

APPENDIX PART 1

Desk Study

Existing & Proposed Site Plans

Service Information

Envirocheck Report Summary

Historical Maps

Preliminary UXO Assessment

Detailed UXO Assessment



Notes:
 1. GRID AND LEVELS BASED ON ORDNANCE DATUM, DERIVED FROM THE NATIONAL GNSS NETWORK, LOCAL SCALE FACTOR REMOVED.
 2. TREE AND HEDGE SPECIES HAVE BEEN IDENTIFIED AS ACCURATELY AS POSSIBLE BUT SHOULD BE CROSS CHECKED IN CRITICAL AREAS.

Coordinate Table				
Station	Description	Easting	Northing	Level
S1	HILT	531042.598	181958.898	21.090
S2	HILT	531017.142	181939.896	20.882
S3	ROAD NAIL	530989.495	181962.458	21.160
S4	ROAD NAIL	531020.367	181997.724	21.049
S5	ROAD NAIL	531042.737	181985.982	21.072

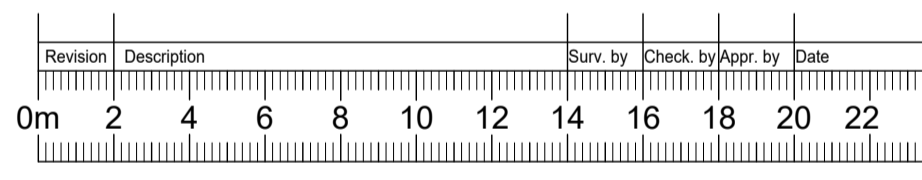
TOPOGRAPHICAL KEY

GENERAL ABBREVIATIONS

ACU	AIR CONDITIONING UNIT	AV	AIR VALVE
AV	AVERAGE	BD	BACK DROP
BL	BASE LEVEL	BL	BELUSHI BEACON
BR	BOLLARD	BR	BOLLARD LIGHT
BS	BRICK	BS	BUS STOP
CB	CABLE RISER	CB	CABLE TV COVER
CL	CABLES TO GROUND	CL	CATCH PIT
CTG	CATCH PIT	CB	CONTROL BOX
CP	COVER LEVEL	CCB	CROSSING CONTROL BUTTON
CP	CROSSING CONTROL BUTTON	DCP	DAMP PROOF COURSE
DCP	DAMP PROOF COURSE	DCH	DRAINAGE CHANNEL
DK	DROP KERB	EP	ELECTRICITY POLE
EP	ELECTRICITY POLE	ER	EARTH ROD
ER	EARTH ROD	ER	FIRE HYDRANT
FH	FIRE HYDRANT	FL	FLOOR POST
FL	FLOOR POST	FP	FOOTPATH
FP	FOOTPATH	FW	FUEL WATER
FW	FUEL WATER	GR	GAS RISER
GR	GAS RISER	GV	GAS VALVE
GV	GAS VALVE	GY	GULLY
GY	GULLY	HB	HARD BED
HB	HARD BED	IC	INSPECTION COVER
IC	INSPECTION COVER	IL	INVERT LEVEL
IL	INVERT LEVEL	KO	KERB OUTLET
KO	KERB OUTLET	LP	LAMP POST
LP	LAMP POST	MH	MANHOLE
MH	MANHOLE	MK	MARKER POST
MK	MARKER POST	MT	METER
MT	METER	NPV	NO PIPES VISIBLE
NPV	NO PIPES VISIBLE	OSBM	ORDNANCE SURVEY BENCH MARK
OSBM	ORDNANCE SURVEY BENCH MARK	PT	P-TRAP
PT	P-TRAP	PO	POST
PO	POST	P.BOX	POST BOX
P.BOX	POST BOX	RE	RODDING EYE
RE	RODDING EYE	RWP	RAIN WATER PIPE
RWP	RAIN WATER PIPE	RW	RETAINING WALL
RW	RETAINING WALL	SB	SOFT BED
SB	SOFT BED	SC	STOP COCK
SC	STOP COCK	SNP	STREET NAME PLATE
SNP	STREET NAME PLATE	SV	STOP VALVE
SV	STOP VALVE	SP	SOIL PIPE
SP	SOIL PIPE	SVP	SOIL VENT PIPE
SVP	SOIL VENT PIPE	SW	SURFACE WATER
SW	SURFACE WATER	TAC	TACTILE PAVING
TAC	TACTILE PAVING	TEL	TELECOM INSPECTION COVER
TEL	TELECOM INSPECTION COVER	TEL	TELEPHONE CALL BOX
TEL	TELEPHONE CALL BOX	TM	TICKET MACHINE
TM	TICKET MACHINE	TOW	TOP OF WALL
TOW	TOP OF WALL	TL	TRAFFIC LIGHT
TL	TRAFFIC LIGHT	TL	TRAFFIC LIGHT COVER
TL	TRAFFIC LIGHT COVER	TH	THRESHOLD LEVEL
TH	THRESHOLD LEVEL	U/L	UNABLE TO LOCATE
U/L	UNABLE TO LOCATE	U/S	UNABLE TO RAISE
U/S	UNABLE TO RAISE	UTS	UNABLE TO SURVEY
UTS	UNABLE TO SURVEY	VP	VENT PIPE
VP	VENT PIPE	WL	WATER LEVEL
WL	WATER LEVEL	WM	WATER METER
WM	WATER METER	WO	WASH OUT
WO	WASH OUT	WR	WATER RISER
WR	WATER RISER	WT	WATER TAP
WT	WATER TAP		

FENCE ABBREVIATIONS

BW	BARBED WIRE FENCE	IR	IRON RAILINGS
CB	CLOSE BOARDED FENCE	LR	LARCH LAP FENCE
CP	CONCRETE PANEL FENCE	PR	POST AND RAIL FENCE
CW	CORRUGATED IRON FENCE	PIW	POST AND WIRE FENCE
CL	CHAIN LINK FENCE	WM	WIRE MESH FENCE
CNP	CHESTNUT PALING		



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Topographical Survey

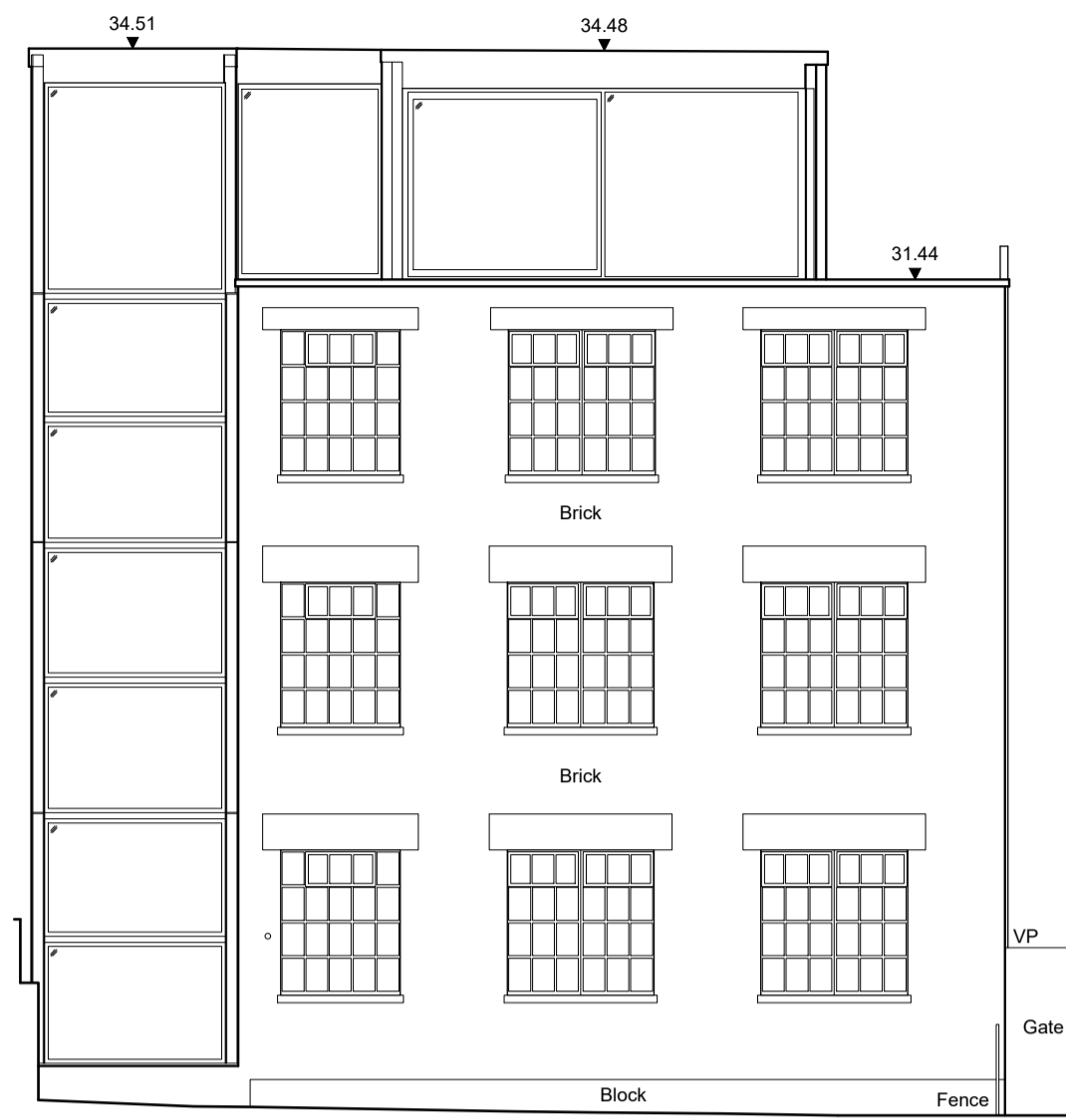
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Project Number:	Rev:	Surveyed by:	Checked by:
28643	-	NC	LH
Approved by:		LH	



- Notes :**
- LEVELS BASED ON OS DATUM.
 - WINDOW CILL AND HEAD LEVELS MEASURED INTERNALLY.
 - SANITARY FITTINGS INDICATIVE ONLY.

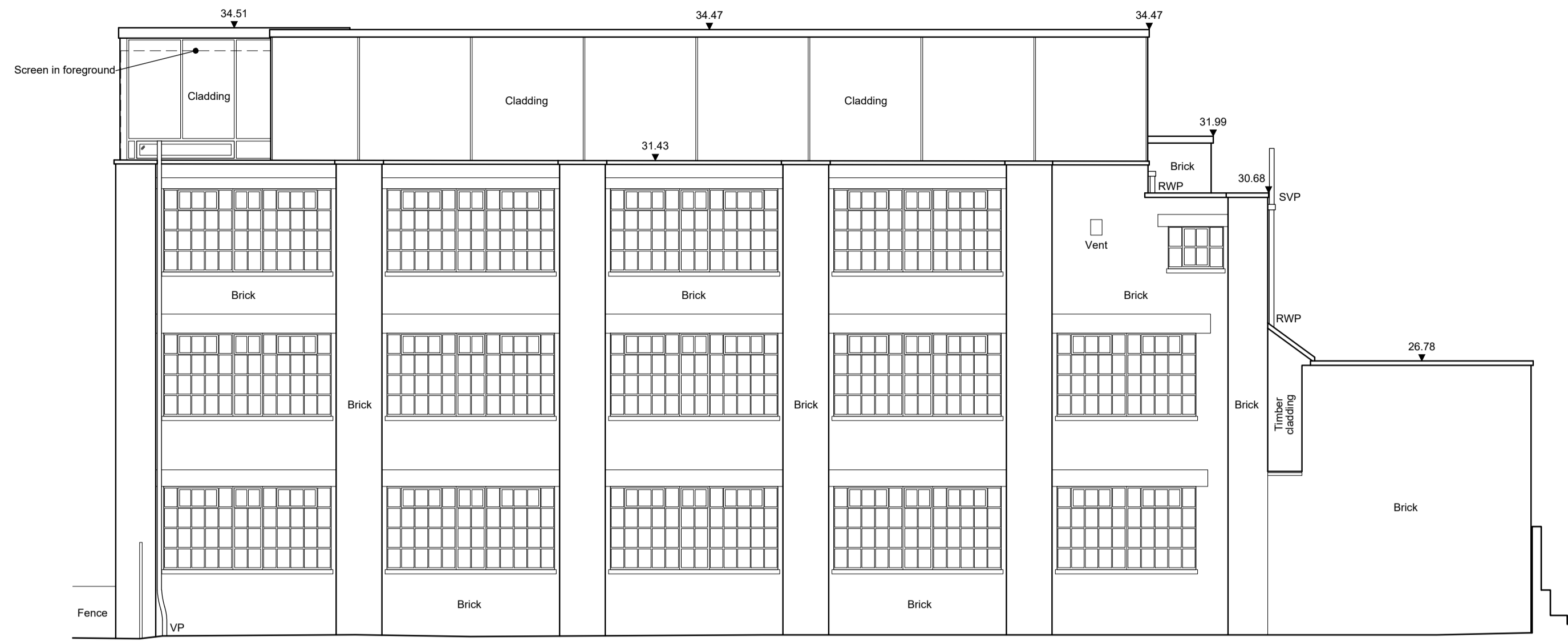
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 - CP CROWN LEVEL
 - CvL COVER LEVEL
 - DH DOOR HEAD LEVEL
 - FCL SUSPENDED CEILING
 - FL FLOOR LEVEL
 - H HEAD LEVEL
 - (S) SLAB LEVEL
 - SF SPRING LEVEL
 - SCL STRUCTURAL CEILING LEVEL
 - TOW TOP OF WALL LEVEL
 - UIS UNDERSIDE LEVEL

- General abbreviations :**
- AB AIR BRICK
 - ACU AIR CONDITIONING UNIT
 - CBD CUPBOARD
 - DP DOWN PIPE
 - D> FALL IN ROOF
 - GY GULLY
 - IC INSPECTION COVER
 - MH MANHOLE
 - Rad RADIATOR
 - RC RADIATOR COVER
 - RE RODDING EYE
 - RS ROLLER SHUTTER
 - RWP RAIN WATER PIPE
 - S/B SLOPING BEAM
 - S/C SLOPING CEILING
 - SoP SOIL PIPE
 - SVP SOIL VENT PIPE
 - SU STEP UP
 - VP VENT PIPE
 - WS WORK SURFACE

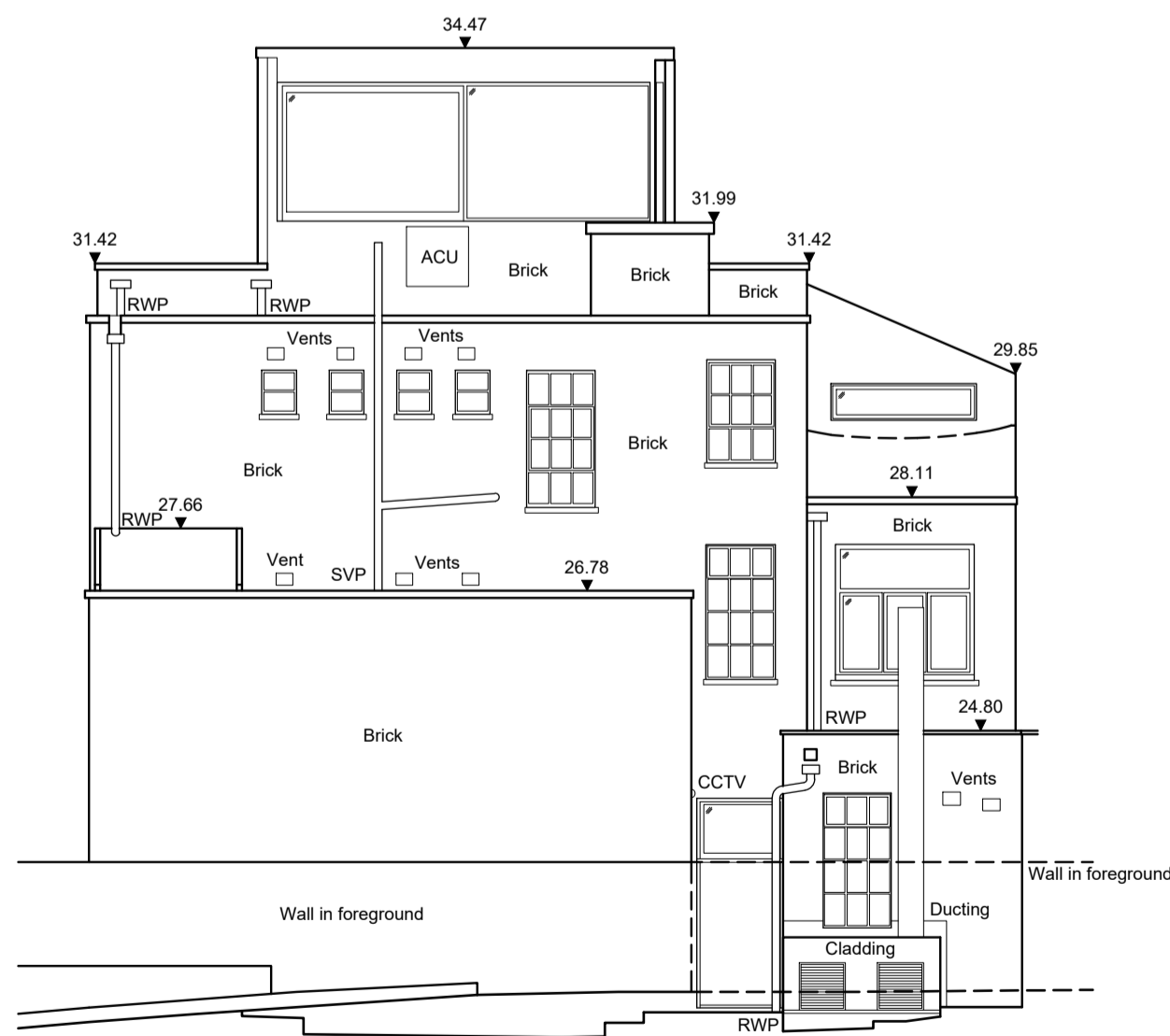
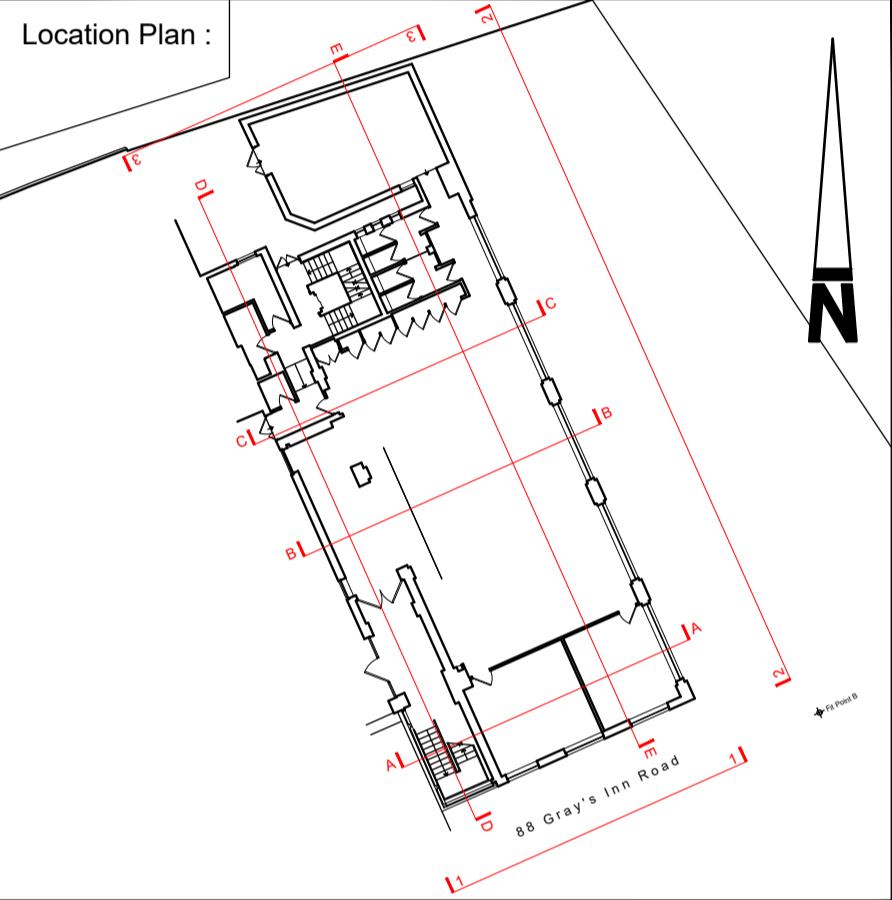


Elevation 1

Datum Line 15.00m

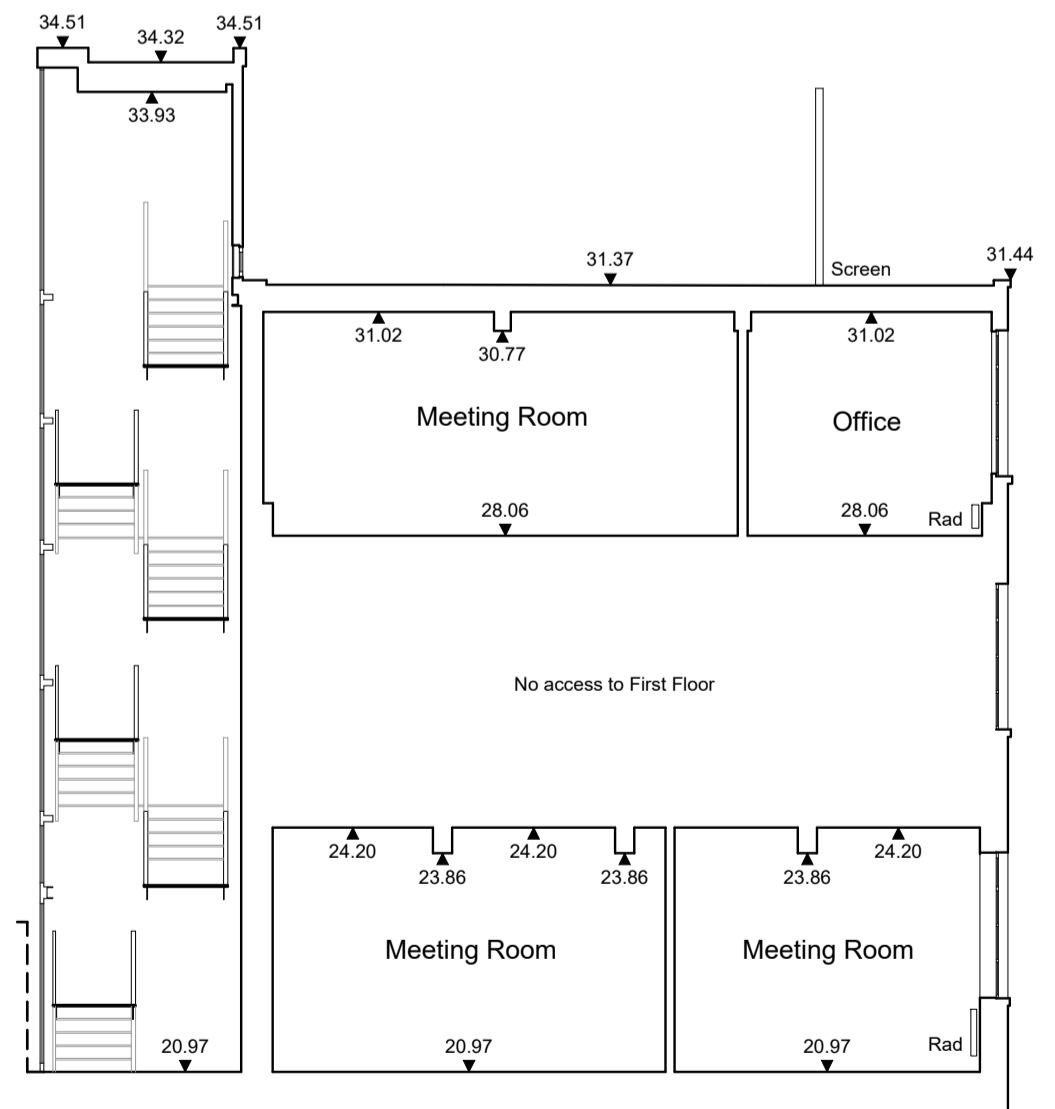


Elevation 2

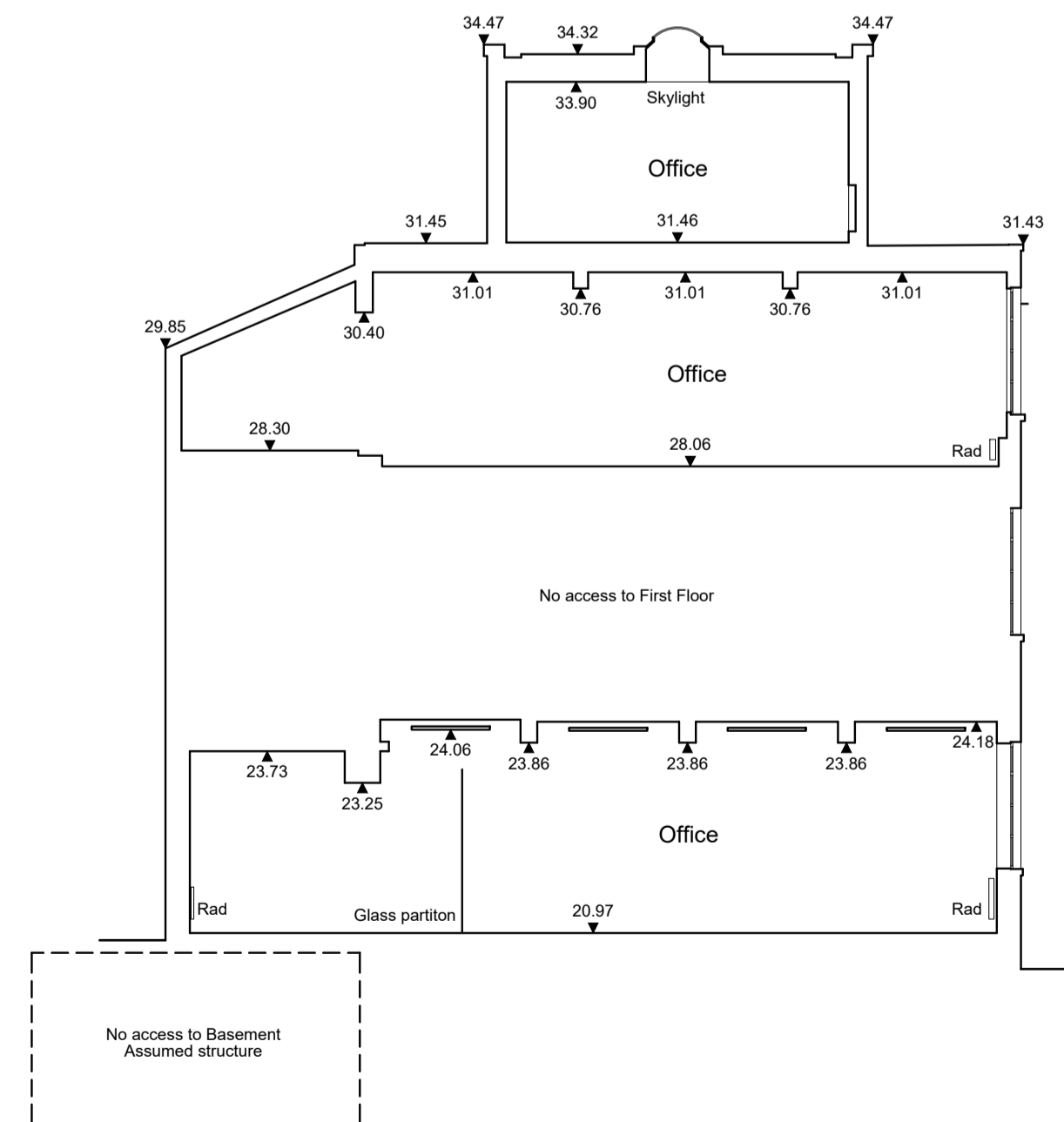


Elevation 3

Datum Line 15.00m



Section A-A



Section B-B



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Elevations & Sections A-A & B-B

Scale 1:100	Sheet Size A1	Sheet Number 1	Date June 2020
Project Number 28643 MBS	Rev -	Surveyed By LW / TP	Approved By GF



Notes :

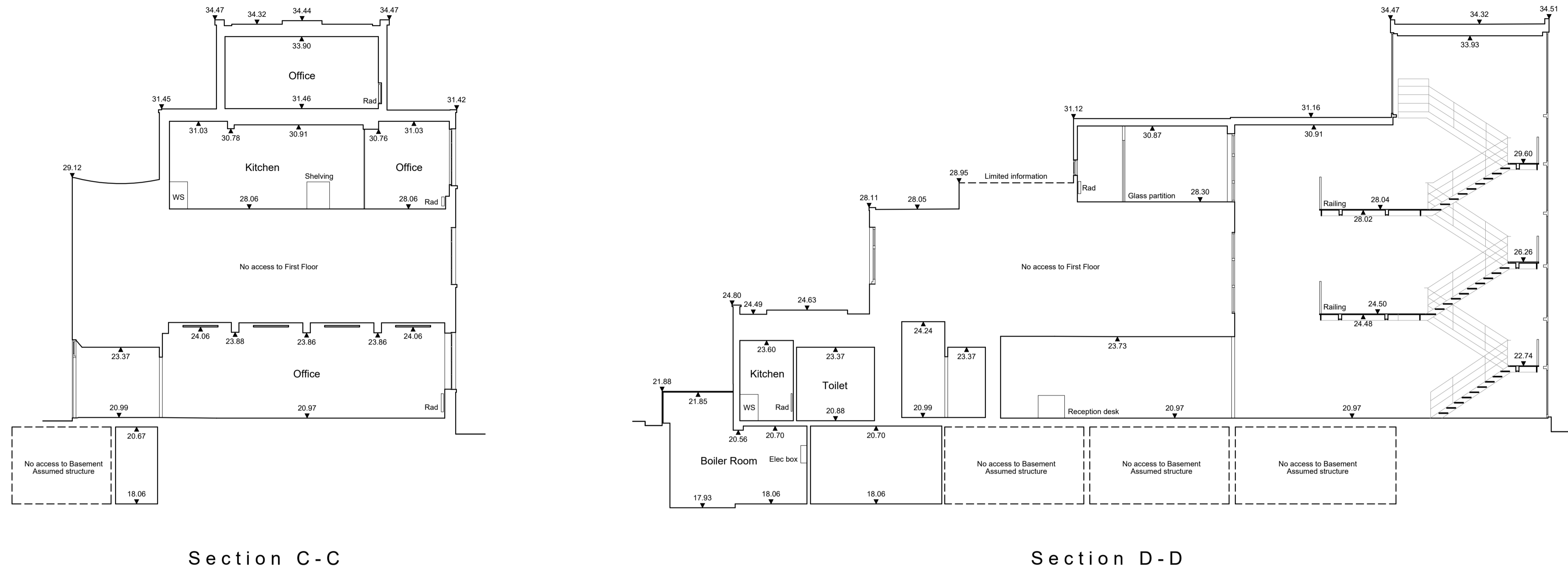
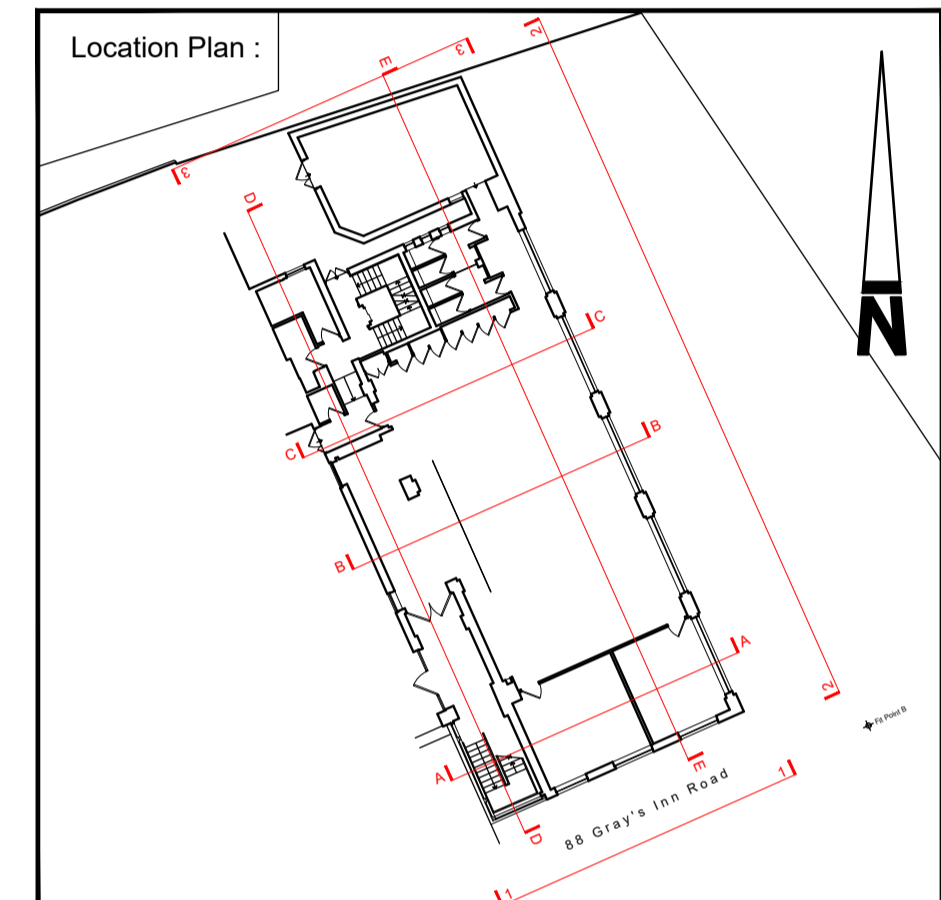
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Level abbreviations :

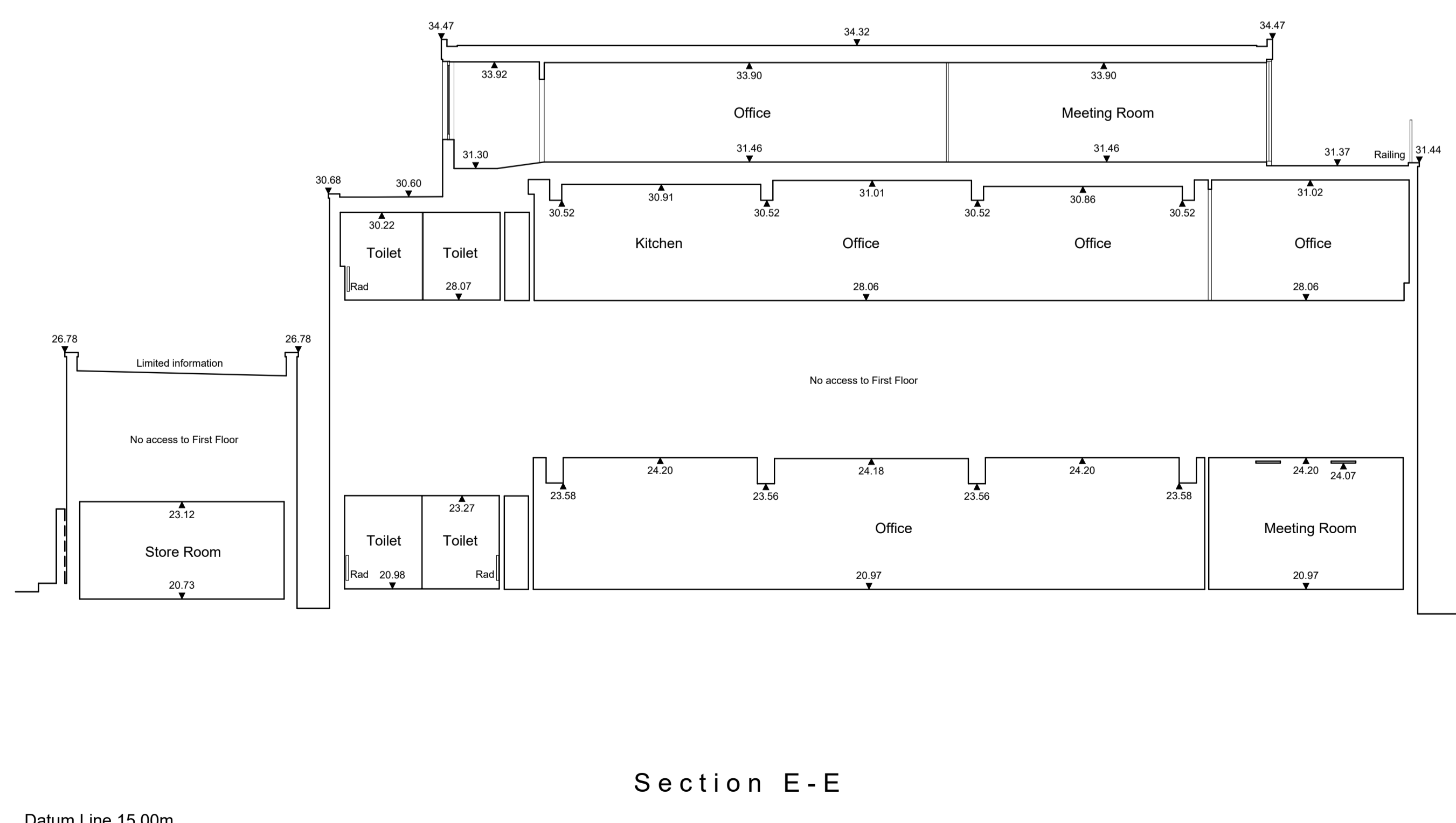
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- CvL COVER LEVEL
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- S/B SLOPING BEAM
- S/C SLOPING CEILING
- SoP SOIL PIPE
- SVP SOIL VENT PIPE
- STEP UP →
- VP VENT PIPE
- WS WORK SURFACE



Datum Line 15.00m



Datum Line 15.00m



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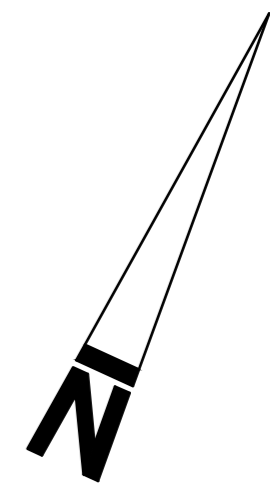
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Sections C-C, D-D, E-E

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Project Number 28643 MBS	Rev -	Surveyed By LW / TP	Approved By GF

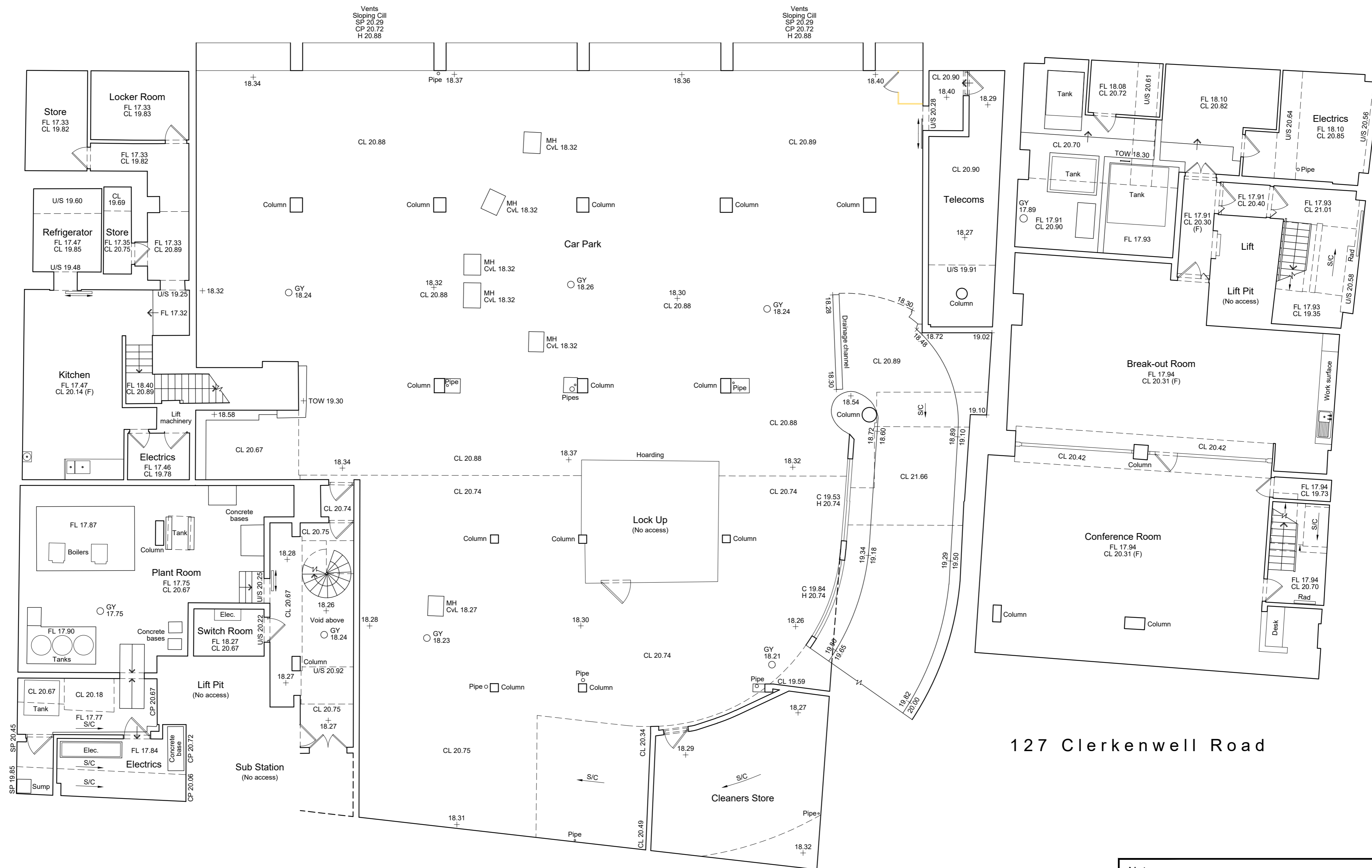




100 Gray's Inn Road

127 Clerkenwell Road

Fit Point A



127 Clerkenwell Road

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Rev	Description	Surv. by	Appr. by	Date							
0m	1	2	3	4	5	6	7	8	9	10	11

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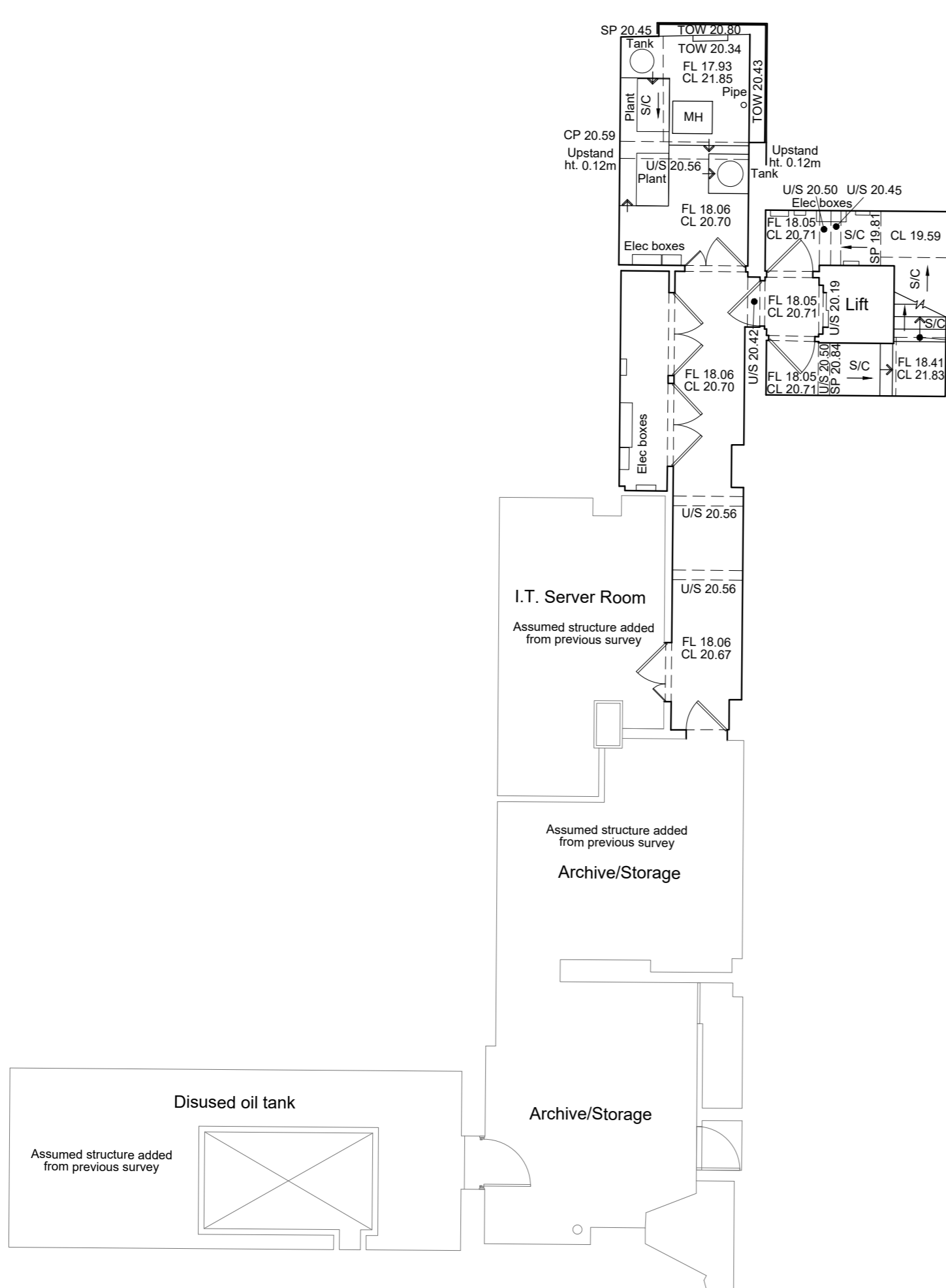
Basement Floor Plan

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Project Number: 28643 MBS	Rev: -	Surveyed By: LW / TP	Approved By: GF



88 Gray's Inn Road

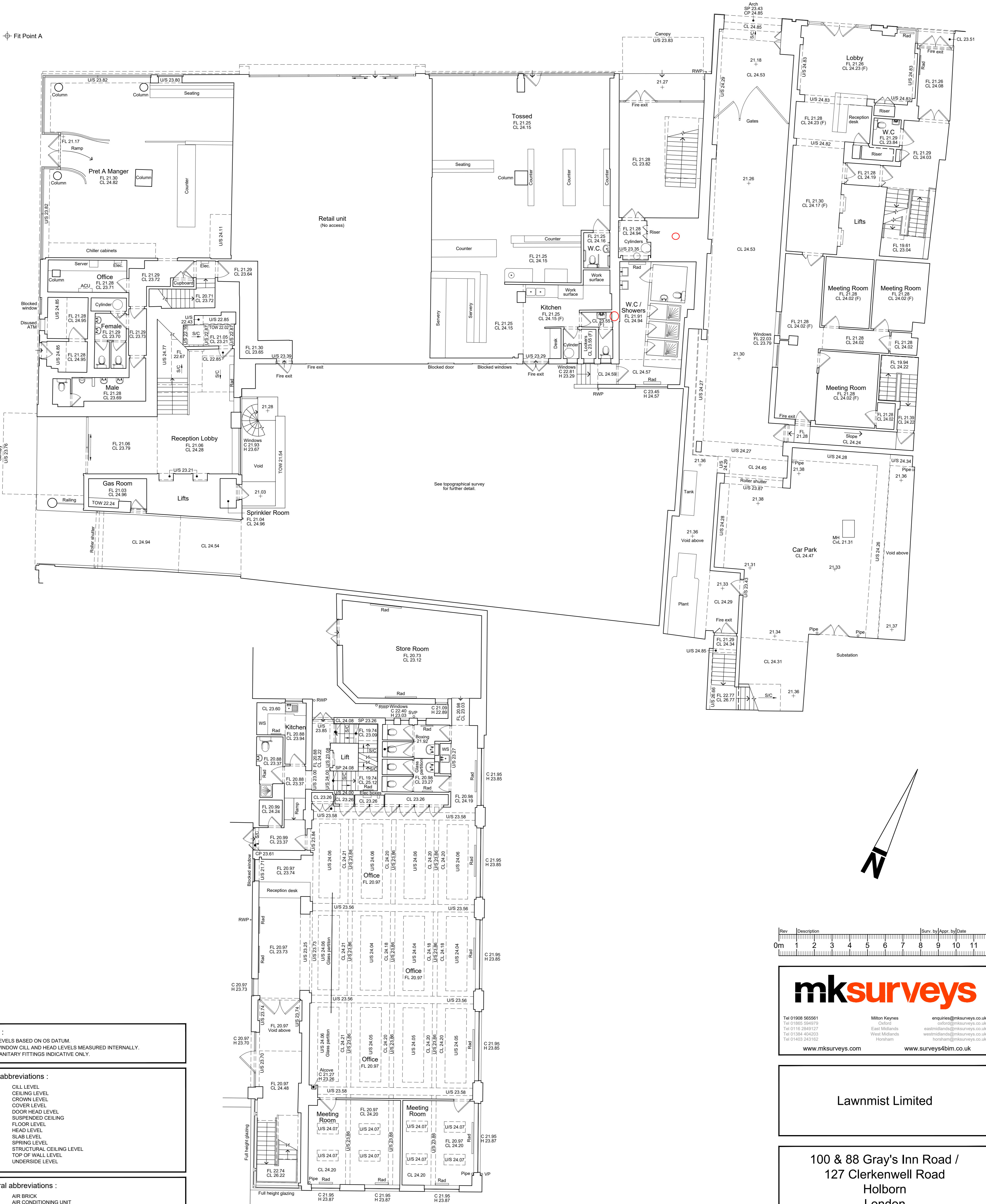
Fit Point B



100 Gray's Inn Road

127 Clerkenwell Road

Fit Point A



See topographical survey for further detail.

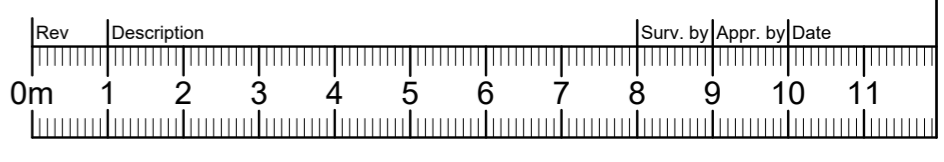
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 - WS WORK SURFACE

88 Gray's Inn Road

Fit Point B



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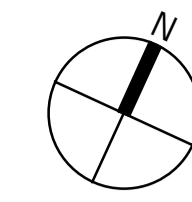
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Ground Floor Plan

Scale 1:100	Sheet Size A1	Sheet Number 4	Date June 2020
Project Number 28643 MBS	Rev. -	Surveyed By LW / TP	Approved By GF





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Column Schedule

CC1	SHS100x100x10	TC1	520 x 520mm GL28h
CC2	450 x 450mm RC40/50	TC2	320 x 320mm GL28h
CC3	350 x 350mm RC40/50		

Beam Schedule

B1	100x100x10 EA fixed to perimeter
SB2	SHS100x100x6.3
TB1	640d x 480/520w Glulam L beam GL28h
TB2	440d x 360/400w Glulam L beam GL28h
TB3	560d x 760/840w Glulam T beam GL28h
TB4	560d x 520/600w Glulam T beam GL28h
TB5	600d x 760/840w Glulam T beam GL28h
TB6	560d x 420/500w Glulam T beam GL28h
TB7	440d x 280/360w Glulam T beam GL28h
TB9	560mm dp x 400mm wide GL28h
TB10	560mm dp x 600mm wide GL28h
TB11	560mm dp x 520mm wide GL28h
TB12	280mm dp x 320mm wide GL28h
TB13	240mm dp x 320mm wide GL28h
TB14	640mm dp x 600mm wide GL28h
TB15	400mm dp x 300mm wide GL28h
TB16	240mm dp x 240mm wide GL28h
TB17	320mm dp x 280mm wide GL28h

Floor Schedule

Floor	Concrete	Profiled deck	Timber Floor
1	750 thk RC raft slab on 50 thk blinding and 150 thk compacted hardcore, into sands & gravels		
2	300 thk RC slab		
3	200 thk RC slab		
4	240 thk CLT/L7s-2		
5	50x175 C24@400 joists		

Wall Schedule

W1	HTS_RC-core-250
----	-----------------

Legend

	Proposed RC structure
	Proposed WRC structure
	Proposed Steel Framing
	Red dimension TBC by architect
	PS1 - 450lg x 215wd x 150dp MC padstone PS1 - 600lg x 215wd x 215dp MC padstone
	ST Connection Strengthening
	C Crank
	S Splice
	M Moment connection
	TB Thermal Break
	RR Break in beam

Work In Progress! Break in beam
Date / Time Printed: 12/08/2022 12:27:30
This is not a formal drawing issue and as such may contain un-coordinated or incomplete information. Full drawing issue to follow

P3	07.09.20	SH	AH	Revised Preliminary Issue
P2	17.08.20	SH	AH	Revised Preliminary Issue
P1	23.07.20	SH	AH	Preliminary Issue
Rev	Date	By	Eng	Amendments

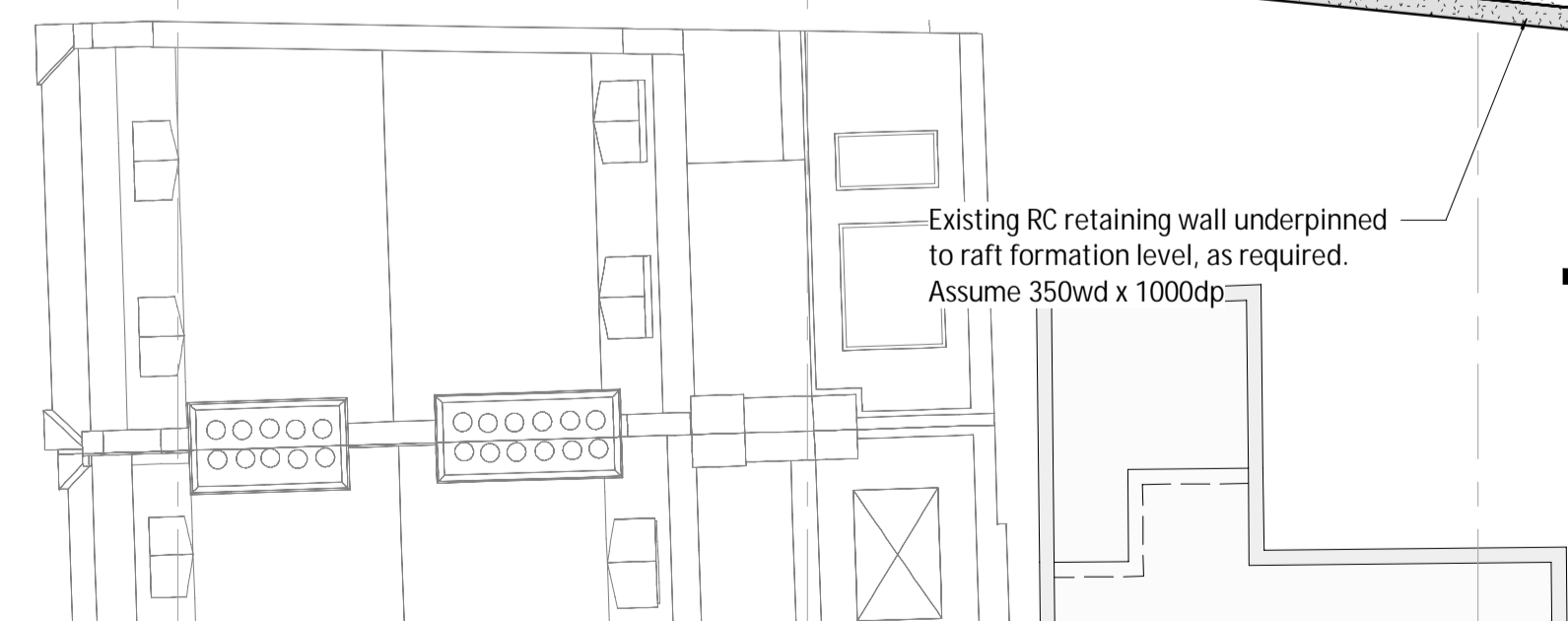
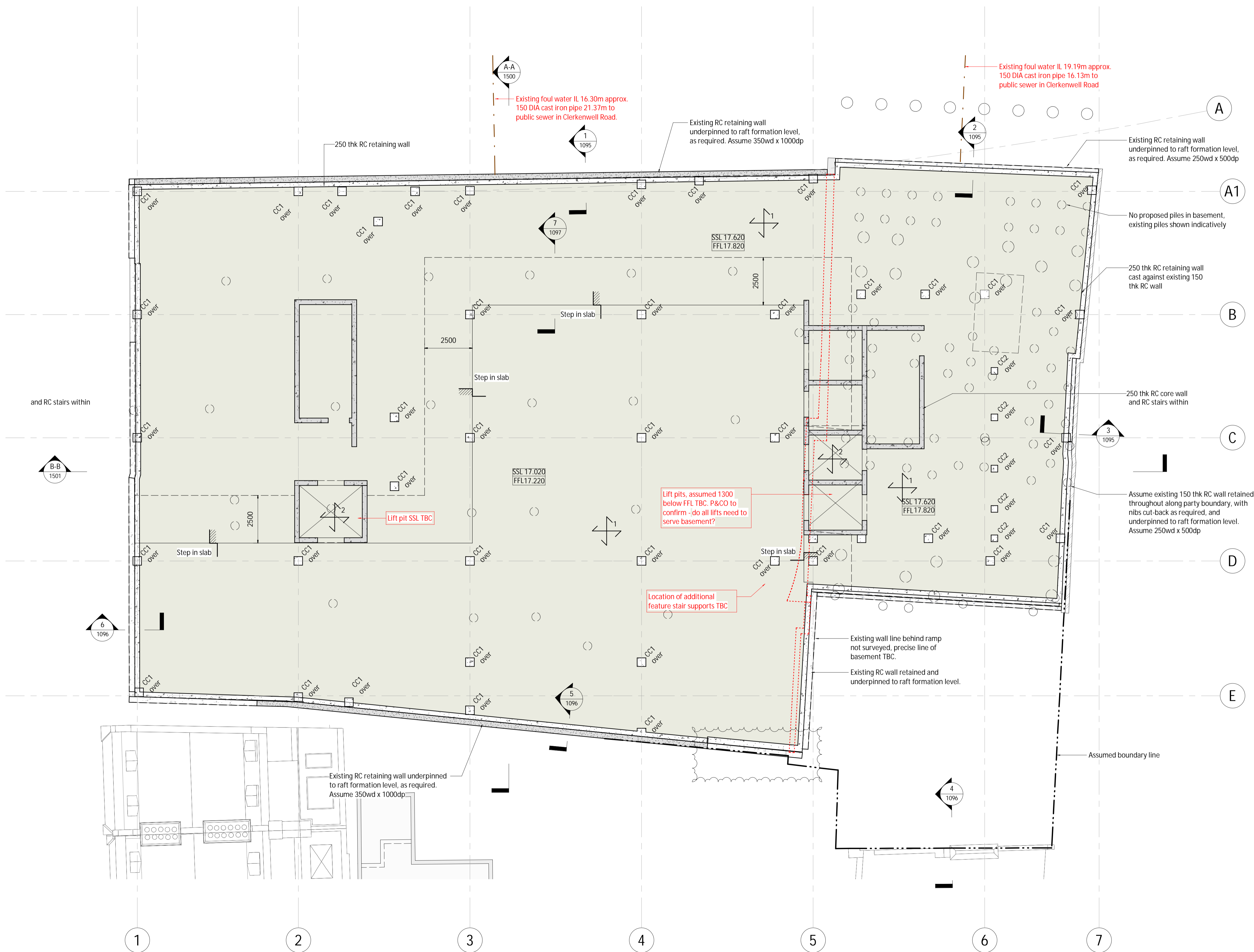
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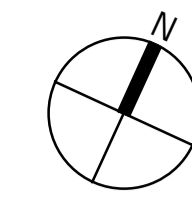
Job Name
Drawing Title
Proposed Basement Layout

Purpose of Issue: Preliminary Scale at A1 1 : 100

Drg No: 00-B1-DR-S-1090

Rev P3





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TB4	560d x 520/600w Glulam T beam GL28h
TB5	600d x 760/840w Glulam T beam GL28h
TB6	560d x 420/500w Glulam T beam GL28h
TB7	440d x 280/360w Glulam T beam GL28h
TB9	560mm dp x 400mm wide GL28h
TB10	560mm dp x 600mm wide GL28h
TB11	560mm dp x 520mm wide GL28h
TB12	280mm dp x 320mm wide GL28h
TB13	240mm dp x 320mm wide GL28h
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Date / Time Printed: 12/08/2022 12:27:34
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P2	17.08.20	SH	AH	Revised Preliminary Issue
P1	23.07.20	SH	AH	Preliminary Issue
Rev	Date	By	Eng	Amendments

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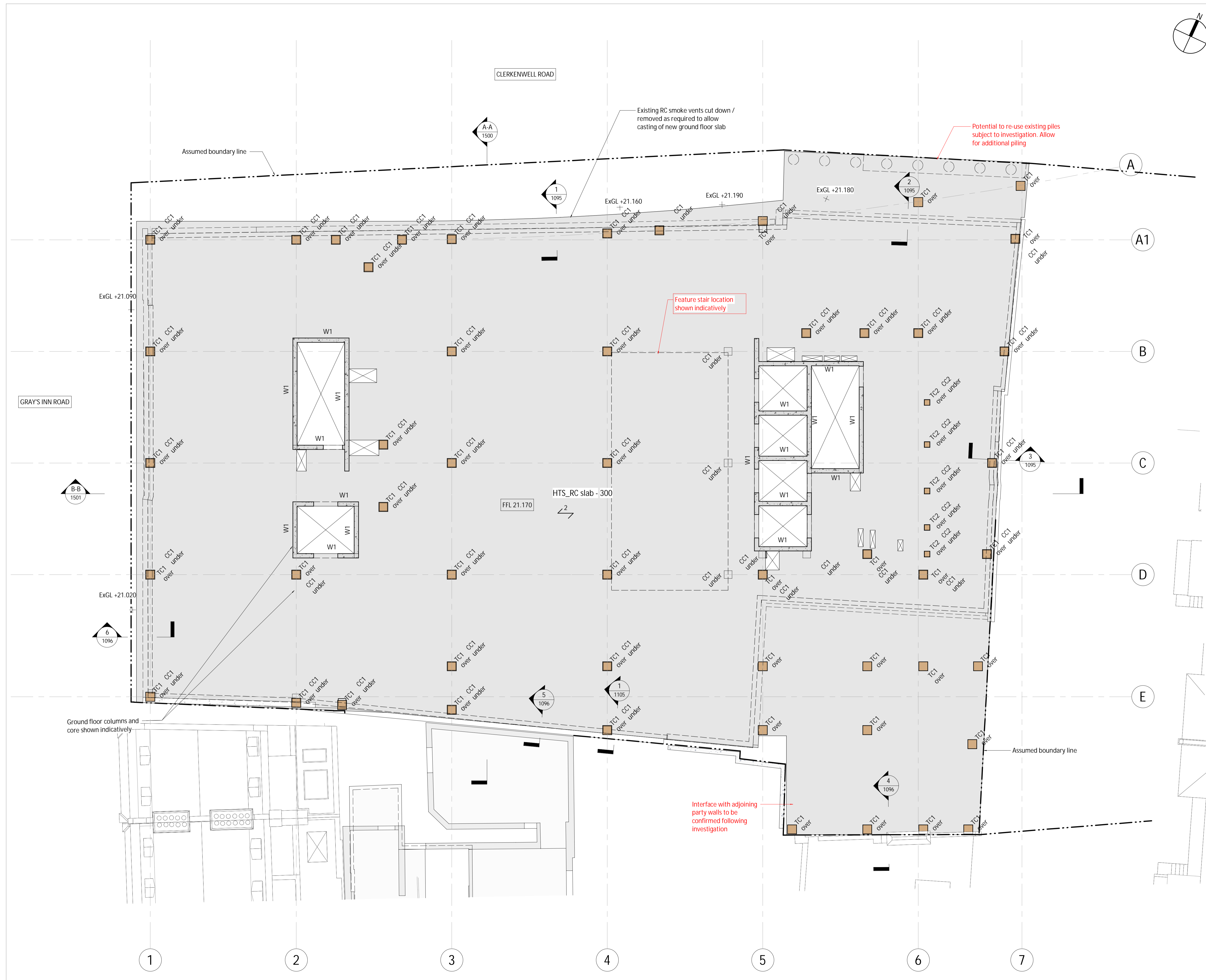
Job Name

Drawing Title
Proposed Ground Floor Layout

Purpose of Issue: Preliminary Scale at A1 1 : 100

Drg No: 00-00-DR-S-1100

Rev P3



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Column Schedule

CC1 450 x 450mm RC40/50	TC1 520 x 520mm GL28h
CC2 350 x 550mm RC40/50	TC2 320 x 320mm GL28h

Beam Schedule

B1 100x100x10 EA fixed to perimeter	TB7 440d x 280/360w Glulam T beam GL28h
B2 SHS150x150x10	TB8 240d x 320/360w Glulam L beam GL28h
B3 UB610x305x149	TB9 560mm dp x 400mm wide GL28h
CB? 600dp x 225wd RC beam	TB10 560mm dp x 600mm wide GL28h
DJ 2No 150dp x 50wd timber joists bolted together to form double joist trimmer	TB11 560mm dp x 520mm wide GL28h
TB1 640mm dp x 520mm wide GL28h	TB12 200mm dp x 360mm wide GL28h
TB2 440mm dp x 400mm wide GL28h	TB13 240mm dp x 320mm wide GL28h
TB3 560d x 760/840w Glulam T beam GL28h	TB14 640mm dp x 600mm wide GL28h
TB4 560d x 520/600w Glulam T beam GL28h	TB15 400mm dp x 300mm wide GL28h
TB5 600d x 760/840w Glulam T beam GL28h	TB16 240d x 240w Glulam T beam GL28h
TB6 560d x 420/500w Glulam T beam GL28h	TB17 320mm dp x 280mm wide GL28h
	TB18 280mm dp x 320mm wide GL28h

Floor Schedule

Floor	Concrete	Profiled deck	Timber Floor
1	x	x	x
1	750 thk RC raft slab on 50 thk blinding and 150 thk compacted hardcore, into sands & gravels		
2	300 thk RC slab		
3	200 thk RC slab		
4	240 thk CLT/L7s-2		
5	175d x 50w C24 joists at 400 crs with 18 thk plywood screwed to top face of joists		
7	250d x 50w C24 joists at 400 crs with 18 thk plywood screwed to top face of joists		

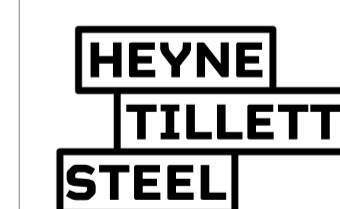
Wall Schedule

W1	HTS_RC-core-250
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Legend

	Proposed RC structure
	Proposed WRC structure
	Proposed Steel Framing
	Red dimension TBC by architect
	PS1 - 450lg x 215wd x 150dp MC padstone PS2 - 600lg x 215wd x 215dp MC padstone
	ST Connection Strengthening
	C Crank
	S Splice
	M Moment connection
	TB Thermal Break
	B1 [25mm] Pre-camber
	BR Break in beam

Rev	Date	By	Eng	Amendments



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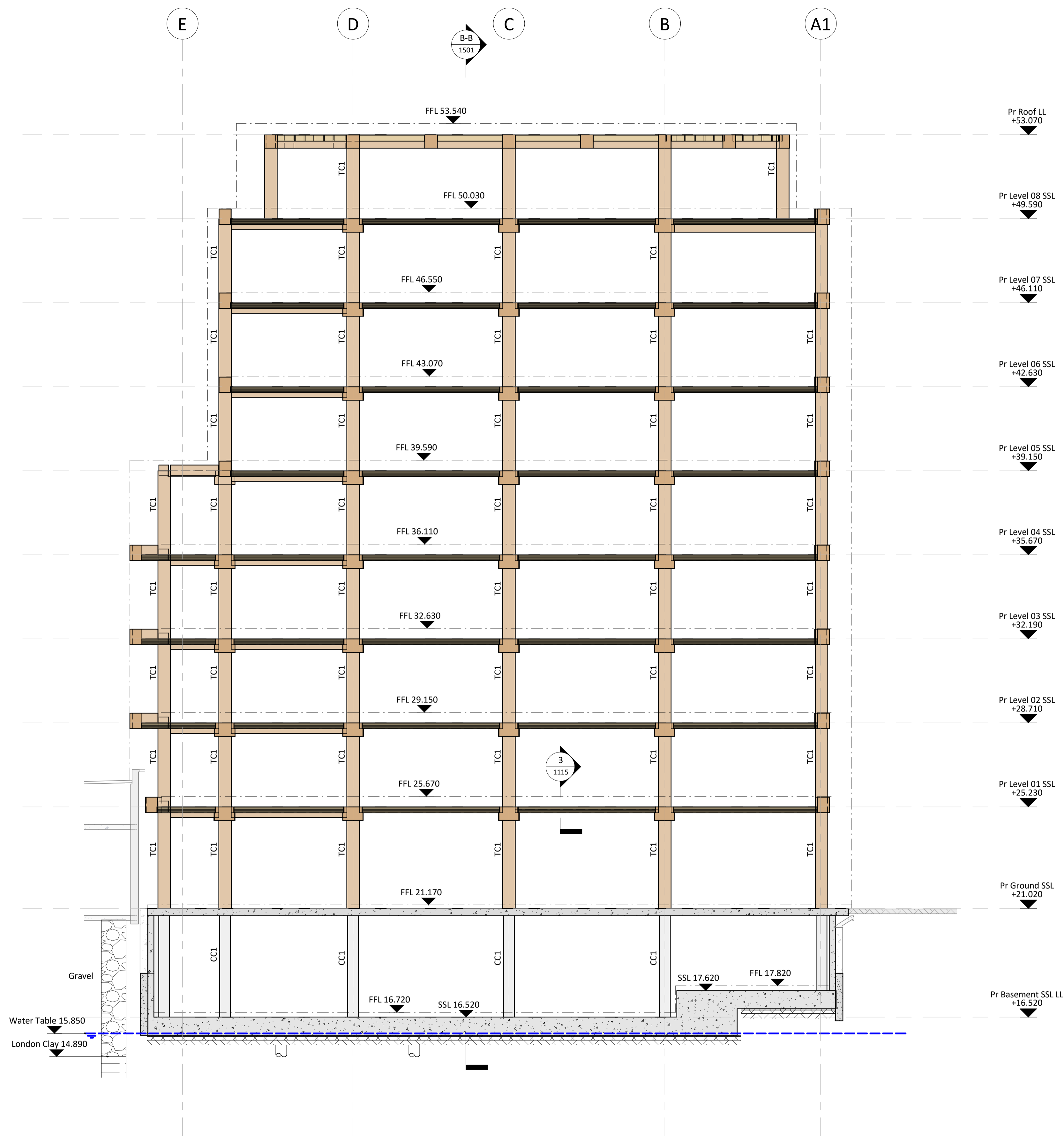
Job Name
**100 Grays Inn Road,
WC1X 8AL**

Drawing Title
Proposed Section A-A

Purpose of Issue **Preliminary** Scale at A1 **1 : 100**

Drg No **2423-HTS-00-XX-DR-S-1500**

Rev **P3**



Rev	Date	By	Eng	Amendments
P3	29.09.20	SH	AR	Issued For Planning
P2	07.09.20	SH	AH	Revised Preliminary Issue
P1	17.08.20	SH	AH	Preliminary Issue

- This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
 - Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check drawing has been printed to the intended scale the above bar should be 100mm
- Any setting out dimensions shown in red are to be confirmed by the architect. All dimensions are to be checked by the contractor against site dimensions prior to fabrication /commencement of work on site. Beams and columns are to be centred on grid unless noted otherwise. Setting out of steelwork is shown to the centre of symmetric sections and to the back face of PFCs and RSAs.

Column Schedule

CC1	450 x 450mm RC40/50	TC1	520 x 520mm GL28h
CC2	350 x 550mm RC40/50	TC2	320 x 320mm GL28h

Beam Schedule

B1	100x100x10 EA fixed to perimeter	TB7	440d x 280/360w Glulam T beam GL28h
B2	SHS150x150x10	TB8	240d x 320/360w Glulam L beam GL28h
B3	UB610x305x149	TB9	560mm dp x 400mm wide GL28h
CB?	600dp x 225wd RC beam	TB10	560mm dp x 600mm wide GL28h
DJ	2No 150dp x 50wd timber joists bolted together to form double joist trimmer	TB11	560mm dp x 520mm wide GL28h
TB1	640mm dp x 520mm wide GL28h	TB12	200mm dp x 360mm wide GL28h
TB2	440mm dp x 400mm wide GL28h	TB13	240mm dp x 320mm wide GL28h
TB3	560d x 760/840w Glulam T beam GL28h	TB14	640mm dp x 600mm wide GL28h
TB4	560d x 520/600w Glulam T beam GL28h	TB15	400mm dp x 300mm wide GL28h
TB5	600d x 760/840w Glulam T beam GL28h	TB16	240d x 240w Glulam T beam GL28h
TB6	560d x 420/500w Glulam T beam GL28h	TB17	320mm dp x 280mm wide GL28h
		TB18	280mm dp x 320mm wide GL28h

Floor Schedule

Floor	Concrete	Profiled deck	Timber Floor
1	x	x	x

- 750 thk RC raft slab on 50 thk blinding and 150 thk compacted hardcore, into sands & gravels
- 300 thk RC slab
- 200 thk RC slab
- 240 thk CLT/L7s-2
- 175d x 50w C24 joists at 400 crs with 18 thk plywood screwed to top face of joists
- 250d x 50w C24 joists at 400 crs with 18 thk plywood screwed to top face of joists

Wall Schedule

W1	HTS_RC-core-250
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Legend

	Proposed RC structure
	Proposed WRC structure
	Proposed Steel Framing
	Red dimension TBC by architect
	PS1 - 450lg x 215wd x 150dp MC padstone PS2 - 600lg x 215wd x 215dp MC padstone
	ST Connection Strengthening
	C Crank
	S Splice
	M Moment connection
	TB Thermal Break
	B1 [25mm] Pre-camber
	BR Break in beam

Rev	Date	By	Eng	Amendments

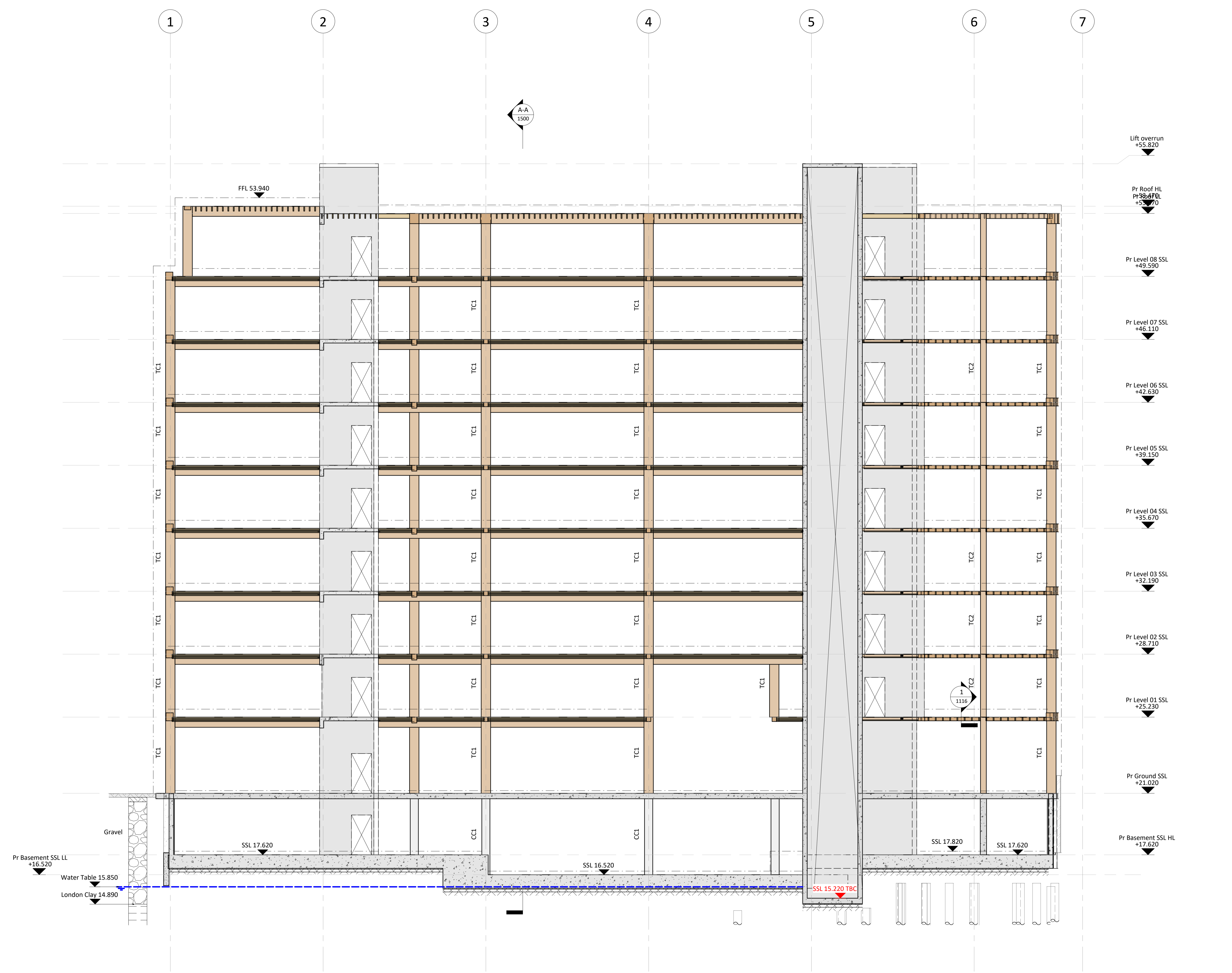
HEYNE TILLETTS STEEL STRUCTURAL ENGINEERS
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Job Name
100 Grays Inn Road, WC1X 8AL

Drawing Title
Proposed Section B-B

Purpose of Issue **Preliminary** Scale at A1 **1 : 100**

Drg No **2423-HTS-00-XX-DR-S-1501**



Rev	Date	By	Eng	Amendments
P3	29.09.20	SH	AR	Issued For Planning
P2	07.09.20	SH	AH	Revised Preliminary Issue
P1	17.08.20	SH	AH	Preliminary Issue