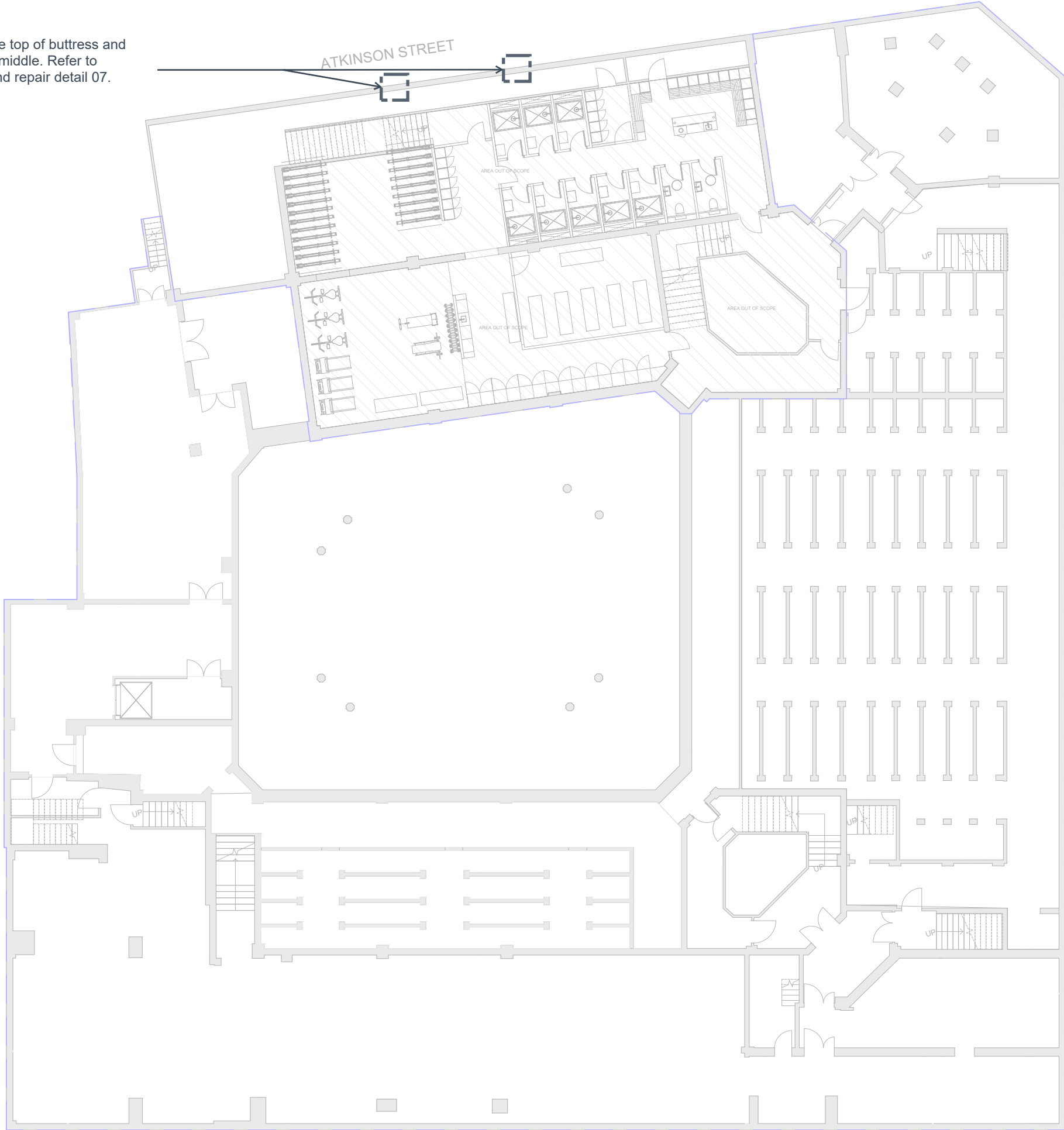
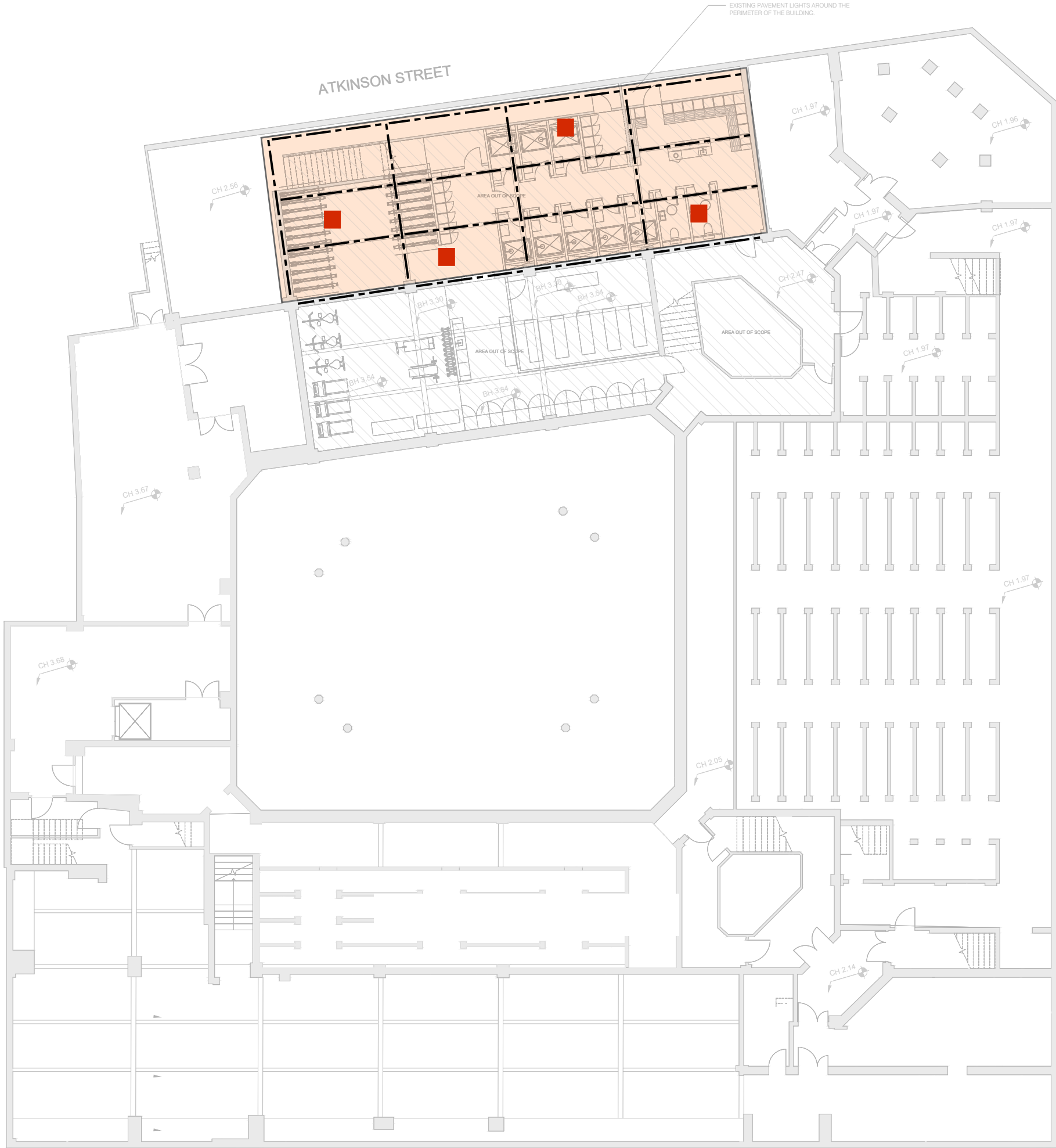


Localised crack at the top of buttress and localised hole at the middle. Refer to condition detail 07 and repair detail 07.



Basement Plan - General Arrangement



Basement Plan - Reflected Ceiling Plan

General Notes

1. This drawing is to be read in conjunction with all relevant Architects & Engineers drawings & specifications.
2. The Contractor is to be responsible for all dimensions & for the correct setting out of the works on site.
3. Do not scale from this drawing.

Legend

- denotes the area of soffit with exposed reinforcement bars due to opening up works or in existing condition. To be repaired with Forsoc Renderoc HA45 or similar approved. Refer to Condition Detail 01 and Repair Detail 01.
- denotes the area of soffit observed with insufficient cover. Large area of concrete soffit to be repaired with Forsoc Renderoc ST05 or similar approved. Refer to Condition Detail 02 and Repair Detail 02.
- denotes the existing encased steel beam on the soffit of basement

Note

1. This drawing captures the key defects observed during the site visit. Area with same condition discovered on site that is not captured in this drawing should be repaired as per the repair details.
2. For the minor defects that are observed throughout the basement area, refer to the typical existing condition and corresponding repair details.

P01	17.04.25	TL	NS	Initial Issue
Rev	Date	By	Chkd	Description

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Project Title

Sunlight House

Drawing Title

Phase 2 Basement Repair Works
Basement and Basement
Mezzanine Repair Plan

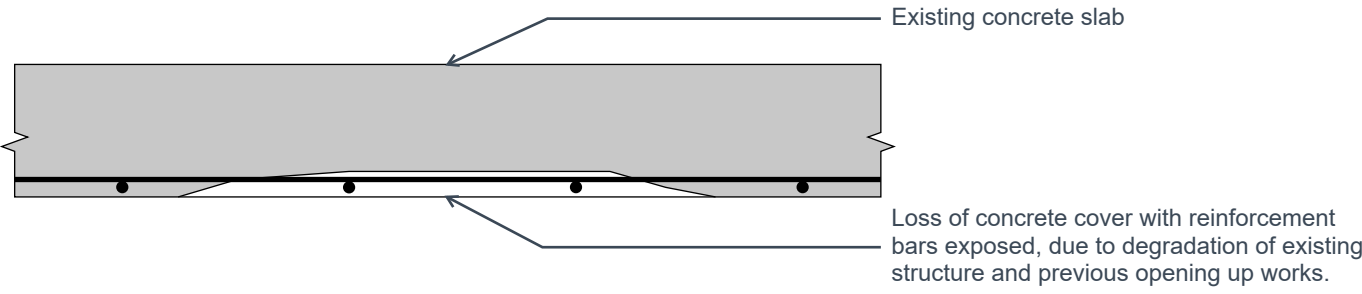
Project No 24131 Scale: 1:200 [A1]

Drawn By TL Date April 2025

Drawing Suitability

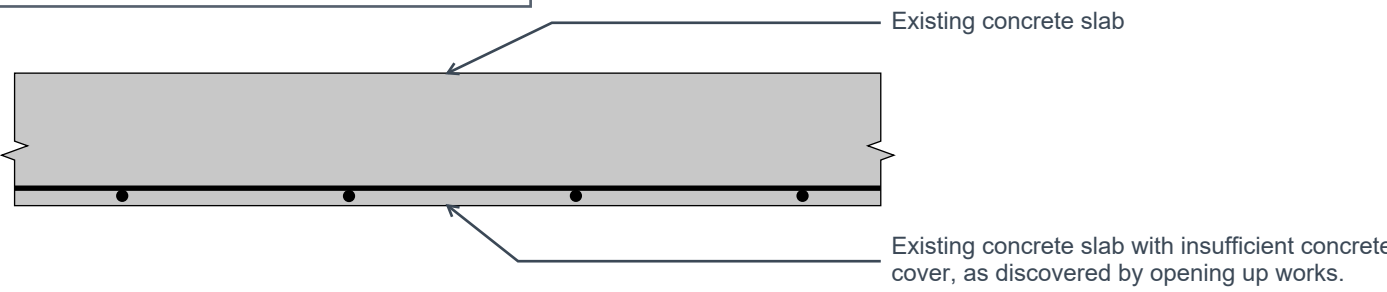
S0 - Initial Issue

Drawing Number SUN-EOC-V1-ZZ-DR-S-4300 Rev P01

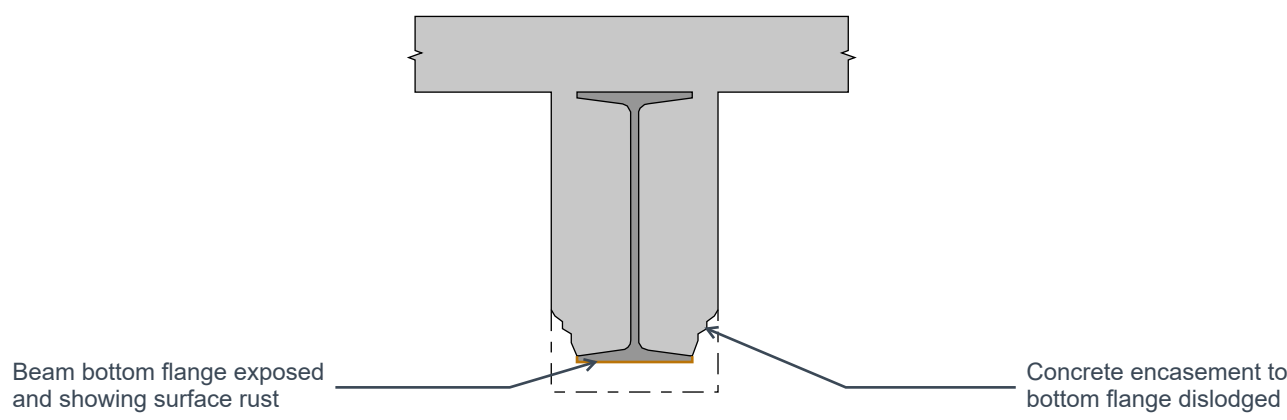


Condition Detail 01 - Exposed Reinforcement Bar

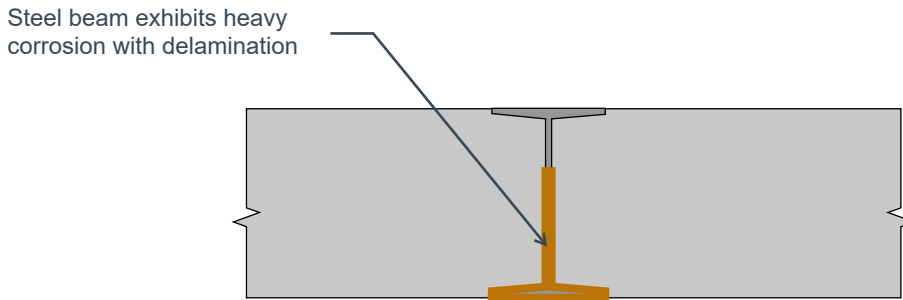
Note: condition 02 covers both concrete slab with insufficient cover as noted in plan drawing and the repaired slab as per Repair Detail 01.



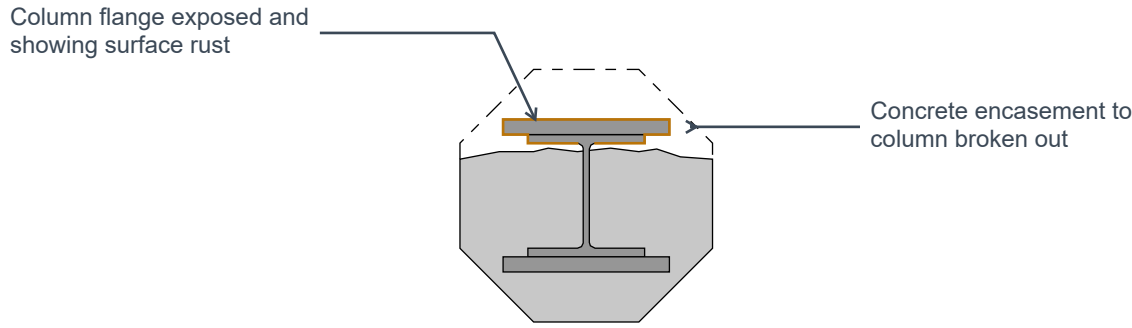
Condition Detail 02 - Concrete Slab with Insufficient Cover



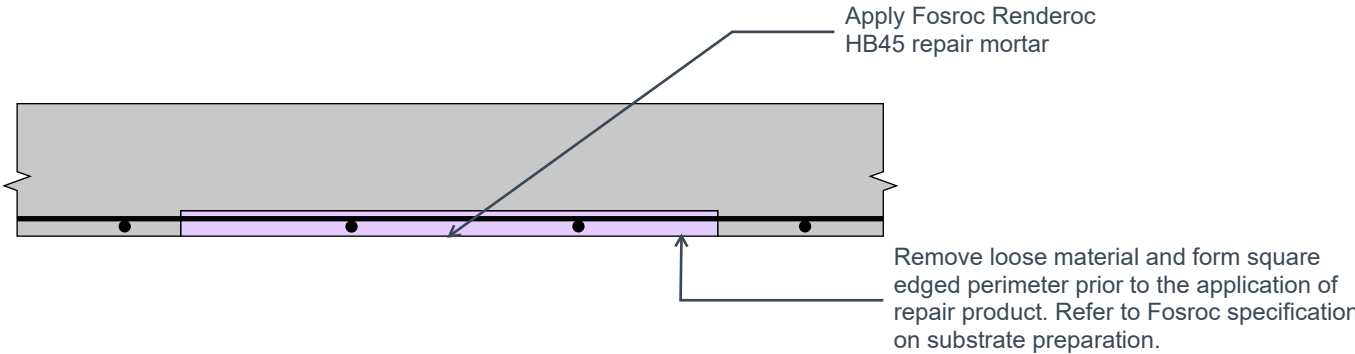
Condition Detail 03 - Exposed Steel Beam



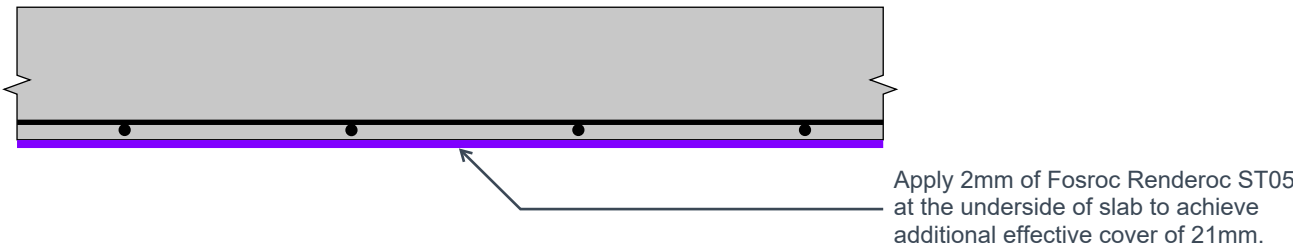
Condition Detail 04 - Heavily Corroded Steel Beam



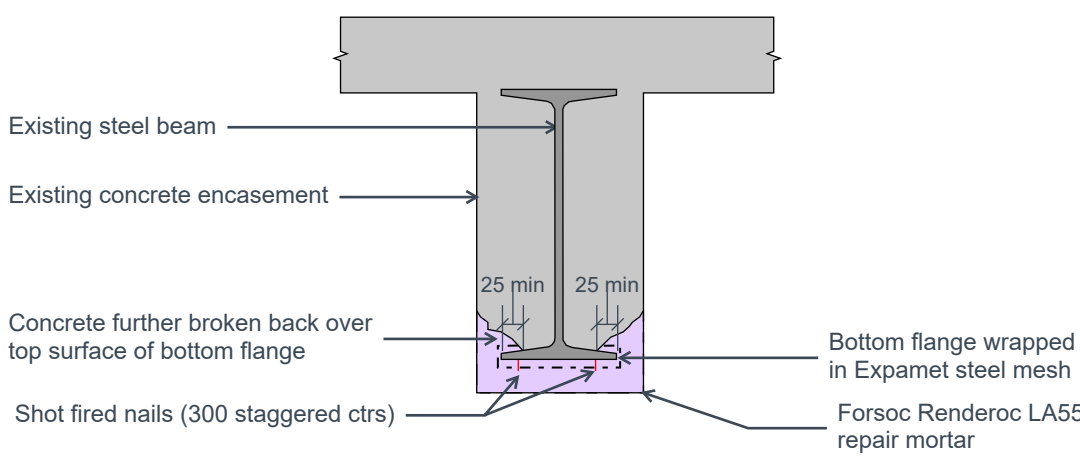
Condition Detail 05 - Exposed Steel Columns



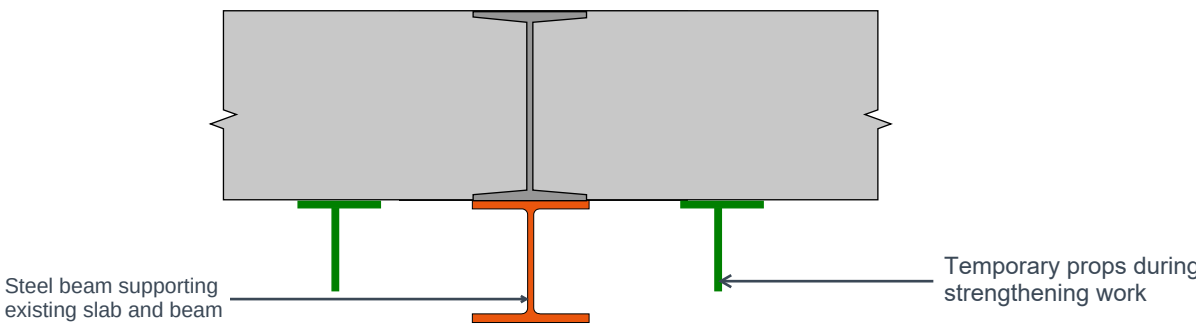
Repair Detail 01



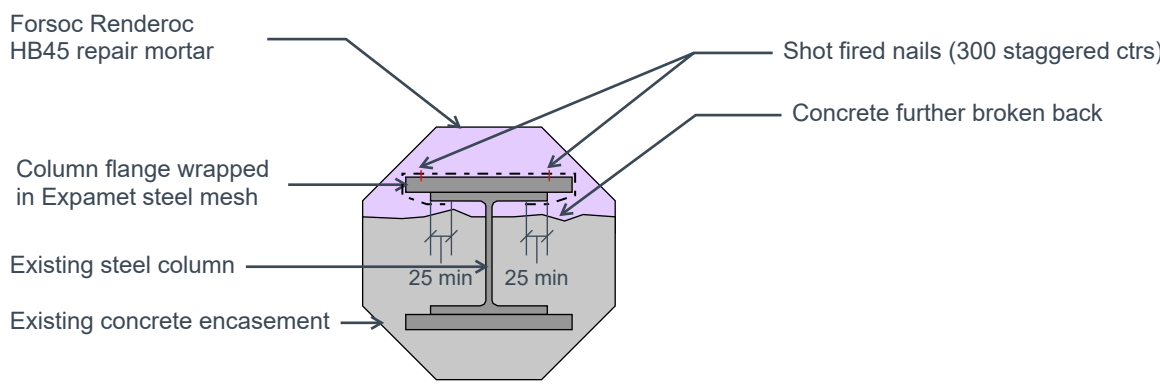
Repair Detail 02



Repair Detail 03



Repair Detail 04



Repair Detail 05

Method statement for Repair

1. Prepare the concrete surface by removing loose material and break back to a square perimeter formed to a depth at least equal to the application thickness. Refer to Fosroc specification on substrate preparation.
2. Clean exposed reinforcement bars to bright condition by power brushing.
3. Wipe down the exposed steel surface using thinners.
4. Prime exposed steel using Fosroc Nitoprime Zincrich or similar primer approved.
5. Prime concrete edge using Renderoc Primer or similar approved.
6. Apply Fosroc Renderoc HB45 or similar approved.
7. Apply Fosroc Nitobond AR or similar approved after application for curing.

Note

- This repair detail is intended to repair the exposed reinforcement bars only. To repair to concrete cover to minimum required thickness, refer to Repair Detail 02.

Method statement for Repair

1. Prepare and clean the concrete surface to remove surface contaminants in accordance to Fosroc specification on substrate preparation.
2. Roller apply Fosroc Renderoc ST05 or similar approved to the surface of concrete soffit
3. Apply Fosroc Nitobond AR or similar approved after application for curing.

Note

- Fosroc Renderoc ST05 is intended to provide an effective concrete cover of 21mm by applying 2mm of thickness, according to ST05 product data sheet. This is intended to use for upgrading the existing concrete slab to meet minimum required concrete cover for durability (20mm). Should a higher concrete cover is required (e.g. for higher fire protection), additional ST05 thickness should be used which requires further review from EOC and Fosroc.

Method statement for Repair

1. Prepare the concrete surface by removing loose material. Refer to Fosroc specification on substrate preparation.
2. Break back concrete to location shown.
3. Clean exposed steel to bright condition by power brushing.
4. Wipe down the exposed steel surface using thinners.
5. Prime exposed steel using Fosroc Nitoprime Zincrich or similar primer approved.
6. Prime concrete edge using Renderoc Primer or similar approved.
7. Wrap bottom flange with Expanet mesh.
8. Secure mesh in place with shot-fired nails.
9. Apply further coat of primer to bottom of steel mesh.
10. Apply Fosroc Renderoc LA55 or similar approved.
11. Apply Fosroc Nitobond AR or similar approved after application for curing.

Note

- Renderoc LA55 is a flowable repair mortar system that can be used with formwork for large repair area. Refer to Fosroc specification on formwork preparation.

Please note that the exact repair detail to be confirmed, pending further steelwork investigation and input from planning consultant and architect.

Preliminary Method statement for Repair

1. Install temporary props to the underside of slab prior to repair works.
2. Clean exposed steel to bright condition by power brushing.
3. Install steel beam supporting existing slab and beam (size and support condition TBC)
4. Remove props

Method statement for Repair

1. Prepare the concrete surface by removing loose material. Refer to Fosroc specification on substrate preparation.
2. Break back concrete to location shown.
3. Clean exposed steel to bright condition by power brushing.
4. Wipe down the exposed steel surface using thinners.
5. Prime exposed steel using Fosroc Nitoprime Zincrich or similar primer approved.
6. Prime concrete edge using Renderoc Primer or similar approved.
7. Wrap bottom flange with Expanet mesh.
8. Secure mesh in place with shot-fired nails.
9. Apply further coat of primer to bottom of steel mesh.
10. Apply Fosroc Renderoc HB45 or similar approved.
11. Apply Fosroc Nitobond AR or similar approved after application for curing.

General Notes

1. This drawing is to be read in conjunction with all relevant Architects & Engineers drawings & specifications.
2. The Contractor is to be responsible for all dimensions & for the correct setting out of the works on site.
3. Do not scale from this drawing.

Note: All propriety repair mortars to be applied in strict accordance with the manufacturer's details and specification.

P01	17.04.25	TL	NS		Initial Issue
Rev	Date	By	Chkd		Description

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Project Title

Sunlight House

Drawing Title

Phase 2 Basement Repair Works
Repair Detail Sheet 1 of 3

Project No

24131

Scale:

NTS [A1]

Drawn By

TL

Date

April 2025

Drawing Suitability

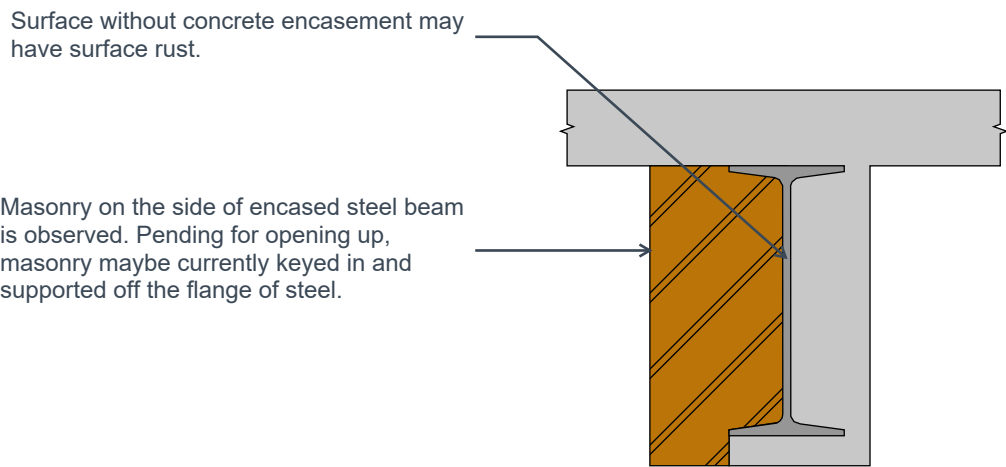
SO - Initial Issue

Drawing Number

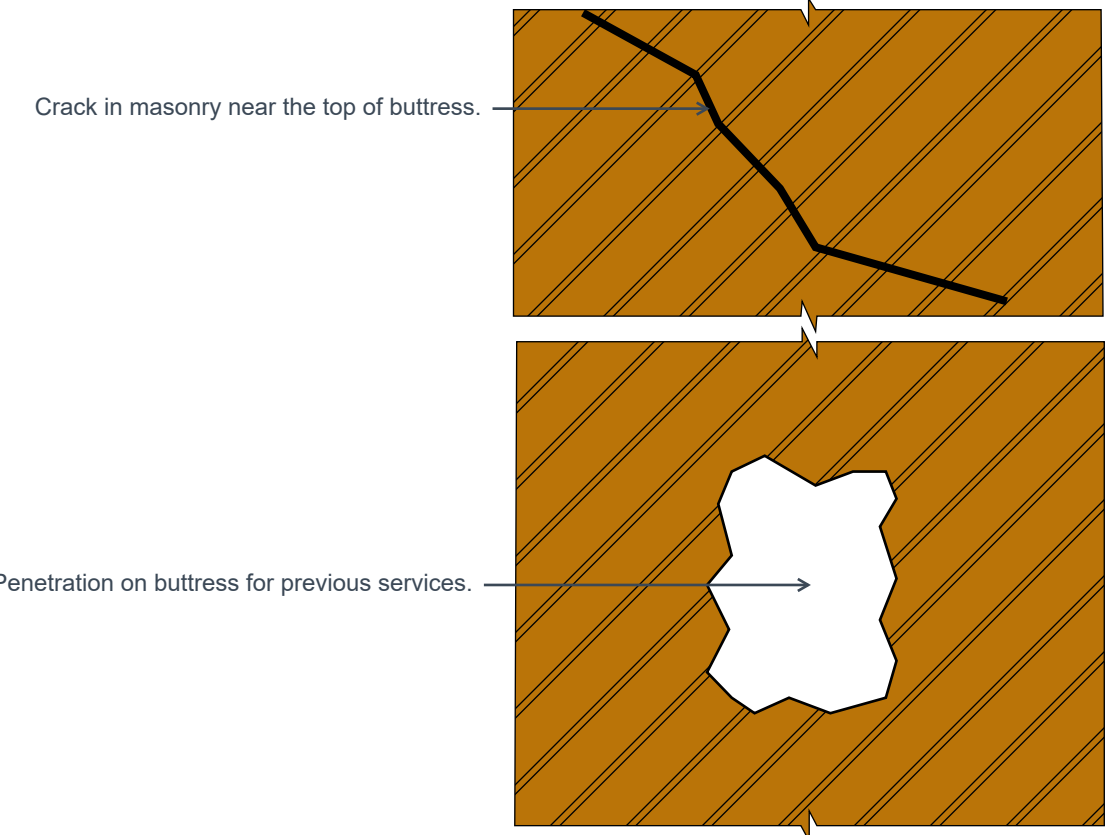
SUN-EOC-V1-ZZ-DR-S-4301

Rev

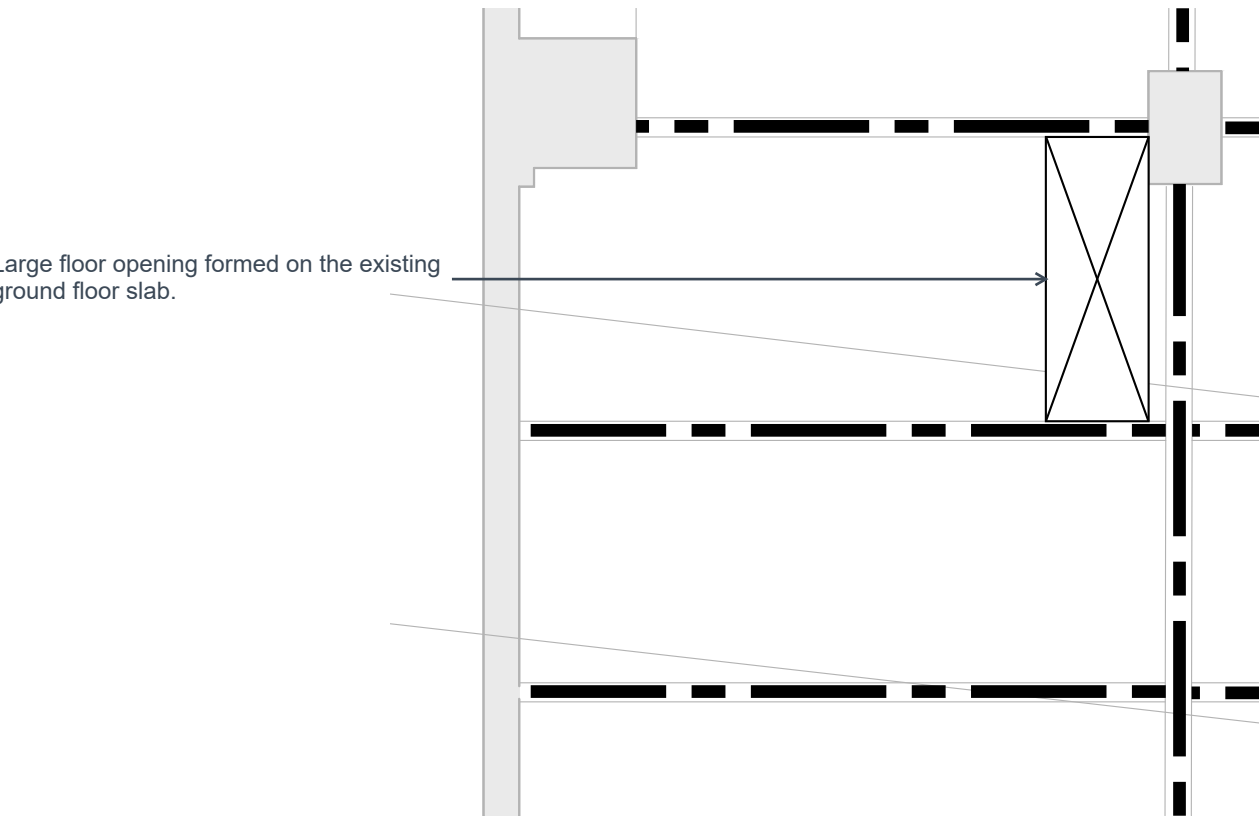
P02



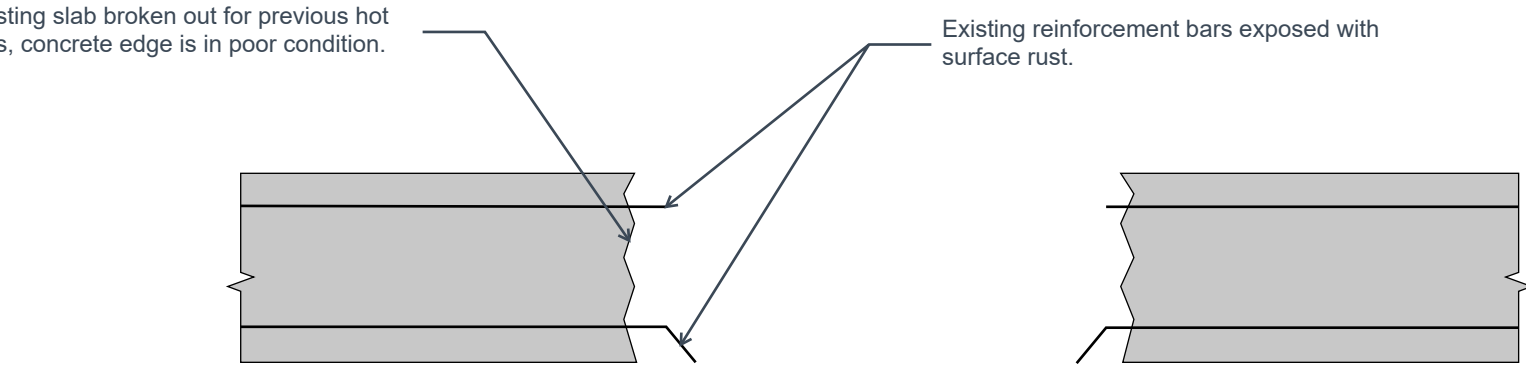
Condition Detail 06 - Masonry Hanging from Soffit



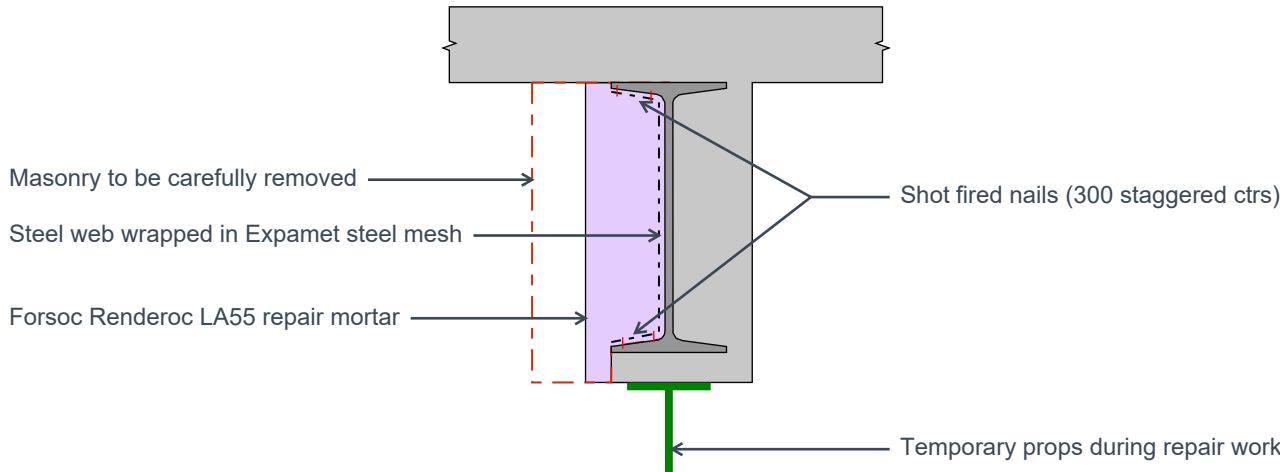
Condition Detail 07 - Buttress penetration and crack



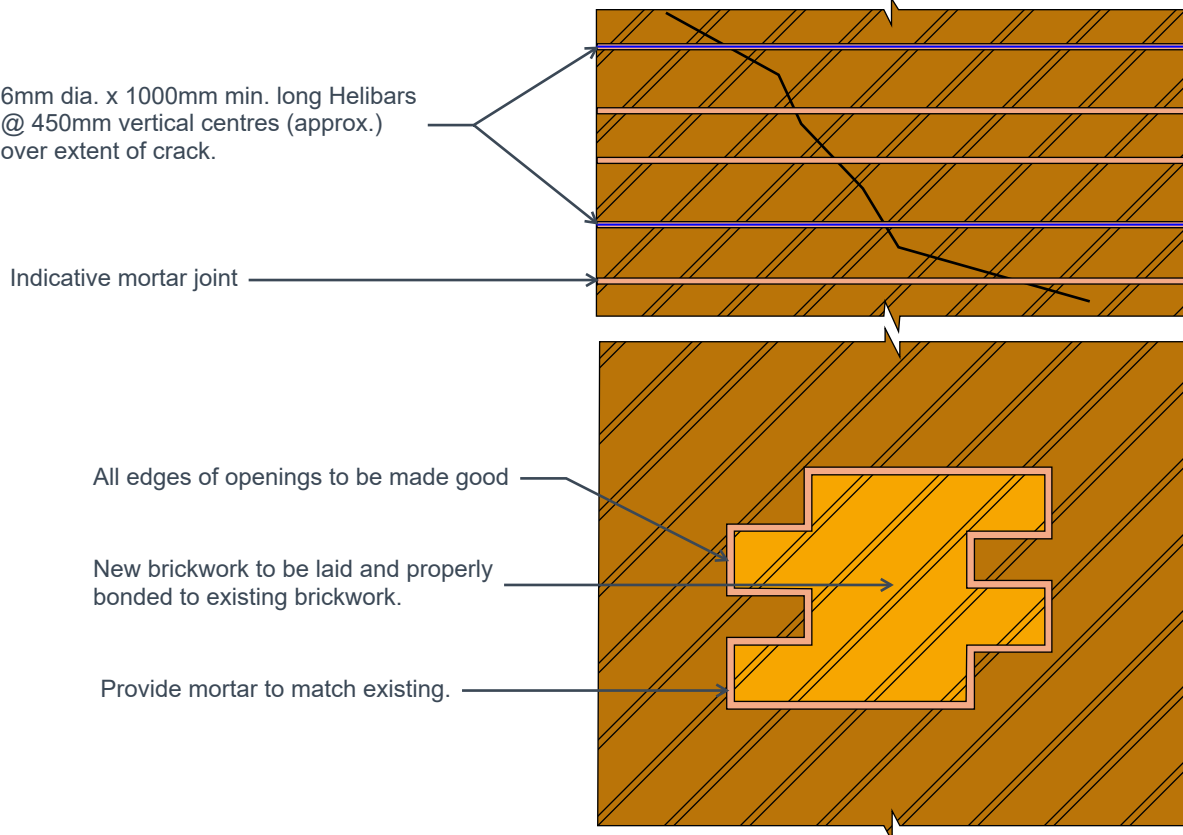
Condition Detail 08 - Floor opening at Ground floor Slab



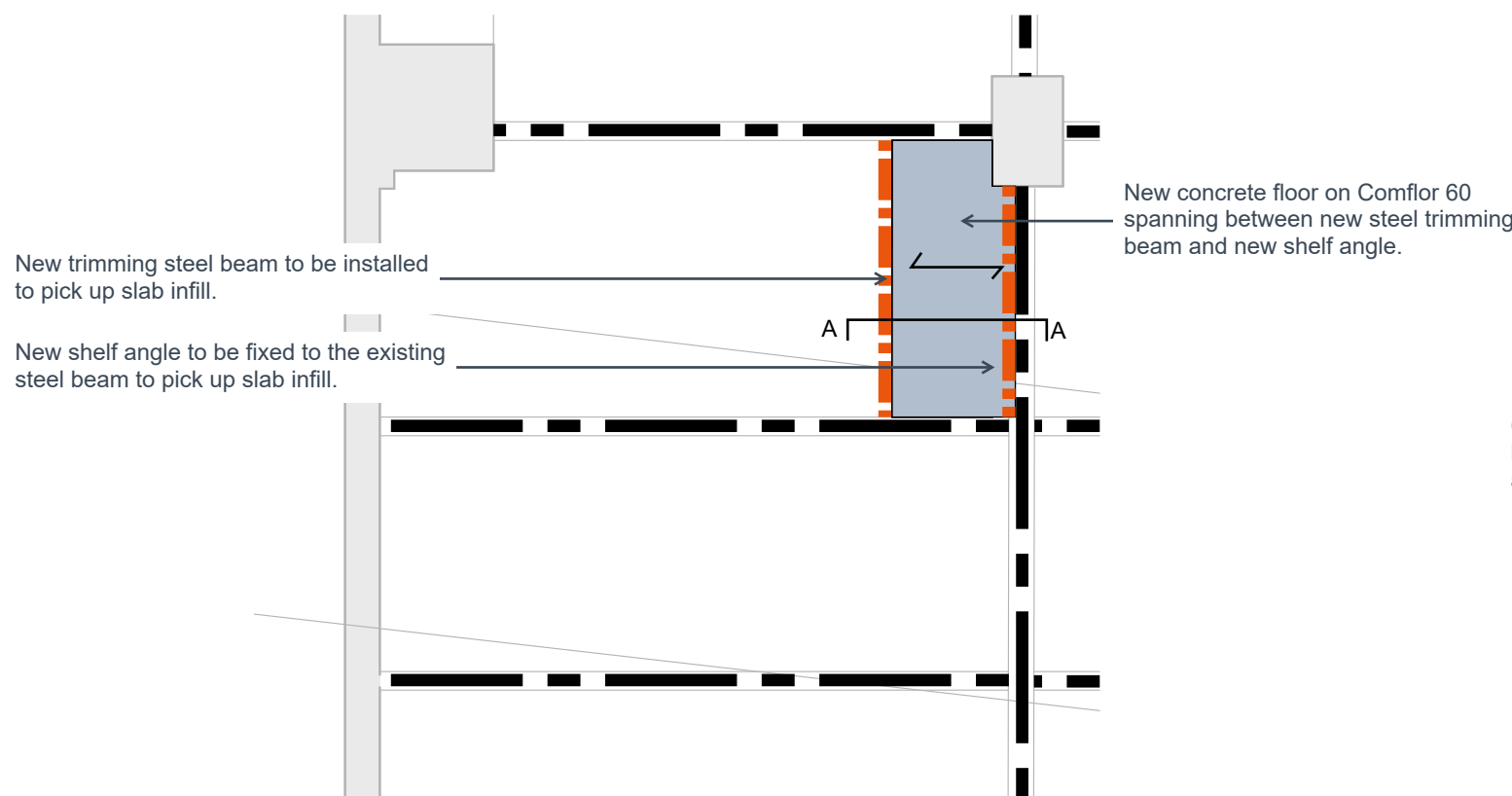
Condition Detail 09 - Floor opening at hot tub area



Repair Detail 06



Repair Detail 07



Repair Detail 08

Exact Repair Detail to be confirmed by further investigation
Preliminary Method statement for Repair

1. Install temporary props to the encased steel beam.
2. Carefully remove existing masonry with appropriate safety measure when working in height.
3. Prepare the concrete surface by removing loose material. Refer to Fosroc specification on substrate preparation.
4. Clean exposed steel to bright condition by power brushing.
5. Wipe down the exposed steel surface using thinners.
6. Prime exposed steel using Fosroc Nitoprime Zincrich or similar primer approved.
7. Prime concrete edge using Renderoc Primer or similar approved.
8. Wrap steel web with Expamet mesh.
9. Secure mesh in place with shot-fired nails.
10. Apply further coat of primer to bottom of steel mesh.
11. Apply Fosroc Renderoc LA55 or similar approved.
12. Apply Fosroc Nitobond AR or similar approved after application for curing.

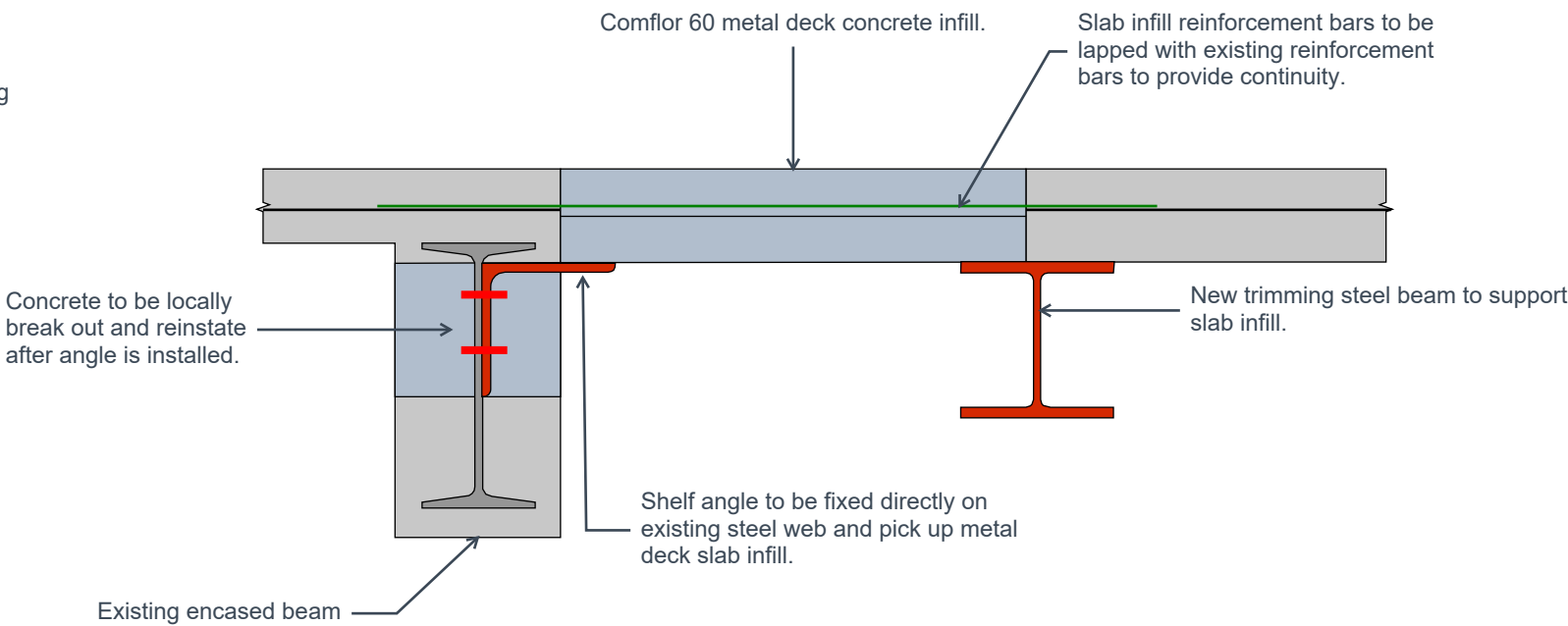
Note
- Renderoc LA55 is a flowable repair mortar system that can be used with formwork for large repair area. Refer to Fosroc specification on formwork preparation.

Exact Repair Detail to be confirmed by further investigation with height access
Preliminary Method statement for Repair

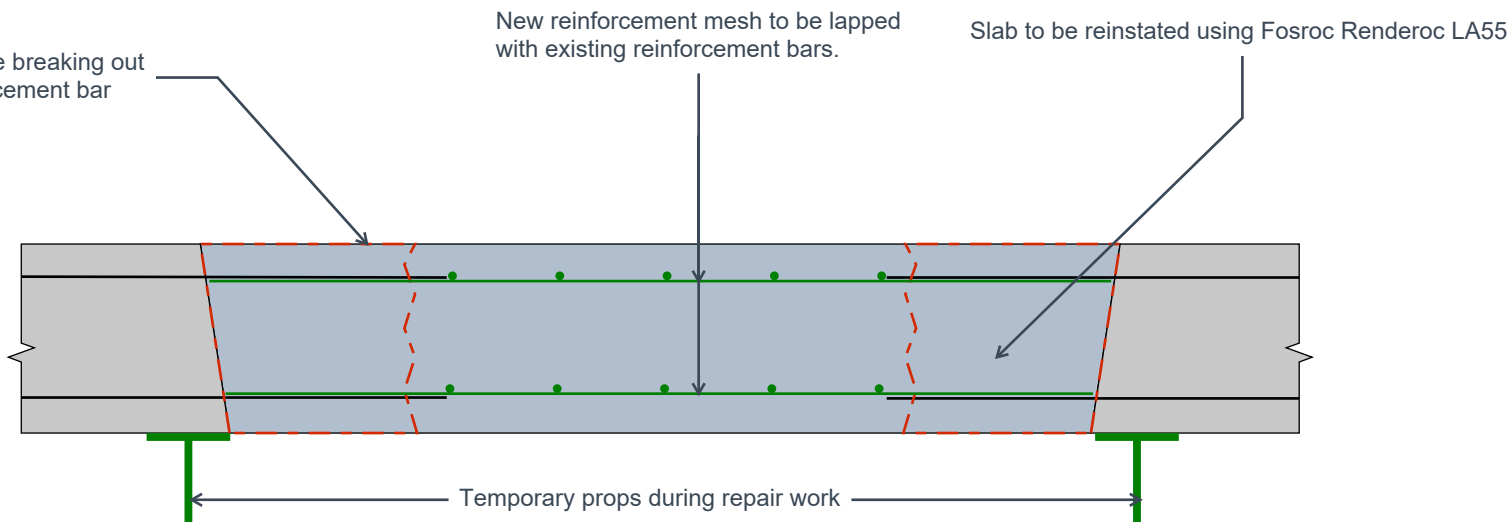
- Penetration Repair:
1. Provide temporary support to stabilise the buttress wall during repair works.
 2. Scrape out mortar joints around the penetration.
 3. Lever brickwork loose using hand tools, timber shims etc.
 4. Clear backing and bedding mortar.
 5. Reset brickwork using mortar that match existing.

- Crack Repair:
1. Rake out the horizontal mortar beds with a minimum 500mm either side of the crack.
 2. Clean out the slots and flush with clean water, thoroughly soak the substrate within the slot.
 3. Inject a bead of Helifix HeilBond or similar approved along the back of the slot.
 4. Insert Helifix HeilBar or similar approved into the grout to obtain good coverage.

Exact Slab Infill Detail to be further developed.



Repair Detail 08 - Section A-A



Repair Detail 09

Method statement for Repair

1. Prepare the concrete surface by removing loose material. Refer to Fosroc specification on substrate preparation.
2. Break back concrete to location shown.
3. Clean exposed steel to bright condition by power brushing.
4. Wipe down the exposed steel surface using thinners.
5. Prime exposed steel using Fosroc Nitoprime Zincrich or similar primer approved.
6. Prime concrete edge using Renderoc Primer or similar approved.
7. Lap new reinforcement mesh with existing reinforcement bars.
8. Apply Fosroc Renderoc LA55 or similar approved to reinstate slab.
9. Apply Fosroc Nitobond AR or similar approved after application for curing.

Note
- Renderoc LA55 is a flowable repair mortar system that can be used with formwork for large repair area. Refer to Fosroc specification on formwork preparation.
- This repair detail is intended to reinstate the slab only. To repair to concrete cover to minimum required thickness, refer to Repair Detail 02.

General Notes

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3. Do not scale from this drawing.

Note: All propriety repair mortars to be applied in strict accordance with the manufacturer's details and specification.

P01	17.04.25	TL	NS		Initial Issue
Rev	Date	By	Chkd		Description

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Project Title
Sunlight House

Drawing Title
Phase 2 Basement Repair Works
Repair Detail Sheet 2 of 3

Project No
24131

Scale:
NTS [A1]

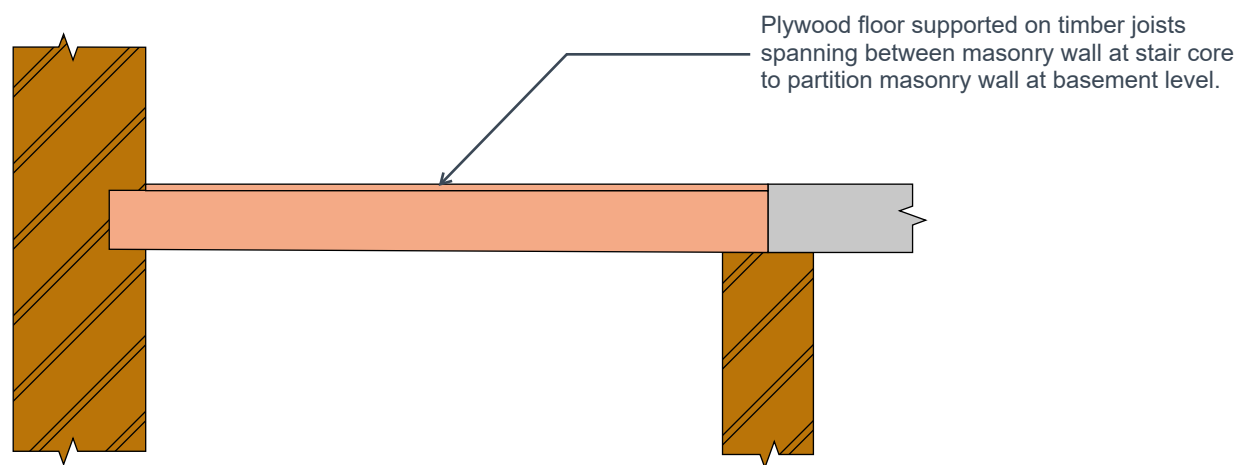
Drawn By
TL

Date
April 2025

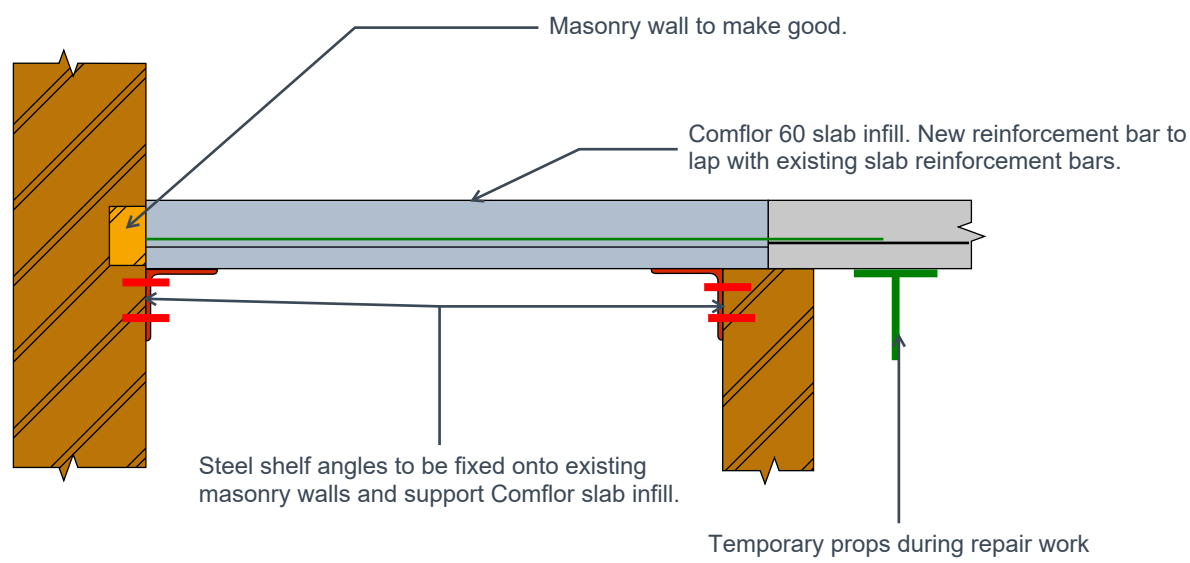
Drawing Suitability
S0 - Initial Issue

Drawing Number
SUN-EOC-V1-ZZ-DR-S-4302

Rev
P01



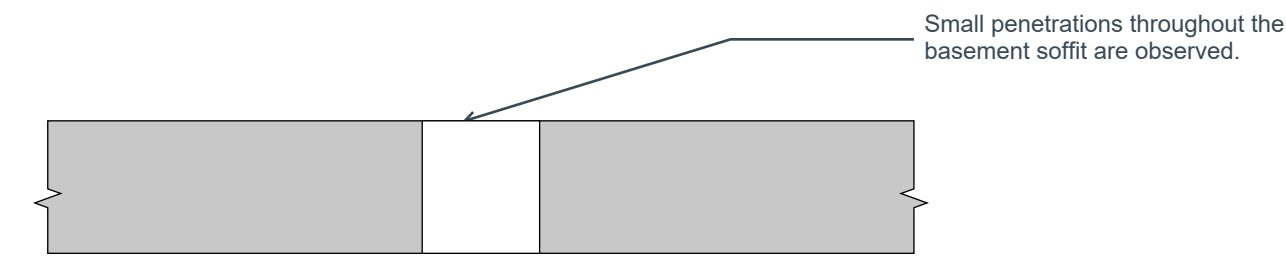
Condition Detail 10 - Timber Joisted Floor



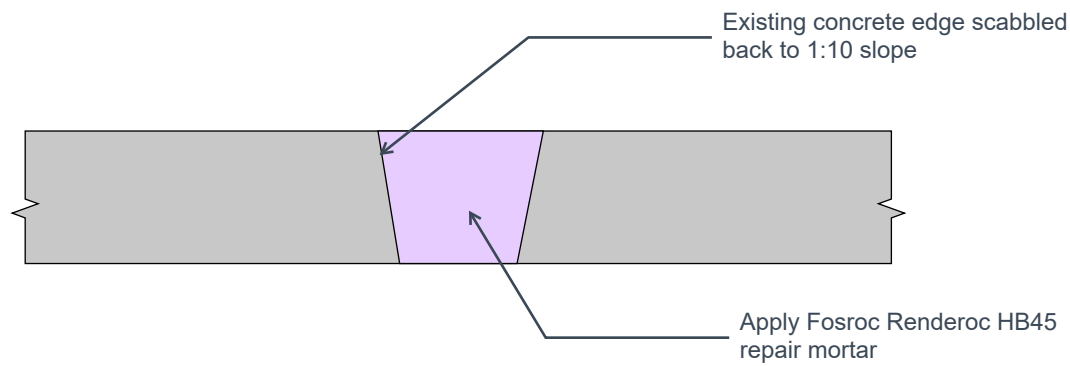
Repair Detail 10

Exact Repair Detail to be confirmed by further opening up and material testing.
[Preliminary Method statement for Repair](#)

1. Install temporary props to the underside of slab prior to repair works.
2. Remove timber flooring and timber joists.
3. Make good of masonry walls that are supporting timber joists.
4. Install steel shelf angles to the perimeter masonry walls.
5. Install comflor 60 metal deck.
6. Lap new reinforcement bars to existing reinforcement bars of adjacent concrete slab
7. Pour concrete to required level and allow curing.



Typical Detail 01 - Small Openings for Previous Services

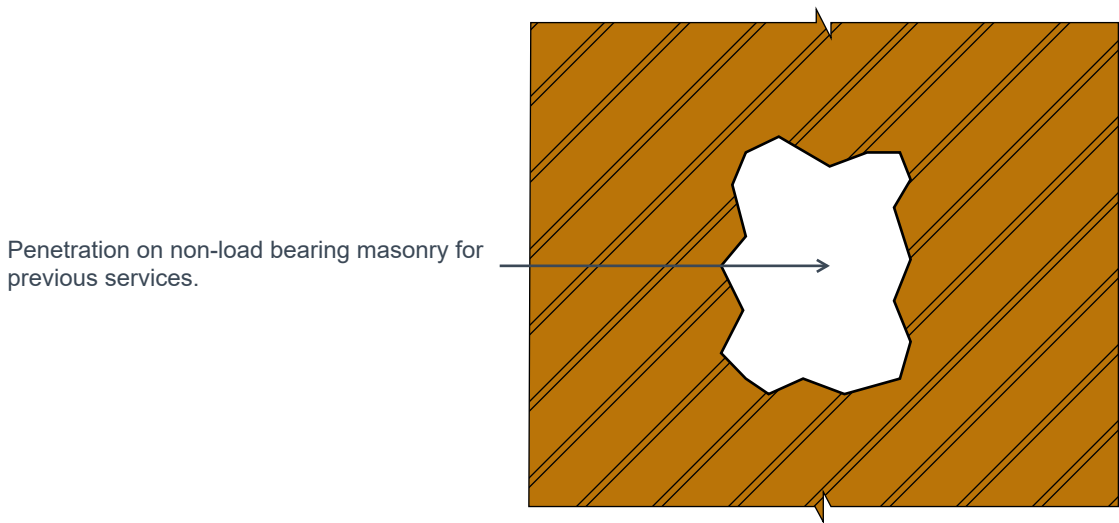


Typical Repair Detail 01 (Opening up to 150mm square)

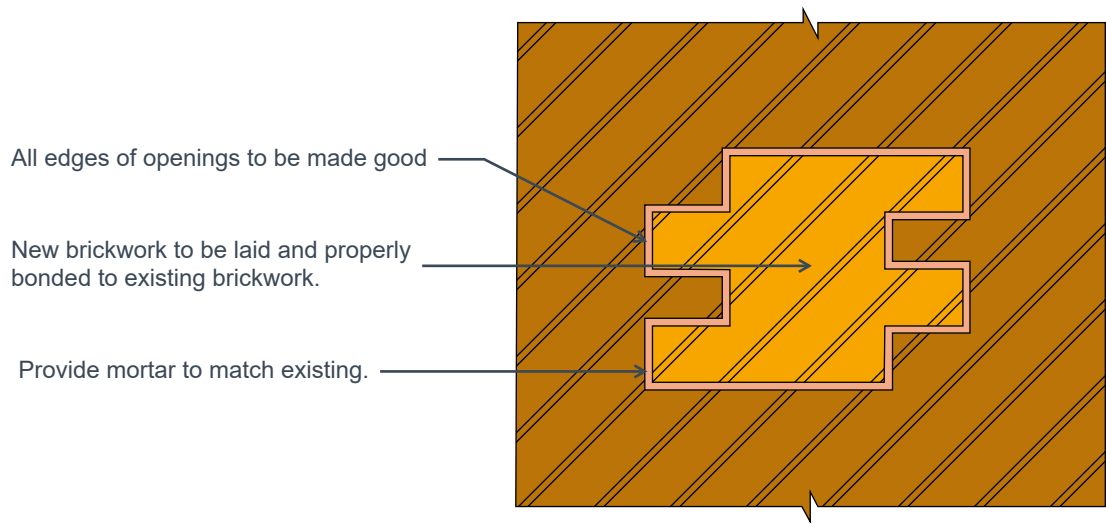
[Method statement for Repair](#)

1. Prepare the concrete surface by removing loose material and scabble back the existing concrete to 1:10 slope. Also refer to Fosroc specification on substrate preparation.
2. Prime concrete edge using Renderoc Primer or similar approved.
3. Apply Fosroc Renderoc HB45 or similar approved.
4. Apply Fosroc Nitobond AR or similar approved after application for curing.

Note
- This repair detail is intended to repair the exposed reinforcement bars only. To repair to concrete cover to minimum required thickness, refer to Repair Detail 02.



Typical Detail 02 - Penetration on non-load bearing masonry walls



Typical Repair Detail 02

[Method statement for Repair](#)

- Penetration Repair:
1. Provide temporary support to stabilise the buttress wall during repair works.
 2. Scrape out mortar joints around the penetration.
 3. Lever brickwork loose using hand tools, timber shims etc.
 4. Clear backing and bedding mortar.
 5. Reset brickwork using mortar that match existing.

General Notes

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3. Do not scale from this drawing.

Note: All propriety repair mortars to be applied in strict accordance with the manufacturer's details and specification.

P01	17.04.25	TL	NS	Initial Issue
Rev	Date	By	Chkd	Description

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Project Title
Sunlight House

Drawing Title

Phase 2 Basement Repair Works
Repair Detail Sheet 3 of 3

Project No
24131

Scale:
NTS [A1]

Drawn By
TL

Date
April 2025

Drawing Suitability
S0 - Initial Issue

Drawing Number
SUN-EOC-V1-ZZ-DR-S-4303

Rev
P01