Form

38 Chester Terrace, London NW1 4ND

STAGE 2 REPORT

Job No: 203380

Date: December 2020

Prepared by: Ronan O'Mahony (Hons)

Checked by: Ben Roberts BEng (Hons) IEng AMIStructE

Revision: P2

Form

Document Reference:	STAGE 2 PLANNING REPORT	
Prepared By:	Signed:	Date:
Ronan O'Mahony	ROM	18/12/2020
Checked By:	Signed:	Date:
Ben Roberts	BR	18/12/20

Preamble

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ABOUT FORM SD

Form has undertaken over 300 projects involving Listed Buildings, using numerous techniques and sequences of construction. This extensive design, site and local geology/hydrology experience has positioned the practice as one of London's leading subterranean engineering design consultants.

Many of our projects are in the London Boroughs of RBKC, Westminster, Camden, Hammersmith & Fulham and Wandsworth, making us familiar with the most recent planning requirements.

Form

Contents

1. Site Information

1.1 The Site, Location, and Existing Building

The site is located in the London Borough of Camden, adjacent to Regent's Park. The building is situated on the Crown Estate.

The existing building, 38 Chester Terrace, is currently comprises a five storey terraced residential building including a lower ground level. Three vaults are present on site at the lower ground level. They are located under the pathway with access from the front courtyard. To rear of the property a courtyard is present, this is slightly below street level leading to Chester Place.

The property is Grade 1 Listed. As are all the Grand palace-style terrace houses and semi-detached houses on Chester Terrace.

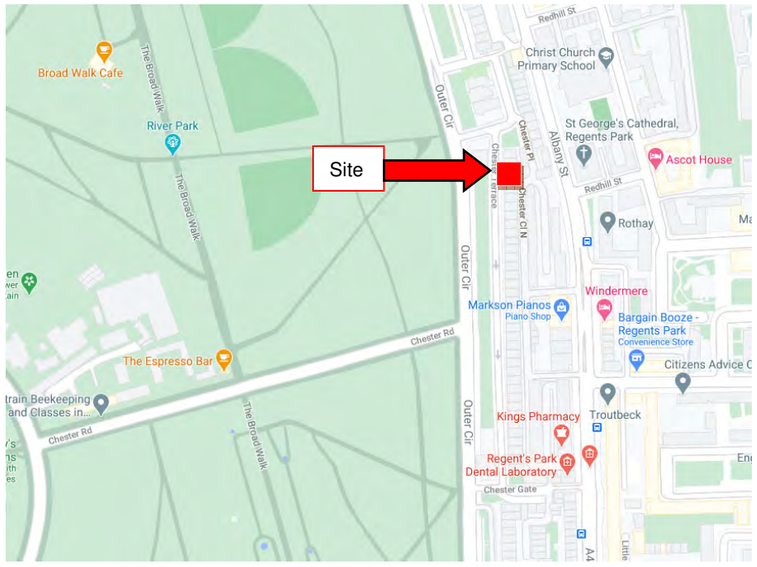


Figure 1: *Site Location Map*

Figure 2*: Front View of Site*

1.2 Site History

The site is occupied by a residential building in a row of terraced, residential style buildings running north-south since before 1870's. No changes occur until 1968, where the smaller attached buildings to the east (the rear of Chester Terrace) are no longer present.

The surrounding area is predominantly residential

As can be seen from the bomb map in no bombs were dropped on the site during WW2. However, bombs did drop near the site.

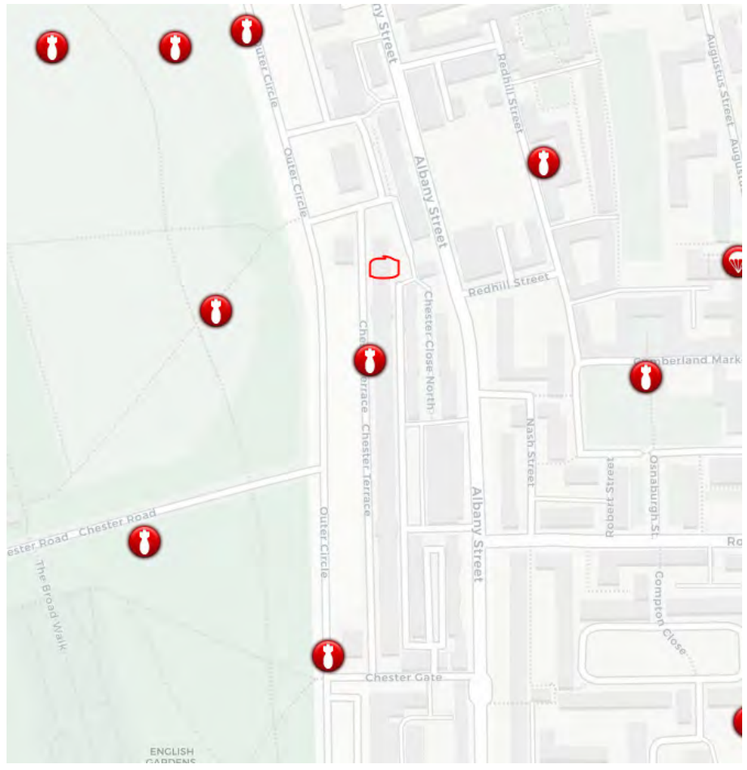


Figure 3 *World War 2 Bomb Map*

2 Structural Design

2.1 Existing Structural Arrangement

The building has solid load-bearing masonry walls to the front, rear and either side. The wall on either side make up party walls to No.39 Chester Terrace to the North and No.37 Chester Terrace to the South. A masonry wall along with a large masonry lift shaft providing stability for the property. Floors generally spanning front to back, are timber joist supported on steel beams which are then supported on the masonry perimeter walls or onto the lift shaft. Most of the internal walls are timber stud and are non-load bearing. However, a number of the timber stud partition wall on the upper floors do bear load.

There are three existing vaults beneath the front Georgian terrace. These are constructed with masonry vaulted walls and concrete floors. These vaults extend out from the front courtyard beneath the public pavement.

2.2 Proposed Structural Overview

The proposed development for this site will comprise lowering of the existing lower ground floor by approximately 300mm across the majority of the footprint and into the rear courtyard. This is dependant on the final trial pit information to be obtained. See Figure 4. In two of the front vaults, it is proposed to lower the existing floor in a similar fashion to the internal lower ground floor slab. See Figure 5.

At the rear elevation of the lower ground floor, it is proposed to enlarge the existing window opening to create a double door to allow direct access to the rear courtyard.

A number of partition walls are to be removed and / or replaced on the upper floors. At roof level the central area is to be removed and replaced with a terrace with access via a new stair from the third floor landing. The main front and rear mansard are to remain.

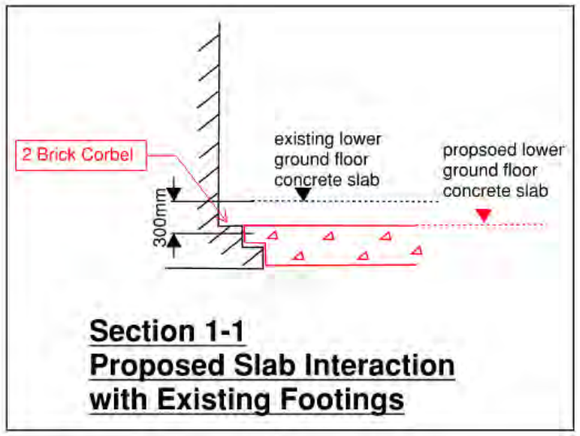


Figure 4 Proposed Lower Ground Floor Slab Interaction with Existing Footings

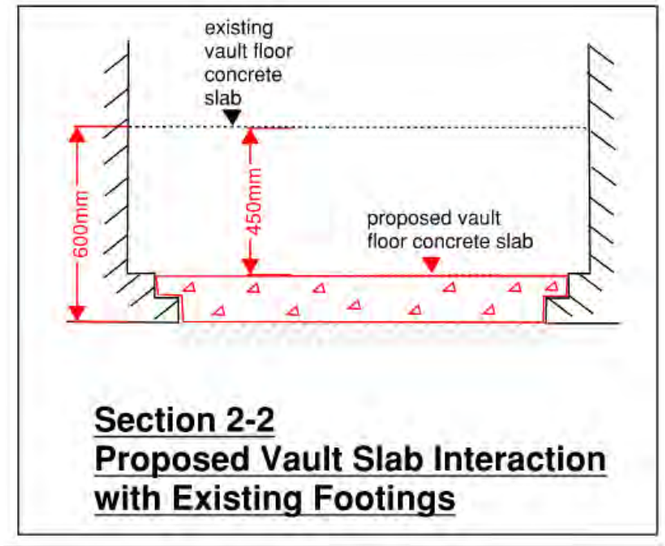


Figure 5 Proposed Vault Slab Interaction with Existing Footings

2.3 Proposed Lower Ground Floor Level

The allowable depth for reducing the level of the ground floor slab will be based on the trial pits carried out on site. The proposed new slab level allows for the ground bearing slab to be founded at the level of the existing foundation. The level of this will be confirmed once the final trial pit is formed. The necessary build-up will be designed to ensure that no underpinning or cutting of the existing corbel foundation or disruption to party walls or the historic corbelled foundation below is required.

The permanent lower ground floor slab will act as a prop to the base of the wall's footings. In the temporary case adequate propping will be in place for the full duration of the construction.

It is proposed that the new lower ground floor slab will not be placed below the level of the existing footings. The act of lower the slab will not affect the ground water flows or local soil stability. This proposed works is not considered a basement or basement extension, because no underpinning of subterranean works will be carried out. However, to satisfy Camden Council planning policy the relevant initial screening process has been carried out to show the proposed works will not have a significant impact on the local environment.

As is the requirement in Camden Council an independent Geo-environmental Desk-Based Study and Basement Screening Assessment was carried out by Jomas Associates Ltd (November 2020). The outcome of their desk study agreed with our initial screening. The lowering of the lower ground slab will not impact on the local environment.

2.4 Subterranean flow Screening

Q 1a: Is the site located directly above an aquifer?	No	
Q 1b: Will the proposed basement extend beneath the water table surface?	No	
Q 2: Is the site within 100m of a water course, well (used / disused) or potential spring line?	No	
Q 3: is the site within the catchment of the pond Chains on Hampstead Heath?	No	
Q 4: Wil the proposed basement development result in a change in the proportion of hard surfaced / paved areas?	No	
Q5 5: As part of the site drainage, will more surface water (e.g. rainfall and run-off than at present be discharged to the ground (e.g. via soakaways and/o SUDS	No	
Q 6: IS the lowest point of the proposed excavation (allowing for any drainage and foundation space under the basement floor) close to, or lower than the mean water level in the local pond (not just ponds chains on Hampstead Heath) or spring line?	No	

2.5 Slope stability screening

Q 1: Does the existing site include slopes, natural or manmade, greater than 7°?	No	
Q 2: Will the proposed re-profiling of landscaping at site change slopes at the property boundary to more than 7°? (approximately 1 in 8)	No	
Q 3: Does the development neighbour land, including railway cuttings and the like, with a slope greater than 7°? (approximately 1 in 8)	No	
Q 4: Is the site within a wider hillside setting in which the general slope is greater than 7°? (approximately 1 in 8)	No	
Q 5: Is the London Clay the shallowest strata at the site?	Yes	London Clay was found in all trial pits.
Q 6: Will any tree/s be felled as part of the proposed development and/or are any works proposed within any tree zones where are to be retained?	No	
Q 7: Is there a history of seasonal shrink-swell subsidence in the local are, and/or evidence of such effect at the site?	Yes	Given site was found on site, clay heave measures will need to be adopted for the proposed works
Q 8: Is the site within 100m of a watercourse or a potential spring line?	No	
Q 9: Is the site within an area of previously worked ground?	No	
Q 10: Is the site within an aquifer? If so, will the proposed basement extend beneath the water table such that dewatering may be required during construction?	No	
Q 11: Is the site within 50m of the Hampstead Heath ponds?	No	
Q 12: Is the site within 5m of a highway or pedestrian right of way?	Yes	Pedestrian footpath or highway will not be affected by the proposed works.
Q 13: Will the proposed basement significantly increase the differential depth of foundation relative to neighbouring properties?	No	
Q 14: Is the site over (or within the exclusion zone of) any tunnels e.g. railway lines?	No	

2.6 Surface flow and flooding screening

Q 1: Is the site within the catchment of the ponds on Hampstead Heath?	No	
Q 2: As part of the proposed site drainage, will surface water flow (e.g. volume of rainfall and peak run-off) be materially changed from the existing route?	No	
Q 3: Will the proposed basement development result in a change in the proportion of the hard surface / paved external areas?	No	
Q 4: Will the proposed basement result in changes to the profile of the inflows (instantaneous and long-term) of the surface water being received by adjacent properties or downstream watercourses?	No	
Q 5: Will the proposed basement result in changes to the quality of surface water being received by adjacent properties or downstream watercourses?	No	
Q 6: Is the site in an area known to be at risk from Surface water flooding, such as South Hampstead, West Hampstead, Gospel Oak and King's Cross or is it at risk from flooding, of example because the proposed basement is below water level of a nearly surface water feature?	No	

2.7 Proposed Superstructure

2.7.1 Lateral Stability

Lateral stability of the existing structure will continue to be provided by the perimeter masonry walls, to the rear, to the front of the terrace as well as the flank party walls.

In the centre of the property the masonry brick lift shaft contributes to the lateral stability of the property.

The existing timber floor are made up of double layer of plywood fixed to the top of the timber joists. This helps the timber floor act as a diaphragm transferring any horizontal load back to the masonry structural elements.

The proposed box frame on the lower ground floor at the rear elevation will replace the existing brick work. This rigid box frame will take any lateral loads and transfer them via the steel columns to the proposed concrete foundation. This frame will ensure the lateral stability of the rear elevation is maintained for the proposed development.

2.7.2 Opening at Lower Ground Floor Rear Elevation

A new opening will be created in the rear elevation. This requires a new steel frame to be installed at lower ground floor level to support the structure over. The beam will sit on steel columns. These columns will transfer the vertical load to the proposed concrete foundation placed just below lower ground floor level. The new frame foundation will not surcharge the existing footings and will consist of steel beams encased in concrete.

2.7.3 Opening at Ground Floor

A new opening will be formed through the existing load bearing stair well wall abutting the rear elevation. This structure above will be supported by inserting two precast concrete lintels. These will match the existing thickness of the wall. The proposed brick pier to the centre of this opening has been checked and is sufficiently sized to bear the load from above.

2.7.4 New partitions

On several of the upper floors non loading bearing stud partition wall be removed. As many of these are currently supported on the existing floor joists which are to be retained no structural work is required in these areas. However, on second in the master bedroom a load bearing timber stud wall is proposed to be removed. As the wall above on third will require support new steel beams will be implemented to support wall and a small area of existing flooring.

2.7.5 Roof terrace

An accessible roof terrace will be formed at the centre of the property along the line for the existing ridge of the roof. The front and rear mansard areas of roof will be retained and be supported by the new structure. The build-up of this terrace is to be timber decking. The timber decking will be supported on timber joists. In turn these joists will be supported by steel beams trimming around roof light and the stair well. The main steel beam span across the site and are support on the party walls by way of concrete padstones.

3 Design Criteria

3.1 Loading

The loads on the structure are to be confirmed for detailed design intent at Stage 3. However, initial assumptions of loading are:

JOB TITLE:	JOB NUMBER / FILE:	CALCULATION NUMBER:	Form
38 Chester Terrace			
CALCULATION:	CALCULATION BY:	DATE:	CHECKED BY:
Loading	ROM		BR

CALCULATIONS:			DL	IL	SLS	ULS
Tiled Roof	27	°				
Clay Tiles			0.70 kN/m²			
Felt / battens			0.10 kN/m²			
Ceiling			0.15 kN/m²			
Insulation			0.05 kN/m²			
Rafters			0.10 kN/m²			
Snow				0.60 kN/m²		
	Dead /COS	27	1.23 kN/m²	0.60 kN/m²	1.8 kN/m²	2.7 kN/m²
Timber Floor (Separation Floor)						
22mm Boarding			0.14 kN/m²			
2No 19mm Gyproc Boarding			0.32 kN/m²			
50x275Joists @350c/c			0.18 kN/m²			
Insulation			0.20 kN/m²			
12.5mm Plaster and Skim			0.18 kN/m²			
Imposed (domestic)				1.50 kN/m²		
			1.02 kN/m²	1.50 kN/m²	2.5 kN/m²	3.8 kN/m²
Timber Floor (Separation Floor, Traditional)						
22mm Boarding			0.14 kN/m²			
50x275Joists @350c/c			0.18 kN/m²			
Pugging Boards & Fill			0.50 kN/m²			
Lath and Plaster			0.20 kN/m²			
Imposed (domestic)				1.50 kN/m²		
			1.02 kN/m²	1.50 kN/m²	2.5 kN/m²	3.8 kN/m²
Flat Roof -paving slab						
Paving slab	0.05	m 24 N/m3	1.20 kN/m²			
Insulation			0.10 kN/m²			
2No Ply			0.30 kN/m²			
Ceiling			0.30 kN/m²			
Joists			0.10 kN/m²			
Accessible terrace				3.00 kN/m²		
			2.00 kN/m²	3.00 kN/m²	5.0 kN/m²	7.6 kN/m²
Internal Stud Wall						
Plasterboard & Skim			0.40 kN/m²			
Timber studs			0.15 kN/m²			
			0.55 kN/m²	0.00 kN/m²	0.6 kN/m²	0.8 kN/m²
Internal Brick Wall	####	thk				
0.22 Brick	20	kN/m3	4.30 kN/m²			
Plaster x 2			0.40 kN/m²			
			4.70 kN/m²	0.00 kN/m²	4.7 kN/m²	6.6 kN/m²
External Brick Wall	450	thk				
450 Brick	20	x ####	9.00 kN/m²			
Plaster			0.20 kN/m²			
			9.20 kN/m²	0.00 kN/m²	9.2 kN/m²	12.9 kN/m²

2.2.1 Snow Loading

Snow loading shall be designed in accordance with BS EN 1991-1-3.

2.2.2 Wind and Notional Loading

Wind loading shall be designed to BS EN 1991-1-4. Notional Loading shall be determined as 3% of the vertical load applied horizontally to the structure. Load combinations shall be in accordance with BS EN 1990 2002.

3.2 Design Performance

3.2.1 Deflections

Vertical deflections of existing timber floors and supporting beams will be limited to the following:

- Deflection under dead & live loads = Span/250.
- Deflection under live load Span/360 or 20mm, whichever is the lesser.
- Deflection under live load for brittle finishes Span/500

New elements which will provide support to existing masonry will have deflections limited to 10 mm.

3.2.2 Disproportionate Collapse

38 Chester Terrace is classed as Consequence Class 1, in line with BS EN 1991-1-7:2006. It is a 4 storey resident house.

3.3 Design Guides

The following Codes of Practice and design guides will be used to assist in the design:

Code of Practice / Design Guidance	Version
BS EN 1990:2002 +A1:2005	Eurocode – Basis of structural design
BS EN 1991-1-1	Eurocode 1: Actions on Structures – Part 1-1.: Densities, self-weight, imposed loads for building
BS EN 1991-1-2:2002	Eurocode 1: Actions on Structures – Part 1-2: General actions — Actions on structures exposed to
BS EN 1991-1-3	Eurocode 1: Actions on Structures – Part 1-3: General actions – Snow loads
BS EN 1991-1-4	Eurocode 1: Actions on Structures – Part 1-4: General actions– Wind actions
BS EN 1991-1-7	Eurocode 1: Actions on Structures – Part 1-7: General actions – Accidental actions
BS EN 1997-1	Eurocode 7: Geotechnical design - Part 1
BS EN 1993-1-1:2005	Eurocode 3: Design of steel structures – Part 1-1: General rules and rules for buildings
BS EN 1993-1-2:2005	Eurocode 3: Design of steel structures – Part 1-2: Structural fire design
BS 8500-1-2006	Concrete – Complementary British Standard to BS EN 206-1 – Part 1: Method of specifying and
BS EN 1995-1-1	Design of timber structures – General – Common rules and rules for buildings
BS EN 1996-1-1	Eurocode 6: Design of Masonry Structures – Part 1-1: General rules for reinforces and unreinforced
BS EN 1996-1-2	Eurocode 6: Design of Masonry Structures – Part 1-2: General rules of structural fire design
BS EN 1996-2	Eurocode 6: Design of Masonry Structures – Part 2: Design considerations, selection of materials and
BS EN 1996-3	Eurocode 6: Design of Masonry Structures – Part 3: Simplified calculation of unreinforced masonry
The Building Regulations 2000	Approved Document A: Structure

3.4 Material Selection & Specification

Material has been selected and will be specified with a focus on the following:

- Economic use of material - no over specification of applicable loads or structural material grades
- Compatibility with existing historic materials where required
- Use of recycled materials
- Use of locally sourced material
- Minimised site waste

3.4.1 Structural Steel Framing

Although steel production uses a large amount of energy and structural steelwork contains significant embodied carbon, it is also highly recyclable, and it is possible to design efficiently in steelwork to minimise the quantity of material specified and minimise waste generated.

Additionally, structural steel frames are relatively lightweight in comparison to concrete frames and consequently lead to less heavy foundation solutions. This is especially important when constructing new structure within an existing building so as not to overload the foundations.

Structural steelwork in the UK typically contains 40-45% recycled material, however, enhancing specifications to improve the recycled content of steelwork has questionable environmental benefits.

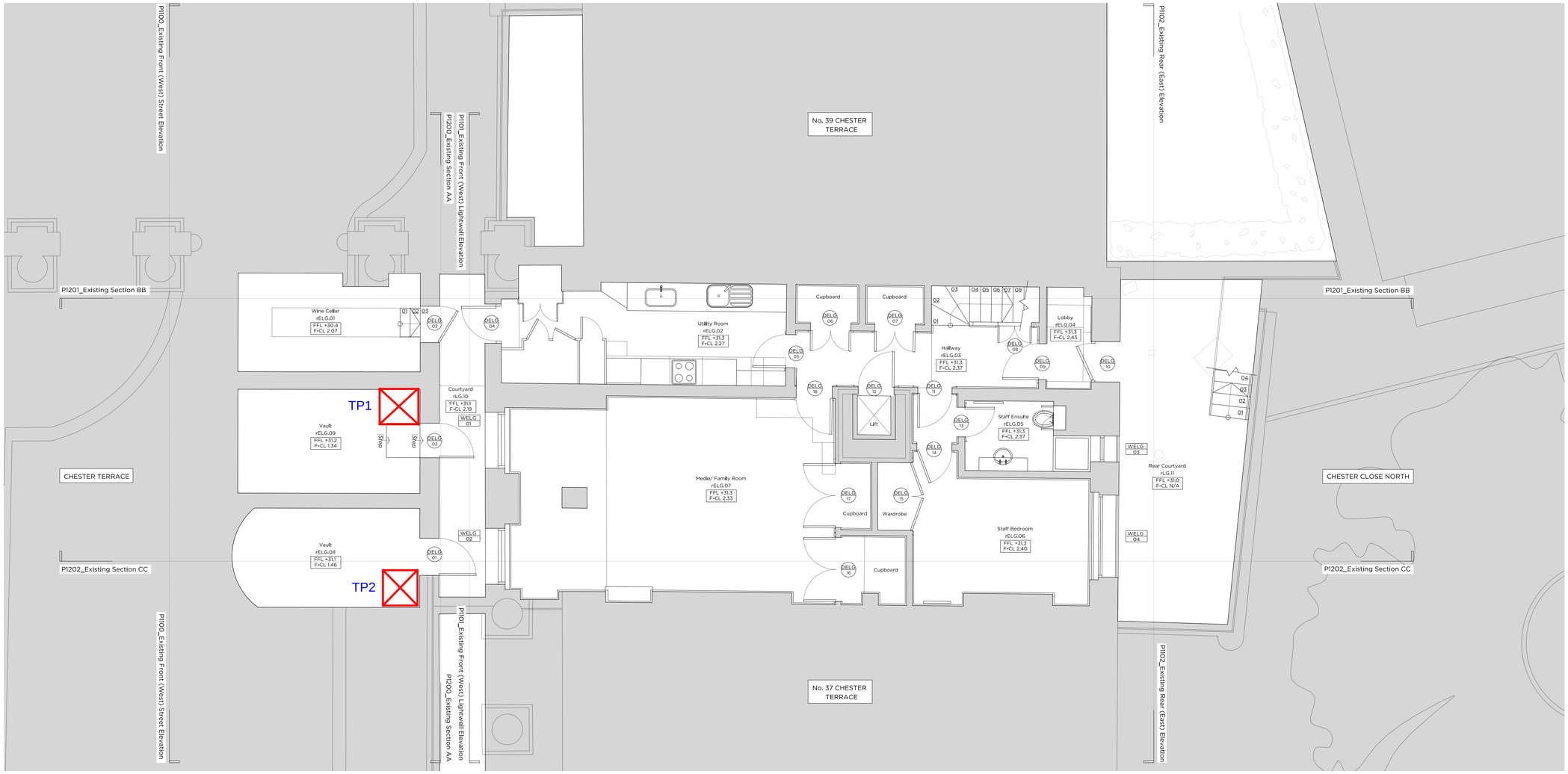
Global consumption of steel continues to rise, mainly as a consequence of industrialisation in the developing world and demand for new steel exceeds the supply of scrap steel by a factor of around two, therefore, it is not currently possible for all new steel to be produced entirely from scrap. While this remains the case, there is no net environmental benefit in specifying recycled steel in preference to primary steel with a lower recycled content. Instead, we consider that a more sustainable approach is to specify steel products that are readily recoverable and recyclable. Structural steelwork used in buildings is typically over 94 per cent recoverable and 99 per cent recyclable. Table 1: Re-Use and Recycling of Steel (from SCI)

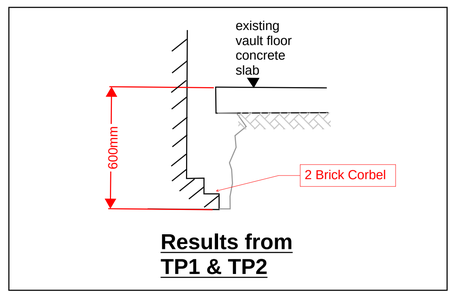
	Structural Sections	**Purlins and Rails**	**Cladding**	**Composite Floor Decking**	**Reinforcement**	**Internal Non-Structural Steel**
Recycling %	86	89	79	79	91	85
Re-use %	13	10	15	6	1	2
Total %	99	99	94	85	92	87

2.2.3 Responsible Sourcing

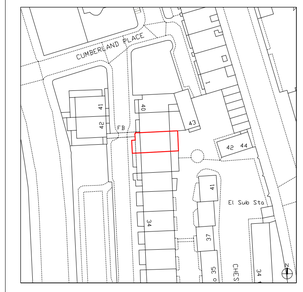
Steelwork will be specified to be sourced in accordance with BES6001 or equivalent.

Appendix A





Key Site Plan 1:1250



Key:

Existing structure / earth

Legend:

Existing lead roofing

Existing slate roofing

DRAFT

Rev. - xx.10.2020 Issued for Planning

PLANNING

Project No. 20056

Client: Nathan Harley (Resource Buildings & Interiors Ltd)

Date: October 2020

Scale: 1:50 @ A1 / 1:100 @ A3

Project: 38 Chester Terrace NW1 4ND

Drawing Title: Existing Lower Ground Floor Plan

Drawing No. P0999 Rev. -

Drawn | Approved | Signed

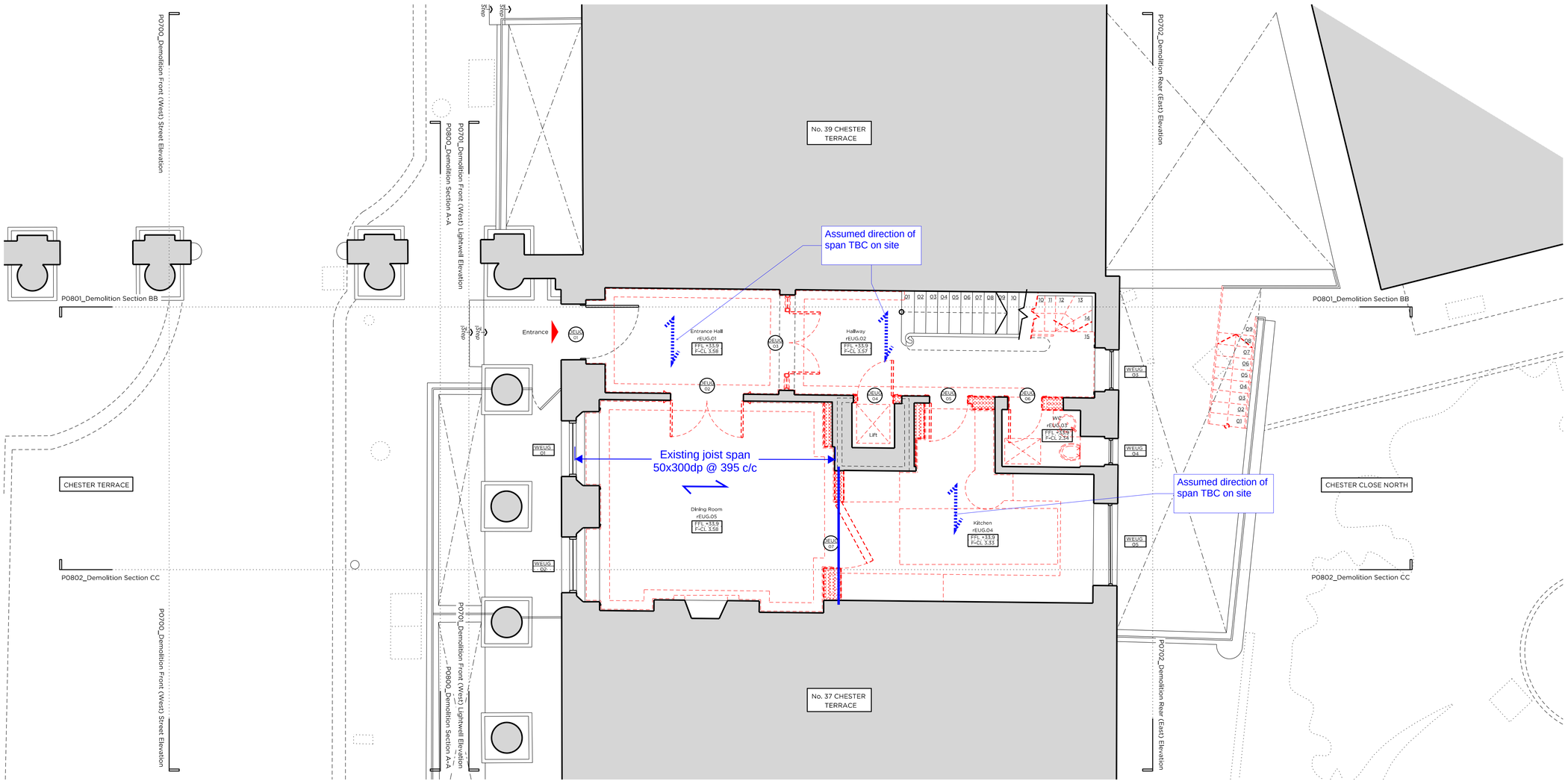
Job Title: 38 Chester Terrace

Form

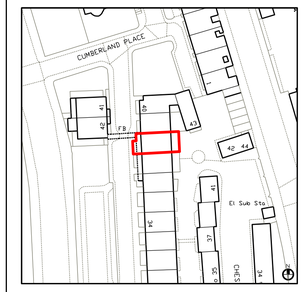
Sketch Title: Existing Structural Arrangement Following Opening up Works

Date	Scale	Drawn	Checked
03/12/20	N/A	ROM	BR

Job No.	Drawing	Revision
203380	PL.SK001	-



Key Site Plan 1:1000



Key:

- Existing structure / earth
- New structure
- Line denotes removal of existing structure
- Existing structure / fittings to be removed
- Denotes existing fittings to be removed

Legend: Proposed Finishes

- Proposed hardwood straight-plank floor finish
- Proposed carpet floor finish
- Proposed natural stone floor finish
- Proposed porcelain tiles floor finish
- Proposed hardwood versaille floor finish
- Proposed hardwood chevron floor finish
- Proposed colr matt floor finish
- Proposed natural stone pavers floor finish

General Notes:

1. Refer to the Door Schedules for a detailed summary of the proposal for each internal door.
2. Existing floor finishes are to be removed.
3. Existing underfloor heating to be replaced.

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Rev. - xx.10.2020 Issued for Planning

PLANNING

Project No. 20056

Client: Nathan Harley (Resource Buildings & Interiors Ltd)

Date: October 2020

Scale: 1:50 @ A1 / 1:100 @ A3

Project: 38 Chester Terrace NW1 4ND

Drawing Title: Demolition Upper Ground Floor Plan

Drawing No. P0600 Rev. -

Drawn PK Approved Signed TP

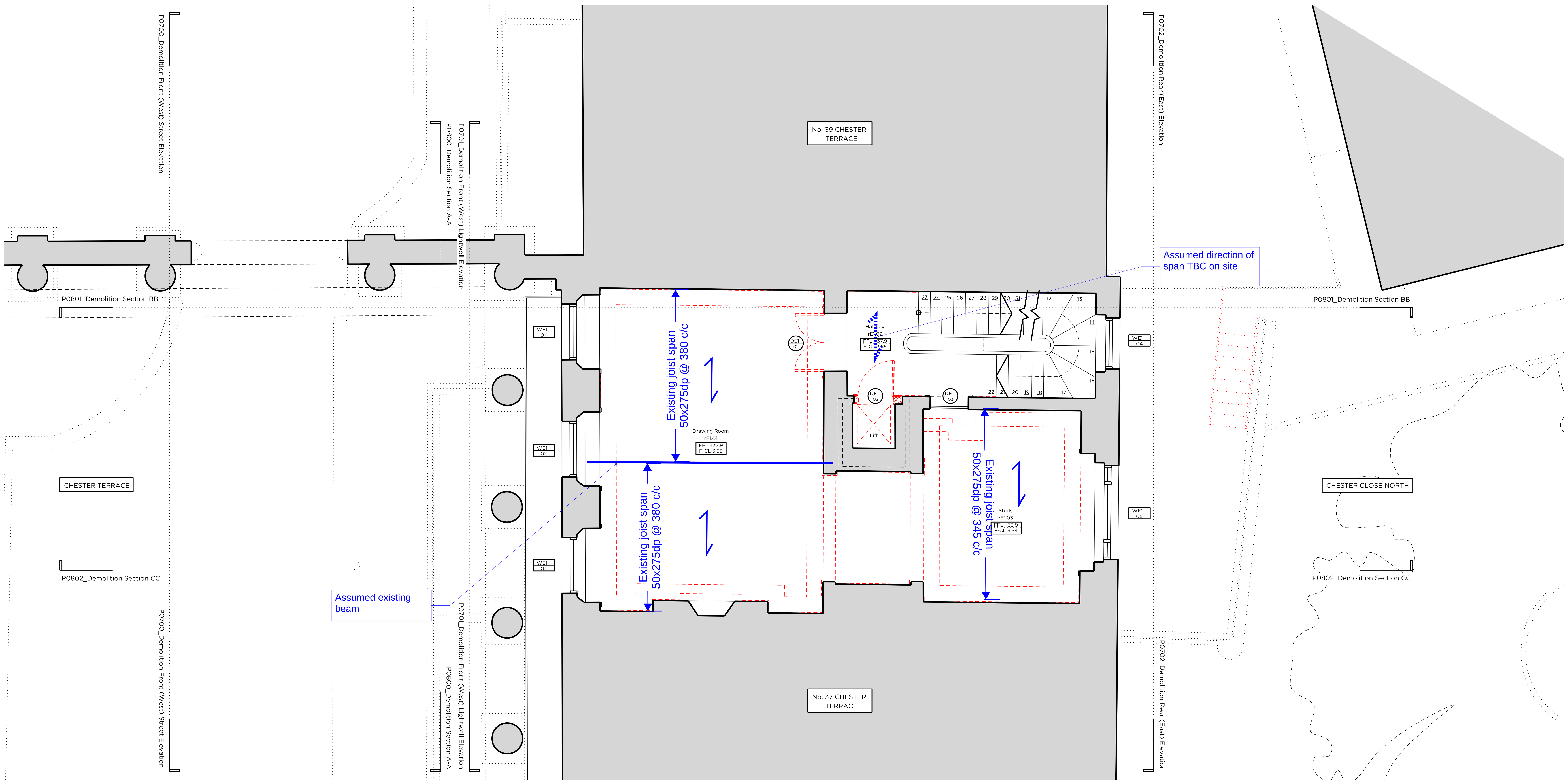
Job Title: 38 Chester Terrace

Form

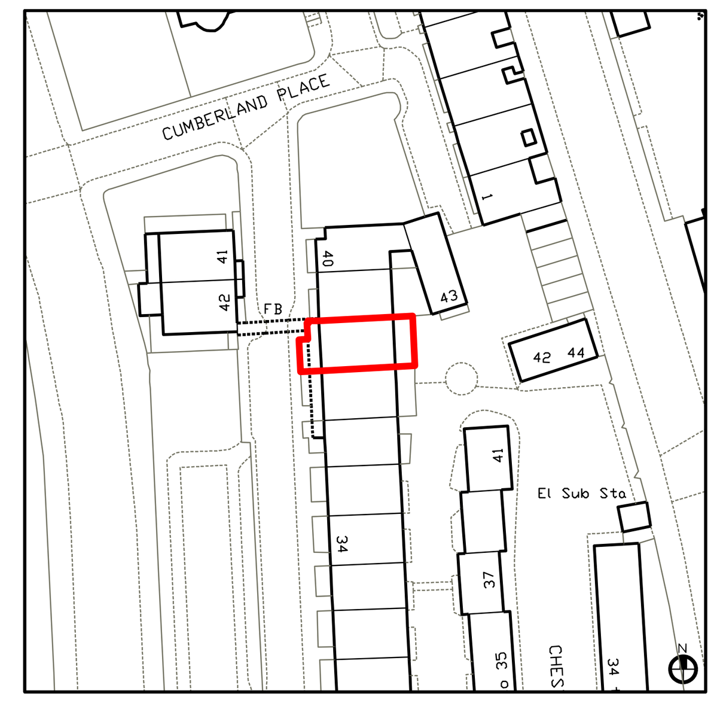
Sketch Title: Existing Structural Arrangement Following Opening up Works

Date	Scale	Drawn	Checked
03/12/20	N/A	ROM	BR

Job No.	Drawing	Revision
203380	PL.SK001	-



Key Site Plan 1:1000



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Rev. - xx.10.2020 Issued for Planning

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Project No.	20056
Client	Nathan Harley (Resource Buildings & Interiors Ltd)
Date	October 2020
Scale	1:50 @ A1 / 1:100 @ A3
Project	38 Chester Terrace NW1 4ND
Drawing Title:	Demoliiton First Floor Plan
Drawing No.	P0601
Rev.	-

Drawn | Approved | Signed

Form

Job Title

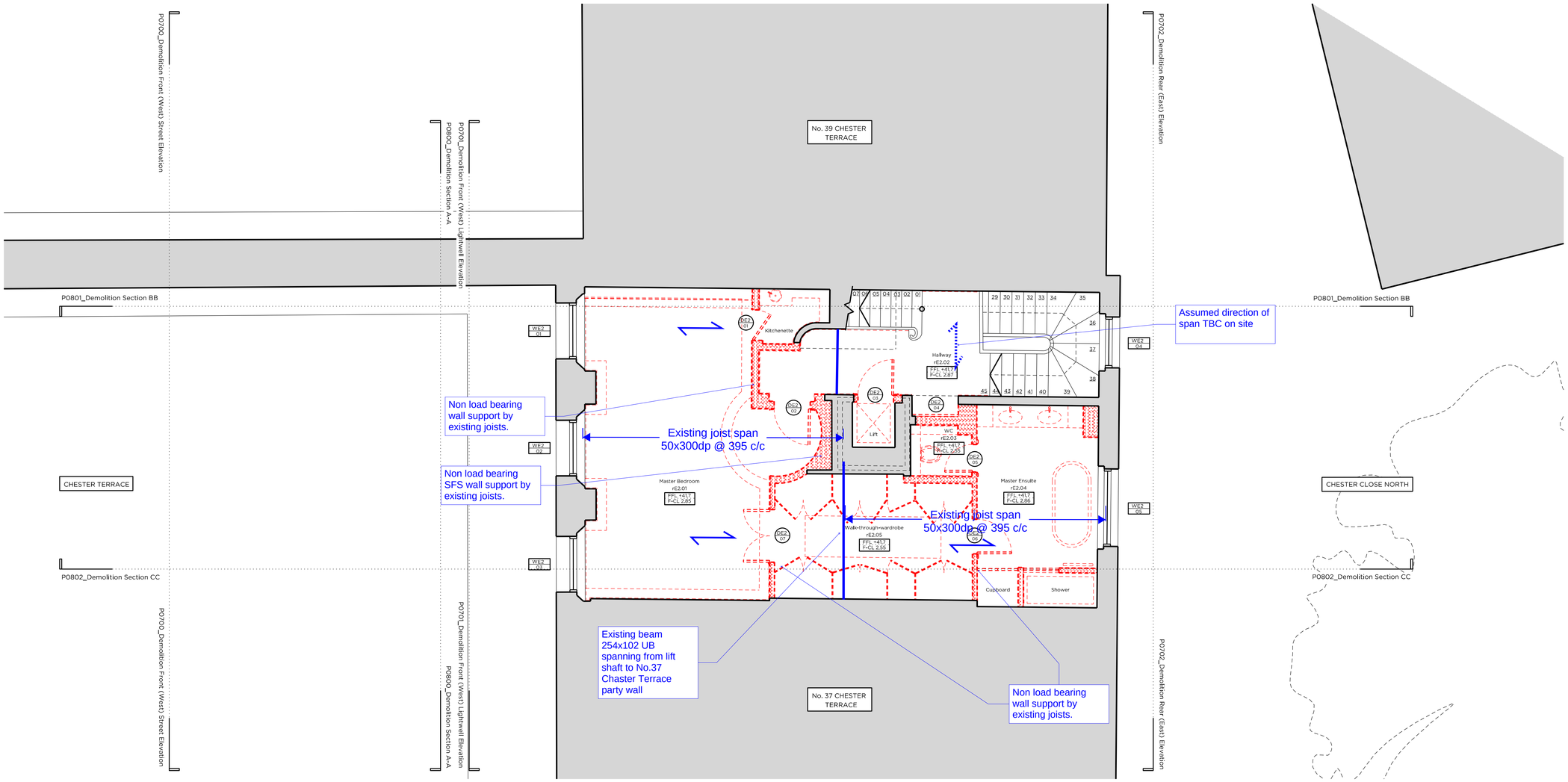
38 Chester Terrace

Sketch Title

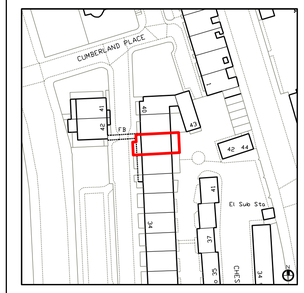
Existing Structural Arrangement Following Opening up Works

Date	Scale	Drawn	Checked
03/12/20	N/A	ROM	BR

Job No.	Drawing	Revision
203380	PL.SK001	-



Key Site Plan 1:1000



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Project No. 20056

Client: Nathan Harley (Resource Buildings & Interiors Ltd)

Date: October 2020

Scale: 1:50 @ A1 / 1:100 @ A3

Project: 38 Chester Terrace NW1 4ND

Drawing Title: Demolition Second Floor Plan

Drawing No. P0602 Rev. -

Drawn PK Approved LC Signed TB

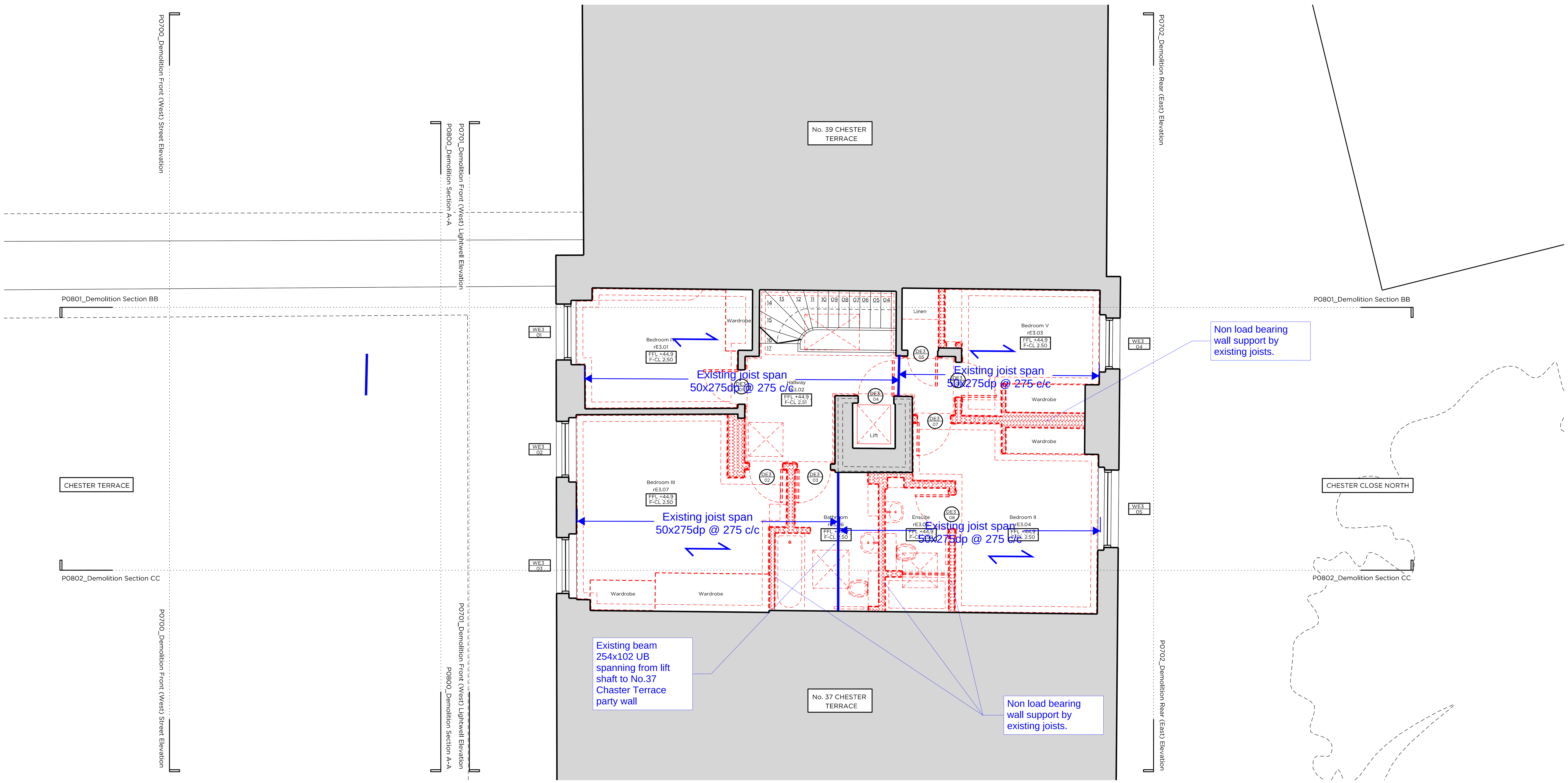
Job Title: 38 Chester Terrace

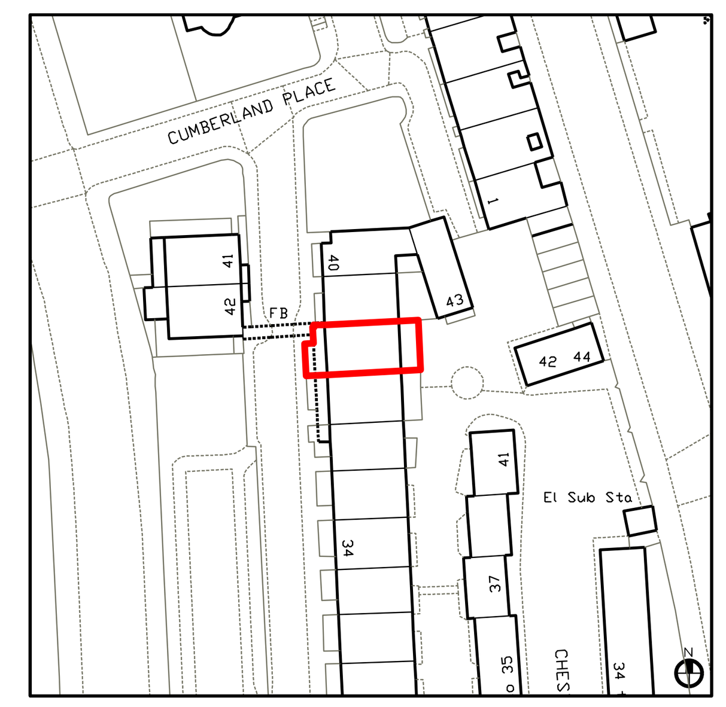
Form

Sketch Title: Existing Structural Arrangement Following Opening up Works

Date	Scale	Drawn	Checked
03/12/20	N/A	ROM	BR

Job No.	Drawing	Revision
203380	PL.SK001	-





Key:

- Existing structure / earth
- Existing structure / fittings to be removed
- New structure
- Denotes existing fittings to be removed
- Line denotes removal of existing structure

Legend: Proposed Finishes

- Proposed hardwood straight-plank floor finish
- Proposed hardwood versaille floor finish
- Proposed carpet floor finish
- Proposed hardwood chevron floor finish
- Proposed natural stone floor finish
- Proposed coir matt floor finish
- Proposed porcelain tiles floor finish
- Proposed natural stone pavers floor finish

General Notes:

1. Refer to the Door Schedules for a detailed summary of the proposal for each internal door.

2. Existing floor finishes are to be removed.

3. Existing underfloor heating to be replaced.

DRAFT

Rev. - xx.10.2020 Issued for Planning

PLANNING

Project No. 20056

Client: Nathan Harley (Resource Buildings & Interiors Ltd)

Date: October 2020

Scale: 1:50 @ A1 / 1:100 @ A3

Project: 38 Chester Terrace NW1 4ND

Drawing Title: Demolition Third Floor Plan

Drawing No. P0603 | Rev. -

Drawn | Approved | Signed

Job Title

38 Chester Terrace

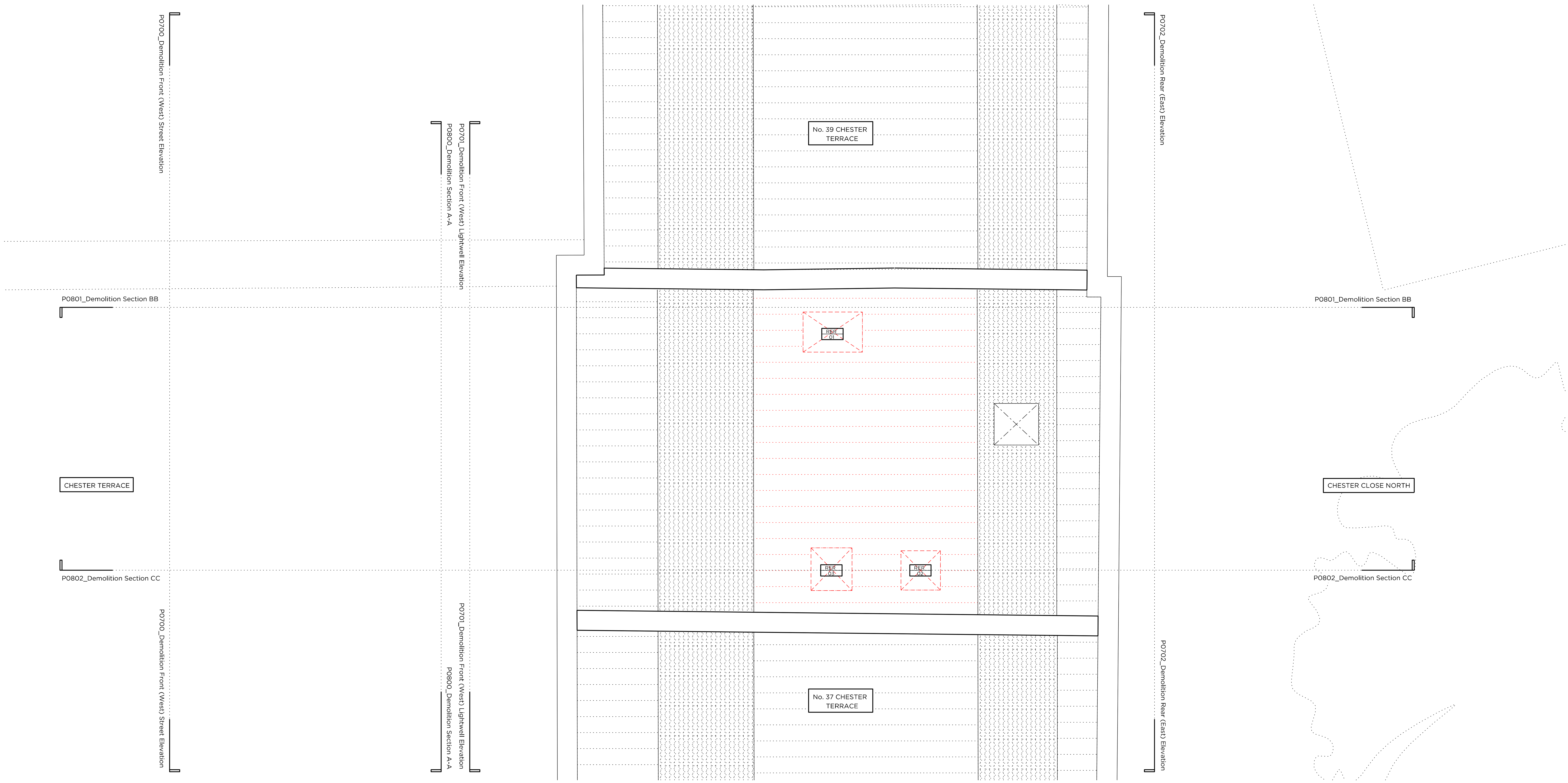
Form

Sketch Title

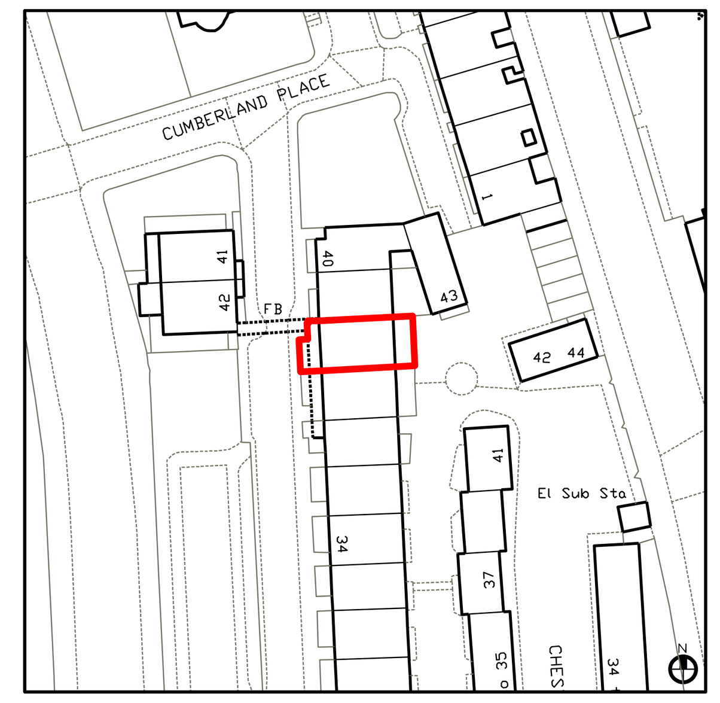
Existing Structural Arrangement Following Opening up Works

Date	Scale	Drawn	Checked
03/12/20	N/A	ROM	BR

Job No.	Drawing	Revision
203380	PL.SK001	-



Key Site Plan 1:1000



Key:

Existing structure / earth	Existing structure / fittings to be removed
New structure	Denotes existing fittings to be removed
Line denotes removal of existing structure	

Legend: Proposed Finishes

Proposed hardwood straight-plank floor finish	Proposed hardwood versaille floor finish
Proposed carpet floor finish	Proposed hardwood chevron floor finish
Proposed natural stone floor finish	Proposed coir matt floor finish
Proposed porcelain tiles floor finish	Proposed natural stone pavers floor finish

General Notes:

1. Refer to the Door Schedules for a detailed summary of the proposal for each internal door.

2. Existing floor finishes are to be removed.

3. Existing underfloor heating to be replaced.

DRAFT

Rev. - xx.10.2020 Issued for Planning

PLANNING

Project No. 20056

Client: Nathan Harley (Resource Buildings & Interiors Ltd)

Date: October 2020

Scale: 1:50 @ A1 / 1:100 @ A3

Project: 38 Chester Terrace NW1 4ND

Drawing Title: Demolition Roof Plan

Drawing No. P0605 Rev. -

Drawn Approved Signed

Job Title

38 Chester Terrace

Form

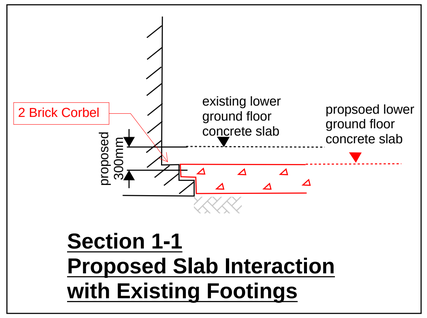
Sketch Title

Existing Structural Arrangement Following Opening up Works

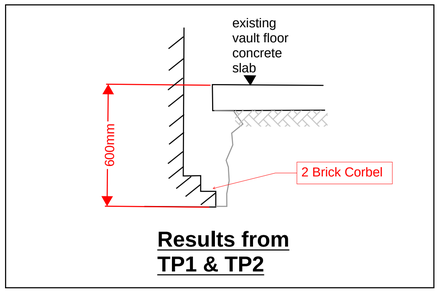
Date	Scale	Drawn	Checked
03/12/20	N/A	ROM	BR

Job No.	Drawing	Revision
203380	PL.SK001	-

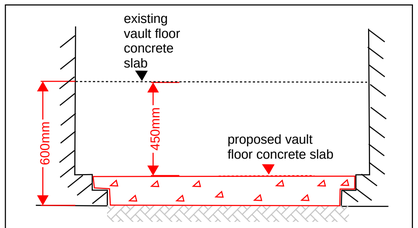
Appendix B



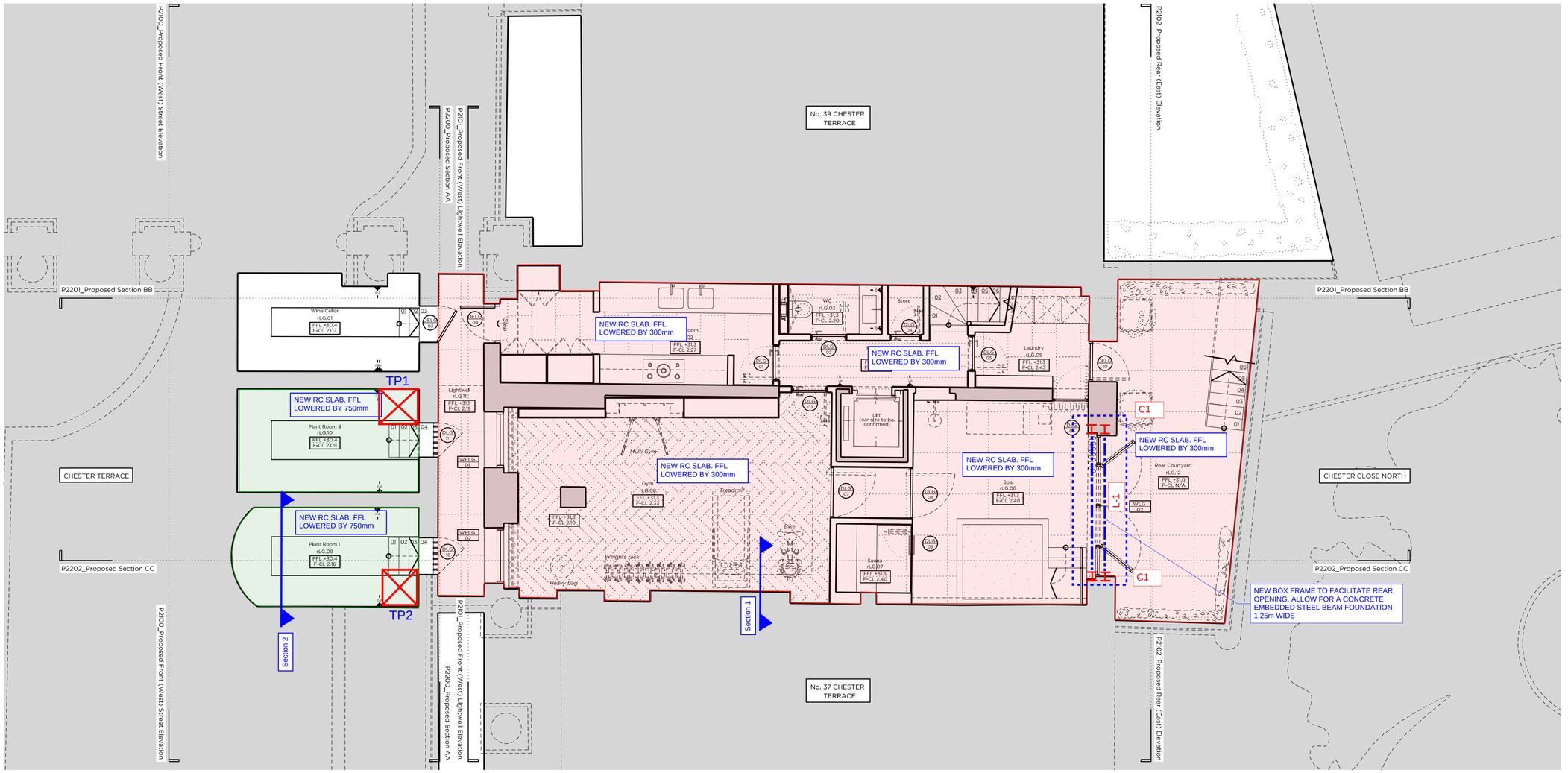
Section 1-1
Proposed Slab Interaction with Existing Footings



Results from TP1 & TP2



Section 2-2
Proposed Vault Slab Interaction with Existing Footings



BEAM SCHEDULE

L-1	2No 203 x 203 UC ENCASED IN CONCRETE

COLUMN SCHEDULE

C1	2No 203 x 203 UC one column under each beam

EXISTING FFL TO BE LOWERED BY 300mm. ALLOW FOR A NEW 250mm THK RC SLAB & SURROUNDING WALLS.. NO UNDERPINNING REQUIRED TO PARTY WALLS OR EXTERNAL WALLS AND COLUMNS MAY. CONFIRMED ON SIT THROUGH THE EXISTING FOOTING LEVEL.

EXISTING FFL TO BE LOWERED BY 750mm. ALLOW FOR A NEW 250mm THK RC SLAB & SURROUNDING WALLS. NO UNDERPINNING REQUIRED TO ANY OF THE VAULT WALLS. CONFIRMED ON SITE FROM TRAIL PITS.

PROPOSED LOWER GROUND FLOOR

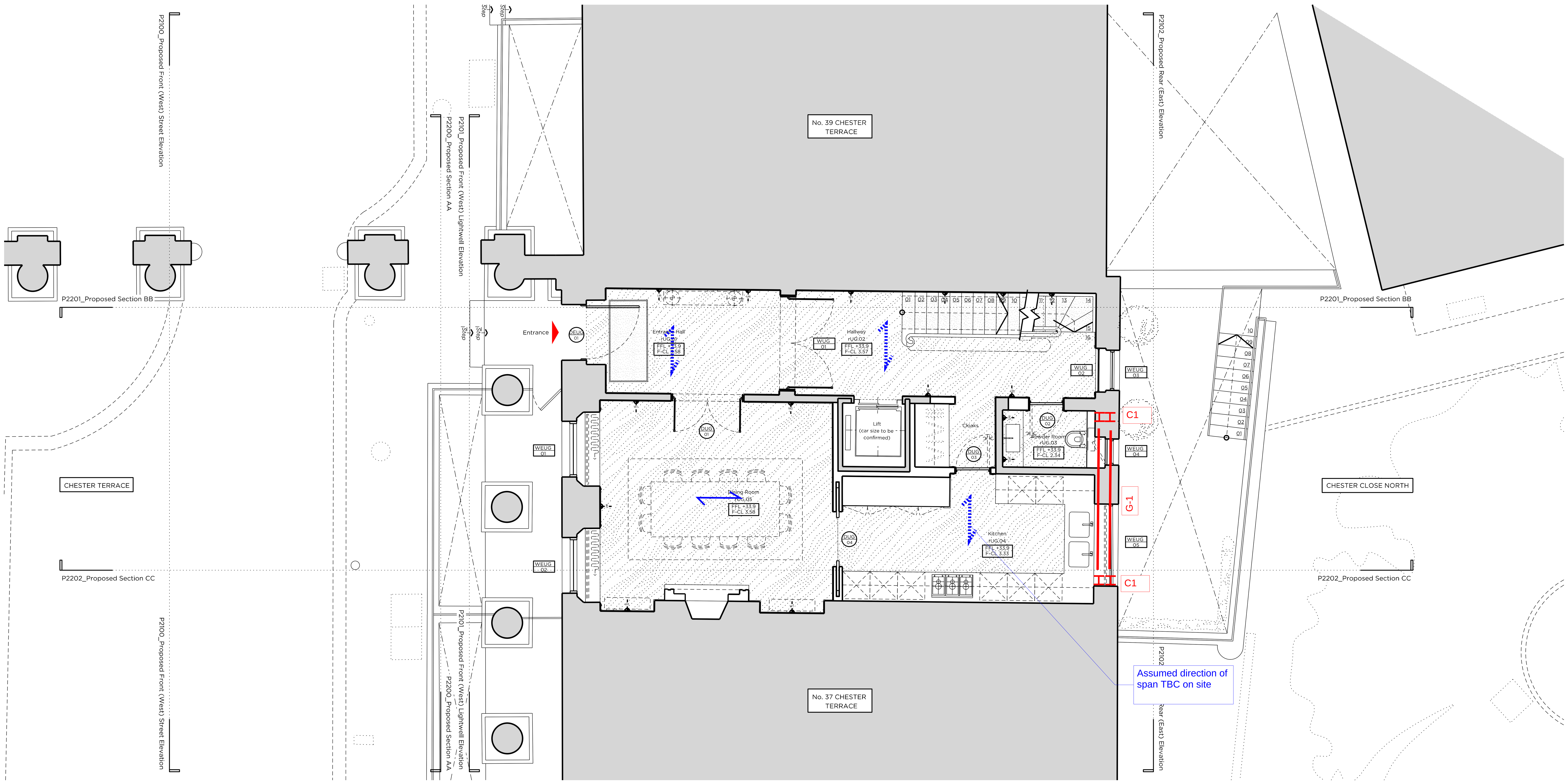
Job Title
38 Chester Terrace

Sketch Title
Proposed Structural Layout

Form

Date	Scale	Drawn	Checked
03/12/20	N/A	ROM	BR

Job No.	Drawing	Revision
203380	PL.SK002	Rev B



Existing joists and direction of span, confirmed on site

Assumed direction of span TBC on site

BEAM SCHEDULE

G-1	2No 203 x 203 UC

COLUMN SCHEDULE

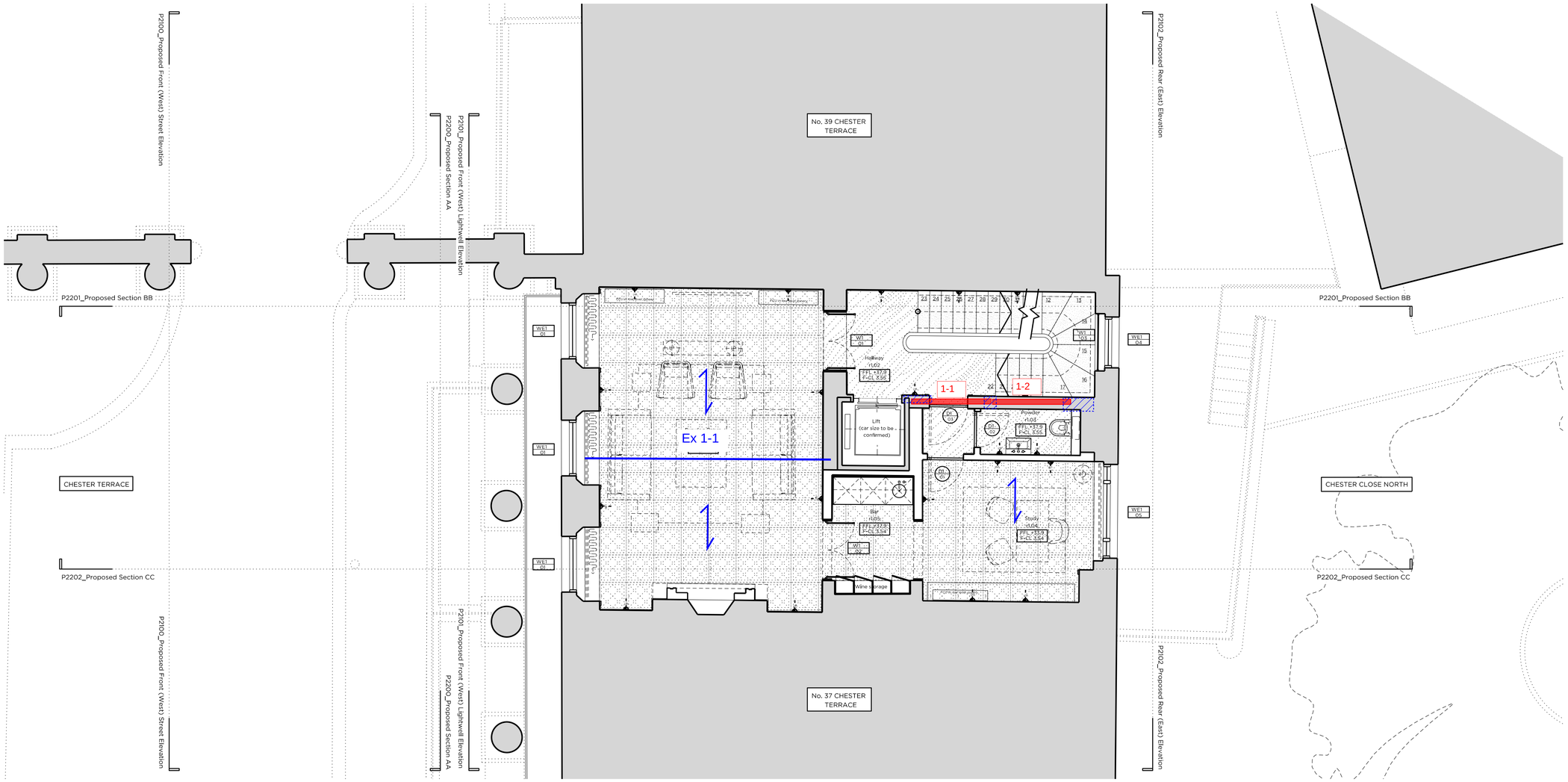
C1	2No 203 x 203 UC one column under each beam

Existing Joists

	50x300dp @ 395 c/c

PROPOSED GROUND FLOOR

Job Title			Form
38 Chester Terrace			
Sketch Title			
Proposed Structural Layout			
Date	Scale	Drawn	Checked
03/12/20	N/A	ROM	BR
Job No.	Drawing	Revision	
203380	PL.SK002	Rev A	



Existing joists and direction of span, confirmed on site

Assumed direction of span TBC on site

LINTEL SCHEDULE

1-1	2No 100x100 PRE-STRESSED CONCRETE LINTELS
1-2	2No 100x100 PRE-STRESSED CONCRETE LINTELS

EXISTING BEAM SCHEDULE

EX 1-1	Assumed location of beam. Size TBC

Existing Joists

50x275dp @ 380 c/c

PROPOSED FIRST FLOOR

Form

Job Title

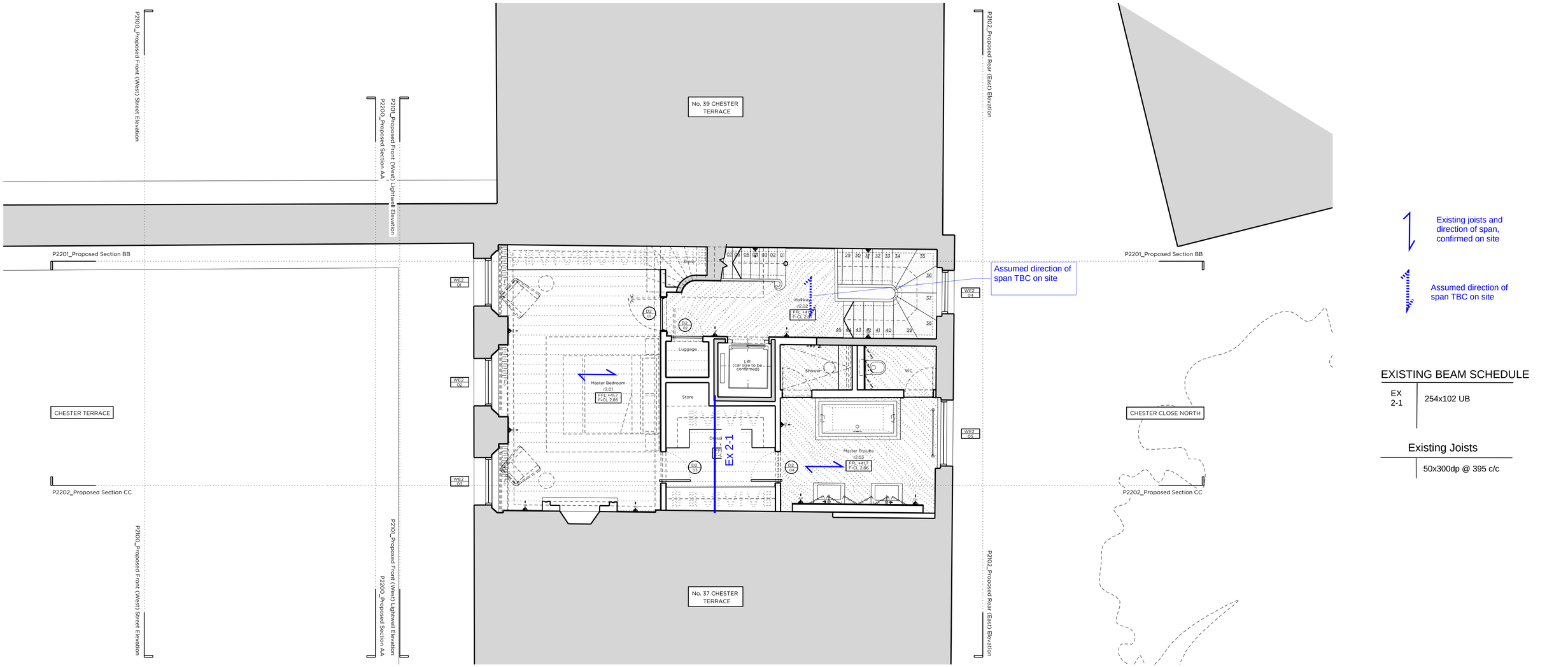
38 Chester Terrace

Sketch Title

Proposed Structural Layout

Date	Scale	Drawn	Checked
03/12/20	N/A	ROM	BR

Job No.	Drawing	Revision
203380	PL.SK002	Rev A



EXISTING BEAM SCHEDULE

EX 2-1	254x102 UB

Existing Joists

50x300dp @ 395 c/c

PROPOSED SECOND FLOOR
No structural alterations

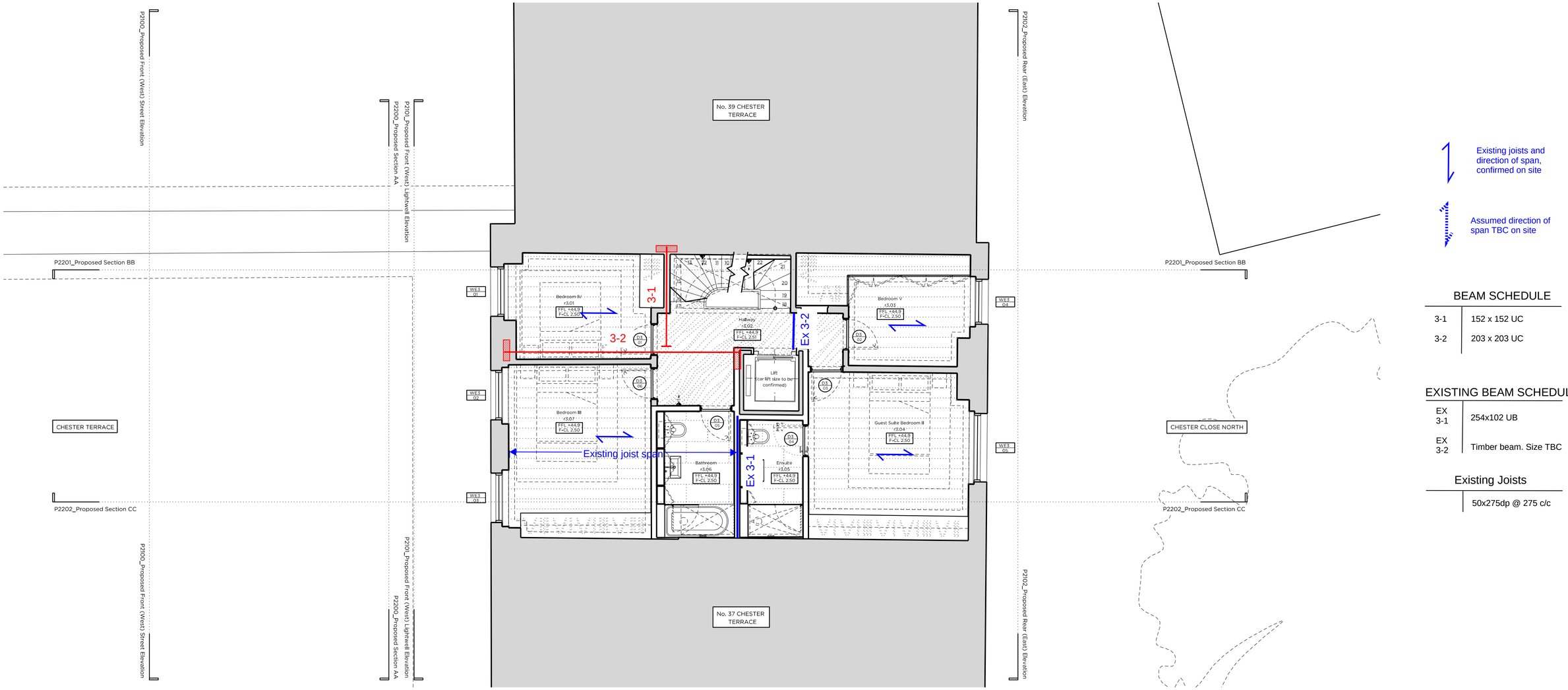
Job Title
38 Chester Terrace

Sketch Title
Proposed Structural Layout

Form

Date	Scale	Drawn	Checked
03/12/20	N/A	ROM	BR

Job No.	Drawing	Revision
203380	PL.SK002	Rev A



BEAM SCHEDULE

3-1	152 x 152 UC
3-2	203 x 203 UC

EXISTING BEAM SCHEDULE

EX 3-1	254x102 UB
EX 3-2	Timber beam. Size TBC

Existing Joists

50x275dp @ 275 c/c

PROPOSED THIRD FLOOR

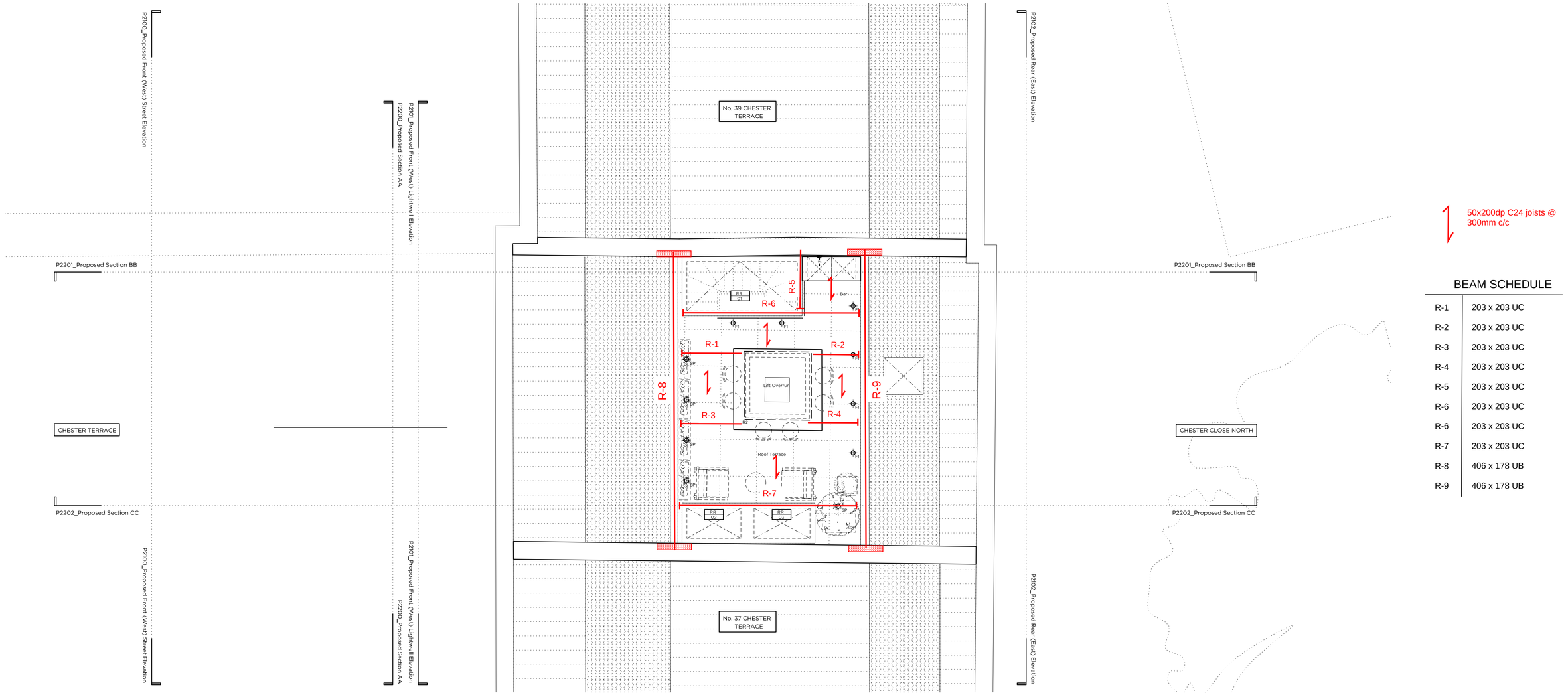
Job Title
38 Chester Terrace

Sketch Title
Proposed Structural Layout

Form

Date	Scale	Drawn	Checked
03/12/20	N/A	ROM	BR

Job No.	Drawing	Revision
203380	PL.SK002	Rev A



50x200dp C24 joists @ 300mm c/c

BEAM SCHEDULE

R-1	203 x 203 UC
R-2	203 x 203 UC
R-3	203 x 203 UC
R-4	203 x 203 UC
R-5	203 x 203 UC
R-6	203 x 203 UC
R-6	203 x 203 UC
R-7	203 x 203 UC
R-8	406 x 178 UB
R-9	406 x 178 UB

PROPOSED ROOF

Job Title
38 Chester Terrace

Sketch Title
Proposed Structural Layout

Form

Date	Scale	Drawn	Checked
03/12/20	N/A	ROM	BR

Job No.	Drawing	Revision
203380	PL.SK002	Rev A

Appendix C