

LEGEND

COMMUNICATIONS

ELECTRICITY (VOLTAGE TBC)

DRAINAGE (COMBINED)

DRAINAGE (OVERFLOW)

WATER MAINS

GAS

GAS MAIN (AS INDICATED ON BMC CONSULTING DRAWING - J3996/032)

PROPOSED SITE BOUNDARY

DENOTES EXTENT OF FLOOD ZONE 2

DENOTES EXTENT OF FLOOD ZONE 3

DENOTES EXTENT OF PROPOSED BUILDING STRUCTURES

PRELIMINARY EASEMENT ZONE (UU)

PRINCIPAL CONSTRAINTS

1

NUMEROUS BURIED SERVICES WITHIN DANTZIC STREET FOOTPATH

2

FLOOD ZONE 2 & 3 BASED UPON LEVELS PUBLISHED BY ENVIRONMENT AGENCY OCT 2017

3

OPERATIONAL NETWORK RAIL VIADUCT. NETWORK RAIL MAY IMPOSE CONSTRAINTS ON PROPOSED CONSTRUCTION SUCH AS VIBRATION AND MOVEMENT MONITORING AND ALLOWABLE PROXIMITY OF TOWER CRANES DURING CONSTRUCTION.

4

EXISTING 600mm DIA. PILE FOUNDATIONS BETWEEN 5-7m IN DEPTH CONFIRMED INSTALLED BY ALL FOUNDATIONS LTD. APPROXIMATE POSITIONS HAVE BEEN CONFIRMED THROUGH SITE INVESTIGATION AND ARE TO BE COORDINATED WITH PROPOSED STRUCTURES.

5

EXISTING 1.5 - 1.7m THK CONCRETE PILECAPS WITH EXISTING 600mm DIA. PILE FOUNDATIONS BETWEEN 5-7m IN DEPTH BELOW. CONFIRMED INSTALLED BY ALL FOUNDATIONS LTD. APPROXIMATE POSITION OF PILECAPS HAVE BEEN CONFIRMED THROUGH SITE INVESTIGATION. POSITION OF PILES TO BE CONFIRMED THROUGH SITE INVESTIGATION AND COORDINATED WITH PROPOSED STRUCTURES

6

REINFORCED CONCRETE RETAINING WALL ON PROPOSED DEVELOPMENT BOUNDARY. POTENTIAL RISK OF UNDERMINING TO BE MITIGATED THROUGH DESIGN OF ADJACENT PROPOSED STRUCTURES.

7

ADJACENT EXISTING INDUSTRIAL UNIT ASSUMED FOUNDED ON SHALLOW FOUNDATIONS AND TO BE A SINGLE STOREY STRUCTURE WITHOUT BASEMENT. POTENTIAL RISK OF UNDERMINING TO BE MITIGATED THROUGH DESIGN OF ADJACENT PROPOSED STRUCTURES

8

BROMLEY STREET ADOPTED HIGHWAYS BISECTING SITE PAVED WITH STONE COBBLES WHICH ARE POTENTIALLY OF INTEREST TO THE MCC CONSERVATION DEPARTMENT.

9

EXISTING BURIED SERVICES WITHIN DEVELOPMENT SITE NOTED ON SOURCE INFORMATION ASSUMED CAPPED OFF AT SITE BOUNDARY BY PREVIOUS SITE ENABLING WORKS. ASSUMPTION TO BE PROVEN BY GPR SURVEY. APPLIES TO DRAINAGE, GAS AND ELECTRICITY SERVICES SHOWN WITHIN SITE BOUNDARY

10

TOPOGRAPHICAL SURVEY SUBJECT TO FURTHER REVIEW BASED ON RECENT GRADING OF SITE

11

PRELIMINARY EASEMENT ZONE TO BE DISCUSSED WITH UNITED UTILITIES FOR SEWERS TO BE DIVERTED, EASEMENT IN EFFECT UNTIL THE DIVERSION IS COMPLETE

12

POTENTIAL EXISTING PAD FOUNDATIONS FROM PREVIOUS DEVELOPMENT - REBAR CAGES SHOWN AS INSTALLED IN ORDNANCE SURVEY AERIAL PHOTOGRAPH

13

HAZARDOUS WASTE ENCOUNTERED DURING SITE INVESTIGATION (DETAILS SHOWN IN EACH LOCATION)

14

AVERAGE GROUNDWATER LEVEL ENCOUNTERED IN INVESTIGATIONS +27.000m. ALLOW FOR DEWATERING IN EXCAVATIONS. POTENTIAL FOR RUNNING SANDS TO OCCUR WHERE GRANULAR DEPOSITS ARE SATURATED

15

APPROX. 300mm CAST IRON GAS MAIN STICKING OUT FROM GROUND (LIVE) IDENTIFIED DURING SITE INVESTIGATION

16

WATER PIPE RUNNING ACROSS SLOT TRENCH IDENTIFIED DURING SITE INVESTIGATION

17

EXISTING SLAB OR FOUNDATION IDENTIFIED DURING SITE INVESTIGATION

18

IRON GAS PIPE (30mm DIA.) AT +31.000m IDENTIFIED DURING SITE INVESTIGATION

19

30mm DIA. CAST IRON GAS PIPELINE (DEAD/REDUNDANT) IDENTIFIED DURING SITE INVESTIGATION

