



RISK OF SURCHARGING ADJACENT BASEMENT. TEMPORARY WORKS REQUIRED TO PROP ADJACENT STRUCTURE.

INDICATES ASSUMED 1:1 ZONE. DEPTH OF FOOTINGS TO BE CONFIRMED BY PARTY WALL SURVEY.

ALLOWANCE SHOULD BE MADE FOR LOCALISED REINFORCED CONCRETE WALL AND UNDERPINNING OF ADJACENT PARTY WALL FOUNDATION TO AVOID SURCHARGE FROM PILE RIG. EXACT ARRANGEMENT TO BE DEVELOPED UPON COMPLETION OF SURVEYS AND INPUT FROM PILING SPECIALIST.

ALLOWANCE SHOULD BE MADE FOR TEMPORARY SHEET PILING TO FACILITATE FORMATION OF BASEMENT ADJACENT TO PLOT BOUNDARY (TYP)

INDICATES 450W RC BASEMENT RETAINING WALL

500mm REINFORCED CONCRETE RAFT FOOTING

Plant 105 m²

ALLOWANCE SHOULD BE MADE FOR LOCALISED DE-WATERING OF EXCAVATIONS TO MANAGE THE TEMPORARY CONDITION DURING CONSTRUCTION - EXTENT TO BE ESTABLISHED UPON COMPLETION OF THE PHASE 2 INTRUSIVE GROUND INVESTIGATION

ALLOW FOR WATERPROOF MEMBRANE AND WATERPROOF CONCRETE LINER RC WALL. WATERPROOFING TO SPECIALIST DESIGN AND DETAILING.

Hurdwick House

Harrington Square

Harrington Square Gardens

GENERAL NOTES:
1. REFER TO DRAWING HSC-REN-XX-ZZ-DR-S-00010 FOR GENERAL NOTES AND REINFORCEMENT ESTIMATES

HEALTH & SAFETY NOTES:

1 RISK OF SURCHARGING ADJACENT MASONRY RETAINING WALL AND UNDERPINNING DUE TO SITE ACCESS FOR PILING AND FOUNDATION CONSTRUCTION. WORKING AND EXCLUSION ZONE ADJACENT TO BASEMENT WALL AND ASSOCIATED TEMPORARY WORKS IS TO BE DEVELOPED BY THE MAIN CONTRACTOR AND THEIR TEMPORARY WORKS DESIGNER

2 RISK OF STRIKING SERVICES DURING PILING WORKS. UTILITY MAPS AND REDUCED LEVELS DIGS REQUIRED TO DETERMINE LOCATION OF ALL SERVICES PRIOR TO PILING

HIGHWAYS RETAINING STRUCTURE
HIGHWAY RETAINING WALL TO RESIST A SURCHARGE LOAD OF 15kN/m² IN LINE WITH BS EN 1997-1:2004+A1:2013

ALLOWANCE WITHIN THE PROGRAMME SHOULD BE MADE FOR ENGAGEMENT WITH HIGHWAYS AUTHORITY AND AIP PROCESS UPON CONCLUSION OF AGREED BASEMENT CONSTRUCTION METHOD.

BASEMENT TANKING
WATER PROOFING TO SPECIALIST DESIGN AND DETAIL. TO INTERNAL AREAS ALLOW FOR CAT 3 BASEMENT PROTECTION TO BS8102 TO BE CONFIRMED BY ARCHITECT

EXTERNAL AREAS ALLOW FOR CAT 1 BASEMENT PROTECTION TO BS8102 TO BE CONFIRMED BY ARCHITECT

BELOW GROUND DRAINAGE
CONNECTION TO PUBLIC SEWER FOR NOT YET ASCERTAINED. ADDITIONAL CCTV DRAINAGE SURVEYS REQUIRED.

ALLOW FOR PACKAGE PUMPING STATION PER BASEMENT UNIT TO SUPPLIERS DESIGN AND DETAIL

FOUNDATIONS SIZES AND BEARING PRESSURE
THE UPPER RAFT IS BASED ON FOUNDING IN UNDISTURBED CLAY ABOVE THE GROUND WATER TABLE WITH AN ALLOWABLE BEARING PRESSURE OF 150kN/m². THE CONTRACTOR TO UNDERTAKE THE WORKS AND MANAGE THE GROUNDWATER IN A MANNER THAT DOES NOT DISTURB THE NATURAL FOUNDING STRATA AND COMPROMISE THE BEARING STRATA.

DETAILED UTILITIES INVESTIGATIONS
ALLOWANCE SHOULD BE MADE FOR THE DETAILED INVESTIGATIONS TO ESTABLISH THE POSITION AND EXTENT OF STATUTORY UTILITIES IN AND AROUND THE SITE. A CONTINGENT ALLOWANCE SHOULD BE CONSIDERED AT THIS STAGE FOR POTENTIAL WORKS TO MANAGE DIVERSIONS OR ISOLATION OF REDUNDANT SERVICES THAT SERVICE THE SITE.

PILES ARE ASSUMED 300mm DIAMETER, SPACED AT 3x PILE DIAMETER WITH A WORKING LOAD CAPACITY OF 200kN AND PILE LENGTH OF 15m. TBC BY PILE DESIGNER AND SUBJECT TO DETAILED GROUND MOVEMENT ASSESSMENT.

P01	UPDATED PROPOSALS - STAGE 2	06.09.23	EM	AI
Rev:	Description:	Date:	By:	Chkd:

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77 Dale Street
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HARRINGTON SQUARE CAMDEN

Drawing Title:
BASEMENT PLAN

Status:
STAGE 2

Size:	Date:	Drawn by:	Designed by:	Checked by:
A1	MAR '23	EM	EM	AI
Scale:	1:100	Project No:	2202-03	

Project: Originator: Volume: Level: Type: Role: Category/Number: Rev:
HSC-REN-XX-B1-DR-S-01080 P04

RIBA STAGE 2

THESE DRAWINGS ARE INTENDED TO COMMUNICATE THE CONCEPT DESIGN FOR THE STRUCTURAL FRAME FOR THE PROPOSED BUILDING AND ARE APPROPRIATE FOR RIBA STAGE 2 (CONCEPT DESIGN). ALL STRUCTURAL SIZES ARE INDICATIVE ONLY AND TO ASSIST WITH HIGH LEVEL COSTING BY THE PROJECT QUANTITY SURVEYOR AND CONTRACTOR. ALL STRUCTURAL SIZES AND REINFORCEMENT RATES ARE INDICATIVE AT THIS STAGE AND ARE SUBJECT TO CHANGE AS THE DESIGN DEVELOPS THROUGH RIBA STAGE 3 (SPATIAL CO-ORDINATION) AND STAGE 4 (TECHNICAL DESIGN).

A DESIGN CONTINGENCY OF 15-20% IS RECOMMENDED TO ALLOW FOR DESIGN DEVELOPMENT DURING RIBA STAGE 2, 3 AND STAGE 4 (TECHNICAL DESIGN) AND TO REFLECT INPUT FROM CONTRACTOR DESIGNED PACKAGES.