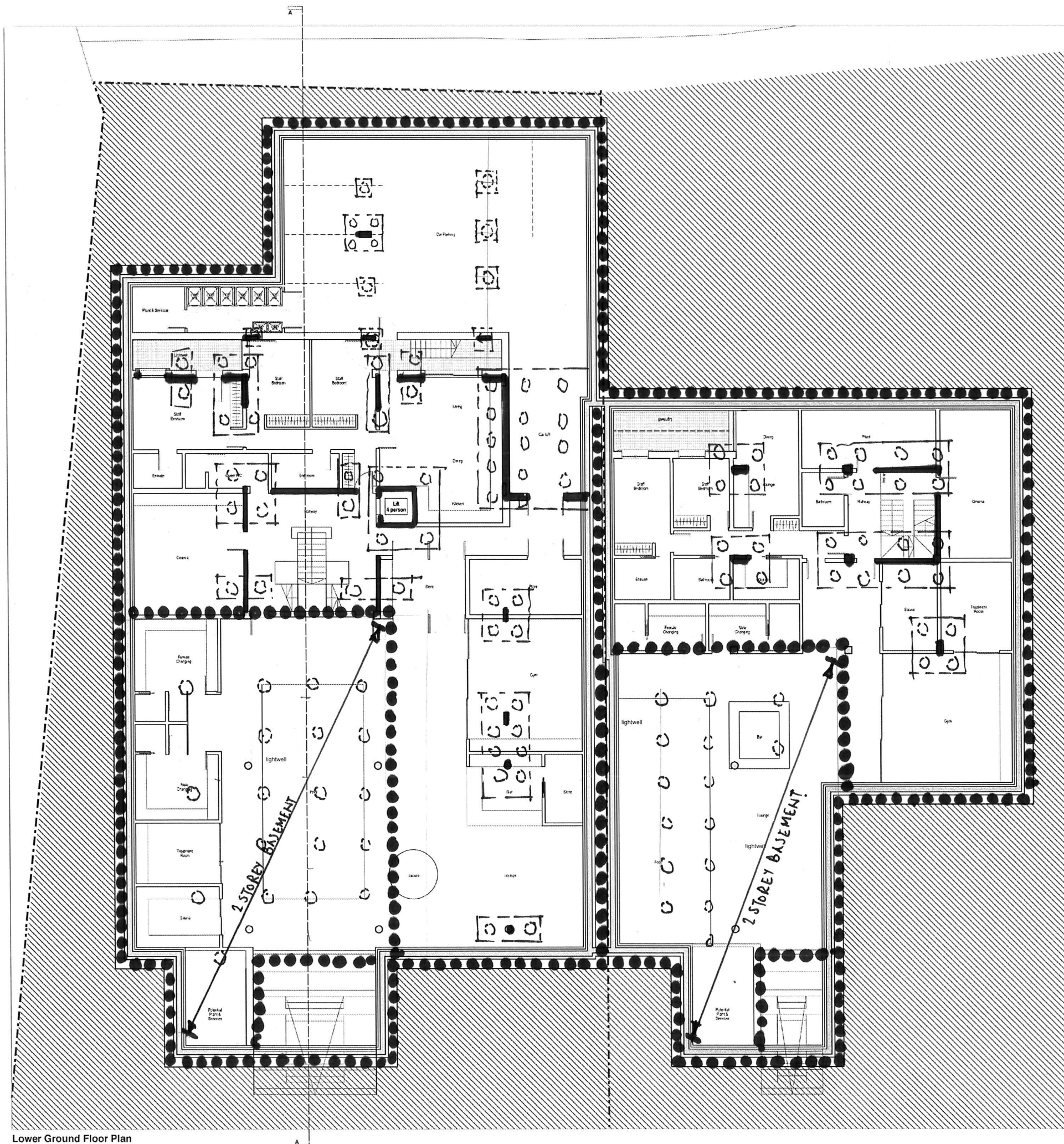


T61	Magnolia	5	Shown on Plan	0.5	265	31.77	G	MA	Insignificant large shrub / small tree	Remove & replace as part of the landscape proposals for the site	>10	A
						3.18	F					B
						0.64	P					C
							D					R
T62	Yew	6	Shown on Plan	2	285	36.75	G	MA	Previously crown lifted	Either retain or remove & replace as part of the landscape proposals for the site	>10	A
						3.42	F					B
						0.68	P					C
							D					R
T63	Holly	7	Shown on Plan	2.5	495	110.85	G	MA	Dead tree	Remove & replace for reasons of sound arboricultural management	N/A	A
						5.94	F					B
						1.19	P					C
							D					R
T64	Holly	4	Shown on Plan	N/A	195	17.20	G	MA	Dead tree	Remove & replace for reasons of sound arboricultural management	N/A	A
						2.34	F					B
						0.47	P					C
							D					R



BRIEF STRUCTURAL MATERIAL SPECIFICATION

Foundations / Substructure

1. Contiguous piles to the perimeter of the basement to act as permanent earth retaining structure. Piles to be faced with minimum of 150mm sprayed concrete to achieve smooth surface to attach water proof barrier as designed a specialist to. 250mm reinforced concrete structure in front of the waterproof membrane to resist lateral forces such as hydrostatic pressure. Nominal 1000 wide x 750 deep reinforced concrete capping beam to top of contiguous piles.
2. Internal line of contiguous piles shown to allow excavation of swimming pool and associated plant space. General detailing as described in item 1 above.
3. 300mm deep reinforced concrete basement slab [400mm to pool] with continuous waterproof membrane detailed by specialist running underneath. Proprietary liquid based product applied to top of the piles in order to 'lap' onto membrane. Beneath the membrane, a proprietary void former product, bed on 25mm sand blinding shall located to limit any forces due to heave acting on the soffit of the slab to within acceptable levels.
4. Basement slab to be designed as suspended and supported on ground beams or directly onto pile caps which in turn transfer the loads into the underlying strata via CFA piles or similar.
5. All lifts assumed to continue 1500mm below FFL and reinforced concrete lift pit, supported on piles to form walls and base to pit.
6. All substructure concrete to have water resisting admixture applied to mix in accordance with BS 8102
7. Far End to have basement contiguous piles constructed within the existing building envelope on front elevation and south gable elevations. Allow fix existing foundations to be underpinned to allow installation of contiguous piles without undermining basement. Refer to Consisee Temporary Works document for demolition statement.
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11. 350mm deep external ground floor terrace slab linking Nice Place and Far End with waterproof membrane fixed to top.
12. 450mm deep external ground floor slab over the car parking area with waterproof membrane fixed to top.



 Site Boundary/Extent of Site

Drawing Status - Pre Planning

[illegible]

NOT FOR CONSTRUCTION

Rev	Date	Description	Drawn	Check
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Drawing Status

TENDER

Project

NICE PLACE & FAR END
COMPTON AVE

Title
BASEMENT

SUB STRUCTURE.

Date 20-5-11

Scale 1: 100 (A1)

Drawn RD

Engineer RD

Project No
110161

Drawing No
SSK 009

Revision

P2

BRIEF STRUCTURAL MATERIAL SPECIFICATION

Foundations / Substructure

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BRIEF STRUCTURAL MATERIAL SPECIFICATION

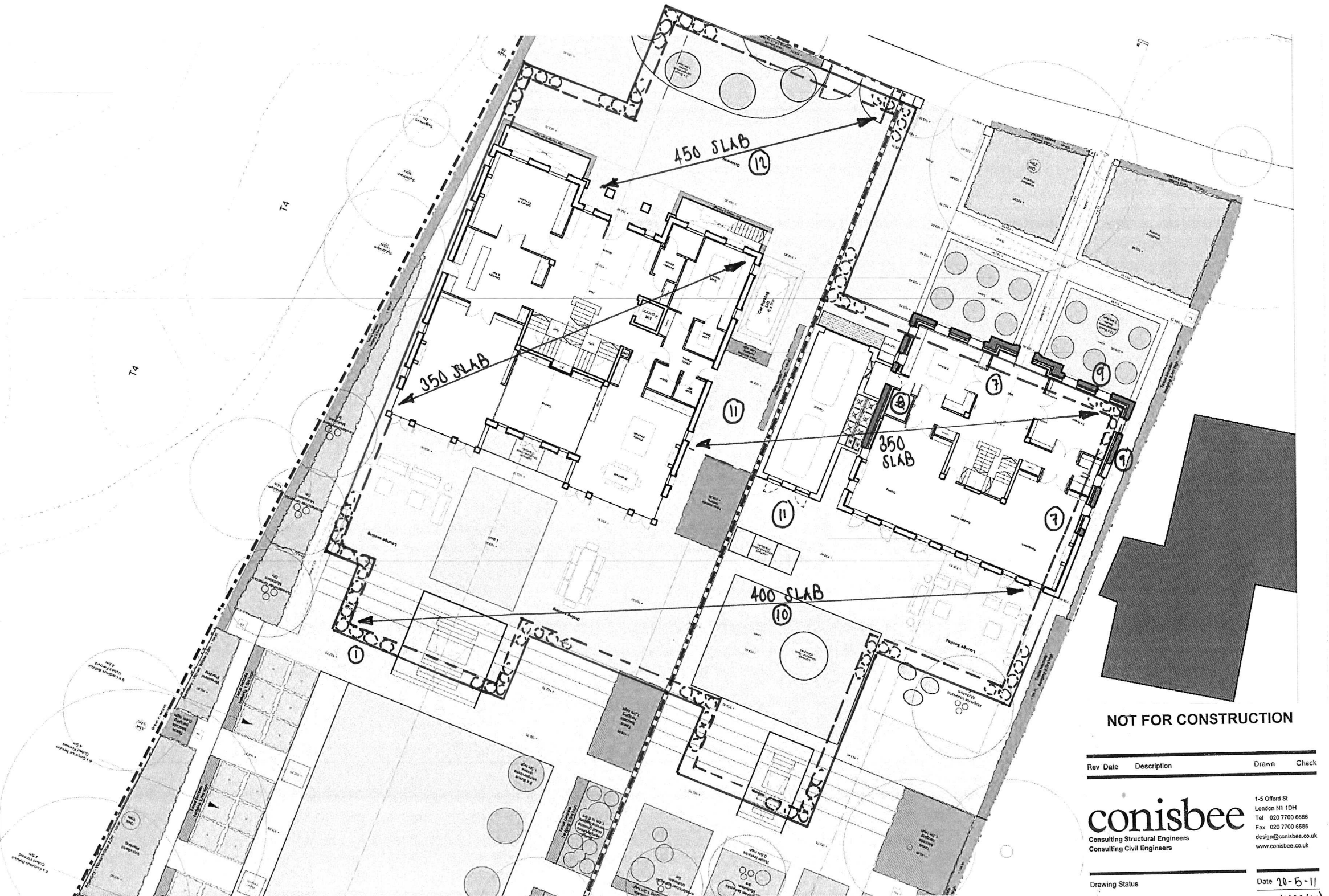
Superstructure

Nice Place

20. Reinforced concrete 'flat slab' style floor slabs x 250mm deep. Perimeter inner leaf to be formed in continuous 150mm wide reinforced concrete wall with openings for doors and windows. Stainless steel shelf angles, fixed back to RC wall to be located over all reveals.
21. Stair core and lift to be trimmed out and supported on reinforced concrete walls and columns.
22. Void over first floor front entrance to be supported on front elevation via a downstand beam cast was part of the RC inner leaf which.
23. Mansard to be formed fully in reinforced concrete, with vertical perimeter wall to be built off the 2nd floor slab.
24. Existing Masonry to be tied back to the RC frame using proprietary wall ties.

Far End

31. Retained Facade to Front and both Gable Elevations. Internal structure to be generally formed as per Nice Place. New concrete frame to be supported around the perimeter on either blade style columns or a continuous RC inner leaf where the existing masonry meets the new internal frame.
32. Existing Masonry to be tied back to the RC frame using proprietary wall ties.
33. Reinforced concrete mansard roof to have cut timbers built off to form roof geometry.
34. Rear of property to be extended and constructed with similar specification to Nice Place.



NOT FOR CONSTRUCTION

Rev	Date	Description	Drawn	Check
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Drawing Status

TENDER

Project

NICE PLACE & FAR END

COMPTON AVE

Project No

110161

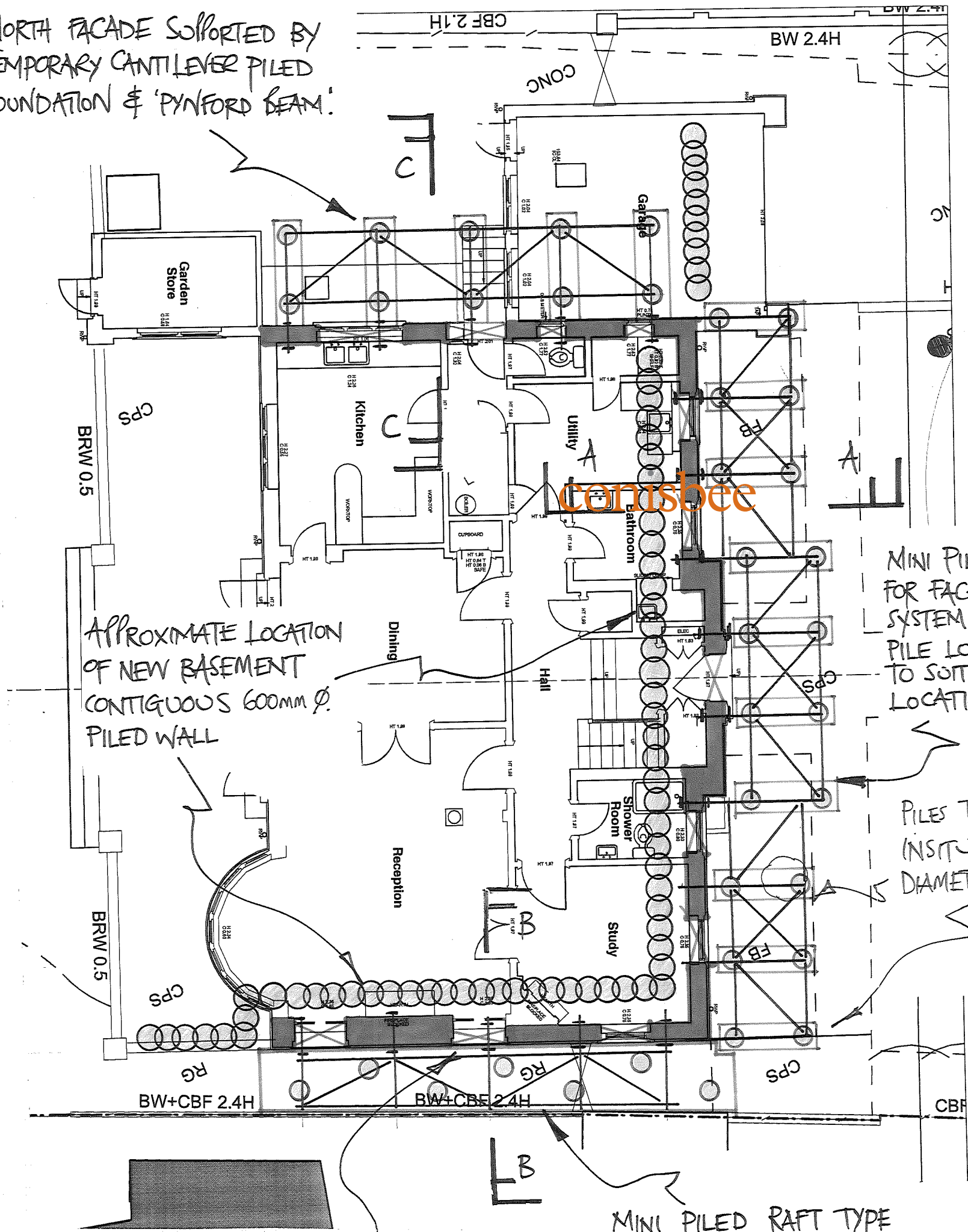
Drawing No

SSK 010

Revision

P3

NORTH FACADE SUPPORTED BY
TEMPORARY CANTILEVER PILED
FOUNDATION & 'PYNFORD BEAM'.



APPROXIMATE LOCATION
OF NEW BASEMENT
CONTIGUOUS 600MM Ø
PILED WALL

MINI PILED FOUNDATIONS
FOR FACADE RESTRAINT
SYSTEM.
PILE LOCATIONS ADJUSTED
TO SOIT TREE ROOT
LOCATIONS.

PILES TO BE BORED CAST
INSITU WITH AN APPROX
DIAMETER OF 300MM

MINI PILED RAFT TYPE
FOUNDATION FOR FACADE
RESTRAINT SYSTEM.

ALL WINDOWS & OPENINGS
TO BE FULLY BRACED.

NOTE: THIS DRAWING SHOULD BE READ IN ACCORDANCE WITH THE SPRING & FACADE RESTRAINT
SPECIFICATION.

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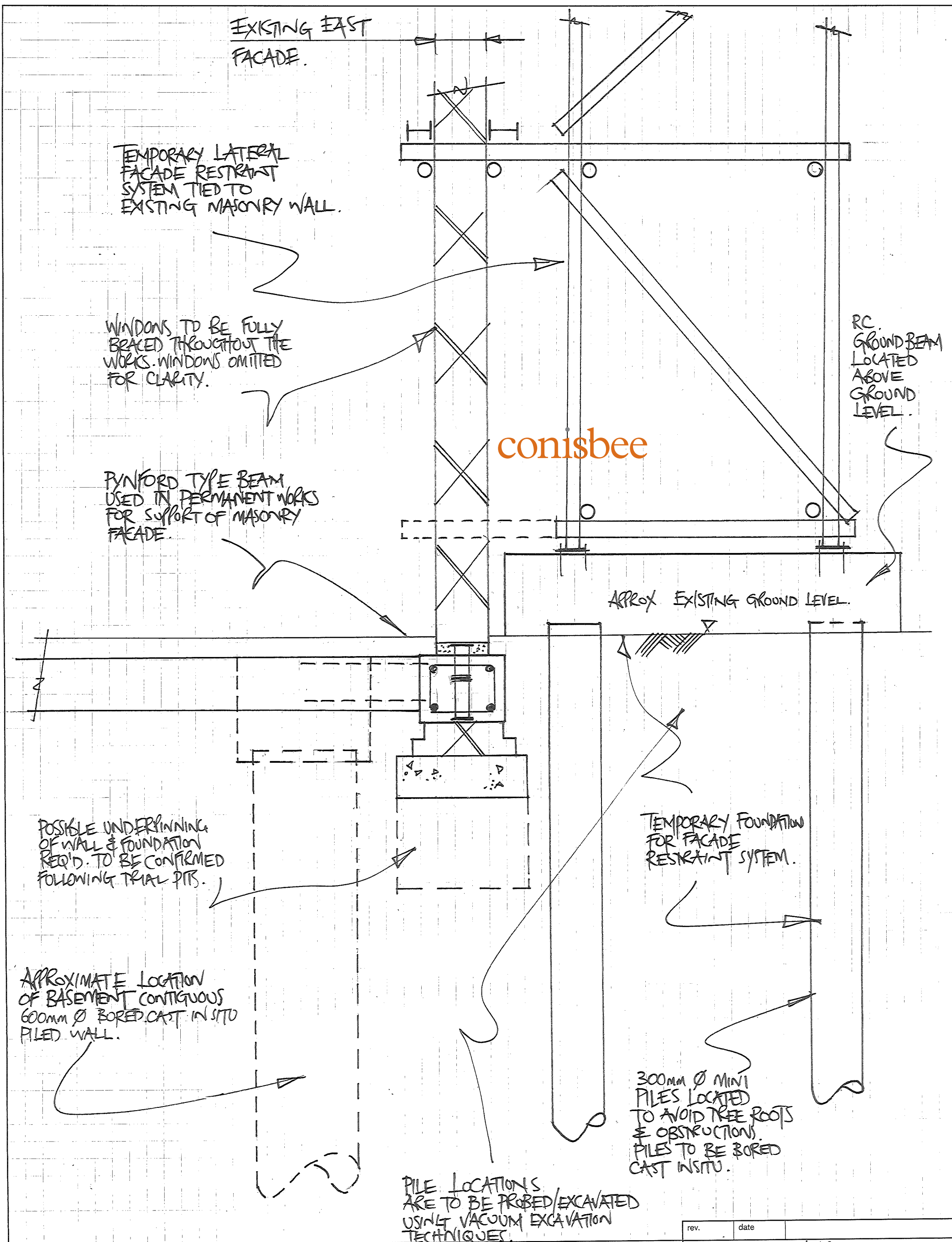
project

NICE PLACE AND FAR END

title

PLAN SHOWING FAR END RESTRAINT
PROPOSALS.

rev.	date			
drawing status		PLANNING		
scale	21:100	date	MAY '11	drawn TB
				checked
job no.	110161	drg no.	SSK 005	rev A



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project

FAR END - FACADE RESTRAINT DETAILS

title

SECTION A-A.

rev.

date

drawing status

PLANNING

scale

1:20.

date

MAY '11

drawn TB

checked

job no.

110161

drg no.

SSK006

rev

A.

EXISTING SOUTH FACADE

TEMPORARY LATERAL FACADE
RESTRAINT SYSTEM TIED TO
EXISTING MASONRY WALL.

WINDOWS ARE TO BE FULLY
BRACED THROUGHOUT THE
WORKS. WINDOWS OMITTED
FOR CLARITY.

PYNFORD TYPE BEAM USED IN
PERMANENT WORKS TO SUPPORT
MASONRY FACADE.

APPROX
BOUNDARY
LINE
WITH CHASE END.

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APPROX EXISTING GROUND LEVEL.

POSSIBLE UNDERPINNING
OF WALL REQ'D TO BE
CONFIRMED FOLLOWING
TRIAL PITS.

APPROXIMATE
LOCATION OF BASEMENT
600MM Ø CONTIGUOUS
PILED WALL.
PILES TO BE BORED CAST IN SITU.

RC RAFT SLAB
SUPPORTING FACADE
RESTRAINT SYSTEM &
SPANNING BETWEEN
STAGGERED PILES.

300MM Ø MINI
PILES LOCATED
TO AVOID TREE
ROOTS & AT
STAGGERED
CENTRES.
PILES TO BE BORED
CAST IN SITU.

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project

FAR END - FACADE RESTRAINT DETAILS.

title

SECTION B-B

rev.

date

drawing status

PLANNING

scale

1:20

date

MAY '11

drawn TB

checked

job no.

110161

drg no.

SSK007

rev

A.

EXISTING NORTH FACADE

TEMPORARY LATERAL
FACADE RESTRAINT SYSTEM
TIED TO EXISTING
MASONRY WALL.

WINDOWS ARE TO BE FULLY
BRACED THROUGHOUT THE
WORKS. WINDOWS OMITTED FOR CLARITY.

FACADE TO BE SUPPORTED BY
PYNFORD BEAM ON TEMPORARY
FOUNDATIONS DURING BASEMENT
EXCAVATION.

conisbee

APPROX GROUND LEVEL.

RC GROUND BEAM
'TEMPORARY'

PYNFORD BEAM INTEGRATED
IN PERMANENT WORKS.

PYNFORD BEAM TO BE SUPPORTED
BY NEW REINFORCED CONCRETE
COLUMNS IN PERMANENT CONDITION.
TO BE CO-ORDINATED WITH
PERMANENT WORKS.

TEMPORARY FACADE
SUPPORT FOUNDATIONS
TO SUPPORT FACADE
RESTRAINT SYSTEM
& PYNFORD BEAM.

300mm ϕ TEMPORARY PILES
TO BE CO-ORDINATED WITH
MAIN PILES FOR PERMANENT WORK.

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Consulting Structural Engineers
Consulting Civil Engineers

project

FAR END - FACADE RESTRAINT DETAILS

title

SECTION C-C

rev.

date

drawing status

PLANNING

scale

$\approx 1:20$

date

MAY '11

drawn TB

checked

job no.

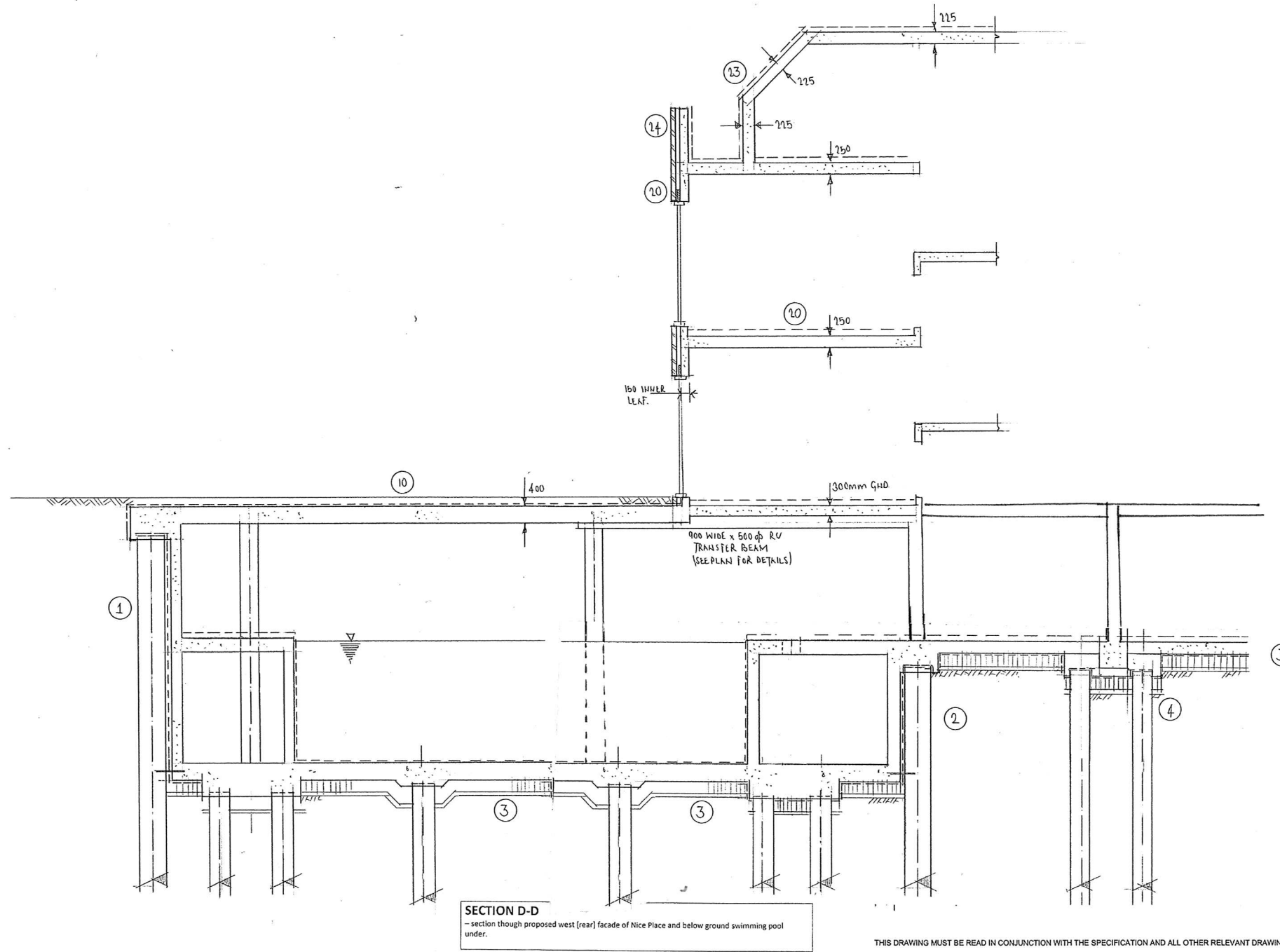
110161

drg no.

SSK08.

rev

A.



- BRIEF STRUCTURAL MATERIAL SPECIFICATION**
- Foundations / Substructure**
1. Contiguous piles to the perimeter of the basement to act as permanent earth retaining structure. Piles to be faced with minimum of 150mm sprayed concrete to achieve smooth surface to attach water proof barrier as designed a specialist to. 250mm reinforced concrete structure in front of the waterproof membrane to resist lateral forces such as hydrostatic pressure. Nominal 1000 wide x 750 deep reinforced concrete capping beam to top of contiguous piles.
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- BRIEF STRUCTURAL MATERIAL SPECIFICATION**
- Superstructure**
- Nice Place**
20. Reinforced concrete 'flat slab' style floor slabs x 250mm deep. Perimeter inner leaf to be formed in continuous 150mm wide reinforced concrete wall with openings for doors and windows. Stainless steel shelf angles, fixed back to RC wall to be located over all reveals.
 21. Stair core and lift to be trimmed out and supported on reinforced concrete walls and columns.
 22. Void over first floor front entrance to be supported on front elevation via a downstand beam cast as part of the RC inner leaf which.
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 33. Reinforced concrete mansard roof to have cut timbers built off to form roof geometry.
 34. Rear of property to be extended and constructed with similar specification to Nice Place.

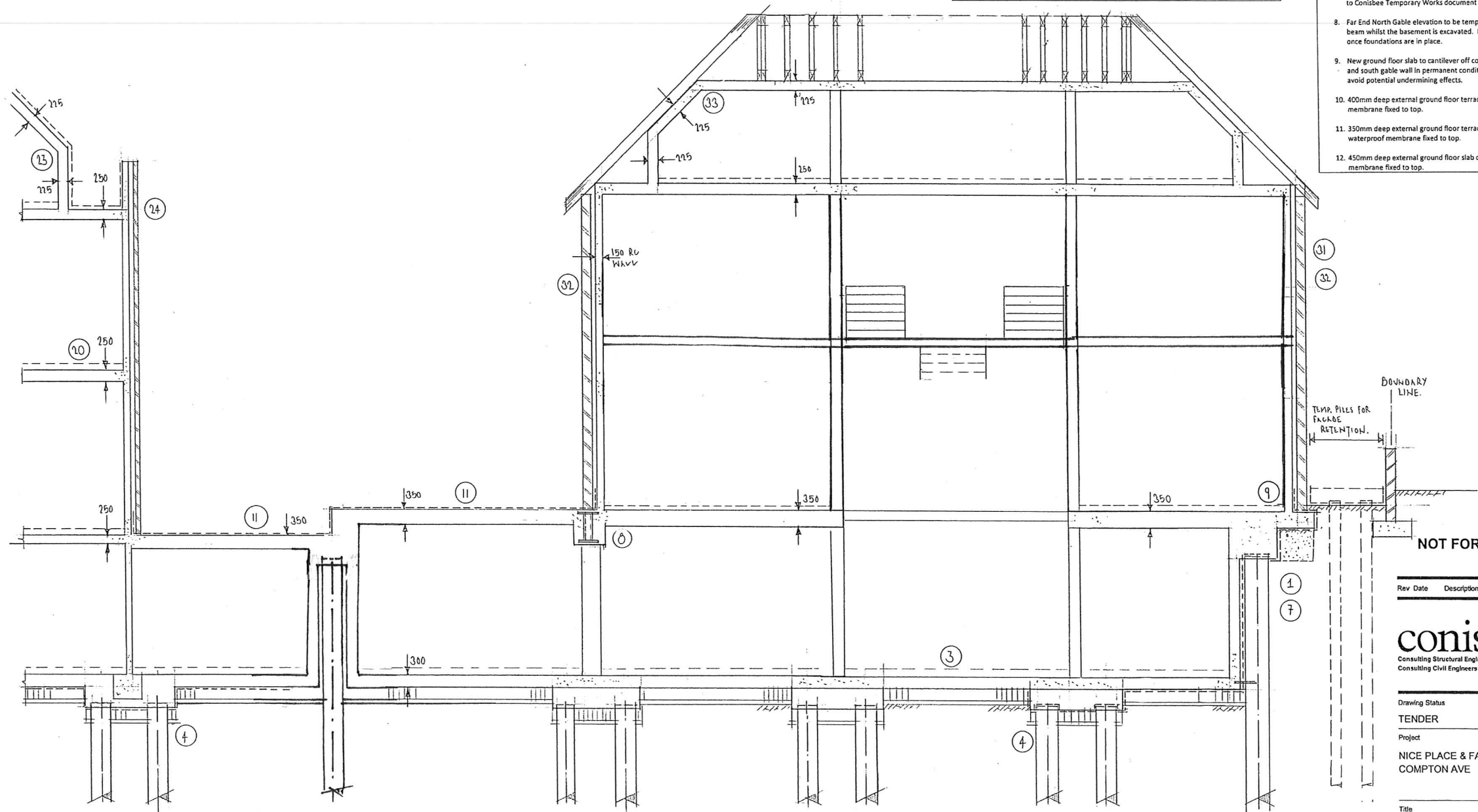
NOT FOR CONSTRUCTION

Rev	Date	Description	Drawn	Check
conisbee Consulting Structural Engineers Consulting Civil Engineers 1-5 Offord St London N1 10H Tel: 020 7700 6606 Fax: 020 7700 6606 design@conisbee.co.uk www.conisbee.co.uk				
Drawing Status			Date 10.5.11	
TENDER			Scale 1: 50 (A1)	
Project			Drawn RD	
NICE PLACE & FAR END COMPTON AVE			Engineer RD	
Title			Project No 110161	
SECTION D-D			Drawing No SSK 015	
			Revision P3	

THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER RELEVANT DRAWINGS. DO NOT SCALE FROM THIS DRAWING.

BRIEF STRUCTURAL MATERIAL SPECIFICATION	
Superstructure	
Nice Place	
20.	Reinforced concrete 'flat slab' style floor slabs x 250mm deep. Perimeter inner leaf to be formed in continuous 150mm wide reinforced concrete wall with openings for doors and windows. Stainless steel shelf angles, fixed back to RC wall to be located over all reveals.
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Far End	
31.	Retained Facade to Front and both Gable Elevations. Internal structure to be generally formed as per Nice Place. New concrete frame to be supported around the perimeter on either blade style columns or a continuous RC inner leaf where the existing masonry meets the new internal frame.
32.	Existing Masonry to be tied back to the RC frame using proprietary wall ties.
33.	Reinforced concrete mansard roof to have cut timbers built off to form roof geometry.
34.	Rear of property to be extended and constructed with similar specification to Nice Place.

BRIEF STRUCTURAL MATERIAL SPECIFICATION	
Foundations / Substructure	
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12.	450mm deep external ground floor slab over the car parking area with waterproof membrane fixed to top.



SECTION C-C
 - section through south facade of Nice Place, Far End and inter-connecting terrace
 (assumed location, materials and foundation site of boundary retaining wall shown to side of drawing).

THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER RELEVANT DRAWINGS. DO NOT SCALE FROM THIS DRAWING.

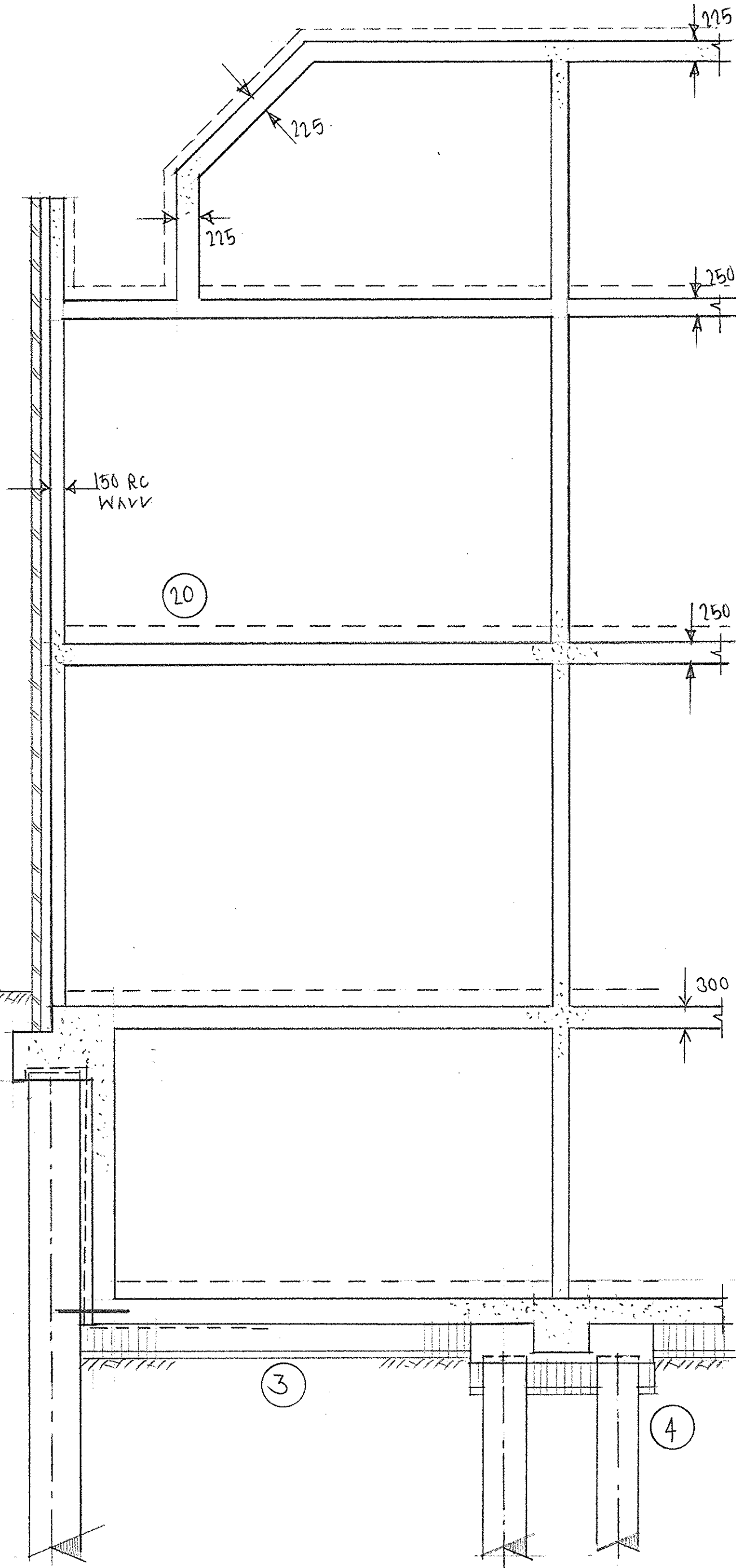
NOT FOR CONSTRUCTION

Rev	Date	Description	Drawn	Check
conisbee Consulting Structural Engineers Consulting Civil Engineers 1-5 Offord St London N1 1DH Tel: 020 7700 6666 Fax: 020 7700 6666 design@conisbee.co.uk www.conisbee.co.uk				
Drawing Status		Date 10-5-11		
TENDER		Scale 1:50 (A1)		
Project		Drawn RD		
NICE PLACE & FAR END COMPTON AVE		Engineer RD		
Project No		110161		
Title		Drawing No SSK 014		
SECTION C-C		Revision P3		

BRIEF STRUCTURAL MATERIAL SPECIFICATION

Foundations / Substructure

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12. 450mm deep external ground floor slab over the car parking area with waterproof membrane fixed to top.



SECTION A-A

- section through north gable wall to Nice Place

BRIEF STRUCTURAL MATERIAL SPECIFICATION

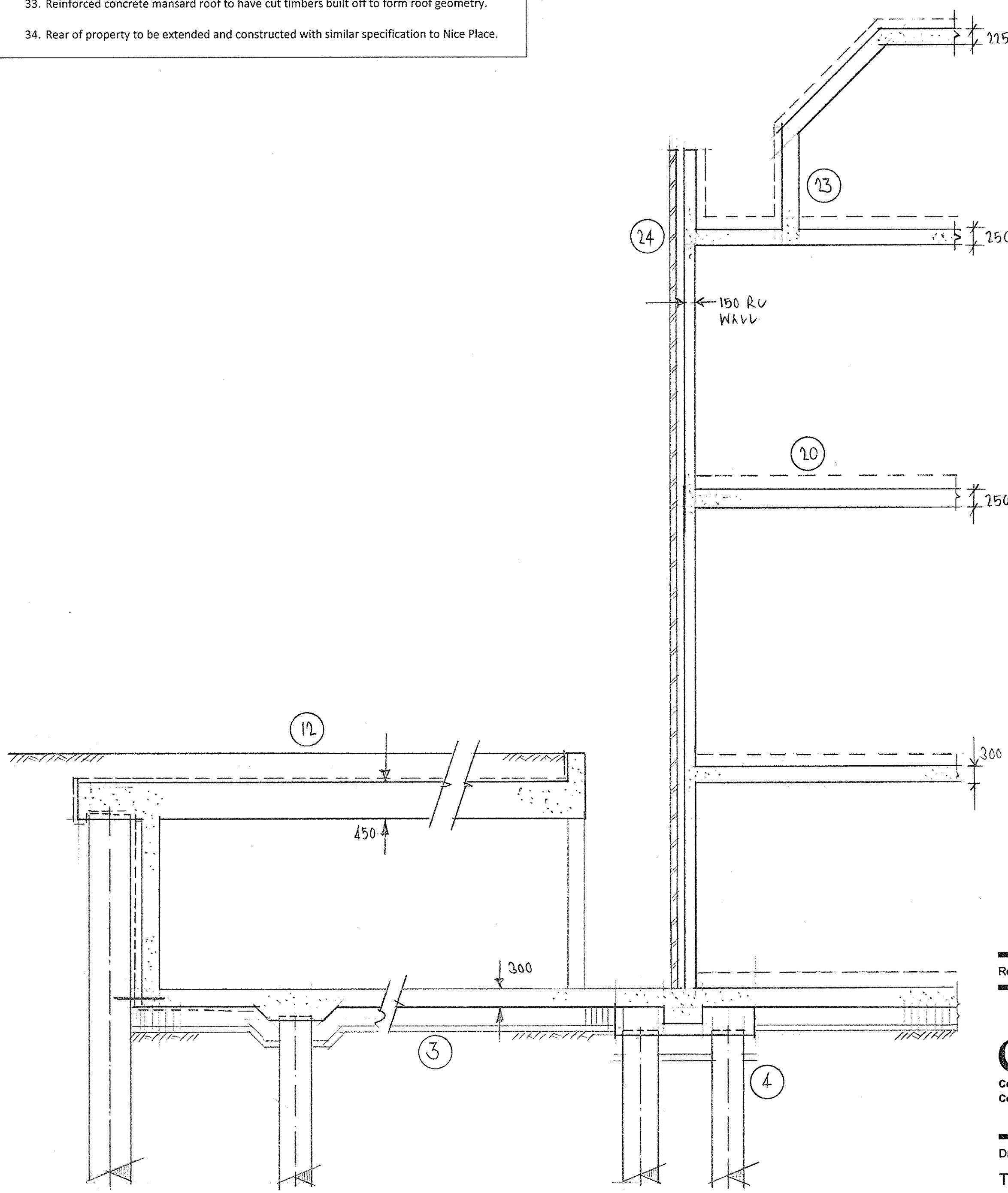
Superstructure

Nice Place

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Far End

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32. Existing Masonry to be tied back to the RC frame using proprietary wall ties.
33. Reinforced concrete mansard roof to have cut timbers built off to form roof geometry.
34. Rear of property to be extended and constructed with similar specification to Nice Place.



SECTION B-B

- section though east facade of Nice Place and below ground car park under.

NOT FOR CONSTRUCTION

Rev	Date	Description	Drawn	Check
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Consulting Civil Engineers

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Drawing Status	Date 10-5-11
TENDER	Scale 1:50 (A1)
Project	Drawn RD
NICE PLACE & FAR END COMPTON AVE	Engineer RD
	Project No 110161
Title	Drawing No SSK 013
SECTION A-A	Revision
SECTION B-B	