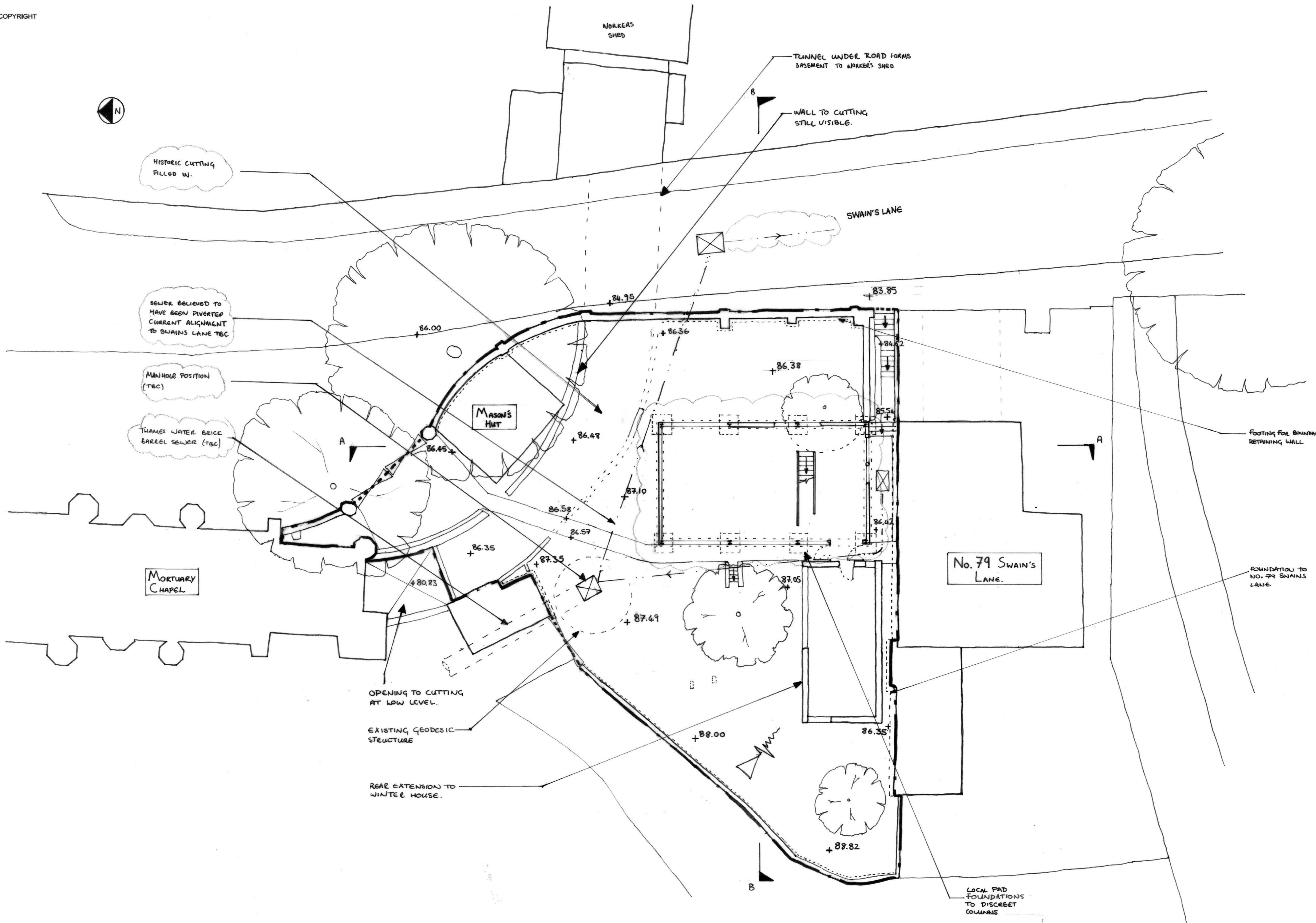


8 BIA Report Appendix: D – Existing Site Structures



notes
 1) NOTE THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS & ENGINEERS DRAWINGS.

A	9.12.15	ISSUED FOR INFORMATION.	Rw
A	7.02.16	FOUNDATIONS UPDATED + ADDED ROAD ISSUED FOR INFORMATION	Rw
-	11.12.15	ISSUED FOR INFORMATION - SITEWORK	Rw

job
**WINTER HOUSE
 81 SWAIN'S LANE**

site
EXISTING SITE PLAN

drawn
 RWa
 date
 DEC 13

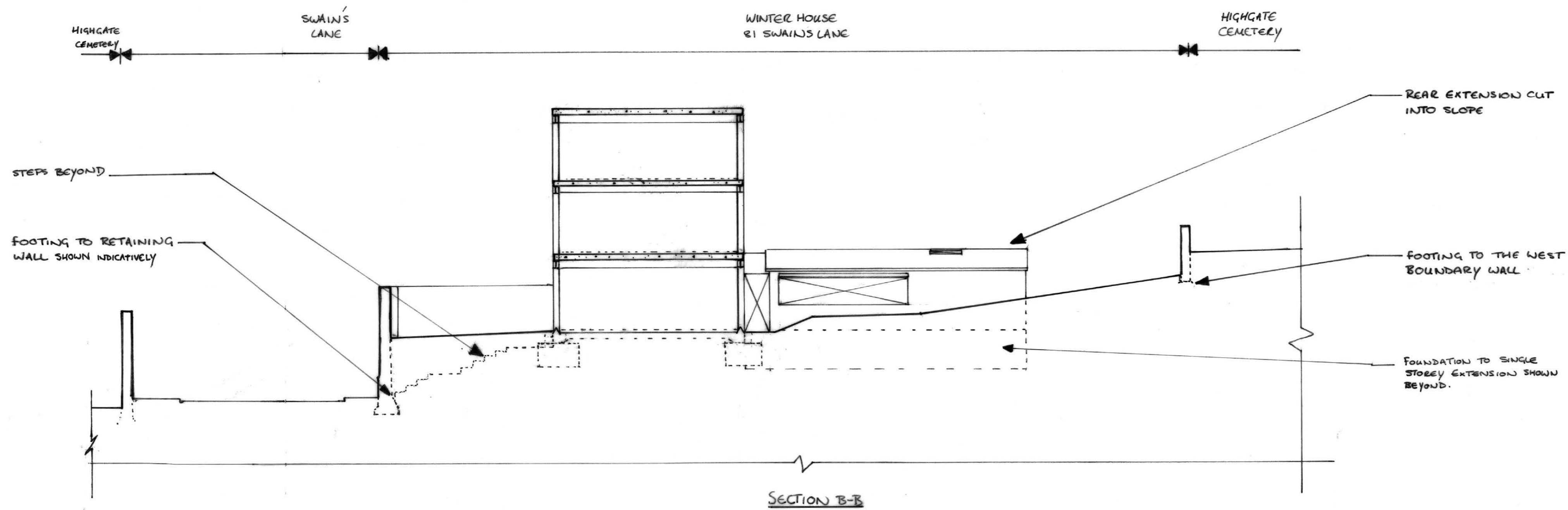
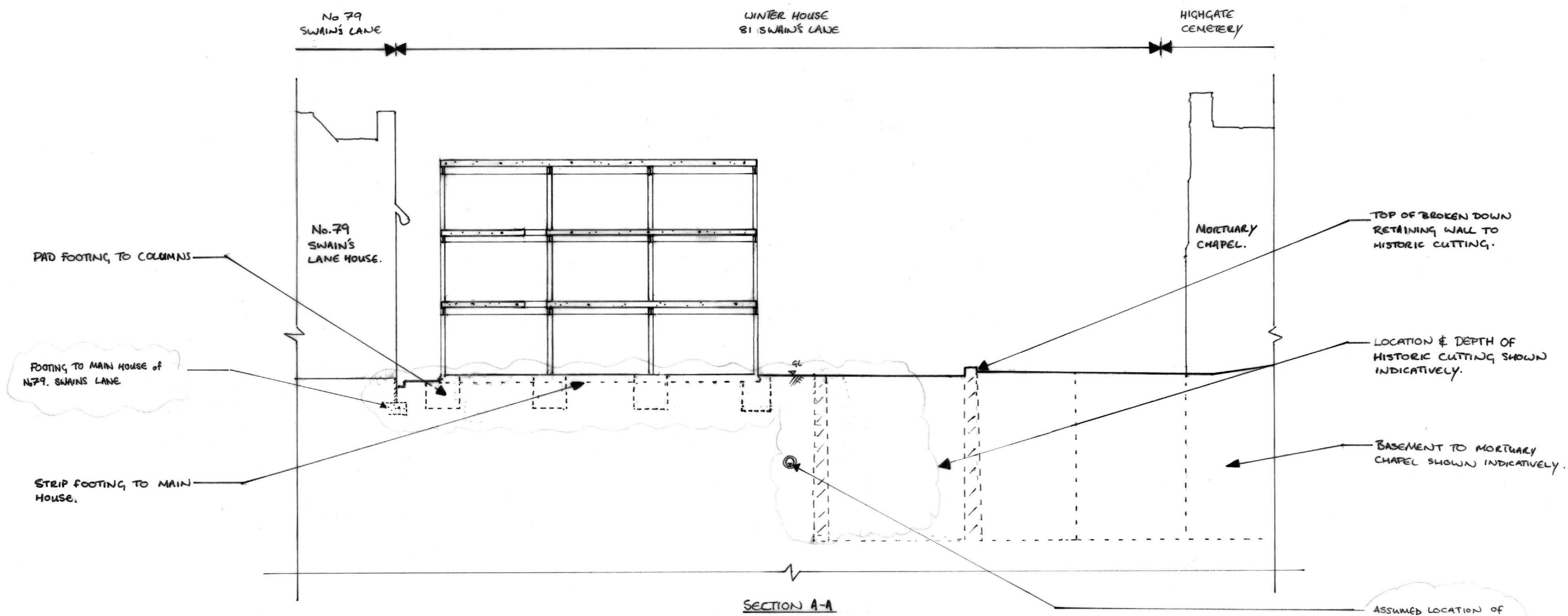
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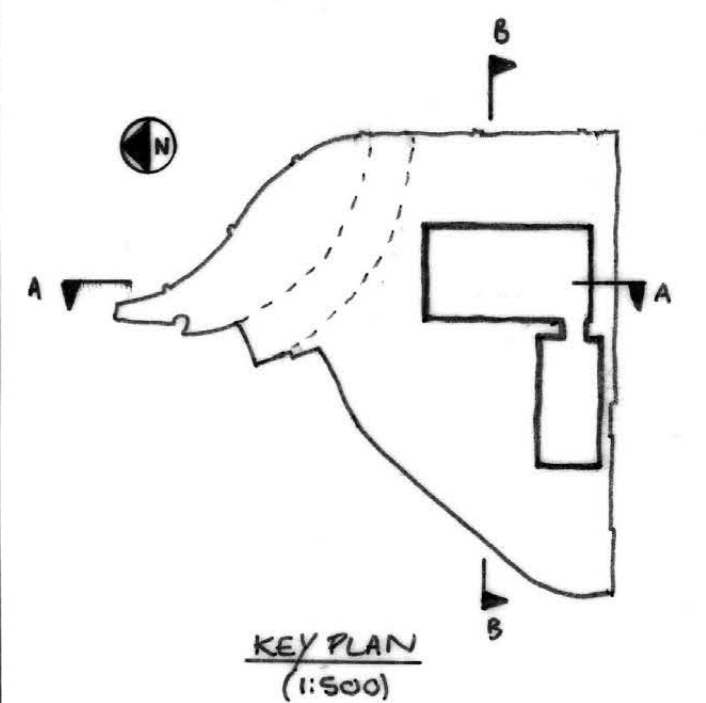
Alan Baxter

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 www.alanbaxter.co.uk

orig. no.	rev.
1173/10/01	A



notes
1). THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS & ENGINEERS DRAWINGS.



A	9.12.15	ISSUED FOR INFORMATION.	R
A	7.02.19	UPDATED FOUNDATIONS & SEWER ISSUED FOR INFORMATION	R
-	11.12.15	ISSUED FOR INFORMATION - SEWER	R

Job
**WINTER HOUSE
81 SWAIN'S LANE**

Site
SECTIONS OF EXISTING

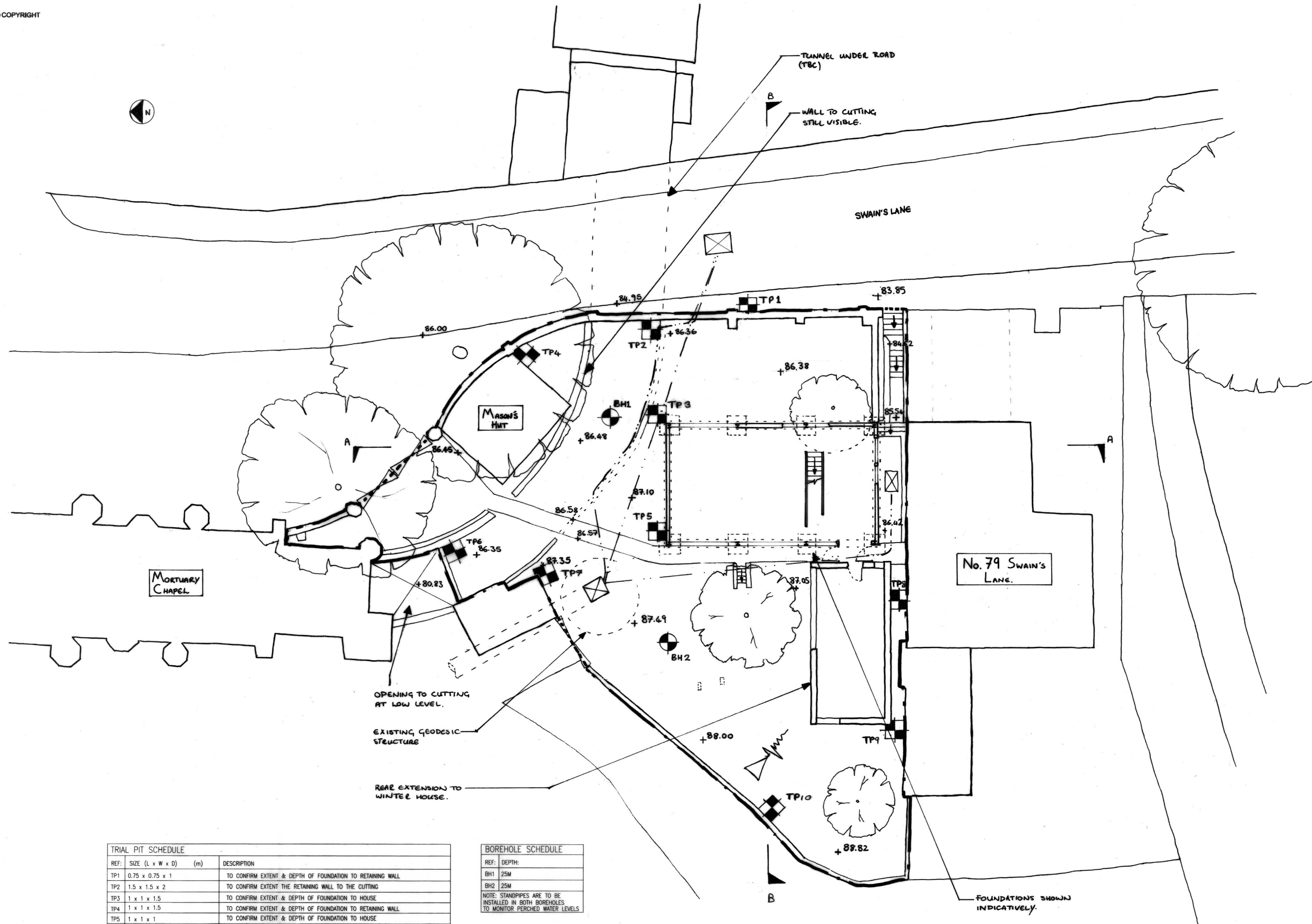
drawn
RWa
date
DEC 13

checked
[Signature]
scale (original - A1)
1:100

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Orig. no.
1173/10/02

rev.
A



- notes
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND THE SPECIFICATION.
 2. THE POSITION OF ALL INVESTIGATIVE WORKS ARE INDICATIVE ONLY. FINAL POSITIONS ARE TO BE AGREED ON SITE WITH THE ENGINEER.
 3. THE CONTRACTOR SHALL ENSURE THAT THE STABILITY OF THE BUILDINGS AND ADJOINING PREMISES IS MAINTAINED AT ALL STAGES OF OPENING UP WORKS, AND PROGRAM THE WORKS ACCORDINGLY.
 4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE HEALTH AND SAFETY AT WORKS ACT 1974, INCLUDING HEALTH AND SAFETY EXECUTIVE APPROVED CODES OF PRACTICE AND GUIDANCE NOTES.
 5. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, MAINTENANCE AND ERECTION OF ALL TEMPORARY WORKS REQUIRED TO UNDERTAKE THE INVESTIGATIONS.
 6. THE TRIAL PITS ARE TO BE ADEQUATELY SUPPORTED TO ENABLE ACCESS TO UNDERTAKE THE SITE INVESTIGATION.
 7. WHERE TRIAL PITS ARE REQUIRED TO BE LEFT OPEN FOR A PERIOD OF TIME, THE CONTRACTOR SHALL PROVIDE FENCING TOGETHER WITH ALL NECESSARY LIGHTS AND SIGNAGE AND TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE TRIAL PITS FROM ADVERSE EFFECTS OF THE WEATHER.
 8. BACKFILLING OF THE PITS SHALL BE UNDERTAKEN AS SOON AS PRACTICABLE FOLLOWING INSPECTION BY ENGINEER, WITH MATERIAL REPLACED AT A SIMILAR DEPTH AS ENCOUNTERED. THE BACKFILLING SHOULD BE TO THE EXISTING LEVEL.
 9. THE CONTRACTOR IS TO ALLOW A 5 WORKING DAY PERIOD BETWEEN COMPLETING THE INVESTIGATION WORKS AND MAKING GOOD TO ALLOW TIME FOR THE EXPOSED STRUCTURE TO BE RECORDED. THE CONTRACTOR IS TO ALLOW FOR ATTENDANCE ON SITE DURING THIS PERIOD TO CARRY OUT ADDITIONAL INVESTIGATION WORKS OR EXTEND OPENING-UP ALREADY CARRIED OUT.
 10. SAFE ACCESS TO ENABLE ENGINEER TO RECORD THE WORKS SHOULD BE PROVIDED BY CONTRACTOR.
 11. THIS SITE MAY HAVE LIVE SERVICES. IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION OF EXISTING SERVICES AND HE SHALL AGREE HOW TO PROCEED WITH THE ENGINEER IF EXISTING SERVICES ARE FOUND TO OBSTRUCT THE WORKS. THE CONTRACTOR SHALL REPAIR ANY SERVICES WHICH HE DAMAGES AT HIS OWN EXPENSE.
 12. UPON COMPLETION OF THE WORKS THE CONTRACTOR IS TO CLEAR UP ANY DEBRIS. HE SHOULD KEEP THE AREAS NEAT AND TIDY AT ALL TIMES.
 13. THE CONTRACTOR SHALL NOT UNDERMINE THE EXISTING FOOTINGS.

KEY

- BH BORE HOLE
- TP TRIAL PIT

SIDE TO BE SHORED OR BATTERED IF DEEPER THAN 1.2m. LOCATE BASE OF FOUNDATION AND LOCALLY DIG DOWN A FURTHER 200mm. DO NOT UNDERMINE FOUNDATIONS.

LOCAL EXCAVATION.

-	09.12.15	ISSUED FOR INFORMATION	R
-	11.12.15	ISSUED FOR ST TENDER.	SM

job
WINTER HOUSE
81 SWAIN'S LANE

site
PROPOSED SITE INVESTIGATIONS

drawn
 RWa

checked

date
 DEC 13

scale (original - A1)
 1:100

Alan Baxter

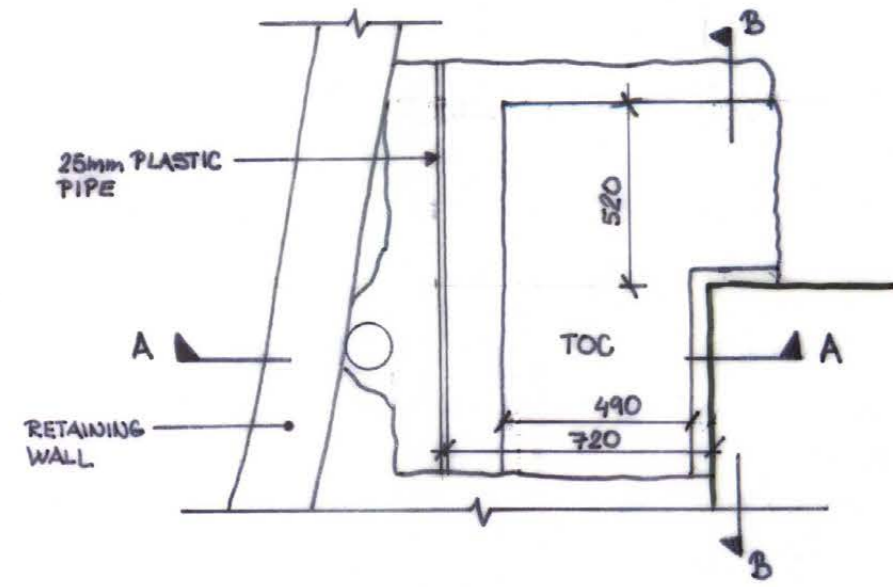
75 Cowcross Street London EC1M 6EL
 tel 020 7250 1555
 email aba@alanbaxter.co.uk
 www.alanbaxter.co.uk

dep. no. 1173/10/10	rev. -
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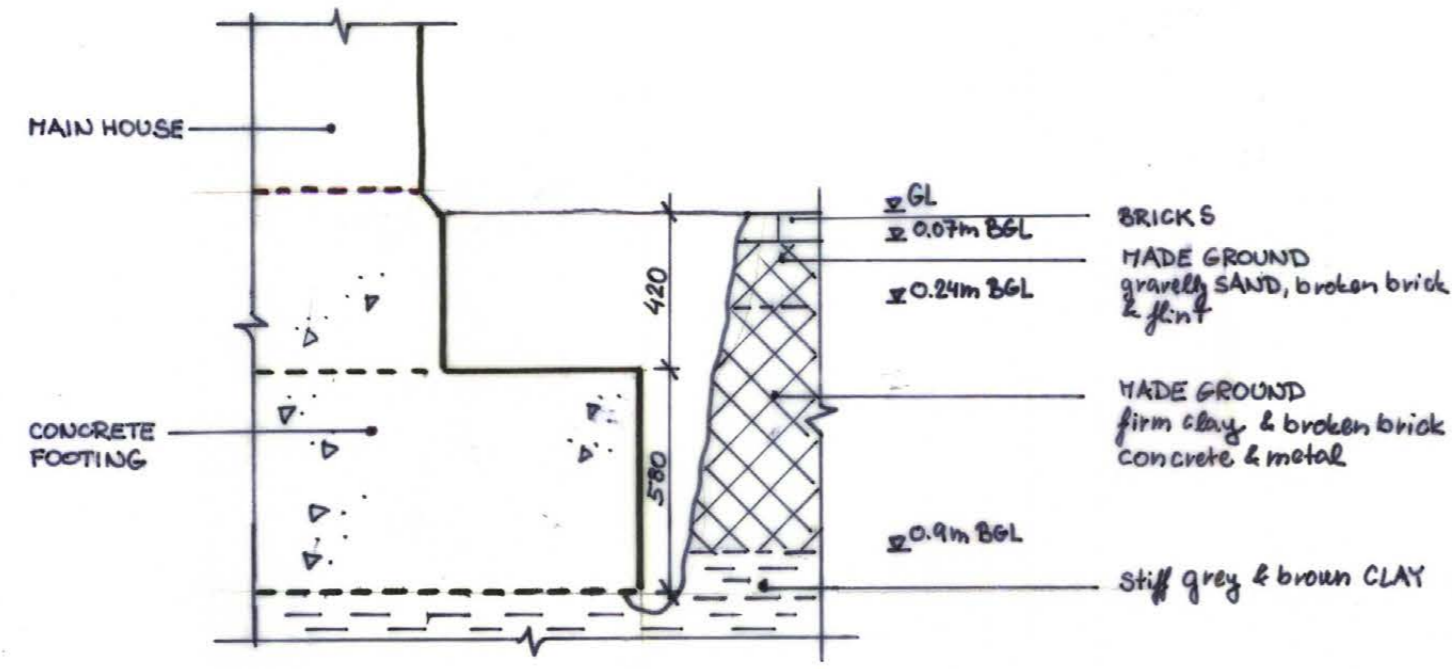
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TP2	1.5 x 1.5 x 2	TO CONFIRM EXTENT THE RETAINING WALL TO THE CUTTING
TP3	1 x 1 x 1.5	TO CONFIRM EXTENT & DEPTH OF FOUNDATION TO HOUSE
TP4	1 x 1 x 1.5	TO CONFIRM EXTENT & DEPTH OF FOUNDATION TO RETAINING WALL
TP5	1 x 1 x 1	TO CONFIRM EXTENT & DEPTH OF FOUNDATION TO HOUSE
TP6	1.5 x 1.5 x 2	TO CONFIRM EXTENT THE RETAINING WALL TO THE CUTTING
TP7	1 x 1 x 1.5	TO CONFIRM EXTENT & DEPTH OF FOUNDATION TO OUTBUILDING ADJOINING THE SITE
TP8	1 x 1 x 1.5	TO CONFIRM EXTENT & DEPTH OF FOUNDATION TO HOUSE
TP9	1 x 1 x 1.5	TO CONFIRM EXTENT & DEPTH OF FOUNDATION TO HOUSE
TP10	1 x 1 x 1.5	TO CONFIRM EXTENT & DEPTH OF BOUNDARY WALL

REF:	DEPTH:
BH1	25M
BH2	25M

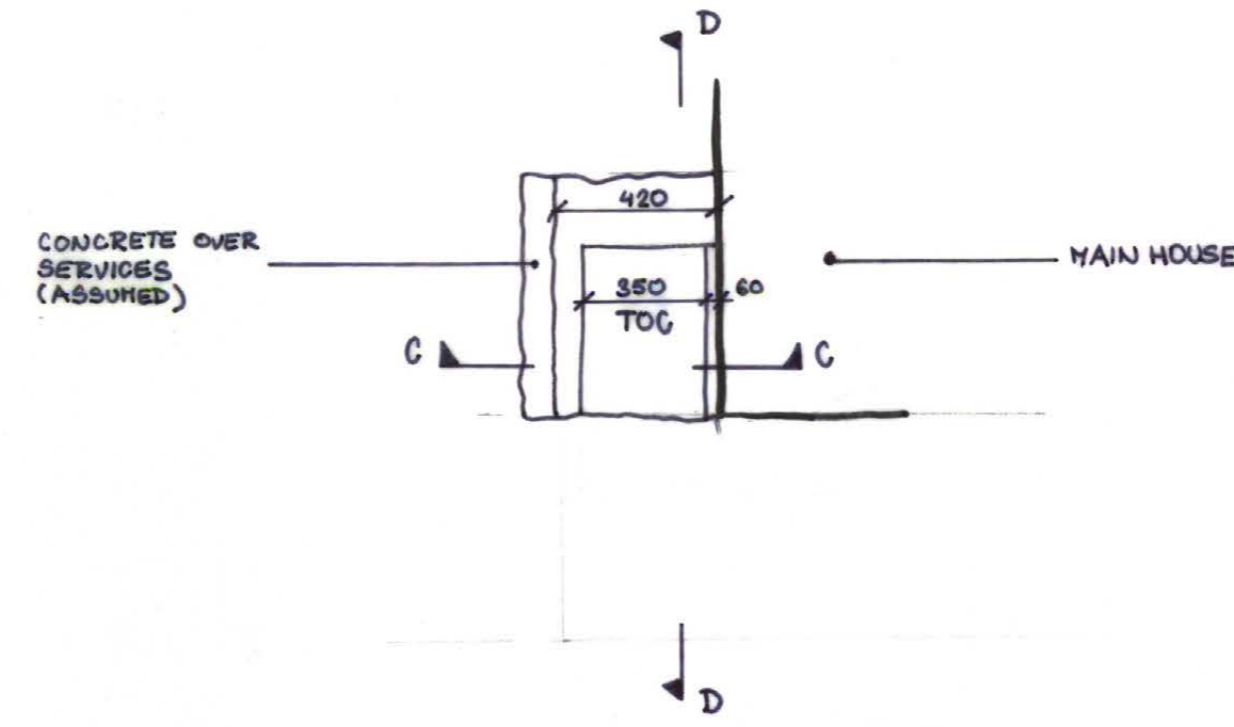
NOTE: STANDPIPES ARE TO BE INSTALLED IN BOTH BOREHOLES TO MONITOR PERCHED WATER LEVELS



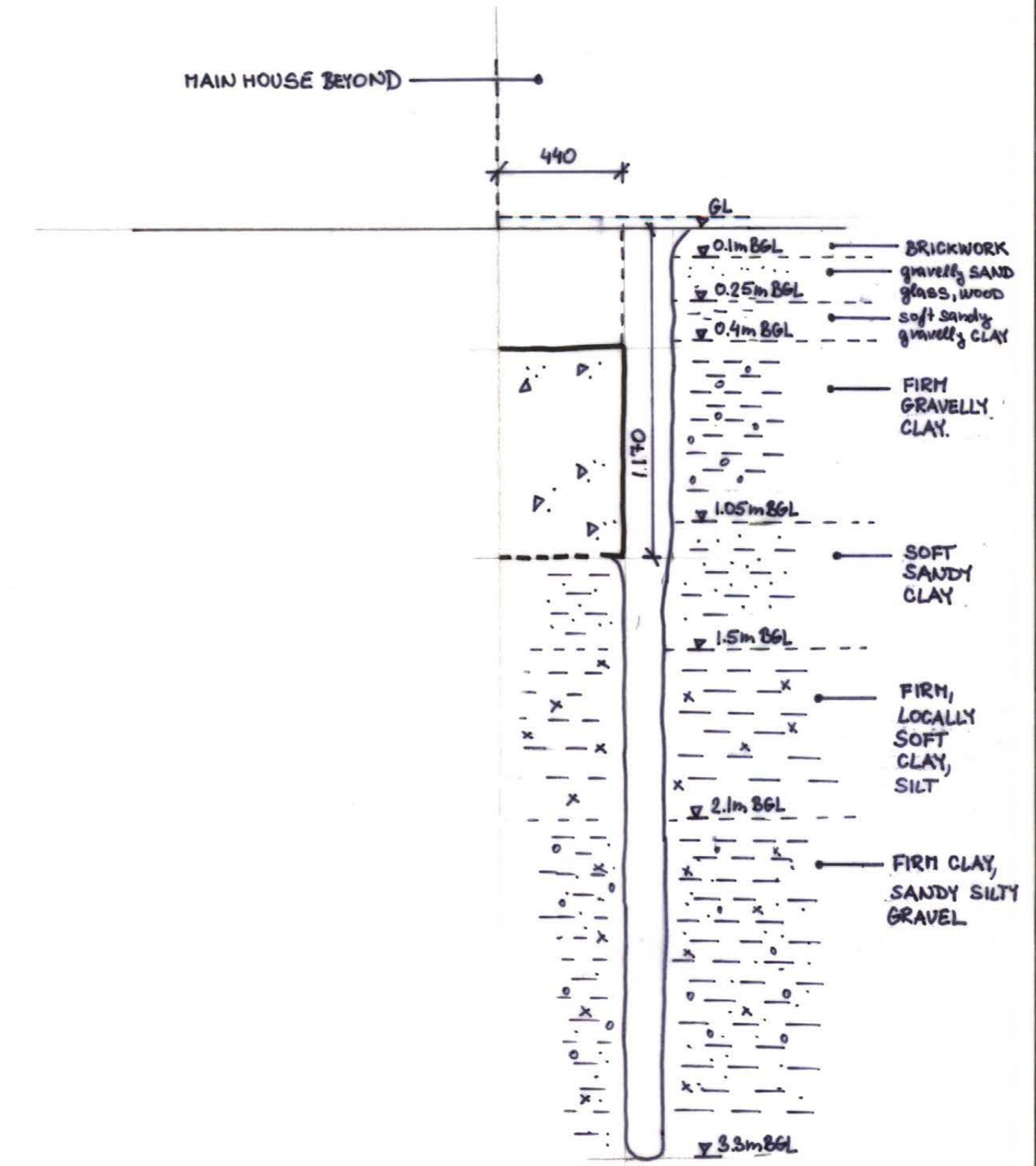
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(1:20)



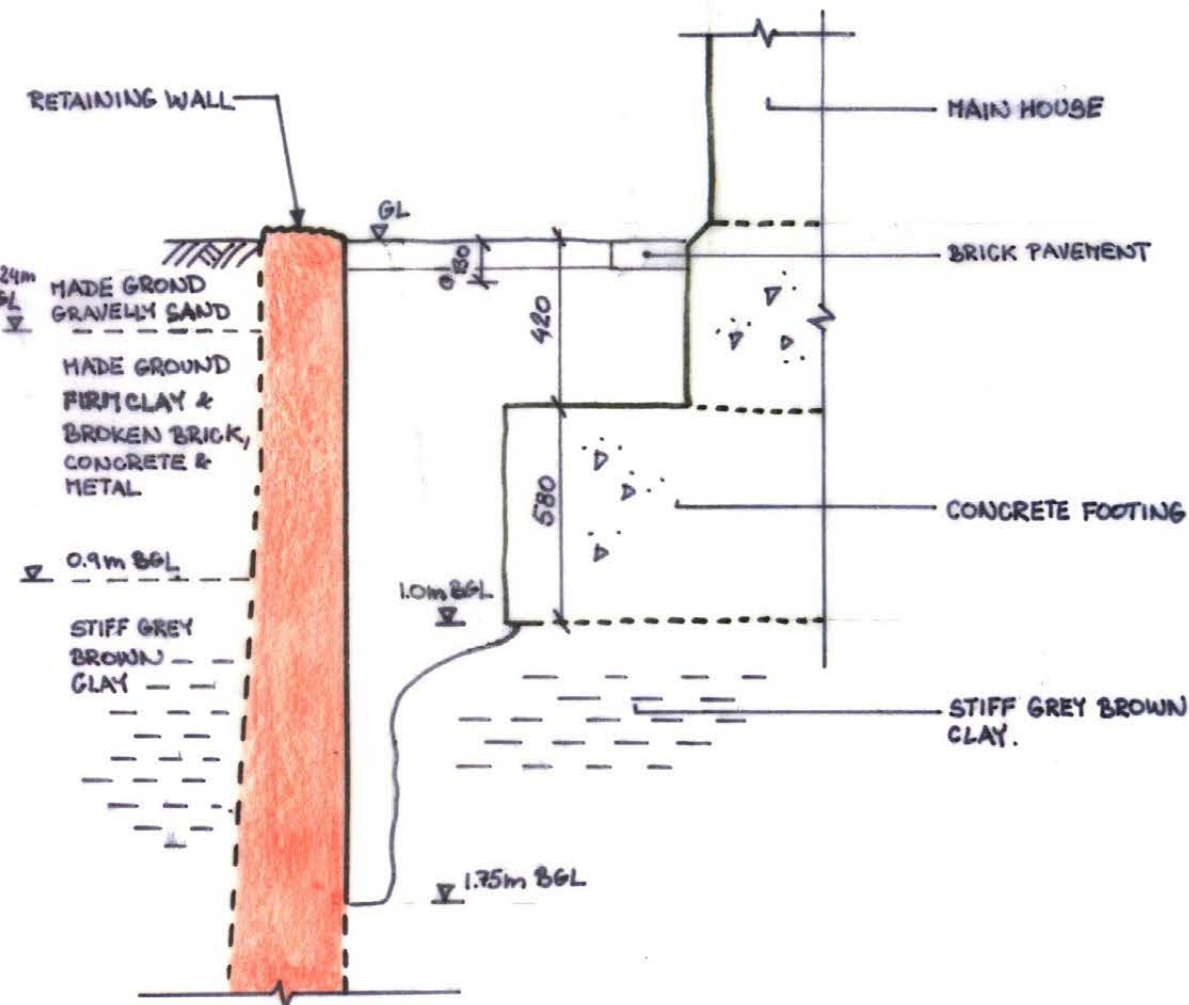
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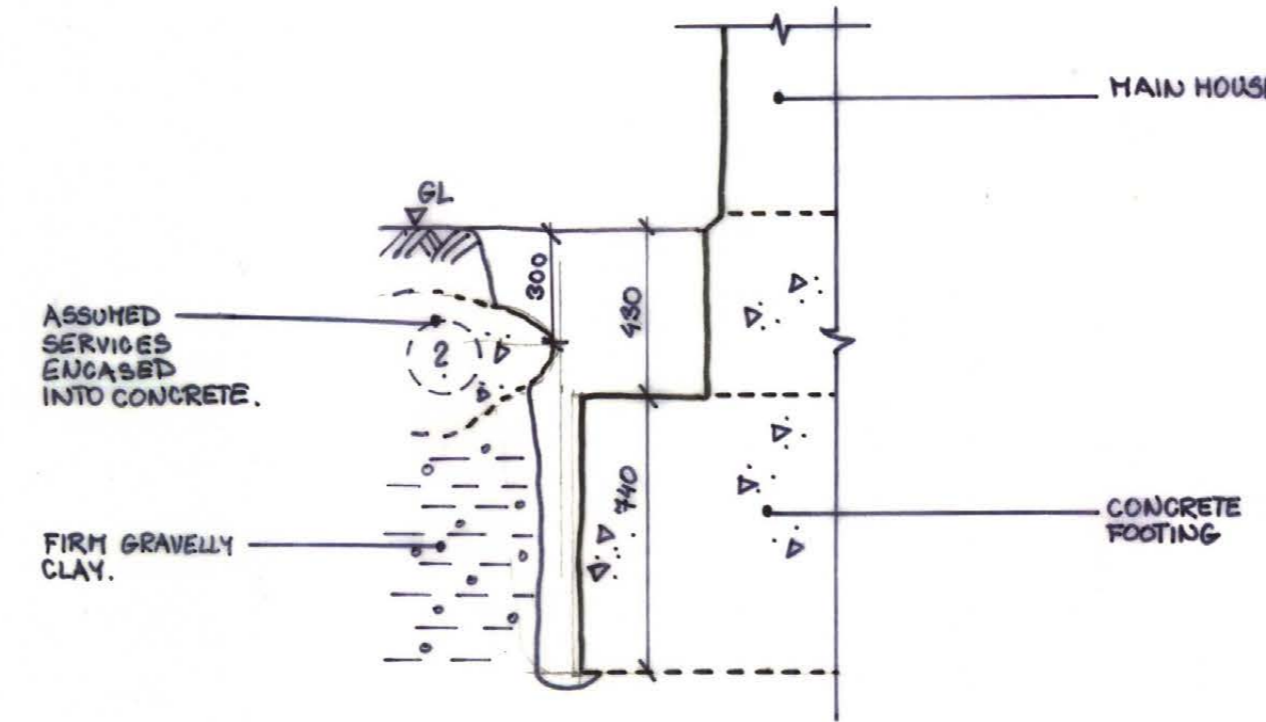
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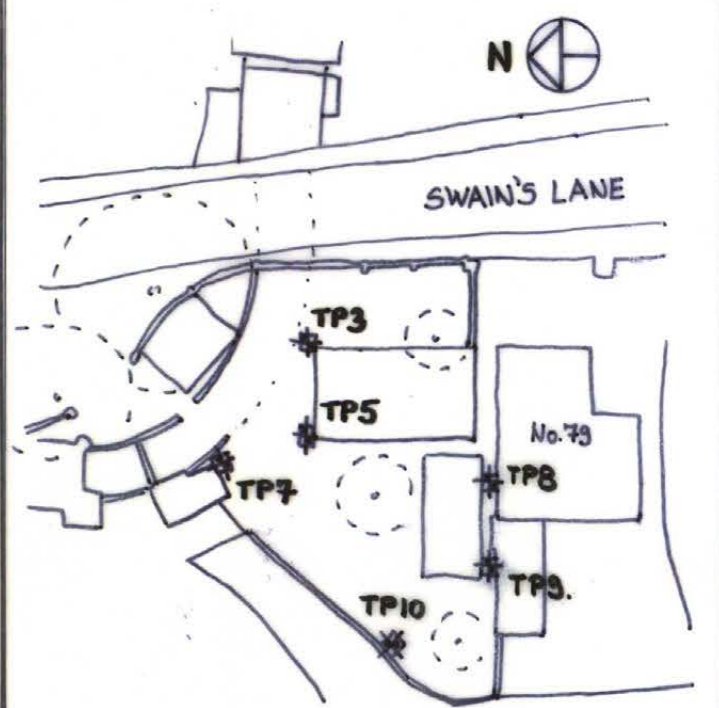
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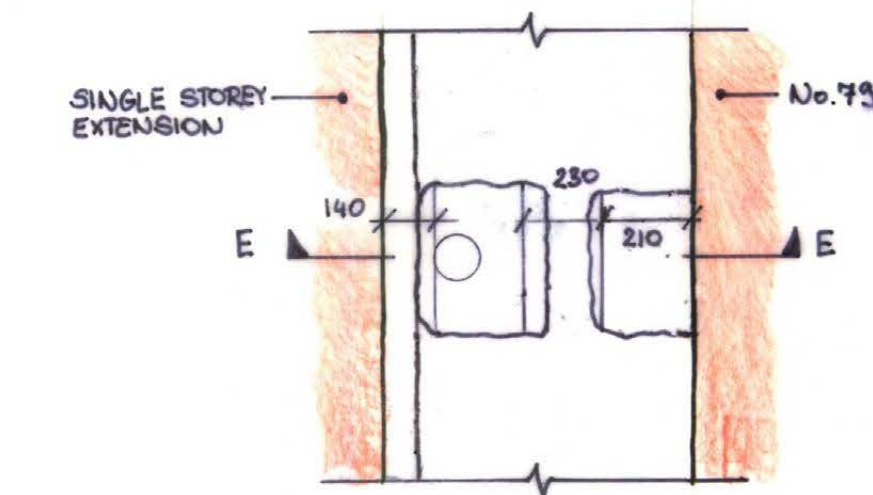
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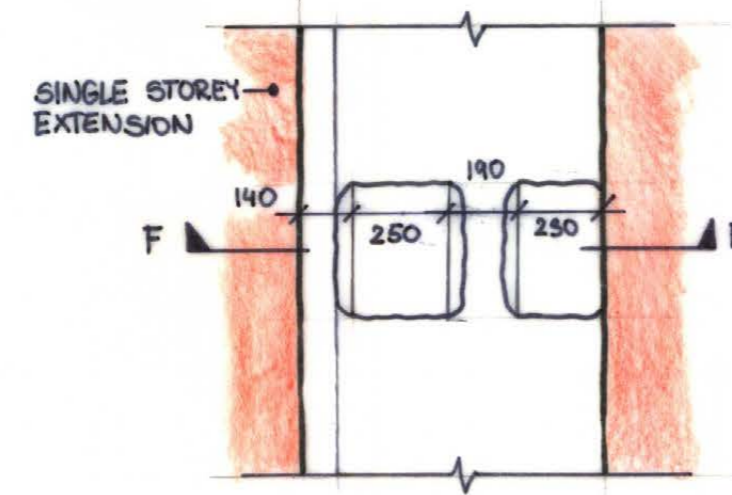
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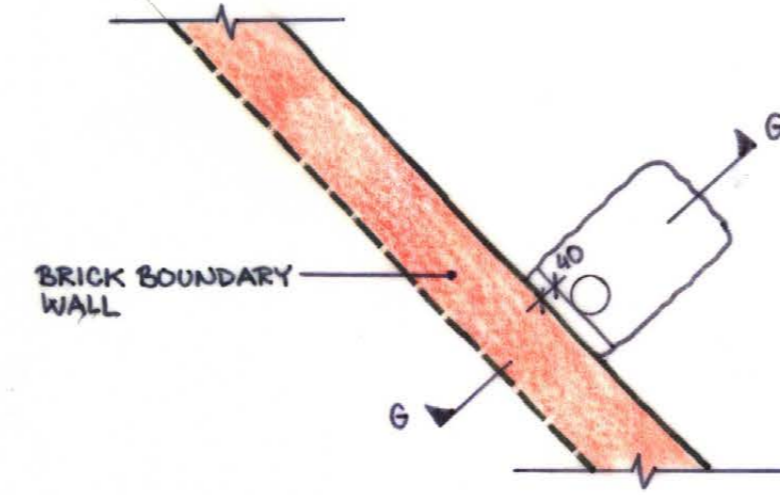
KEY PLAN
(~1:500)



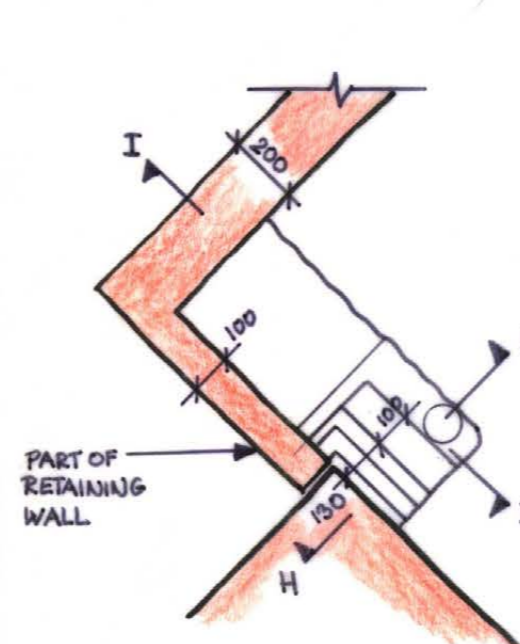
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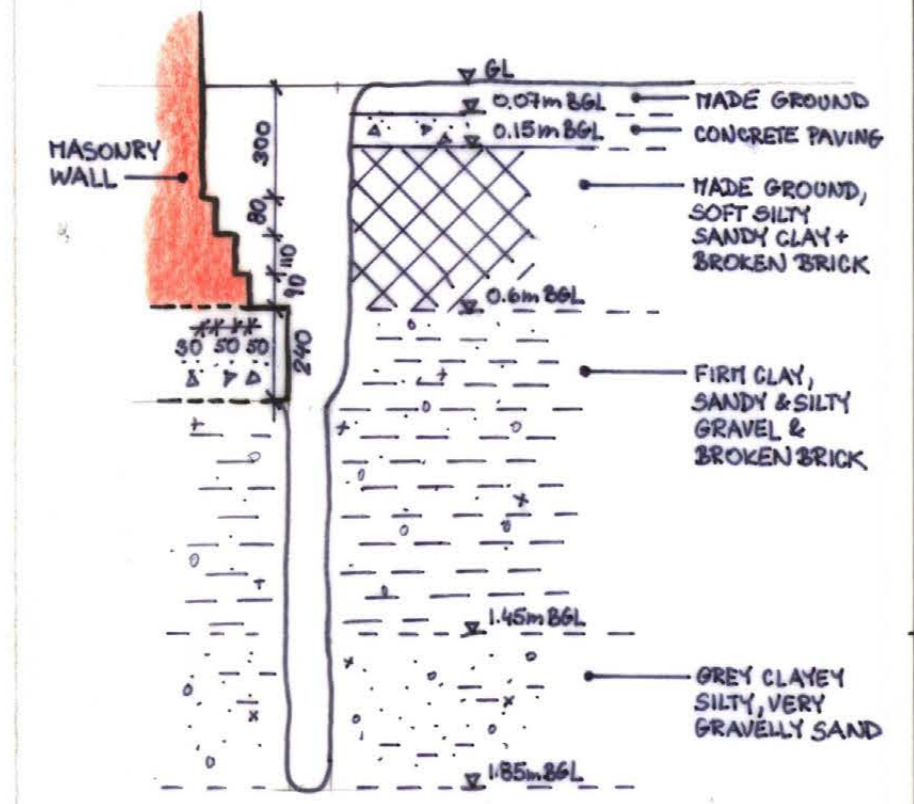
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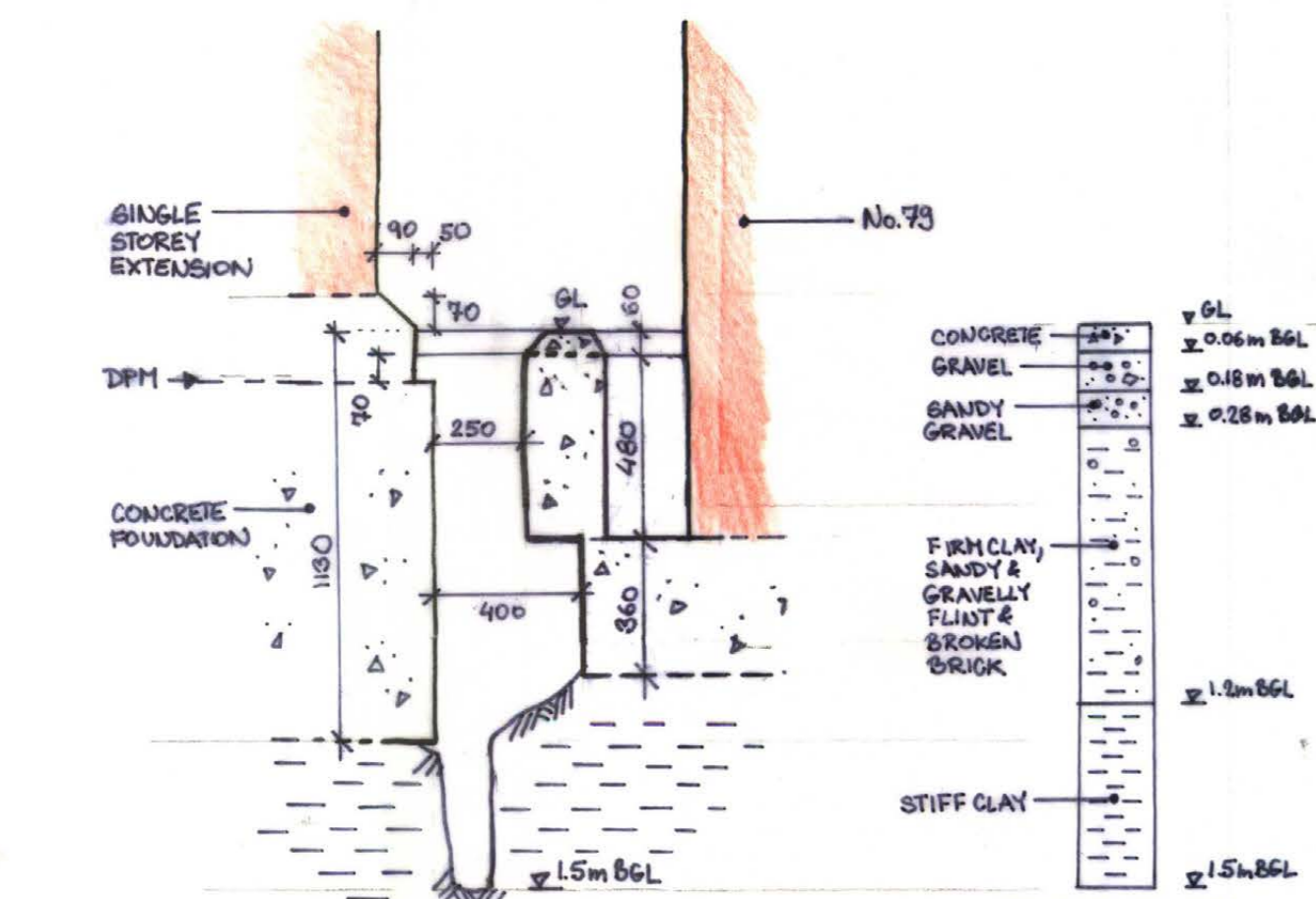
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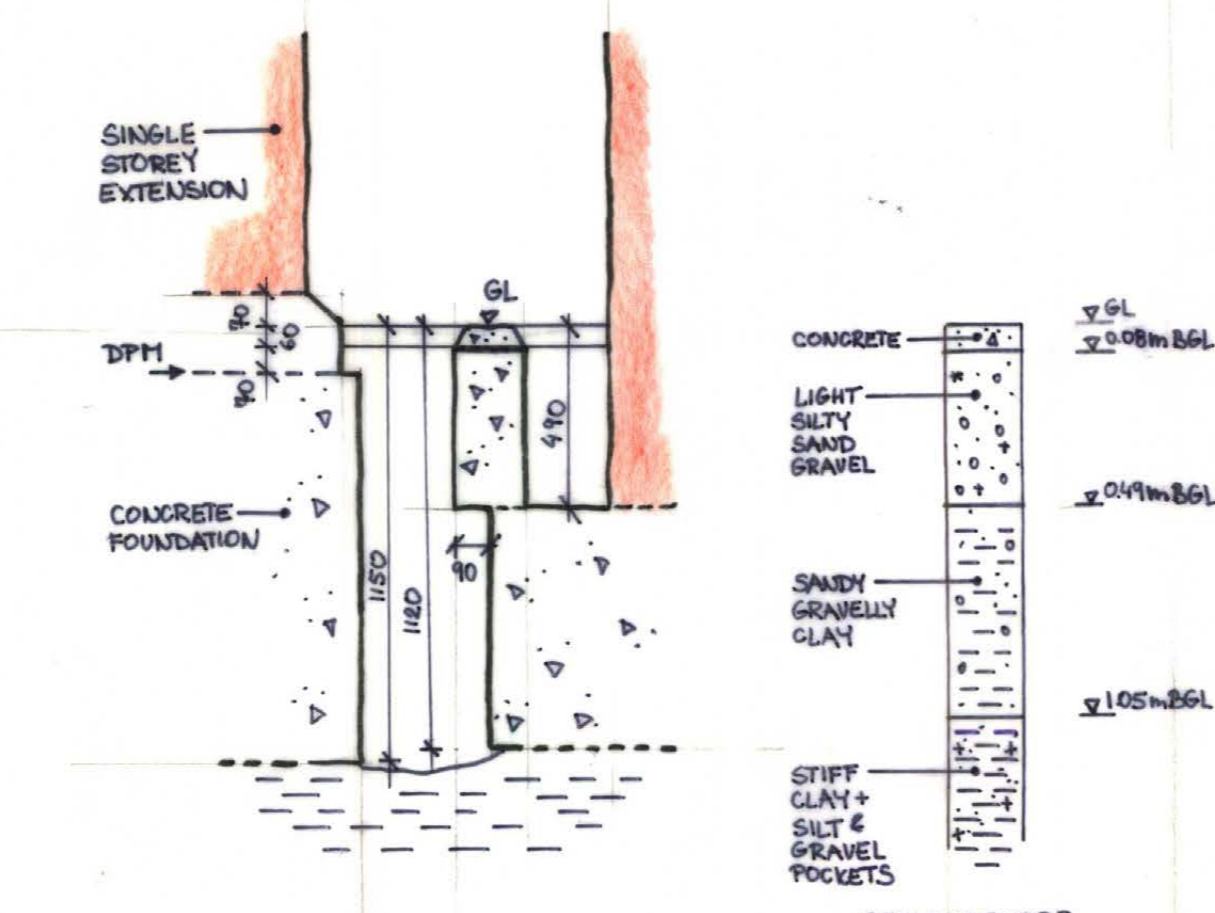
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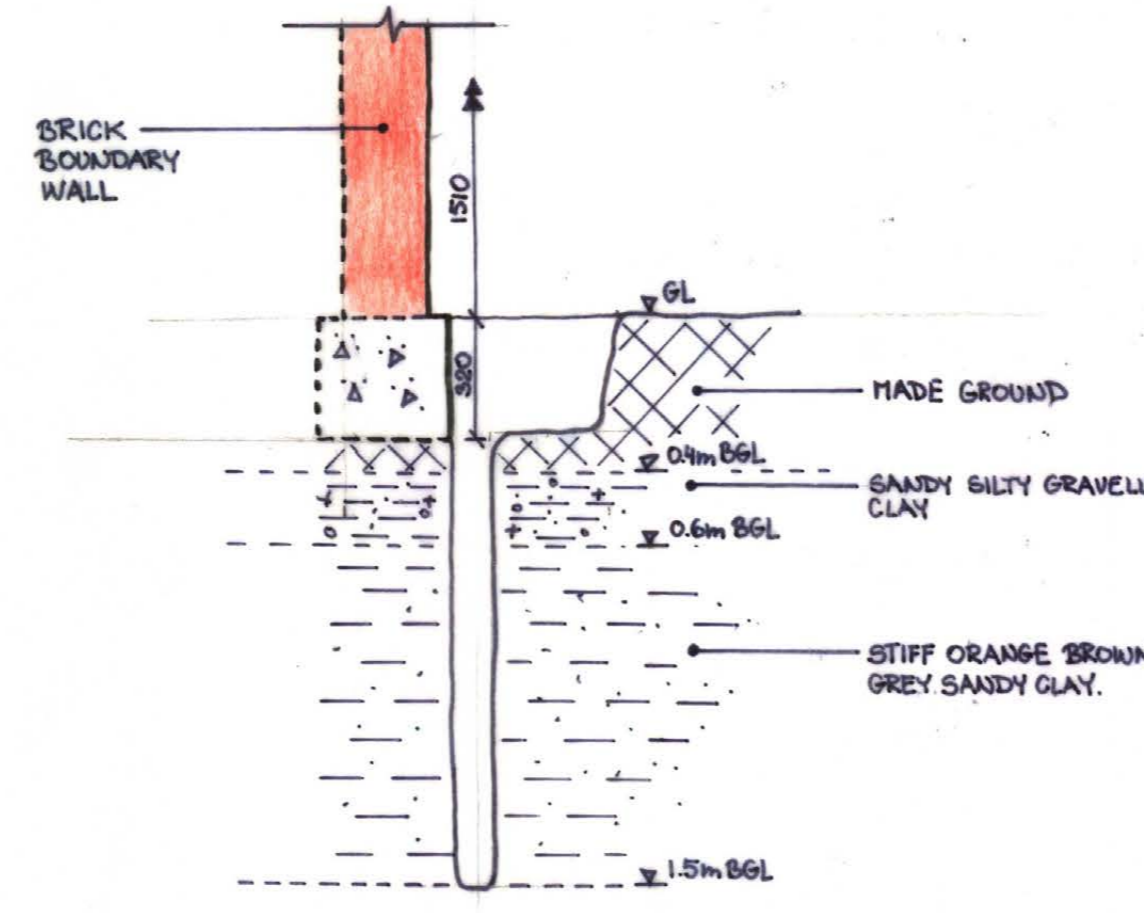
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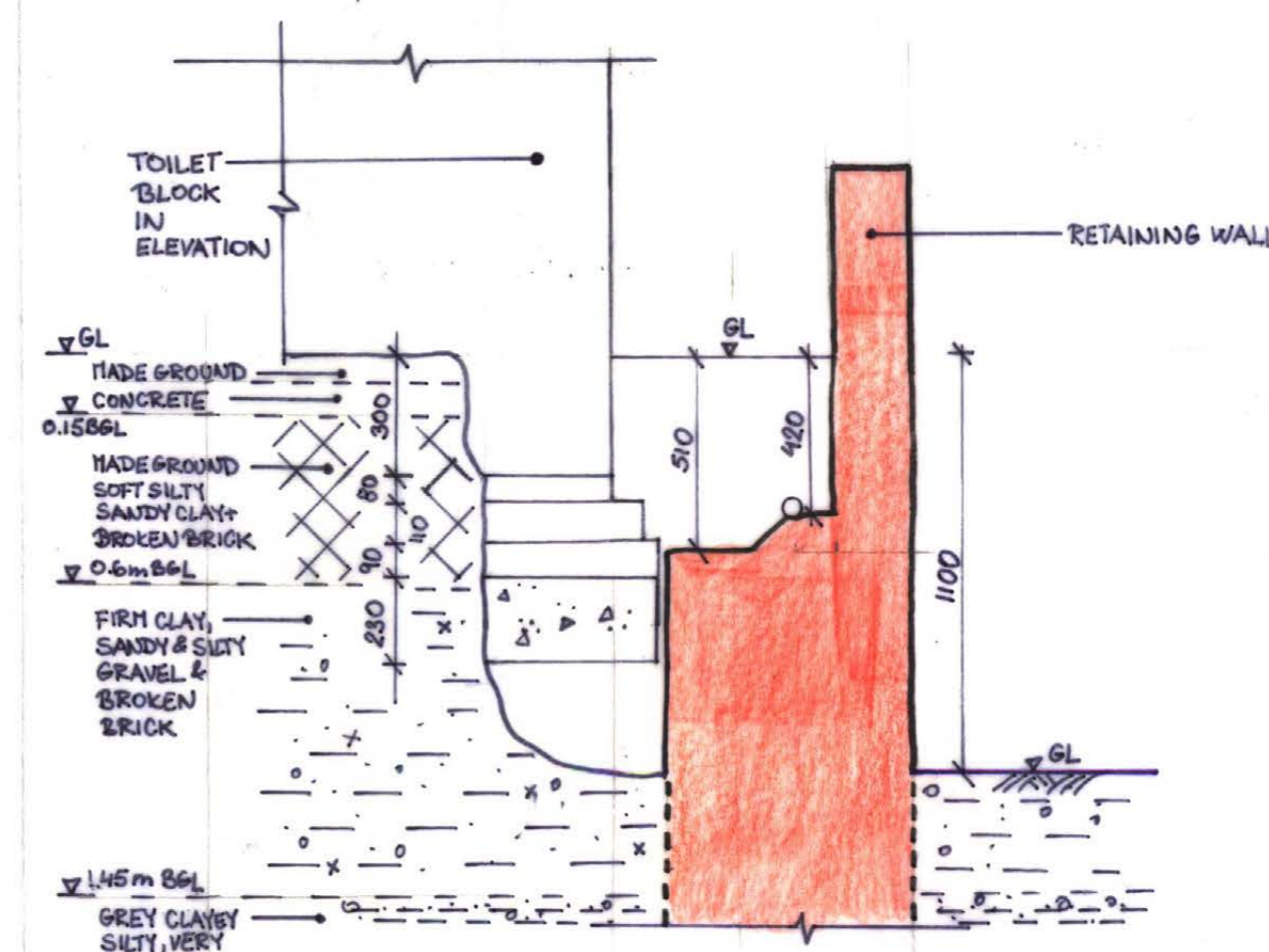
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(1:20)



TRIAL PIT TP9- SECTION F-F
(1:20)



TRIAL PIT TP10- SECTION G-G
(1:20)



TRIAL PIT TP7- SECTION I-I
(1:20)

- NOTES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.
 - THIS DRAWING IS BASED ON:
- GROUND ENGINEERING REPORT, REF: C13168, MARCH 2014.
- ABA SITE VISIT RECORDS, JANUARY 2014.

09.12.15 ISSUED FOR INFORMATION

WINTER HOUSE,
81 SWAIN'S LANE,
N6

SITE INVESTIGATION LOGS
SHEET 1

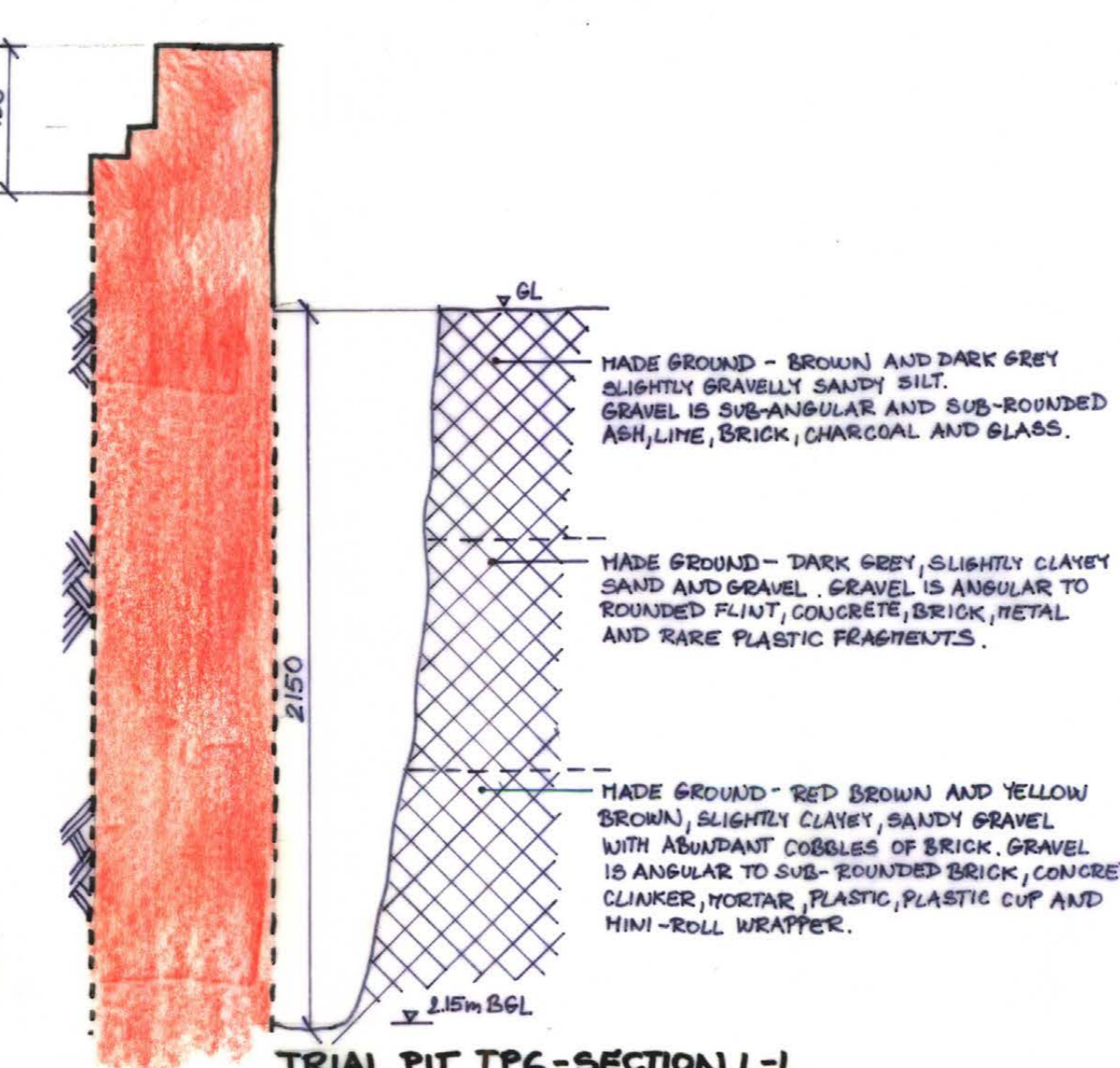
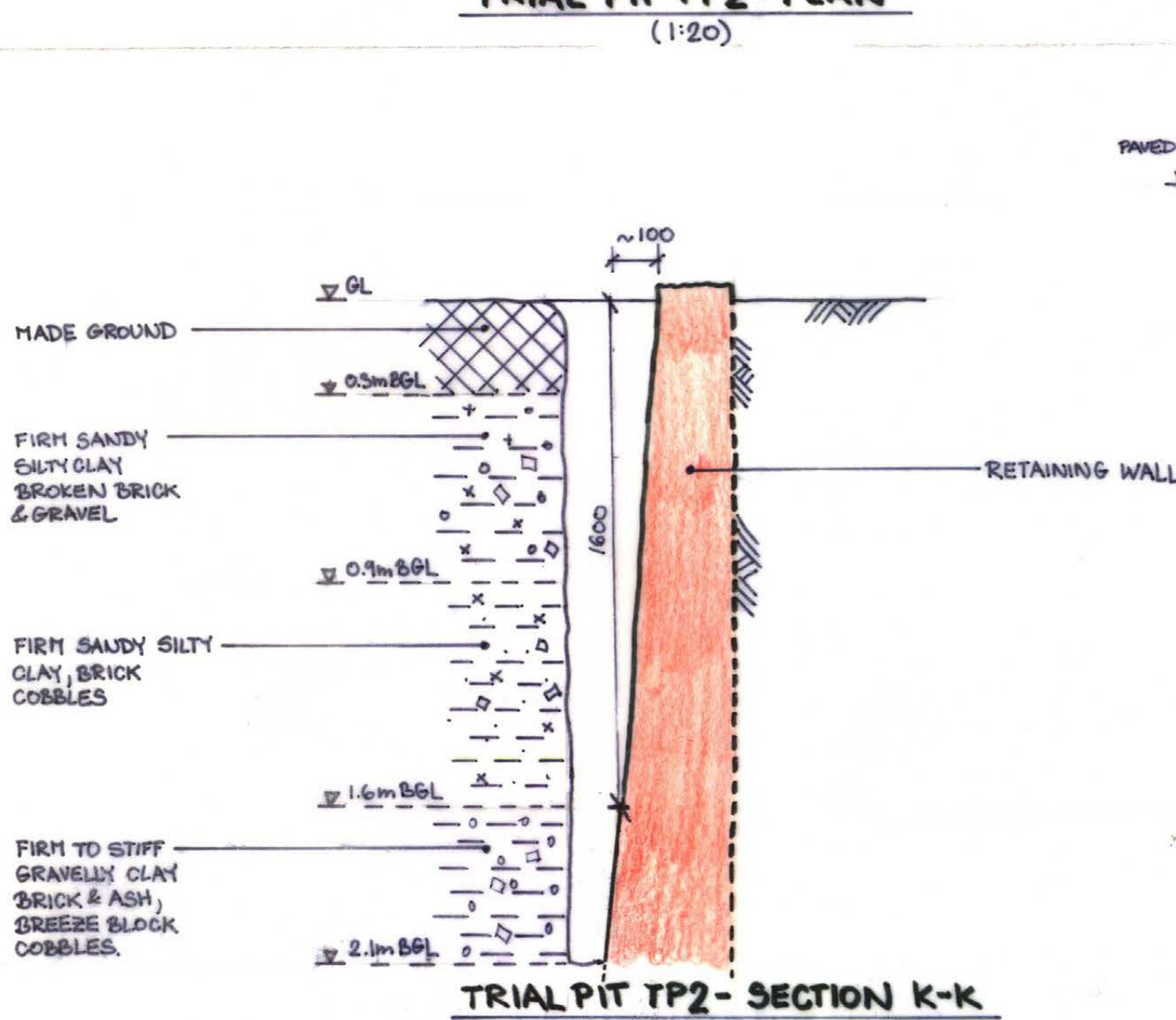
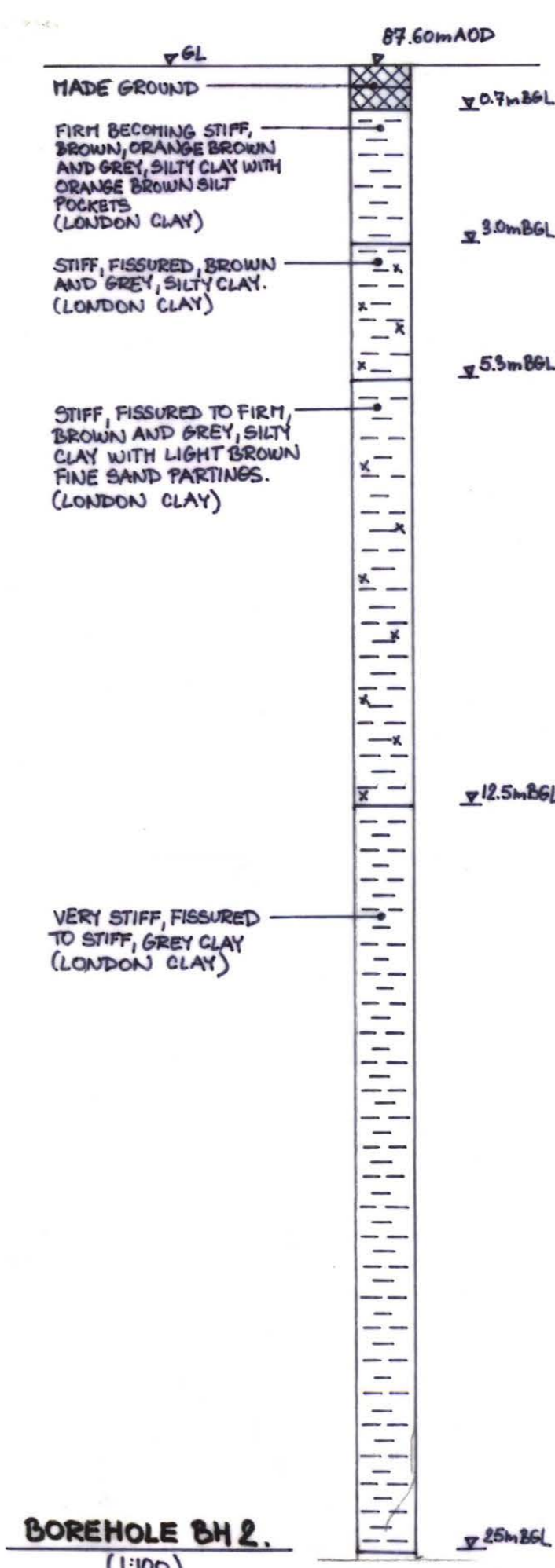
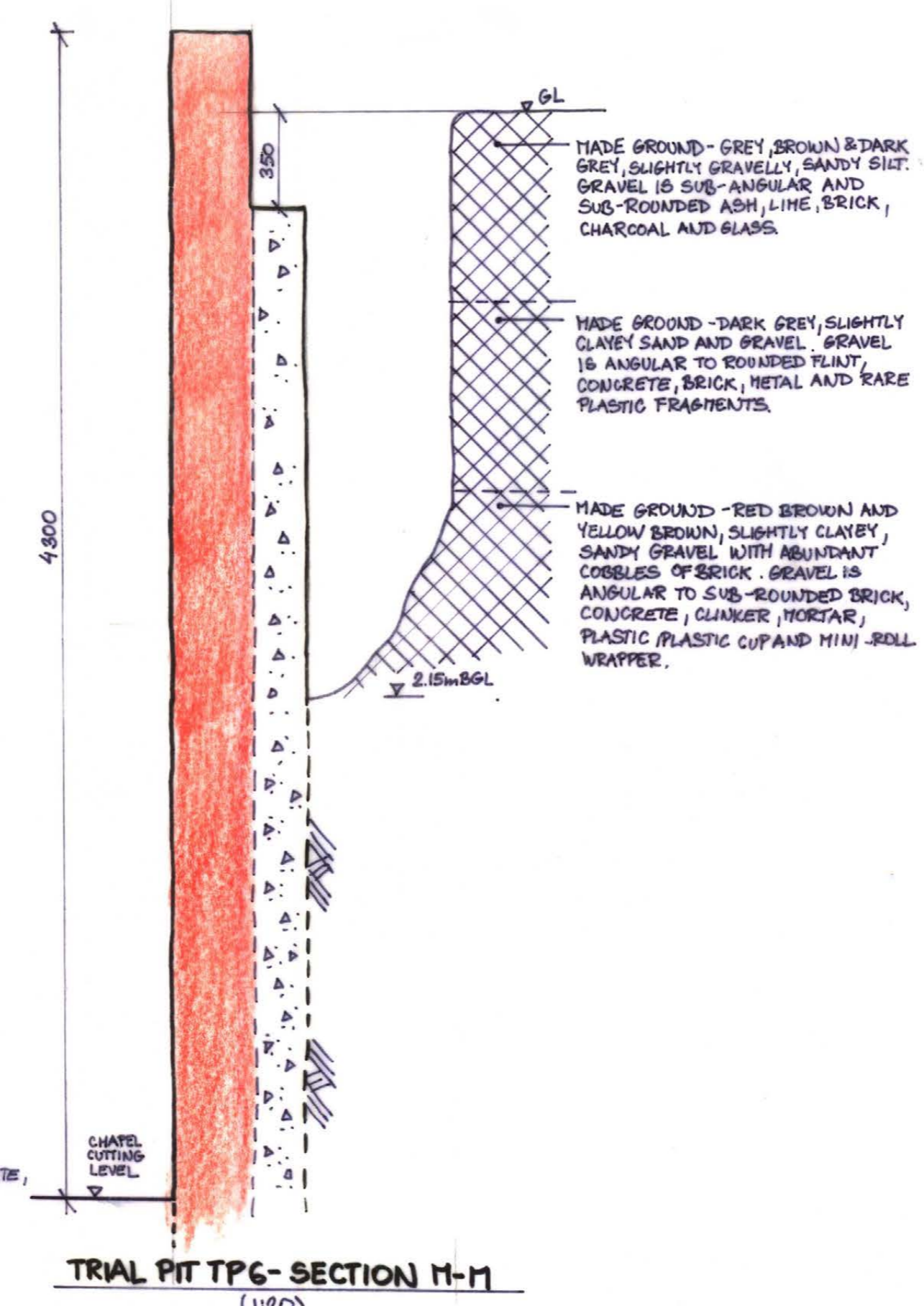
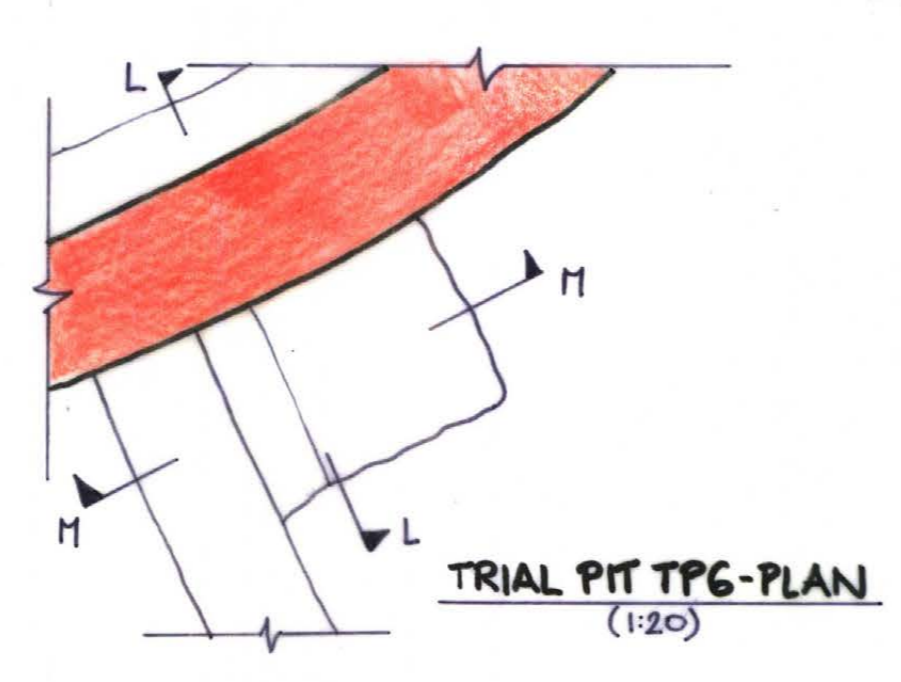
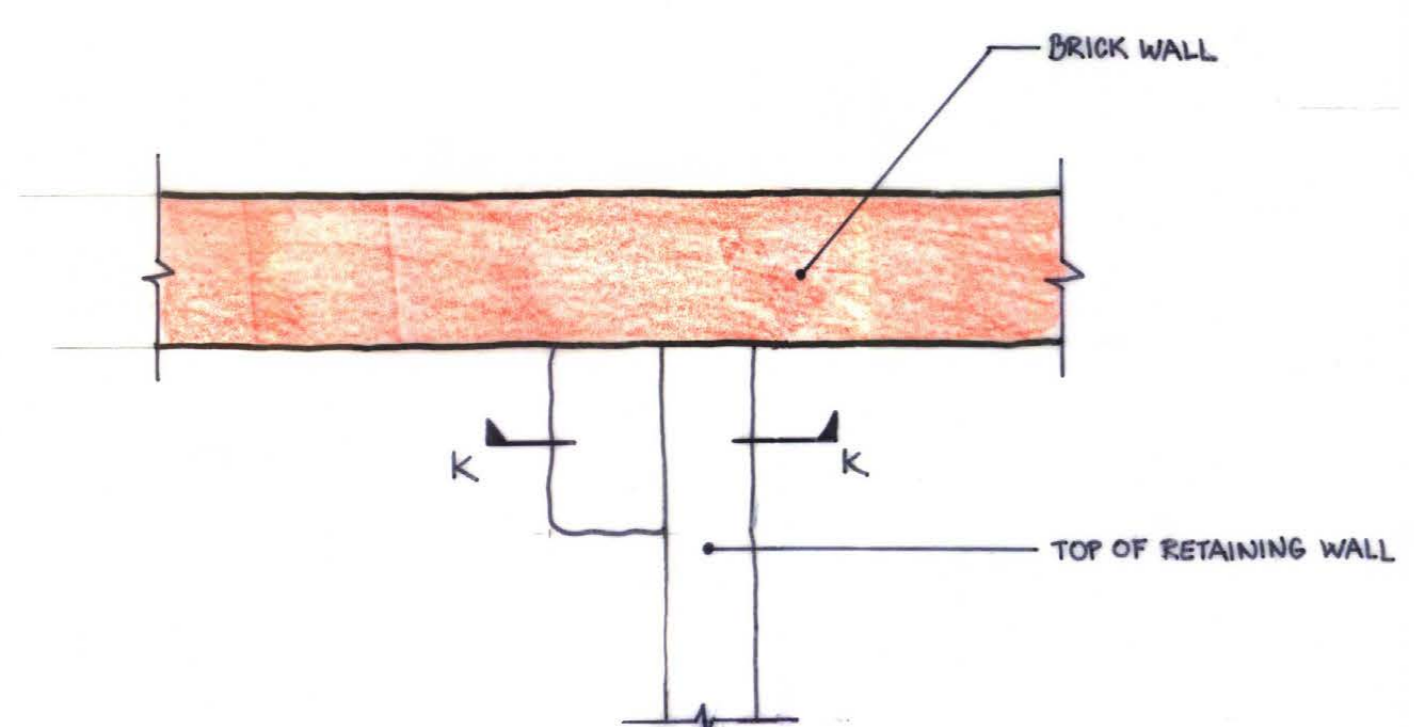
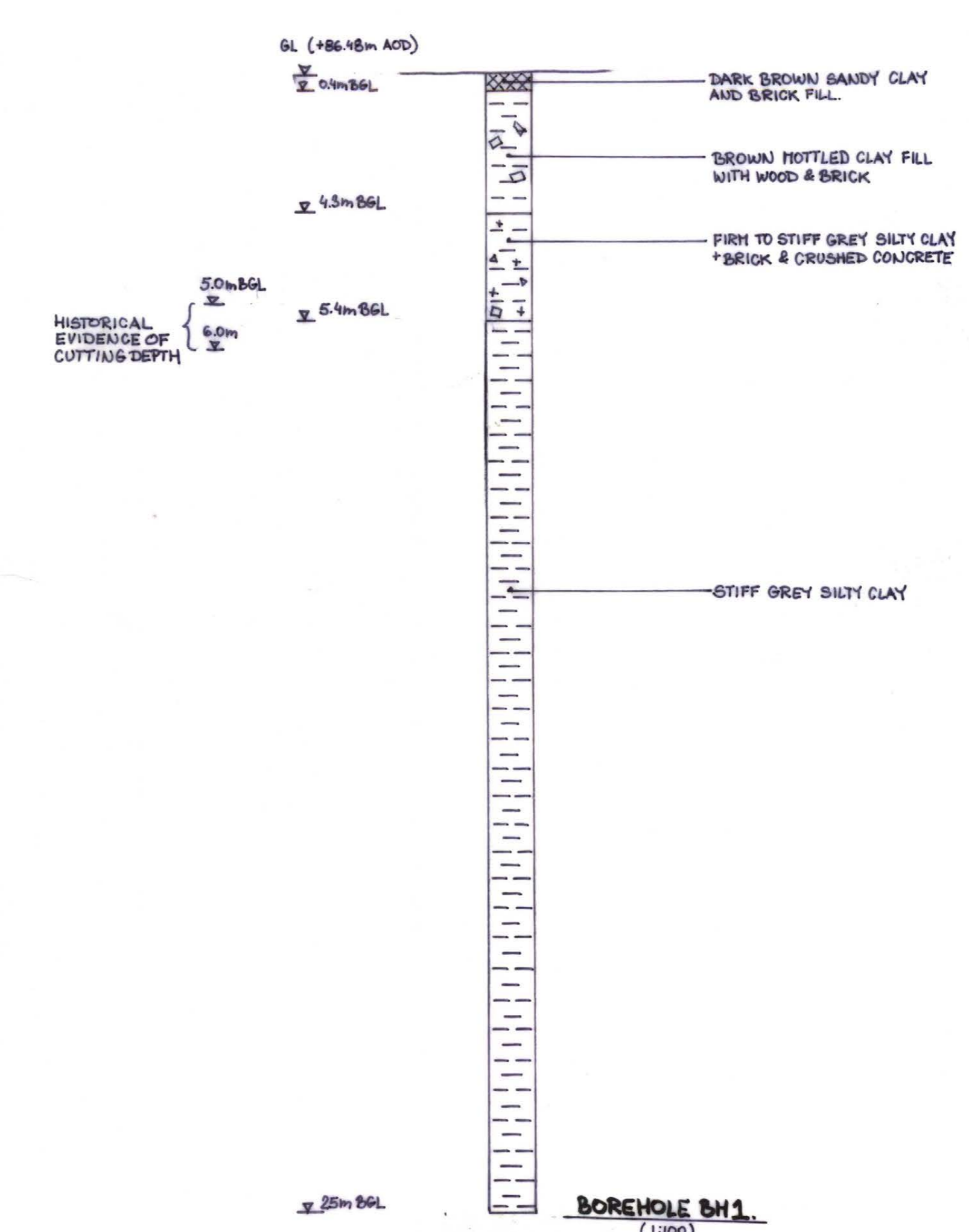
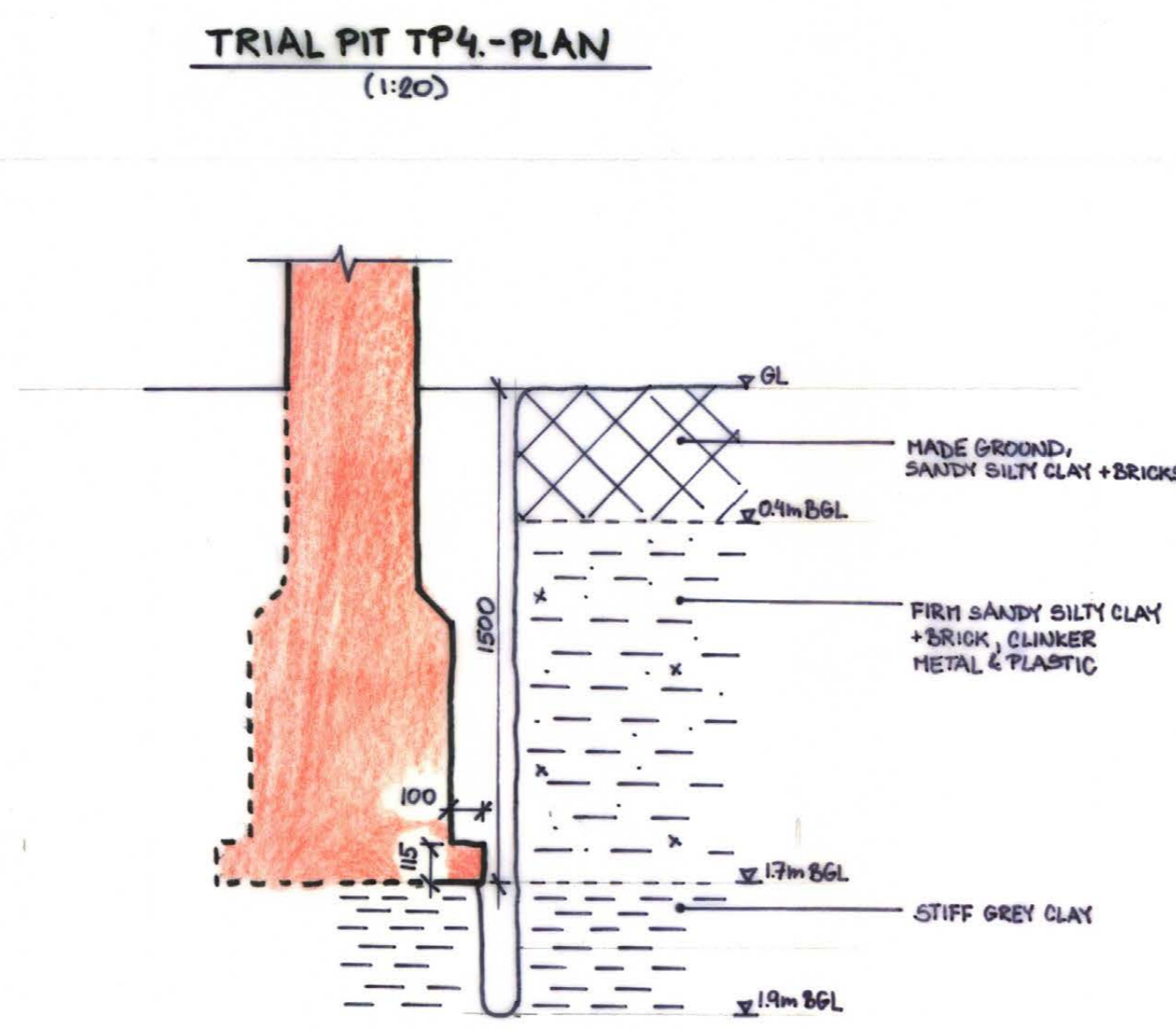
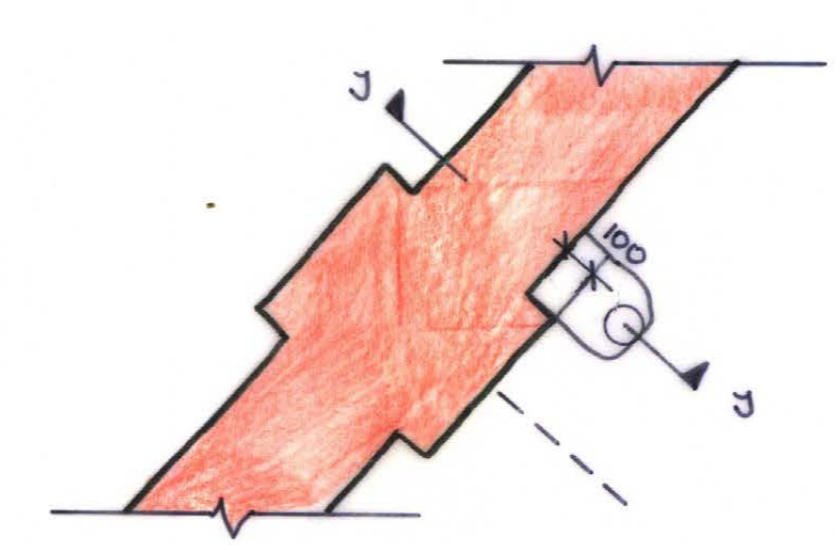
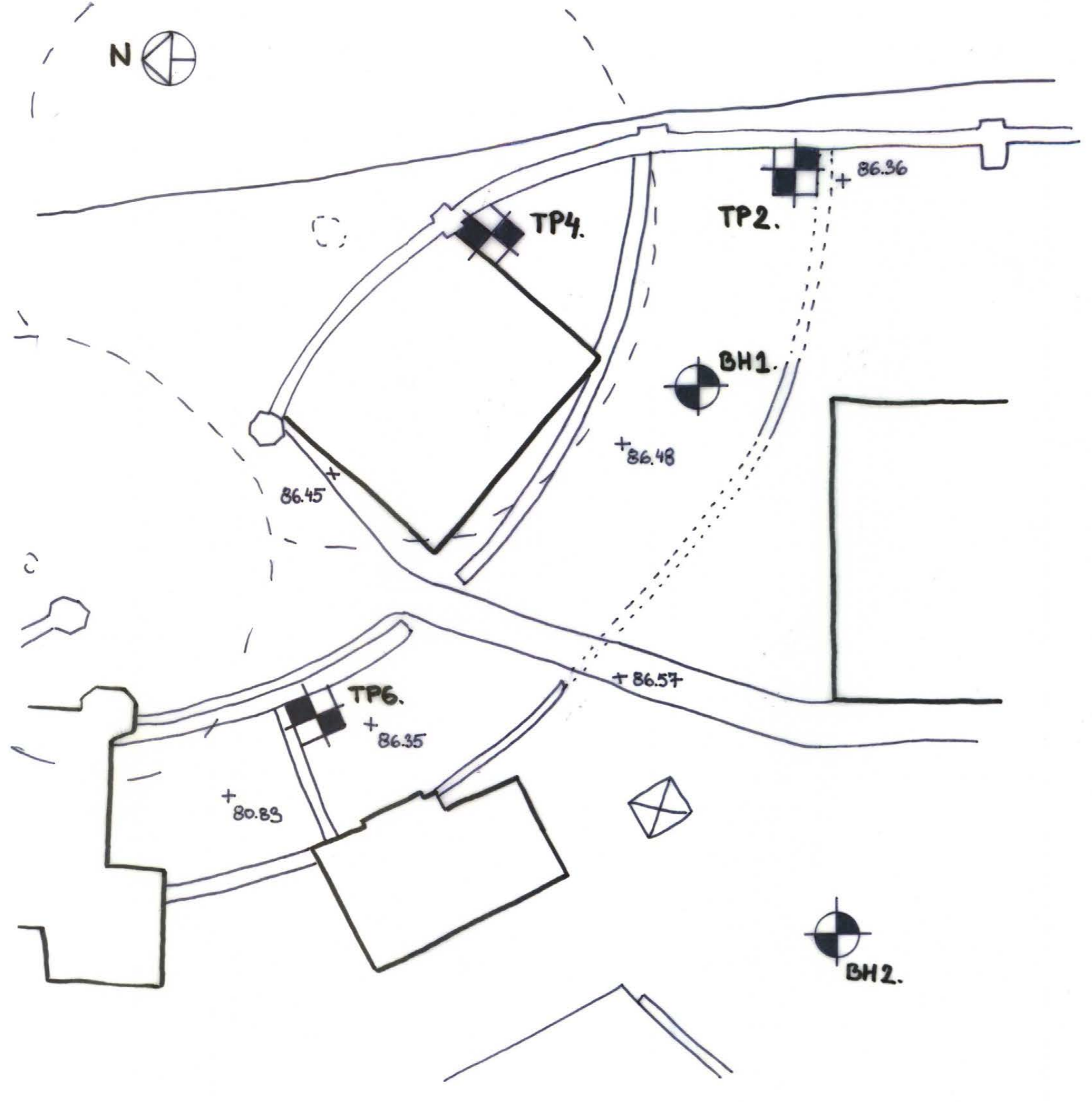
drawn: RG
checked: [Signature]
date: MAR '14
scale: (original - A1)
AS SHOWN

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1173/10/11



notes

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.
- FOR GENERAL NOTES REFER TO DRAWING 1173/10/11.

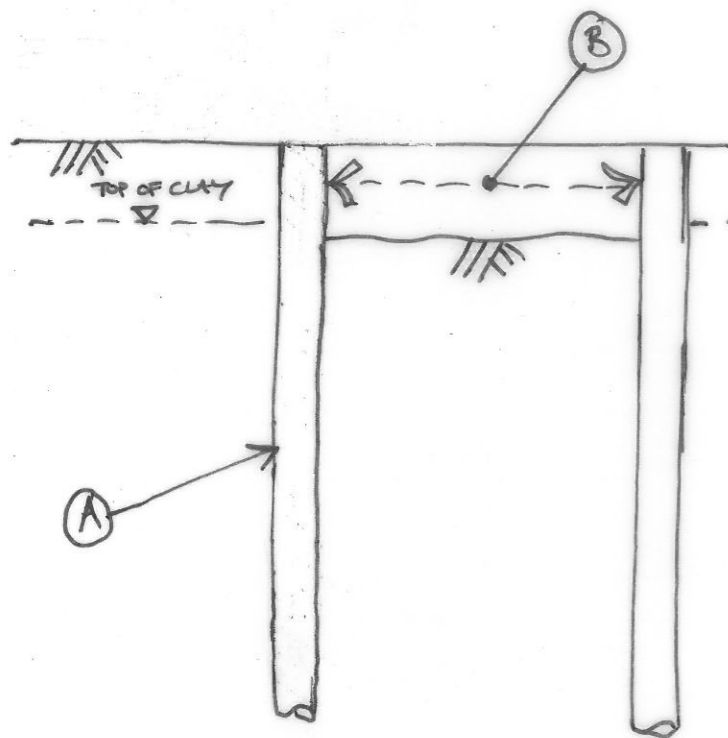
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job WINTER HOUSE, 81 SWAIN'S LANE, N6		
site SITE INVESTIGATION LOGS SHEET 2		
drawn RG	checked Ran	
date MAR '14	scale AS SHOWN	
<h2>Alan Baxter</h2>		
75 Cowcross Street London EC1M 6EL tel 020 7250 1555 email aba@alanbaxter.co.uk www.alanbaxter.co.uk		
drg. no. 1173/10/12	rev.	

Alan Baxter & Associates LLP is a Limited Liability Partnership registered in England, number OC320205. Registered office as above.

9 BIA Report Appendix: H - Assumed Sequence Of Construction

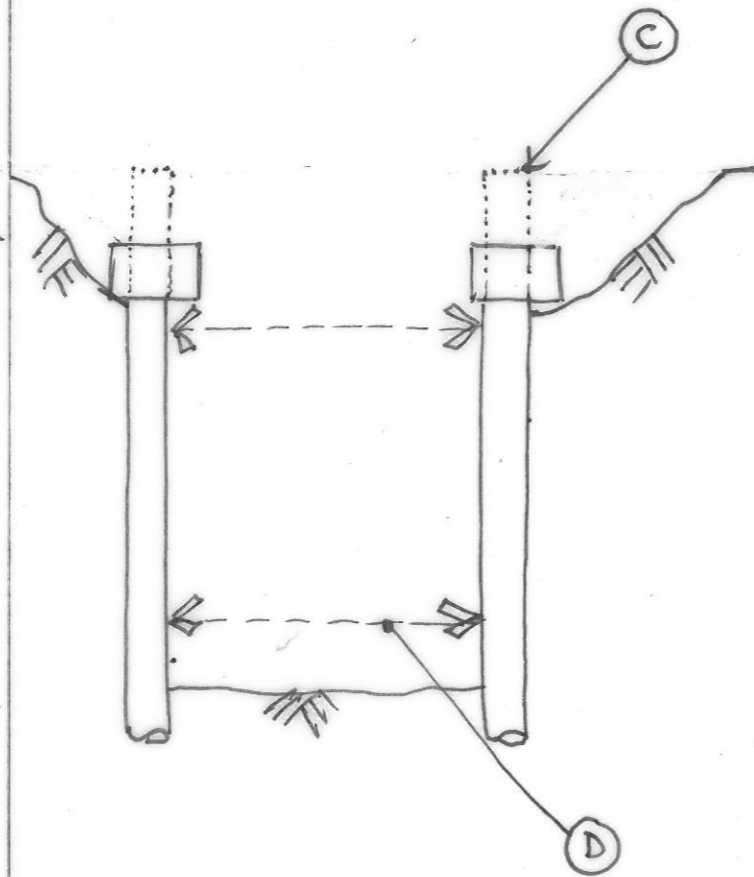
STAGE 1

- (A) NEW PILES INSTALLED FROM GROUND LEVEL
- (B) PROP TOP OF PILES AND EXCAVATE



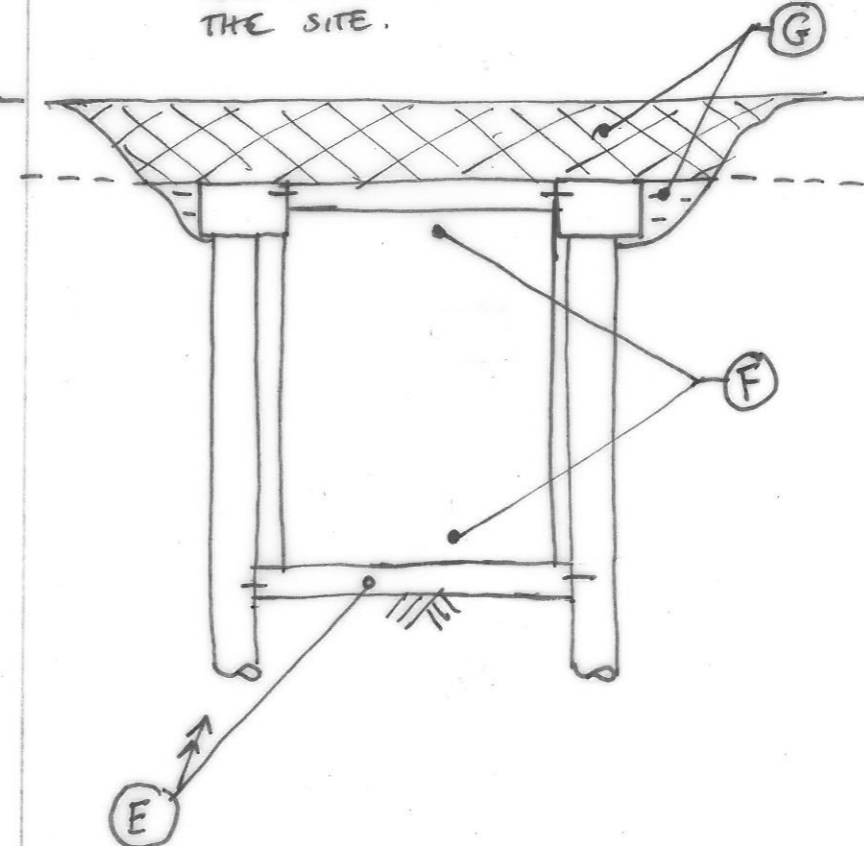
STAGE 2

- (C) BREAK DOWN PILES AND FORM NEW CAPPING BEAM TO PILES
- (D) CONTINUE EXCAVATION AND PROPPING TO CONTIGUOUS PILED WALLS



STAGE 3

- (E) FORM BASE SUB, LINING WALLS AND ROOF SUB OF TUNNEL
- (F) REMOVE PROPS
- (G) BACKFILL OVER TUNNEL. USE CLAY BACKFILL UP TO THE TOP OF THE EXISTING CLAY TO MAINTAIN EXISTING SURFACE WATER FLOWS ACROSS THE SITE.



notes

job
WINTER HOUSE

title
ASSUMED SEQUENCE OF
CONSTRUCTION OF TUNNEL

drawn
RD

checked

date
MAY '18

scale (original - A3)
NTS

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drg. no.
1173/12/SK1000

rev.
-

10 Appendix: Draft Transfer of finds ownership form

DATED

20

[]

-AND-

**THE BOARD OF GOVERNORS OF
THE MUSEUM OF LONDON**

DEED OF TRANSFER
of Finds excavated at
[]

Site Code []

THIS DEED OF TRANSFER is made on the _____ day of _____ 20_____

BETWEEN: -

[] a company registered in England under Reg. No [] whose registered office is situate at [] (“the Site Owner”);

AND

THE BOARD OF GOVERNORS OF THE MUSEUM OF LONDON an exempt charity established under the Museum of London Acts 1965-1986, whose principal place of business is located at 150 London Wall, London EC2Y 5HN, (“the Museum”) which expression shall include any Governors appointed from time to time acting in accordance with the powers vested in them under the Museum of London Acts 1965-1986.

WHEREAS

- A. The Site Owner is the owner of a property at [] known by its site code [] whereupon an archaeological intervention has been carried out (“Excavation”).
- B. The Site Owner is the owner of any items of archaeological interest found during the Excavation.
- C. The Site Owner wishes to transfer to the Museum title to the items referred to in Recital B.
- D. The Museum has agreed to provide facilities for the accommodation and, at its discretion, the display of the items referred to in Recital B on condition that the same are assembled as an archive in accordance with the provisions of this Deed.

NOW IT IS HEREBY AGREED as follows: -

1. PREPARATION AND DELIVERY OF THE ARCHIVE

- 1.1 The Site Owner will procure the preparation of the items of archaeological interest found during the Excavation in accordance with the requirements of the Museum’s *General Standards for the Preparation of Archaeological Archives deposited with the Museum of London*, a copy of which is available to the Site Owner for inspection, and generally in accordance with best archaeological practice. The Site Owner will also procure to be prepared a full inventory of the items so prepared (“the Finds Inventory”) and a list of the boxes and other containers in which those items will be transported to the Museum (“the Final Transfer Summary”). The items of archaeological interest listed in the Finds Inventory are hereinafter referred to as “the Finds”.
- 1.2 The Site Owner will arrange for delivery of the Finds, Finds Inventory and the Final Transfer Summary to the Museum without cost to the Museum, after consultation with the Museum as to the method and time of delivery.
- 1.3 Title to and risk in the Finds will pass to the Museum on delivery of the Finds to the Museum in accordance with clause 1.2.

2. WARRANTIES

- 2.1 The Site Owner warrants to the Museum that:
 - 2.1.1 [to the best of its knowledge and belief ***delete as appropriate***] at the date of this Deed ownership of the Finds is vested exclusively in the Site Owner;

- 2.1.2 [to the best of its knowledge and belief ***delete as appropriate***] at the date of this Deed the Finds are free of all charges, encumbrances and third party rights and no right has been granted in respect of them which would affect the transfer of title to the Finds by the Site Owner to the Museum or otherwise give rise to any conflict with the provisions of this Deed;
 - 2.1.3 [to the best of its knowledge and belief ***delete as appropriate***] at the date of this Deed the Site Owner has the unfettered right to transfer ownership and possession of the Finds to the Museum;
 - 2.1.4 the Site Owner will at its own cost take all steps which are or may be necessary at any time to cure any defects in the title to the Finds; and
 - 2.1.5 the Site Owner warrants that it or its contractors have complied with all of the requirements of the Treasure Act 1996 and any statutory modification or re-enactment of that Act, and all other legislative requirements relating to the Excavation.
- 2.2 The Site Owner will indemnify the Museum against any and all claims, demands, proceedings, costs, expenses, loss or damage, of whatever nature which may be made or brought against or incurred by the Museum arising out of or in connection with any breach of the warranties given respectively by the Site Owner in clause 2.1.

3. INTERPRETATION; GOVERNING LAW AND JURISDICTION

- 3.1 This Deed will be governed by and construed in accordance with the Laws of England and Wales regardless of the place of execution or performance. The English Courts will have exclusive jurisdiction to deal with any dispute or other difference arising out of or in connection with this Deed, unless the Museum chooses to invoke, or voluntarily submits to, the jurisdiction of some other tribunal.

IN WITNESS of which the parties hereto have executed this document as a Deed on the date first written above

[]
By means of these signatures:

Director

Director/Secretary

The **COMMON SEAL** of
THE BOARD OF GOVERNORS
OF THE MUSEUM OF LONDON
was hereunto affixed in the presence of:

Chairman

Secretary

11 Health and Safety Risk Assessment and Method Statement (RAMS)

A *Health & Safety Risk Assessment and Method Statement* will be prepared by MOLA to accompany this *WSI* but will be printed out and submitted separately as appropriate.