

**Pringuer-James**  
Consulting Engineers

# Engineering Excellence

Large Residential



**PJCE**





# Welcome to PJCE

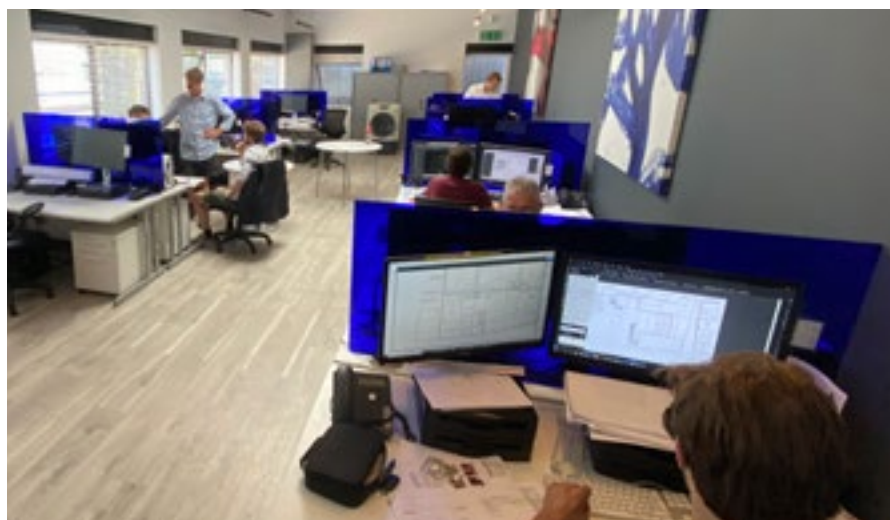
PJCE is a structural and civil engineering consultancy practice with a proven track record of delivering complex projects through innovative design.

Based in west London and established in 2004, we are a creative, dynamic and responsive team. We provide a personal and hands-on approach with the expertise and team structure to resource even the most challenging of projects.

We are proud of our agility and are committed to helping our clients achieve their objectives,

every time. As creative engineers we are passionate about building design and embrace new technologies, adapting them to develop optimum solutions.

PJCE works on projects throughout London and the rest of the UK and across a diverse range of market sectors, from private individuals to large developers.



## Meet the Leadership Team

Directors Sean Pringuer-James, John Lange and James Bishop bring a wealth of experience to the practice with a commitment to deliver excellence across every project, from concept to completion.

### SEAN PRINGUER-JAMES

Sean began his engineering career in South Africa and moved to the UK in 1994 with Scott Wilson Kirkpatrick. He subsequently joined Price and Myers and later, the Waterman Partnership in their Large Structures division.

Sean founded PJCE in 2004 and has grown the business into the innovative and driven civil and structural engineering practice that it now is.

### JOHN LANGE

Since joining PJCE in 2013, John has led a team successfully delivering a comprehensive range of medium to large scale projects from feasibility through to construction, with a strong focus on both mixed-use and residential sectors.

With 18 years' experience in both the UK and Australia, and a dual degree in both Structural Engineering and Architecture, John seeks opportunities in each project to deliver high-quality integrated designs; coupling both innovative technical skills - developed over 10 years at Arup - with practical engineering solutions.

### JAMES BISHOP

James has 18 years professional experience having previously held leadership roles at Arup, Foster + Partners and WSP. He has gained extensive experience working on prestigious projects with high-profile architects and clients in the UK and overseas.

James has managed large multi-disciplinary design teams and enjoys collaborating with other design practices. Having spent five years working in-house at an architecture firm, James has a good appreciation of holistic building design and understands the value of providing clear engineering input from the very start of a project.



From left - John Lange, Sean Pringuer-James & James Bishop



# What **we** do

From our inception, PJCE has committed to operate to the very highest standards of quality, integrity and value. We build strong and lasting relationships with our clients by ensuring an intimate understanding of their goals and we work in partnership to exceed expectations, from concept to final delivery.

## SERVICES

Our services support our clients at all project stages including feasibility studies, planning documents, concept design, design development, full construction documents, site inspections and building investigations.

### Our core services:

- Civil and Structural Engineering
- Below-ground drainage
- Sustainable Drainage Systems (SuDS)
- Building Information Modelling (BIM)
- Basement Impact Assessments

We have an inclusive and open approach, stimulating ideas, knowledge sharing and best practice.

## CAPABILITIES

PJCE has many years of experience in the design of structures for residential developments. Our project portfolio ranges from the refurbishment of Victorian residences to the construction of new high-rise apartment buildings.

We ensure the right solution for every project using a palette of different construction systems. These include load-bearing masonry, reinforced concrete frames, steelwork with composite slabs, timber systems (such as timber-joint floors or CLT panels), pre-cast concrete and modular systems.

Our experience in residential design means that we understand the need to utilise the opportunities for repetition in cellular buildings. We also appreciate the need to accommodate car parking grids beneath the superstructures and to create column-free spaces in high-spec penthouses.

We collaborate closely with the design team and use the latest technology to analyse, design, visualise and present our solutions. The solutions we develop take into consideration the comfort of the future occupants, with attention made to the acoustic and dynamic performance of the floor structure.

Projects all have unique site constraints that require creative solutions to achieve the development's objectives. PJCE has experience in dealing with complexities such as sewer diversions, basement construction on site boundaries and phased sequencing. We work with the project team to develop realistic design programmes and then ensure we meet agreed milestones.





# Our Residential Portfolio

## Triptych, Bankside

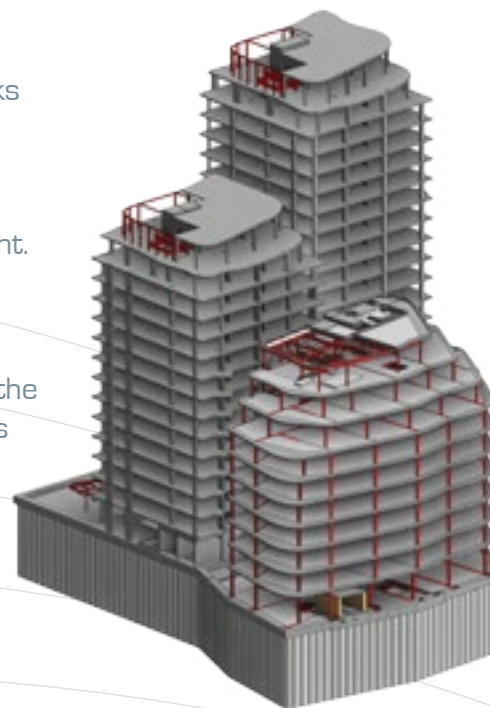
JTRE | Squire and Partners / TW-2



This substantial mixed-use development will provide a total of 163 residential units, office, retail and cultural facility space over three blocks with a double basement and landscaped podium. The two taller towers are residential, with in-situ flat slab construction using blade columns concealed within partitions. A transfer deck at Ground Floor allows a change in grid which maximises car parking spaces within the basement.

The use of top-down construction for the long span steel office building has been adopted reducing both the build programme and minimising the requirement for lateral temporary works. The curved façade comprises 900mm wide faceted triple-glazed units and required a high level of coordination with the structural design.

In-ground drainage, SuDS and civil design, including Section 278 coordinated and designed by PJCE.



## The Stay Club, Colindale

Hallmark Property Group | Contemporary Design Solutions



Eighteen-storey modular student accommodation building with basement.

PJCE has worked with the same client on several of these buildings, which consist of steel-framed modules that are transported via sea and road to site.

Due to its height, this building is stabilised with a concrete core. Other lower-rise buildings have been constructed without cores, utilising the module's inherent stiffness for stability.

Located adjacent to tube lines, technical submissions with Network Rail were necessary to achieve statutory approval.





# Our Residential Portfolio

## Verdo, Kew Bridge

Byldis | JTP | EcoWorld

This development consists of three residential blocks of between nine and fourteen-storeys providing 253 new homes adjacent to the new Brentford Community Stadium.

The precast concrete system comprises a series of concrete panels forming load-bearing walls and floor slabs. Internal walls are placed between apartments and the external walls consist of insulated precast sandwich panels with an external skin supported by stainless steel brackets.

PJCE has also been appointed by the same client to design the precast structure for the 300+ apartment development at Latitude in Leeds.



## The Cube, Wenlock Road

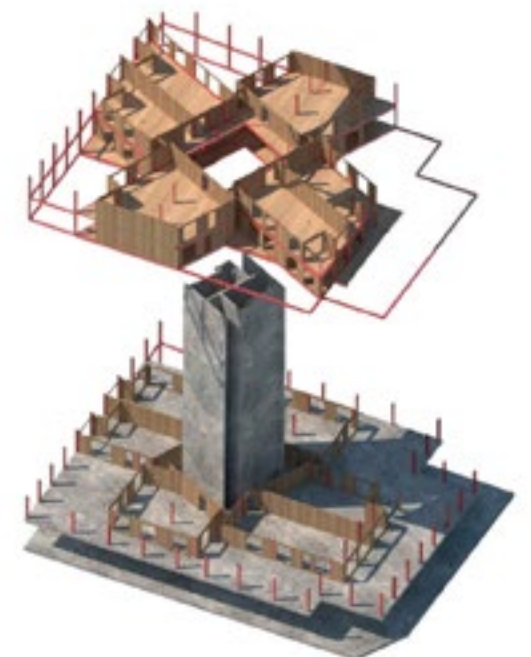
Regal Homes, Hawkins/Brown



At ten storeys, this development was the tallest hybrid CLT building in Europe. The overall form steps and rotates up the building to create a complex and dynamic geometry.

Stability of the building is provided by a central reinforced concrete core, supported off a foundation raft with concrete flat slabs at the lowest levels and the timber frame bolting into the core above level one.

A single storey basement is provided with a secant piled wall, which acted as the temporary water cut off to the adjacent Wenlock Basin during construction.





# Our Residential Portfolio

## Dalston Works, Dalston

Regal Homes | Waugh Thistleton



A 10-storey scheme with 121 apartments over a single basement adjacent to the HS1 tunnel system and directly over the future Crossrail 2 scheme.

The structural scheme includes a basement raft with reinforced concrete extending to 1st floor level. Cross-laminated timber (CLT) extends above 1st floor to roof.

By using CLT construction, vertical loads are kept to a minimum which ensured loading restriction to the proposed tunnels below were met. A 'GEOlight' storm storage system satisfies the SuDS requirements, providing a full gravity in-ground drainage system by PJCE.



## VI Castle Lane, Westminster

Sons and Co | DROO/TW-2

This boutique development consists of 28 apartments and 3 townhouses in London's West End.

The basement is formed with a secant piled wall, which typically cantilevers to minimise temporary propping. Where the adjacent buildings are tight to the site boundary, diagonal corner props were introduced to limit movement to an acceptable level.

A concrete frame with a central stability core forms all but the top floor, which is constructed in lightweight steel frame to provide a large open plan penthouse.





# Our Residential Portfolio

## The Residence, West Hampstead

Regal Homes | Hopkins Architects



The Residence is a group of 91 beautifully crafted, contemporary luxury apartments in one of London's most desirable districts.

Located on sloping ground this building cuts deep into the site requiring a ten metre high retaining wall to the rear of the development. The retaining wall is formed from secant piles with a reinforced concrete lining. The primary structure is a flat slab design with lateral stability provided by reinforced concrete cores. To provide more open-plan space, a lightweight steel solution was adopted for the penthouse which also supports a 'brown' roof.



The change in grid for basement car parking is provided by a grillage of transfer beams, with all gravity loads supported by piles. PJCE also carried out the design of the load-bearing masonry facade.

Running through the site was an 1800 diameter main route sewer, which required diverting to allow the full construction of the basement. The diversion was detailed and agreed by PJCE with Thames Water and subsequently installed utilising pipe jacking technique.

## Kingsway, Hove

Rocco Homes | JJR

9 storey mixed residential and commercial building in Hove, consisting of 59 flats. The development incorporates the historic Alibi Public House with PJCE designing modifications to the original structure.

The main block is formed using in-situ reinforced concrete flat slabs, with concealed 'blade' columns.

Full civil, in-ground drainage and SuDS is provided by PJCE. Modifications to the adjacent highways have been fully detailed as part of the Section 278 works.





# Our Wider Portfolio

We serve a diverse range of clients across both public and private sector, here is just a small selection from our project portfolio.



## Commercial

### The Alconbury Incubator Building

Award-winning mixed-use office and R&D space on the flagship Alconbury Weald, Cambridgeshire. Reinforced Concrete superstructure with two-storey glulam timber atrium with fully glazed façade.

## Refurbishment

### Grosvenor Gardens House, Belgravia

A sympathetic redevelopment of 125,000 sq ft Grade II listed mansion block, preserving the historic façade and creating 45 residential apartments. With boutique ground floor retail space and a gym and swimming pool at basement level.



## Hospitality & Leisure

### Everyman Cinema, various locations

PJCE has worked with Everyman on cinema complexes in Canary Wharf, the Mailbox, Birmingham and within Selfridges, London.

## Education

### Pangbourne Music School

PJCE worked with Mitchell Taylor Workshop on the designs for this RIBA shortlisted project in Berkshire, providing a new recital hall and rehearsal rooms, alongside an ICT suite. Plans were developed and foundations adapted to ensure adherence to tree protection orders within the grounds.



## Private Residential

### Hampstead Lane, North London

This project involved the demolition of the existing property and the design and build of a new three-storey residence with a basement entertainment complex, including swimming pool.

## Civil Design

### Graveney Mews, Mitcham

PJCE designed all under-slab and in-ground drainage, including gravity drains, pumps and petrol interceptors, as well as all drainage connections from site boundary to the public sewer. A rainwater attenuation system was developed in conjunction with the landscape architect as part of the SuDS strategy. S106 applications were agreed and submitted together with Thames Water.







# Please Get in Touch

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**PJCE**