>				
Title: <b>GENERAL ARRANGEMENT TOP OF ROOF</b>				
Client: <b>BALCAP RE LIMITED</b>				
Architect: <b>MW-A</b>				
<b>PLANNING</b>				
Designed:	RSC	Drawn:	AJE	
Checked:	BP	Date:	SEPT '16	
Project No:	1676	Scale @ A1:	1 : 50	
Drawing No:	140	Revision:	P01	



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P01	09.03.17	ISSUED FOR PLANNING	DB
REV	DATE	DESCRIPTION	BY

AMENDMENTS

Project:  
**159-163 KINGS CROSS ROAD**

Title:  
**PROPOSED BUILDING SECTION A - A**

Client:  
**BALCAP RE LIMITED**

Architect:  
**MW-A**

**PLANNING**

Designed: **RSC** Drawn: **AJE**

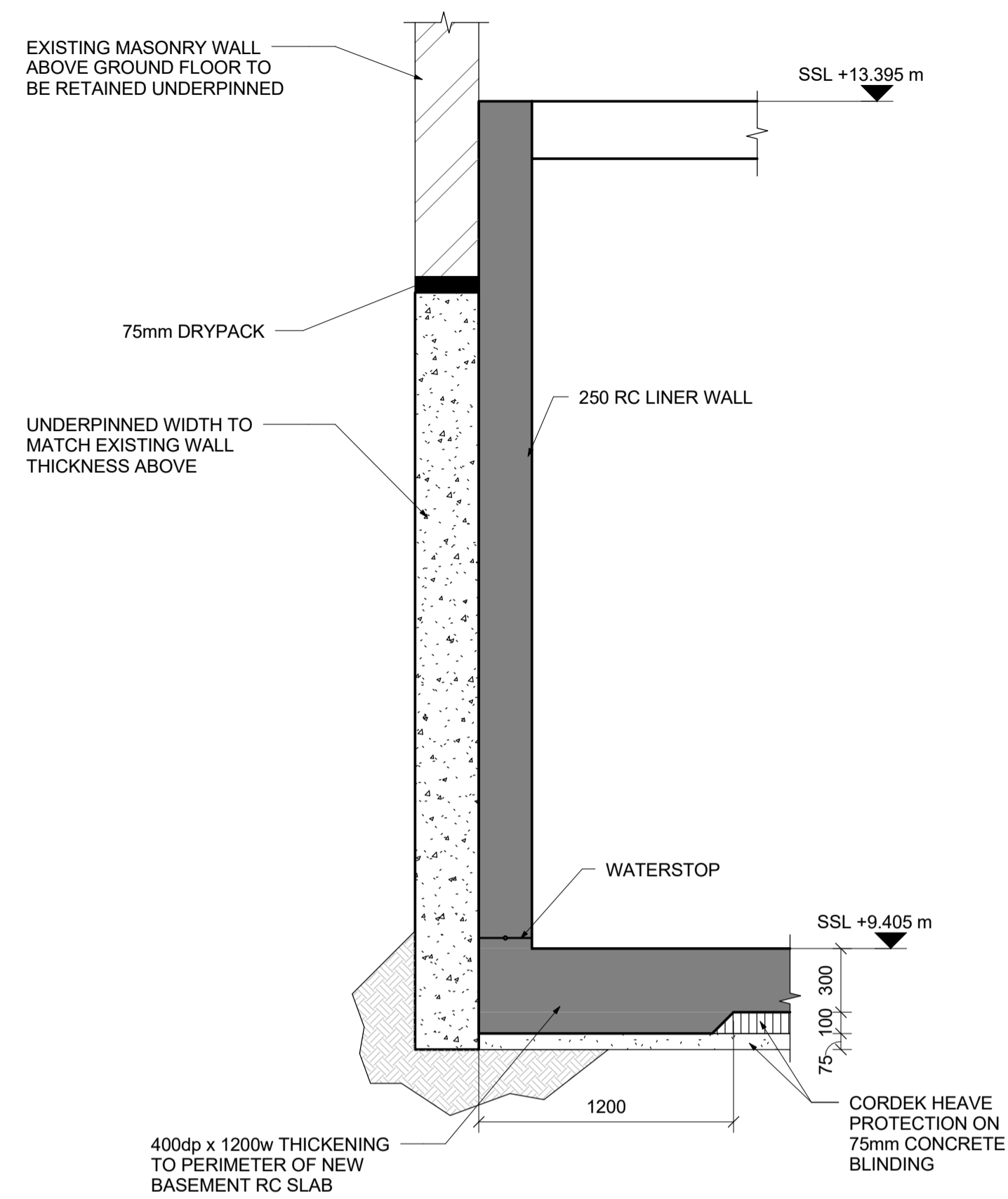
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Drawing No: **200** Revision: **P01**

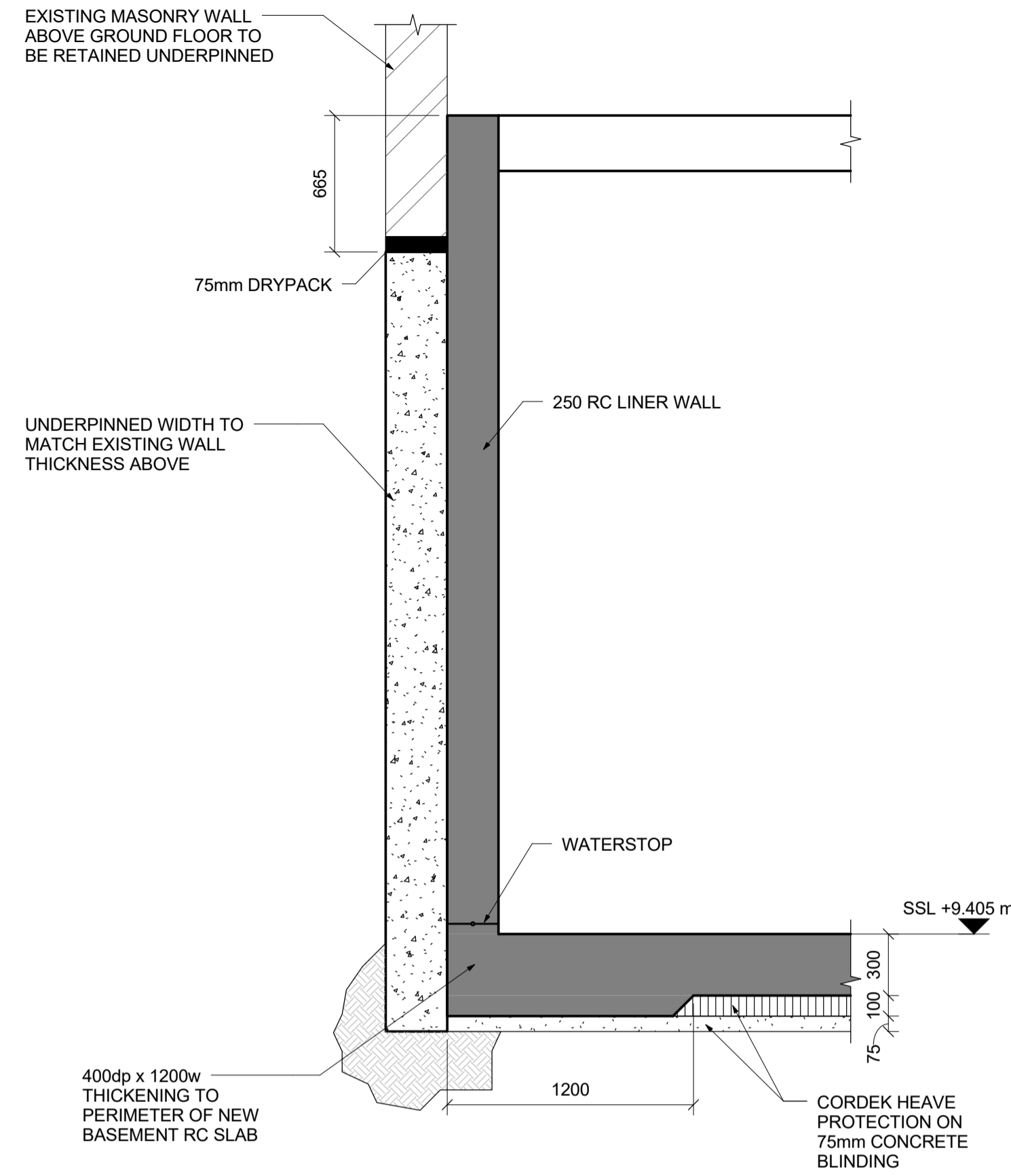
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KINGS CROSS ROAD



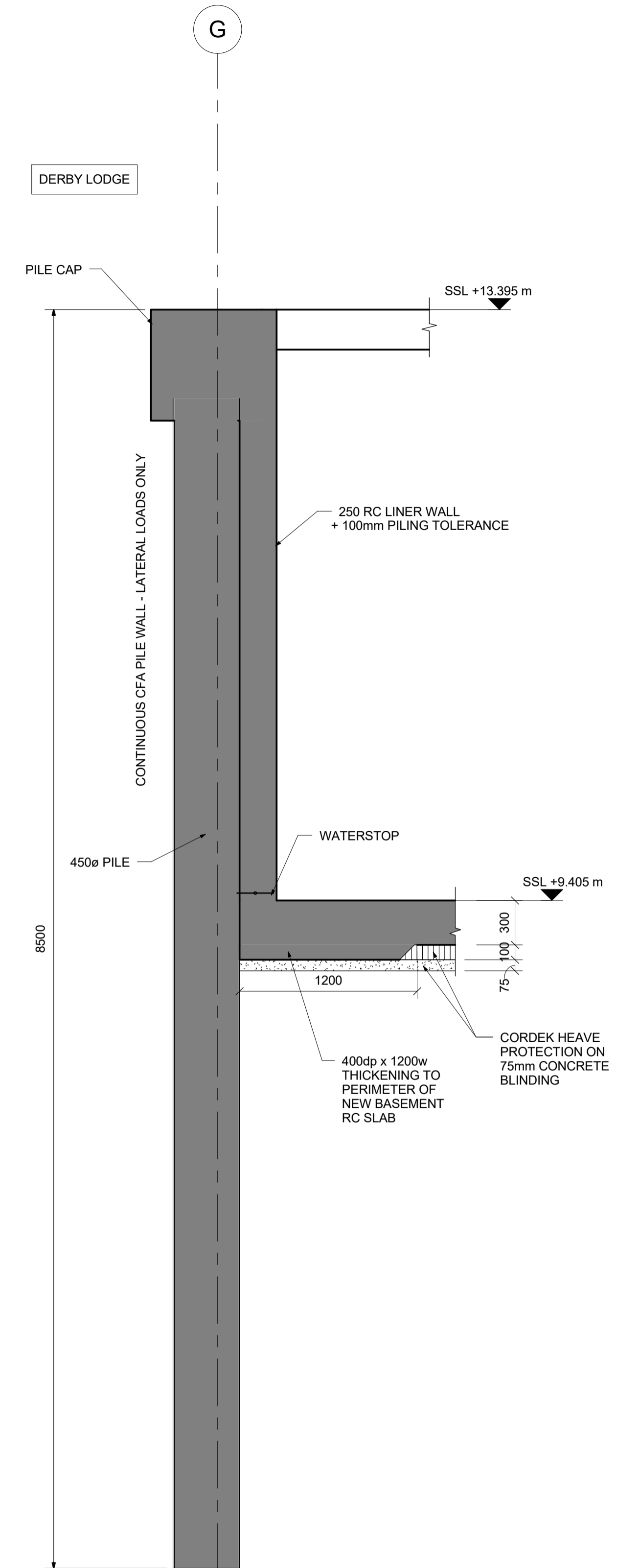
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BRITANNIA STREET



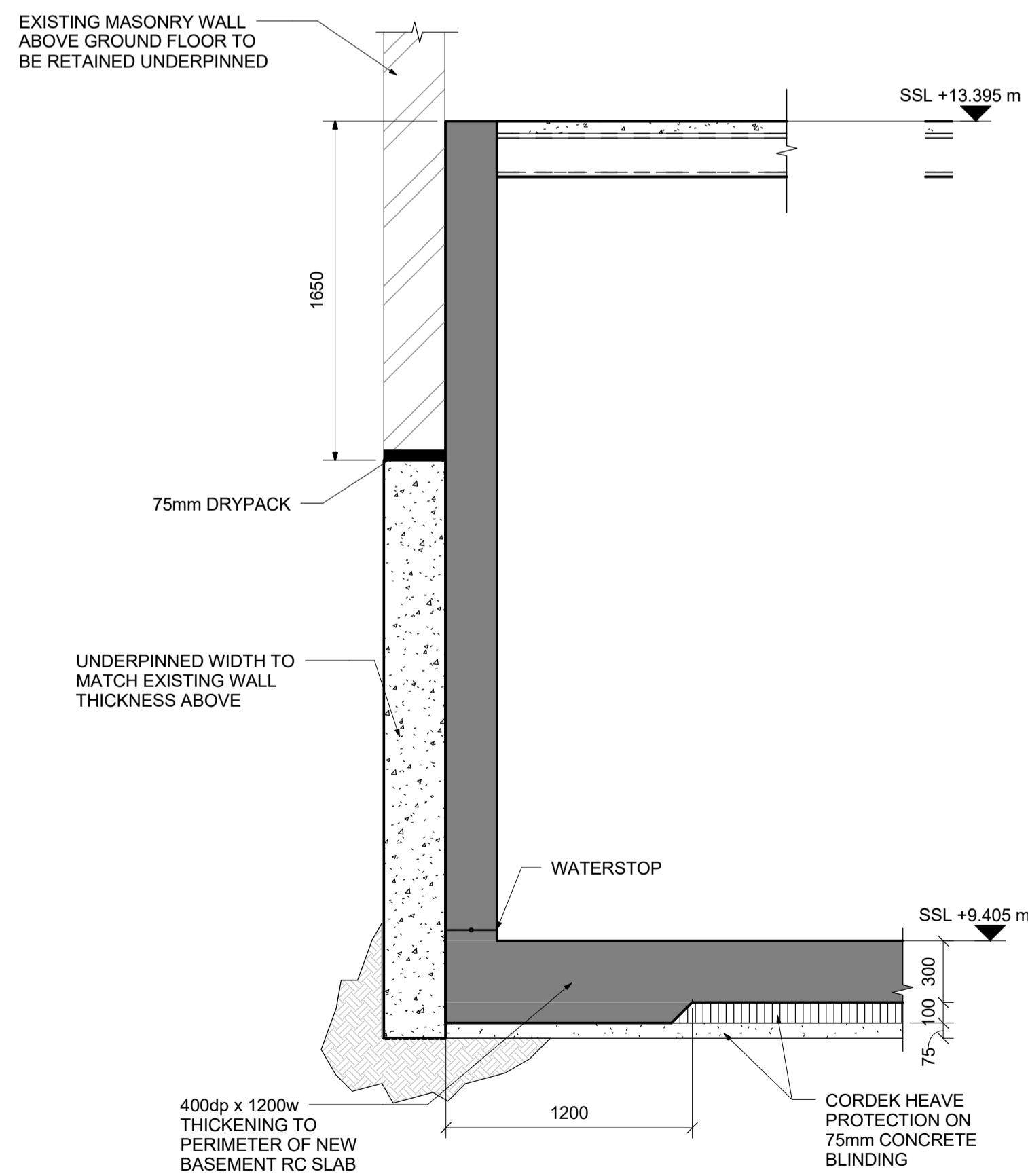
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DERBY LODGE

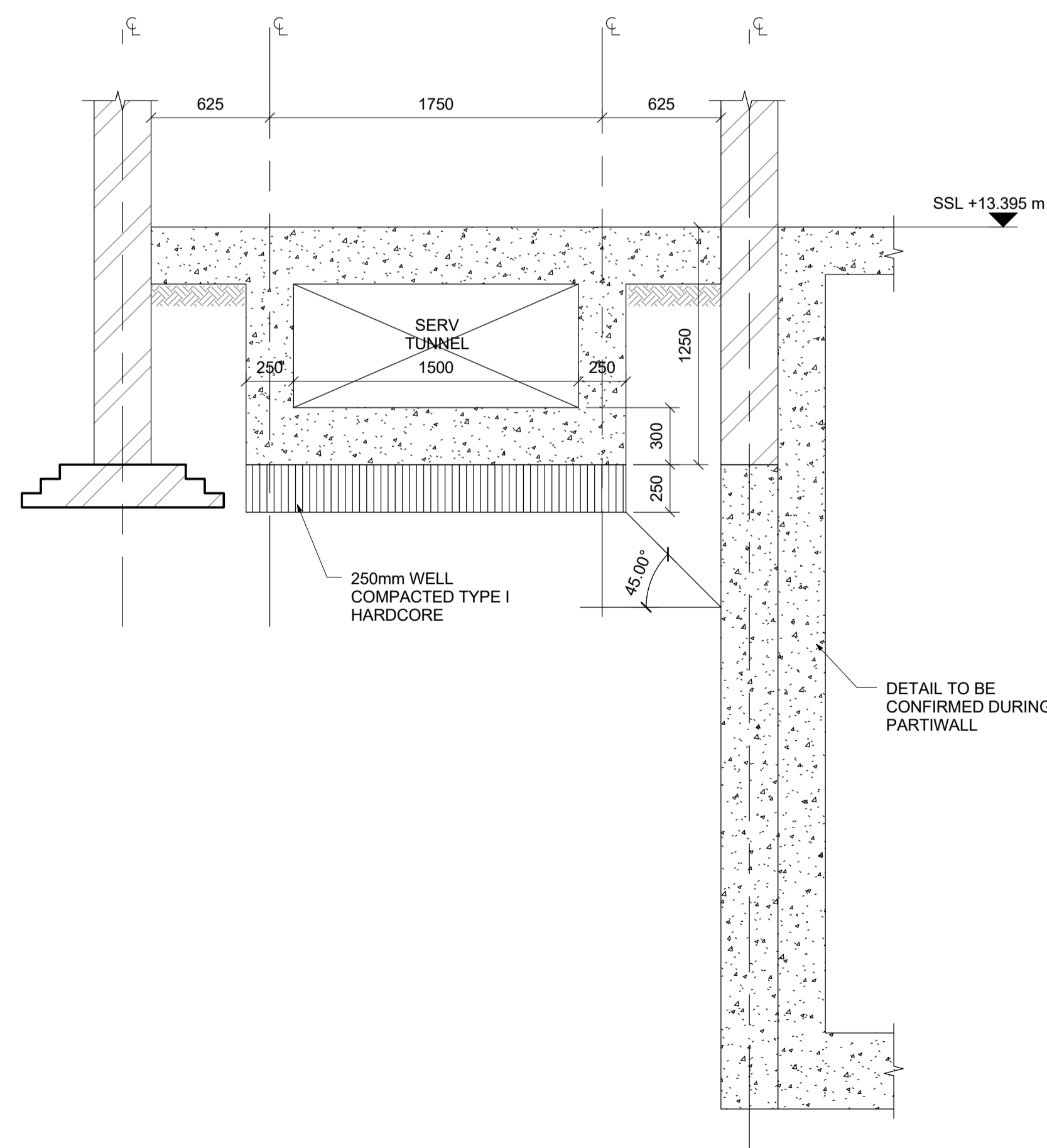


**SECTION J - J**  
Scale: 1 : 25

DERBY LODGE



**SECTION H - H**  
Scale: 1 : 25



**SECTION K - K**  
Scale: 1 : 25

P01	09.03.17	ISSUED FOR PLANNING	DB
REV	DATE	DESCRIPTION	BY

AMENDMENTS

Project:  
**159-163 KINGS CROSS ROAD**

Title:  
**BUILDING SECTIONS DETAILS**

Client:  
**BALCAP RE LIMITED**

Architect:  
**MW-A**

**PLANNING**

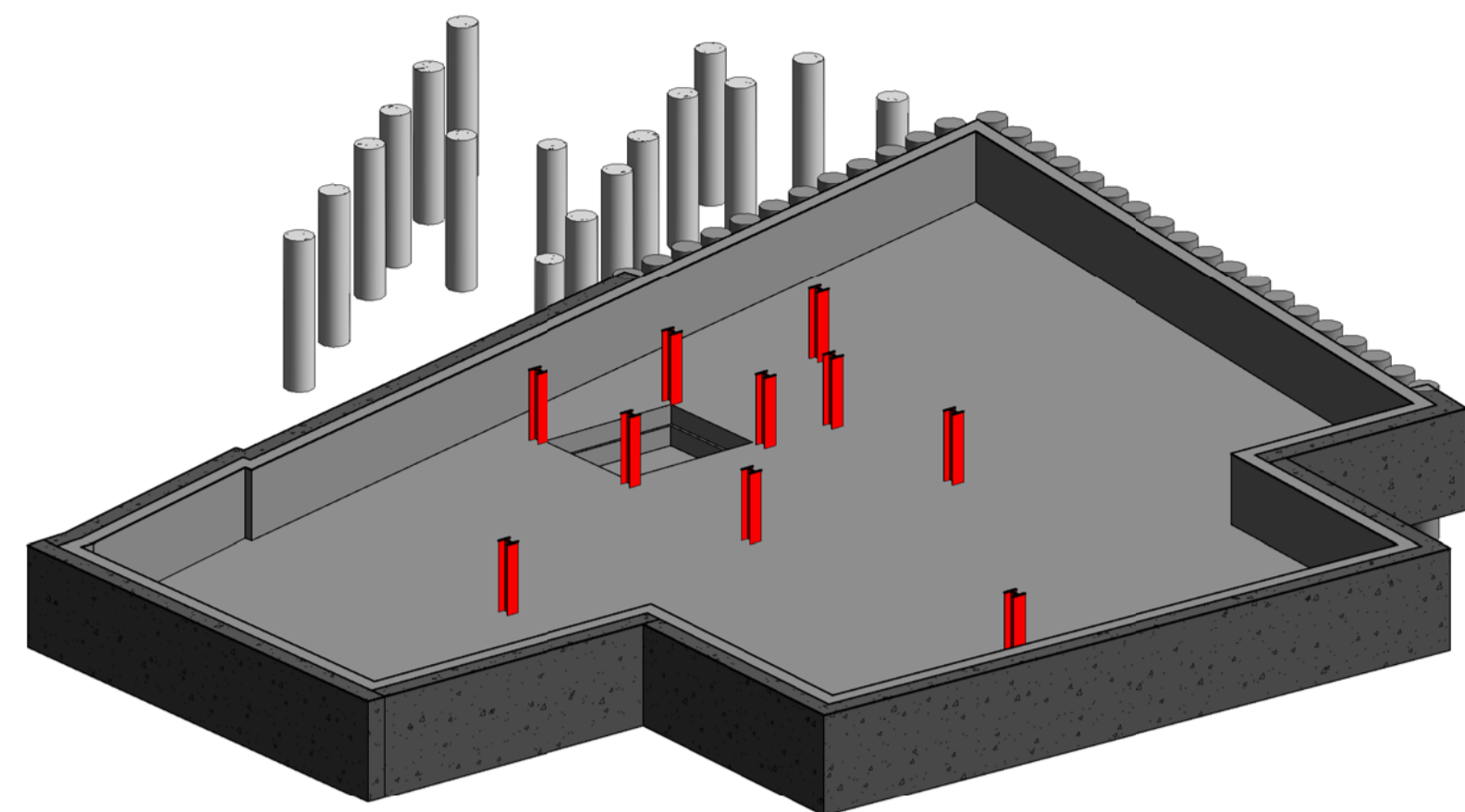
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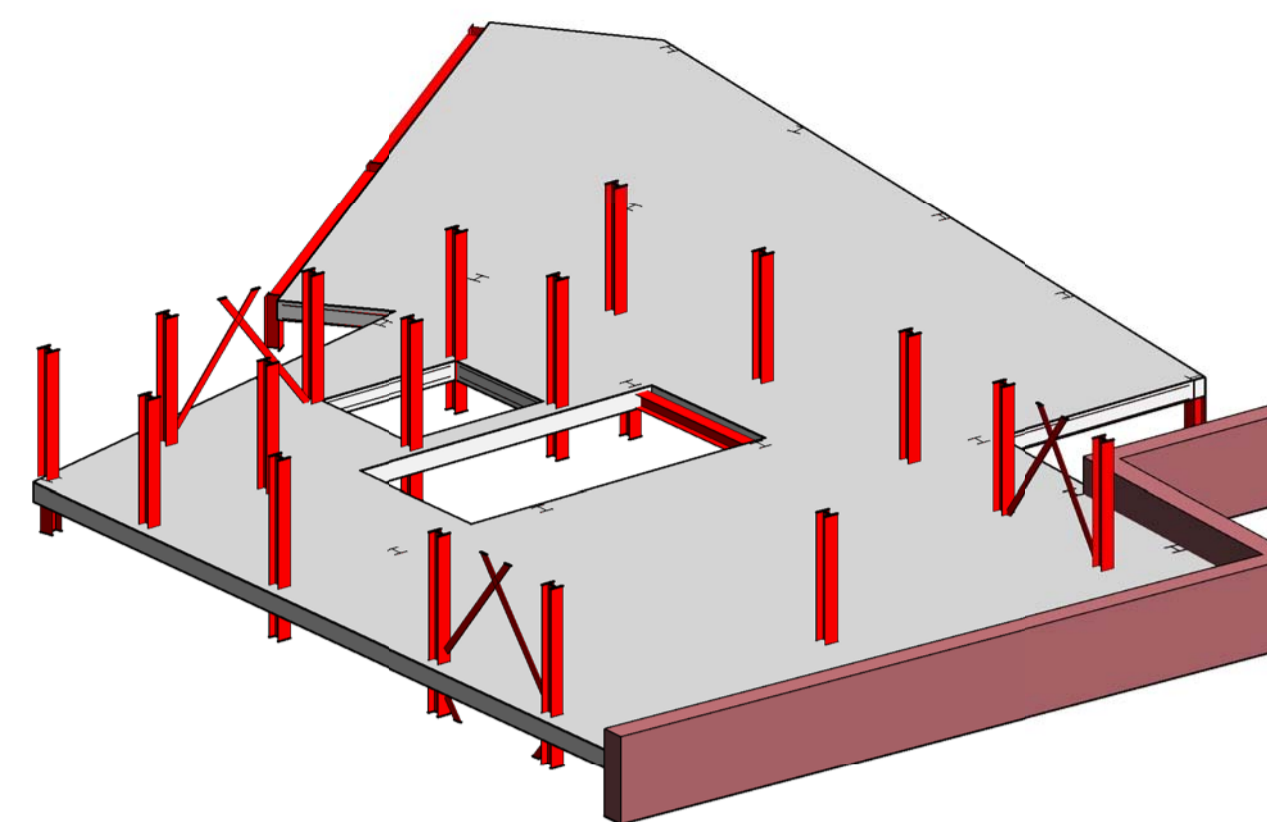
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Drawing No: **205** Revision: **P01**

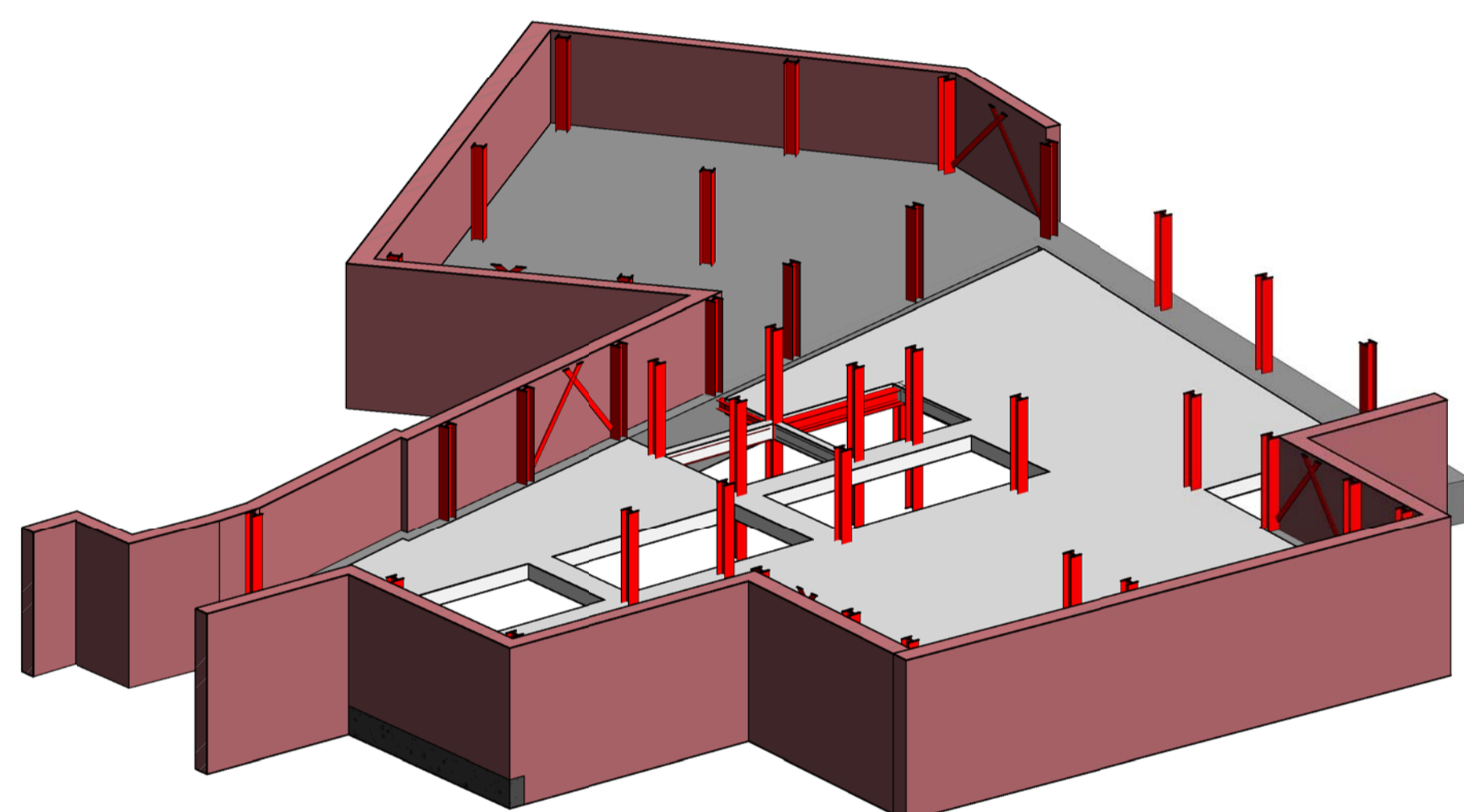




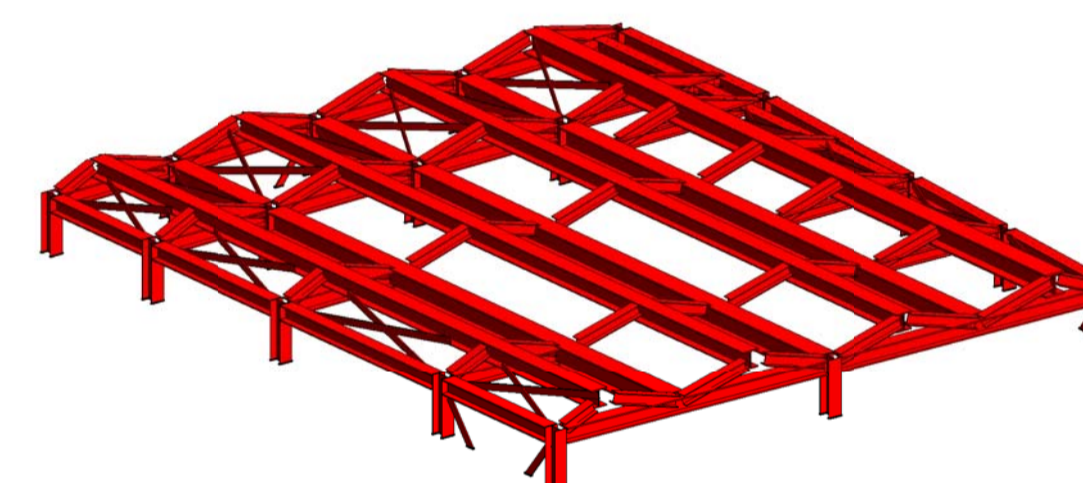
**3D BASEMENT**  
 Scale:



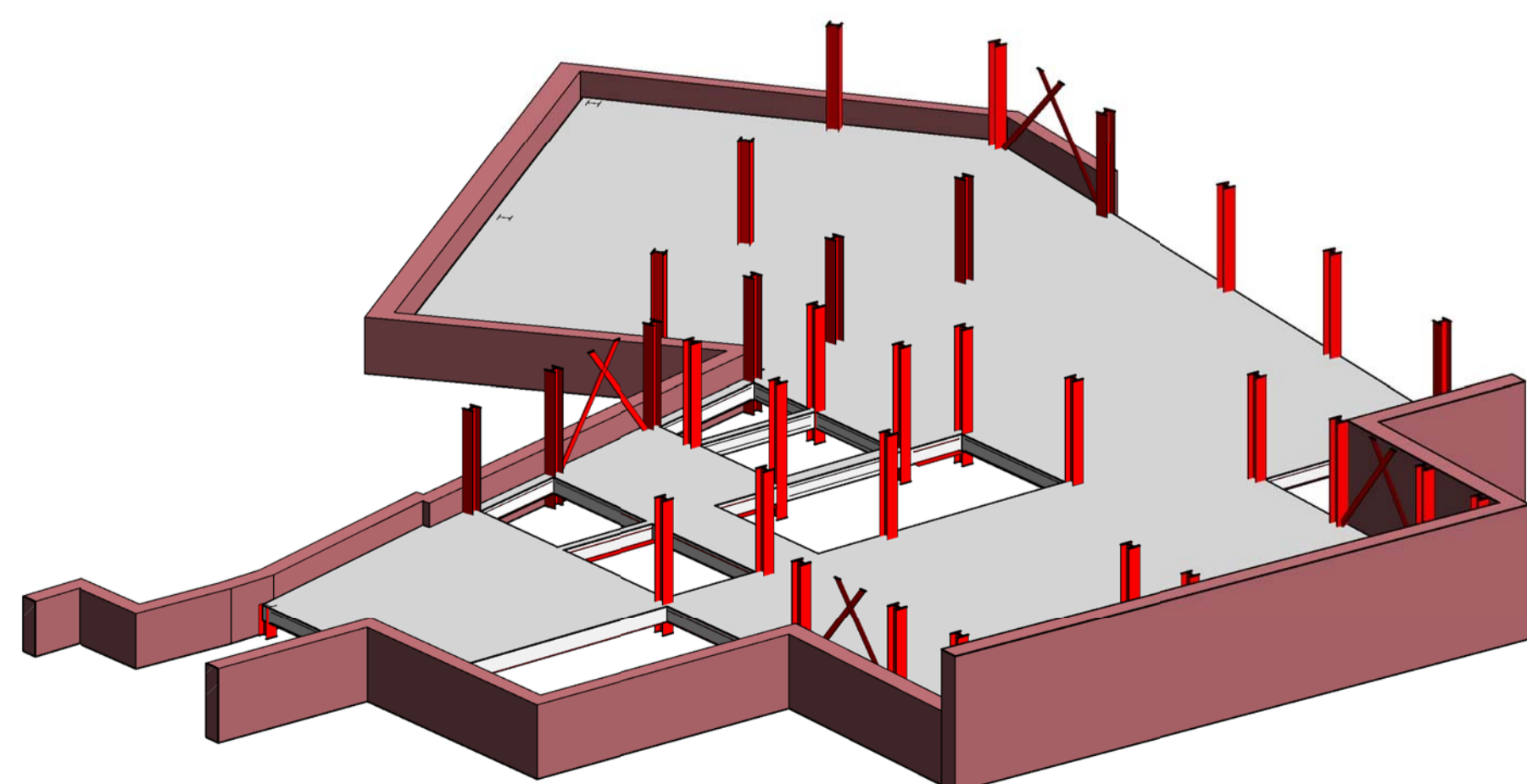
**3D SECOND FLOOR**  
 Scale:



**3D GROUND FLOOR**  
 Scale:



**3D ROOF**  
 Scale:



**3D FIRST FLOOR**  
 Scale:

REV	DATE	DESCRIPTION	BY
P01	09.03.17	ISSUED FOR PLANNING	DB

AMENDMENTS

Project:  
**159-163 KINGS CROSS ROAD**

Title:  
**3D VIEWS - PLANS**

Client:  
**BALCAP RE LIMITED**

Architect:  
**MW-A**

**PLANNING**

Designed: **RSC** Drawn: **AJE**

Checked: **BP** Date: **SEPT '16**

Project No: **1676** Scale: **@ A1:**

Drawing No: **602** Revision: **P01**