SINCLAIRJOHNSTON

KOKO (NEE CAMDEN PALACE THEATRE)

APPENDIX B

LISTING

Images of England

Back To Results Non Print Page

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IoE Number:	476805
Location:	CAMDEN PALACE THEATRE, CAMDEN HIGH STREET (east side) CAMDEN TOWN, CAMDEN, GREATER LONDON
Photographer:	Mr Steve Kirkland
Date Photographed:	04 December 2005
Date listed:	28 June 1972
Date of last amendment:	11 January 1999
Grade	II

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to The National Heritage List for England.

CAMDEN TQ2983SW CAMDEN HIGH STREET 798-1/83/150 (East side) 28/06/72 Camden Palace Theatre (Formerly Listed as: CAMDEN HIGH STREET Camden Theatre) GV II Theatre, now a night-club. 1900-1. By WGR Sprague. Some late C20 alterations. Decoration by Waring & Gillow. Stucco front (ground floor painted) and 1 bay of return; red brick return. Symmetrical facade in Baroque pastiche style. EXTERIOR: 4 main storeys. 5 bays. Single storey entrance foyer with pilasters supporting entablature and blocking course. Round-arched openings (outer bays blocked) with pilasters supporting architraved heads with keystones. Part-glazed double doors. Centre bays of upper floors with tetrastyle in antis Ionic screen rising through 2nd and 3rd floors to support entablature with paired ogee pediments and parapet. Behind this, a large copper dome. Flanking bays pilastered with bowed angles. 1st floor round-arched windows, 2nd square-headed, 3rd keyed oculi; this treatment repeated on 1st return bay. Ground floor return with 2 doorways having Ionic pilasters supporting entablatures with pediments; panelled double wooden doors. INTERIOR: symmetrically planned with elaborate foyer behind main entrance with Ionic pilasters and moulded ceilings. Overmantel with bronze bas relief plaque of Ellen Terry. Cantilevered dress circle and balcony, now without seats and with steps to ground floor. Lightly modelled plaster work by Waring & Gillow in a mixture of baroque and rococo ornament. Marble proscenium arch surmounted by segmental pediment with recumbent figures and, within the tympanum, a mask surrounded by rays. 4 bays on either side of proscenium with marble Corinthian columns. Within 3 of the bays, 6 boxes in 2 tiers, the upper boxes with canopies; lower boxes supported by columns carried on caryatids. Balcony fronts with rococo motifs.

Ceiling supported on brackets within the cove above entablature and with a large oval centrepiece having a shallow dome. HISTORICAL NOTE: formally opened by the actress Ellen Terry in December 1900 as the Royal Camden Theatre to show a wide range of productions from Shakespeare to pantomime and opera to musical comedy. Later used as a cinema and a BBC recording studio. Originally with sculptured statues on parapets. (Curtains!!! Or a New Life for Old Theatres: London: 1982-).

KOKO (NEE CAMDEN PALACE THEATRE)

APPENDIX C

CV OF AUTHORS

JAMES SINCLAIR JOHNSTON BSc CEng FICE FIStructE FCONSE

Position Director

Qualifications

1970	BSc (Hons) Civil Engineering, Queens University, Belfast	
1983	Fellow	- Institution of Structural Engineers
1999	Fellow	- Association of Consulting Engineers
1992	Fellow	- Institution of Civil Engineers
1996	Member	- Pyramus & Thisbe Club for Party Wall Surveyors
2004	Engineer	- Accredited in Conservation (ICE/IStructE/CARE) Renewed to 2020
2008	Associate Member	- Ecclesiastical Architects and Surveyors Association

Experience

1983-present	Founding Partner/Director of Sinclair Johnston & Partners Consulting Engineers. 44 years' experience of Structural design new and existing buildings including historic buildings and ancient monuments and conservation work. Preparation of expert evidence for litigation. Assessment of listed buildings for planning departments. Clients have included, City of Westminster, Bedford Estates, Diocese of London, Lord Chancellor's Department, Royal Borough of Kensington & Chelsea, Barts & London NHS Trust, The Crown Estates, The Portman Estates, The Church Commissioners and numerous public and commercial organisations and private owners.
2005	Appointed Engineer, Cathedral Church of St. Nicholas, Newcastle Upon Tyne
2007	Appointed Specialist Consultant, Structures, London Diocesan Advisory Committee
2009	Appointed Specialist Consultant, Structures, Gloucestershire Diocesan Advisory Committee

Professional

1983	Lecture Use of Cast Iron in Building to Ironbridge Gorge Museum Trust.
1983-84	Structural Advisor to Care of Buildings Exhibition at Hampton Court Palace.
1982-86	Initiate the CIRA Project Structural Renovation of Traditional Buildings.
1987-89	Seminars Latent Defects on the assessment of structural defects.
1987-97	Convenor, Clapham Society Planning Committee.
1991	The London Programme Thames Television. Subsidence problems.
1992	Bonding Timbers in Old Brickwork - Structural Survey Magazine.
1994	26 & 27 Bedford Square Construction Repair Magazine, July/August.
1994	Autumn Lecture - Society for the Protection of Ancient Buildings.
1998	Structural Repair Course; Society for the Protection of Ancient Buildings.
2001-10	Committee Member, Society for the Protection of Ancient Buildings
2002	Lecture "Conservation and the Structural Engineer" to Gloucestershire DAC.
2003	Lecture "James Gibbs and the Eighteenth Century Hospital".
2005-16	RICS/SPAB – Training Seminars for student surveyors.
2008	Lecture "Structural Assessment of Historic Churches" - Chichester DAC.
2011-16	Member – Georgian Group Design Review Panel
2013	RICS "Building Defects" CPD seminars
2013	Sky News – Opinion on collapse of plaster ceiling, Apollo Theatre.
2010-15	Lectures to Conservation course, Oxford Brookes University.
2010-16	Lectures to Conservation course, RSUA.
2016	Oxford University – Lecture on 'Condition Surveys of Historic Buildings'.

SINCLAIRJOHNSTON

TIZIANA MECIANI MEng CEng PhD MICE

Position Associate Director - Conservation

Qualifications

2001	Masters Degree Civil Engineering, Universita' degli Studi di Pisa, Italy
2008	Member, Institution of Civil Engineers
2009	PhD Conservation of Historic Buildings, Universita' degli Studi di Pisa, Italy

Experience

Tiziana has in excess of 15 years' experience in conservation engineering, gained both in Italy and the UK. She has worked with Listed Buildings, Scheduled Monuments and within UNESCO heritage sites, with a focus on the assessment, conservation, retrofit and alterations to historic structures. Her background in seismic engineering has enabled her to work in the retrofitting of many existing structures in seismic areas and proved valuable while dealing with underground train induced vibration in Kings Cross.

Principal Projects

Clandon Park, Surrey
- Specification and interpretation of drone laser scanning of the surviving fabric of the Grade I listed House post fire
- Use of HBIM to build a virtual reality environment of the lost fabric

Lighthouse Building, Kings Cross London
- Façade retention of Grade II Listed structure built over live cut and cover tunnels
- Complex engineering involving design of anti-vibration design and careful movement and loading control to protect railway tunnels underneath.
- Complex interface with two underground authorities for infrastructure protection.
- IStructE award commendation 2016
- Project values of £11m

Hastings Pier
- Structural assessment of the Grade II Listed pier both pre and post fire
- Design of strengthening and repairs to below deck structures and load appraisal for proposed new above deck structures
- Project value £14m

Fort Nelson, Hampshire
- Design of new visitors' centre, a concrete domed structure with green roof
- Design of new artillery gallery set within the defensive walls of the Grade I Listed fort and Scheduled Monument
- Project value £6m

Wells Cathedral
- Design of new visitors' centre and entrance cloister to the Grade I Listed cathedral
- Alterations to the transept wall to provide new access to the adjacent Chapter House
- Project value £7m

Peninsula Tower, Knightsbridge
- Assessment of façade condition and design of repairs to the exposed concrete of the 37 storey tower
- Project value of £1m

Christ Church Library, Oxford
- Design of a new roof hanging system to offset movement in the plastered bulkhead of the grand reading room, following assessment of cracking
- Total project value £10m approximately

Basing House and Grange Farm, Hampshire
- Design of repairs to the Grade I Listed barn complex, including timber repairs to the Great Barn
- Masonry repairs to various agricultural buildings following condition assessments
- Project value circa £4m.

Appendix J

Intrusive Structural Investigation Site Reports

HEYNE TILLETT STEEL

21th July 2017
Ref: 1444
Visit date: 14th, 17th, and 18th July 2017
Visit by: Andy Campbell, Matt Turner, James Morgan, and Mark Tillett

HEYNE TILLETT STEEL

The Hope Project – Site Visit Report No.2

1 Hope & Anchor – Basement Investigations

1.1 Trial pit exposed load bearing masonry bearing directly on clay approximately 400 mm below existing slab level (location **B23**)

Basement floor is a 140-150 mm thick concrete slab on a brick and concrete base on clay.

Refer to sketch 1444/SK59.

1.2 Trial pit exposed load bearing masonry arch wall bearing directly on clay approximately 350 mm below existing slab level (location **B22**).

Basement construction is a 160 mm thick concrete slab on a brick and concrete base on clay.

Water was observed in the base of the trial pit approximately 900 mm below existing slab level.

Refer to sketch 1444/SK60.

1.3 Water damage and rotting ground floor timber joists and supporting timber lintel (location **B21**).

Ground floor construction:
180-200d x 65w timber joists at 300-400crs.

1.4 Existing timber beams supporting ground floor hearth in poor condition, with timber crushing at the joist hanger (location **B21**).

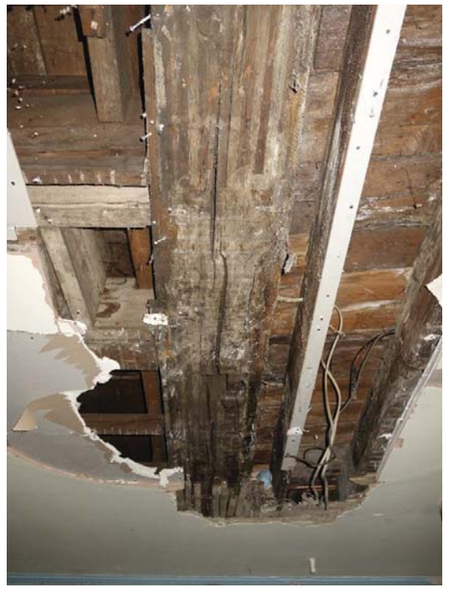
1.5 Loss of support to existing block lintel.

Prop to be installed to prevent local collapse.

1.6 Water damage and rotting ground floor joists (location **B24**).

Ground floor construction:
180d x 50w timber joists at 300-350crs.

2 Hope & Anchor – Ground Floor Investigations



2.1 320d x 330w timber beam supporting brick façade above exposed above ceiling. Beam has several longitudinal cracks (location **G14**)

First floor construction:
180d x 60w timber joists at approx. 300crs.

2.2 300d x 125w timber post support for timber beam (location **G15**).

Timber appears to be crushing at head of post.

Refer to sketch 1444/SK66.

2.3 Triple steel beams measured to be 300d x 155w each (location **G16**). Comparison of the measured dimensions with the rolled beam sizes by Dorman Long & Co (1887) indicates the beam may be an imperial size 12x6x57.

Sandbergs have taken a steel sample at this location for steel testing.

Double cast steel posts, approximately 130 mm diameter support the triple beams.

Refer to sketch 1444/SK63.

2.4 Steel beams supporting flat roof (location **G19**). Steel angles connected to the beam flange supports a concrete slab (filler joist concrete slab assumed).

Beam bottom flange has suffered significant corrosion.

Sketch 1444/SK64 similar.

2.5 Steel beams supporting flat roof. Steel angles connected to the beam flange supports a concrete slab (filler joist concrete slab assumed). Beam bottom flange has suffered significant corrosion.

Refer to sketches 1444/SK64 and 1444/SK65.

2.6 Corrosion of flat roof beam bottom flange.

2.7 Thick top plate connection of cast steel post to steel roof beam (location **G20**).

Refer to sketch SK65.

Cast steel or iron post uncovered in front of brick pier (location **G17**).

Refer to sketch 1444/SK62.

Brick piers exposed behind wall finishes (location **G18**).

Refer to sketch 1444/SK61.

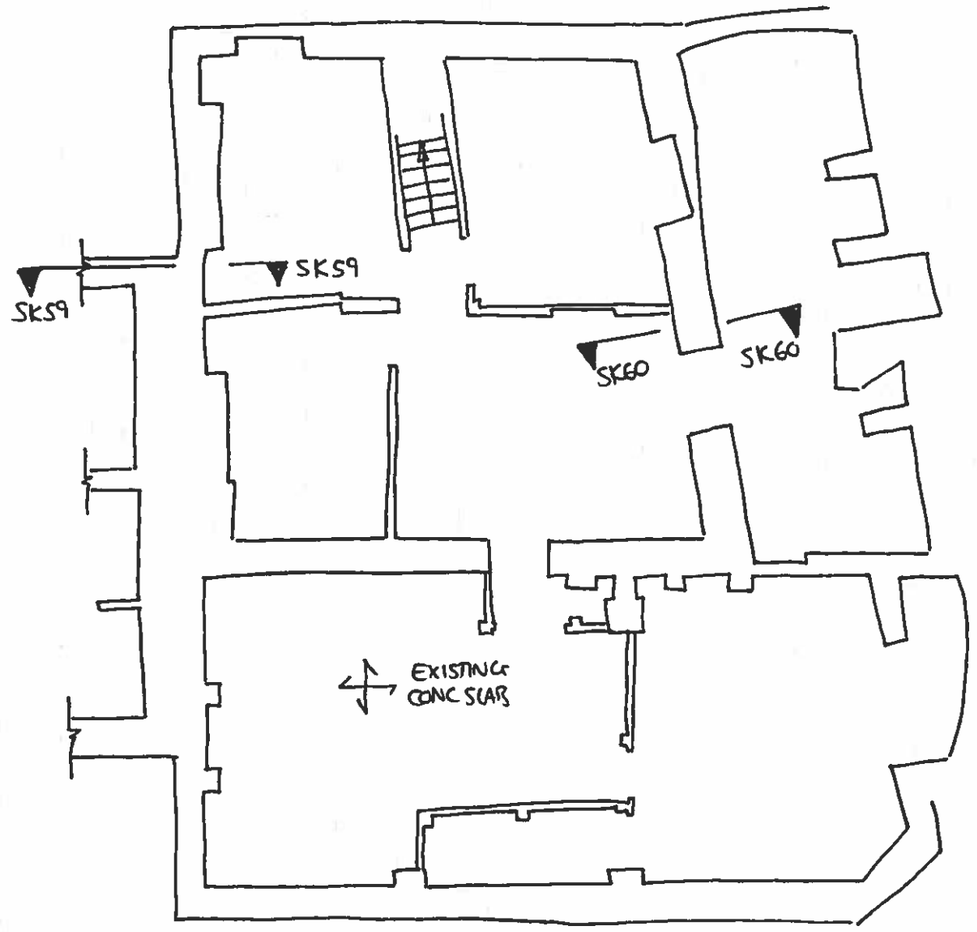
3 Hope & Anchor – Upper Floors

3.1 Upper level floor boards are not level, and are split/broken in several locations.

3.2 Upper level floor boards are not level, and are split/broken in several locations.

3.3 Poor quality brick and mortar in existing façade walls, particularly in spandrel panels.

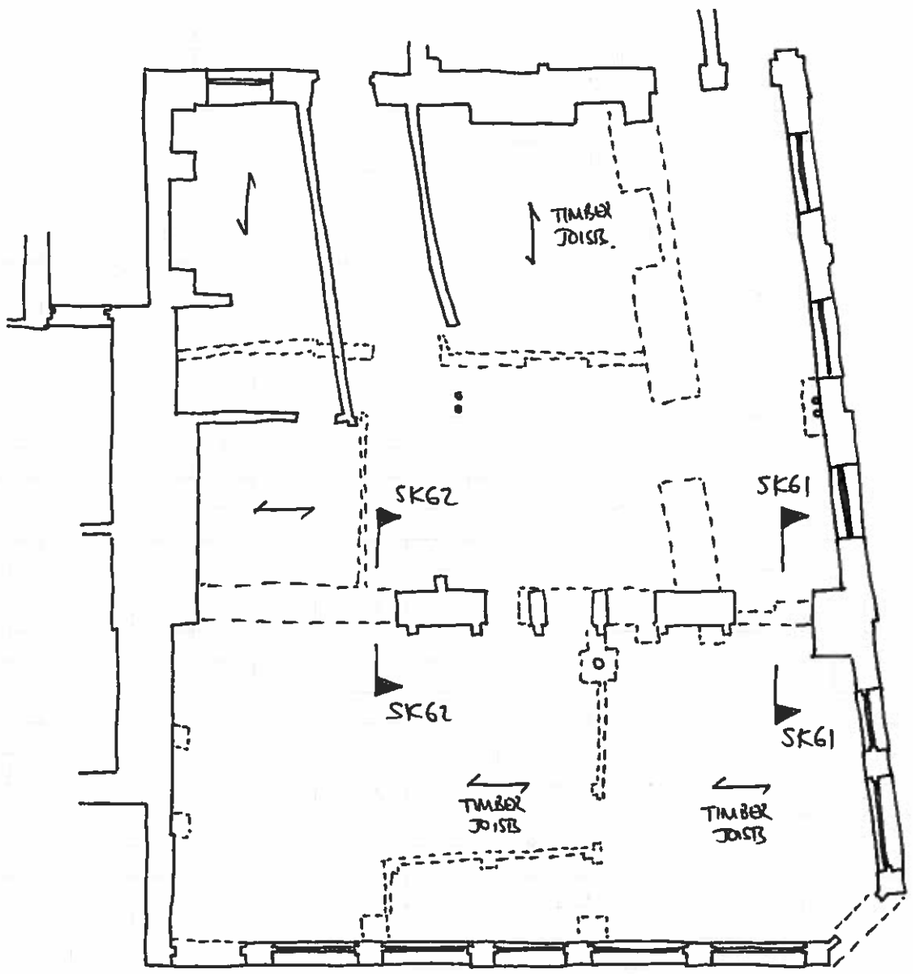
3.4 Poor quality brick and mortar in existing façade walls, particularly in spandrel panels.



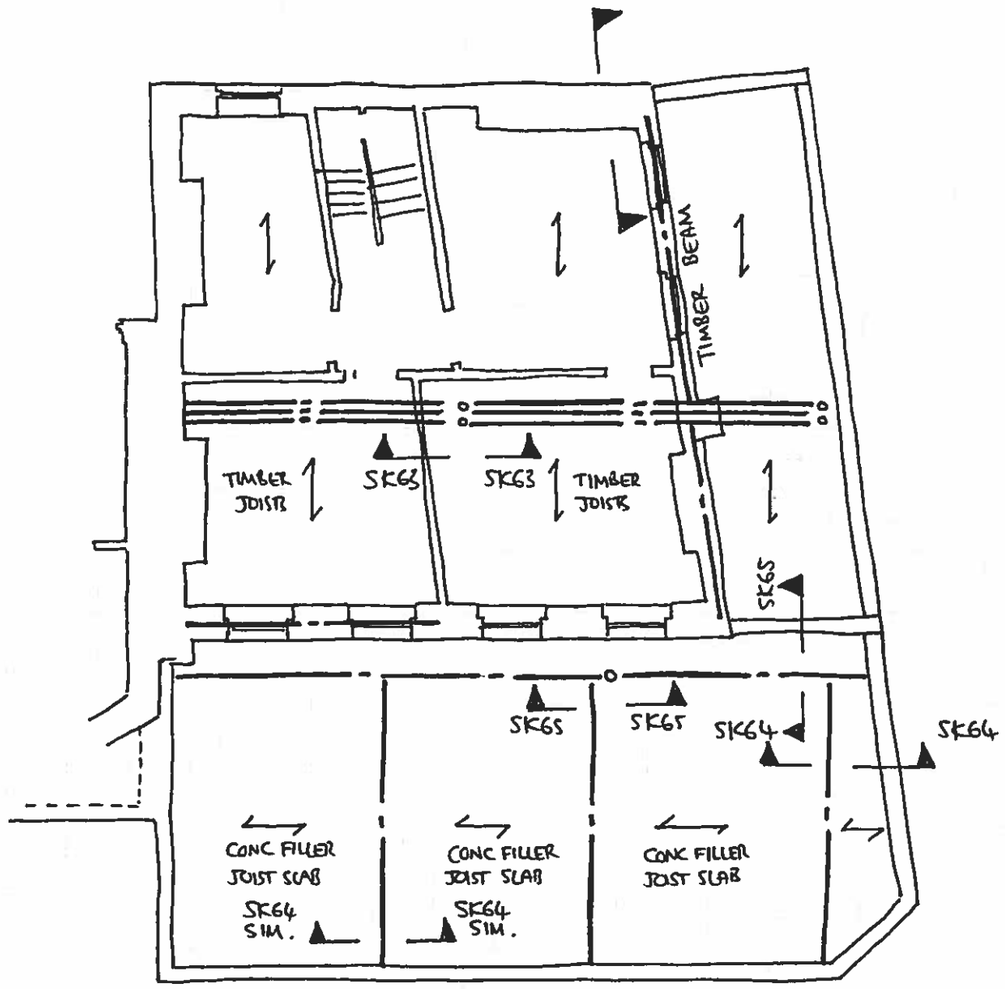
BASEMENT PLANT
1:100 @ A3

Job	THE HOPE PROJECT			Date	19/07/17.
Title	HOPE + ANCHOR EXISTING STRUCTURE			Eng.	ACa
Job No.	1444	Sheet	SK56	Rev.	1

HEYNE TILLETT STEEL



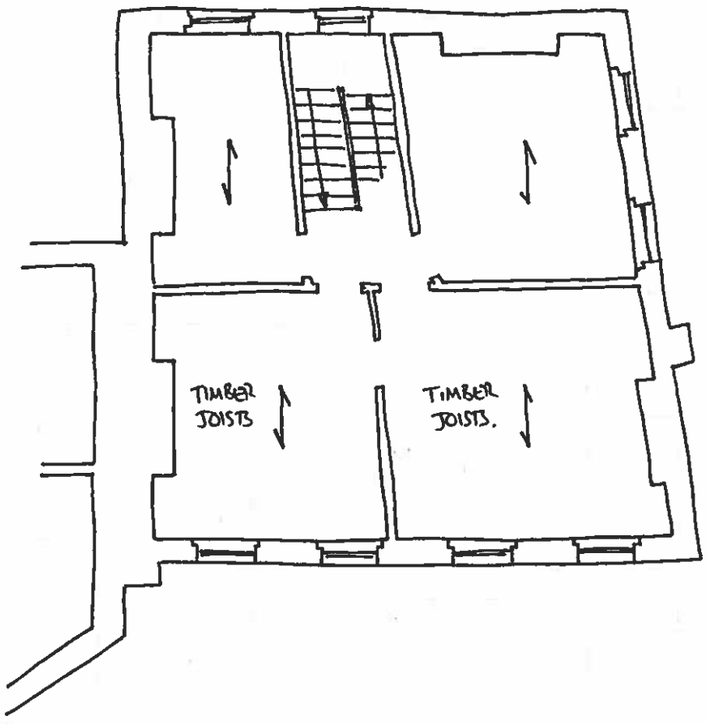
GROUND FLOOR PLAN
1:100 @A3



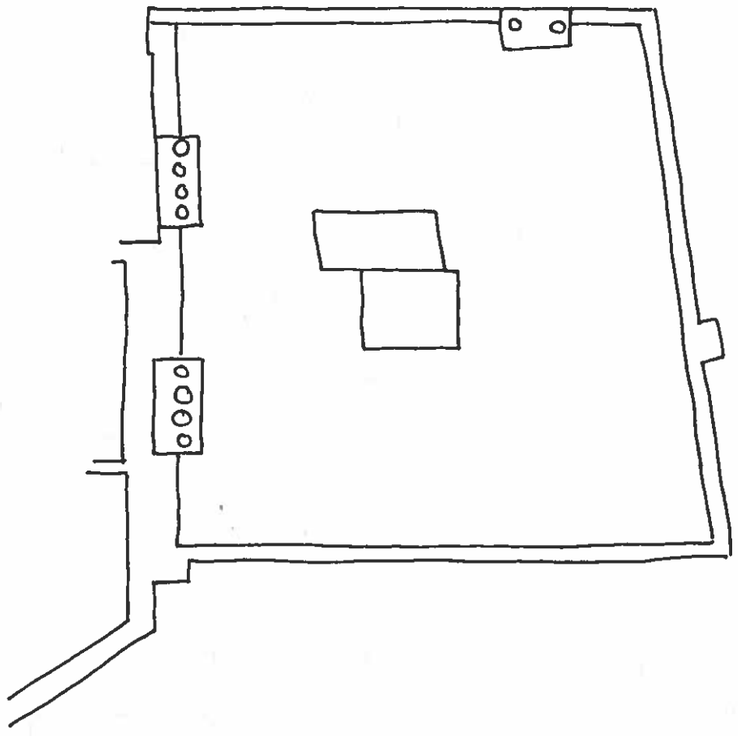
FIRST FLOOR PLAN
1:100 @A3.

Job	THE HOPE PROJECT			Date	19/07/17
Title	HOPE + ANCHOR EXISTING STRUCTURE			Eng.	ACa
Job No.	1444	Sheet	SK57	Rev.	1

HEYNE TILLETT STEEL



SECOND FLOOR PLAN
1:100 @A3



ROOF PLAN
1:100 @A3

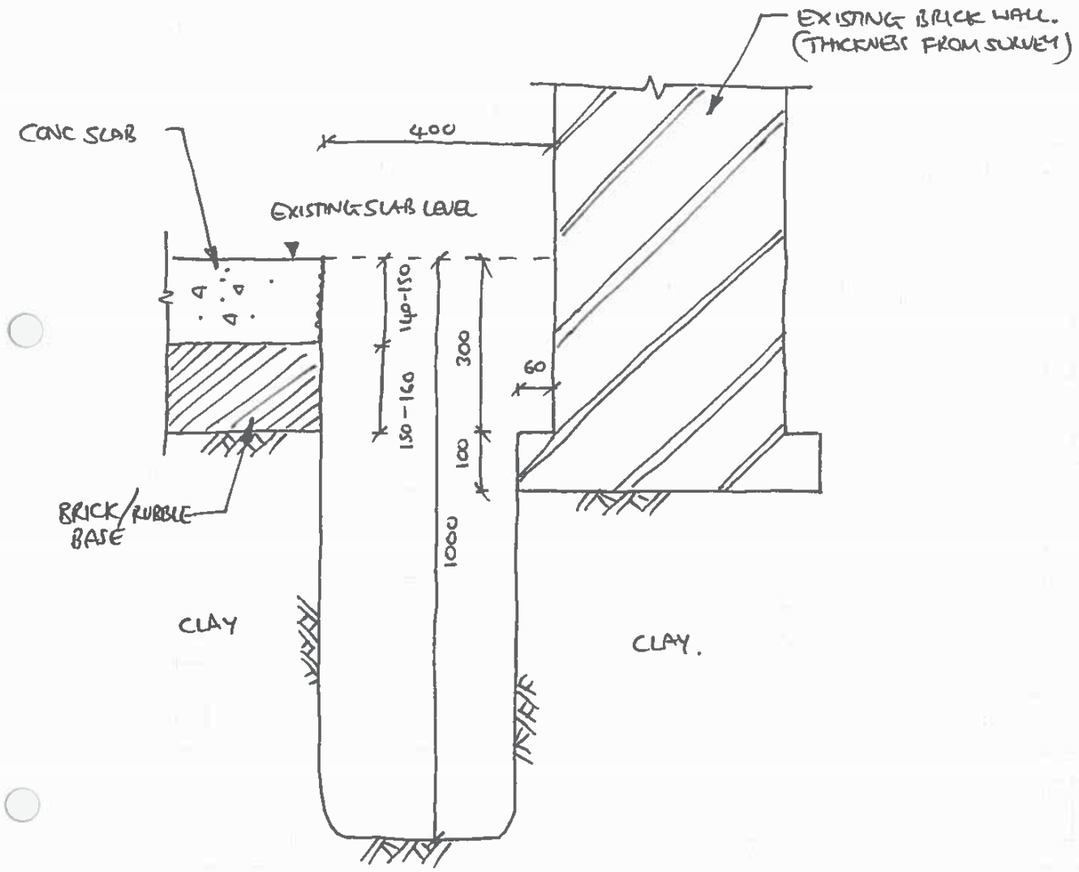
Job	THE HOPE PROJECT			Date	19/07/17.
Title	HOPE + ANCHOR EXISTING STRUCTURE			Eng.	ACa
Job No.	1444	Sheet	SK58	Rev.	1

HEYNE TILLETT STEEL

Job	THE HOPE PROJECT	Date	20/07/17.
Title	HOPE + ANCHOR TRIAL PIT RESULTS.	Eng.	ACa
Job No.	1444	Sheet	SK59
		Rev.	1

HEYNE TILLETT STEEL

B23

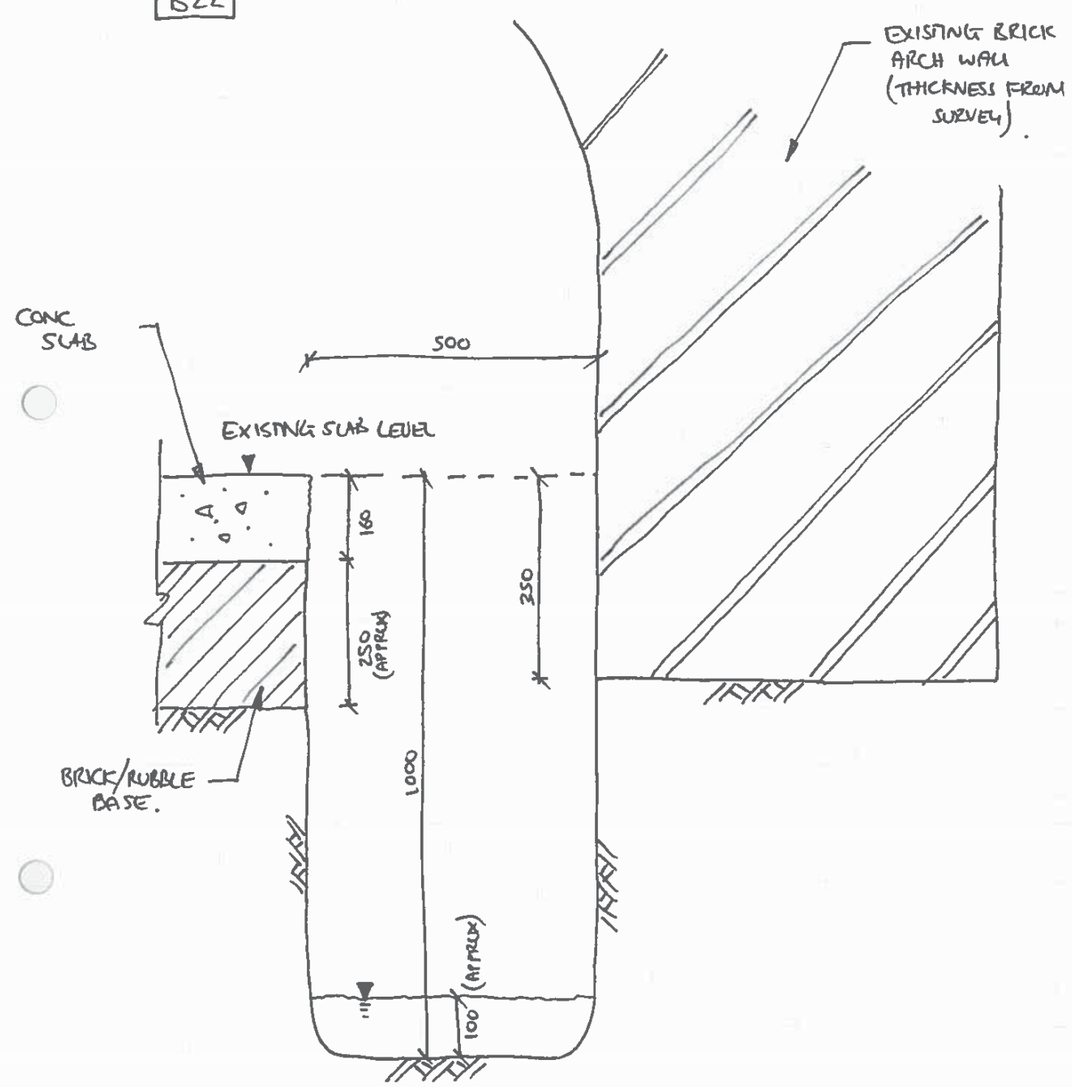


HOPE + ANCHOR TRIAL PIT (B23)
1:10 @A4.

Job	THE HOPE PROJECT	Date	20/07/17.
Title	HOPE + ANCHOR TRIAL PIT RESULTS.	Eng.	ACa
Job No.	1444	Sheet	SK60
		Rev.	1

HEYNE TILLETT STEEL

B22

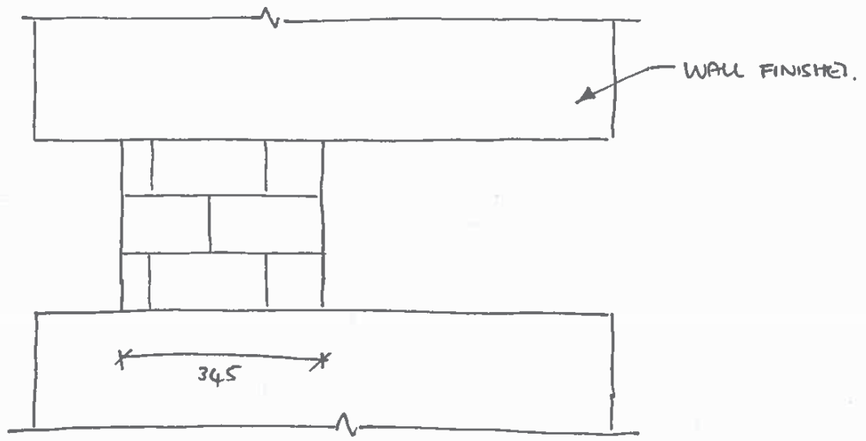


HOPE + ANCHOR TRIAL PIT (B22)
1:10 @A4

Job	THE HOPE PROJECT	Date	20/07/17
Title	HOPE + ANCHOR GROUND FLOOR STRUCTURE	Eng.	ACa
Job No.	1444	Sheet	SK61
		Rev.	1

HEYNE TILLETT STEEL

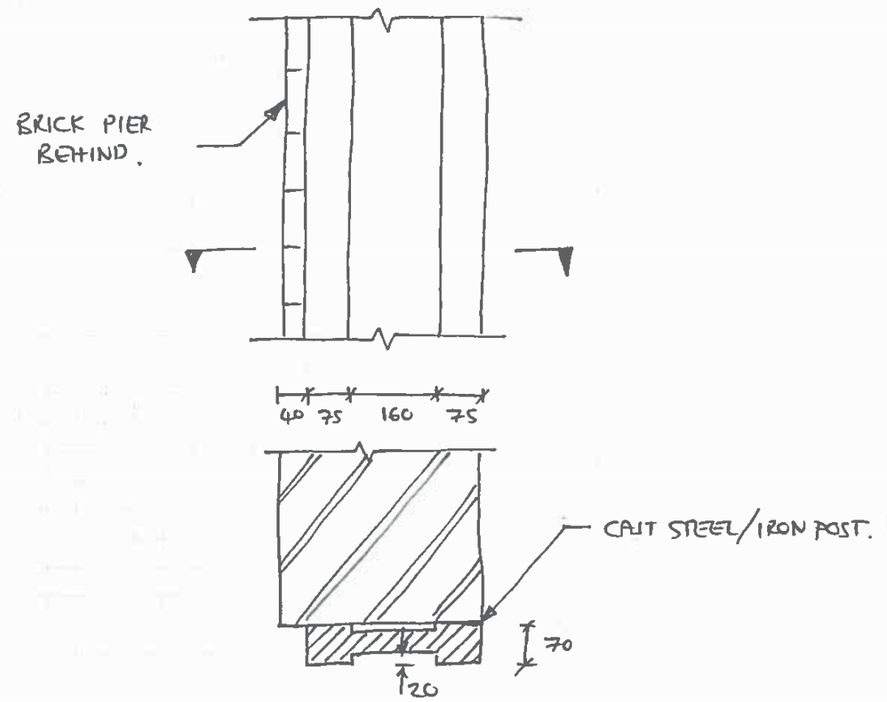
G18



BRICK PIER
1:10@A4.

Job	THE HOPE PROJECT	Date	20/07/17
Title	HOPE + ANCHOR GROUND FLOOR STRUCTURE	Eng.	ACa
Job No.	1444	Sheet	SK62
		Rev.	1

HEYNE TILLETT STEEL

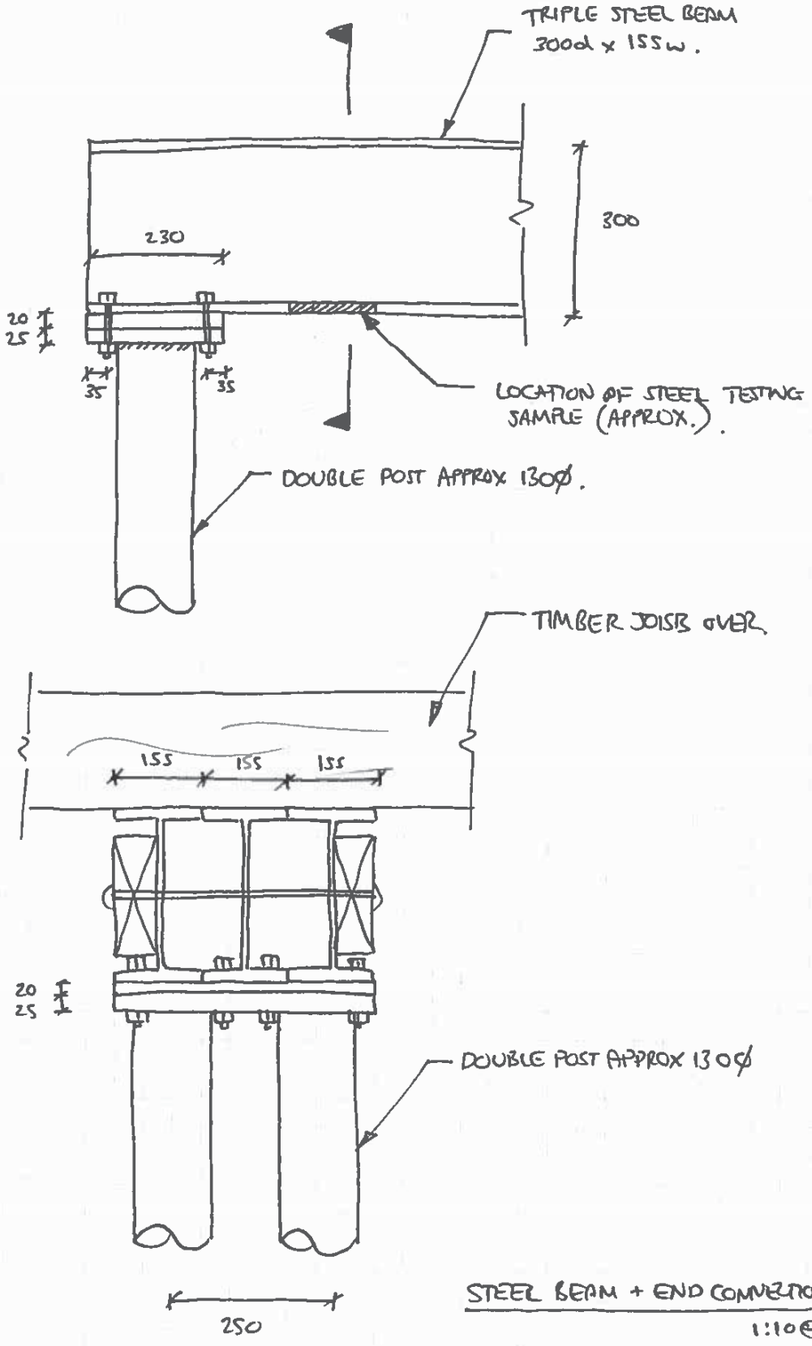


BRICK PIER/CAST STEEL/IRON PIER
1:10@A4

Job	THE HOPE PROJECT	Date	20/07/17
Title	HOPE + ANCHOR FIRST FLOOR STRUCTURE.	Eng.	ACa
Job No.	1444	Sheet	SK63
		Rev.	1

HEYNE TILLETT STEEL

G16

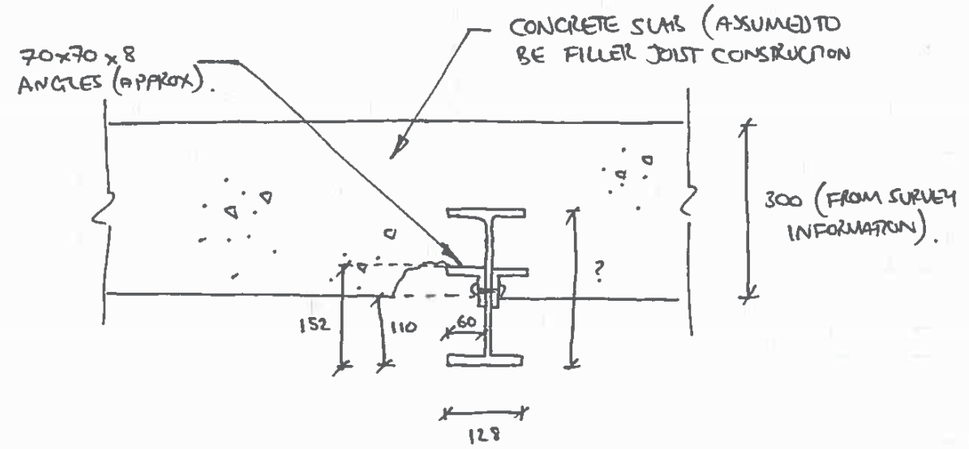


STEEL BEAM + END CONNECTION
1:10@A4.

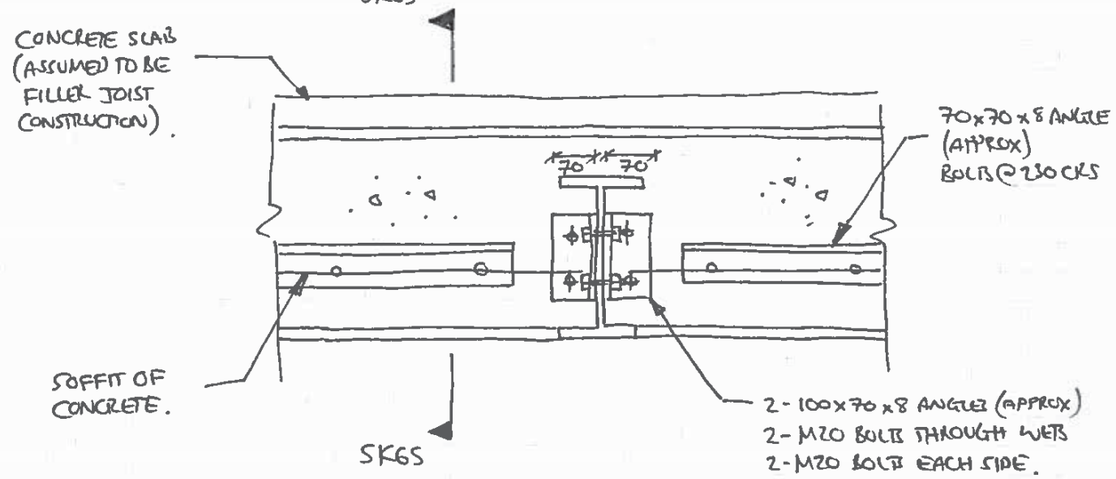
Job	THE HOPE PROJECT	Date	20/07/17
Title	HOPE + ANCHOR FLAT ROOF STRUCTURE	Eng.	ACa
Job No.	1444	Sheet	SK64
		Rev.	1

HEYNE TILLETT STEEL

G20



SECTION THROUGH FLAT ROOF BEAM
1:10@A4

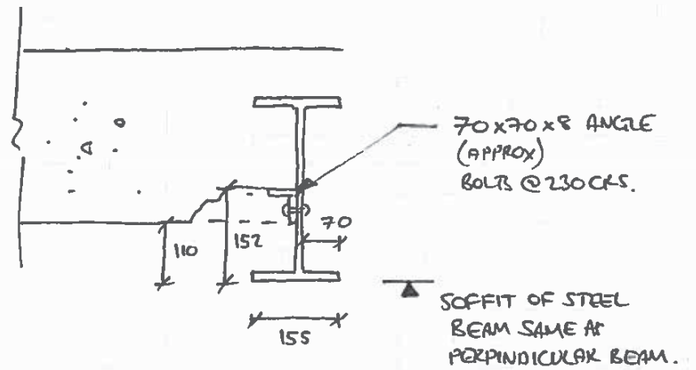


FLAT ROOF BEAM END CONNECTION
1:10@A4.

Job	THE HOPE PROJECT	Date	20/07/17
Title	HOPE + ANCHOR FLAT ROOF STRUCTURE	Eng.	ACa
Job No.	1444.	Sheet	SK65
		Rev.	1

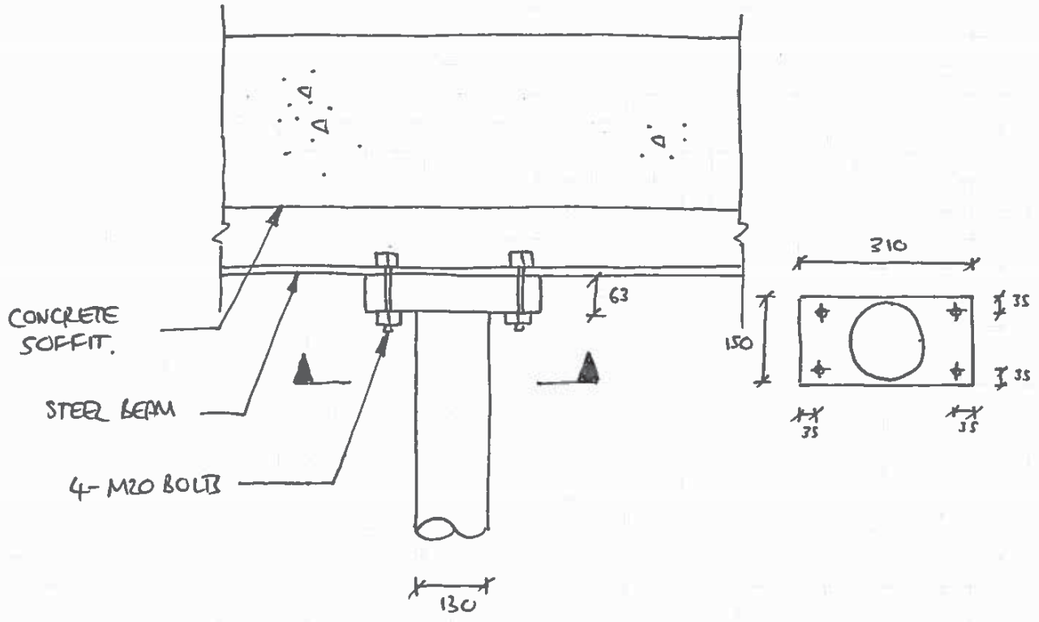
HEYNE TILLETT STEEL

G20



SECTION THROUGH FLAT ROOF BEAM

1:10 @A4



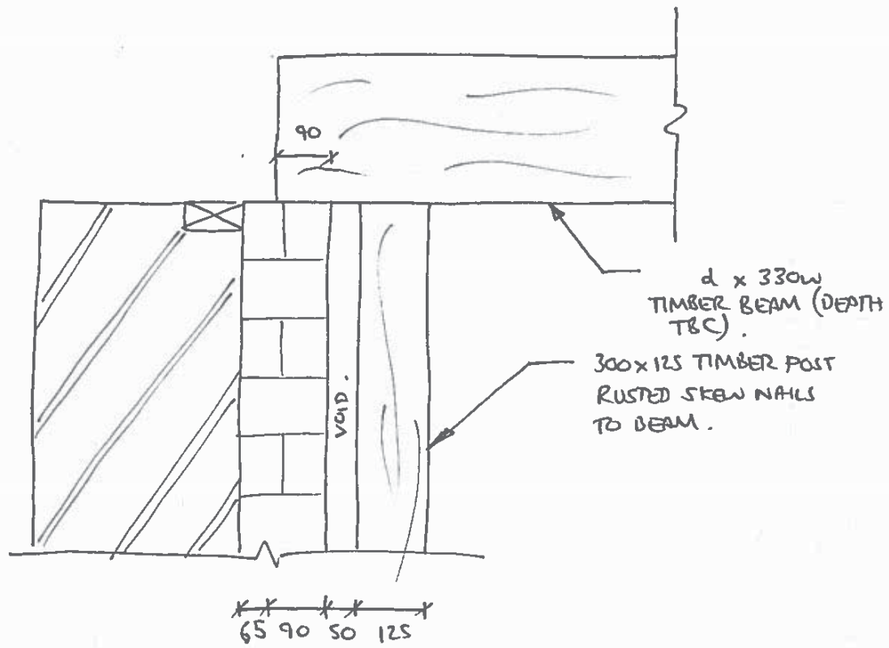
SECTION THROUGH POST CONNECTION

1:10 @A4.

Job	THE HOPE PROJECT	Date	20/07/17
Title	HOPE + ANCHOR FIRST FLOOR STRUCTURE	Eng.	ACa
Job No.	1444	Sheet	SK66
		Rev.	1

HEYNE TILLETT STEEL

G15



TIMBER BEAM END CONNECTION

1:10 @A4

04th September 2017
Ref: 1444
Visit date: 17th, 18th, 20th and 25th July 2017
Visit by: Andy Campbell & Matt Turner

HEYNE TILLETT STEEL

The Hope Project – Site Visit Report No.4

This site report should be read in conjunction with the Intrusive Structural Investigations location mark-ups, and sketches appended to this document. Refer to Site Visit Report No 2 for investigations related to the Hope & Anchor.

1. Sub-basement investigations

1.1 The trial pit investigations **SB1** have not yet been carried as presence of asbestos containing materials caused restricted access.

2. Basement investigations

2.1 Trial Pit **B1** exposed corbelled brick supported on a 400 mm thick concrete footing.

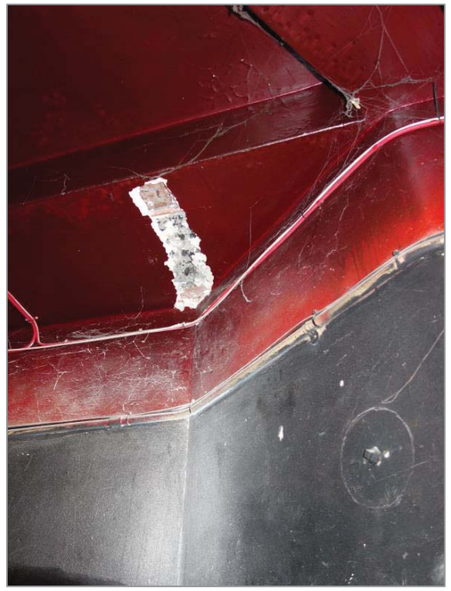
Refer to sketch 1444/SK085.

2.2 Investigation location **B2** exposed a concrete encased triple steel I beam lintel (basement high level).

Refer to sketch 1444/SK086.

2.3 The existing wall at location **B3** was found to have a radiator within the wall thickness. The corbelled brick was inconclusive; however, a concrete footing approximately 300 mm thick was exposed.

Refer to sketch 1444/SK087.



2.4 Investigation location **B4** exposed a concrete encased double steel I beam lintel (basement high level).

Refer to sketch 1444/SK088.

2.5 Trial Pit **B5** exposed corbelled brick supported on a 350 - 400 mm thick concrete footing.

Refer to sketch 1444/SK089.

2.6 Trial pit **B6** was not carried out. Investigations at locations **B7**, **B8** and **B20** have not yet been carried as presence of asbestos containing materials caused restricted access.

2.7 Trial pit **B10** was dug to a depth of 1000 mm without finding corbelled brick or a concrete foundation. It is thought that the wall is likely to be found at the same level as the sub-basement walls.

Refer to sketch 1444/SK090.

2.8 Investigation location **B19** exposed a concrete encased triple steel I beam lintel (basement high level).

Refer to sketch 1444/SK091.

3. Ground floor investigations

3.1 Investigation location **G1** exposed a concrete encased triple steel I beam lintel (ground floor high level).

Refer to sketch 1444/SK092.

3.2 Investigation locations **G2** and **G3** were not carried out. Measurement of the gallery structure above the stage, location **G8** and **G10**, is still to be carried out.

3.3 Investigation location **G9** exposed a concrete encased triple steel I beam lintel (ground floor high level).

Refer to sketch 1444/SK092.

4. Second floor investigations

4.1 Investigation location **S1** exposed a concrete encased steel I beam lintel (second floor high level).

The steel I section is approximately 100 mm high. Likely section: BSB3 (4x1.75" i.e. 102 x 44 mm).

4.2 Investigation location **S2** showed approximately 30 mm thick timber tongue and groove boards supported on 180x80 timber joists at approximately 640 mm centres.

4.3 Investigation location **S3** showed the gallery construction to be 30 mm timber boards on 100x50 timber joists at approximately 600 mm centres.

The joists are supported on the existing timber truss and the masonry wall at the rear of the stage. The joists extend approximately 120 mm into the wall and bear directly on the masonry.

4.4 Investigation location **S4** showed approximately 30 mm thick timber tongue and groove boards supported on 180x80 timber joists at approximately 640 mm centres.

4.5 Investigation location **S5** exposed an approximately 115mm thick concrete slab with timber floor boards over.

5. Third floor investigations

5.1 Access to location **T1** confirmed the size of the double steel I beams at high level.

Refer to 1444/SK093.

6. Roof investigations

6.1 The finishes were removed at location **R1** (third floor high level) to expose a concrete filler joist floor supported by existing steel plate girder beams.

Refer to 1444/SK094.

6.2 Investigations were carried out by removing the finishes on the roof at locations **R2 – R7**. In each case the slab thickness varied between approximately 135 mm and 230 mm.

Refer to 1444/SK095 and SK096.

The Hope Project

Refer to appended drawings for indicative locations of investigations.

Intrusive Structural Investigations

1. Trial pit
   - Excavate slab in area indicated. Allow 1m x 1m on plan.
   - Expose the existing footing for its full depth. Allow for suitable shoring to the surrounding soil. Do not undermine the footing.
   - HTS to inspect.

2. Remove finishes and confirm construction
   - Remove finishes to slab/soffit/wall as indicated. Allow for 400mm x 400mm on plan/elevation.
   - HTS to inspect.
   - Allow for localised removal of concrete encasement to expose reinforcement or steel filler joists as instructed by HTS.
   - Allow for reinstatement of finishes within KOKO only (TBC on site).

~~3. Pavement lights~~
   - ~~Provide access tower to review soffit of Crowndale Road pavement lights at high level sub-basement/basement.~~
   - ~~Allow for localised removal of any finishes and/or concrete encasement from existing structural support (as required by HTS) to enable confirmation of construction and condition. Allow for 2no. 300mm lengths.~~
   - ~~HTS to inspect.~~

Notes
- The contractor/specialist is to programme an initial site meeting with HTS to discuss the existing structure and confirm the scope of works.
- Allow for further investigations which may become apparent during the scheduled investigations and design development.
- No structural or load bearing elements are to be removed as part of these works. If the contractor is in doubt over what constitutes a load bearing element, contact HTS for clarification.
- HTS require a minimum of two working days' notice prior to inspection of structural investigations.
- Reinstatement of all finishes to be confirmed with the client and design team.

LEGEND:

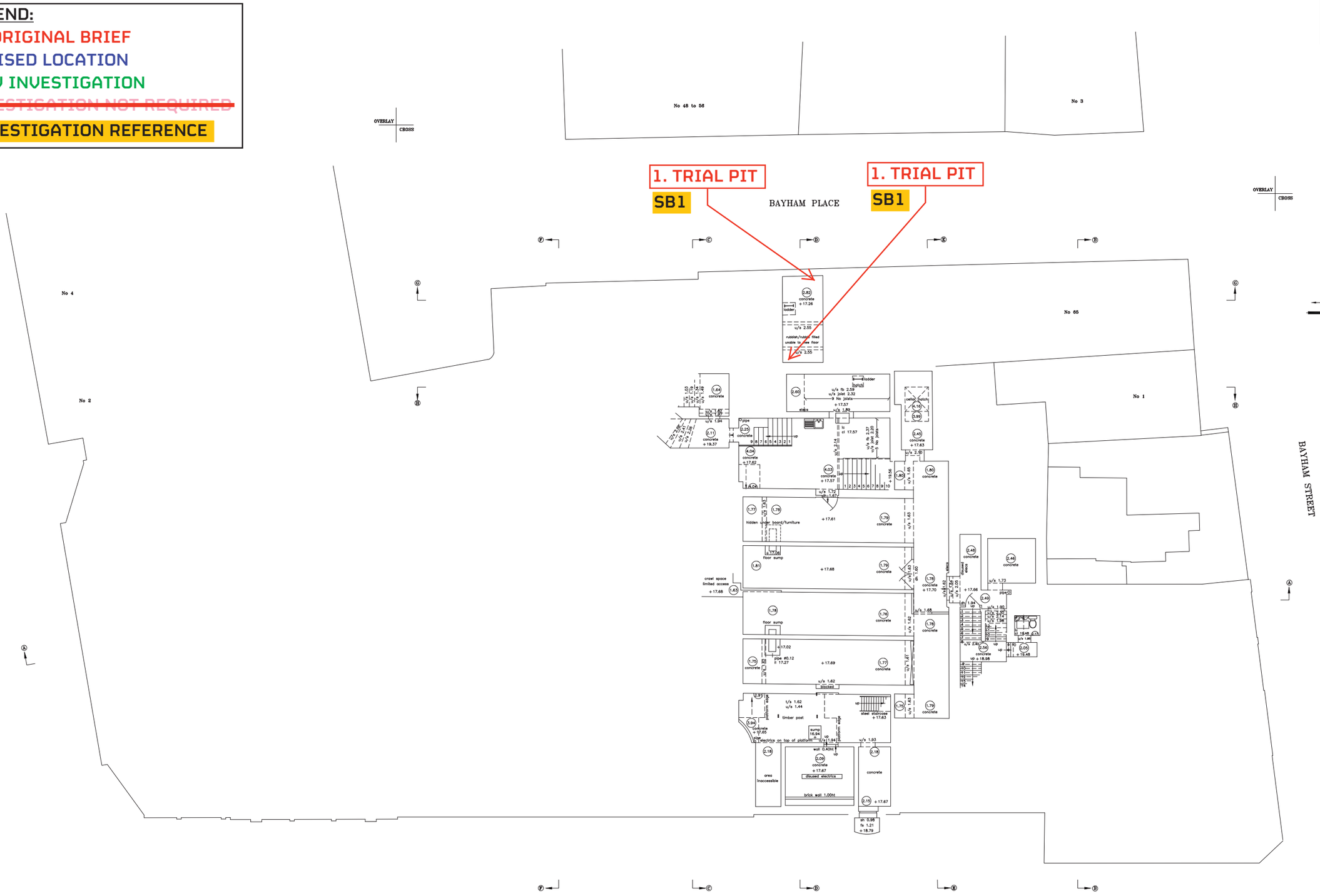
AS ORIGINAL BRIEF

REVISED LOCATION

NEW INVESTIGATION

~~INVESTIGATION NOT REQUIRED~~

INVESTIGATION REFERENCE



REFER TO APPENDED SCHEDULE FOR FURTHER DETAILS OF INVESTIGATIONS AND SURVEYS

Notes

THIS SURVEY HAS BEEN PREPARED WITH A SCALING ACCURACY FOR A PLOT AT A SCALE OF 1/100

ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION OSGM02

THE CO-ORDINATES ARE DERIVED FROM THE ORDNANCE SURVEY ACTIVE STATION NETWORK OSTM02 (BASE STATION ST02)

ALL TREE HEIGHTS AND SPREADS ARE APPROXIMATE

WE HAVE TRIED TO IDENTIFY TREE TYPES, HOWEVER IF TREE SPECIES ARE CRITICAL SPECIALIST ADVICE SHOULD BE GAINED.

DRAINAGE PIPE SIZES HAVE BEEN MEASURED FROM THE SURFACE, CHAMBER ACCESS HAS NOT BEEN GAINED FOR SAFETY REASONS, THERFORE SIZES SHOULD BE REGARDED AS APPROXIMATE

bl	bed level
cl	cover level
il	invert level
tl	traffic control
utl	unable to lift
wl	water level
sh	sill to head height
fs	floor to sill height
u/s	underside height
t/s	topside height
fb	floorboard direction
conc	concrete
rl	roof light
cup'd	cupboard
fp	fireplace
sd	sliding door
svp	soil and vent pipe
rwp	rain water pipe
©	carpet
3.17	room height
	roof slope
	radiator

NOTE;

R2= FLOOR PLANS EXTENDED 08/08/16

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job

KOKO
CAMDEN HIGH STREET
LONDON
NW1 7JE

client

BURKE HUNTER ADAMS LLP
On Behalf Of
VEVIL INTERNATIONAL LIMITED

title	dwg no.
BASEMENT FLOOR PLAN	23745A-1-R2
scale: 1/100	date: JANUARY 2016

HEYNE TILLETT STEEL
THE HOPE PROJECT
STRUCTURAL INVESTIGATIONS
SUB BASEMENT
1444 MJT 26/05/17

ON CENTRE SURVEYS LTD.
LAND & BUILDING SURVEYORS
GEODETIC ENGINEERS
2 CHARLES COURT, BUDBROOKE ROAD, WARWICK CV34 5LZ
TEL: 01926 494294
E-MAIL: info@oncentre.co.uk
A member of The Survey Association

LEGEND:

AS ORIGINAL BRIEF

REVISED LOCATION

NEW INVESTIGATION

~~INVESTIGATION NOT REQUIRED~~

INVESTIGATION REFERENCE

1. TRIAL PIT B1

1. TRIAL PIT B3

1. TRIAL PIT B5

2. REMOVE FINISHES AND CONFIRM CONSTRUCTION (WALL) B7

2. REMOVE CEILING FINISHES AND CONFIRM GROUND FLOOR CONSTRUCTION AND CONDITION (HIGH LEVEL). X 2 B8 B20

~~1. TRIAL PIT B9~~

1. TRIAL PIT B10

2. REMOVE CEILING FINISHES AND CONFIRM GROUND FLOOR CONSTRUCTION AND CONDITION (HIGH LEVEL). B21

2. REMOVE FINISHES AND CONFIRM CONSTRUCTION OVER (HIGH LEVEL) B2

2. REMOVE FINISHES AND CONFIRM CONSTRUCTION OVER (HIGH LEVEL) B4

~~1. TRIAL PIT B6~~

2. REMOVE FINISHES AND CONFIRM CONSTRUCTION OVER (HIGH LEVEL) B19

1. TRIAL PIT B22

2. REMOVE CEILING FINISHES AND CONFIRM GROUND FLOOR CONSTRUCTION AND CONDITION (OVER). B24

1. TRIAL PIT B23

BAYHAM PLACE

BAYHAM STREET

CROWNDALE ROAD

No 1 No 2 No 3 No 4 No 46 to 56

OVERLAY CROSS

REFER TO APPENDED SCHEDULE FOR FURTHER DETAILS OF INVESTIGATIONS AND SURVEYS

2.0 0.0 5.0 10.0 15.0

Scale = 1 : 100

Notes

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sd	sliding door
svp	soil and vent pipe
rwp	rain water pipe
©	carpet
3.17	room height
	roof slope
	radiator

NOTE;

R2= FLOOR PLANS EXTENDED 08/08/16

job

KOKO
CAMDEN HIGH STREET
LONDON
NW1 7JE

client

BURKE HUNTER ADAMS LLP
On Behalf Of
VEVIL INTERNATIONAL LIMITED

title	dwg no.
LOWER GROUND FLOOR PLAN	23745A-2-R2
scale: 1/100	date: JANUARY 2016

HEYNE TILLETT STEEL
THE HOPE PROJECT
STRUCTURAL INVESTIGATIONS
BASEMENT
1444 MJT 26/06/17 REV B

ON CENTRE SURVEYS LTD.
LAND & BUILDING SURVEYORS
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TEL: 01926 494294
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LEGEND:

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NEW INVESTIGATION

~~INVESTIGATION NOT REQUIRED~~

INVESTIGATION REFERENCE

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	radiator

1. TRIAL PIT
G3

1. TRIAL PIT
G2

2. REMOVE FINISHES AND CONFIRM CONSTRUCTION OVER (HIGH LEVEL)
G1

2. PROVIDE ACCESS TO INSPECT STRUCTURE (HIGH LEVEL - LADDER)
G10

2. REMOVE FINISHES AND CONFIRM CONSTRUCTION AND CONDITION (WALL)
G11

2. REMOVE FINISHES AND CONFIRM CONSTRUCTION AND CONDITION (WALL)
G12

2. REMOVE FINISHES AND EXPOSE GROUND FLOOR CONSTRUCTION AND CONDITION. ALLOW FOR STRENGTH GRADING. (3x LOCATIONS)
G13

2. REMOVE CEILING FINISHES AND CONFIRM 1ST FLOOR STRUCTURE (HIGH LEVEL).
G14

2. PROVIDE ACCESS TO INSPECT STRUCTURE (HIGH LEVEL - LADDER)
G8

2. REMOVE CEILING FINISHES AND CONFIRM 1ST FLOOR CONSTRUCTION AND CONDITION (HIGH LEVEL).
G15

2. REMOVE CEILING FINISHES AND CONFIRM 1ST FLOOR STRUCTURE (HIGH LEVEL).
G16

2. REMOVE FINISHES AND CONFIRM CONSTRUCTION AND CONDITION (WALL)
G17

2. REMOVE FINISHES AND CONFIRM CONSTRUCTION AND CONDITION (WALL)
G18

2. REMOVE FINISHES AND CONFIRM CONSTRUCTION OVER (HIGH LEVEL)
G20

2. REMOVE FINISHES AND CONFIRM CONSTRUCTION OVER (HIGH LEVEL)
G9

2. REMOVE FINISHES AND CONFIRM CONSTRUCTION OVER (HIGH LEVEL)
G19

~~3. PAVEMENT LIGHTS~~

REFER TO APPENDED SCHEDULE FOR FURTHER DETAILS OF INVESTIGATIONS AND SURVEYS

HEYNE TILLETT STEEL
THE HOPE PROJECT
STRUCTURAL INVESTIGATIONS
GROUND FLOOR
1444 MJT 26/06/17 REV B

Scale = 1 : 100