Written Scheme of Investigation for an Archaeological Watching Brief

Greggs Bakery & No. 2 Gould Road, Twickenham, TW2 6RT

794-PLN-HER-00600
Greggs Bakery
Twickenham
TW2 6RT
WSI Version 2
June 2024

Version	Status	Authored by	Date
Version 1	Draft for Comment	Craig Halsey	12th April 2024
Version 2	Updated with client comments	Craig Halsey	28th June 2024

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NON-TECHNICAL SUMMARY

This document sets out the methodology for an archaeological watching brief to be implemented during the below ground construction works for the development located at Greggs Bakery & No. 2 Gould Road, Twickenham. The watching brief will focus on new foundations and drainage being excavated to facilitate the construction of Blocks A-H. The watching brief will address the archaeological condition applied to the development consent (Planning ref: 22/2556/FUL).

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1 INTRODUCTION

1.1 This Written Scheme of Investigation (WSI) has been prepared by RPS Heritage for London Square Developments Ltd, as a project design for a programme of archaeological watching brief on land at Greggs Bakery & No.2 Gould Road, Twickenham, TW2 6RT.

1.2 The site is centred at TQ 15333 73324 within the London Borough of Richmond-upon-Thames (Figures 1). The site, comprising an irregular plot set within a residential area, is bounded by Edwin and Gould Road to the south, residential properties to the west and east (Crane Road and Norcutt Road respectively), and the River Crane to the north. Overall, the site measures approximately 1.1ha in size.

1.3 The development proposals comprise the demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 116 residential units and 175 sqm commercial floorspace (Use Class E(g)) with associated hard and soft landscaping, car parking and highways works and other associated works. No basements are proposed.

1.4 The development (Planning ref: 22/2556/FUL) received planning permission on the 14th June 2024, with the following archaeological condition attached to the decision notice.

Condition 32 (ref: U0179080) - Archaeology

No development shall take place on the application site until the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Following approval of the written scheme of investigation any subsequent field work and assessment report required shall be submitted by the applicant and approved in writing by the Local Planning Authority. No development shall be carried out until such a report has been approved. The development must take place in accordance with the approved scheme/details.

REASON: To safeguard any archaeological interest of the site, in accordance with Policy LP7 of the Local Plan (2018).

1.5 The watching brief will focus on the excavations for new foundations (strip and pad foundations) and new drainage. The development is divided into a number of blocks, denoted as Blocks A-H. A plan illustrating the development and the location of the blocks is provided in Figure 2. Plans illustrating the proposed foundation design and the drainage are provided in Appendix 1.

1.6 The previous archaeological desk based assessment (RPS, 2022) concluded that the site held limited potential for the survival of archaeological remains due to extensive 20th century development of the site, as inferred from cartographic evidence. Geotechnical information also suggested that the sub-surface deposits comprised modern made ground overlying Pleistocene river gravels associated with the River Crane, indicating horizontal truncation and therefore possible removal of deposits with archaeological potential.

1.7 This document has been prepared in accordance with all relevant guidelines and standards, including those set down by the Chartered Institute for Archaeologists (CIfA), and Historic England (HE). A further method statement will be provided in due course by the chosen archaeological field contractor, to include additional details on their specific services, specialists, and other particular information.

2 TOPOGRAPHY & GEOLOGY

2.1 The solid geology of the study site is shown by the British Geological Survey (BGS Online, 2024) as London Clay, forming the London Basin, overlain by superficial geological deposits of the Kempton Park Gravel Formation. The London Clay comprises Clay and Silt, the Kempton Gravel Formation comprises Sand and Gravel.

2.2 A geotechnical investigation (AP Geotechnics, 2019) undertaken on the site indicated made ground measuring between 0.8m to 1.4m in thickness on the northern half of the site, overlying sandy clays and sandy gravels. On the southern half of the site the made ground was found to measure between 0.4 to 0.8m in thickness and overlay sandy clays and sandy gravels.

2.3 The site is approximately level at a height of approximately 9m Above Ordnance Datum (AOD). The site is completely developed with no original topography surviving. The canalised course of the River Crane forms the northern boundary of the study site. The River Thames lies approximately 1km to the south-east of the site.

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age (including Chalcolithic)	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

3.1 The previous archaeological desk-based assessment (RPS, 2022) provided a detailed archaeological background to the site. This background is summarised in the following section.

Prehistoric

3.2 The earliest evidence for human activity recorded on the GLHER within 1km of the site relates to the isolated recovery of a Palaeolithic flint flake. The artefact is given a very general grid reference and it is likely that the artefact has been redeposited within a secondary context.

3.3 Mammalian fossils, dated to the Palaeolithic period, are noted at TQ 15410 72993, 225m south of the site. However, no evidence for human interaction was found at the location.

3.4 The fossilised bones of a deer are noted at TQ 16 73. However these, along with a raft of other artefacts from various periods, are given a general grid reference for artefacts dredged from or retrieved from the banks of the River Thames.

3.5 Evidence for Mesolithic activity within the vicinity of the site is limited to the recovery of a Mesolithic flint axe or adze found c 550m to the south-west of the study site (TQ 1530 7270).

3.6 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

3.7 A residual Neolithic flint adze have been found c 800m to the south east of the site on the foreshore of the Thames (TQ 16 73).

3.8 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

3.9 A number of Bronze Age artefacts have been recorded as deriving from the River Thames or its foreshore to the south east of the site. The Bronze Age artefacts recovered consist of a flint knife (TQ 1615 7275), bone dagger (TQ 1770 7460) and a bronze sword (TQ 1610 7274).

3.10 A collection of Bronze Age artefacts is recorded under the generic grid reference TQ 16 73 all derived from the River Thames and its foreshore. The collection includes a bronze leaf shaped sword and a bronze spearhead. Due to the location of their discovery such artefacts are likely to have been transported from their primary context by fluvial action.

3.11 No archaeological assets associated with the Iron Age period are recorded within a 1km radius of the site.

3.12 It is possible that the course of the River Crane may have been exploited throughout the prehistoric periods as a source of fresh water and flora and fauna along its banks. In the later prehistoric periods it is also possible that the lush grasses may have been exploited for seasonal grazing however due to the complete lack of evidence for Iron Age settlement this remains as a remote possibility. Seasonal use leaves very ephemeral traces on the landscape and aside from the occasional residual flint tool very little remains in the archaeological record. Such stray finds would be regarded as of local significance only.

3.13 Overall the potential of the study site for the Prehistoric period can be identified as low, although the presence of isolated artefacts from this period cannot be precluded. It is highly probable that throughout this period the focus of settlement would have been adjacent to the River Thames 1km to the south-east which provided a bountiful supply of fresh water and plenty of game.

Roman

3.14 No evidence for either Roman settlement or transport routes is recorded within the 1km search radius. The nearest known Roman road is located c. 2.75km north of the site.

3.15 The only evidence for Roman activity within a 1km radius of the site comprises a single coin found c 700m to the south-west (TQ 1510 7270).

3.16 Due to the distance of known Roman activity from the site, the archaeological potential of the site for the Roman period can be defined as generally low.

Anglo-Saxon/Early Medieval

3.17 The place name *Tuicanham* is noted in 704 AD, which translated means the river-bend lands of a man called Twicca. Twickenham is not mentioned in Domesday and no archaeological assets from the Saxon or early Medieval period are recorded within a 1km radius of the site. The potential for the Saxon period within the study site is considered to be low.

3.18 Within the 1km radius no archaeological assets of Medieval date are recorded. The potential for the Medieval period can be regarded as low. Writers of the period describe the area as large expanses of countryside with large estates and landscaped gardens along the banks of the Thames.

Post Medieval & Modern

3.19 Rocque's Map of Middlesex, dated 1754, shows the study site located within open ground to the north-east of Twickenham Green. The study site is due south of the River Crane which at this time is not canalised and lies slightly further north than its present course. Roque's Survey of the Cities of London provides slightly more detail and identifies the site within meadows to the west of Stacon Lane.

3.20 The 1845 Twickenham Tithe Map and associated Award identify the site within Market Gardens. The River Crane retains its natural channel to the north of the site. Residential development has

expanded eastward from Twickenham Green and a new road now forms the study sites southern boundary.

3.21 The layout of the site remains unaltered in 1866. The north-west portion of the site is planted out as either orchard or a hop field. The eastern part of the site is shown as open land with a central footpath running north to south through the field. The canalised River Crane now forms most of the sites northern boundary with the newly constructed railway forming the remainder.

3.22 Bacons Map of Victorian London, dated 1888, depicts open land and shows residential development creeping toward the site from the east.

3.23 GLHER records within a 1km radius of the site predominantly post-medieval and modern parks, gardens, cemeteries and sites of demolished country houses; Gifford's Lodge, at TQ 15433 72891 and Richmond House, at TQ 1624 7316.

3.24 Police called archaeologists after human bone was found in the garden of 20 Hampton Road. Comprising parts of 3 individuals with a skull evidencing craniotomy the bones are considered to be Post-medieval in date. As no hospital or morgue was ever constructed on this site it is assumed a student of medicine brought the bones to this location and disposed of them.

3.25 The 1898 Ordnance Survey reverts to the same site use as shown in 1866. The field adjacent to the eastern boundary of the site contains a gravel pit.

3.26 The 1915 Ordnance Survey shows the north-west part of the site developed. A building complex, of unknown function is identified midway along the eastern boundary of the eastern part of the site. In the intervening 17 years since publication of the 1898 survey the area to the east and west of the site has been infilled with residential properties. The current road layout has been established although Norcutt Road, to the east, is only half its current length and ends in a track leading to a laundry.

3.27 The 1934 Ordnance Survey identifies remodelling of some of the buildings in the north-west part of the site. In the eastern part of the site, adjacent to Edwin Road a laundry has been established. The remainder of this portion of the study site is annotated as Allotment Gardens.

3.28 By 1961 (Figure 11) the buildings in the north-west part of the site have been demolished and a bakery constructed over them. The footprint of the bakery extends into the eastern portion of the site. The laundry noted in 1934 remains in the southern part of the site which has been further developed with a works opposite and another building of unknown function constructed to the north. The layout of the site appears unaltered in 1973, although there are some modifications within the central area.

3.29 Subsequent to the Ordnance Survey Map, dated 1973, the buildings in the north-west corner have again been remodelled including demolition of the building first observed in 1934 and its replacement with a larger building. The remainder of the site remains unchanged as shown on the Google Earth Views in 2003 and 2015 and on the latest Ordnance Survey.

3.30 The archaeological potential for the Post-Medieval and Modern periods is solely invested in any remains of the buildings in the north-west part of the site, where not impacted by construction of the later bakery.

Negative Evidence

3.31 Archaeological evaluations conducted within the search area, although not entirely negative, have only produced records for the late 18th, 19th and 20th centuries.

3.32 An archaeological evaluation undertaken in July 2018, at TQ 1567 7310, 300m south-east of the site and located within the Twickenham and Marble Hill APA found no archaeological features or artefacts.

4 AIMS AND OBJECTIVES

Watching Brief

4.1 The purpose of an archaeological watching brief is defined by the Chartered Institute for Archaeologists (CIFA, 2020) as 'a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons…where there is the possibility that archaeological deposits may be disturbed or destroyed.'

4.2 A watching brief is not intended to reduce the requirement for excavation or preservation of known or inferred deposits, and it is intended to guide, not replace, any requirement for contingent excavation or preservation of possible deposits.

4.3 If during the course of the watching brief it is determined by the local authority that 'controlled excavation' is the appropriate mitigation strategy for a given area the appropriate additional objectives and methodologies will be followed.

4.4 The primary purpose of this watching brief is to ensure that any archaeological remains and deposits encountered by the construction works are appropriately examined, excavated and recorded.

4.5 RPS's archaeological watching brief methodology will conform to best professional practice as summarised in the appropriate Chartered Institute for Archaeologists Guideline for monitoring and recording (CIFA 2023a/b), and the Standards and guidance for an archaeological watching brief (CIFA 2020).

4.6 The general aims of the project are:

- To determine the absence or presence of any archaeological remains;
- To determine or confirm the approximate date or date range of any remains, by means of artefactual or other evidence;
- To determine or confirm the approximate extent of the remains;
- To determine the condition and state of preservation of the remains;
- To determine the degree of complexity of any horizontal and/or vertical stratigraphy present;
- To determine or confirm the likely range, quality and quantity of the artefactual evidence present; and
- To determine the potential of the site to provide palaeoenvironmental and/or economic evidence and the forms in which such evidence may be present; and
- To determine the sequence and dating of Made Ground deposits to enable an understanding of the recent history of the site and its impact on archaeological remains.

4.7 The assessment of significance of any surviving remains is undertaken in the context of the wider archaeological research priorities for London. These are set out in the Museum of London's 'A research framework for Greater London' (MOL 2002).

Site specific objectives

4.8 Within the parameters of the general aims of the project and the relevant research agenda, the watching brief of the site presents an opportunity to address the following objectives:

- *Is there any evidence for post-medieval features associated with garden and horticultural activity?*
- *Is there any evidence for alluvial deposits associated with the River Crane?*
- *What is the extent of modern disturbance?*
- *What are the earliest features and/or structures identified?*
- *What are the latest features and/or structures identified?*

5 WATCHING BRIEF DETAILED SPECIFICATION

General considerations

5.1 The overall objectives of this watching brief are set out in Section 4. This section details the onsite methodologies, report format and other related details.

5.2 Fieldwork and reporting will be undertaken by a CIfA Registered Archaeological Contractor who are also an approved RPS Supplier. Site works and reporting will be monitored by RPS (a CIfA Registered Archaeological Organisation). The archaeologists will follow the Code of Conduct of the Chartered Institute for Archaeologists (2020).

5.3 In accepting a contract to undertake the works, the appointed Archaeological Organisation will take responsibility for the standards and levels of recording and reporting plus the preparation of required Health and Safety documentation.

5.4 In the first instance the appointed archaeological fieldwork contractor will fully review all available information regarding the works areas, in particular contamination, utilities, and UXO information, and will produce their own Health and Safety Risk Assessment (RAMS) documentation. The appointed archaeological contractor will also submit a Data Management Plan and list of key staff.

Watching Brief Methodology

5.5 An archaeological watching brief will be undertaken on the foundations excavated for the new blocks and the new drainage. Foundation and drainage plans for the development are provided in Appendix 1.

5.6 A watching brief will cause minimal disruption to site works and will take place within agreed constraints. Watching briefs are not recommended in circumstances where important or complex archaeological remains are liable to be discovered, resulting in a risk of conflict between the need to record archaeological finds and the need to allow ground works to proceed. However, the on-site contractor must ensure that the attending archaeologist is allowed sufficient time to examine and record any archaeological remains encountered during the works.

5.7 The attending archaeologist will monitor the work and record any archaeological remains revealed in the appropriate manner (plans, sections, field notes and/or pro-forma ‘context sheets’). Any necessary photographic records will be made using digital or conventional media as deemed appropriate. All recording will be carried out in accordance with national standards (CIFA, 2020; 2023a/b)

5.8 In areas of archaeological interest, the excavation and removal of deposits by the Contractor will, as far as possible, proceed according to the reasonable advice and guidance given by the attending archaeologist. Some watching brief areas may need to be re-scheduled in order to provide a safe environment for archaeological recording.

5.9 Provision will be made, at the earliest stage of development programming, for specified block of time to be made available for unrestricted archaeological access to areas of groundworks to carry out the watching brief and any ‘controlled excavation’ deemed necessary.

5.10 Any human remains (if encountered) must also be left in situ, covered and protected. The latest Historic England guidance ‘The Role of the Osteologist in an Archaeological Fieldwork Project’ (HE 2018) indicates a preference to lift burials encountered at evaluation stage. However, this is specialist guidance which should be read in conjunction with the Advisory Panel on the Archaeology of Burials in England 2017 ‘Guidance for Best Practice of the Treatment of Human Remains Excavated from Christian Burial Grounds’ (Second Edition), which also deals with non-Christian burials, which indicates that retention in situ is the best option. In cases where removal is the only option and absolutely essential, human remains will only be excavated after obtaining the relevant

Ministry of Justice Licence, as required by the Burials Act of 1857 (amended 1981). The discovery of human remains will be reported to the local coroner. Other structured or placed deposits will be recorded and retained as “small finds”. Should sufficient human bone be exposed to warrant specialist examination in situ, a human bone specialist may be required to attend to examine the remains.

5.11 Any finds covered by the provisions of the Treasure Act (1996, amended 2003) and Treasure (Designation) Order 2002, including gold and silver, will be moved to a safe place and reported to the coroner's office according to the procedures determined by the Act. They will also be reported to the local Finds Liaison Officer from the Portable Antiquities Scheme. Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the artefacts from theft or damage.

5.12 Under the Treasure Act 1996, all treasure finds must be reported to the Coroner in the relevant district within 14 days of the day of discovery, or within 14 days of the day on which it is realised it might be treasure, for example after having it identified.

5.13 As the appointed archaeological contractor will be providing a monitoring service to an on-going construction programme, the timing of which can vary considerably, it remains the client’s responsibility to ensure that their Principal Contractor informs RPS no later than one week in advance of the start of any proposed groundworks where a watching brief is required.

Access and Safety

5.14 Reasonable access to the site is to be arranged for representatives of the Local Planning Authority and archaeological advisor who may wish to make site inspections to ensure that the archaeological investigations are progressing satisfactorily. If required the monitoring meetings will be supported by short summaries submitted via email with supporting photographs.

5.15 All relevant health and safety regulations must be followed. A general health and safety policy must be provided by the Archaeological Contractor, and a detailed risk assessment for the archaeological works prepared. Safety helmets, safety boots and appropriate PPE will be used by all archaeological personnel as necessary. The Principal Contractor will provide appropriate toilet and washing facilities for the archaeological staff.

5.16 The archaeological organisation must be satisfied that the applicant or developer has provided all information reasonably obtainable on contamination and any other site constraints before any site work takes place.

Recording Systems

5.17 The recording systems adopted will be fully compatible with those most widely used elsewhere in Greater London, and those required by LAARC (The London Archaeological Archive and Research Centre), the archive receiving body. Context sheets should include all relevant stratigraphic relationships and for complex stratigraphy a separate matrix diagram should be employed. This matrix should be fully checked during the course of the works. If there is any doubt over recording techniques the guidance of the archaeological advisor will be sought.

5.18 A unique-number site code will be agreed with the LAARC in advance of the watching brief.

5.19 Site location plan required; general plan (e.g. OS 1:1250) showing investigation area and development site in relation to surrounding locality and street pattern.

5.20 This will be supplemented by plans of the watching brief interventions at 1:500, which will show the location of the areas investigated in relationship to the investigation area, OS grid and site grid (if any). The locations of the OS bench marks used and site TBMs will also be identified.

5.21 Archaeological plans recording the full extent in plan of all archaeological deposits must be made. All significant deposits that significantly affect the interpretation of the site and relate to the watching

brief objectives should be formally planned in relation to the trench and OS grid and be at a scale of 1:10 or 1:20.

5.22 Sections containing significant deposits, including half sections, should be drawn as appropriate.

5.23 All archaeological plans and sections should be on drawing film at a scale of 1:10 or 1:20 and should include context numbers and OD spot heights for all principal strata and features.

5.24 An adequate photographic record of any significant archaeological remains is required, in both plan and section. This will include black and white and colour digital images illustrating in both detail and general context the principal features and finds discovered. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted.

5.25 A Harris Matrix stratification diagram will be compiled and fully checked during the course of the works.

Finds and Samples

5.26 All recovery, retention and treatment of finds and samples will be carried out mindful of the overall purpose of the exercise, i.e. to evaluate for further decision making, as expressed in CIFA (2023) guidelines. To this end, all artefactual and ecofactual material will be reviewed on site for its capability to inform the watching brief report.

5.27 Consideration should also be given to the recovery of specialist samples for scientific analysis, particularly samples for absolute dating, structural materials and cultural/environmental evidence. Different sampling strategies may be employed according to established research targets and the perceived importance of the strata under investigation. Close attention will be given to sampling for date, structure and environment.

5.28 If required, the strategy for sampling archaeological and environmental deposits and structures (which can include soils, timbers, animal bone and human burials) will be developed in consultation with the archaeological advisor and the Historic England Scientific Advisor. Bulk samples will generally be 40l.

5.29 Organic samples will be subject to appropriate specialist analysis. There may be a requirement to submit timbers to dendrochronological analysis and to process some samples to provide C14 dating. Other forms of specialist analysis may also be appropriate.

5.30 All finds and samples will be treated in a proper manner and to the standards of the UK Institute of Conservators Guidelines. They will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the guidelines set out in the UK Institute for Conservation “Conservation Guideline No 2”. Appropriate guidelines set out in the Museums and Galleries Commissions “Standards in the Museum Care of Archaeological Collections (1991)” will also be followed.

5.31 All retained finds and samples will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in a proper manner and to standards agreed in advance with the archive receiving body.

5.32 The pottery specialist employed by the Archaeological Contractor will be familiar with local pottery types and with a record of publications in the region.

5.33 The spot dating of pottery will be employed, where appropriate, to inform the onsite methodology and interpretation.

Ownership of finds

5.34 Whereas ownership of any finds on the site lies with the landowner, it is necessary that the landowner gives the necessary approvals, licences and permissions to donate any finds recovered from the site to the archive receiving body, to enable that body to carry out its obligations to curate the finds, in perpetuity, as part of the archaeological Archive from this site.

5.35 These approvals, licences and permissions shall be either confirmed in the Agreement and Contract regulating the archaeological works and/or confirmed by the completion of the relevant Deed of Transfer form.

5.36 The client (or their agent) will make arrangements for the signing of the Deed of Transfer Form by the client or, if the landowner is different to the client, by the landowner.

5.37 Notwithstanding the above, subsequent arrangements may be made if required between the landowner and/or the client and the archive receiving body for the conservation, display, provision of access to or loan of selected finds in or near their original location.

Reports and Archives

Reporting

5.38 A draft report on the results of the evaluation and watching brief will be prepared, both in bound paper format with colour images, and also in electronic format a PDF with a minimum file size of 300dpi.

5.39 The summary report should include:

1. The archaeological contractor's site/finds code.
2. Perceived archaeological potential of the site and the vicinity from documentary sources – historic, cartographic, archaeological, geographical, topographic and environmental;
3. The aims and methods adopted in the course of the watching brief;
4. Illustrative material including maps, plans, sections, drawings and photographs as necessary: photographs should include images of work in progress together with any significant features revealed;
5. The nature, extent, date, condition and significance of the archaeological finds with specialist opinions and parallels from other sites if required;
6. The perceived degree of survival of archaeological deposits across the site, as affected by its present state and recent past (e.g. extent of modern truncation); and
7. A digital copy of the draft report will be sent to RPS Heritage for onward submission to the archaeological advisor. Once approved a final copy will be submitted to the Greater London HER.

5.40 The draft report will be produced within three to four weeks of completion of the fieldwork. A copy of the report will be forwarded to the archaeological advisor as soon as it is complete. Any amendments required to the draft report will be completed within six weeks of completion of the fieldwork.

Archives

5.41 A short summary of the results of the evaluation will be submitted to the GLHER (using the appropriate archaeological report forms) and for publication in the appropriate academic journals if appropriate.

5.42 Details of the project will be submitted to the online database maintained by the Online Access to the Index of Archaeological Investigations (OASIS) Project.

5.43 Finds and records will be curated by a single organisation, and be available for public consultation in a site archive compatible with other archaeological archives held by the archive receiving body, and adhering to standards set out in the following:

- Archaeological Archive Forum, Archaeological Archives: a guide to best practice in creation, compilation transfer and curation (2011)

- Museum of London, General Standards for the preparation of archaeological archives deposited with the Museum of London (2009)
- Museums and Galleries Commission's Standards in the Museum Care of Archaeological Collections (1992)
- Society of Museum Archaeologists' draft Selection, Retention and Dispersal of Archaeological Collections (1992)
- Society of Museum Archaeologists (1995) Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales.
- United Kingdom Institute for Conservation Guidelines for the preparation of excavation archives for long term storage (1990)
- Historic England, Chartered Institute for Archaeologists, & Dig Ventures. 'Dig Digital. Work Digital. Think Archive. Create Access'. A guide to managing digital data generated from archaeological investigations (2019)

5.44 Copyright of the written archive will be vested in the archive receiving body. Pursuant to these agreements the archive will be presented to the archive officer or relevant curator within 12 months of the completion of fieldwork (unless alternative arrangements have been agreed in writing with the local planning authority). If there is further field work the archive for the evaluation will be presented with the archive for that field work.

6 OTHER MATTERS

Archaeological Contractor

6.1 RPS will oversee the Archaeological Contractor on behalf of their client. This will include the appointment process, management of fieldwork and editorial of reporting documentation. This WSI does not specifically name an Archaeological Contractor at this stage, to enable flexibility in appointing the appropriate contractor for the project at the relevant point in time. In due course, the chosen Contractor will produce a method statement to be appended to this WSI, that will include any contractor-specific information to ensure the requirements of the brief are suitably met. A number of key points regarding the suitability of an Archaeological Contractor are made here:

6.1.1 The Archaeological Contractor will be on the Register of Archaeological Organisations (RAO) that is kept by the Chartered Institute for Archaeologist (CIfA). This is a peer reviewed list and any organisation on that list should be considered a competent archaeological organisation.

6.1.2 In addition, the Archaeological Contractor will be chosen only from the RPS approved suppliers list, which is held centrally by the RPS Heritage team and further ensures the competency of the contractor. All (archaeological) organisations on the RPS approved suppliers list are Registered Archaeological Organisations with CIfA.

6.1.3 When appointing an Archaeological Contractor, the competency of the contractor and relevant staff will also be ensured by a proven track record in undertaking archaeological works within the Greater London area.

6.1.4 The availability of an Archaeological Contractor will also be a consideration, to ensure that site programmes and reporting deadlines are met. The competency or qualifications of a contractor will not be compromised when discussing availability, time will be allowed for in the programme to ensure the appropriate staff are able to attend.

6.1.5 The field team deployed by the Archaeological Contractor will include only full time professional archaeological staff. No volunteers, students or similar will be allowed to undertake archaeological work.

6.1.6 The appointed archaeological contractor will also submit a Data Management Plan and list of key staff in advance of the works.

Standards

6.2 RPS Heritage endorses *the Code of Practise and the Code of Approved Practise for the Regulation of Contractual Arrangements in Field Archaeology* of the Chartered Institute for Archaeologists.

6.3 All staff supplied by the archaeological contractor should be of a standard approved by RPS Heritage and be employed in line with the Chartered Institute for Archaeologist's Codes of Practise and hold membership of the Chartered Institute for Archaeologists.

6.4 Provision should be made for monitoring of all stages of the project by the client and the local planning authority and their representatives.

Insurance and Health and Safety

6.5 The archaeological contractor will maintain both public liability (£5,000,000) and professional indemnity insurance (£1,000,000). Full details of insurance cover can be supplied on request.

The principal contractor will ensure that all work is carried out to within the Health and Safety and Work etc Act 1974 and the Management of Health and Safety Regulations 1999.

Sources Consulted

Chartered Institute for Archaeologists Guidelines

Chartered Institute for Archaeologists (CIFA). Standard and guidance for an archaeological watching brief, 2020

Chartered Institute for Archaeologists, (CIFA), By-Laws, Standards and Policy Statements of the Chartered Institute for Archaeologists, Standards and guidance, 2023a

Chartered Institute for Archaeologists, (CIFA). Standards for archaeological monitoring and recording, 2023b

Chartered Institute for Archaeologists, (CIFA). Universal guidance for archaeological monitoring and recording, 2023c

National Guidance

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised February 2019)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *National Planning Practice Guidance* 2014 (revised 2019)

Guidelines

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)

Historic England. Environmental Archaeology. A guide to the theory and practice of methods, from sampling and recovery to Post-Excavation. 2011

Historic England Historic Environment *Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England. Geoarchaeology. Using earth science to understand the archaeological record. 2015

Historic England Historic Environment *Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document

Historic England *Understanding Historic Buildings. A Guide to Good Recording Practice*. 2016

Historic England Historic Environment *Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

Historic England, Chartered Institute for Archaeologists, & Dig Ventures. 'Dig Digital. Work Digital. Think Archive. Create Access'. A guide to managing digital data generated from archaeological investigations. 2019

MAP2 *Management of Archaeological Projects* (Second Edition) 1991

MoRPHE *Management of Research Projects in the Historic Environment* The MoRPHE Project Managers' Guide 2009

MoRPHE Management of Research Projects in the Historic Environment PPN 3: Archaeological Excavation January 2008

Museums and Galleries Commissions Standards in the Museum Care of Archaeological Collections 1991

Museum of London, 2002 A research framework for London archaeology 2002

Museum of London, 2009 General Standards for the preparation of archaeological archives

deposited with the Museum of London

United Kingdom Institute for Conservation (UKIC) Conservation Guideline No 2 (n/d)

United Kingdom Institute for Conservation (UKIC) guidelines for the preparation of excavation archives for long term storage 1990

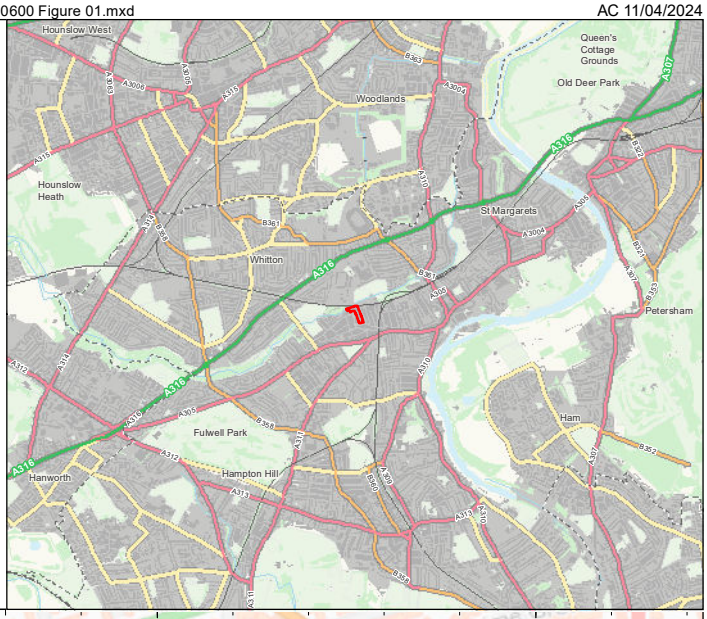
Treasure Act 1996 Code of Practice (2nd Revision) 1996, DCMS

Site specific

AP Geotechnics, Greggs Bakery/Twickenham, Phase II, Geoenvironmental Investigation, 2019

RPS. Greggs Bakery & No. 2 Gould Rd, Twickenham. Archaeological Desk Based Assessment. 2022

FIGURES



Site Boundary

N

0 100 200m

Scale at A4: 1:10,000

A TETRA TECH COMPANY

Figure 1

Site Location

AC 11/04/2024

Legend

Site Boundary

N

0 10 20m

Scale at A3: 1:750

A TETRA TECH COMPANY

Figure 2

Development Plan

Project Ref: N:\794-PLN\HER-0001-0999\00600 - Greggs Twickenham\Figures\Mapping\GIS\Projects\00600 Figure 02.mxd

APPENDICES

Appendix 1: Foundation and drainage plans.

DESIGN NOTES

1. STORAGE DESIGN BASED ON 1 IN 100 YR STORM + 40%.

2. DRAIN POINTS AND LOCATIONS CURRENTLY INDICATIVE ONLY.

3. CONTRACTOR TO ESTABLISH LOCATIONS OF ALL EXISTING SERVICES PRIOR TO COMMENCING.

4. EXISTING TREES TO BE PROTECTED WHERE EXCAVATIONS RUN CLOSE.

5. APPROVAL TO BE GAINED FROM THAMES WATER FOR CONNECTIONS TO SEWERS AND DISCHARGE RATES.

6. CONTRACTOR TO ALLOW FOR NEW FOUL AND SURFACE WATER SEWER CONNECTIONS INTO THE SEWER AND RIVER RESPECTIVELY.

7. REFER TO EXTERNAL WORKS LAYOUTS 1800 & 1801 FOR SOAKAWAY AND PERMEABLE PAVING/GRANULAR SUB-BASE EXTENTS.

8. BUILD OVER AGREEMENT WITH THAMES WATER REQUIRED FOR EXISTING FOUL WATER SEWER RUNNING THROUGH SITE.

9. ALL GRANULAR SUB-BASE TO BE MINIMUM 600mm IN DEPTH. INFILTRATION RATE 4.47x10-6m/s TAKEN FROM WATERMAN'S FLOOD RISK ASSESSMENT, DATED FEBRUARY 2019. FURTHER SOAKAGE TESTS TO BE UNDERTAKEN ON SITE PRIOR TO CONSTRUCTION.

SPECIFICATION NOTES

1. ALL DRAINAGE SHALL BE CONSTRUCTED AND COMMISSIONED IN ACCORDANCE WITH BS EN 295 & BS EN752, BUILDING REGULATIONS DOC. H AND ANY PARTICULAR REQUIREMENTS OF THE BUILDING CONTROL OFFICER.

2. DRAIN BEDDING IS TO BE PROVIDED AS D200.0, D200.1 and D200.2 AS SHOWN ON THE DRAINAGE DETAILS SHEETS.

3. 'EFFECTIVE COVER' IS THE MINIMUM DEPTH OF COVER OVER THE PIPE CROWN AT ANY TIME DURING THE CONSTRUCTION PROCESS.

4. ALL CONCRETE PIPEWORK, MANHOLES AND FITTINGS SHALL BE TO BS 5911 (ALL RELEVANT PARTS). ALL CONCRETE PIPEWORK TO BE TO HIGH STRENGTH

5. WHERE CONNECTIONS ARE TO BE MADE TO EXISTING MANHOLES/SEWERS, INVERT LEVELS, PIPE SIZES & ORIENTATION SHALL BE CHECKED PRIOR TO THE COMMENCEMENT OF THE WORKS AND ANY VARIANCE REPORTED TO THE ENGINEER IMMEDIATELY.

6. WHERE PIPELINES CROSS, EACH IS TO BE SURROUNDED WITH GRADE ST4 MASS CONCRETE FOR A DISTANCE NOT LESS THAN 1m CENTRED ON THE CROSSING POINT. LENGTH OF SURROUND TO BE EXTENDED AS NECESSARY TO WITHIN 150mm OF THE NEXT NEAREST FLEXIBLE JOINTS.

7. THE CONTRACTOR IS TO ENSURE THAT PROTECTIVE MEASURES ARE TAKEN TO ENSURE THAT DRAINAGE PIPEWORK AND FITTINGS ARE NOT DAMAGED BY SITE TRAFFIC PRIOR TO OVERSITE FILLING OPERATIONS BEING COMPLETED AROUND BUILDINGS.

8. ALL PRIVATE DRAINAGE PIPEWORK SHALL BE PVCu. ALL ADOPTED DRAINAGE TO BE VC. ALL UNDERBUILDING DRAINS TO BE LAID AT A GRADIENT OF 1:40

9. WHERE DRAINS PASS THROUGH FOUNDATIONS OR CONNECT TO MANHOLES, FLEXIBLE PIPE JOINTS ARE TO PROVIDED WITHIN 150mm OF THE FACE OF THE STRUCTURE AND WITHIN A FURTHER 600mm TO FORM A ROCKER PIPE.

10. WHERE PIPES PASS THROUGH SCREEN WALLS, FOOTINGS OR RETAINING WALLS, LINTELS ARE TO BE PROVIDED.

11. WHERE PIPELINES PASS WITHIN 1m OF BUILDINGS OR WALLS THE FOUNDATIONS ARE TO BE TAKEN DOWN BELOW THE BOTTOM OF THE TRENCH

12. 450mm DIA. INSPECTION CHAMBERS (FIC/SIC) MAY BE USED:
- WITH 350mm REDUCED OPENING WHERE THE DEPTH FROM COVER TO INVERT EXCEEDS 1000mm.

300mm DIA. POLYPROPYLENE ACCESS CHAMBERS (FAC/SAC) MAY BE USED
- WHERE THE DEPTH FROM COVER TO INVERT DOES NOT EXCEED 600mm AND WHERE THE PIPE SIZE DOES NOT EXCEED 100mm DIA.

13. STEEL COVERS WITHIN PROPERTY BOUNDARIES SHALL BE:
(UNLESS NOTED ON DRAWING OR MANHOLE SCHEDULE)
-ON PRIVATE DRIVEWAYS: FACTA GRADE B (BS EN ISO 1461: 1999)
-ON PRIVATE PATHWAYS, VERGES OR ON GARDENS: FACTA GRADE A (BS EN ISO 1461: 1999)

DUCTILE IRON COVERS OUTSIDE PROPERTY BOUNDARIES SHALL BE:
(UNLESS NOTED ON DRAWING OR MANHOLE SCHEDULE)
-ON ACCESS ROADS AND CAR PARKS: GRADE D400 (BS EN 124:1994)
-ON SHARED PATHWAYS, VERGES: GRADE A15 (BS EN 124:1994)

14. COVER LEVELS SHOWN 'CL' AND INVERT LEVELS SHOWN 'IL' ARE IN METRES ABOVE ORDNANCE DATUM.

15. ALL DRAINS TO BE 100mm DIAMETER UNLESS NOTED OTHERWISE

16. ALL DRAINS MARKED 'FWS' OR 'SWS' ARE PROPOSED ADOPTED SEWERS AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH 'SEWERS FOR ADOPTION, 7TH EDITION'

KEY

- Private surface water drain
- Private foul drain
- French drain
- FIC — Foul Plastic Inspection Chamber - D202.6
- SIC — Surface Water Plastic Inspection Chamber - D202.6
- SAC — 300mm diameter Surface Water Access Chamber - D202.18
- FAC — 300mm diameter Foul Water Access Chamber - D202.18
- ExFMH — Existing Foul Manhole
- SWMH — Private Surface Water Manhole
- SVP — Foul drain point
- RWP — SW Drain point for RWP
- Drainage channel (Hauraton Recyfix 100 or similar approved)
- Soakaway extents i.e. area with NO impermeable membrane

GENERAL NOTES

1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations , record drawings or the like. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. any discrepancies shall be notified to gta prior to works commencing.

2. Tender or billing drawings shall not be used for construction or the ordering of materials.

3. Do not scale. All dimensions and levels to be site confirmed.

4. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with H&S plan requirements.

5. Copyright : This drawing must not be copied, amended nor reproduced without the prior written agreement of gta.

6. All drawings specifications and recommendations made by gta are subject to Local Authority and other relevant Statutory Authorities approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Clients risk. gta hold no responsibility for resulting abortive works or costs.

Rev.	Amendments	Date	Dsn	Chk
T2	UPDATED TO LATEST SITE PLAN AND BLOCK F/E DRAINAGE POINTS	23.07.20	TB	NS
T1	TENDER ISSUE	14.07.20	TB	NS

Status: TENDER

Client: GRAVITY

Architect: ASSAEL

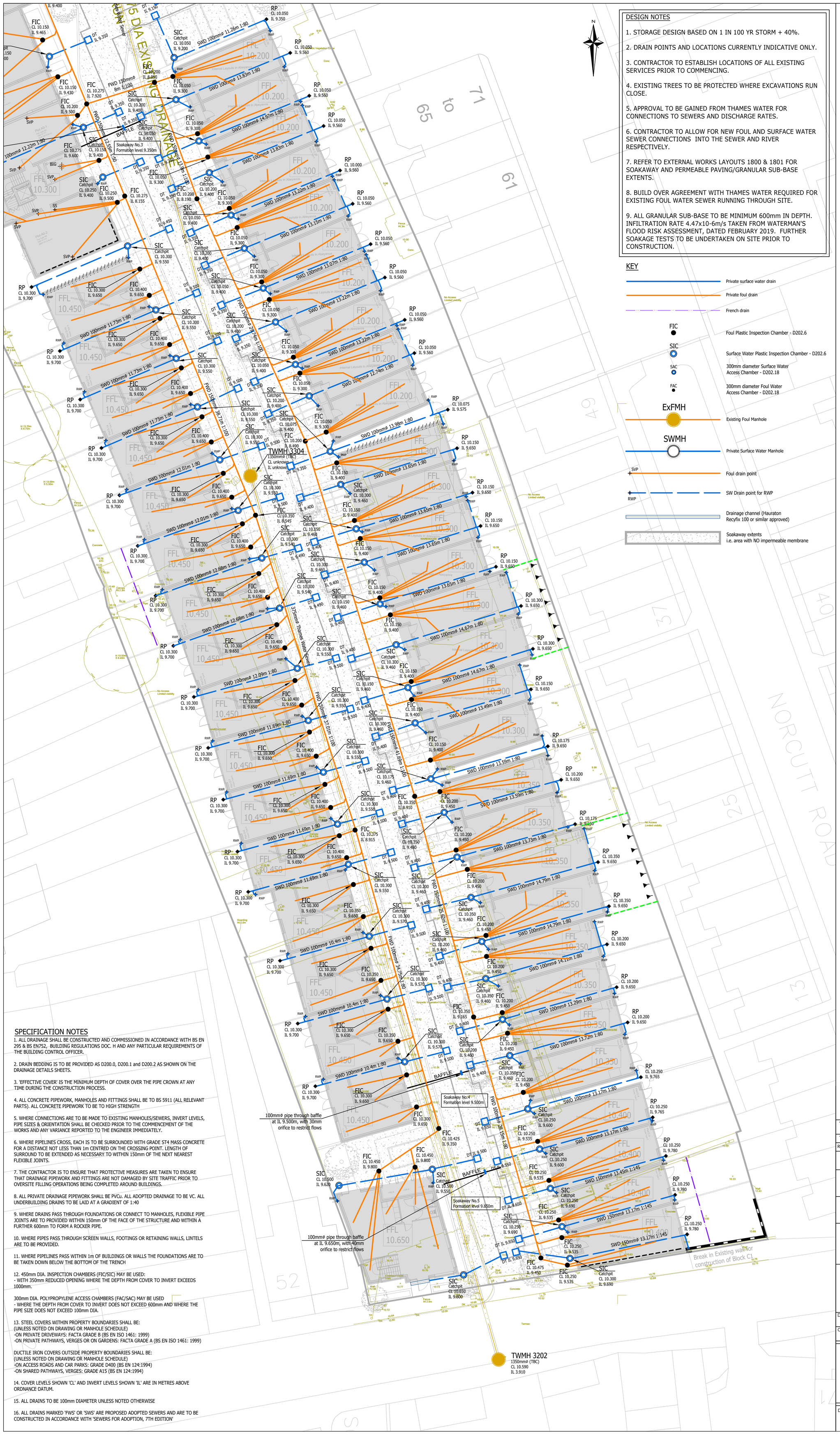
Project: GREGGS BAKERY SITE TWICKENHAM

Title: DRAINAGE LAYOUT SHEET 1

Date	Scale @ A1
JULY 2020	1:200
Clients Ref.	Project Ref.
	10198

gta Civils & Transport
Gloucester House, 66a Church Walk, Burgess Hill, West Sussex, RH15 9AS
Tel.01444 871444 Web: www.gtacivils.co.uk

Drawing Number	Rev.
10198-1600	T2



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Rev	Amendments	Date	Dsn	Chk
T2	UPDATED TO LATEST SITE PLAN AND BLOCK F/E DRAINAGE POINTS	23.07.20	TB	NS
T1	TENDER ISSUE	14.07.20	TB	NS

Status: TENDER

Client: GRAVITY

Architect: ASSAEL

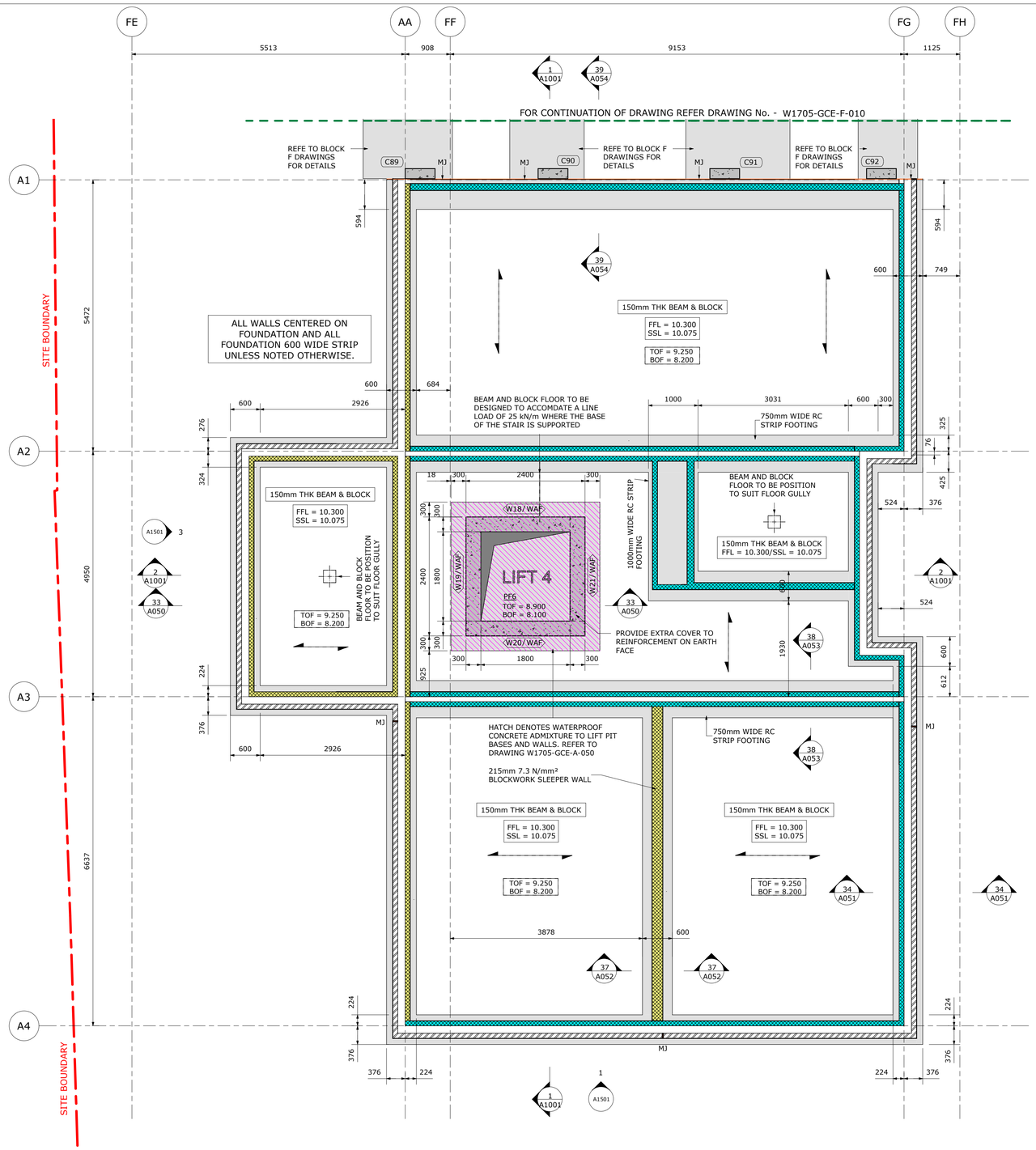
Project: GREGGS BAKERY SITE TWICKENHAM

Title: DRAINAGE LAYOUT SHEET 2

Date	Scale @ A1
JUNE 2020	1:200
Clients Ref.	Project Ref. 10198

gta Civils & Transport
Gloucester House, 66a Church Walk,
Burgess Hill, West Sussex, RH15 9AS
Tel.01444 871444 Web: www.gtacivils.co.uk

Drawing Number	Rev.
10198-1601	T2



2 Block A - Foundation Plan

1 : 50

FOUNDATION NOTES :

1. FOUNDATION TO BE CONSTRUCTED WITH REFERENCE TO ALL DRAINAGE AND M&E SERVICE DRAWINGS AND DRAINS/SERVICES TO BE CAST IN WHERE REQUIRED.
2. ALL GROUND BEAMS TO BE CONCRETE GRADE RC35 AND SUITABLE FOR DESIGN CHEMICAL CLASS DS-1 AND AC-1 IN ACCORDANCE WITH BS-8500-1 AND CONFORMING TO BS-8500-2.
3. REFER TO GCE DRG. 0000 FOR DRAINAGE CONSTRUCTION DETAILS.
4. REFER TO CIVIL DRAWING XX FOR DRAINAGE LAYOUT. LINE OF INTERNAL DRAINAGE ROUTES TO BE LAID MINIMISING CROSSOVER OF FOUNDATIONS.
   IN INSTANCES WHERE DRAINAGE RUNS CLASH WITH AIRBRICKS, AIR BRICK MUST BE REPOSITIONED.

FOUNDATION KEY :

	DENOTES DRAINAGE RUNS.
TOF =	DENOTES TOP OF FOUNDATION LEVEL.
TOC =	DENOTES TOP OF CONCRETE LEVEL.
FFL =	DENOTES FINISHED FLOOR LEVEL.
SSL =	DENOTES STRUCTURAL SLAB LEVEL.
SVP/RWP/SS	DENOTES 200X200 STRUCTURAL OPENING
FG	DENOTES FOUL GULLY
+C	DENOTES 25MM CHAMFER TO BE PROVIDED TO ALL CORNERS OF COLUMN.
MJ	DENOTES STRUCTURAL MOVEMENT JOINT
	DENOTES 1200 LG. 100/65DP.PCC LINTEL. MIN. 225 BEARING. DENOTES 900 LG. 100/65DP. PCC LINTEL. MIN. 225 BEARING.
00.000	DENOTES PROPOSED LEVEL.

BLOCKWORK STRENGTH LEGEND :

- DENOTE 3.6 N/MM² BLOCKWORK WALL
- DENOTE 7.3 N/MM² BLOCKWORK WALL
- DENOTE 10.4 N/MM² BLOCKWORK WALL
- DENOTE 17.5 N/MM² BLOCKWORK WALL
- DENOTE 22.5 N/MM² BLOCKWORK WALL
- DENOTE 30 N/MM² BLOCKWORK WALL
- DENOTE REINFORCED CONCRETE WALL
- DENOTE FACING BRICKWORK TO ARCHITECT SPECIFICATION
- DENOTE EXISTING WALL TO BE RETAINED

THIS DRAWING SHOULD BE PRINTED IN COLOUR

NOTE : BEAM AND BLOCK FLOORS TO BE DESIGNED TO ACCOMMODATE THE FOLLOWING LOADS : SDL: 2.5 kN/m2 (Finishes + Partitions)
LL: 1.5 kN/m2 (Apartments)
LL: 3.0 kN/m2 (Communal areas)

NOTE : THE INTERNAL DRAINAGE POINTS AND BELOW GROUND DRAINAGE IS NOT YET FIXED AT THE TIME OF DRAWING PRODUCTION, AND IS THEREFORE NOT SHOWN ON OUR DRAWINGS. THE CONTRACTOR IS TO MAKE ALLOWANCE FOR PROVISION OF SUBSTRUCTURE LINTELS AT THE LOCATION OF ALL PENETRATIONS THROUGH THE SUBSTRUCTURE BLOCKWORK WALLS.

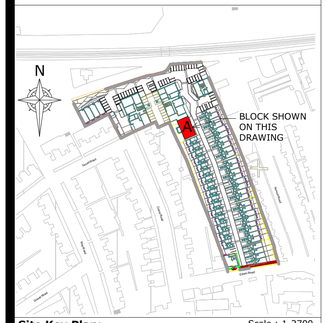
AIRBRICK LOCATIONS ARE ALSO TO BE CONFIRMED BY THE ARCHITECT AND ARE NOT CURRENTLY SHOWN.

SETTING OUT COORDINATES FOR GRID INTERSECTIONS WILL BE PROVIDED FOLLOWING RECEIPT OF FIXED SITE PLAN.

IMPORTANT NOTE : REFER TO GRAVITY CONSULTING ENGINEERS LTD DRAWING W1705-GCE-SW-900 FOR GENERAL NOTES AND MATERIAL SPECIFICATION.

NOTES A1

1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL ARCHITECTS, CIVIL AND SERVICE ENGINEERS DRAWINGS AND SPECIFICATIONS.
2. POOR PLANNING WILL INCREASE THE POTENTIAL FOR DELAYS DURING CONSTRUCTION. THE CONTRACTOR SHALL READ THE CONTRACT DRAWINGS AND SPECIFICATIONS IN ADVANCE OF THE WORK AND MAKE SURE THE WORKS IDENTIFIED ON THE DRAWINGS ARE FULLY UNDERSTOOD PRIOR TO COMMENCEMENT OF THE WORKS IDENTIFIED ON THE DRAWINGS. IN THE EVENT THAT THE CONTRACTOR FEELS INFORMATION OR MATERIALS ARE MISSING FROM THE DRAWINGS, NOTIFICATION SHALL BE MADE TO THE DEVELOPER'S SITE MANAGEMENT TEAM BY THE CONTRACTOR WELL IN ADVANCE OF THE WORKS SUCH THAT DELAYS TO THE PROGRAMME CAN BE MINIMISED OR ELIMINATED.
3. DO NOT SCALE FROM THIS DRAWING TO SET OUT ELEMENTS ON SITE. USE DIMENSIONS ONLY. USE ALL AVAILABLE PLANS AND SECTIONS. CONTACT GRAVITY CONSULTING ENGINEERS LTD ON THE NUMBER BELOW IN THE EVENT THAT THERE ARE DISCREPANCIES BETWEEN WHAT IS SHOWN ON PLAN AND WHAT IS SHOWN ON SECTION.
4. SERVICES ARRANGEMENTS PRODUCED BY OTHERS ARE SHOWN ON OUR DRAWINGS WITH THE BEST INTENTION. THERE MAY BE CHANGES TO THE SERVICES ENGINEER'S REQUIREMENTS SUBSEQUENT TO THIS DRAWING ISSUE THAT HAVE NOT BEEN REFLECTED ON THIS DRAWING. THE CONTRACTOR SHALL READ THIS DRAWING IN CONJUNCTION WITH THE SERVICES ENGINEER'S DRAWINGS AND UTILITY DRAWINGS TO ENSURE CORRECT POSITIONING AND SIZE OF PENETRATIONS THROUGH SUBSTRUCTURE AND SUPERSTRUCTURE ELEMENTS PRIOR TO PLACING CONCRETE. ALWAYS CHECK FOR LATER REVISIONS OF THIS DRAWING AND FOR LATER REVISIONS OF ARCHITECTS AND SERVICES/CIVIL ENGINEERS DRAWINGS THAT MAY HAVE AN IMPACT ON THIS DRAWING.
5. THE CONTRACTOR IS TO REFER TO THE FULL SCHEDULE OF RESIDUAL RISKS IN THE CONTRACT DOCUMENTATION AND ALSO TO INFORMATION FROM OTHER DESIGNERS, IN PARTICULAR THE M&E CONSULTANT REGARDING EXISTING LIVE SERVICES.



Site Key Plan: Scale : 1-2700

Rev	Description	By	Date	Chk'd
T1	Tender Issue	AM	13.07.20	TW

Issue Status

TENDER

Project

GREGGS
TWICKENHAM

Detail

BLOCK A - FOUNDATION PLAN

Client /Architect

London Square

Standford Eatwell

LONDON SQUARE

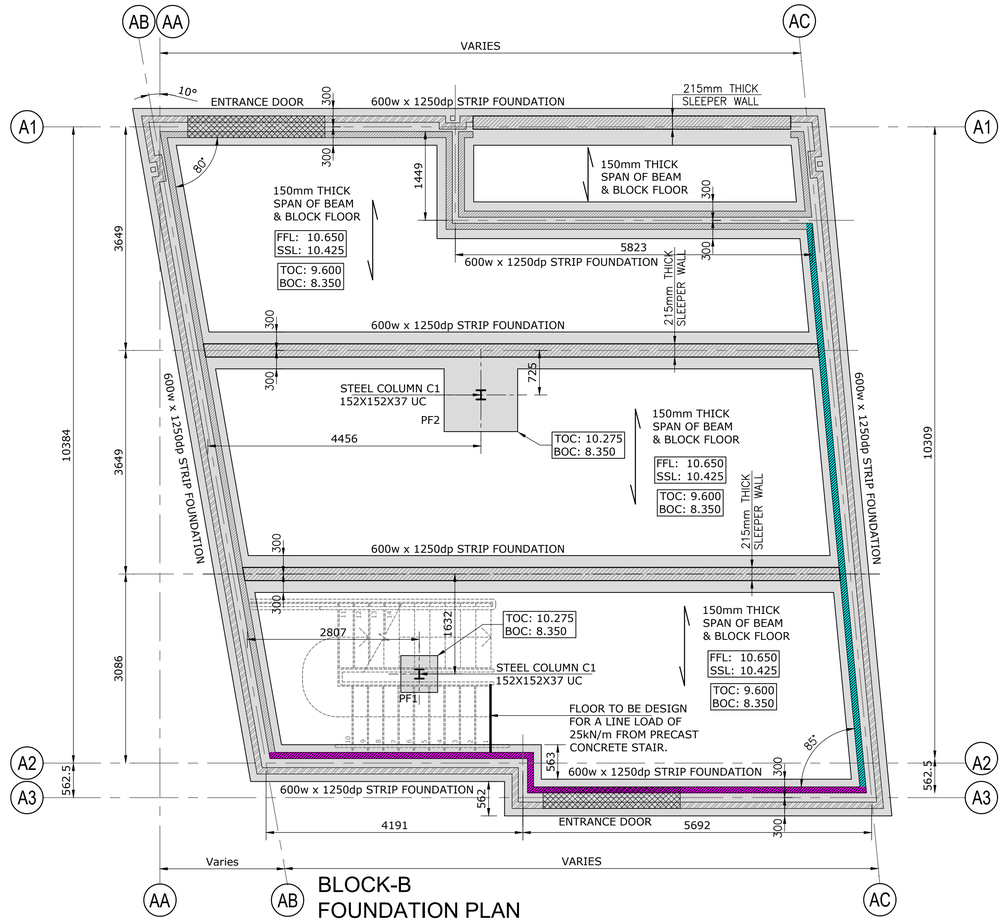
Project Ref.	Scale @ A1	Drawn By	Approved By
W1705	As indicated	AM	GS

Drawing No. W1705-GCE-A-010 Rev T1

GRAVITY CONSULTING ENGINEERS LTD
Capitol Building
Oldbury,
Bracknell,
Berkshire,
RG12 8FZ

Tel: 0118 907 1533
E:MAIL info@gravity-ce.co.uk WEB: www.gravity -ce.co.uk

GRAVITY CONSULTING ENGINEERS



LEGEND:

- DENOTES FOUL DRAINAGE RUNS
- SPAN OF BEAM AND BLOCK FLOOR
- DENOTES ENTRANCE DOOR
- DENOTES 900 LGX100X65 DP. PCC LINTEL. 225 BEARING.
- DENOTES 1200 LGX100X65 DP. PCC LINTEL. 225 BEARING.
- SHADING DENOTES EXTENT OF REINFORCED STRIP FOOTING
- AIR BRICKS SHOWN ON THIS DRAWING FOR INDICATIVE PURPOSE ONLY BUILDER TO REFER TO XXX ARCHITECTS SUBSTRUCTURE FOR LOCATION AND SETTING OUT
- TOC: DENOTES TOP OF CONCRETE FOUNDATION LEVEL
- BOC: DENOTES BOTTOM OF CONCRETE FOUNDATION LEVEL
- FFL: FINISHED FLOOR LEVEL
- SSL: STRUCTURAL SLAB LEVEL(i.E TOP OF FLOOR BEAMS)

NOTE:
1. REFER TO XXX DRAWINGS FOR DRAINAGE LAYOUT DWG.XXXX REV_(X) XXXX REV_(X). LINE OF INTERNAL DRAINAGE ROUTES TO BE LAID MINIMISING CROSSOVER OF FOUNDATIONS.
2. IN INSTANCES WHERE DRAINAGE RUNS CLASH WITH AIRBRICKS, AIR BRICK MUST BE REPOSITIONED. (REFER TO ARCHITECT'S DRAWINGS FOR AIRBRICK POSITIONS)

NOTE:-
BEAM AND BLOCK FLOOR TO BE DESIGNED TO ACCOMMODATE THE FOLLOWING LOADINGS.

SDL:2.0kN/m2
LL :5.0kN/m2

FOR TYPICAL SECTION DRAWING REFER TO DRAWING No's W1705-GCE-B-050

ALL BLOCKWORK BELOW DPC TO BE 7.3N DENSE CONCRETE BLOCK.U.N.O

IMPORTANT NOTE:
REFER TO DWG W1705_900 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS.

THE SUBSTRUCTURE BLOCK PLAN IS BASED ON STANFORD EATWELL ARCHITECTS DWG.NO 1597-B-310 REV (P1).

THE FFL ON THIS DRAWING IS BASED ON GTA CIVIL DRAWINGS DRG NOs 10198-1801 REV (P2).

NOTE: CONTRACTOR IS TO ENSURE THAT HE IS WORKING TO THE LATEST DRAWING REVISION.

NOTE:-
THE VOID THICKNESS TO BE 300mm UNDER BLOCKS D1-12, BLOCK B AND BLOCK E TO DECREASE THE PRESSURE ABOVE THE EXISTING SEWER AND 250mm ELSEWHERE SUBJECT TO CONFIRMATION OF THE MEDIUM CHANGE POTENTIAL BY THE GEOTECHNICAL ENGINEER.

NOTE:-
THE INTERNAL DRAINAGE POINTS AND BELOW GROUND DRAINAGE IS NOT YET FIXED AT THE TIME OF DRAWING PRODUCTION,AND IS THEREFORE NOT SHOWN ON OUR DRAWING. THE CONTRACTOR IS TO MAKE ALLOWANCE FOR PROVISION OF ALL PENETRATIONS THROUGH THE SUBSTRUCTURE BLOCKWORK WALL.
AIRBRICK LOCATIONS ARE ALSO TO BE CONFIRMED BY THE ARCHITECT AND ARE NOT CURRENTLY SHOWN.
SETTING OUT COORDINATES FOR GRIDS INTERSECTIONS WILL BE PROVIDED FOLLOWING RECEIPT OF FIXED SITE PLAN.

STEEL COLUMN SIZES	
C1	152X152X37 UC

STRUCTURAL - PAD FOUNDATION SCHEDULE	
TYPE MARK	TYPE
PF1	600x600x900dp PAD FOUNDATION
PF2	1200x1200x900dp PAD FOUNDATION

BLOCKWORK STRENGTH LEGEND :

- DENOTE 3.6 N/MM² BLOCKWORK WALL
- DENOTE 7.3 N/MM² BLOCKWORK WALL
- DENOTE 10.4 N/MM² BLOCKWORK WALL
- DENOTE 17.5 N/MM² BLOCKWORK WALL
- DENOTE 22.5 N/MM² BLOCKWORK WALL
- DENOTE 30 N/MM² BLOCKWORK WALL
- DENOTE REINFROCED CONCRETE WALL
- DENOTE EXISTING WALL TO BE RETAINED

NOTES A1

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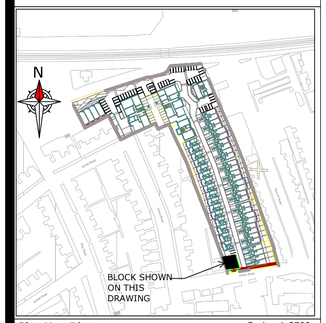

Site Key Plan: Scale : 1-2700

Rev	Description	By	Date	Chk'd
T1	TENDER ISSUE	SAA	13.07.20	OM

Issue Status

TENDER

Project
GREGGS BAKERY SITE
TWICKENHAM

Detail
BLOCK B - FOUNDATION PLAN

Client /Architect
LONDON SQUARE

STANDFORD EATWELL

Project Ref.	Scale @ A1	Drawn By	Approved By
W1705	As indicated	SAA	OM

Drawing No.	Rev
W1705-GCE-B-010	T1

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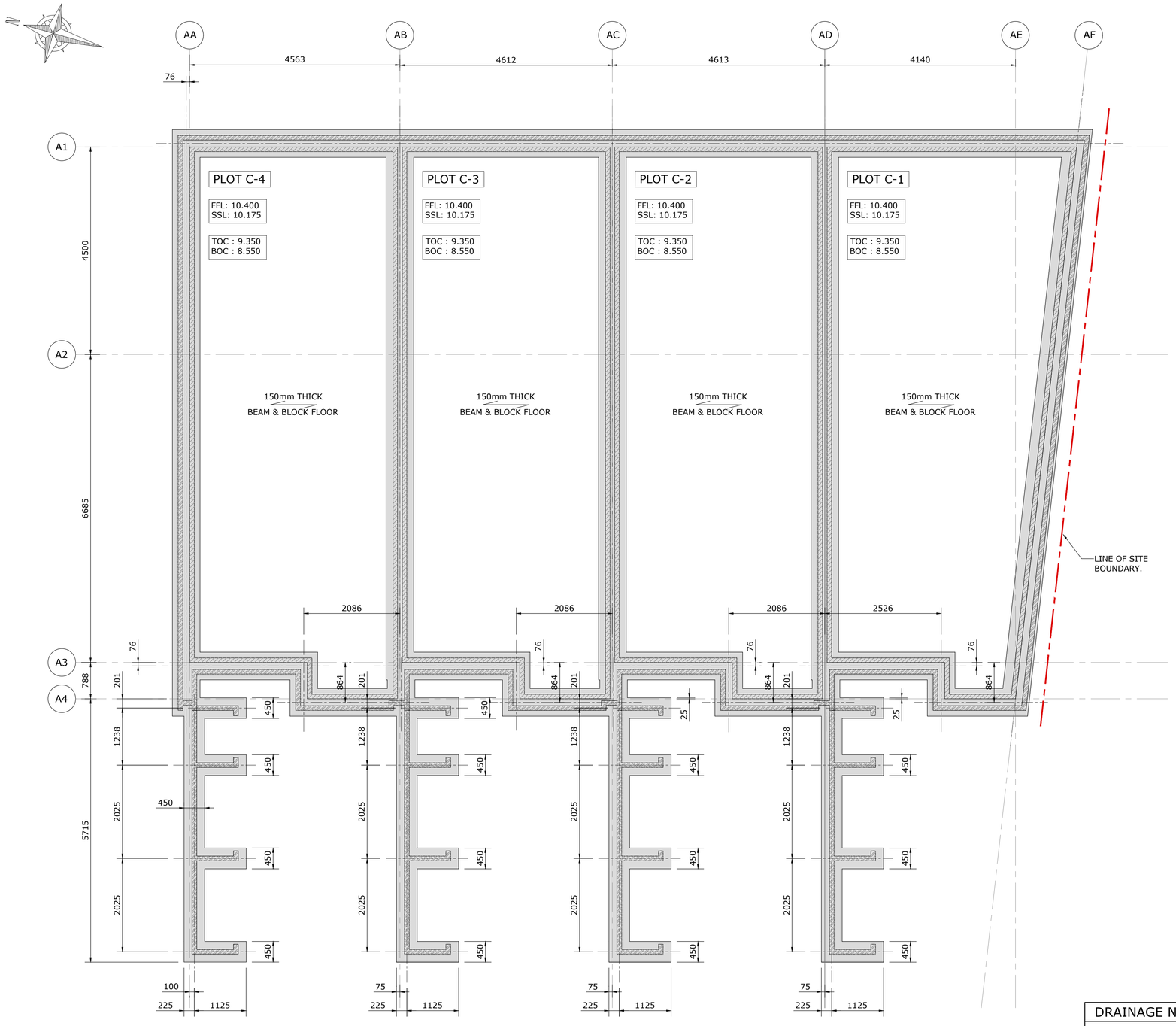
E:MAIL info@gravity-ce.co.uk WEB: www.gravity -ce.co.uk

A1



FOUNDATION PLAN

Scale 1:50

UNLESS NOTED OTHERWISE :-
ALL FOUNDATIONS TO BE 600mm WIDE AND SET OUT CENTRAL TO WALLS.

BOTTOM OF FOUNDATION NOTE :

THE BOTTOM OF FOUNDATION IS BASED ON THE GROUND INVESTIGATION REPORT. LOCALLY THE BEARING STRATUM DEPTH MIGHT VARY. THE BOTTOM OF FOUNDATION TO BE EXTENDED TO A MINIMUM OF 150mm BELOW THE TOP OF THE BEARING STRATUM.

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ALL BLOCKWORK BELOW DPC TO BE 7.3N DENSE CONCRETE BLOCK.U.N.O

IMPORTANT NOTE:
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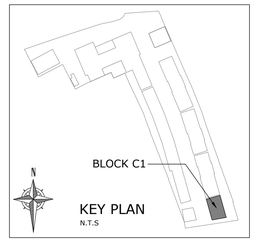

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REV	DESCRIPTION	DATE	BY	CH'K
T1	TENDER ISSUE	13.07.20	MW	TW

Issue Status

TENDER

Project
GREGGS BAKERY SITE
TWICKENHAM

Detail
BLOCK C1
FOUNDATION PLAN

Client/Architect
LONDON SQUARE
Stanford Eatwell

Scale @ A1	DR'N By.	App'd ENG
1:50	MW	TW

Project Ref	Drawing No	Rev
W1705-GCE-C1-010		T1

GRAVITY CONSULTING ENGINEERS LTD
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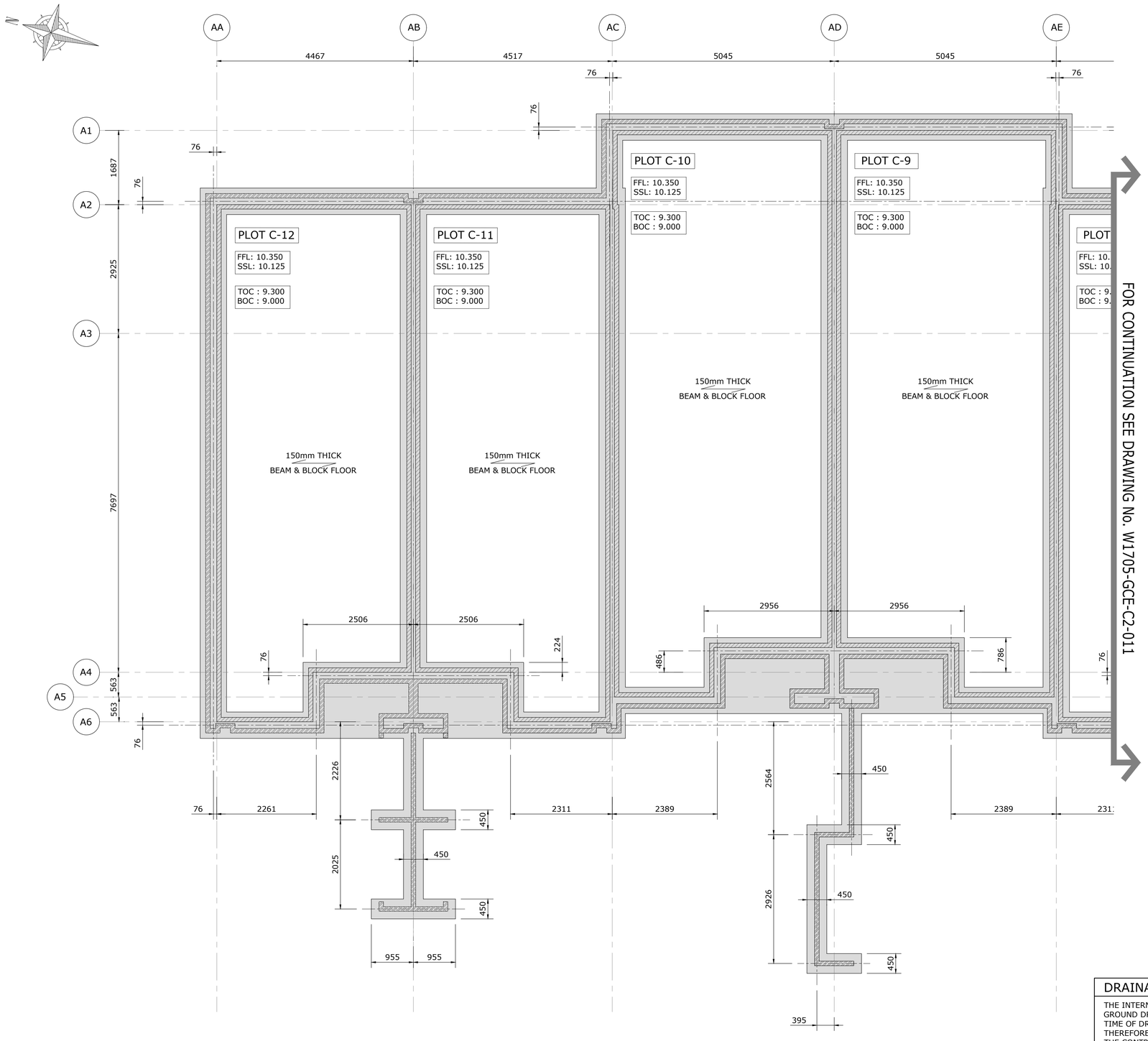
A1



FOUNDATION PLAN

Scale 1:50

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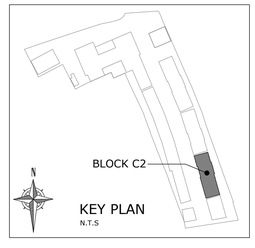

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REV	DESCRIPTION	DATE	BY	CH'K
T1	TENDER ISSUE	13.07.20	MW	TW

Issue Status

TENDER

Project
GREGGS BAKERY SITE
TWICKENHAM

Detail
BLOCK C2
FOUNDATION PLAN
SHEET 1 OF 2

Client/Architect
LONDON SQUARE
Stanford Eatwell

Scale @ A1	DR'N By.	App'd ENG
1:50	MW	TW

Project Ref	Drawing No	Rev
W1705-GCE-C2-010		T1

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Capitol Building,
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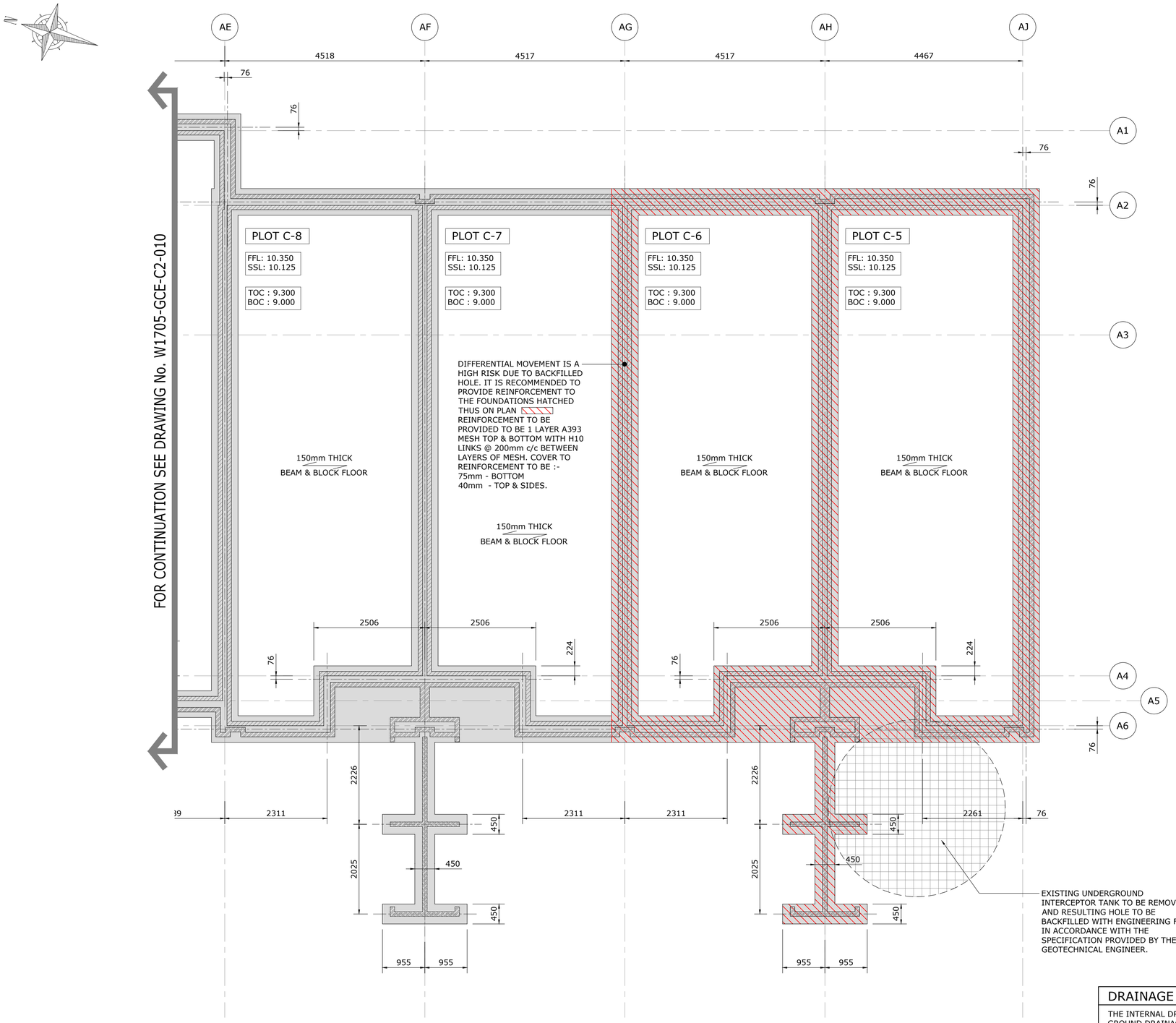
Bracknell,
Berkshire,
RG12 8FZ
TEL: 0118 907 1533
E.MAIL: info@gravity-ce.co.uk WEB: www.gravity-ce.co.uk

A1



FOUNDATION PLAN

Scale 1:50

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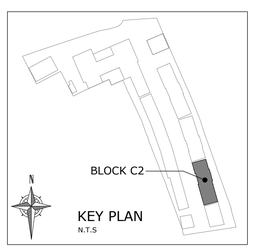

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REV	DESCRIPTION	DATE	BY	CH'K
T1	TENDER ISSUE	13.07.20	MW	TW

Issue Status

TENDER

Project
GREGGS BAKERY SITE
TWICKENHAM

Detail
BLOCK C2
FOUNDATION PLAN
SHEET 2 OF 2

Client/Architect
LONDON SQUARE
Stanford Eatwell

Scale @ A1	DR'N By.	App'd ENG
1:50	MW	TW

Project Ref	Drawing No	Rev
W1705-GCE-C2-011		T1

GRAVITY CONSULTING ENGINEERS LTD
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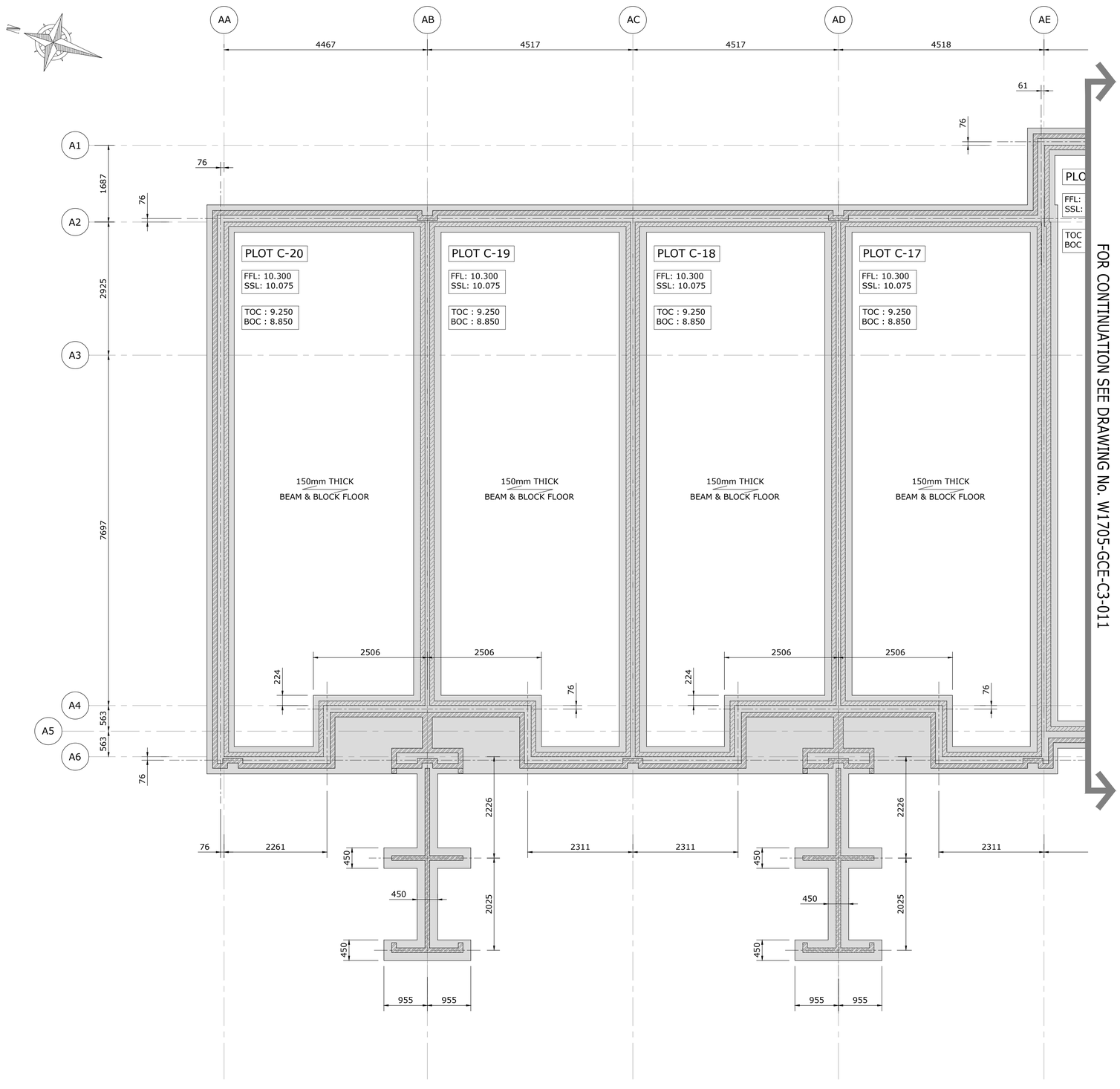
A1



FOUNDATION PLAN

Scale 1:50

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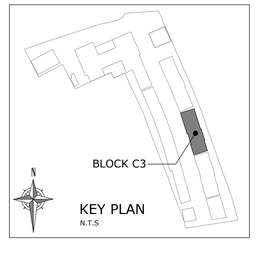

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REV	DESCRIPTION	DATE	BY	CH'K
T1	TENDER ISSUE	13.07.20	MW	TW

Issue Status

TENDER

Project
GREGGS BAKERY SITE
TWICKENHAM

Detail
BLOCK C3
FOUNDATION PLAN
SHEET 1 OF 2

Client/Architect
LONDON SQUARE
Stanford Eatwell

Scale @ A1	DR'N By.	App'd ENG
1:50	MW	TW

Project Ref	Drawing No	Rev
W1705-GCE-C3-010		T1

GRAVITY CONSULTING ENGINEERS LTD
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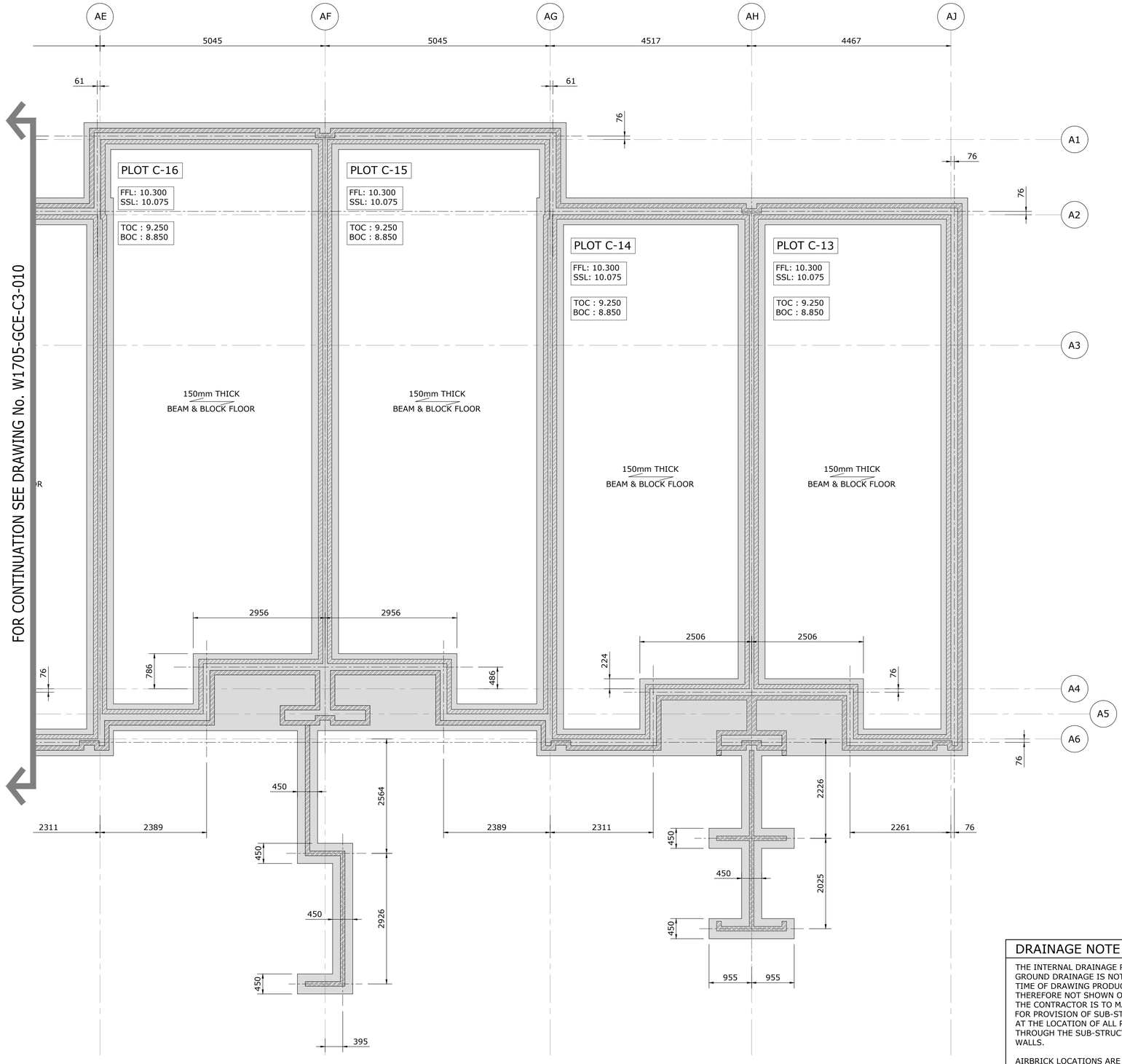

FOUNDATION PLAN

Scale 1:50

UNLESS NOTED OTHERWISE :-
ALL FOUNDATIONS TO BE 600mm WIDE AND SET OUT CENTRAL TO WALLS.

LEGEND:

- DENOTES FOUL DRAINAGE RUNS
- SPAN OF BEAM AND BLOCK FLOOR
- DENOTES ENTRANCE DOOR
- DENOTES 900 LGX100X65 DP. PCC LINTEL. 225 BEARING.
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NOTE:
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ALL BLOCKWORK BELOW DPC TO BE 7.3N DENSE CONCRETE BLOCK.U.N.O

IMPORTANT NOTE:
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THE SUBSTRUCTURE BLOCK PLAN IS BASED ON STANFORD EATWELL ARCHITECTS DWG. No. 1597-C3-310 REV (P1).

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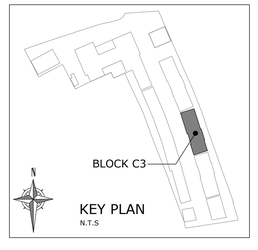

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Issue Status

TENDER

Project
GREGGS BAKERY SITE
TWICKENHAM

Detail
BLOCK C3
FOUNDATION PLAN
SHEET 2 OF 2

Client/Architect
LONDON SQUARE
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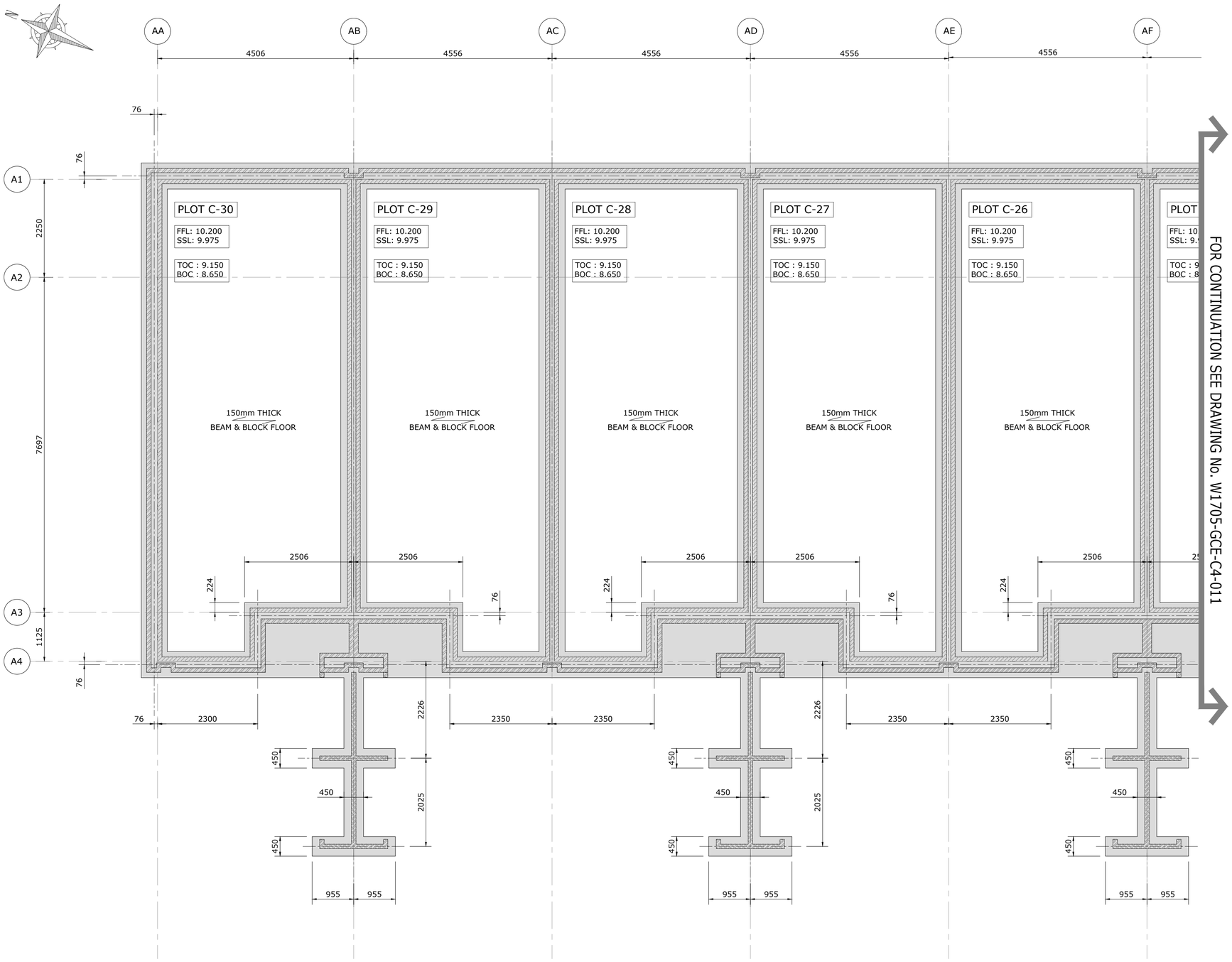

FOUNDATION PLAN

Scale 1:50

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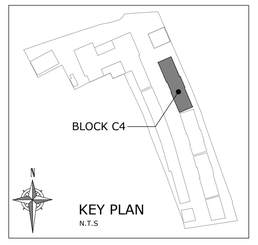

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Issue Status

TENDER

Project
GREGGS BAKERY SITE
TWICKENHAM

Detail
BLOCK C4
FOUNDATION PLAN
SHEET 1 OF 2

Client/Architect
LONDON SQUARE
Stanford Eatwell

Scale @ A1	DR'N By.	App'd ENG
1:50	MW	TW

Project Ref	Drawing No	Rev
W1705-GCE-C4-010		T1

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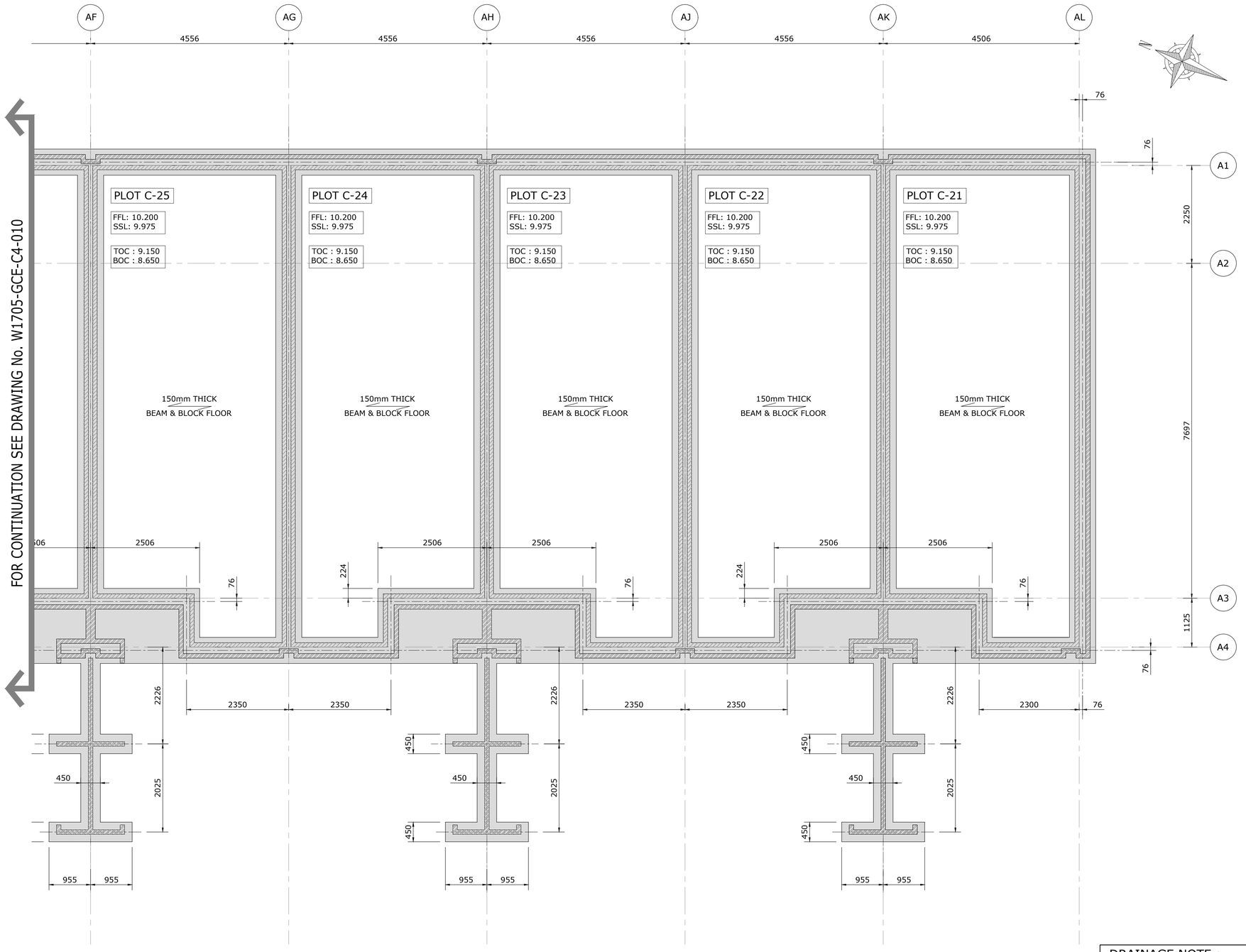

FOR CONTINUATION SEE DRAWING No. W1705-GCE-C4-010

FOUNDATION PLAN

Scale 1:50

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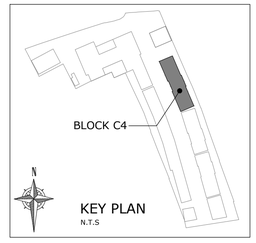

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Detail
BLOCK C4
FOUNDATION PLAN
SHEET 2 OF 2

Client/Architect
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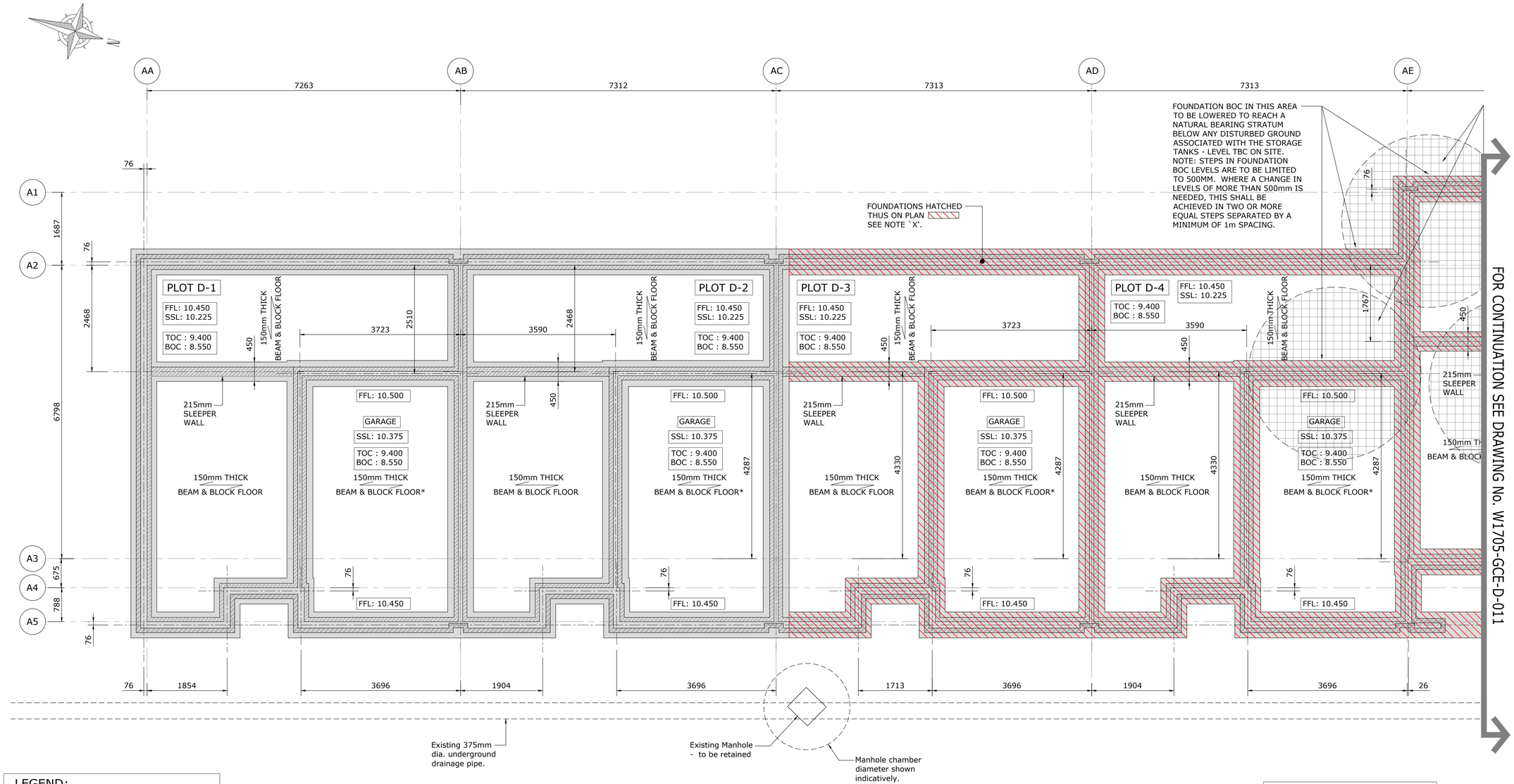

FOUNDATION PLAN

Scale 1:50

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600mm WIDE AND SET OUT
CENTRAL TO WALLS.

NOTE `X'
DIFFERENTIAL MOVEMENT IS A HIGH RISK DUE TO BACKFILLED HOLE. IT IS RECOMMENDED TO PROVIDE REINFORCEMENT TO THE FOUNDATIONS HATCHED THUS ON PLAN
REINFORCEMENT TO BE PROVIDED TO BE 1 LAYER A393 MESH TOP & BOTTOM WITH H10 LINKS @ 200mm c/c BETWEEN LAYERS OF MESH. COVER TO REINFORCEMENT TO BE :-
75mm - BOTTOM
40mm - TOP & SIDES.

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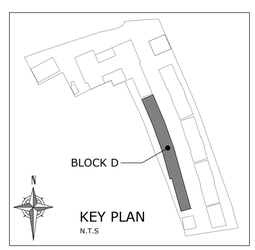

NOTES

1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL ARCHITECTS, CIVIL AND SERVICE ENGINEERS DRAWINGS AND SPECIFICATIONS.

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3. DO NOT SCALE FROM THIS DRAWING TO SET OUT ELEMENTS ON SITE. USE DIMENSIONS ONLY. USE ALL AVAILABLE PLANS AND SECTIONS. CONTACT GRAVITY CONSULTING ENGINEERS LTD ON THE NUMBER BELOW IN THE EVENT THAT THERE ARE DISCREPANCIES BETWEEN WHAT IS SHOWN ON PLAN AND WHAT IS SHOWN IN SECTION.

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REV	DESCRIPTION	DATE	BY	CH'K
T1	TENDER ISSUE	13.07.20	MW	TW

Issue Status

TENDER

Project
GREGG BAKERY SITE
TWICKENHAM

Detail
BLOCK D
FOUNDATION PLAN
SHEET 1 OF 4

Client/Architect
LONDON SQUARE
Stanford Eatwell

Scale @ A1	DR'N By.	App'd ENG
1:50	MW	TW

Project Ref	Drawing No	Rev
W1705-GCE-D-010		T1

GRAVITY CONSULTING ENGINEERS LTD
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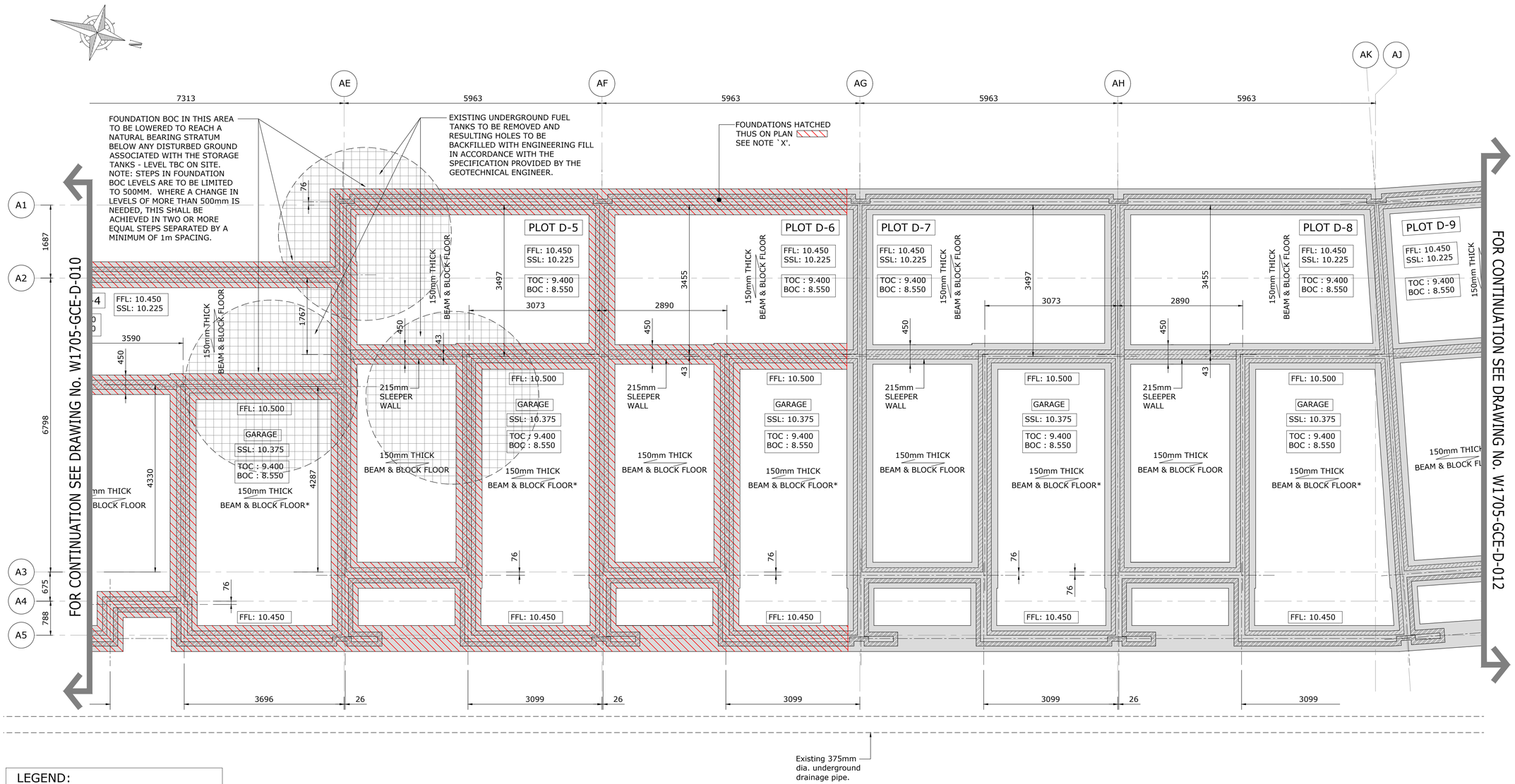
A1



LEGEND:

- DENOTES FOUL DRAINAGE RUNS
- SPAN OF BEAM AND BLOCK FLOOR
- DENOTES ENTRANCE DOOR
- DENOTES 900 LGX100X65 DP. PCC LINTEL. 225 BEARING.
- DENOTES 1200 LGX100X65 DP. PCC LINTEL. 225 BEARING.
- SHADING DENOTES EXTENT OF REINFORCED STRIP FOOTING
- AIR BRICKS SHOWN ON THIS DRAWING FOR INDICATIVE PURPOSE ONLY BUILDER TO REFER TO XXX ARCHITECTS SUBSTRUCTURE FOR LOCATION AND SETTING OUT
- TOC: DENOTES TOP OF CONCRETE FOUNDATION LEVEL
- BOC: DENOTES BOTTOM OF CONCRETE FOUNDATION LEVEL
- FFL: FINISHED FLOOR LEVEL
- SSL: STRUCTURAL SLAB LEVEL(i.E TOP OF FLOOR BEAMS)

NOTE:
1. REFER TO GTA DRAWINGS FOR DRAINAGE LAYOUT. LINE OF INTERNAL DRAINAGE ROUTES TO BE LAID MINIMISING CROSSOVER OF FOUNDATIONS.
2. IN INSTANCES WHERE DRAINAGE RUNS CLASH WITH AIRBRICKS, AIR BRICK MUST BE REPOSITIONED. (REFER TO ARCHITECT'S DRAWINGS FOR AIRBRICK POSITIONS)

FOR TYPICAL SECTION DRAWING REFER TO DRAWING Nos. W1705-GCE-SW-050 TO 059.

ALL BLOCKWORK BELOW DPC TO BE 7.3N DENSE CONCRETE BLOCK.U.N.O

IMPORTANT NOTE:
REFER TO DWG W1705-GCE-SW-900 FOR GENERAL NOTES.

THE SUBSTRUCTURE BLOCK PLAN IS BASED ON STANFORD EATWELL ARCHITECTS DWG. No. 1597-D-310 REV (P1).

THE FFL ON THIS DRAWING IS BASED ON GTA DRG Nos. 10198-1801 REV (P2).

NOTE: CONTRACTOR IS TO ENSURE THAT HE IS WORKING TO THE LATEST DRAWING REVISION.

NOTE `X'
DIFFERENTIAL MOVEMENT IS A HIGH RISK DUE TO BACKFILLED HOLE. IT IS RECOMMENDED TO PROVIDE REINFORCEMENT TO THE FOUNDATIONS HATCHED THUS ON PLAN
REINFORCEMENT TO BE PROVIDED TO BE 1 LAYER A393 MESH TOP & BOTTOM WITH H10 LINKS @ 200mm c/c BETWEEN LAYERS OF MESH. COVER TO REINFORCEMENT TO BE :-
75mm - BOTTOM
40mm - TOP & SIDES.

FOUNDATION PLAN
Scale 1:50

UNLESS NOTED OTHERWISE :- ALL FOUNDATIONS TO BE 600mm WIDE AND SET OUT CENTRAL TO WALLS.

BEAM & BLOCK FLOOR NOTE :
BEAM & BLOCK FLOORS TO BE DESIGNED TO ACCOMMODATE THE FOLLOWING LOADINGS :-

SDL : 2.5kN/m² (FINISHES + PARTITIONS)

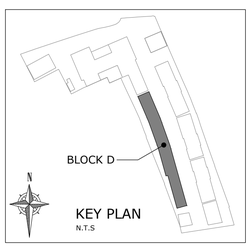
LIVE LOAD : 1.5kN/m²

BOTTOM OF FOUNDATION NOTE :
THE BOTTOM OF FOUNDATION IS BASED ON THE GROUND INVESTIGATION REPORT. LOCALLY THE BEARING STRATUM DEPTH MIGHT VARY. THE BOTTOM OF FOUNDATION TO BE EXTENDED TO A MINIMUM OF 150mm BELOW THE TOP OF THE BEARING STRATUM.

DRAINAGE NOTE :
THE INTERNAL DRAINAGE POINTS AND BELOW GROUND DRAINAGE IS NOT YET FIXED AT THE TIME OF DRAWING PRODUCTION AND IS THEREFORE NOT SHOWN ON OUR DRAWINGS. THE CONTRACTOR IS TO MAKE ALLOWANCE FOR PROVISION OF SUB-STRUCTURE LINTELS AT THE LOCATION OF ALL PENETRATIONS THROUGH THE SUB-STRUCTURE BLOCKWORK WALLS.

AIRBRICK LOCATIONS ARE ALSO TO BE CONFIRMED BY THE ARCHITECT AND ARE NOT CURRENTLY SHOWN.

SETTING OUT CO-ORDINATES FOR GRID INTERSECTIONS WILL BE PROVIDED FOLLOWING RECEIPT OF FIXED SITE PLAN.



NOTES

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4. SERVICES ARRANGEMENTS PRODUCED BY OTHERS ARE SHOWN ON THIS DRAWING WITH THE BEST INTENTION. THERE MAY BE CHANGES TO THE SERVICES ENGINEER'S REQUIREMENTS SUBSEQUENT TO THIS DRAWING ISSUE THAT HAVE NOT BEEN REFLECTED ON THIS DRAWING. THE CONTRACTOR SHALL READ THIS DRAWING IN CONJUNCTION WITH THE SERVICES ENGINEER'S DRAWINGS AND UTILITY DRAWINGS TO ENSURE CORRECT POSITIONING AND SIZE OF PENETRATIONS THROUGH SUBSTRUCTURE AND SUPERSTRUCTURE ELEMENTS PRIOR TO PLACING CONCRETE. ALWAYS CHECK FOR LATER REVISIONS OF THIS DRAWING AND FOR LATER REVISIONS OF ARCHITECTS AND SERVICES/CIVIL ENGINEERS DRAWINGS THAT MAY HAVE AN IMPACT ON THIS DRAWING.

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REV	DESCRIPTION	DATE	BY	CH'K
T1	TENDER ISSUE	13.07.20	MW	TW

Issue Status

TENDER

Project
GREGGS BAKERY SITE
TWICKENHAM

Detail
BLOCK D
FOUNDATION PLAN
SHEET 2 OF 4

Client/Architect
LONDON SQUARE
Stanford Eatwell

Scale @ A1	DR'N By.	App'd ENG
1:50	MW	TW

Project Ref	Drawing No	Rev
W1705-GCE-D-011		T1

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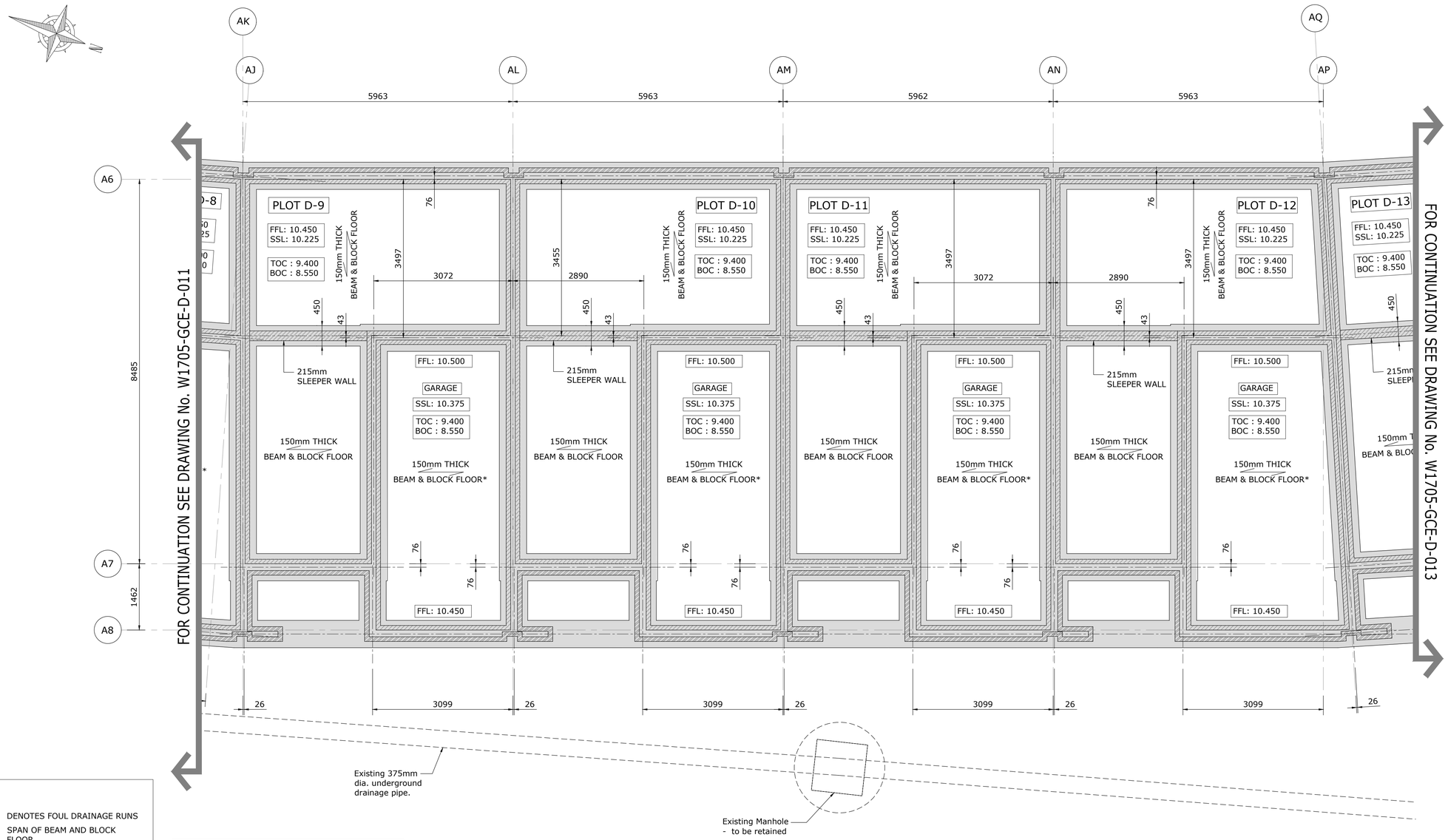
A1



FOUNDATION PLAN

Scale 1:50

UNLESS NOTED OTHERWISE :-
ALL FOUNDATIONS TO BE 600mm WIDE AND SET OUT CENTRAL TO WALLS.

LEGEND:

- DENOTES FOUL DRAINAGE RUNS
- SPAN OF BEAM AND BLOCK FLOOR
- DENOTES ENTRANCE DOOR
- DENOTES 900 LGX100X65 DP. PCC LINTEL. 225 BEARING.
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NOTE:
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FOR TYPICAL SECTION DRAWING REFER TO DRAWING Nos. W1705-GCE-SW-050 TO 059.

ALL BLOCKWORK BELOW DPC TO BE 7.3N DENSE CONCRETE BLOCK.U.N.O

IMPORTANT NOTE:
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THE SUBSTRUCTURE BLOCK PLAN IS BASED ON STANFORD EATWELL ARCHITECTS DWG. No. 1597-D-310 REV (P1).

THE FFL ON THIS DRAWING IS BASED ON GTA DRG Nos. 10198-1801 REV (P2).

NOTE: CONTRACTOR IS TO ENSURE THAT HE IS WORKING TO THE LATEST DRAWING REVISION.

BEAM & BLOCK FLOOR NOTE :

BEAM & BLOCK FLOORS TO BE DESIGNED TO ACCOMMODATE THE FOLLOWING LOADINGS :-

SDL : 2.5kN/m² (FINISHES + PARTITIONS)

LIVE LOAD : 1.5kN/m²

BOTTOM OF FOUNDATION NOTE :

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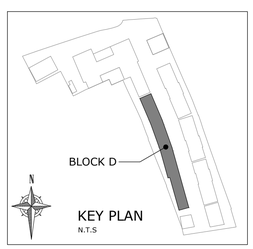

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REV	DESCRIPTION	DATE	BY	CH'K
T1	TENDER ISSUE	13.07.20	MW	TW

Issue Status

TENDER

Project
GREGGS BAKERY SITE
TWICKENHAM

Detail
BLOCK D
FOUNDATION PLAN
SHEET 3 OF 4

Client/Architect
LONDON SQUARE
Stanford Eatwell

Scale @ A1	DR'N By.	App'd ENG
1:50	MW	TW

Project Ref	Drawing No	Rev
W1705-GCE-D-012		T1

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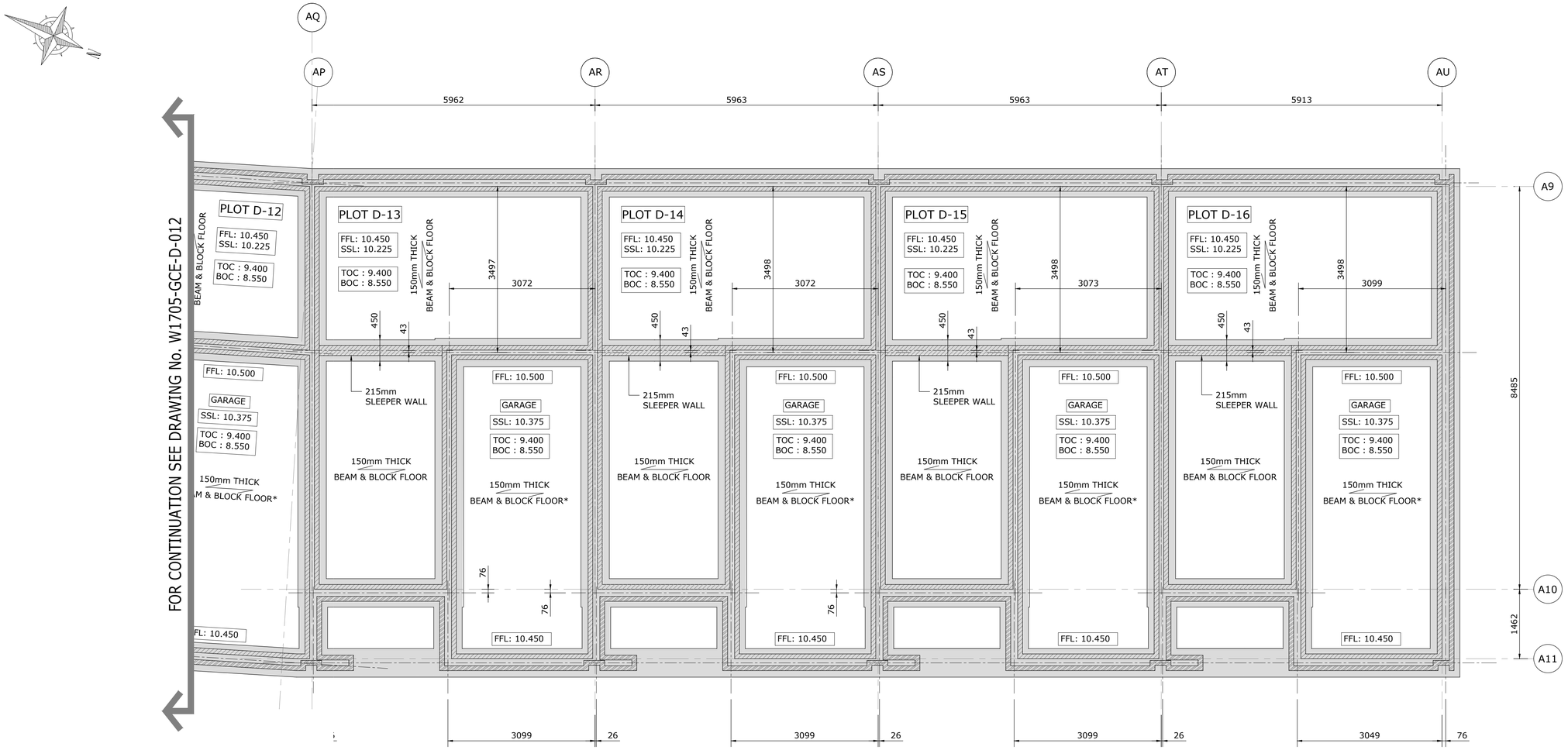
A1



FOUNDATION PLAN

Scale 1:50

UNLESS NOTED OTHERWISE :-
ALL FOUNDATIONS TO BE 600mm WIDE AND SET OUT CENTRAL TO WALLS.

LEGEND:

- DENOTES FOUL DRAINAGE RUNS
- SPAN OF BEAM AND BLOCK FLOOR
- DENOTES ENTRANCE DOOR
- DENOTES 900 LGX100X65 DP. PCC LINTEL. 225 BEARING.
- DENOTES 1200 LGX100X65 DP. PCC LINTEL. 225 BEARING.
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NOTE:
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FOR TYPICAL SECTION DRAWING REFER TO DRAWING Nos. W1705-GCE-SW-050 TO 059.

ALL BLOCKWORK BELOW DPC TO BE 7.3N DENSE CONCRETE BLOCK.U.N.O

IMPORTANT NOTE:
REFER TO DWG W1705-GCE-SW-900 FOR GENERAL NOTES.

THE SUBSTRUCTURE BLOCK PLAN IS BASED ON STANFORD EATWELL ARCHITECTS DWG. No. 1597-D-310 REV (P1).

THE FFL ON THIS DRAWING IS BASED ON GTA DRG Nos. 10198-1801 REV (P2).

NOTE: CONTRACTOR IS TO ENSURE THAT HE IS WORKING TO THE LATEST DRAWING REVISION.

BEAM & BLOCK FLOOR NOTE :

BEAM & BLOCK FLOORS TO BE DESIGNED TO ACCOMMODATE THE FOLLOWING LOADINGS :-

SDL : 2.5kN/m² (FINISHES + PARTITIONS)

LIVE LOAD : 1.5kN/m²

BOTTOM OF FOUNDATION NOTE :

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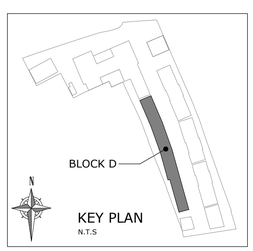

NOTES

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REV	DESCRIPTION	DATE	BY	CH'K
T1	TENDER ISSUE	13.07.20	MW	TW

Issue Status

TENDER

Project
GREGGS BAKERY SITE
TWICKENHAM

Detail
BLOCK D
FOUNDATION PLAN
SHEET 4 OF 4

Client/Architect
LONDON SQUARE
Stanford Eatwell

Scale @ A1	DR'N By.	App'd ENG
1:50	MW	TW

Project Ref	Drawing No	Rev
W1705-GCE-D-013		T1

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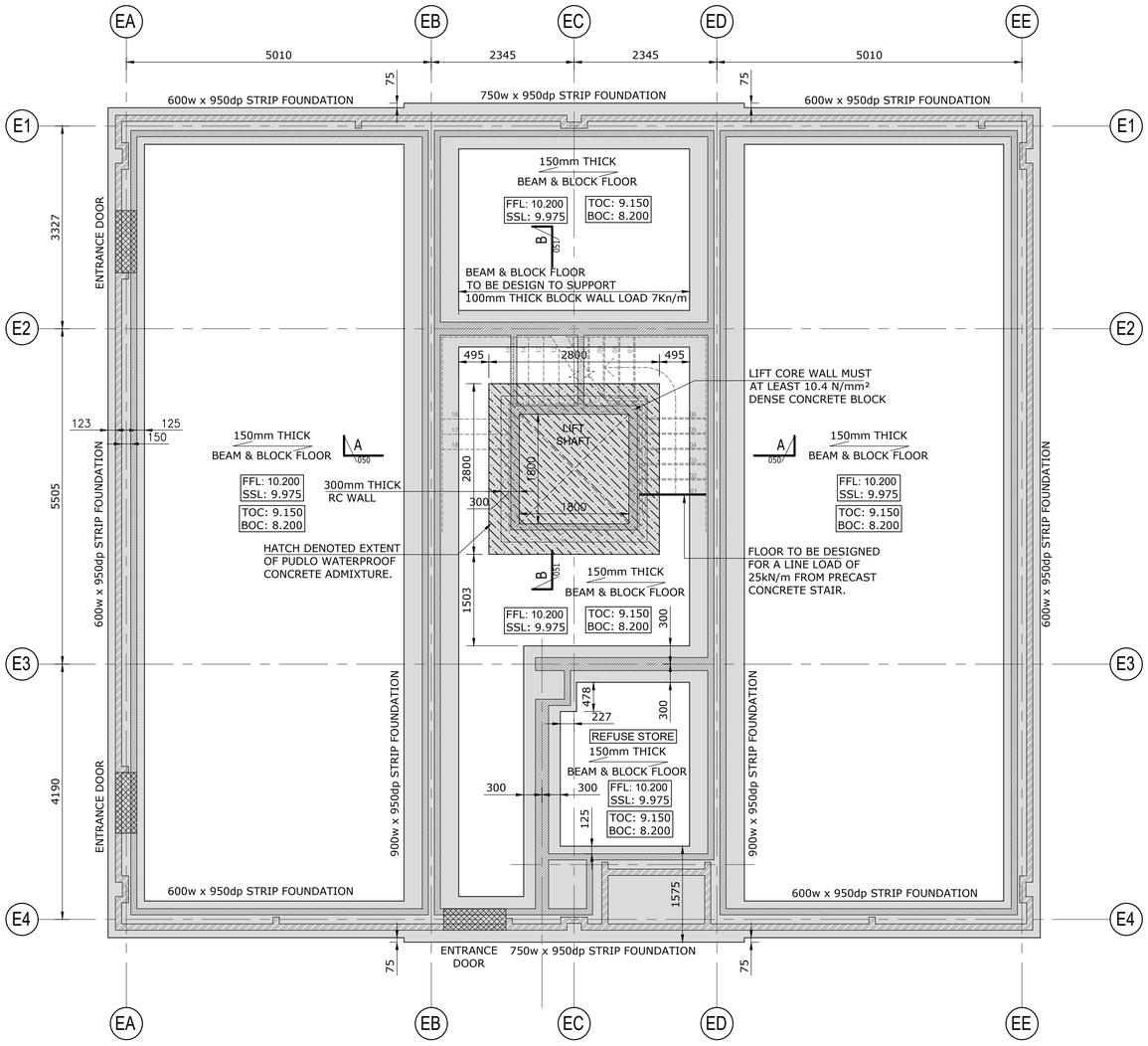

BLOCK-E
FOUNDATION PLAN

LEGEND:

- DENOTES FOUL DRAINAGE RUNS
- SPAN OF BEAM AND BLOCK FLOOR
- DENOTES ENTRANCE DOOR
- DENOTES 900 LGX100X65 DP. PCC LINTEL. 225 BEARING.
- DENOTES 1200 LGX100X65 DP. PCC LINTEL. 225 BEARING.
- SHADING DENOTES EXTENT OF REINFORCED STRIP FOOTING
- AIR BRICKS SHOWN ON THIS DRAWING FOR INDICATIVE PURPOSE ONLY BUILDER TO REFER TO XXX ARCHITECTS SUBSTRUCTURE FOR LOCATION AND SETTING OUT
- TOF: DENOTES TOP OF CONCRETE FOUNDATION LEVEL
- BOF: DENOTES BOTTOM OF CONCRETE FOUNDATION LEVEL
- FFL: FINISHED FLOOR LEVEL
- SSL: STRUCTURAL SLAB LEVEL(i.E TOP OF FLOOR BEAMS)

NOTE:
1. REFER TO XXX DRAWINGS FOR DRAINAGE LAYOUT DWG.XXXX REV_(X) XXXX REV_(X). LINE OF INTERNAL DRAINAGE ROUTES TO BE LAID MINIMISING CROSSOVER OF FOUNDATIONS.
2. IN INSTANCES WHERE DRAINAGE RUNS CLASH WITH AIRBRICKS, AIR BRICK MUST BE REPOSITIONED. (REFER TO ARCHITECT'S DRAWINGS FOR AIRBRICK POSITIONS)

FOR TYPICAL SECTION DRAWING REFER TO DRAWING No's W1705-GCE-B-050 & 051

ALL BLOCKWORK BELOW DPC TO BE 7.4N DENSE CONCRETE BLOCK.U.N.O

IMPORTANT NOTE:
REFER TO DWG W1705_900 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS.

THE SUBSTRUCTURE BLOCK PLAN IS BASED ON STANFORD EATWELL ARCHITECTS DWG.NO 1597-E-300 REV (P1).

THE FFL ON THIS DRAWING IS BASED ON GTA CIVIL DRAWINGS DRG NOs 10198-1800 REV (P2).

NOTE: CONTRACTOR IS TO ENSURE THAT HE IS WORKING TO THE LATEST DRAWING REVISION.

NOTE:-
BEAM AND BLOCK FLOOR TO BE DESIGNED TO ACCOMMODATE THE FOLLOWING LOADINGS.

SDL:2.5kN/m2 (FINISH + PARTITIONS)
LL :1.5kN/m2 (APARTMENTS)
LL :3.0kN/m2 (COMMUNAL AREAS)

NOTE:-
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AIRBRICK LOCATIONS ARE ALSO TO BE CONFIRMED BY THE ARCHITECT AND ARE NOT CURRENTLY SHOWN.
SETTING OUT COORDINATES FOR GRIDS INTERSECTIONS WILL BE PROVIDED FOLLOWING RECEIPT OF FIXED SITE PLAN.

NOTE:-
THE VOID THICKNESS TO BE 300mm UNDER BLOCKS D1-12, BLOCK B AND BLOCK E TO DECREASE THE PRESSURE ABOVE THE EXISTING SEWER AND 250mm ELSEWHERE SUBJECT TO CONFIRMATION OF THE MEDIUM CHANGE POTENTIAL BY THE GEOTECHNICAL ENGINEER.

NOTES A1

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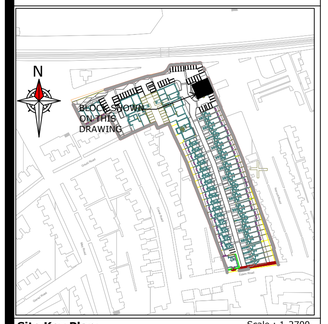

Site Key Plan: Scale : 1-2700

Rev	Description	By	Date	Chk'd
T1	TENDER ISSUE	SAA	13.07.20	OM

Issue Status

TENDER

Project

GREGGS BAKERY SITE
TWICKENHAM

Detail

BLOCK E - FOUNDATION PLAN

Client /Architect

LONDON SQUARE

STANDFORD EATWELL

Project Ref.	Scale @ A1	Drawn By	Approved By
W1705	As indicated	SAA	OM

Drawing No. W1705-GCE-E-010 Rev T1

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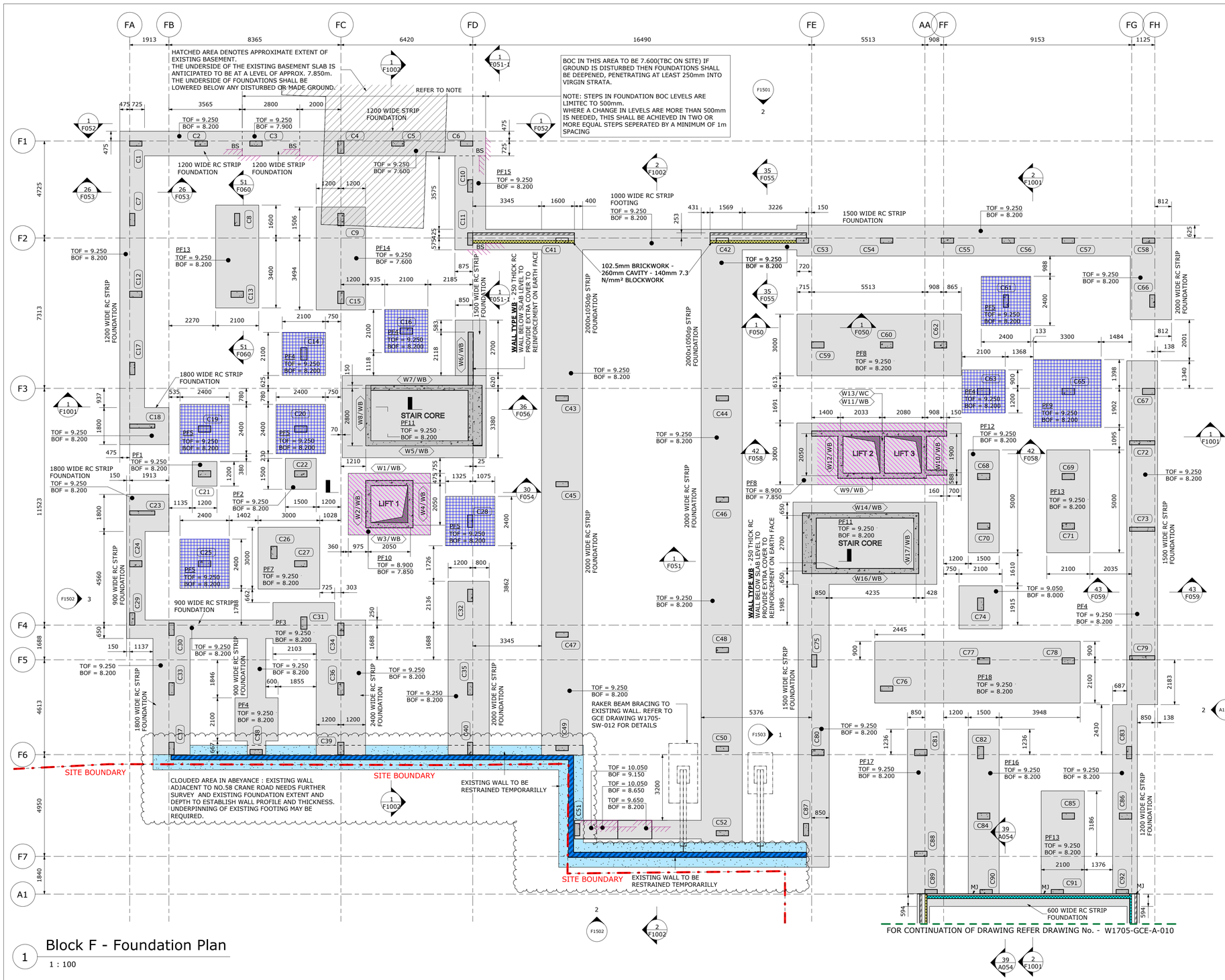

1 Block F - Foundation Plan

1 : 100

DENOTES WATERPROOF CONCRETE ADMIXTURE TO LIFT PIT BASES AND WALLS.

DENOTES MESH REINFORCEMED PAD FOOTINGS. ALL OTHER FOOTINGS FULLY REINFORCED.

IMPORTANT NOTE : REFER TO GRAVITY CONSULTING ENGINEERS LTD DRAWING W1705-GCE-SW-900 FOR GENERAL NOTES AND MATERIAL SPECIFICATION.

FOUNDATION NOTES :

1. FOUNDATION TO BE CONSTRUCTED WITH REFERENCE TO ALL DRAINAGE AND M&E SERVICE DRAWINGS AND DRAINS/SERVICES TO BE CAST IN WHERE REQUIRED.
2. ALL GROUND BEAMS TO BE CONCRETE GRADE RC35 AND SUITABLE FOR DESIGN CHEMICAL CLASS DS-1 AND AC-1 IN ACCORDANCE WITH BS-8500-1 AND CONFORMING TO BS-8500-2.
3. REFER TO GCE DRG. 0000 FOR DRAINAGE CONSTRUCTION DETAILS.
4. REFER TO CIVIL DRAWING XX FOR DRAINAGE LAYOUT. LINE OF INTERNAL DRAINAGE ROUTES TO BE LAID MINIMISING CROSSOVER OF FOUNDATIONS.
IN INSTANCES WHERE DRAINAGE RUNS CLASH WITH AIRBRICKS, AIR BRICK MUST BE REPOSITIONED.

FOUNDATION KEY :

- DENOTES DRAINAGE RUNS.
- TOF = DENOTES TOP OF FOUNDATION LEVEL.
- TOC = DENOTES TOP OF CONCRETE LEVEL.
- FFL = DENOTES FINISHED FLOOR LEVEL.
- SSL = DENOTES STRUCTURAL SLAB LEVEL.
- SVP/RWP/SS DENOTES 200X200 STRUCTURAL OPENING
- FG DENOTES FOUL GULLY
- +C DENOTES 25MM CHAMFER TO BE PROVIDED TO ALL CORNERS OF COLUMN.
- MJ DENOTES STRUCTURAL MOVEMENT JOINT
- DENOTES 1200 LG. 100/65DP.PCC LINTEL. MIN. 225 BEARING.
- DENOTES 900 LG. 100/65DP. PCC LINTEL. MIN. 225 BEARING.
- 00.000 DENOTES PROPOSED LEVEL.

BLOCKWORK STRENGTH LEGEND :

- DENOTE 3.6 N/MM² BLOCKWORK WALL
- DENOTE 7.3 N/MM² BLOCKWORK WALL
- DENOTE 10.4 N/MM² BLOCKWORK WALL
- DENOTE 17.5 N/MM² BLOCKWORK WALL
- DENOTE 22.5 N/MM² BLOCKWORK WALL
- DENOTE 30 N/MM² BLOCKWORK WALL
- DENOTE REINFORCED CONCRETE WALL
- DENOTE FACING BRICKWORK TO ARCHITECT SPECIFICATION
- DENOTE EXISTING WALL TO BE RETAINED

FOUNDATIONS MUST BE FORMED IN THE DENSE GRAVELS. BOTTOM OF FOUNDATION LEVEL ANTICIPATED TO BE AT 8.2m AOD. THIS IS BASED ON A REVIEW BOREHOLES IN THE VICINITY OF BLOCKS A & F, WHERE DEPTH TO DENSE GRAVEL AS MEASURED FROM EXISTING GROUND LEVEL IS AS FOLLOWS :

BH1 - 1.8m TO DENSE GRAVEL
BH1 - 1.4m TO DENSE GRAVEL
WS1 - 1.6m TO DENSE GRAVEL
WS2 - 1.7m TO DENSE GRAVEL
WS3 - 1.2m TO DENSE GRAVEL
WS4 - 1.3m TO DENSE GRAVEL
WS5 - 1.6m TO DENSE GRAVEL

THE EXISTING GROUND LEVEL IS TAKEN AS 10.1m AOD. FOUNDATION SHALL PENETRATE 250mm INTO THE DENSE GRAVELS.

ALL FOUNDATIONS ARE REINFORCED WITH LOOSE BARS OTHER THAN PAD FOUNDATIONS THAT ARE SUPPORTING SINGLE COLUMNS WHICH SHALL BE NOMINALLY REINFORCED USING MESH REINFORCEMENT.

THIS DRAWING SHOULD BE PRINTED IN COLOUR

STRUCTURAL - PAD FOUNDATION SCHEDULE

Type Mark	Type Comments	Count
PF1	1200 x 1200 WIDE PAD FOUNDATION	1
PF2	1500 x 1500 WIDE PAD FOUNDATION	1
PF3	2000 x 3000 WIDE PAD FOUNDATION	1
PF4	2100 x 2100 WIDE PAD FOUNDATION	5
PF5	2400 x 2400 WIDE PAD FOUNDATION	5
PF6	3000 x 3000 WIDE PAD FOUNDATION	1
PF7	3000 x 3000 WIDE PAD FOUNDATION	1
PF8	3000 x 8000 WIDE PAD FOUNDATION	2
PF9	3300 x 3300 WIDE PAD FOUNDATION	1
PF10	4000 x 3000 WIDE PAD FOUNDATION	1
PF11	4000 x 7000 WIDE PAD FOUNDATION	2
PF12	1500 x 5000 WIDE PAD FOUNDATION	1
PF13	5000 x 2100 WIDE PAD FOUNDATION	3
PF14	5000 x 2400 WIDE PAD FOUNDATION	1
PF15	5775 x 1500 WIDE PAD FOUNDATION	1
PF16	8000 x 1500 WIDE PAD FOUNDATION	1
PF17	8000 x 1800 WIDE PAD FOUNDATION	1
PF18	10000 x 3000 WIDE PAD FOUNDATION	1

NOTE : THE INTERNAL DRAINAGE POINTS AND BELOW GROUND DRAINAGE IS NOT YET FIXED AT THE TIME OF DRAWING PRODUCTION, AND IS THEREFORE NOT SHOWN ON OUR DRAWINGS. THE CONTRACTOR IS TO MAKE ALLOWANCE DRAINAGE PENETRATIONS THROUGH GROUND FLOOR AND SUBSTRUCTURE.

INCOMING SERVICES AND BUILDERSWORK HOLES TO BE CONFIRMED.

SETTING OUT COORDINATES FOR GRID INTERSECTIONS WILL BE PROVIDED FOLLOWING RECEIPT OF FIXED SITE PLAN.

NOTES A1

(C) THIS DRAWING IS COPYRIGHT

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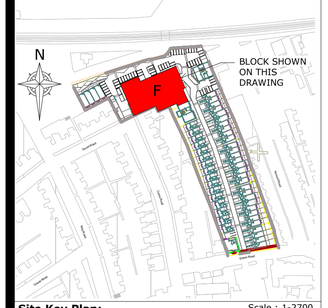

Site Key Plan: Scale : 1-2700

Rev	Description	By	Date	Chk'd
T1	Tender Issue	AM	13.07.20	TW

Issue Status

TENDER

Project

GREGGS
TWICKENHAM

Detail

BLOCK F - FOUNDATION PLAN

Client /Architect

LONDON SQUARE

STANDFORD EATWELL

Project Ref.	Scale @ A1	Drawn By	Approved By
W1705	As indicated	AM	GS

Drawing No. W1705-GCE-F-010 — Rev T1

GRAVITY CONSULTING ENGINEERS LTD
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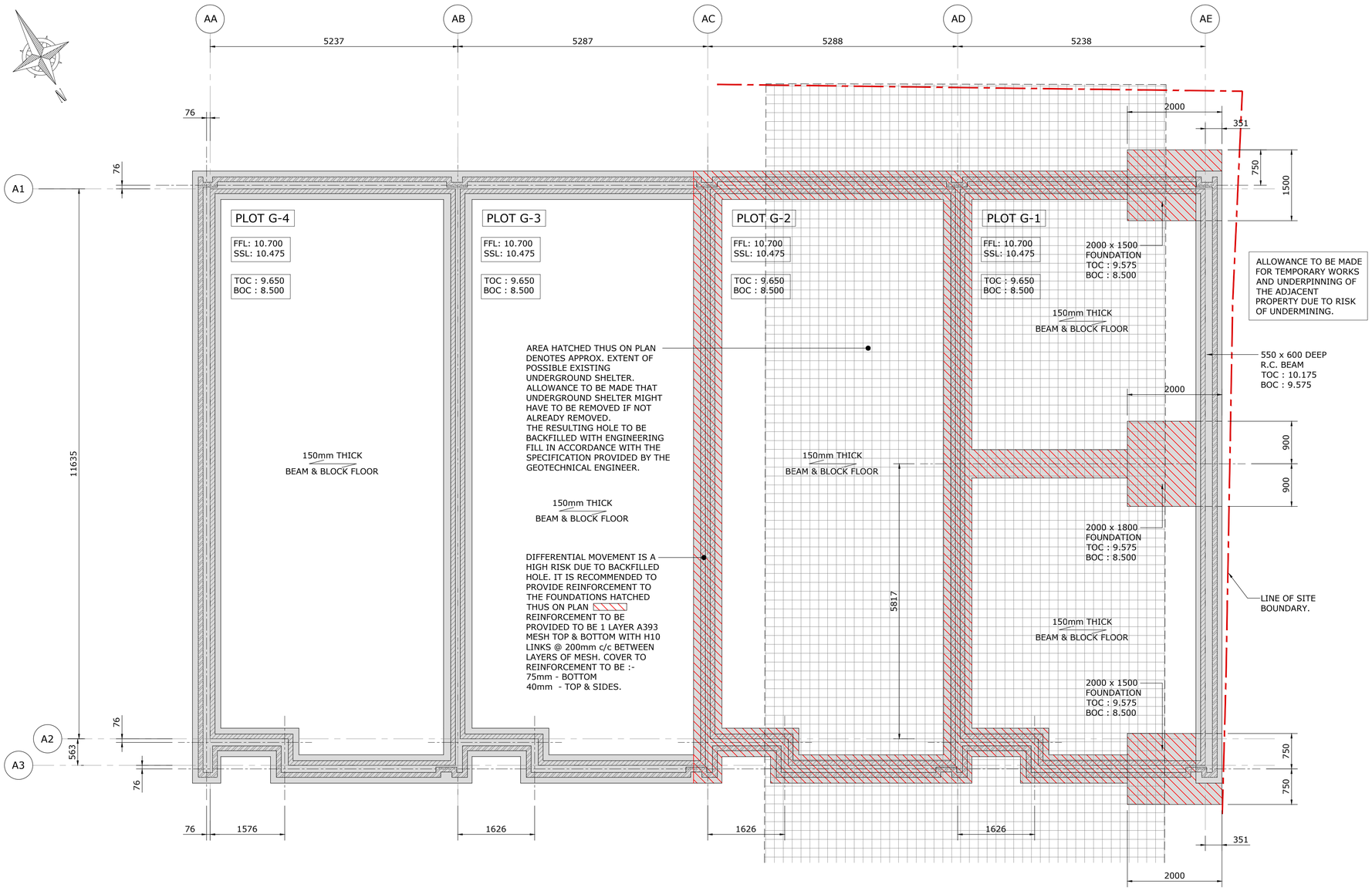
A1



FOUNDATION PLAN

Scale 1:50

UNLESS NOTED OTHERWISE :-
ALL FOUNDATIONS TO BE 600mm WIDE AND SET OUT CENTRAL TO WALLS.

LEGEND:

- DENOTES FOUL DRAINAGE RUNS
- SPAN OF BEAM AND BLOCK FLOOR
- DENOTES ENTRANCE DOOR
- DENOTES 900 LGX100X65 DP. PCC LINTEL. 225 BEARING.
- DENOTES 1200 LGX100X65 DP. PCC LINTEL. 225 BEARING.
- SHADING DENOTES EXTENT OF REINFORCED STRIP FOOTING
- AIR BRICKS SHOWN ON THIS DRAWING FOR INDICATIVE PURPOSE ONLY BUILDER TO REFER TO XXX ARCHITECTS SUBSTRUCTURE FOR LOCATION AND SETTING OUT
- TOC: DENOTES TOP OF CONCRETE FOUNDATION LEVEL
- BOC: DENOTES BOTTOM OF CONCRETE FOUNDATION LEVEL
- FFL: FINISHED FLOOR LEVEL
- SSL: STRUCTURAL SLAB LEVEL(i.E TOP OF FLOOR BEAMS)

NOTE:
1. REFER TO GTA DRAWINGS FOR DRAINAGE LAYOUT. LINE OF INTERNAL DRAINAGE ROUTES TO BE LAID MINIMISING CROSSOVER OF FOUNDATIONS.
2. IN INSTANCES WHERE DRAINAGE RUNS CLASH WITH AIRBRICKS, AIR BRICK MUST BE REPOSITIONED. (REFER TO ARCHITECT'S DRAWINGS FOR AIRBRICK POSITIONS)

FOR TYPICAL SECTION DRAWING REFER TO DRAWING Nos. W1705-GCE-SW-050 TO 059.

ALL BLOCKWORK BELOW DPC TO BE 7.3N DENSE CONCRETE BLOCK.U.N.O

IMPORTANT NOTE:
REFER TO DWG W1705-GCE-SW-900 FOR GENERAL NOTES.

THE SUBSTRUCTURE BLOCK PLAN IS BASED ON STANFORD EATWELL ARCHITECTS DWG. No. 1597-G-310 REV (P1).

THE FFL ON THIS DRAWING IS BASED ON GTA DRG Nos. 10198-1800 REV (P2).

NOTE: CONTRACTOR IS TO ENSURE THAT HE IS WORKING TO THE LATEST DRAWING REVISION.

BEAM & BLOCK FLOOR NOTE :

BEAM & BLOCK FLOORS TO BE DESIGNED TO ACCOMMODATE THE FOLLOWING LOADINGS :-

SDL : 2.5kN/m² (FINISHES + PARTITIONS)

LIVE LOAD : 1.5kN/m²

BOTTOM OF FOUNDATION NOTE :

THE BOTTOM OF FOUNDATION IS BASED ON THE GROUND INVESTIGATION REPORT. LOCALLY THE BEARING STRATUM DEPTH MIGHT VARY. THE BOTTOM OF FOUNDATION TO BE EXTENDED TO A MINIMUM OF 150mm BELOW THE TOP OF THE BEARING STRATUM.

DRAINAGE NOTE :

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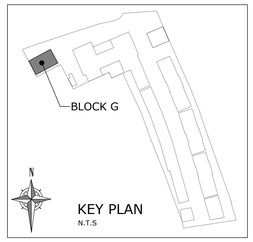
AIRBRICK LOCATIONS ARE ALSO TO BE CONFIRMED BY THE ARCHITECT AND ARE NOT CURRENTLY SHOWN.

SETTING OUT CO-ORDINATES FOR GRID INTERSECTIONS WILL BE PROVIDED FOLLOWING RECEIPT OF FIXED SITE PLAN.



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REV	DESCRIPTION	DATE	BY	CH'K
T1	TENDER ISSUE	13.06.20	MW	TW

Issue Status

TENDER

Project
GREGGS BAKERY SITE
TWICKENHAM

Detail
BLOCK G
FOUNDATION PLAN

Client/Architect
LONDON SQUARE
Stanford Eatwell

Scale @ A1	DR'N By.	App'd ENG
1:50	MW	TW

Project Ref	Drawing No	Rev
W1705-GCE-G-010		T1

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