



- ### KEY CONSTRAINTS INTERFACES
- INTERFACE WITH HAMPSTEAD THEATRE SUBJECT TO PARTY WALL AGREEMENT. TUNNEL ADOPTED BY CLIENT FOR FUTURE ACCESS
 - PODIUM SLAB IN THIS AREA TO BE RETAINED TO ALLOW FIRE ENGINE ACCESS
 - ACCESS ROUTE FOR FIRE ENGINE ACCESS REQUIRED ADJACENT TO WALL ELEVATION TO BE TEMPORARILY SUPPORTED DURING CONSTRUCTION
 - EXCLUSION ZONE MEANS ANY PILES HAVE TO BE POSITIONED EAST OF THIS LINE
 - PART OF THE NEW BASEMENT BOX WILL OVERSAIL THE LUL EXCLUSION ZONE
 - EXTENT OF EXISTING BASEMENT UNCONFIRMED BY SURVEY INFORMATION IN THIS LOCATION
 - EXISTING VENT STRUCTURE TO BE RE-UTILISED IN NEW BASEMENT EXTENDS UP TO LUL ACCESS STAIR
 - LUL ACCESS STAIR TUNNEL, SHALLOW AT THIS POSITION. GROUND FLOOR SLAB ABOVE TO BE HUNG TO AVOID PERMANENTLY LOADING LUL ASSET
 - SUPERSTRUCTURE COLUMN SUPPORTING CORNER OF TOWER GRIDLINE T1/TE IS VERY CLOSE TO LUL ASSET. FOUNDATION SCHEME IN THIS AREA TO CONSIDER MITIGATION IN RELATION TO STAIR ACCESS. WILL REQUIRE TEMPORARY CLOSURE AND POTENTIAL TEMPORARY WORKS WITHIN ACCESS STAIR
 - ETON AVENUE, HEAVILY PEDESTRIANISED AND USED AS A MARKET. CAREFUL CONSIDERATION REQUIRED TO TEMPORARY OR PERMANENT RETENTION OF EXISTING BASEMENT WALL ALONG THIS ELEVATION
 - HS2 IS SET TO BE TUNNELLED BELOW THE SOUTHERN PORTION OF THE SITE IN 2021. THE GROUND MOVEMENTS & VIBRATIONS IMPOSED BY HS2 HAVE BEEN ACCOUNTED FOR WITHIN THE DESIGN. THE MAIN RESTRICTION IS THAT PILED FOUNDATIONS CANNOT EXTEND LOWER THAN A 10m AOD TOE LEVEL.
 - SERVICES FOUND WITHIN THIS AREA DURING TRIAL PIT SURVEYS THAT APPEAR TO SERVE THE LUL STATION. THESE ARE TO BE IDENTIFIED, DE-COMMISSIONED OR DIVERTED AS REQUIRED
 - EXISTING RETAINING STRUCTURES PRESENT IN THIS AREA TO BE REMOVED DURING DEMOLITION TO AVOID CLASHES WITH NEW PILING & SUBSTRUCTURE

LEGEND

- EXISTING BUILDING
- PROPOSED BASEMENT
- EXISTING LUL ASSETS
- SITE BOUNDARY
- EXISTING INFERRED BASEMENT OUTLINE
- EXTENT OF PROPOSED GROUND FLOOR
- LUL TUNNEL EXCLUSION ZONE
- HS2 SAFEGUARDING ZONE
- SITE HOARDING LINE
- EXISTING SERVICES

HEALTH AND SAFETY SYMBOLS LEGEND

- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION
- INDICATES A RESIDUAL RISK AS A WARNING
- INDICATES A RESIDUAL RISK FOR INFORMATION

NOTE:
SERVICES SHOWN INDICATIVELY.
FOR COMPREHENSIVE SERVICES
INFORMATION REFER GREENHATCH
GROUP DRAWING No. 20396 OGL

P01 STAGE 4a - INITIAL ISSUE FOR COMMENT/APPROVAL VJS GB 08.04.19

Rev	Revision Description	By	App	Date

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Client
ESSENTIAL LIVING

Project
100 AVENUE ROAD LONDON

Title
SITE CONSTRAINTS LAYOUT

Date	Drawn
Jan 2019	V.SINGH
Scale at A1	Designer
1:250	T.GIANNAKEA
Suitability Code	Design Checker
S2	C.ENNIS
Job Number	Approved
4045	G.BIANCHI

SITE CONSTRAINTS LAYOUT
SCALE 1 : 250