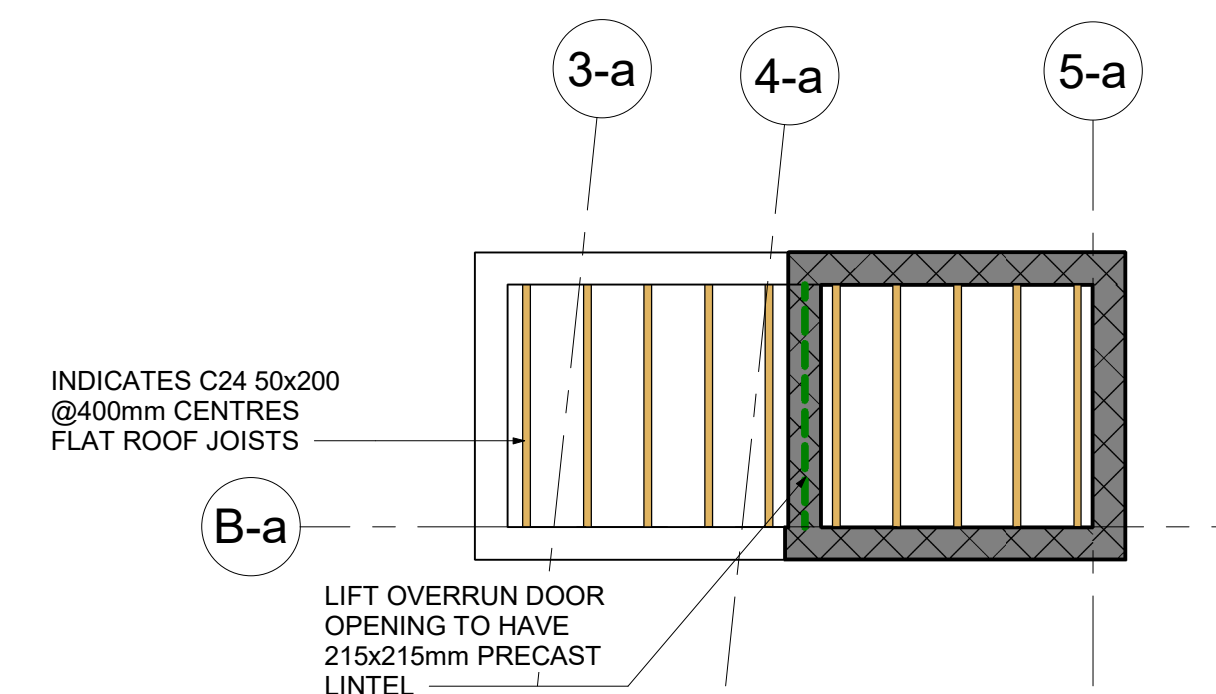
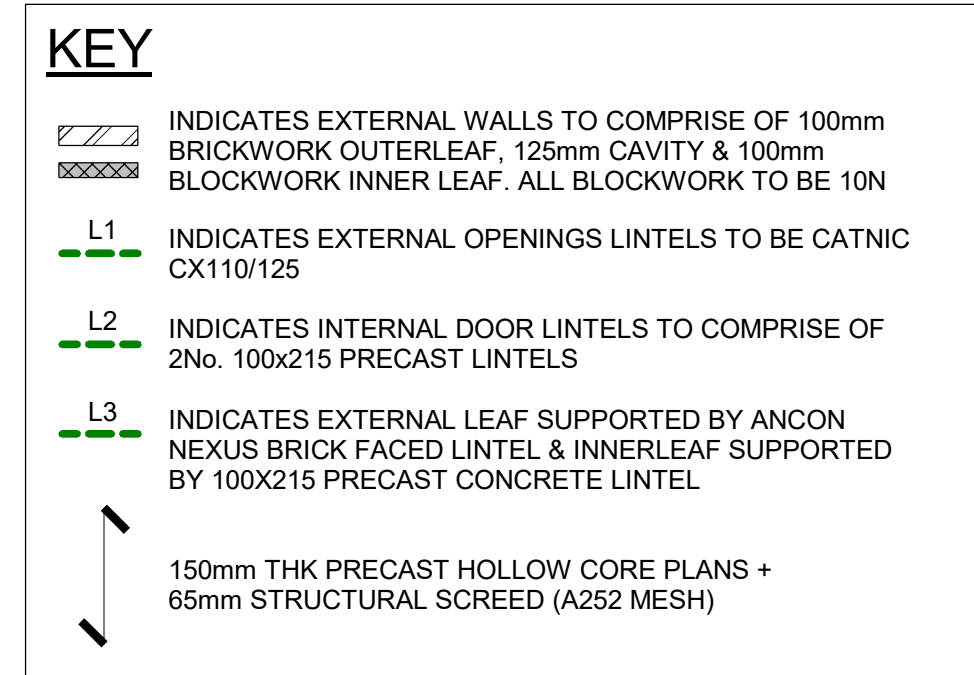
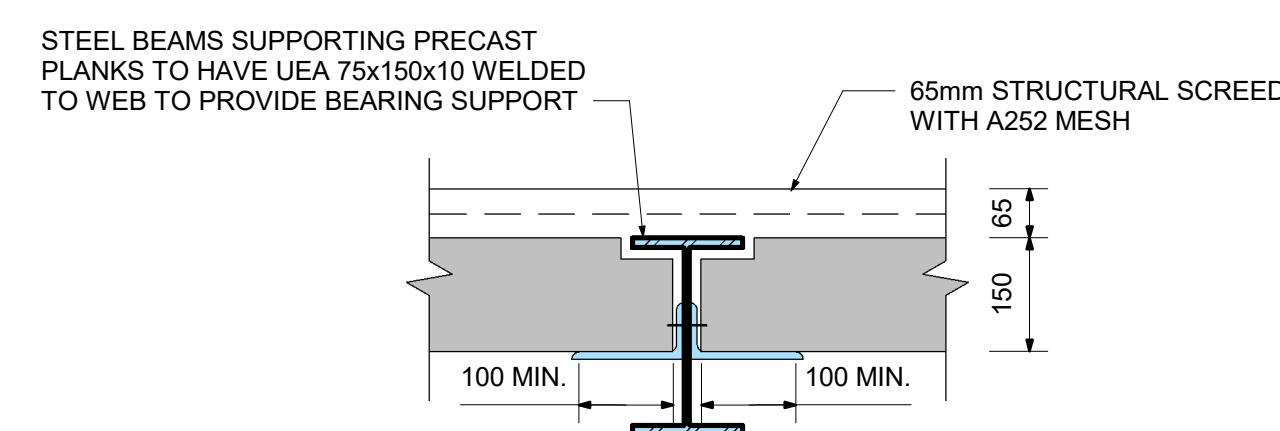
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152-154 UXBRIDGE ROAD	
BLOCK A - FIRST FLOOR CEILING PLAN	
Date	05/04/2025
Drawn by	FH
Checked by	FH
PSE-1697-A03	
Scale	As indicated





2 **OVERRUN (BLOCK A)**  
1 : 50



TYPICAL STEEL BEAM DETAIL

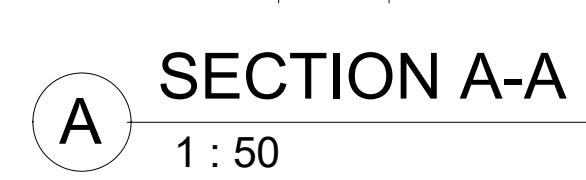
1. DO NOT SCALE FROM THIS DRAWING.  
CONTRACTOR RESPONSIBLE FOR VERIFYING ALL  
SITE DIMENSIONS BEFORE COMMENCING ANY  
WORK.
2. ALL DIMENSIONS, LEVELS AND SETTING OUT TO  
BE CONFIRMED BY THE ARCHITECT.
3. CONTRACTOR RESPONSIBLE FOR THE DESIGN  
AND IMPLEMENTATION OF ALL TEMPORARY  
WORKS.
4. CONTRACTOR TO NOTIFY ENGINEER OF ANY  
VARIANCE OF THE EXISTING STRUCTURE SHOWN  
ON DRAWINGS.

[illegible]

152-154  
UXBRIDGE  
ROAD

BLOCK A - SECOND  
FLOOR CEILING PLAN

Date	05/04/2025
Drawn by	FH
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PSE-1697-A04	
Scale	As indicated



1. DO NOT SCALE FROM THIS DRAWING. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL SITE DIMENSIONS BEFORE COMMENCING ANY WORK.
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3. CONTRACTOR RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS.
4. CONTRACTOR TO NOTIFY ENGINEER OF ANY VARIANCE OF THE EXISTING STRUCTURE SHOWN ON DRAWINGS.

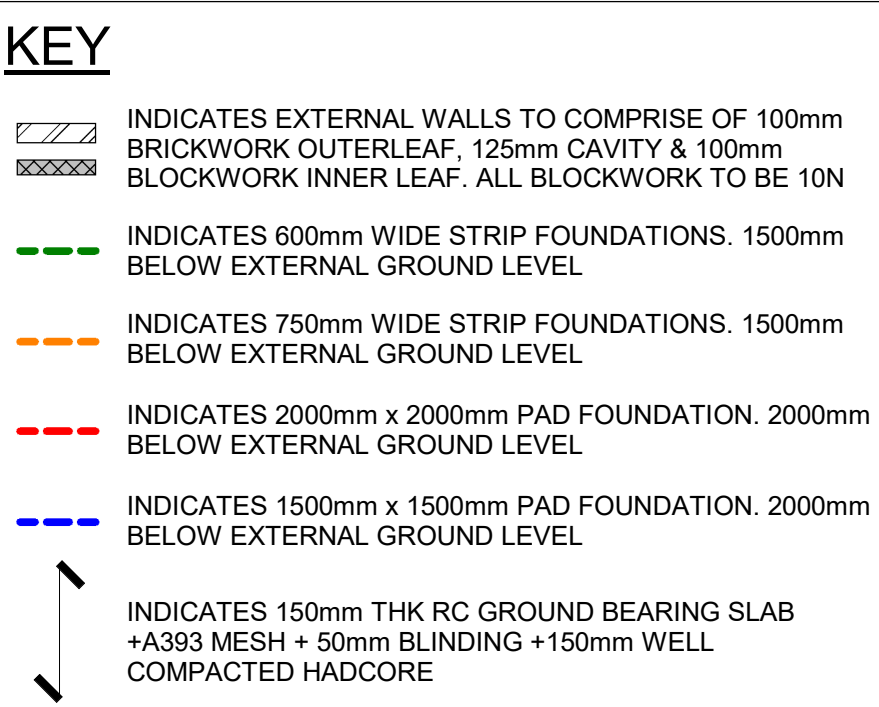
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Scale	1 : 50
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# PRECISION STRUCTURAL ENGINEERING

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info@precisionse.com  
+44 (0)20 7867 3918

1. DO NOT SCALE FROM THIS DRAWING.  
CONTRACTOR RESPONSIBLE FOR VERIFYING ALL  
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2. ALL DIMENSIONS, LEVELS AND SETTING OUT TO  
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VARIANCE OF THE EXISTING STRUCTURE SHOWN  
ON DRAWINGS.

[illegible]

152-154  
UXBRIDGE  
ROAD

BLOCK B - GROUND  
FLOOR FOUNDATION  
PLAN

Date 05/04/2025

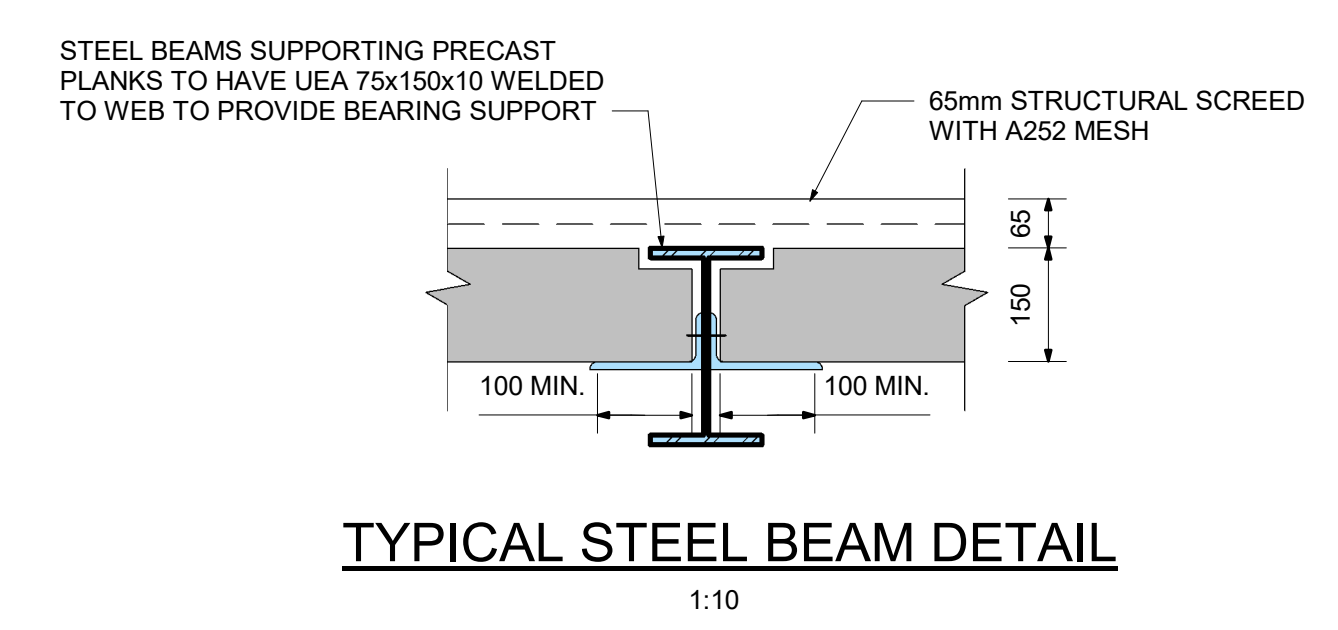
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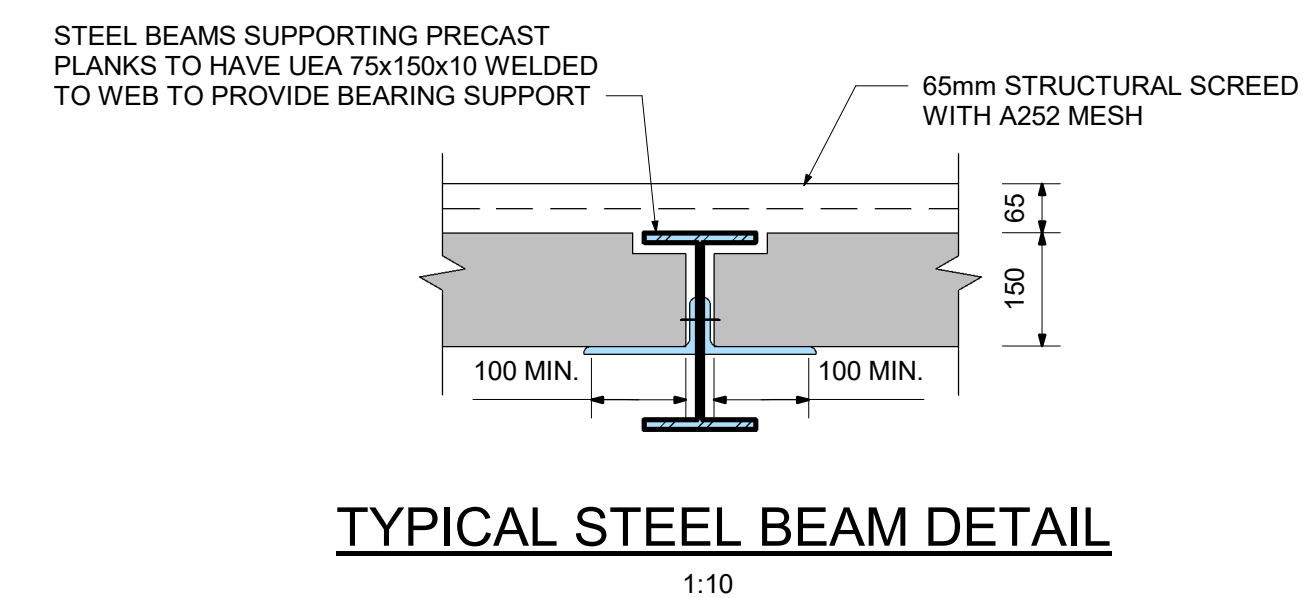
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<p>152-154 UXBRIDGE ROAD</p>	
<p>BLOCK B - GROUND FLOOR CEILING PLAN</p>	
Date	05/04/2025
Drawn by	FH
Checked by	FH
<p>PSE-1697-B02</p>	
Scale	As indicated

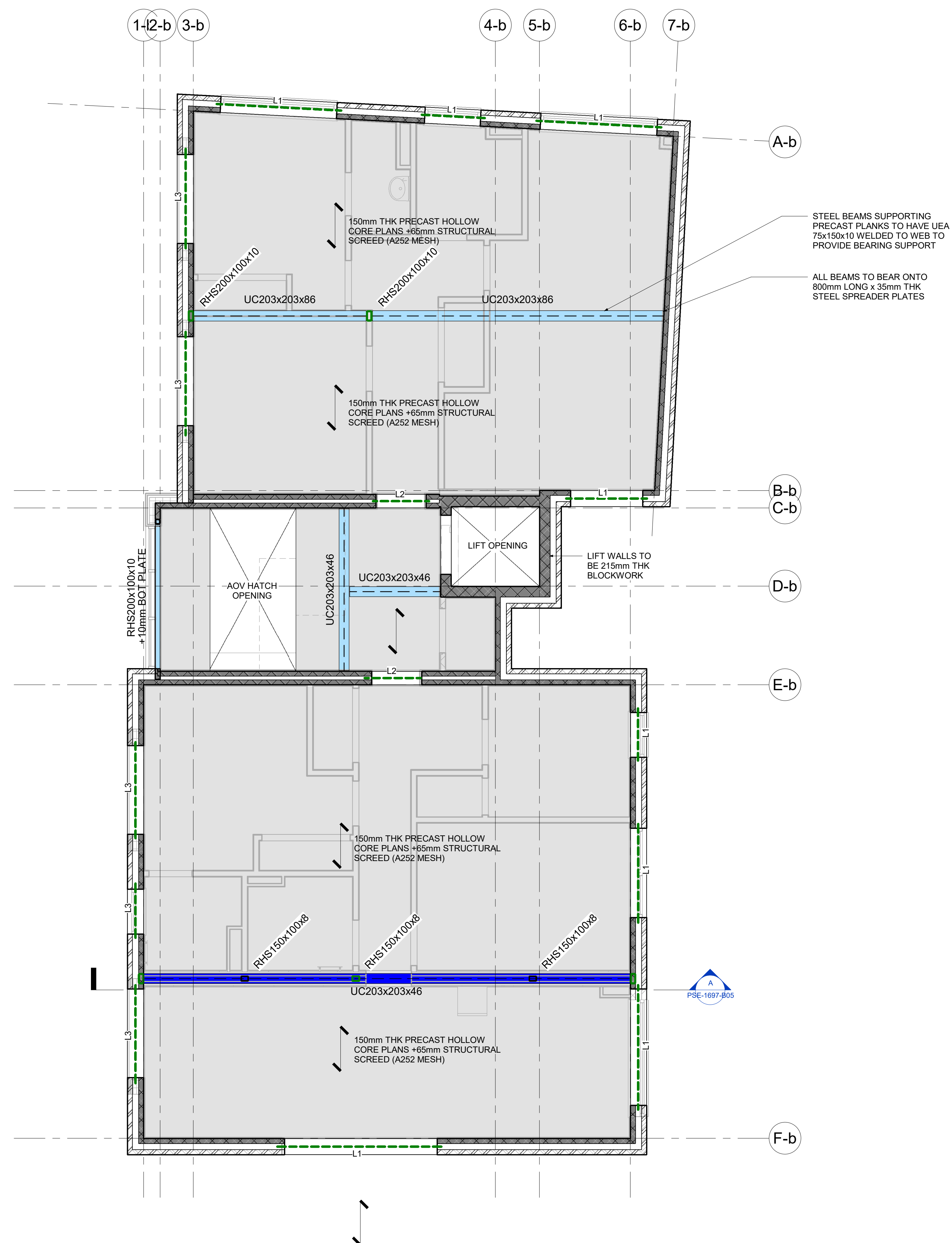
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152-154  
UXBRIDGE  
ROAD

BLOCK B - FIRST FLOOR  
CEILING PLAN

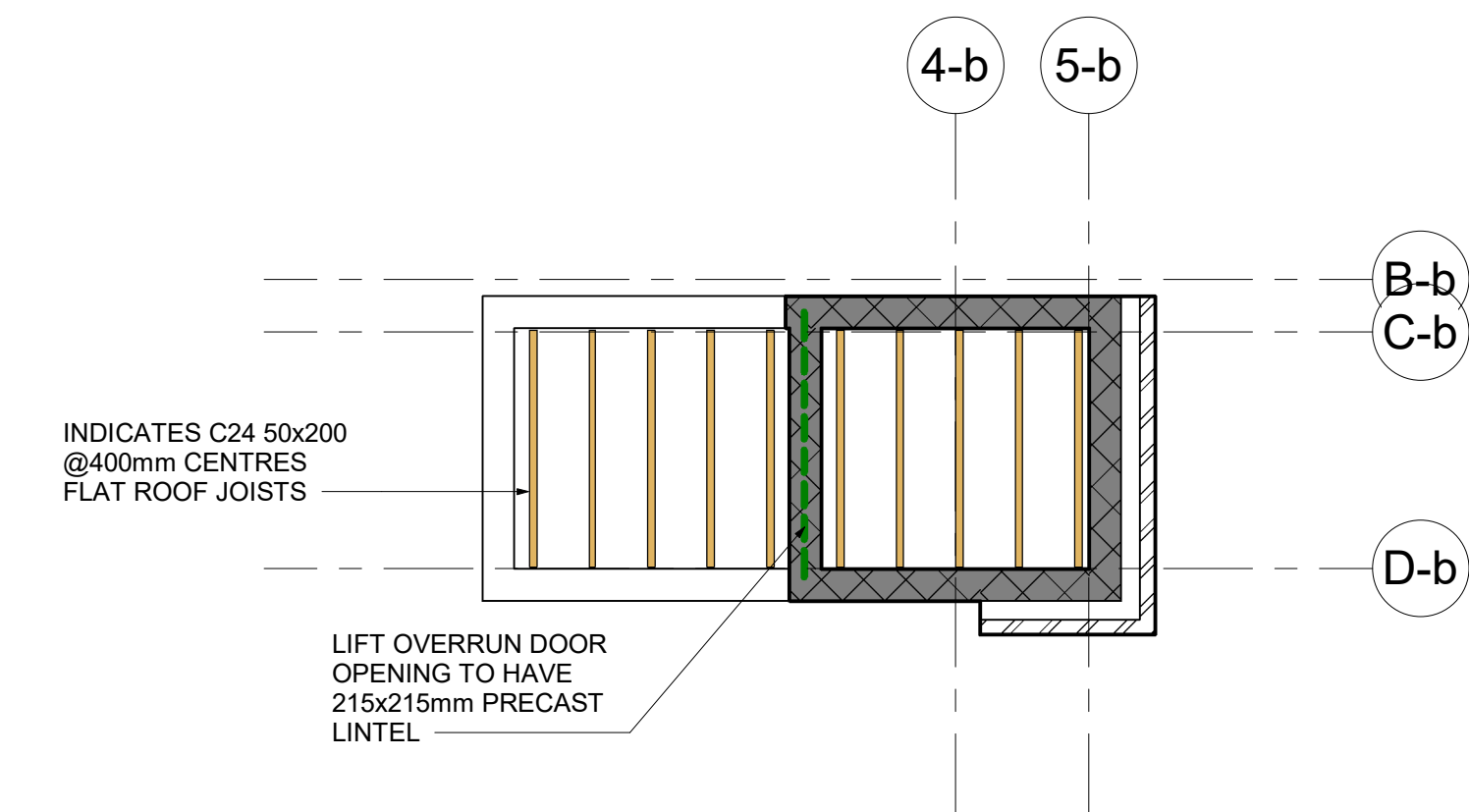
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Scale	As indicated





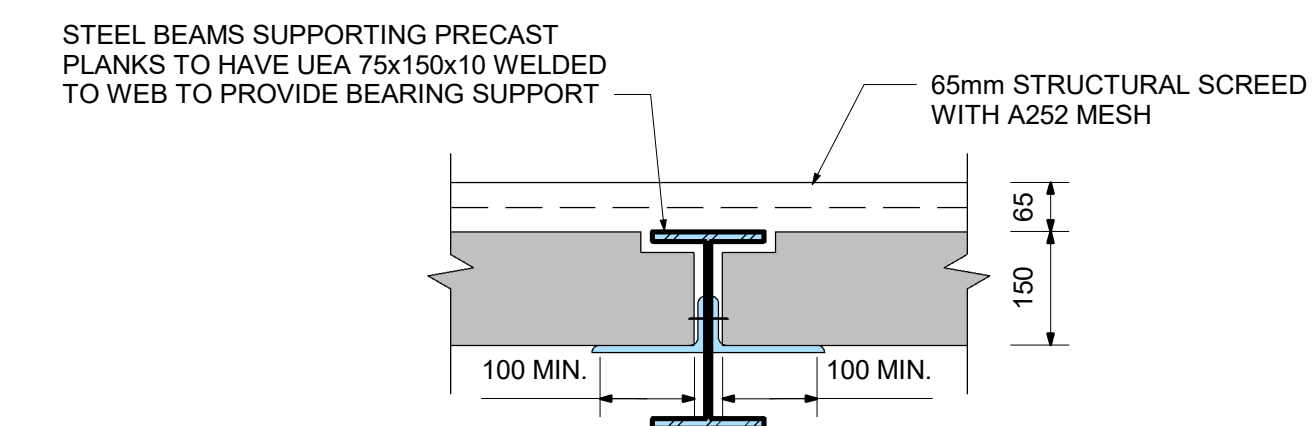
KEY

- INDICATES EXTERNAL WALLS TO COMPRISE OF 100mm BRICKWORK OUTER LEAF, 125mm CAVITY & 100mm BLOCKWORK INNER LEAF. ALL BLOCKWORK TO BE 10N
- L1 INDICATES EXTERNAL OPENINGS LINTELS TO BE CATNIC CX110/125
- L2 INDICATES INTERNAL DOOR LINTELS TO COMPRISE OF 2No. 100x215 PRECAST LINTELS
- L3 INDICATES INTERNAL LEAF SUPPORTED BY ANCON NEXUS BRICK FACED LINTEL & INNER LEAF SUPPORTED BY 100X215 PRECAST CONCRETE LINTEL
- 150mm THK PRECAST HOLLOW CORE PLANS + 65mm STRUCTURAL SCREED (A252 MESH)



2. **OVERRUN (BLOCK B)**

1 : 50



### TYPICAL STEEL BEAM DETAIL

1:10

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2. ALL DIMENSIONS, LEVELS AND SETTING OUT TO BE CONFIRMED BY THE ARCHITECT.
3. CONTRACTOR RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS.
4. CONTRACTOR TO NOTIFY ENGINEER OF ANY VARIANCE OF THE EXISTING STRUCTURE SHOWN ON DRAWINGS.

[illegible]

152-154  
UXBRIDGE  
ROAD

BLOCK B - SECOND  
FLOOR CEILING PLAN

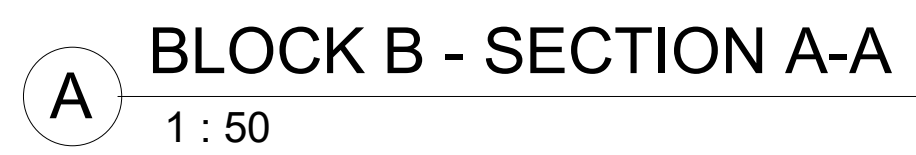
Date	05/04/2025
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PSE-1697-B04

Scale	As indicated
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152-154 UXBRIDGE ROAD	
BLOCK B - SECTIONS	
Date	05/04/2025
Drawn by	FH
Checked by	FH
PSE-1697-B05	
Scale	1 : 50











GENERAL

THE ARCHITECT AND STRUCTURAL ENGINEER ARE TO BE INFORMED AT LEAST TEN WORKING DAYS FROM COMMENCEMENT OF WORKS. A CONSTRUCTION PROGRAMME IS TO BE SUBMITTED SUCH THAT DATES OF KEY STRUCTURAL WORKS ARE HIGHLIGHTED.

DO NOT SCALE DRAWINGS. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE CARRYING OUT ANY WORKS.

THIS SPECIFICATION TOGETHER WITH THE STRUCTURAL ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECT'S AND ALL OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS, WHICH SHOULD BE USED TO VERIFY LAYOUT, SETTING OUT, FINISHES ETC. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.

THE CONTRACTOR MUST ENSURE THAT THE ARCHITECT HAS AGREED ALL NECESSARY PARTY WALL NOTICES PRIOR TO CARRYING OUT WORKS UNDER, ON OR ADJACENT TO A PARTY WALL.

SETTING OUT DETAILS ARE SHOWN ON THE ARCHITECT'S DRAWINGS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

THE CONTRACTOR IS TO INFORM THE ARCHITECT AND STRUCTURAL ENGINEER IF THE EXISTING FABRIC, INCLUDING FOUNDATIONS, IS OPENED UP AND FOUND TO BE INADEQUATE, UNSUITABLE TO SUPPORT THE PROPOSED WORKS, OR AT VARIANCE FROM THE DETAILS SHOWN ON THE DRAWINGS.

ITEMS NOTED ON THE DRAWINGS "TO BE VERIFIED ON SITE" ARE TO BE EXPOSED BY THE CONTRACTOR FOR INSPECTION BY THE STRUCTURAL ENGINEER AT THE EARLIEST OPPORTUNITY.

HOLES OR CHASES MUST NOT BE CUT THROUGH ANY STRUCTURAL MEMBERS WITHOUT THE WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.

THE CONTRACTOR IS TO ENSURE THAT THE BUILDING CONTROL OFFICER IS NOTIFIED TO CARRY OUT HIS INSPECTIONS PRIOR TO CONCRETING NEW FOUNDATIONS, SLABS ETC., AND OTHER STRUCTURAL ITEMS PRIOR TO THEM BEING COVERED UP.

NOTHING INCLUDED OR OMITTED FROM THIS OUTLINE SPECIFICATION WILL RELIEVE THE CONTRACTOR OF HIS DUTY TO CARRY OUT THE WORKS IN ACCORDANCE WITH CURRENT STANDARDS OF SAFETY AND GOOD BUILDING PRACTICE.

ALL PROPRIETY STRUCTURAL ELEMENTS THAT HAVE BEEN SPECIFIED ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DETAILS AND SPECIFICATIONS. PARTICULAR ATTENTION SHOULD BE MADE TO SPECIFIC CONSTRUCTION SEQUENCES REQUIRED.

TOLERANCES

ALL TOLERANCES ARE TO BE AGREED WITH THE ARCHITECT, AND THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT SUFFICIENT TOLERANCES ARE PROVIDED AND INTEGRATED THROUGHOUT ALL ELEMENTS OF THE WORKS.

THE CONTRACTOR IS TO TAKE ACCOUNT OF TOLERANCES DETAILED ELSEWHERE ON THE DRAWINGS, APPENDED SPECIFICATIONS, AND BRITISH STANDARDS WHEN COMPLYING WITH THE ABOVE CLAUSE.

MATERIALS AND WORKMANSHIP

ALL ARTICLES, MATERIALS AND GOODS SHALL BE NEW AND OF GOOD QUALITY, SUITABLE FOR THE REQUIRED PURPOSE AND SHALL CONFORM TO THE APPROPRIATE BRITISH STANDARD / EUROCODES WHERE SUCH EXISTS, WHERE REFERENCES TO THE ABOVE ARE MADE IT SHALL BE INFERRED THAT THE LATEST EDITION APPLIES, TOGETHER WITH SUBSEQUENT AMENDMENTS, UNLESS OTHERWISE SPECIFIED.

TEMPORARY WORKS AND STABILITY

THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR MAINTAINING THE STABILITY OF ALL EXISTING BUILDINGS AND STRUCTURES, WITHIN AND ADJACENT TO THE WORKS, AND OF ALL THE WORKS FROM THE DATE OF POSSESSION OF THE SITE UNTIL PRACTICAL COMPLETION OF THE WORKS.

THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR ALL TEMPORARY WORKS THROUGH THE PROJECT. THE CONTRACTOR SHALL PROVIDE TEMPORARY WORKS DESIGN CALCULATIONS/DRAWINGS, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS AND SHALL ADVISE BOTH THE ARCHITECT AND PLYX2 AT LEAST TEN WORKING DAYS FROM COMMENCEMENT OF THE WORKS, OF THEIR PROPOSALS FOR TEMPORARY SUPPORTS AND SEQUENCE OF CONSTRUCTION FOR THE WORKS, UNDER NO CIRCUMSTANCES WILL ANY STRUCTURAL ALTERATIONS BE CARRIED OUT PRIOR TO THE STRUCTURAL ENGINEER COMMENTING ON THE CONTRACTORS TEMPORARY WORKS PROPOSALS.

THE DESIGN OF TEMPORARY WORKS SHALL INCLUDE AN ASSESSMENT OF THE LOADS TO BE RESISTED AND IS TO BE UNDERTAKEN BY A COMPETENT PERSON. DUE REGARD SHALL BE GIVEN TO LATERAL STABILITY AS WELL AS TO THE SUPPORT OF VERTICAL LOADS.

THE CONTRACTOR IS TO FAMILIARISE HIMSELF WITH THE BUILDING AND ITS STRUCTURE SO THAT HE IS AWARE OF THE NATURE AND MAGNITUDE OF THE LOADS TO BE SUPPORTED.

PARTICULAR CARE IS TO BE TAKEN TO ENSURE THAT TEMPORARY PROPS REMAIN ADEQUATELY SEATED AND TIGHTENED SO THAT SUPPORT TO THE STRUCTURE ABOVE IS NOT ALLOWED TO YIELD DURING BUILDING OPERATIONS.

THE CONTRACTOR IS TO ENSURE THAT A TEMPORARILY PROPPED STRUCTURE IS ADEQUATELY WEDGED, PINNED OR PACKED OFF THE PERMANENT WORKS PRIOR TO REMOVAL OF ANY TEMPORARY SUPPORTS.

THE CONTRACTOR SHALL ENSURE THAT ANY COMPLETED OR PARTIALLY COMPLETED STRUCTURAL ELEMENT IS NOT OVERLOADED. DETAILS OF DESIGN LOADS MAY BE OBTAINED FROM THE STRUCTURAL ENGINEER.

ALL TEMPORARY WORKS TO SUPPORT THE SITES OF EXCAVATIONS FOR NEW FOUNDATIONS SHALL BE DESIGNED IN ACCORDANCE WITH BS 8000 PART 1: 1989 AND ANY OTHER APPROVED DOCUMENTS.

EXCAVATIONS SHALL IN NO CIRCUMSTANCES ENCROACH WITHIN 45° OF THE BOTTOM NEAR SIDE OF ANY EXISTING FOOTING.

FOR BEAMS WHICH ARE ECCENTRICALLY LOADED PARTICULAR ATTENTION SHOULD BE MADE TO ANY PROPPING REQUIREMENTS REQUIRED DURING CONSTRUCTION UNTIL IT IS RESTRAINED.

DEMOLITION

DEMOLITION IS TO BE CARRIED OUT TO AND IN ACCORDANCE WITH BS 6187: 2011 AND ANY OTHER RELEVANT STATUTORY UNDERTAKINGS OR REGULATIONS. CONTRACTOR TO PREPARE A WRITTEN PLAN FOR THE DEMOLITION AND DISMANTLING OF ALL OR PARTS OF BUILDINGS.

DEMOLITION IS TO BE UNDERTAKEN IN THE REVERSE ORDER OF CONSTRUCTION. NO PART OF THE STRUCTURE IS TO BE LEFT IN AN UNSUPPORTED CONDITION OVERNIGHT OR FOR LONG PERIODS.

DEMOLITION IS TO BE UNDERTAKEN IN A MANNER WHICH AVOIDS EXCESSIVE NOISE AND NUISANCE.

ALL WORK IS TO BE WELL-WATERED TO MINIMISE DUST. ALL MATERIAL IS TO BE CARTED AWAY FROM SITE AS SOON AS PRACTICABLE.

EXCAVATING AND FILLING

INSPECT ALL AVAILABLE DRAWINGS AND MAKE ENQUIRIES ABOUT EXISTING SERVICES ON SITE. VERIFY POSITIONS AND DEPTH OF ALL SERVICES BEFORE COMMENCEMENT OF WORK ON SITE. SERVICES WHICH ARE BEING RETAINED DURING ANY PHASE OF THE WORKS ARE TO BE PROTECTED.

WORKMANSHIP FOR EXCAVATING TO COMPLY WITH BS 8000: PART 1, SECTIONS 3.1, 3.2 AND 3.3.

WHERE AN EXCAVATION ENCROACHES BELOW A LINE DRAWN AT AN ANGLE OF 45° FROM THE HORIZONTAL FROM THE NEAREST FORMATION LEVEL OF ANOTHER HIGHER EXCAVATION, THE LOWER EXCAVATION, ALL WORK WITHIN IT AND BACKFILLING THERETO MUST BE COMPLETED BEFORE THE HIGHER EXCAVATION IS MADE.

MAKE ADVANCE ARRANGEMENTS WITH THE BUILDING CONTROL OFFICER FOR INSPECTION OF FOUNDATIONS AND TRENCHES REQUESTED AT THE BEGINNING OF THE WORKS. REMOVE THE LAST 150MM OF EXCAVATIONS JUST BEFORE INSPECTION. TRIM EXCAVATIONS TO REQUIRED PROFILES AND LEVELS, AND REMOVE ALL LOOSE MATERIALS. UNLESS OTHERWISE INSTRUCTED SEAL FORMATIONS WITHIN FOUR HOURS OF INSPECTION WITH CONCRETE OR OTHER SPECIFIED FILL.

BACKFILL ANY EXCAVATIONS FOR FOUNDATIONS TAKEN DEEPER THAN REQUIRED WITH LEAN MIX CONCRETE. EXCAVATIONS OTHER THAN FOUNDATIONS TAKEN DEEPER THAN REQUIRED MAY BE BACKFILLED WITH WELL GRADED GRANULAR MATERIAL.

HARDCORE TO BE GRANULAR MATERIAL, FREE FROM HARMFUL MATTER, WELL GRADED, PASSING A 75mm BS SIEVE AND ONE OF THE FOLLOWING:

- CRUSHED CONCRETE, BRICK OR TILE, FREE FROM OLD PLASTER.
- GRAVEL.

SPREAD AND LEVEL BOTH BACKFILLING AND GENERAL FILLING IN LAYERS NOT EXCEEDING 150mm. THOROUGHLY COMPACT EACH LAYER WITH A VIBRATORY ROLLER, VIBRATING PLATE COMPACTOR, VIBRO-TAMPER, POWER RAMMER OR OTHER SUITABLE MEANS APPROPRIATE TO THE AREA BEING WORKED.

HARDCORE UNDER GROUND BEARING CONCRETE SLABS TO BE AS ABOVE AND NOT LESS THAN 150mm THICK, UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXCAVATE EXTRA MATERIAL AS NECESSARY. INCREASE THICKNESS OF HARDCORE AS NECESSARY TO MAKE UP LEVELS FROM STRIPPED SITE LEVELS TO UNDERSIDE OF SLABS.

SURFACES OVER HARDCORE TO RECEIVE SHEET OVERLAYS OR CONCRETE TO BE BLINDED WITH SUFFICIENT SAND OR FINE GRAVEL TO FILL INTERSTICES AND PROVIDE A CLOSE SMOOTH SURFACE (150mm MN THICKNESS), UNLESS NOTED OTHERWISE ON THE DRAWINGS. PERMISSIBLE DEVIATIONS ON SURFACE LEVEL TO BE +0 -15mm.

FOUNDATIONS

FOUNDATIONS ARE TO BE CAST TO THE PROFILES INDICATED ON THE DRAWINGS. THEY ARE TO BE CAST SYMMETRICALLY ABOUT PIERS, STANCHIONS OR WALLS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

MASS CONCRETE STRIP FOOTINGS ARE TO BE A MINIMUM OF 1200mm DEEP OR TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

WHERE POOR GROUND CONDITIONS ARE ENCOUNTERED OR THE BUILDING CONTROL OFFICER REQUESTS AMENDMENTS THE STRUCTURAL ENGINEER IS TO BE NOTIFIED IMMEDIATELY.

WHERE TREE ROOTS ARE ENCOUNTERED, FOUNDATIONS ARE TO EXTEND 600mm BELOW THE LAST TRACE OF ANY ROOT ACTIVITY.

FOUNDATIONS SITED WITHIN A ZONE 125 X MATURE TREE HEIGHT FOR HIGH WATER DEMAND TREES, 0.75 X MATURE TREE HEIGHT FOR MODERATE WATER DEMAND TREES AND 0.50 X MATURE TREE HEIGHT FOR LOW WATER DEMAND TREES WHICH ARE TO REMAIN OR TO BE REMOVED, OR OVER TREES AFTER REMOVAL, ARE TO BE PROTECTED AGAINST CLAY HEAVE AS FOLLOWS:

- **TRENCH FILL FOUNDATIONS**

PROVIDE COMPRESSIBLE MATERIAL AGAINST INSIDE FACE OF ALL EXTERNAL WALL FOUNDATIONS GREATER THAN 15mm DEEP TO GIVE A 35mm VOID i.e. 75mm THICK CLAYMASTER OR SIMILAR APPROVED. THE COMPRESSIBLE MATERIAL IS TO BE POSITIONED 500mm ABOVE THE BOTTOM OF THE FOUNDATION.

- **PILE AND GROUND BEAM FOUNDATIONS**

PROVIDE COMPRESSIBLE MATERIAL OR VOID FORMER BELOW ALL GROUND BEAMS AND AGAINST THE INSIDE FACE OF THE EXTERNAL GROUND BEAMS TO GIVE A

150mm AND 35mm VOID RESPECTIVELY I.E. 250mm THICK CELL CORE BY CORDEX TO UNDERSIDE AND 75mm THICK CLAYMASTER TO FACE OR SIMILAR APPROVED.

PILE REINFORCEMENT TO BE CAST IN GROUND BEAM (MIN. 40 x BAR DIAMETER) TO ACHIEVE FULL TENSION LAP.

PILES ARE TO BE SPECIALIST CONTRACTOR DESIGNED AND ARE TO BE DESIGNED IN ACCORDANCE WITH THE PERFORMANCE PILING SPECIFICATION WHERE APPROPRIATE. PILES SHOULD BE DESIGN FOR THE WORKING LOADS AS HIGHLIGHTED ON THE DRAWINGS.

WHERE CONSTRUCTION JOINTS IN TRENCH FILL FOUNDATIONS ARE UNAVOIDABLE THEY SHOULD NOT BE POSITIONED NEAR A RETURN IN THE FOUNDATION. CONSTRUCTION JOINTS SHOULD BE FORMED USING 4N° 20mm DIAMETER AND 1200 LONG HIGH TENSILE DOWEL BARS CAST 600mm INTO ADJACENT SECTIONS.

INSITU CONCRETE

MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH BS 8110.

CONCRETE FOR NEW FOUNDATIONS IS TO BE DESIGNATED MIX FND 2 TO BS 5328. "SUITABLE FOR CLASS 2 SULPHATE CONDITIONS"

CONCRETE FOR REINFORCED CONCRETE STRUCTURES, INCLUDING GROUND BEARING SLABS, IS TO BE DESIGNATED MIX RC35 TO BS 5328.

CONCRETE FOR THE ENCASEMENT OF STEEL BEAMS AND FOR PADSTONES IS TO BE GEN 3 TO BS 5328 WITH 10mm MAXIMUM AGGREGATE AND 260 kg/m³ OF CEMENT.

THE USE OF SITE MIXED CONCRETE FOR STRUCTURAL ELEMENTS MAY ONLY BE USED FOLLOWING THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. BATCHING AND MIXING EQUIPMENT WILL NEED TO COMPLY WITH BS 1035 AND BS 4251.

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FORMWORK. DESIGN AND STRIKING OF THE FORMWORK IS TO BE IN ACCORDANCE WITH BS 8110.

DO NOT PLACE CONCRETE WHEN THE AMBIENT AIR TEMPERATURE IS LESS THAN 5°C.

ALL HOLES SHALL BE FORMED AND ALL INSERTS CAST IN AT THE TIME OF POURING CONCRETE. NO PART OF THE CONCRETE WORKS SHALL BE DRILLED OR CUT AWAY WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.

REINFORCEMENT SHALL BE:

- (i) DEFORMED BARS TO BS 4449, OR BS 4461, GRADE 500 (HIGH YIELD) TYPE 2, PREFIX H ON DRAWINGS AND SCHEDULES.
- (ii) MESH TO BS 4483.

REINFORCEMENT SHALL BE FIXED ADEQUATELY USING TYING WIRE OR STEEL CLIPS. CONCRETE COVER IS TO BE AS NOTED BELOW UNLESS STATED OTHERWISE ON THE DRAWINGS.

COVER FOR INTERNAL ELEMENTS

SOFFITS = 35mm  
SIDES = 35mm  
TOP = 35mm

COVER FOR EXTERNAL ELEMENTS AND ELEMENTS IN CONTACT WITH THE GROUND

SOFFITS = 60mm  
SIDES = 60mm  
TOP = 60mm

CHAIRS AND SPACERS ARE TO BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO MAINTAIN THE SPECIFIED COVER.

UNLESS NOTED OTHERWISE ON DRAWINGS, ALL REINFORCEMENT IS TO BE LAPPED 50d (WHERE d IS DIAMETER OF THE SMALLER BAR).

THE RATE OF SAMPLING FOR COMPRESSIVE TESTING OF CONCRETE IS TO BE AGREED WITH THE STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF ANY CONCRETE WORKS.

USE MECHANICAL VIBRATION TO FULLY COMPACT CONCRETE FOR STRUCTURAL ELEMENTS. COMPACT CONCRETE TO FULL DEPTH (UNTIL AIR BUBBLES CEASE TO APPEAR ON THE TOP SURFACE), ESPECIALLY AROUND REINFORCEMENT, CAST-IN ACCESSORIES, INTO CORNERS OF FORMWORK AND AT JOINTS.

BEFORE PLACING STRUCTURAL CONCRETE (NOT BLINDING) ON HARDCORE OR OTHER ABSORBENT SUBSTRATES LAY BUILDING PAPER TO BS 1521 CLASS 3 OR POLYTHENE SHEET 250 MICRONS THICK. LAP EDGES 150mm. THIS IS NOT A DPM - SEE ARCHITECT'S DETAILS FOR THIS.

MASONRY

WORKMANSHIP IS TO COMPLY GENERALLY WITH BS 5628 PARTS 1 & 3. BRICKWORK TO BE BS 3921. BLOCKWORK TO BE TO BS 6073.

NEW BRICKWORK ABOVE DPC IS TO BE A MINIMUM OF CLASS 3 CLAY BRICKS (20 N/mm²) SET IN 1:1:6 MORTAR, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

NEW BLOCKWORK ABOVE DPC IS TO BE OF MINIMUM STRENGTH OF 5 N/mm² SET IN 1:1:6 MORTAR, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

WHERE NEW BRICKWORK/BLOCKWORK IS TO ABUT EXISTING MASONRY USE APPROPRIATE FURFIX STAINLESS STEEL WALL STARTER (IDENOT AS MJ ON DRAWINGS). EXTERNAL JOINTS TO BE FILLED WITH APPROPRIATE MASTIC.

NEW MASONRY BELOW DPC IS TO BE CLASS B ENGINEERING BRICK SET IN 1:3 MORTAR WITH SRPC, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

DO NOT LAY MASONRY WHEN THE AMBIENT AIR TEMPERATURE IS LESS THAN 5°C.

CAVITY WALL TIES FOR NEW MASONRY SHALL BE STAINLESS

STEEL DOUBLE TRIANGLE TYPE TIES TO BS 1243 SPACED AT 450C/C VERTICALLY, 900C/C HORIZONTALLY STAGGERED, AND AT 225C/C VERTICALLY 150mm FROM ALL OPENINGS, CORNERS, MOVEMENT JOINTS AND REVEALS. MINIMUM EMBEDMENT TO BE 50mm INTO EACH MASONRY LEAF.

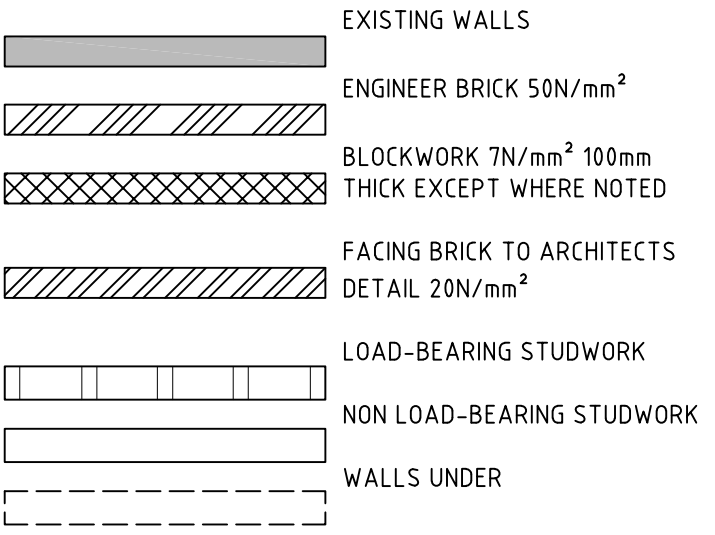
WHERE NEW OPENINGS ARE FORMED IN EXISTING EXTERNAL CAVITY WALLS HILTI STAINLESS STEEL HRR RESIN WALL TIES OR SIMILAR APPROVED, ARE TO BE PROVIDED AT 225 VERTICAL AND 450 HORIZONTAL C/C. THERE ARE TO BE 150mm FROM THE VERTICAL AND 225mm FROM THE HORIZONTAL SIDES, ENSURING THAT THE CAVITY TRAY ABOVE THE OPENING IS NOT PUNCTURED.

CARRY UP WORK WITH NO PORTION OR SECTION OF WALL MORE THAN 12m ABOVE ANOTHER AT ANY TIME, RAKING BACK BETWEEN LEVELS. DO NOT CARRY UP WORK HIGHER THAN 15m IN ONE DAY.

SPACING OF MOVEMENT JOINTS IN BRICKWORK AND BLOCKWORK ARE NOT TO EXCEED 12.0m AND 6.0m (6.0m AND 3.0m FROM A CORNER) RESPECTIVELY, UNLESS BED JOINT REINFORCEMENT IS PROVIDED OR THE MANUFACTURER RECOMMENDS OTHERWISE.

MORTAR TO BE GRADE DESIGNATION (iii) EXCEPT AS FOLLOWS:

- BELOW DPC LEVEL - DESIGNATION (i)
- PARAPETS - DESIGNATION (ii)



MORTAR DESIGNATION	COMPRESSIVE STRENGTH CLASS	PRESCRIBED MORTARS (PROPORTIONS OF MATERIALS BY VOLUME)	
		CEMENT:LIME:SAND	CEMENT:SAND
(i)	M12	1 : 0 to 4 : 3	-
(ii)	M6	1 : ½ : 4 to 4 ½	1 : 3
(iii)	M4	1 : 1 : 5 to 6	1 : 3 ½ to 4
(iv)	M2	1 : 2 : 8 to 9	1 : 4 ½

STRUCTURAL TIMBER

NEW TIMBER IN THE WORKS IS TO BE SELECTED STRUCTURAL TIMBER NOT INFERIOR TO EUROPEAN REDWOOD/WHITEWOOD GRADE C16 TO BS 5268: PART 2, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

NEW TIMBER IN THE WORKS EITHER IN CONTACT WITH THE GROUND, EXPOSED TO THE WEATHER OR SEVERE CONDENSATION IS TO BE VACUUM PRESSURE IMPREGNATED WITH PRESERVATIVE TO BS 5268: PART 5 AND THE MANUFACTURER'S RECOMMENDATIONS.

DJ DOUBLED-UP JOISTS BOLTED TOGETHER USING M12 BOLTS GRADE 8.8 @600 C/C WITH DOUBLE-SIDED TIMBER CONNECTORS AND 50mm WASHERS.

DR DOUBLED UP RAFTERS BOLTED TOGETHER USING M12 BOLTS GRADE 8.8 @600 C/C WITH DOUBLE SIDED TIMBER CONNECTORS AND 50mm WASHERS.

NEW STRUCTURAL TIMBER IN INTERNAL DRY ENVIRONMENTS IS TO BE DOUBLE VACUUM IMPREGNATED WITH PRESERVATIVE TO BS 5268: PART 5 AND THE MANUFACTURER'S RECOMMENDATIONS, WHERE AVAILABLE. USE WATER-BASED TREATMENT PRODUCTS SUCH AS ARCH TIMBER PROTECTION 'VACSOL AQUA' OR OSMOSE 'PROTIM AQEO'S TO REMOVE THE USE OF VOC'S IN THE TREATMENT PROCESS.

CUT ENDS ARE TO BE THOROUGHLY TREATED WITH BRUSH APPLIED COATS OF APPROPRIATE PRESERVATIVE, PREFERABLY WATER BASED SIMILAR PRODUCTS AS ABOVE, BEFORE FIXING. ALL PRESERVATIVES ARE TO BE TO THE ARCHITECT'S APPROVAL.

STRUCTURAL TIMBERS MAY ONLY BE DRILLED OR CUT FOR SERVICES AS NOTED BELOW.

NOTCHES IN THE JOISTS ARE TO BE AT THE TOP AND LOCATED BETWEEN 0.1 AND 0.25 OF THE SPAN FROM THE SUPPORT. NOTCH CANNOT BE DEEPER THAN 0.125 OF THE JOIST DEPTH.

HOLES IN THE JOISTS ARE TO BE ALONG THE CENTRE WITH MAXIMUM DIAMETER OF 0.125 OF THE JOIST DEPTH.

UNLESS NOTED OTHERWISE ON DRAWINGS JOISTS TO BE SUPPORTED ON PROPRIETARY HANGERS TO BS 6178 PART 1 SIZE TO SUIT JOIST.

ALL EXISTING TIMBERS ARE TO BE INSPECTED AT THE BEGINNING OF THE WORKS BY A SPECIALIST SUB-CONTRACTOR FOR ROT AND INFESTATION. DETAILS OF REPLACING OR STRENGTHENING ANY DEFECTIVE TIMBERS RECOMMENDED BY THE SPECIALIST ARE TO BE AGREED ON SITE.

WHEN RE-TILING EXISTING ROOFS THE CONTRACTOR MUST ENSURE THAT ALL THE CONNECTIONS BETWEEN RAFTER, CEILING JOISTS AND WALL PLATES ARE RE-NAILED IN ORDER TO ENHANCE THE ORIGINAL FRAMED CONSTRUCTION JOINTS.

LATERAL RESTRAINT STRAPS GALVANISED MILD STEEL TO BE 30x5mm CROSS SECTION 1200mm LONG INCLUDING 100mm TURNDOWN.

- FOR STRAPS PARALLEL TO JOISTS STRAPS TO HAVE AN ADDITIONAL HALF TWIST TO ALLOW THEM TO BE FIXED TO SIDE OF JOISTS THEN TURN TO PASS THROUGH BED JOINT OF WALL ADJACENT TO THE JOIST HANGER. FIX TO

JOIST WITH MINIMUM FOUR 8 GAUGE SHERADIZED COUNTERSUNK SCREWS EVENLY SPREAD. STRAPS TO BE AT 1200mm SPACING FOR ALL FLOORS.

- FOR STRAPS PERPENDICULAR TO SPAN OF JOIST FIX NOGGINS BENEATH STRAP POSITION. NOGGINS TO BE MINIMUM THREE-QUARTERS DEPTH OF JOIST AND TIGHTLY FITTED. PACK GAP BETWEEN END JOIST AND WALL. NOTCH JOISTS TO ALLOW STRAPS TO FIT FLUSH WITH SURFACE. STRAPS TO BE AT 1200mm SPACING FOR ALL FLOORS.

ENSURE THAT TURNDOWN END OF STRAP IS IN TIGHT CONTACT WITH CAVITY FACE OF WALL INNER LEAF, POINTING DOWNWARDS.

VERTICAL RESTRAINT STRAPS (FOR ROOFS) TO BE 30x2.5x1000mm LONG INCLUDING 100mm TURNDOWN FOR STRAPS FIXED TO WALL PLATE. FIX TO TIMBER WITH MINIMUM THREE NAILS OR SCREWS. PLUG AND SCREW TO WALL WITH 6N° #12 x50mm SCREWS. STRAPS TO BE SPACED AT 1200mm AROUND PERIMETER OF ROOF.

DOUBLE UP JOISTS UNDER NEW PARTITIONS RUNNING PARALLEL TO THE JOIST SPAN. DOUBLED JOISTS ARE TO BE BOLTED TOGETHER AT MINIMUM 600mm STAGGERED CENTRES USING M12 BOLTS AND OVERSIZE WASHERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

PROVIDE SOLID NOGGINS UNDER NEW PARTITIONS RUNNING PERPENDICULAR TO THE JOIST SPAN.

IN ALL NEW TIMBER FLOORS FULL DEPTH NOGGINS 50mm WIDE ARE TO BE PROVIDED ALONG LINES OF SUPPORT AND AT MID SPAN FOR SPANS EXCEEDING OVER 2500mm AND AT 1/3 AND 2/3 SPAN POSITIONS FOR SPANS EXCEEDING 4500mm, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

IN EXISTING FLOORS NEW NOGGINS ARE TO BE PROVIDED AS NOTED ABOVE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

NEW STUD WALLS TO BE CONSTRUCTED USING 50x100 STUDS @400 C/C WITH 100x50 HEAD AND SOLE PLATES, UNLESS NOTED OTHERWISE ON THE DRAWINGS. SOLID NOGGINS TO BE PROVIDED AT 1/3 POINTS IN HEIGHT OF THE WALL.

ALL OPENINGS IN NEW STUD WALLS TO BE FRAMED USING A MINIMUM OF 2N° 50x100 STUDS.

LINTELS

PRECAST CONCRETE AND GALVANISED STEEL LINTELS ARE TO BE TO BS 5977: PART 2. SIZES AND TYPES ARE AS INDICATED ON THE DRAWINGS. END BEARING LENGTHS ARE TO BE AT LEAST 150mm ON NEW MASONRY AND 225mm ON EXISTING MASONRY, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

CONTRACTOR SHOULD SEEK ADVICE FROM LINTEL MANUFACTURER FOR INSTALLATION REQUIREMENTS OF LINTELS. THIS INCLUDES ANY TEMPORARY PROPPING DURING CONSTRUCTION THAT MAY BE REQUIRED.

STEELWORK

ALL WORKMANSHIP IS TO COMPLY WITH BS 5950: PART 2 AND THE STRUCTURAL STEELWORK SPECIFICATION BY BRITISH STEEL.

ALL STRUCTURAL STEEL SECTIONS ARE TO BE GRADE S355, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL BOLTS ARE TO BE GRADE 8.8 PRECISION BOLTS TO BS 3692. BOLTS TO HAVE A CLASS 1 SHERARDISED FINISH TO BS 4921.

ALL WELDING IS TO COMPLY WITH BS 5135. SITE WELDING SHALL NOT BE PERMITTED EXCEPT WITH THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

ALL WELDS ARE TO BE MINIMUM 6mm FILLET WELDS OR FULL STRENGTH BUTT WELDS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

THE STEEL FABRICATOR IS TO OBTAIN DIMENSIONS FROM SITE. SETTING OUT DIMENSIONS ARE TO BE DESIGNED & DETAILED FROM THE ARCHITECT'S DRAWINGS.

ALL CONNECTIONS TO BE DETAILED BY THE FABRICATORS, IN ACCORDANCE WITH GOOD PRACTICE AND USING A MINIMUM OF 2 X M16 BOLTS. DESIGN LOADS FOR CRITICAL CONNECTION WILL BE SHOWN ON THE DRAWINGS BUT IF IN DOUBT ASK. FABRICATION DRAWINGS TOGETHER WITH CONNECTION CALCULATIONS ARE TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FROM COMMENTS PRIOR TO ANY FABRICATION.

ALL EXISTING STEELWORK IN EXTERNAL WALLS OR OTHER EXPOSED STEELWORK IS TO BE THOROUGHLY POWER BRUSHED CLEAN DOWN TO BRIGHT STEEL. WIPE OVER PREPARED AREA WITH CLEANSER THINNERS (E.G. THINNER N0.5 BY LEIGH'S PAINTS) IMMEDIATELY PRIOR TO PAINTING. OVER A CLEANED SURFACE APPLY A PRIMER COAT OF:

- HIGH BUILD EPOXY ALUMINIUM PRIMER (E.G. EPIGRIP M902 BY LEIGH'S PAINTS) TO A DRY FILM THICKNESS OF 125 MICRONS
- AFTER PRIMER HAS CURED TO AN OVERCOATABLE CONDITION, APPLY AN ADDITIONAL COAT OF EPIGRIP M902 TO A DRY FILM THICKNESS OF 125 MICRONS.
- ANY PROPOSED ALTERNATIVE PAINT SUPPLIER TO LEIGH'S PAINTS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE ENGINEER.

ALL NEW INTERNAL STEELWORK IS TO BE BLAST CLEANED AS CLAUSE 720 TO BS 7079 : PART A1 PREPARATION GRADE SA2½ (ENSURE ADEQUATE SURFACE PROFILE) IN ORDER TO REMOVAL ALL MILL SCALE, RUST, OIL, GREASE ETC., AND PAINTED WITH LEIGH'S EPIGRIP C400 COMPLIANT EPOXY PRIMER AT 75 MICRONS DFT. BEFORE ERECTION, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ENDS OF BEAMS WHICH ARE BUILT INTO THE INNER LEAF OF A CAVITY WALL OR INTO SOLID BRICK WALLS ARE TO BE PAINTED WITH AN ADDITIONAL COAT ON SITE OF LEIGH'S EPIGRIP K267 M10 BY LEIGH'S PAINTS TO DRY FILM THICKNESS OF 125 MICRONS.

ALL NEW EXTERNAL STEELWORK IS TO BE GALVANISED

UNLESS NOTED OTHERWISE ON THE DRAWINGS E.G. CANOPIES AND PLANT SUPPORT STEELWORK.

ALL CUTTING, WELDING AND DRILLING MUST BE COMPLETED BEFORE GALVANISING AND ALL NECESSARY VENT AND DRAIN HOLES TO BE PROVIDED IN APPROVED LOCATIONS AND SEALED TO APPROVAL AFTER GALVANISING. STEELWORK TO BE BLAST CLEANED TO BS 4232, THIRD QUALITY (FOR ROUGHNESS) USING CHILLED IRON GRIT GRADE G24, FOLLOWED BY ACID PICKLING. THEN GALVANISED TO BS 729 WITH MINIMUM AVERAGE COATING THICKNESS OF 140 MICRONS.

FIRE PROTECTION TO ALL STEELWORK IS TO BE LEIGH'S PAINTS FIRETEX SYSTEM TO PROVIDE 30, 60, 90 OR 120 MINUTES FIRE RATING AS PER ARCHITECTS REQUIREMENTS

LOADING THICKNESSES CAN BE OBTAINED DIRECTLY FROM LEIGH'S PAINTS (01204 521 771) THESE WILL VARY DUE TO SIZE OF SECTION.

STEELWORK WHICH IS TO BE CONCRETE ENCASED IS TO BE CLEANED AS NOTED ABOVE AND LEFT UNPAINTED. WRAP STEELWORK WITH D98 MESH PRIOR TO CONCRETING. PROVIDE A MINIMUM 100mm OF CONCRETE TO THE STEEL BEAM. SEE CONCRETE SPECIFICATION FOR MIX REQUIREMENTS.

ENSURE THAT INSIDES OF HOLLOW SECTIONS ARE DRY AND CLEAR OF DEBRIS, BEFORE SEALING ENDS AND OPENINGS. WHERE MILD AND STAINLESS STEELS ARE IN CONTACT BI-METALLIC CORROSION IS TO BE AVOIDED USING AN INSULATING MATERIAL BETWEEN THE DIFFERENT METALS. ALSO PROVIDE NON-CONDUCTIVE WATERPROOF GASKETS AND NYLON WASHERS AND BUSHES.

FOR BEAMS WHICH ARE ECCENTRICALLY LOADED PARTICULAR ATTENTION SHOULD BE MADE TO ANY PROPPING REQUIREMENTS REQUIRED DURING CONSTRUCTION. BEAMS MAY NEED TO BE PROPPED AT THIRD POINTS UNTIL RESTRAINT TO THE TOP FLANGE CAN BE ASSUMED. IF THE CONTRACTOR IS IN DOUBT CONFIRM BEFORE PROCEEDING.

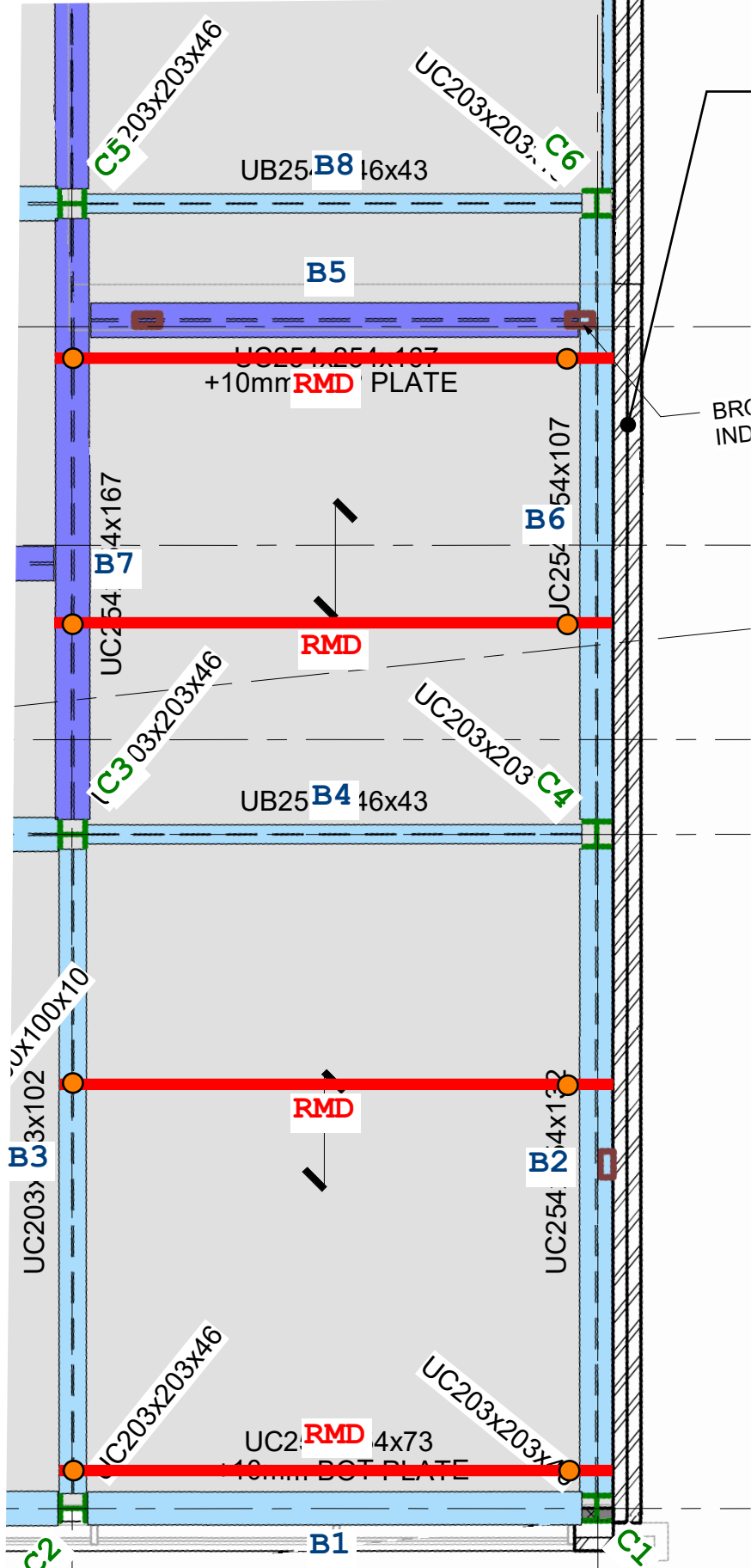
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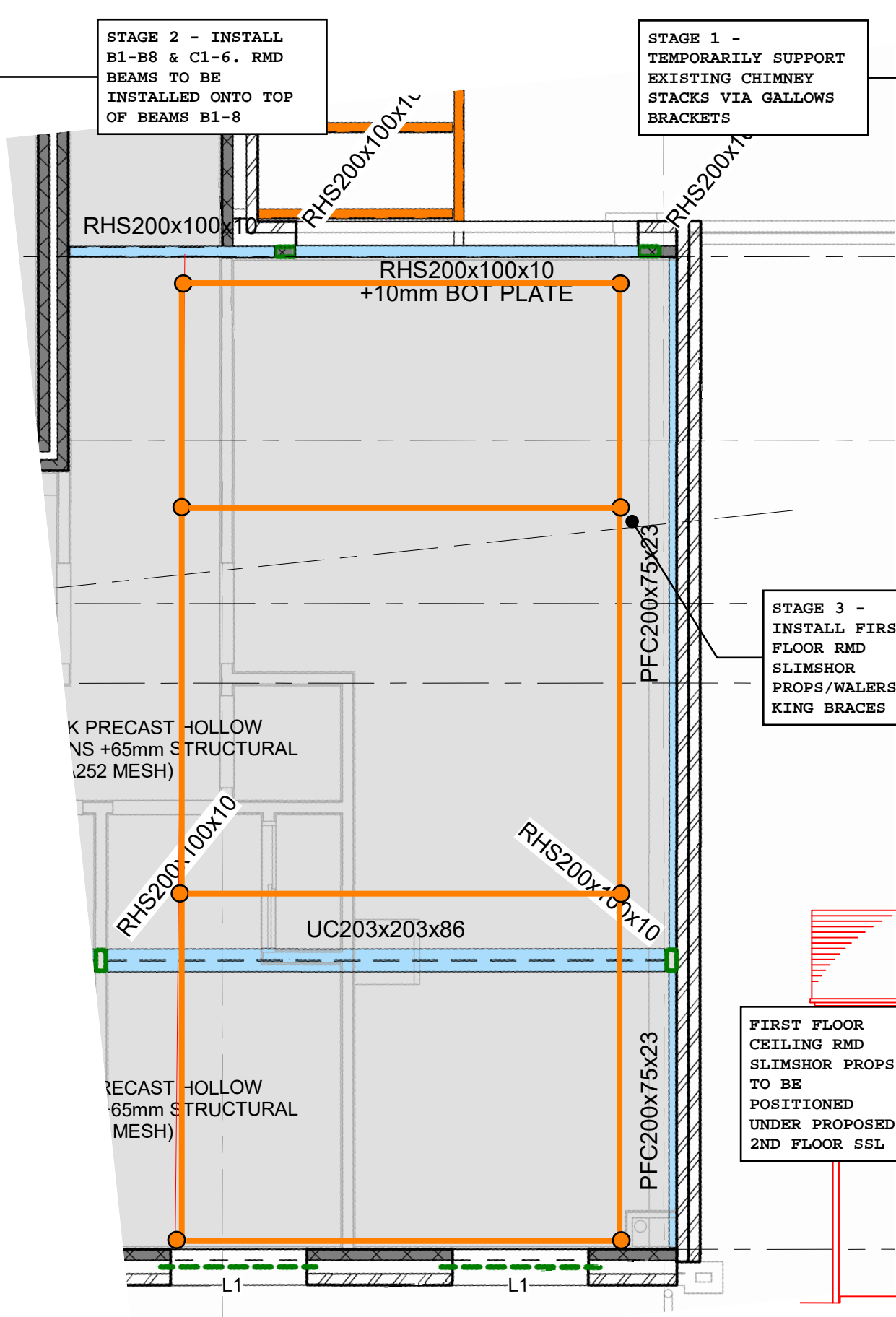
1. DO NOT SCALE FROM THIS DRAWING. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL SITE DIMENSIONS BEFORE COMMENCING ANY WORK.
2. ALL DIMENSIONS, LEVELS AND SETTING OUT TO BE CONFIRMED BY THE ARCHITECT.
3. CONTRACTOR RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS.
4. CONTRACTOR TO NOTIFY ENGINEER OF ANY VARIANCE OF THE EXISTING STRUCTURE SHOWN ON DRAWINGS.

No.	Description	Date
1	FIRST ISSUE	07/04/2025
2	SECOND ISSUE	17/05/2025

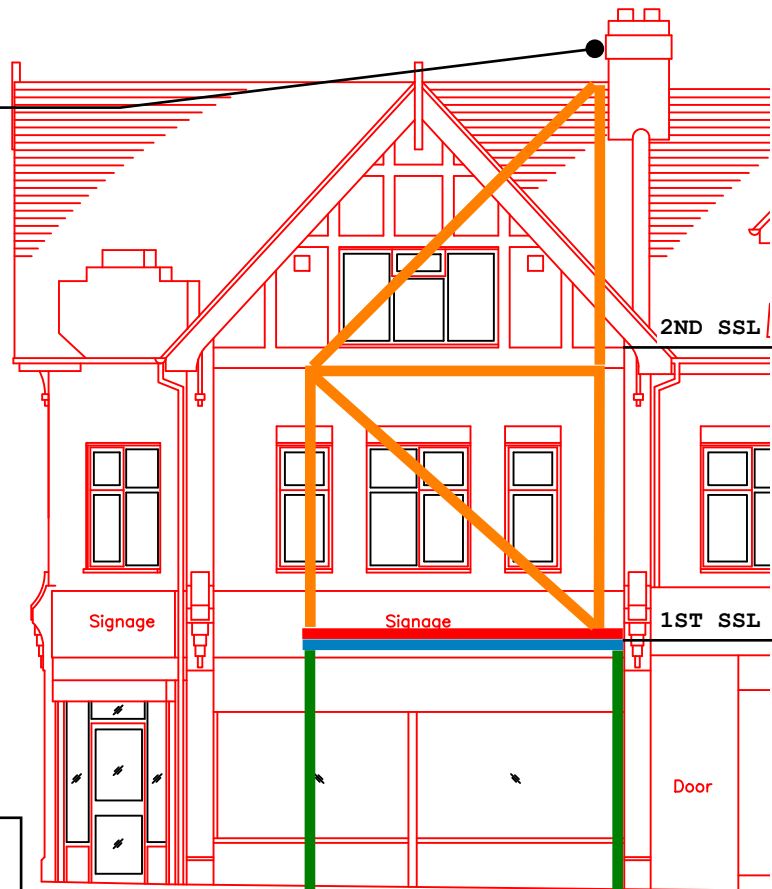




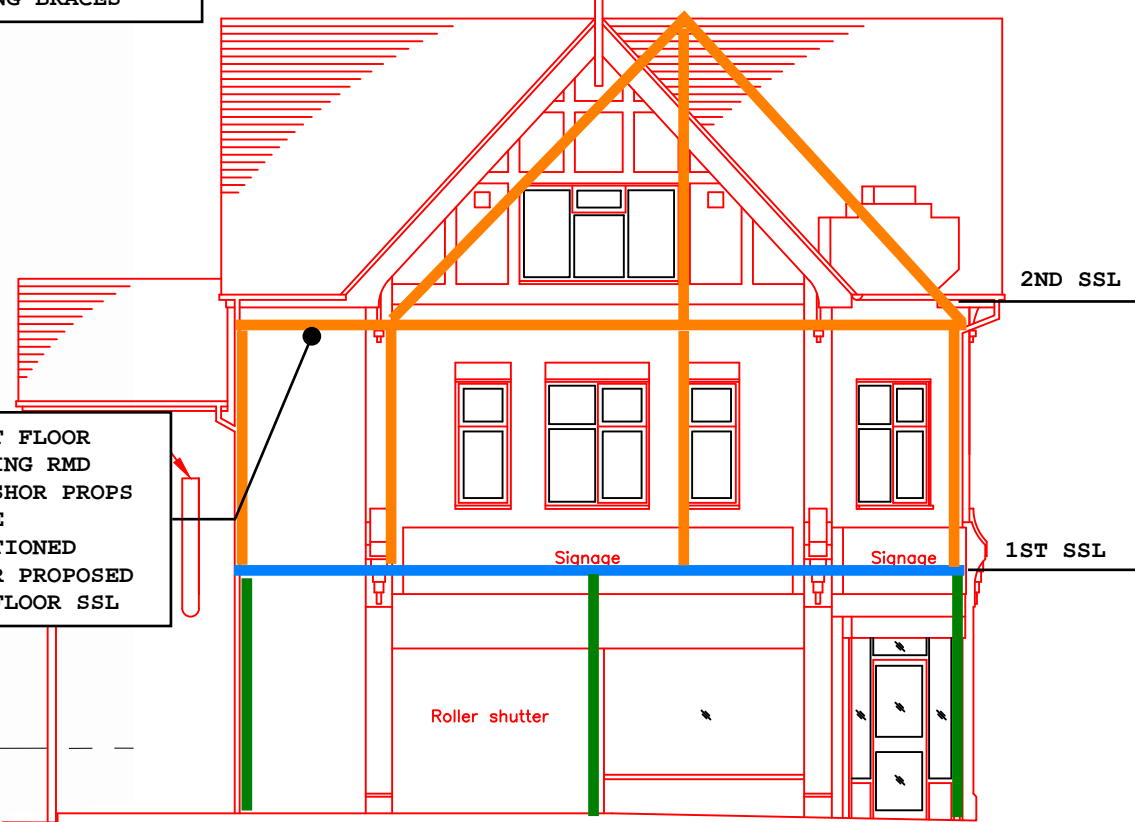
GROUND FLOOR CEILING PLAN



FIRST FLOOR CEILING PLAN



FRONT ELEVATION SECTION



SIDE ELEVATION SECTION

- NOTES:
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P1	12.11.24	PRELIMINARY ISSUE	
Rev	Date	Description	By

Job			
152-154 UXBRIDGE ROAD			
Scale	Date	By	Checked
NTS	NOV ' 24	FH	FH
Status			
PRELIMINARY			

Title	
PARTY WALL TEMPORARY WORKS	
Drawing Number	Revision
PSE-1697-DWG-500	P1

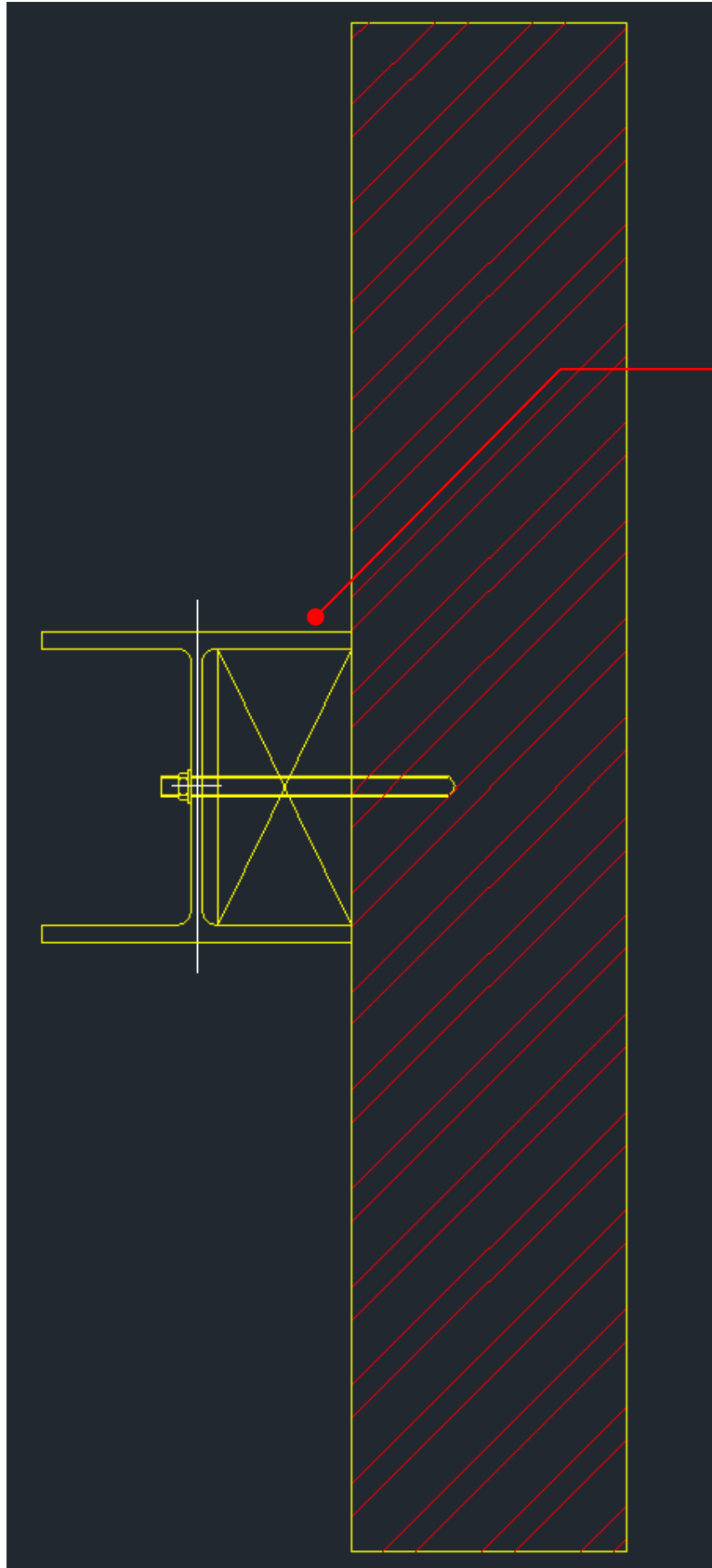
PRECISION

STRUCTURAL

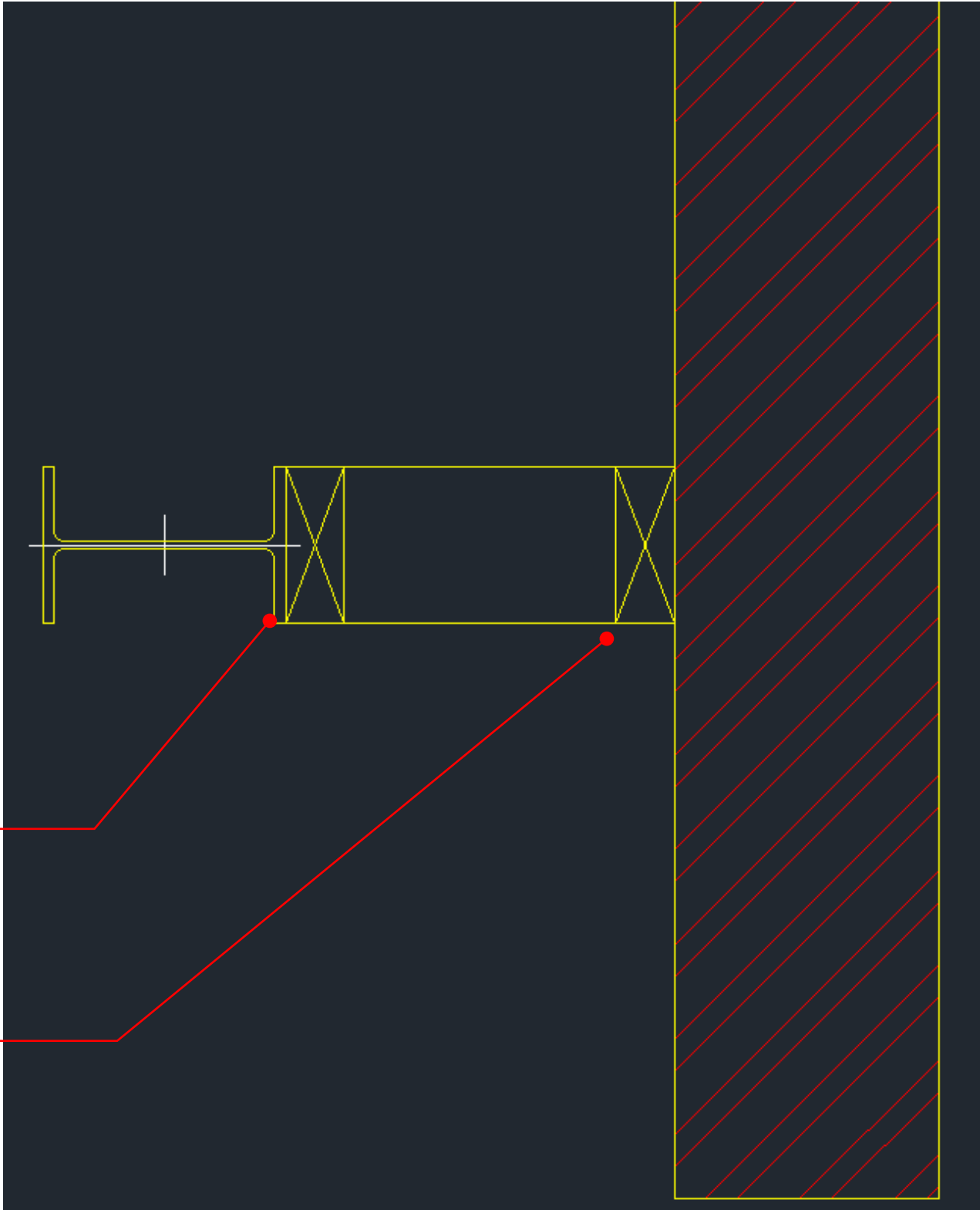
ENGINEERING

INNOVATIVE. PRAGMATIC. APPROACHABLE. ENGINEERS





STEEL BEAM TO BE  
PACKED TIGHT WITH  
TIMBER BLOCKING AND  
FIXED ONTO PARTY  
WALL VIA M12 RESIN  
ANCHORS@600CC (100MM  
EMBEDMENT DEPTH)



RMD SLIMSHOR WALER  
BEAM LAID FLAT

TIMBER PACKING ALONG  
FULL LENGTH OF WALER  
BEAMS - PACKING TO  
BE SCREWED TOGETHER

**GROUND FLOOR CEILING STEEL  
BEAM TO PARTY WALL DETAIL**

**RMD SLIMSHOR WALER TO PARTY  
WALL DETAIL**

NOTES:

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Job

152-154 UXBRIDGE ROAD

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NOV ' 24

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PRELIMINARY ISSUE

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PARTY WALL TEMPORARY WORKS

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STRUCTURAL

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