

Omega Works A
Stage 2 Report & Construction
Method Statement for Planning

P01 Issue

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Document History

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Date	Issue	Reason for Issue	Prepared by	Checked by
26/06/2022	P01	For Planning	JWS	MT

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1 Executive Summary

Eckersley O’Callaghan (EOC) have been appointed by Majorlink Limited to provide structural design information and report on the proposed property, Omega Works A, located at 167 Hermitage Road, Haringey, London N4 1NA. The development consists of the demolition of the existing industrial buildings located on the site, and construction of three mixed use buildings, including one with a single storey basement, varying in height from four to nine storeys.

A desk study indicated that ground conditions comprise of made ground over London clay, with groundwater present below the proposed depth of the excavation. The site is situated in Flood zone 1 and there is a low risk of flooding from both surface water and groundwater sources. A separate Flood risk assessment and drainage strategy was completed and is appended to this report.

The basement is proposed to be constructed bottom-up, utilising a contiguous piled wall which will be propped at the head in the temporary case. Some adjacent buildings will likely require underpinning to permit excavation for the capping beam to the contiguous piled wall.

Ground movements will be small on the basis that the excavation is to be propped at all times, and damage to buildings immediately adjacent is expected to be slight.

There are no trees on the site, or within an area likely to be affected by the basement works, so no tree protection proposals are necessary.

2 Existing Conditions

2.1 Site Location & Access

The building is located at 167 Hermitage Road, Haringey. The site accessed from the Hermitage Road which provides the only vehicle and pedestrian access. Parking is available to the north and west of the site, to the rear of the buildings.

Various units are accessed directly from Hermitage Road with other accessed from the forecourt at the north of the site.

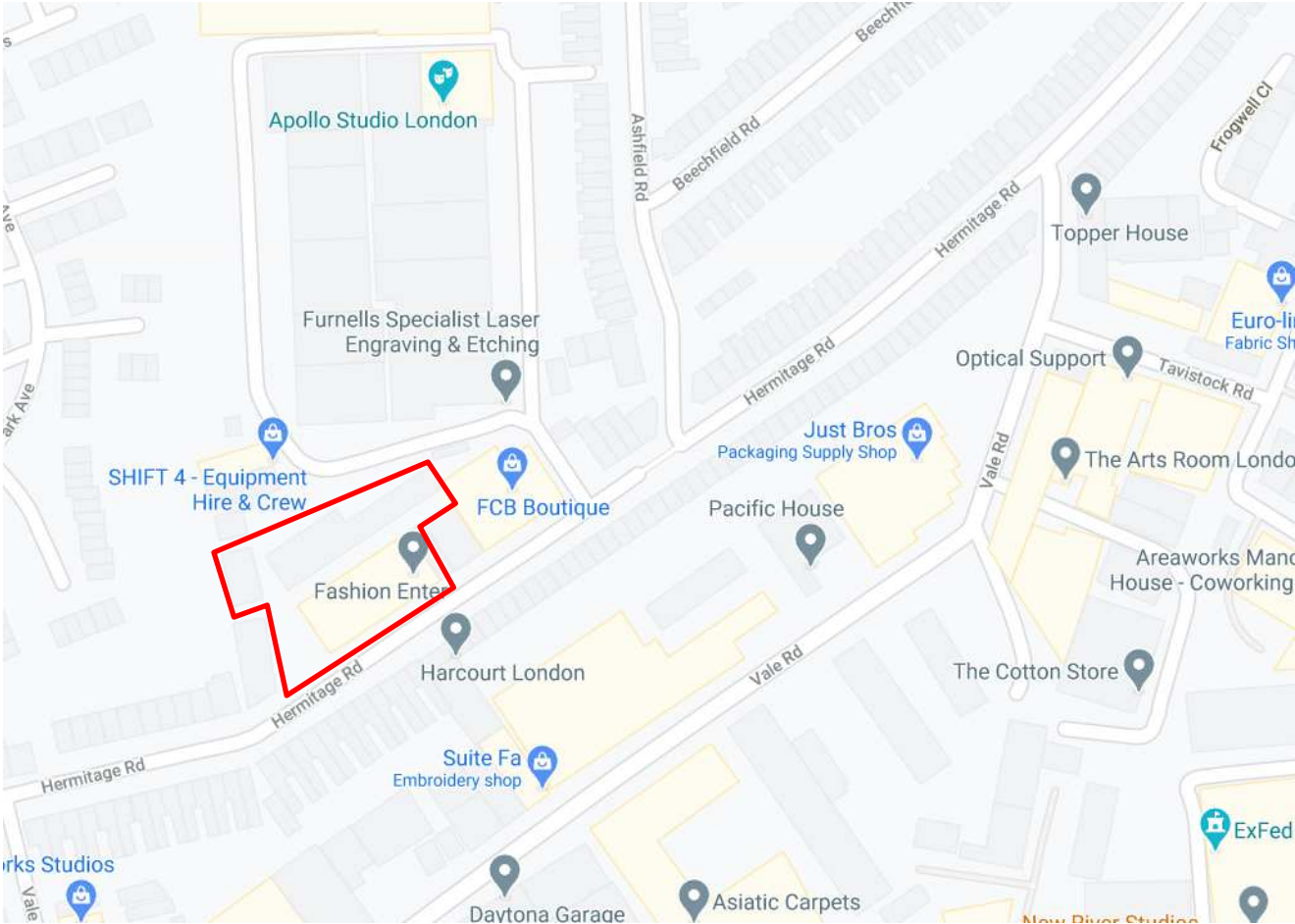


Figure 1 Site Locatin Map Courtesy of Google Maps



Figure 2 Photograph Showing the West Elevation and Main Entrance to the Building Courtesy of Google Maps

2.2 Existing Buildings

Existing buildings on the site are to be demolished but comprise a series of two storey industrial units constructed in the early 20th century in load-bearing masonry. Foundations are expected to be shallow strip/pad foundations.

2.4 Site History

Historic maps indicate that the site was developed after 1869, showing a larger detached building occupying the site by 1919. Aerial photographs suggest that the site had been developed by the mid-1930s, showing the majority of the buildings that occupy the site to this day.



OS Map from 1863-1869, courtesy of National Library of Scotland



OS Map from 1919, courtesy of National Library of Scotland



OS Map from 1919, courtesy of National Library of Scotland



Aerial photograph from 1934 Courtesy of Historic England

Figure 3 Historic Maps and Photographs

2.5 Neighbouring Buildings

To the South-East boundary on the opposite side of Hermitage Road, neighbouring buildings consist primarily of residential terrace buildings. The remaining site boundaries neighbour industrial buildings. On the North-East boundary there is a party wall with adjacent industrial buildings.

2.6 Arboriculture

There are no trees within the site boundary or located sufficiently close to the site to be affected by the works.

2.7 Ground Conditions

The existing ground conditions consist of London clay overlying Chalk at depth.

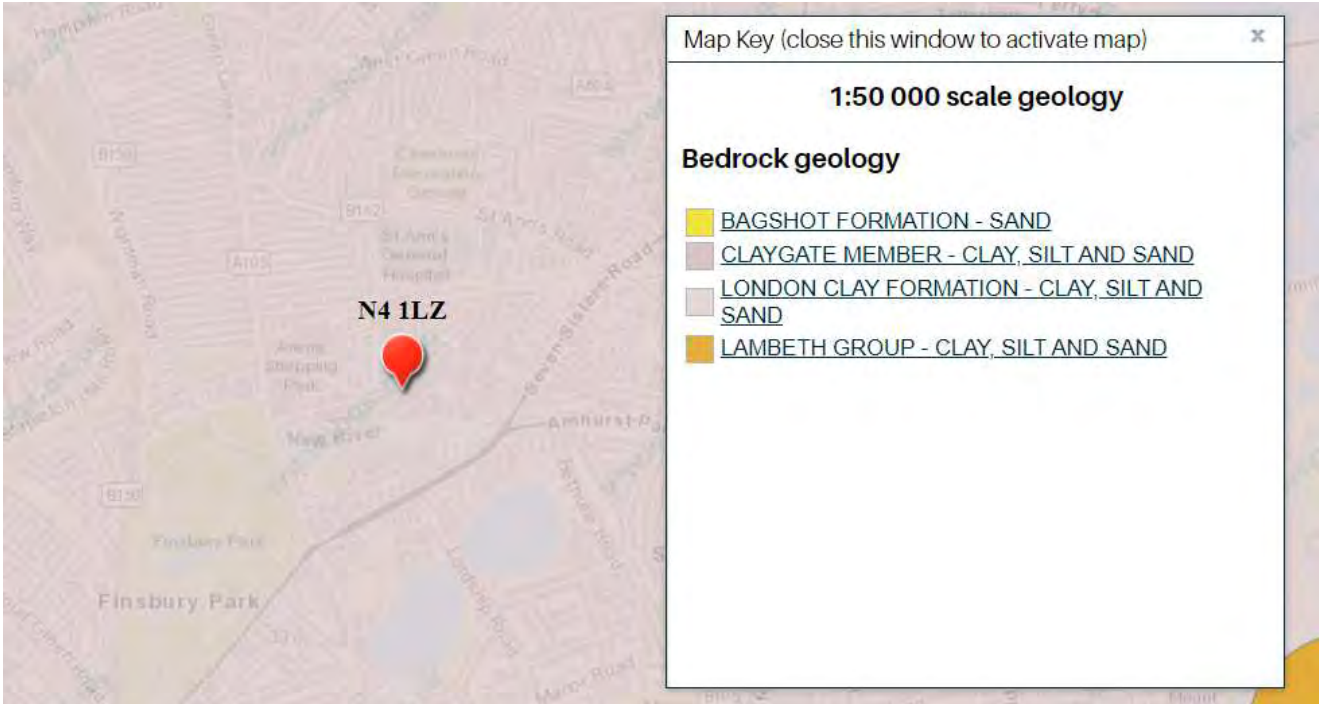


Figure 4 Bedrock Geology Map – British Geological Survey

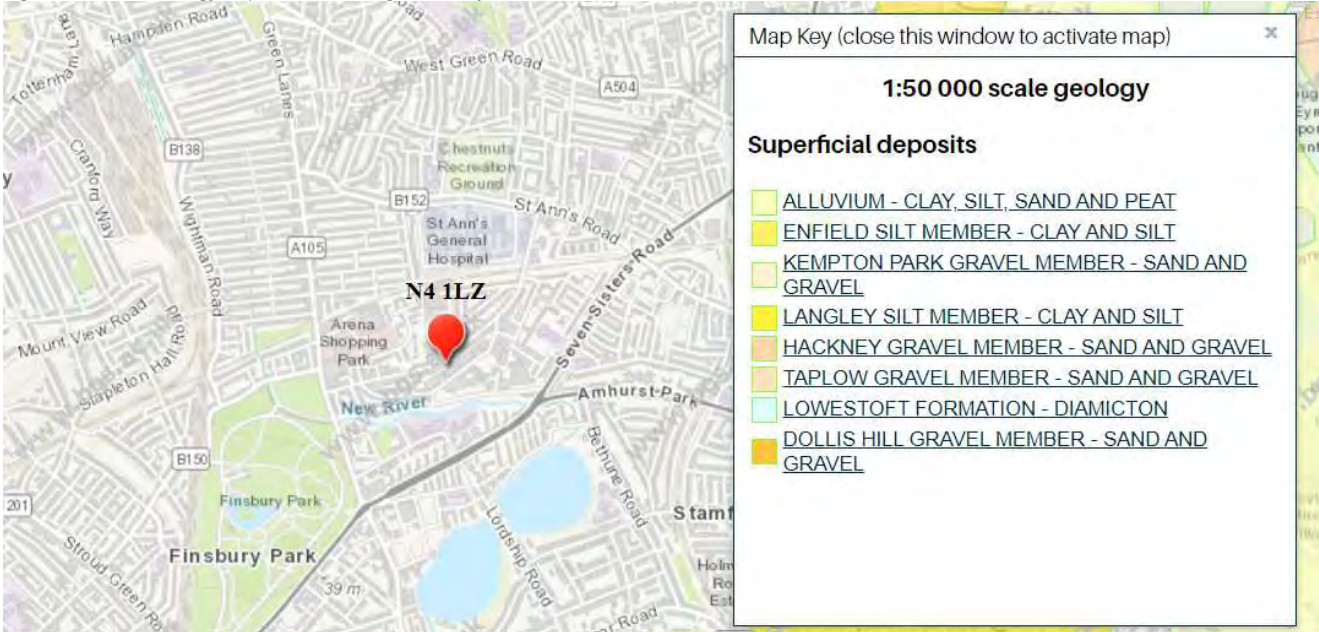


Figure 5 Superficial Deposits Geology Map – British Geological Survey

Figure 6 Secondary A aquifer in bedrock. Department for Environment, Food and Rural Affairs Magic Map

Figure 7 Ground water Vulnerability high Department for Environment, Food and Rural Affairs Magic Map



-  Zone I - Inner Protection Zone
-  Zone II - Outer Protection Zone
-  Zone III - Total Catchment
-  Zone of Special Interest

Figure 8 EA mapping Ground water source protection

Historic boreholes taken near the site indicate silty clay at shallow depth overlain by made ground. Groundwater was noted in one of the historic boreholes at a depth of 12.3m below ground. It is not expected that the basement construction will have an impact on groundwater flows.

[illegible]

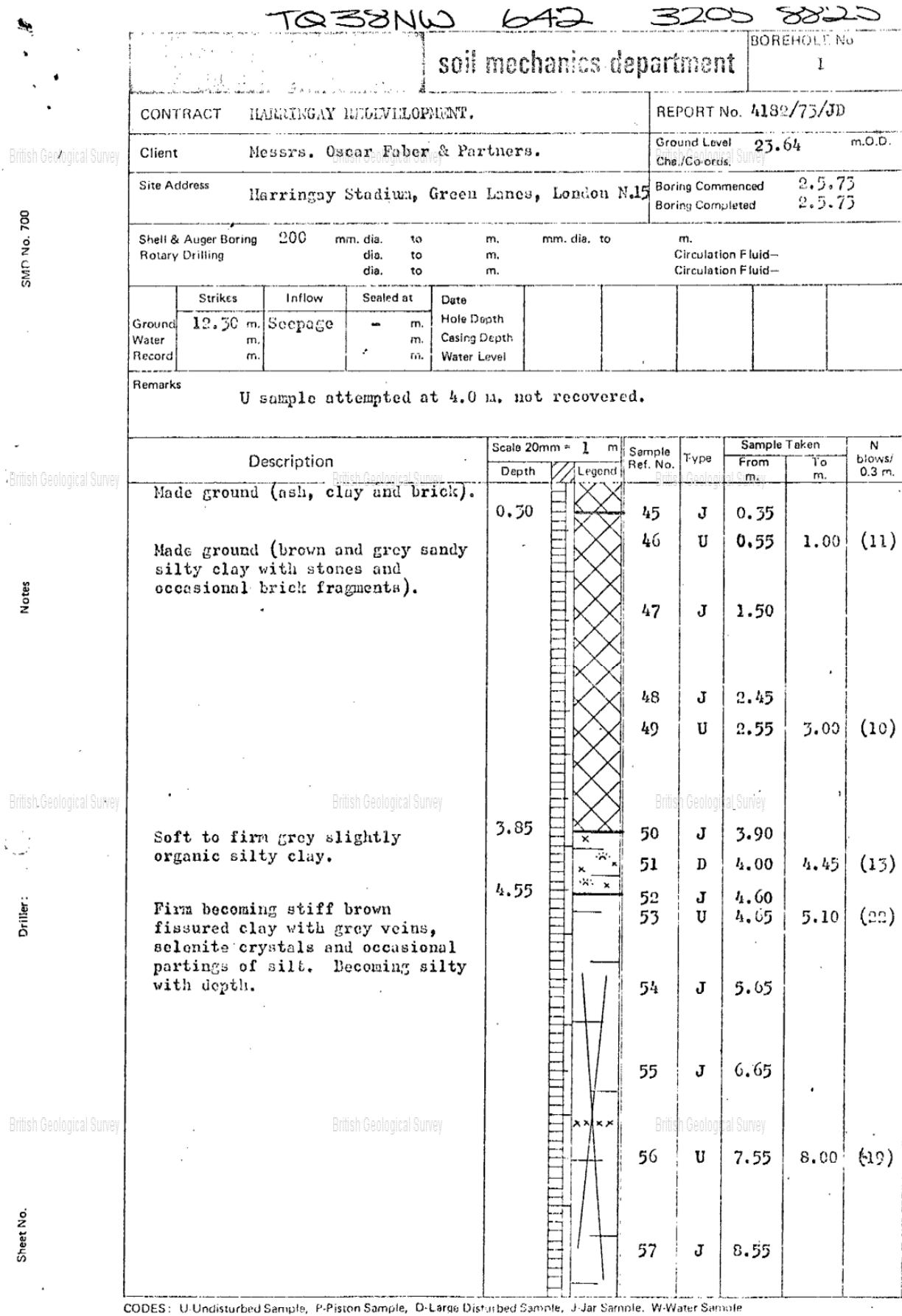


Figure 9 Historic borehole Logs from the British Geological Survey

2.8 Unexploded Ordnance (UXO)

The map below shows the areas in the vicinity that were bombed during WWII. While the site itself does not appear to have suffered bomb damage, a strike was recorded on the adjacent site. Owing to the industrial nature of the area, it is possible it was a target for bombing during WWII, so there may be a residual risk of UXO on the site. A preliminary risk assessment for UXO will be completed as part of the geological investigation report.

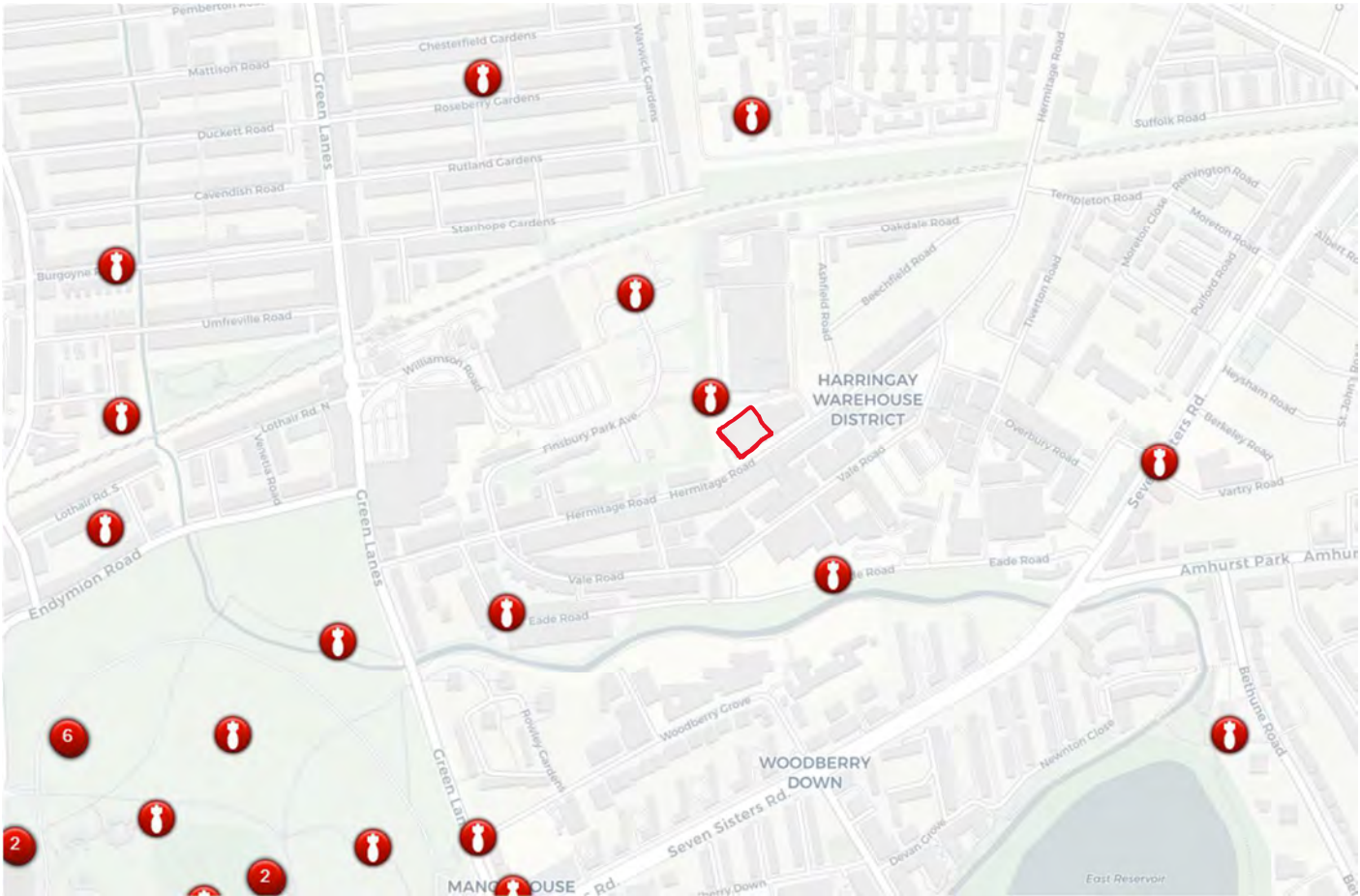


Figure 10 Bomb Map Courtesy of Bombsight.org

2.10 Existing Below Ground Drainage

A Thames Water Asset search indicates that the site is served by separate surface water and foul sewer connections to the west of the site, running under Hermitage Road.

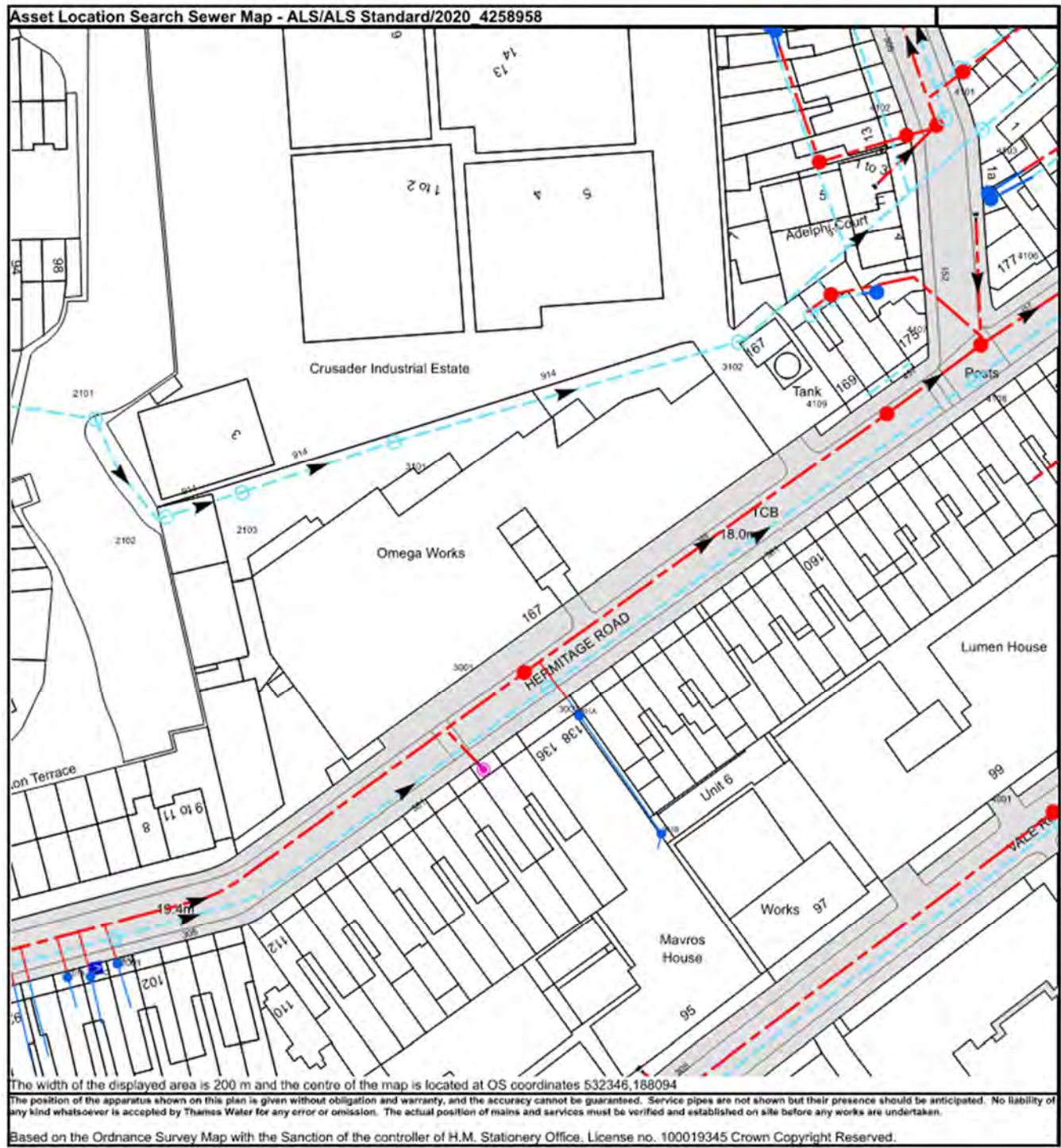


Figure 11 Extract from Thames Water Asset Search

Refer to the Flood Risk Assessment for further details of the existing drainage.

2.11 Existing Hydrogeology and Hydrology

The site is located to the North of the New River, an artificial waterway that was used to supply drinking water to London from the River Lea in Ware, Hertfordshire. The river joins the culverted Hackney Brook in Stoke Newington where it then flows back into the River Lea. The site is located approximately 500m from the river and the proposed works are unlikely to affect the river.

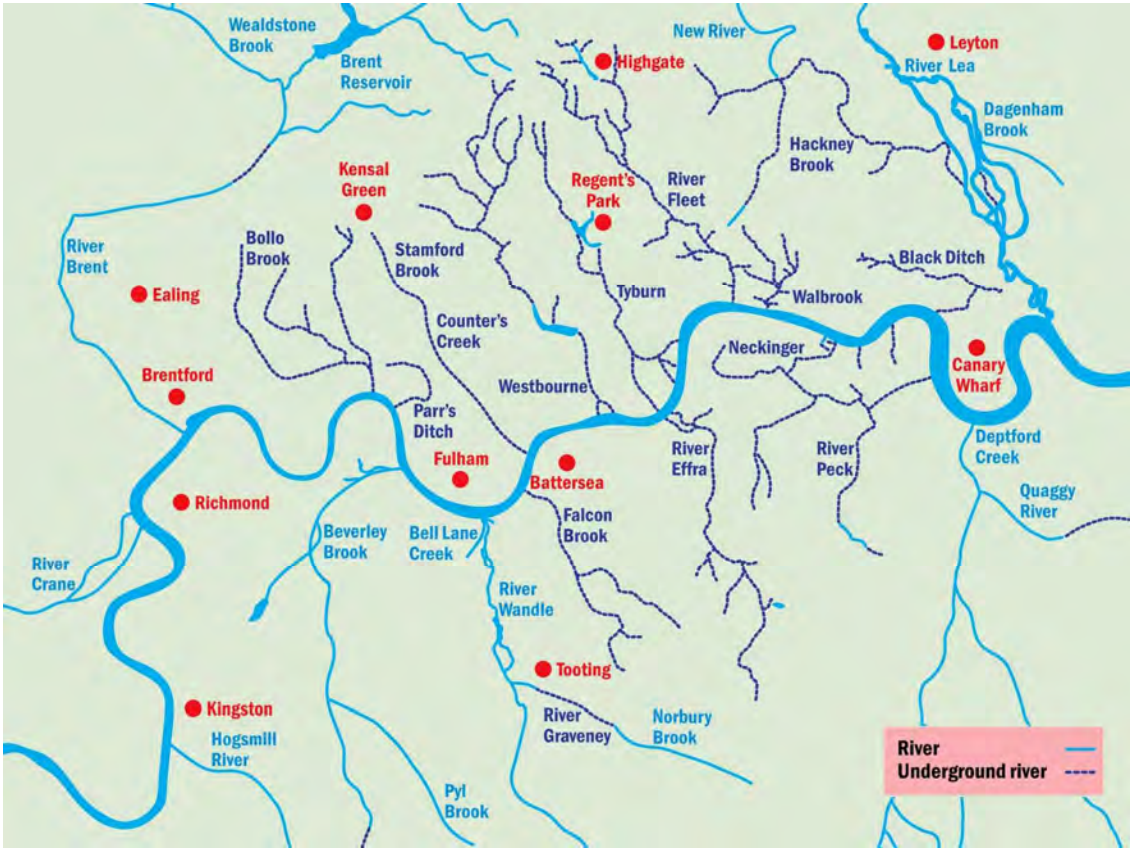


Figure 12 London Lost Rivers Map Courtesy of Museum of London

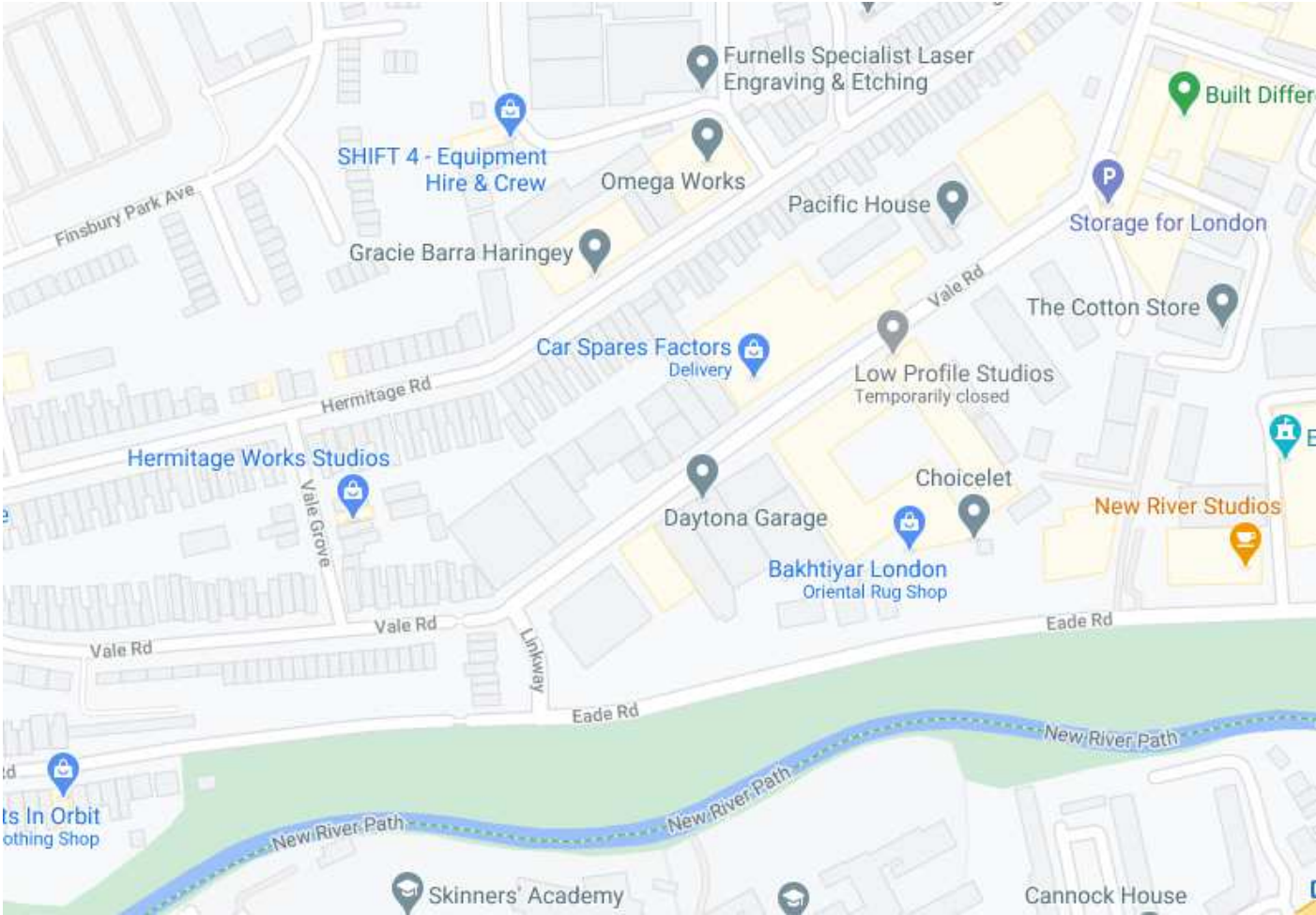


Figure 13 Map Showing the location of the New River Courtyard Courtesy of Google Maps

2.12 Flooding

The Environment Agency Flood Map for Planning indicates the site is within flood zone 1. A full Flood Risk Assessment is appended to this report.

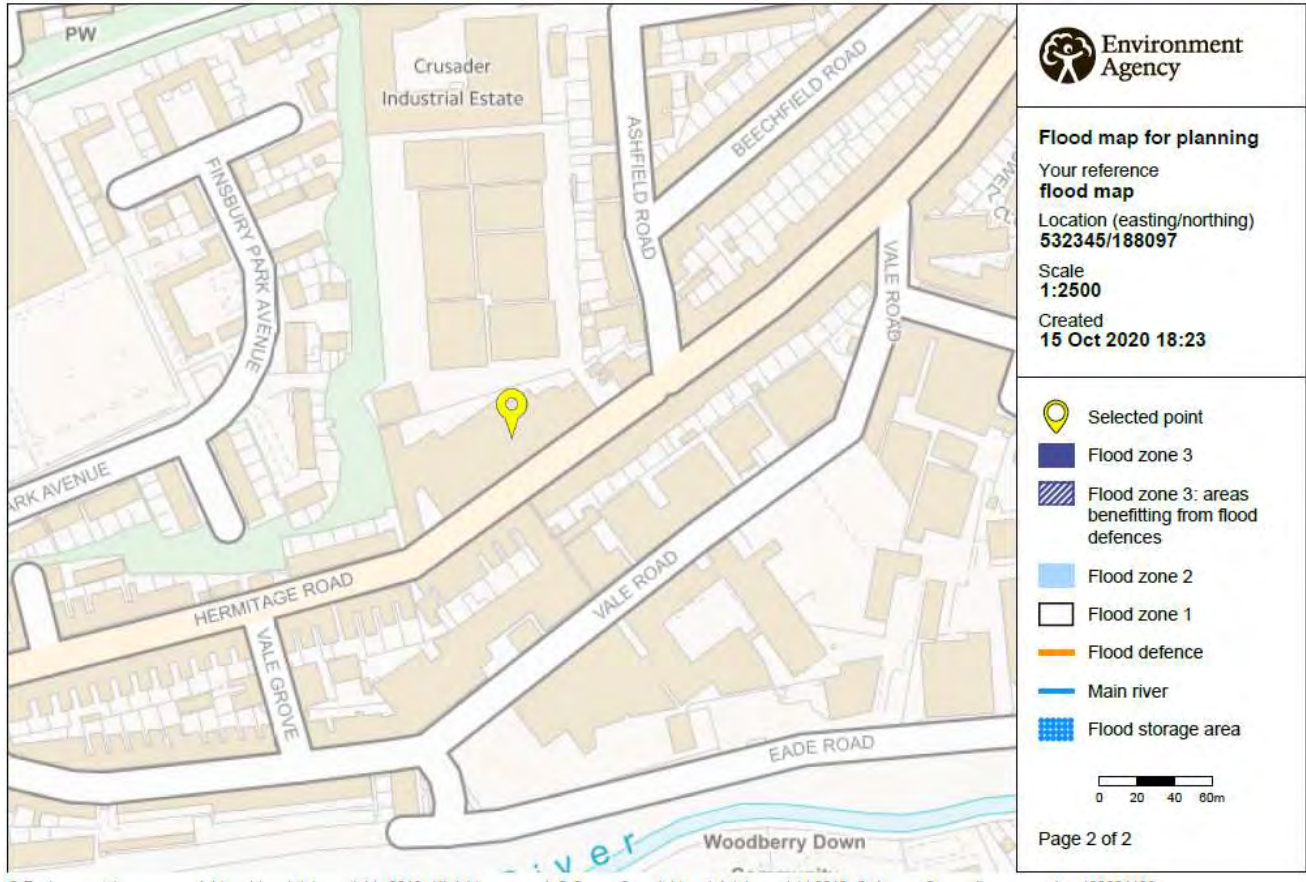


Figure 14 Map Showing the Environment Agency Flood Map for Planning

2.13 TfL and Crossrail

The site is located 275m to the east of the Piccadilly Line. The site is located approximately 400m to the north of the Victoria Line and 375m to the south of the London Overground. Haringey Green Lanes Overground station is located approximately 450m to the northwest of the site. The site is not affected by Crossrail



Figure 15 TfL Asset Map – Accessed 14/01/2021

The site is located 1km to the south and 1.2km to the west of the current Crossrail 2 safeguarding route and therefore unaffected by the proposed route.

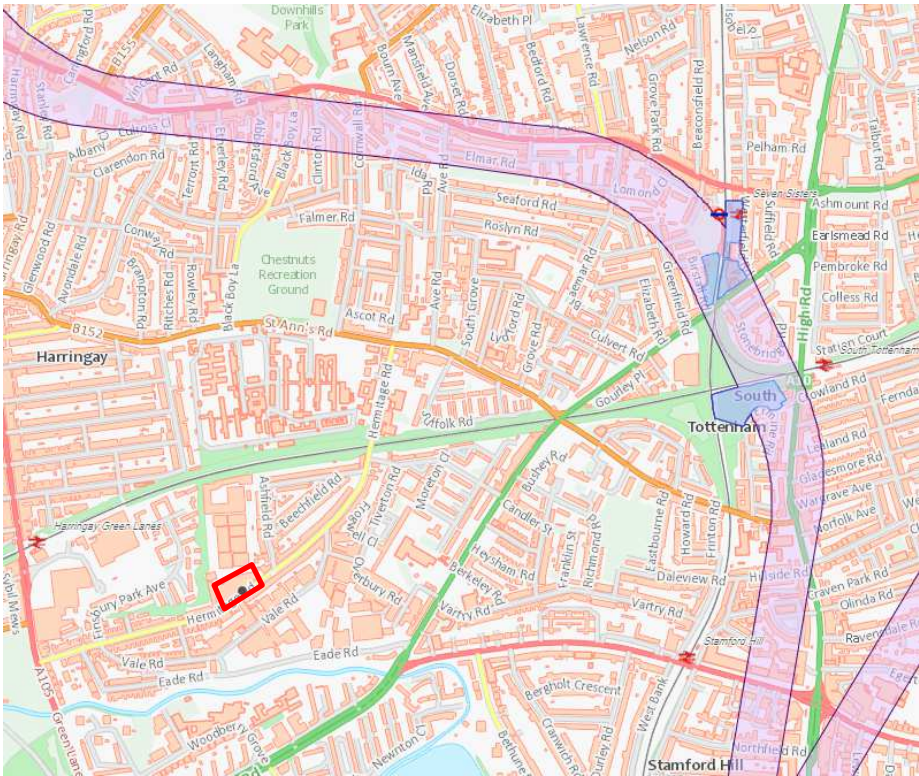


Figure 16 Crossrail 2 Safeguarding Map – Accessed 14/01/2021

3 Proposed Works

3.1 Proposed Development

The development involves the demolition of the existing industrial buildings on the site, and construction of three new mixed-use buildings, including one with a single storey basement.

3.2 Foundations

At present no site investigation has been completed so an outline foundation proposal has been developed and will be reviewed when site specific investigation has been completed. The foundation proposals include piles, supported on piles caps at column location with a piled raft located under the core and walls. A suspended RC slab, designed for an uplift pressure from hydrostatic pressure for a flood condition, will span between the pile caps.

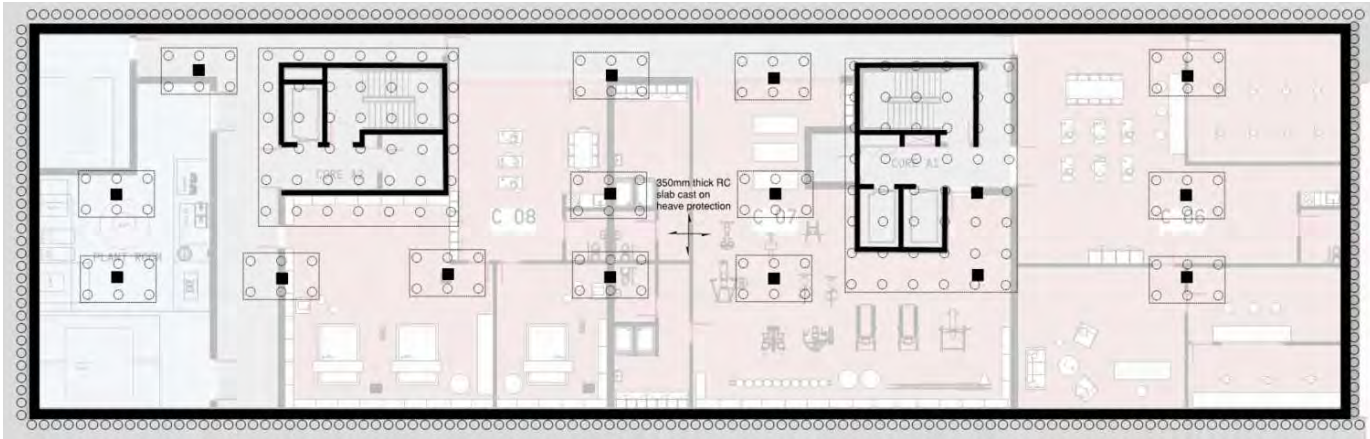


Figure 17 Basement Plan Indicating Foundations

3.3 Lateral Stability

Stability for the building will generally be provided by reinforced concrete shear walls around the stair and lift cores. Additional RC shear walls will be located on the flank walls of all buildings. Floors structures will be designed as horizontal diaphragms to distribute wind forces between the vertical stability elements.

3.4 Superstructure

The superstructures of all blocks will comprise a reinforced concrete frame. Transfer structure, in the form of downstand concrete beams, is required to allow for steps in column line between the commercial and industrial use at the lower levels and the residential upper floors. Cantilever balconies will be formed with concrete, with thermal breaks installed at the connections to prevent cold bridging.



Figure 18 Typical 2nd floor plan



Figure 19 Typical 3rd floor plan

3.5 Disproportionate Collapse

In accordance with Building Regulations Approved Document A, the building is a categorised Class 2B. In order to meet the requirements of Building Regulations and Eurocodes there are three design options:

- Option 1: Provision of horizontal and vertical ties
- Option 2: Check notional removal of load-bearing elements
- Option 3: Key element design

The design will generally be completed using option 1 and horizontal and vertical ties will be designed and detailed in the concrete. All transfer structures will be designed as key elements.

3.6 Fire Resistance Period

In accordance with Building Regulations Approved Document B, due to the height of the building and its mixed use of offices and residential units, a fire rating of 90 minutes is required for the buildings.

Fire protection will be provided with minimum member sizes and cover to reinforcement in the concrete frame.

Member	Resistance Period (min.)	Method	Member Dimensions
Columns - RC	90	Minimum member size and adequate cover	350mm with 53mm axis distance 450mm with 40mm axis distance
Slabs –RC	90	Minimum member size and adequate cover	200mm with 25mm axis distance
Walls-RC	90	Minimum member size and adequate cover	170mm with 25mm axis distance

Table B4 Minimum periods of fire resistance								
Purpose group of building	Minimum periods of fire resistance ⁽¹⁾ (minutes) in a:							
	Basement storey* including floor over		Ground or upper storey					
	Depth (m) of the lowest basement		Height (m) of top floor above ground, in a building or separated part of a building					
	More than 10	Up to 10	Up to 5	Up to 11	Up to 18	Up to 30	More than 30	
1. Residential:								
a. Block of flats								
– without sprinkler system	90 min	60 min	30 min [†]	60 min ⁺⁵	Not permitted ⁽²⁾	Not permitted ⁽²⁾	Not permitted ⁽²⁾	
– with sprinkler system ⁽³⁾	90 min	60 min	30 min [†]	60 min ⁺⁵	60 min ⁺⁵	90 min [†]	120 min [†]	
b. and c. Dwellinghouse	Not applicable ⁽⁴⁾	30 min [†]	30 min [†]	60 min ⁽⁵⁾	60 min ⁽⁵⁾	Not applicable ⁽⁴⁾	Not applicable ⁽⁴⁾	
2. Residential								
a. Institutional	90 min	60 min	30 min [†]	60 min	60 min	90 min	120 min [†]	
b. Other residential	90 min	60 min	30 min [†]	60 min	60 min	90 min	120 min [†]	
3. Office:								
– without sprinkler system	90 min	60 min	30 min [†]	60 min	60 min	90 min	Not permitted ⁽⁶⁾	
– with sprinkler system ⁽³⁾	60 min	60 min	30 min [†]	30 min [†]	30 min [†]	60 min	120 min [†]	
4. Shop and commercial:								
– without sprinkler system	90 min	60 min	60 min	60 min	60 min	90 min	Not permitted ⁽⁶⁾	
– with sprinkler system ⁽³⁾	60 min	60 min	30 min [†]	60 min	60 min	60 min	120 min [†]	
5. Assembly and recreation:								
– without sprinkler system	90 min	60 min	60 min	60 min	60 min	90 min	Not permitted ⁽⁶⁾	
– with sprinkler system ⁽³⁾	60 min	60 min	30 min [†]	60 min	60 min	60 min	120 min [†]	

Figure 20 Building Regulations Part B – May 2020 Amendments

3.7 Design Codes

The following principal Eurocodes, along with the relevant National Annex documents, have been used when developing the structural design:

BS EN 1990	Eurocode - Basis of Design (EC0)
BS EN 1991	Eurocode 1: Actions on structures
	Part 1-1: General actions – Densities, self-weight, imposed loads for buildings (EC1-1)
	Part 1-3: General actions – Snow actions (EC1-3)
	Part 1-4: General actions – Wind actions (EC1-4)
	Part 1-7: General actions – Accidental actions (EC1-7)
BS EN 1992	Eurocode 2: Design of concrete structures (EC2)
BS EN 1993	Eurocode 3: Design of concrete structures (EC3)
BS EN 1995	Eurocode 5: Design of concrete structures (EC5)
BS EN 1997	Eurocode 7: Geotechnical design (EC7)

Additional to the above standards the following principal references have been used:

The Building Regulations:	Approved Document A: Structure
BS8102:2009	Code of practice for protection of below ground structures against water from the ground

3.8 Loading

3.8.1 Dead

The dead loading has been determined in accordance with EC1-1, the table below provides densities for principal materials used.

Material	Density kN/m³
Steel	78.5
Concrete (reinforced)	25.0
Glass	26.0
Soil (saturated)	20.0
Plasterboard	10.0
Masonry	19.0

3.8.2 Superimposed Dead & Live Loading
Residential Areas

Load Type	SDL	LL	
	kN/m²	kN/m²	kN
Finish (20mm thk. stone)	0.40		
Screed (75mm thk.)	1.60		
Ceiling (Plasterboard)	0.25		
Services	0.25		
Live Loading		1.50	2.0
Partitions (metal stud with plasterboard)		1.00	
TOTAL	2.50	2.50	1.50

Commercial Areas

Load Type	SDL	LL	
	kN/m²	kN/m²	kN
Finish (engineered timber or carpet)	0.25		
Raised access floor	0.10		
Ceiling (Plasterboard)	0.25		
Services	0.40		
Live Loading		4.00	3.60
Partitions (metal stud with plasterboard)		1.00	
TOTAL	1.00	4.00	3.60

Basement Areas

Load Type	SDL	LL	
	kN/m²	kN/m²	kN
Bitumen wearing course	0.40		
Screed (75mm thk.)	1.50		
Live Loading (retail)		4.00	3.60
Partitions (metal stud with plasterboard)		1.00	
Live Loading (plant)		7.50	4.50
TOTAL	1.90	5.00/7.50	3.60/4.50

Cladding

Load Type	SDL
	kN/m²
150 Precast Panel	3.75
50mm brick slip	1.00
TOTAL	4.75

3.8.3 Live Loading

The live loading has been determined in accordance with EC1-1, a summary is shown in the table below. Refer to the Loading Plans for locations.

Load Type	Uniformly Distributed Load, kN/m²	Point Load, kN
Residential (+ partitions)	1.5+1.0	2.0
Plant room	7.5	4.5
Office (+ partitions)	2.5+1.0	2.7
Roof – Maintenance access only	0.75	0.9
Car park (vehicle ≤ 3t)	2.5	10

Live load reduction has been considered in accordance with NA EC1-1, based on the criteria as below.

Number of floors, n = 9

Reduction factor, α_n = 0.6

4 Construction Method Statement

4.1 Overall Sequence of Works

The overall sequence of works will be as follows:

1. Establish site, including hoardings
2. Install any temporary restraint required to existing facades
3. Demolish existing buildings
4. Complete sewer diversion works
5. Underpin foundations of neighbouring buildings adjacent to the basement construction
6. Reduce level and install piling working platform
7. Complete piling for both building foundations and basement contiguous piled wall
8. Excavate for capping beam and break down contiguous piles to cut-off level
9. Cast capping beams
10. Reduce level to base of capping beam, and install temporary propping between the sides of the excavation
11. Excavate the main volume of soil within the basement, breaking down internal piles to cut-off level
12. Install below ground drainage
13. Cast pile caps, basement slab and internal lining walls
14. Install waling beams to internal lining wall below level of existing props, and install new props at a lower level
15. Remove propping at capping beam level
16. Cast internal columns and ground floor slab, and allow to cure
17. Remove temporary propping
18. Complete superstructure

4.2 Temporary Works

Temporary works are required to prop the top of the contiguous piled wall. The capping beam is to be designed in the temporary condition to span between props. Detailed design of temporary works will be undertaken by the contractor at further stages of design. The information provided within this report indicates the general arrangement considered acceptable by EOC.

5 Ground Movement Assessment

5.1 Safeguarding the Stability of Existing Buildings & Environment

Stability of the existing buildings and local environment adjacent to the building site will be maintained throughout the build process and for the building design life by the careful planning, implementation and coordination of the temporary and permanent structural works.

The horizontal stability of the ground and adjacent structures in the temporary condition will be provided by temporary works propping the piled walls at the level of the proposed ground floor slab. In the permanent condition the ground floor and basement slabs will prop the piles and provide horizontal stability to the basement.

The temporary works framing will not be removed until all of the permanent works are completely installed, and the concrete has cured sufficiently.

As described above, the stability and structural integrity of the surrounding earth and the neighbouring properties will be maintained throughout construction without any structurally detrimental effect to existing condition.

5.2 Ground Movement Assessment & Predicted Building Movements

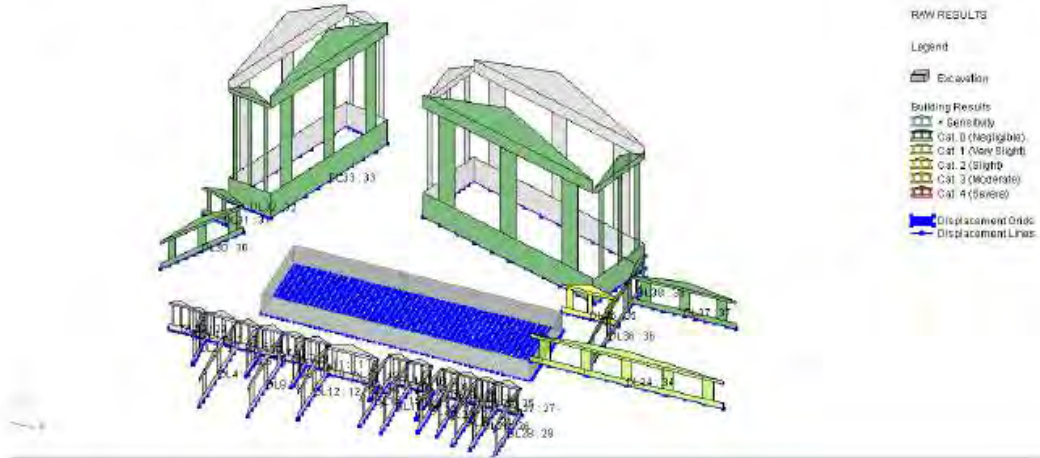
The proposed method of construction of the basement involves propping the retaining wall at the head in the temporary condition. In the permanent condition the wall remains propped by the ground floor slab. In accordance with CIRIA 580, this corresponds to a high support stiffness condition. This, coupled with the fact that piles will be bored and cast in place, and the design includes only a single storey of basement, means that horizontal and vertical movements are expected to be relatively small.

The Ground Movement Assessment was completed by Ground & Water, the full report is available in Appendix C.

Damage Assessment of Property/Feature Reference			
Wall Reference		Damage Category	
		Analysis 1	Analysis 2
B34	Front Wall of Omega B Works	1	0
B35	Rear Wall of Omega B Works	1	2
B42	Side Wall Proposed Building A	0	1
B44	Side Wall Proposed Building A	0	2
Diagrammatic representation can be viewed within Appendix G.			

Figure 21 Damage Assessment of Property from Ground & Water Phase 2 report

Model 1 Non-Combined segments



Category of damage	Description of typical damage (ease of repair is underlined)	Approximate crack width (mm)	Limiting tensile strain ϵ_{lim} (per cent)
0 Negligible	Hairline cracks of less than about 0.1 mm are classed as negligible.	< 0.1	0.0–0.05
1 Very slight	<u>Fine cracks that can easily be treated during normal decoration.</u> Perhaps isolated slight fracture in building. Cracks in external brickwork visible on inspection.	< 1	0.05–0.075
2 Slight	<u>Cracks easily filled. Redecoration probably required.</u> Several slight fractures showing inside of building. Cracks are visible externally and <u>some repointing may be required externally</u> to ensure weathertightness. Doors and windows may stick slightly.	< 5	0.075–0.15
3 Moderate	<u>The cracks require some opening up and can be patched by a mason. Recurrent cracks can be masked by suitable linings. Repointing of external brickwork and possibly a small amount of brickwork to be replaced.</u> Doors and windows sticking. Service pipes may fracture. Weathertightness often impaired.	5–15 or a number of cracks > 3	0.15–0.3
4 Severe	<u>Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows.</u> Windows and frames distorted, floor sloping noticeably. Walls leaning or bulging noticeably, some loss of bearing in beams. Service pipes disrupted.	15–25 but also depends on number of cracks	> 0.3
5 Very severe	<u>This requires a major repair involving partial or complete rebuilding.</u> Beams lose bearings, walls lean badly and require shoring. Windows broken with distortion. Danger of instability.	usually > 25 but depends on number of cracks.	

Figure 23 Classification of visible damage to walls (after Burland et al, 1977, Boscardin and Cording, 1989; and Burland, 2001)

Appendix A – Preliminary Structural Sketches

Structural Schedule

RC wall min 200mm thick

RC columns - size and shape TBC
Allow for 500mm square up to second floor
250x1000 above second floor

RB1 RC beam circa 800-1000mm deep

RB2 RC beam circa 1000-1200mm deep

RB3 RC beam circa 500-650mm deep

Denotes thermal break

Piles assumes to be 450mm
Allow for 1m deep pile caps

- AREA KEY:
- BEDROOM
 - CIRCULATION
 - COMMERCIAL
 - FACILITY MANAGEMENT
 - RESIDENTIAL
 - WAREHOUSE LIVE
 - WAREHOUSE WORK
 - WORKSHOP
 - ROOF GARDEN (RESI)
 - PRIVATE AMENITY SAPCE
 - GREEN ROOF
 - GREEN ROOF/PV
 - BIKES
 - CAR PARKING
 - ROAD
 - SERVICES
 - WASTE

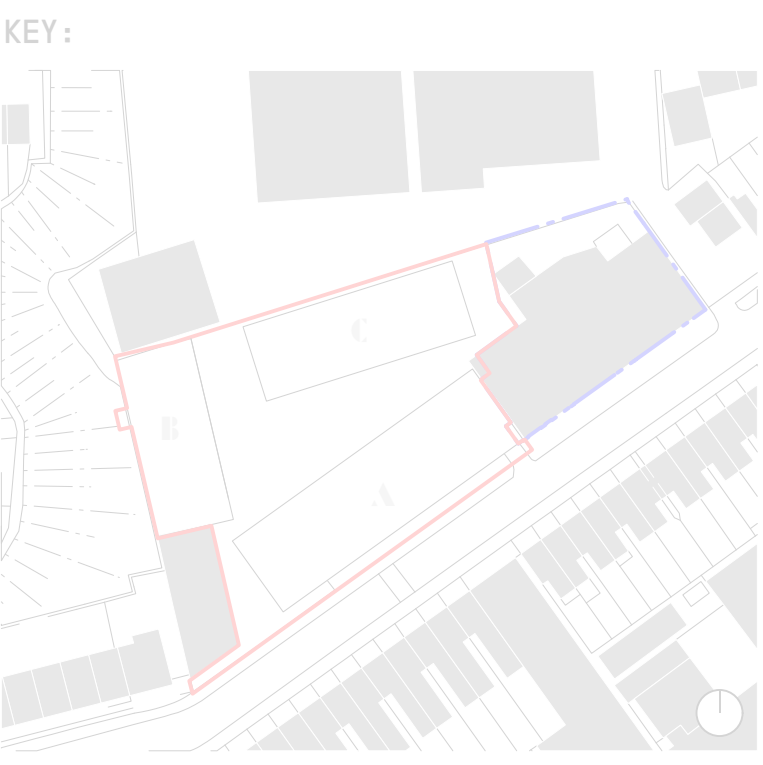
DRAWING STATUS:

PRE-PLANNING

REVISIONS:

NO.	DATE	DESCRIPTION	BY
PP6	08/04/22	DRAFT PLANNING SET FOR CONSULTANTS	MM

- NOTES:
- SITE BOUNDARY
 - B BEDROOM (PRIVATE)
 - B(W) BEDROOM (WHEELCHAIR ADAPTABLE)
 - C COMMERCIAL UNIT
 - CC CONCIERGE
 - EX EXISTING
 - F SANITARY FACILITIES/KITCHEN/STORAGE
 - L LIVE
 - R RESIDENTIAL UNITS
 - S INDIVIDUAL STUDIOS
 - W SHARED WORKSPACE
 - W/L SHARED WORK-LIVE SPACE
 - WS WORKSHOP SPACE
 - WH WAREHOUSE



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PROJECT: OMEGA WORKS, 167 HERMITAGE RD HARINGEY, LONDON N4 1NA

DRAWING TITLE: PROPOSED BASEMENT PLAN

DESIGN STAGE — 03

DRAWN — DC

CHECKED — JR

DATE — 19 JUL 2021

SCALE — 1:125@A1 / 1:250@A3

DRAWING NUMBER: 121_A_01_B1

REVISION: PP6

Eckersley O'Callaghan

eocengineers.com

Project Name Omega Works A

Sketch Title Basement Plan

Project No. 20063 Sketch No. OWA-EOC-SK-220623 Date 27/01/21

By MT Checked DW Rev P01 Scale 1:125



Project Name Omega Works A

Sketch Title Ground Floor Plan

Project No. 20063 Sketch No. OWA-EOC-SK-220623 Date 27/01/21

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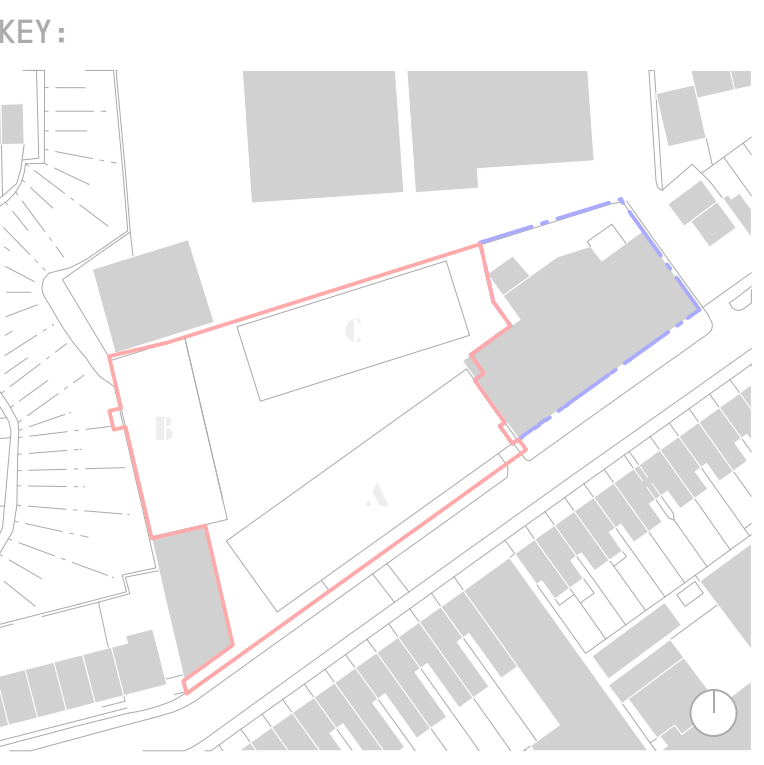
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 - S INDIVIDUAL STUDIOS
 - W SHARED WORKSPACE
 - W/L SHARED WORK-LIVE SPACE
 - WS WORKSHOP SPACE
 - WH WAREHOUSE



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PROJECT:
OMEGA WORKS, 167 HERMITAGE RD HARINGEY, LONDON N4 1NA

DRAWING TITLE:
PROPOSED
FIRST FLOOR PLAN

DESIGN STAGE	—	03
DRAWN	—	DC
CHECKED	—	JR
DATE	—	19 JUL 2021
SCALE	—	1:125@A1 / 1:250@A3

DRAWING NUMBER:
121_A_01_01

REVISION:
PP6

Eckersley O'Callaghan

eocengineers.com

Project Name	Omega Works A		
Sketch Title	First Floor Plan		
Project No.	20063	Sketch No.	OWA-EOC-SK-220623
		Date	27/01/21
By	MT	Checked	DW
		Rev	P01
		Scale	1:125

Structural Schedule

RC wall min 200mm thick

RC columns - size and shape TBC
Allow for 500mm square up to second floor
250x1000 above second floor

RB1 RC beam circa 800-1000mm deep

RB2 RC beam circa 1000-1200mm deep

RB3 RC beam circa 500-650mm deep

Denotes thermal break

Piles assumes to be 450mm
Allow for 1m deep pile caps

- AREA KEY:
- BEDROOM
 - CIRCULATION
 - COMMERCIAL
 - FACILITY MANAGEMENT
 - RESIDENTIAL
 - WAREHOUSE LIVE
 - WAREHOUSE WORK
 - WORKSHOP
 - ROOF GARDEN (RESI)
 - PRIVATE AMENITY SAPCE
 - GREEN ROOF
 - GREEN ROOF/PV
 - BIKES
 - CAR PARKING
 - ROAD
 - SERVICES
 - WASTE

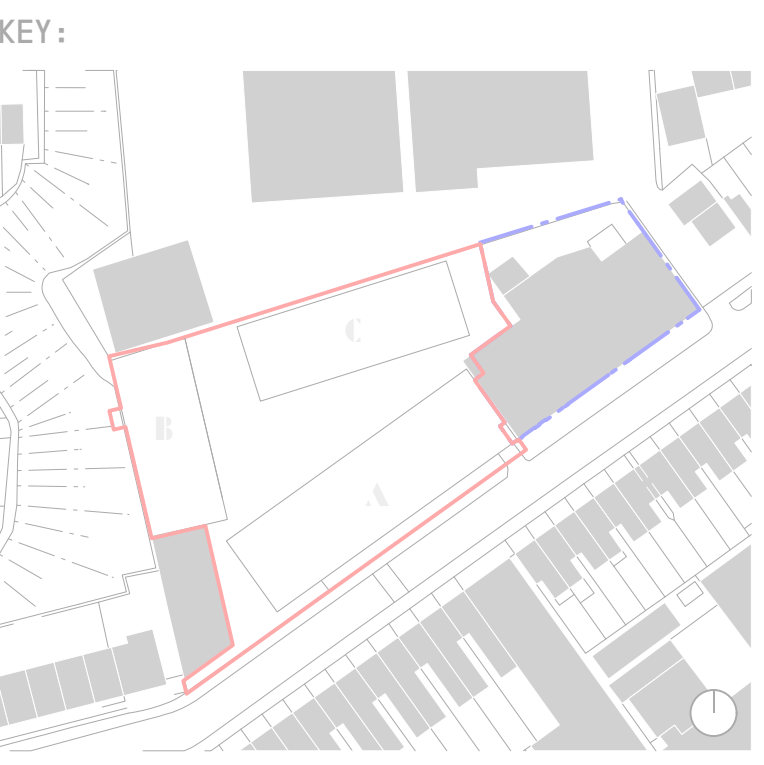
DRAWING STATUS:

PRE-PLANNING

REVISIONS:

NO.	DATE	DESCRIPTION	BY
PP6	08/04/22	DRAFT PLANNING SET FOR CONSULTANTS	MM

- NOTES:
- SITE BOUNDARY
 - B BEDROOM (PRIVATE)
 - B(W) BEDROOM (WHEELCHAIR ADAPTABLE)
 - C COMMERCIAL UNIT
 - CC CONCIERGE
 - EX EXISTING
 - F SANITARY FACILITIES/KITCHEN/STORAGE
 - L LIVE
 - R RESIDENTIAL UNITS
 - S INDIVIDUAL STUDIOS
 - W SHARED WORKSPACE
 - W/L SHARED WORK-LIVE SPACE
 - WS WORKSHOP SPACE
 - WH WAREHOUSE



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PROJECT: OMEGA WORKS, 167 HERMITAGE RD HARINGEY, LONDON N4 1NA

DRAWING TITLE: PROPOSED SECOND FLOOR PLAN

DESIGN STAGE — 03

DRAWN — DC

CHECKED — JR

DATE — 19 JUL 2021

SCALE — 1:125@A1 / 1:250@A3

DRAWING NUMBER: 121_A_01_02

REVISION: PP6

Eckersley O'Callaghan

eocengineers.com

Project Name Omega Works A

Sketch Title Second Floor Plan

Project No. 20063 Sketch No. OWA-EOC-SK-220623 Date 27/01/21

By MT Checked DW Rev P01 Scale 1:125

Structural Schedule

— RC wall min 200mm thick

■ RC columns - size and shape TBC
Allow for 500mm square up to second floor
250x1000 above second floor

RB1 RC beam circa 800-1000mm deep

RB2 RC beam circa 1000-1200mm deep

RB3 RC beam circa 500-650mm deep

— Denotes thermal break

Piles assumes to be 450mm
Allow for 1m deep pile caps

- AREA KEY:
- BEDROOM
 - CIRCULATION
 - COMMERCIAL
 - FACILITY MANAGEMENT
 - RESIDENTIAL
 - WAREHOUSE LIVE
 - WAREHOUSE WORK
 - WORKSHOP
 - ROOF GARDEN (RESI)
 - PRIVATE AMENITY SAPCE
 - GREEN ROOF
 - GREEN ROOF/PV
 - BIKES
 - CAR PARKING
 - ROAD
 - SERVICES
 - WASTE

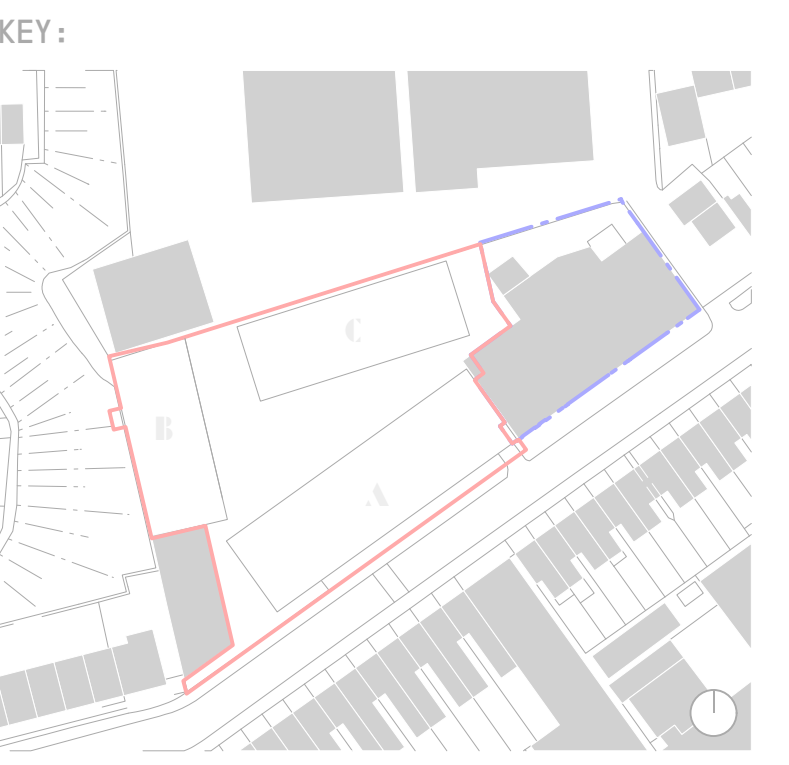
DRAWING STATUS:

PRE-PLANNING

REVISIONS:

NO.	DATE	DESCRIPTION	BY
PP6	08/04/22	DRAFT PLANNING SET FOR CONSULTANTS	MM

- NOTES:
- SITE BOUNDARY
 - B BEDROOM (PRIVATE)
 - B(W) BEDROOM (WHEELCHAIR ADAPTABLE)
 - C COMMERCIAL UNIT
 - CC CONCIERGE
 - EX EXISTING
 - F SANITARY FACILITIES/KITCHEN/STORAGE
 - L LIVE
 - R RESIDENTIAL UNITS
 - S INDIVIDUAL STUDIOS
 - W SHARED WORKSPACE
 - W/L SHARED WORK-LIVE SPACE
 - WS WORKSHOP SPACE
 - WH WAREHOUSE



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PROJECT:
OMEGA WORKS, 167 HERMITAGE RD HARINGEY, LONDON N4 1NA

DRAWING TITLE:
PROPOSED THIRD FLOOR PLAN

DESIGN STAGE — 03
DRAWN — DC
CHECKED — JR
DATE — 19 JUL 2021
SCALE — 1:125@A1 / 1:250@A3

DRAWING NUMBER:
121_A_01_03

REVISION:
PP6

Eckersley O'Callaghan

eocengineers.com

Project Name Omega Works A

Sketch Title Third Floor Plan

Project No. 20063 Sketch No. OWA-EOC-SK-220623 Date 27/01/21

By MT Checked DW Rev P01 Scale 1:125

Structural Schedule

— RC wall min 200mm thick

■ RC columns - size and shape TBC
Allow for 500mm square up to second floor
250x1000 above second floor

RB1 RC beam circa 800-1000mm deep

RB2 RC beam circa 1000-1200mm deep

RB3 RC beam circa 500-650mm deep

— Denotes thermal break

Piles assumes to be 450mm
Allow for 1m deep pile caps

- AREA KEY:
- BEDROOM
 - CIRCULATION
 - COMMERCIAL
 - FACILITY MANAGEMENT
 - RESIDENTIAL
 - WAREHOUSE LIVE
 - WAREHOUSE WORK
 - WORKSHOP
 - ROOF GARDEN (RESI)
 - PRIVATE AMENITY SAPCE
 - GREEN ROOF
 - GREEN ROOF/PV
 - BIKES
 - CAR PARKING
 - ROAD
 - SERVICES
 - WASTE

DRAWING STATUS:

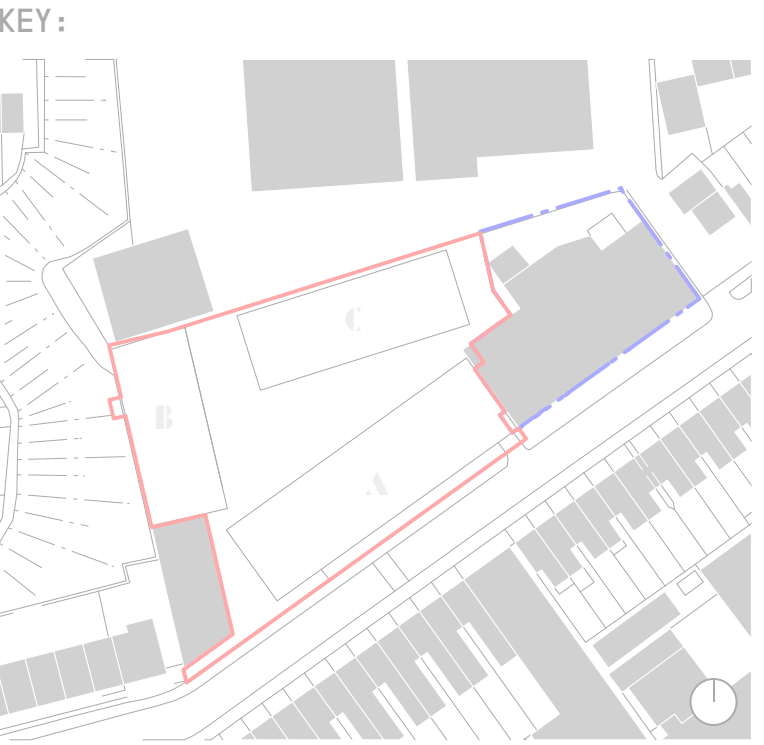
PRE-PLANNING

REVISIONS:

NO.	DATE	DESCRIPTION	BY
PP6	08/04/22	DRAFT PLANNING SET FOR CONSULTANTS	MW

- NOTES:
- SITE BOUNDARY
 - B BEDROOM (PRIVATE)
 - B(W) BEDROOM (WHEELCHAIR ADAPTABLE)
 - C COMMERCIAL UNIT
 - CC CONCIERGE
 - EX EXISTING
 - F SANITARY FACILITIES/KITCHEN/STORAGE
 - L LIVE
 - R RESIDENTIAL UNITS
 - S INDIVIDUAL STUDIOS
 - W SHARED WORKSPACE
 - W/L SHARED WORK-LIVE SPACE
 - WS WORKSHOP SPACE
 - WH WAREHOUSE

0 2.5 5.0 7.5 10.0 M



vppr
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PROJECT:
OMEGA WORKS, 167 HERMITAGE RD
HARINGEY, LONDON N4 1NA

DRAWING TITLE:
PROPOSED
FOURTH FLOOR PLAN

DESIGN STAGE — 03
DRAWN — DC
CHECKED — JR
DATE — 19 JUL 2021
SCALE — 1:125@A1 / 1:250@A3

DRAWING NUMBER:
121_A_01_04

REVISION:
PP6

Eckersley
O'Callaghan

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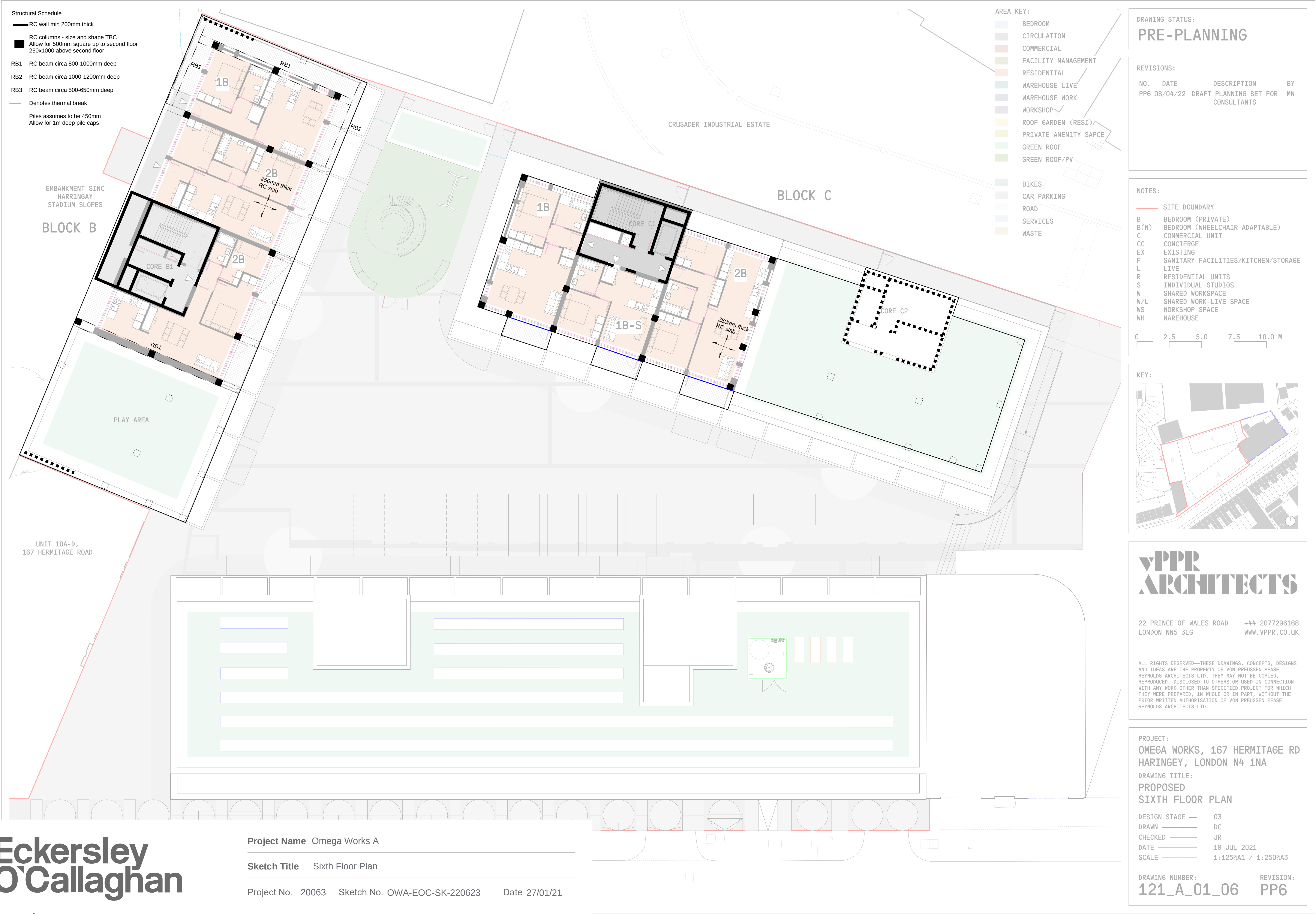
Project Name Omega Works A

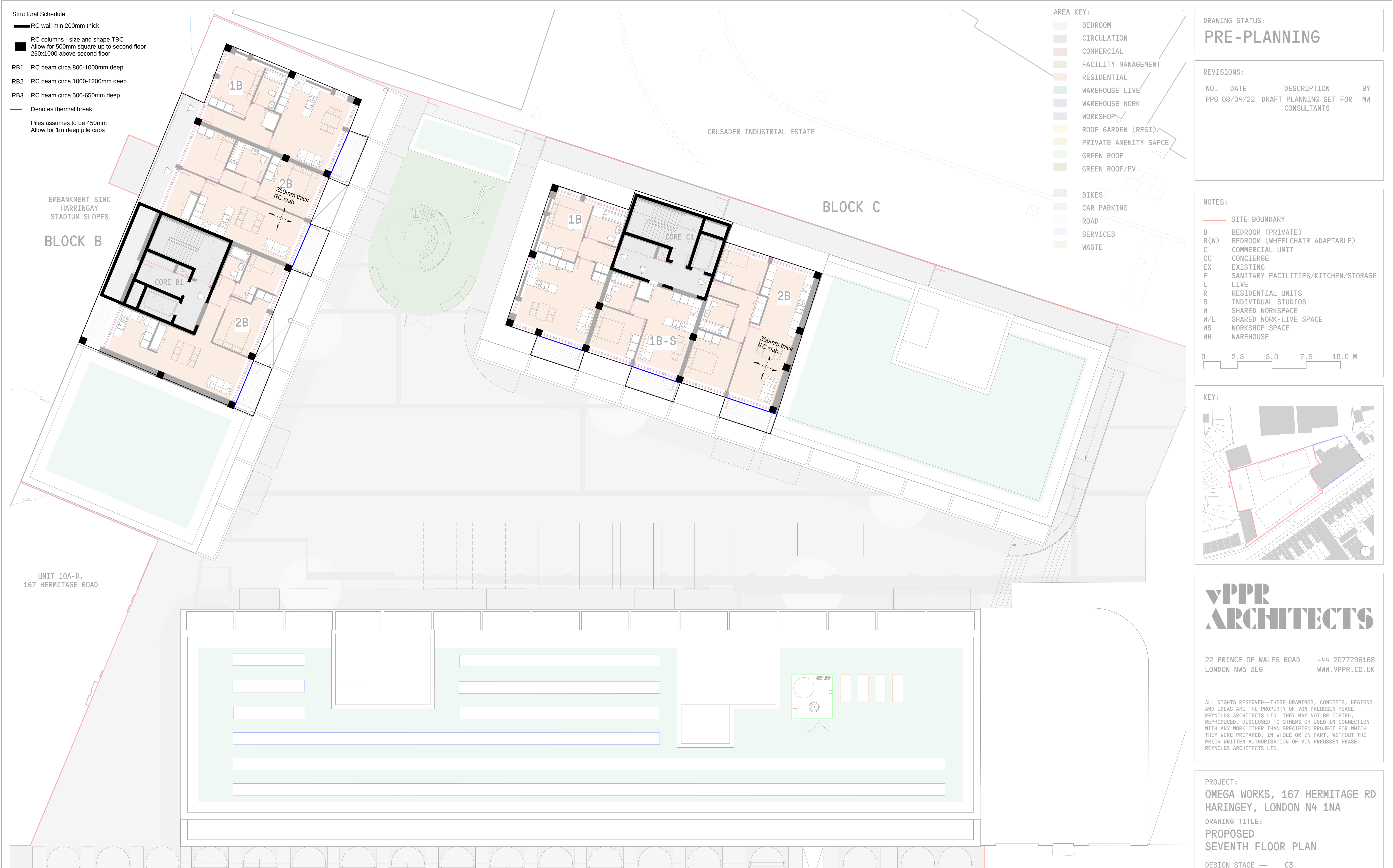
Sketch Title Fourth Floor Plan

Project No. 20063 Sketch No. OWA-EOC-SK-220623 Date 27/01/21

By MT Checked DW Rev P01 Scale 1:125







Appendix B – Outline Temporary Works Scheme

Structural Schedule

RC wall min 200mm thick

RC columns - size and shape TBC
Allow for 500mm square up to second floor
250x1000 above second floor

RB1 RC beam circa 800-1000mm deep

RB2 RC beam circa 1000-1200mm deep

RB3 RC beam circa 500-650mm deep

Denotes thermal break

Piles assumes to be 450mm
Allow for 1m deep pile caps

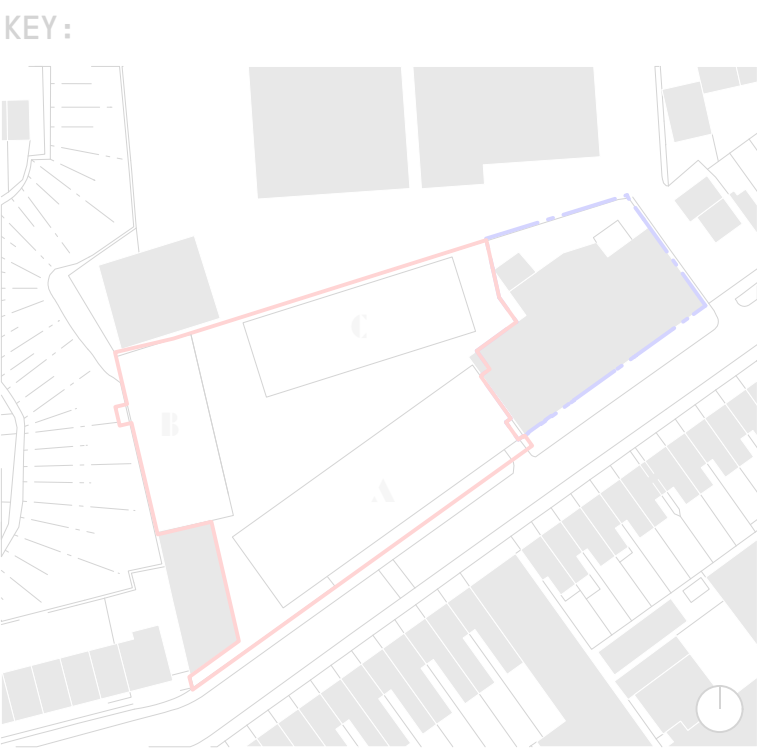
- AREA KEY:
- BEDROOM
 - CIRCULATION
 - COMMERCIAL
 - FACILITY MANAGEMENT
 - RESIDENTIAL
 - WAREHOUSE LIVE
 - WAREHOUSE WORK
 - WORKSHOP
 - ROOF GARDEN (RESI)
 - PRIVATE AMENITY SAPCE
 - GREEN ROOF
 - GREEN ROOF/PV
 - BIKES
 - CAR PARKING
 - ROAD
 - SERVICES
 - WASTE

DRAWING STATUS:

PRE-PLANNING

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
PP6	08/04/22	DRAFT PLANNING SET FOR CONSULTANTS	MW

- NOTES:
- SITE BOUNDARY
 - B BEDROOM (PRIVATE)
 - B(W) BEDROOM (WHEELCHAIR ADAPTABLE)
 - C COMMERCIAL UNIT
 - CC CONCIERGE
 - EX EXISTING
 - F SANITARY FACILITIES/KITCHEN/STORAGE
 - L LIVE
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 - W SHARED WORKSPACE
 - W/L SHARED WORK-LIVE SPACE
 - WS WORKSHOP SPACE
 - WH WAREHOUSE



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PROJECT:
OMEGA WORKS, 167 HERMITAGE RD
HARINGEY, LONDON N4 1NA

DRAWING TITLE:
PROPOSED
BASEMENT PLAN

DESIGN STAGE — 03
DRAWN — DC
CHECKED — JR
DATE — 19 JUL 2021
SCALE — 1:125@A1 / 1:250@A3

DRAWING NUMBER:
121_A_01_B1

REVISION:
PP6

Eckersley
O'Callaghan

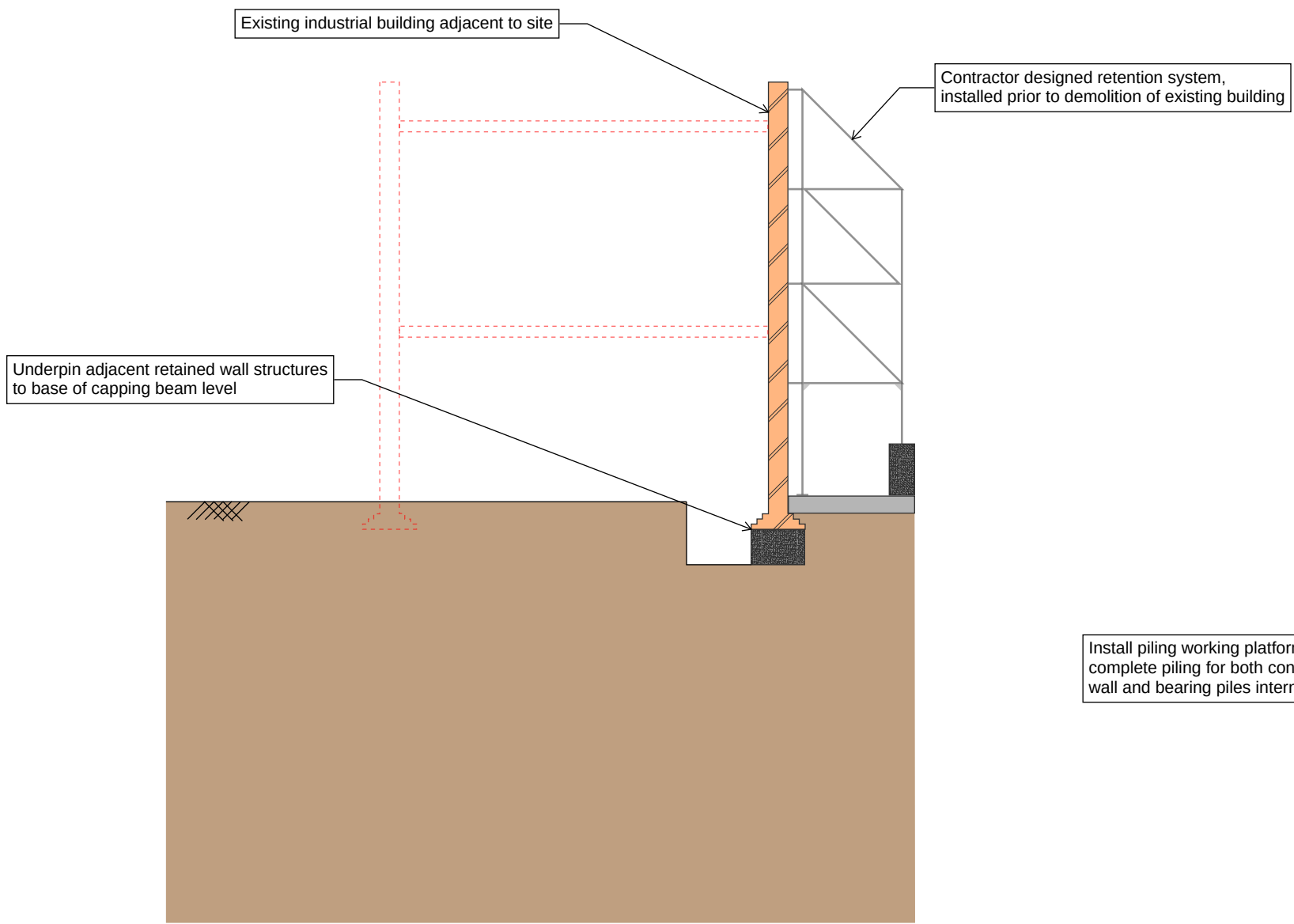
eocengineers.com

Project Name Omega Works A

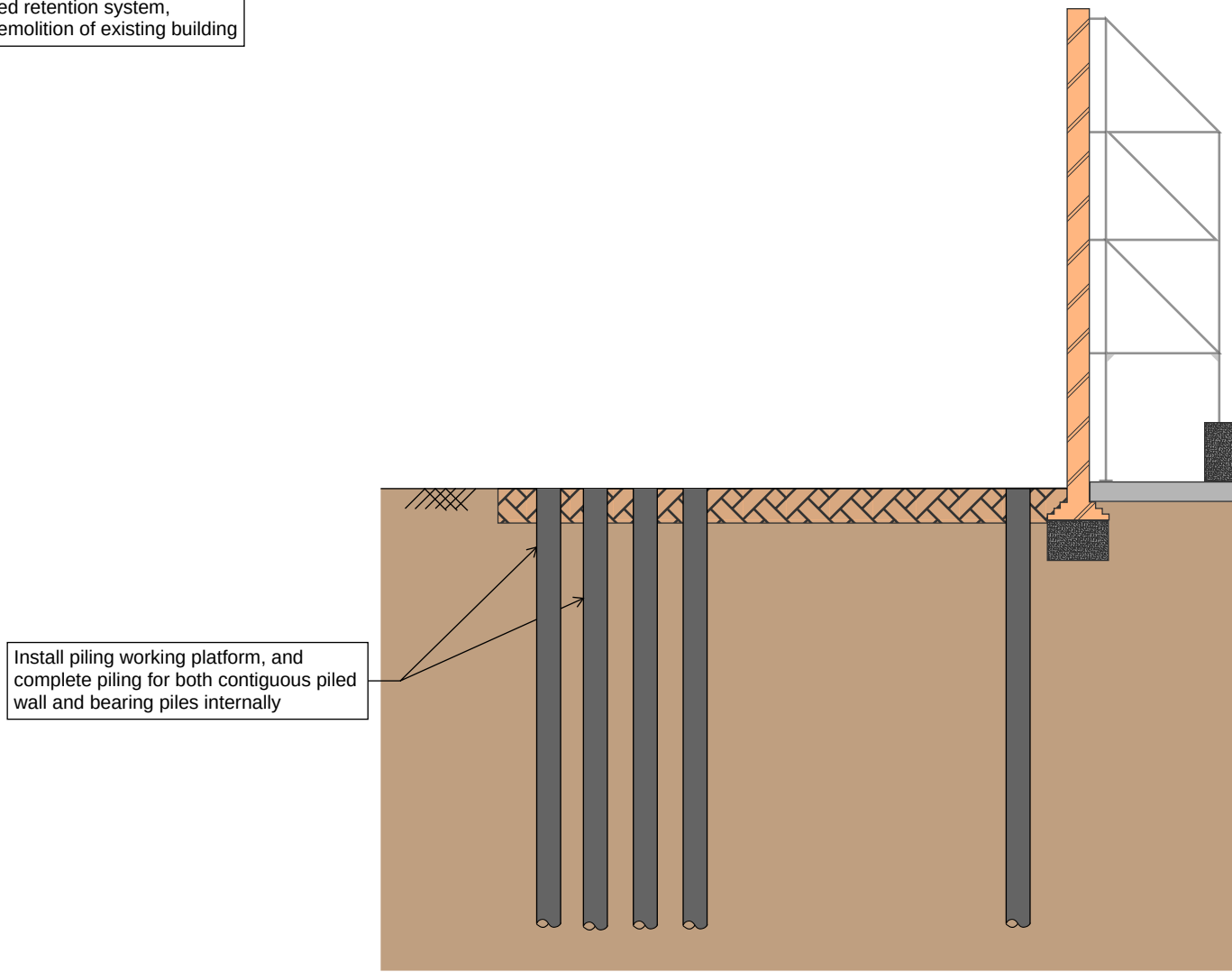
Sketch Title Basement plan showing temporary works scheme

Project No. 20063 Sketch No. SK-220518-1 Date 18/05/22

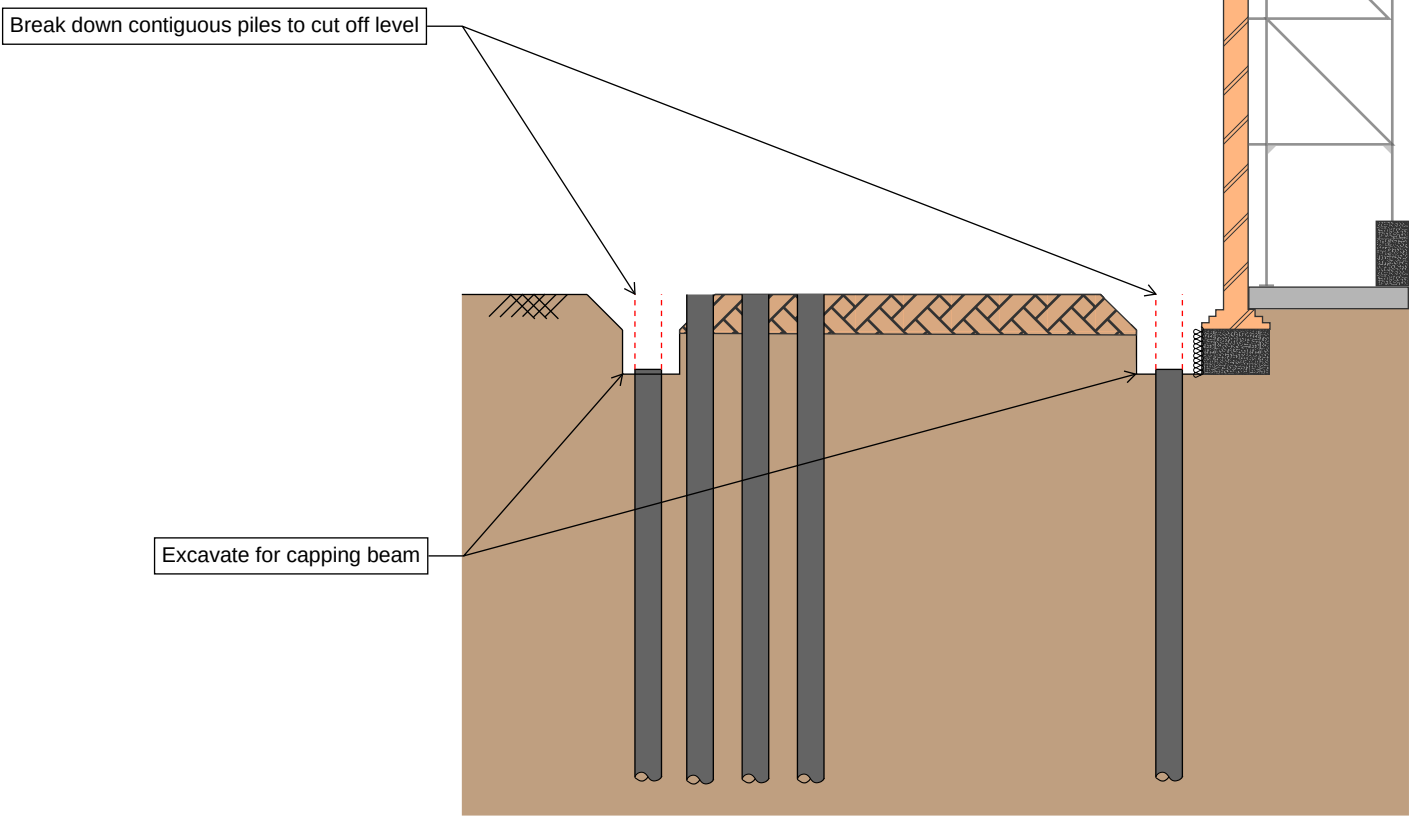
By MT Checked DW Rev P02 Scale 1:125



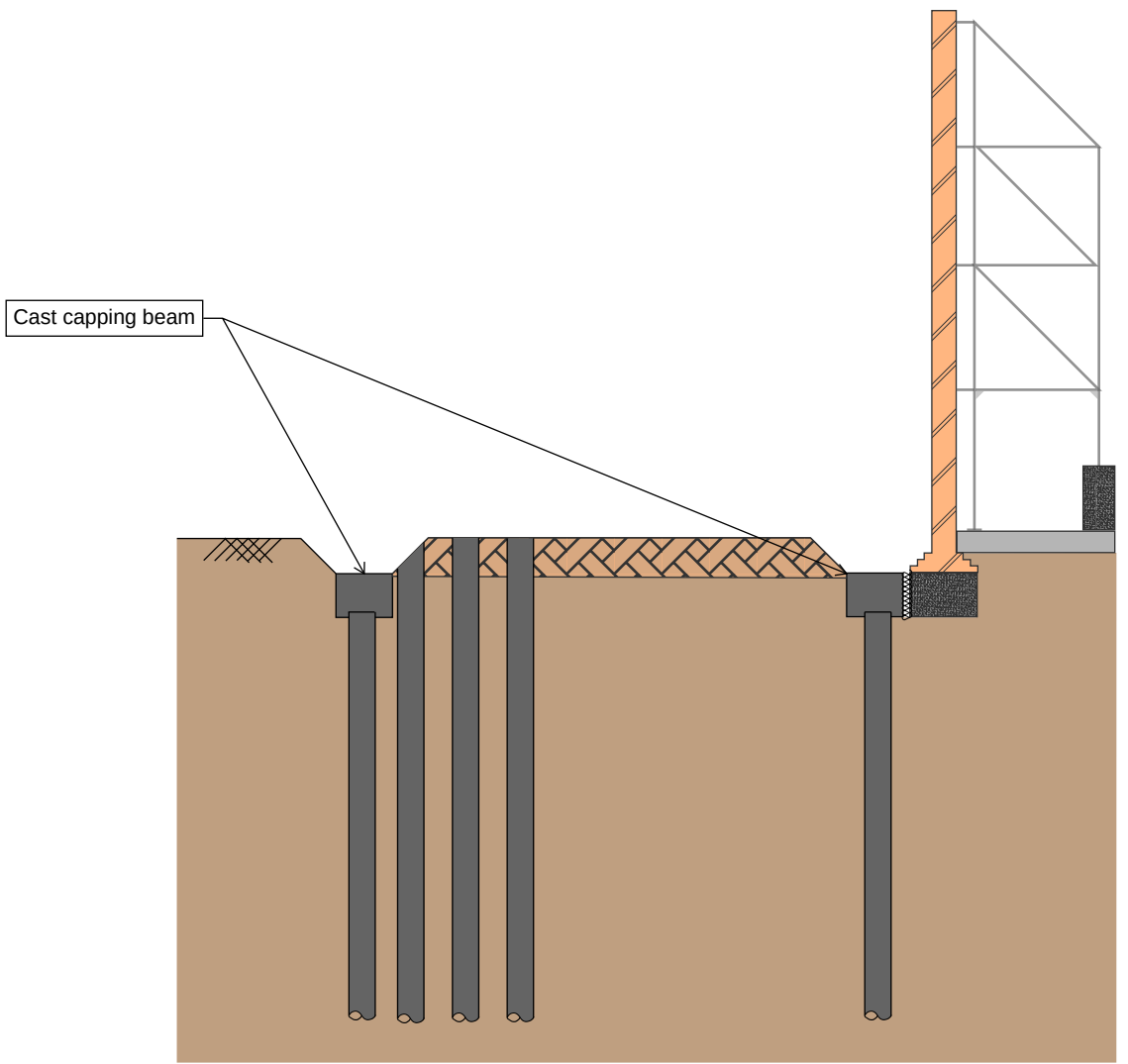
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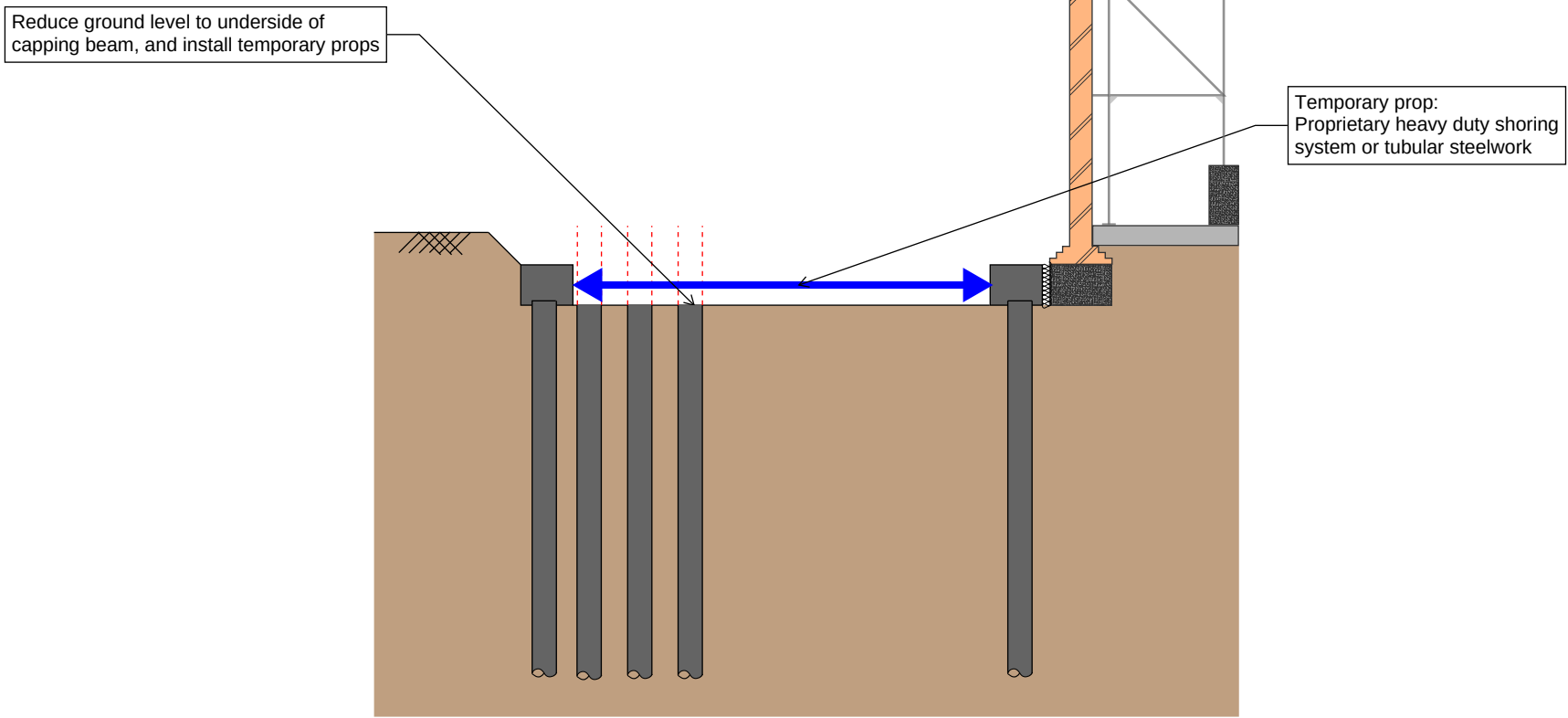
Stage 2



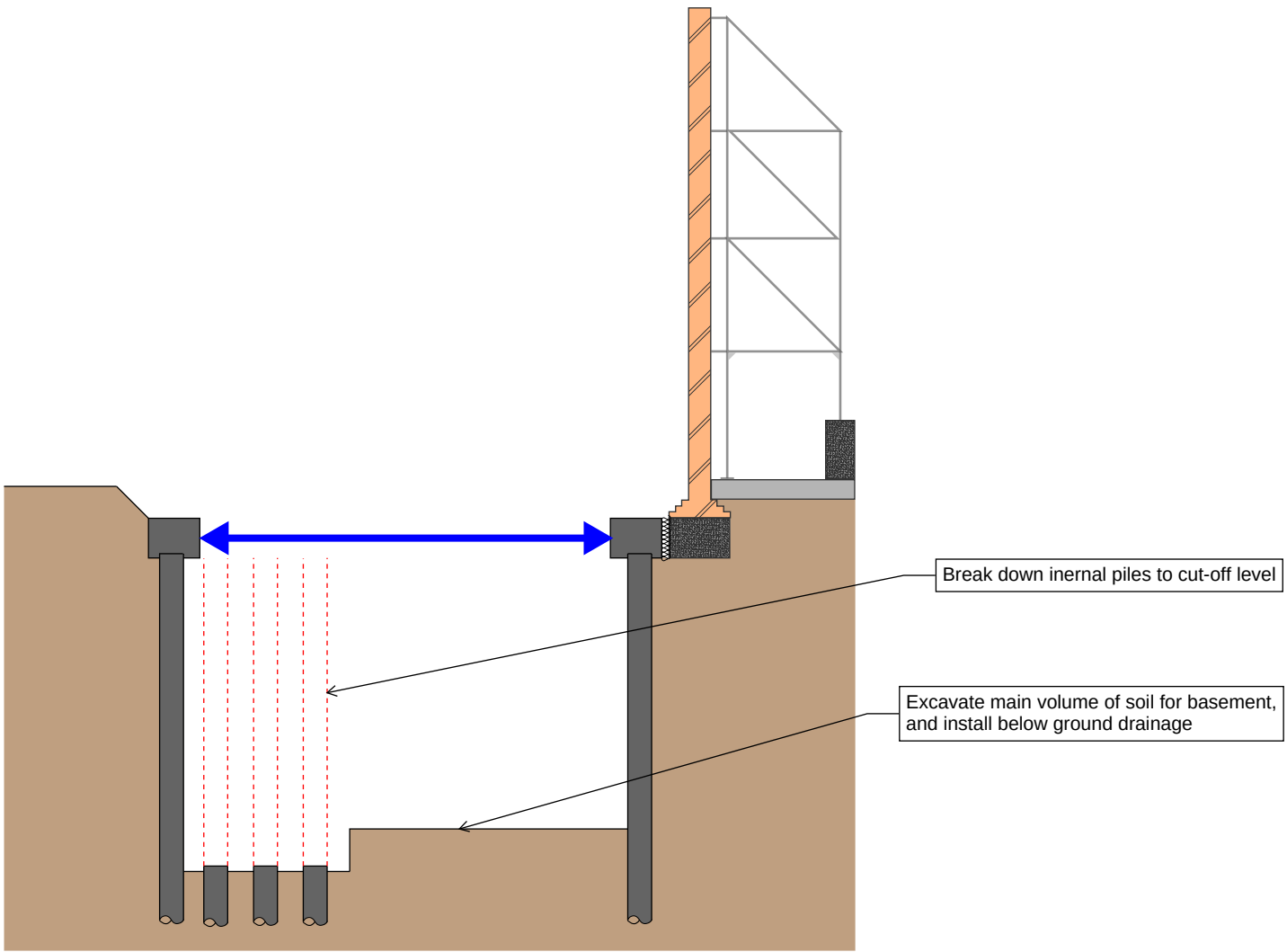
Stage 3



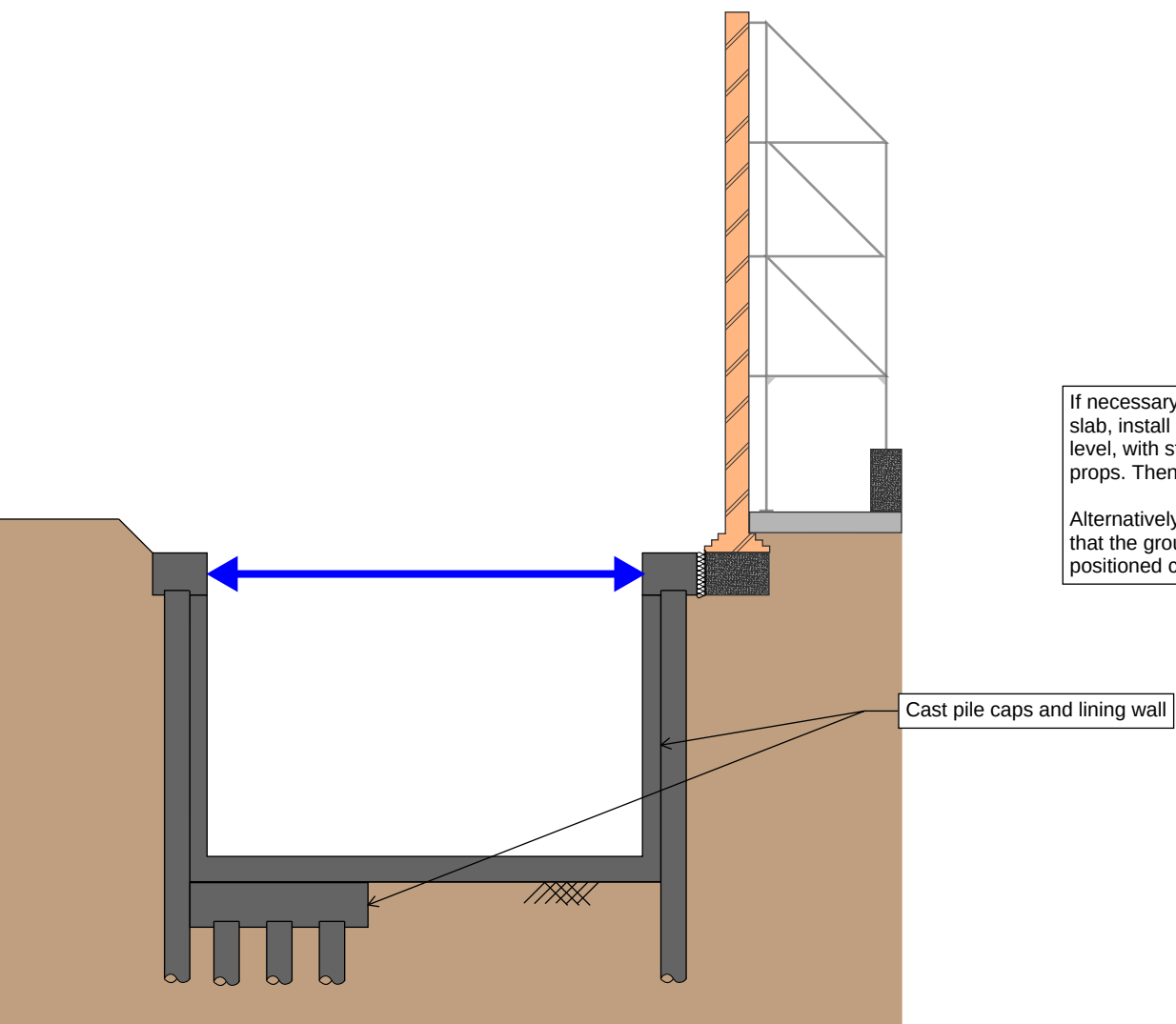
Stage 4



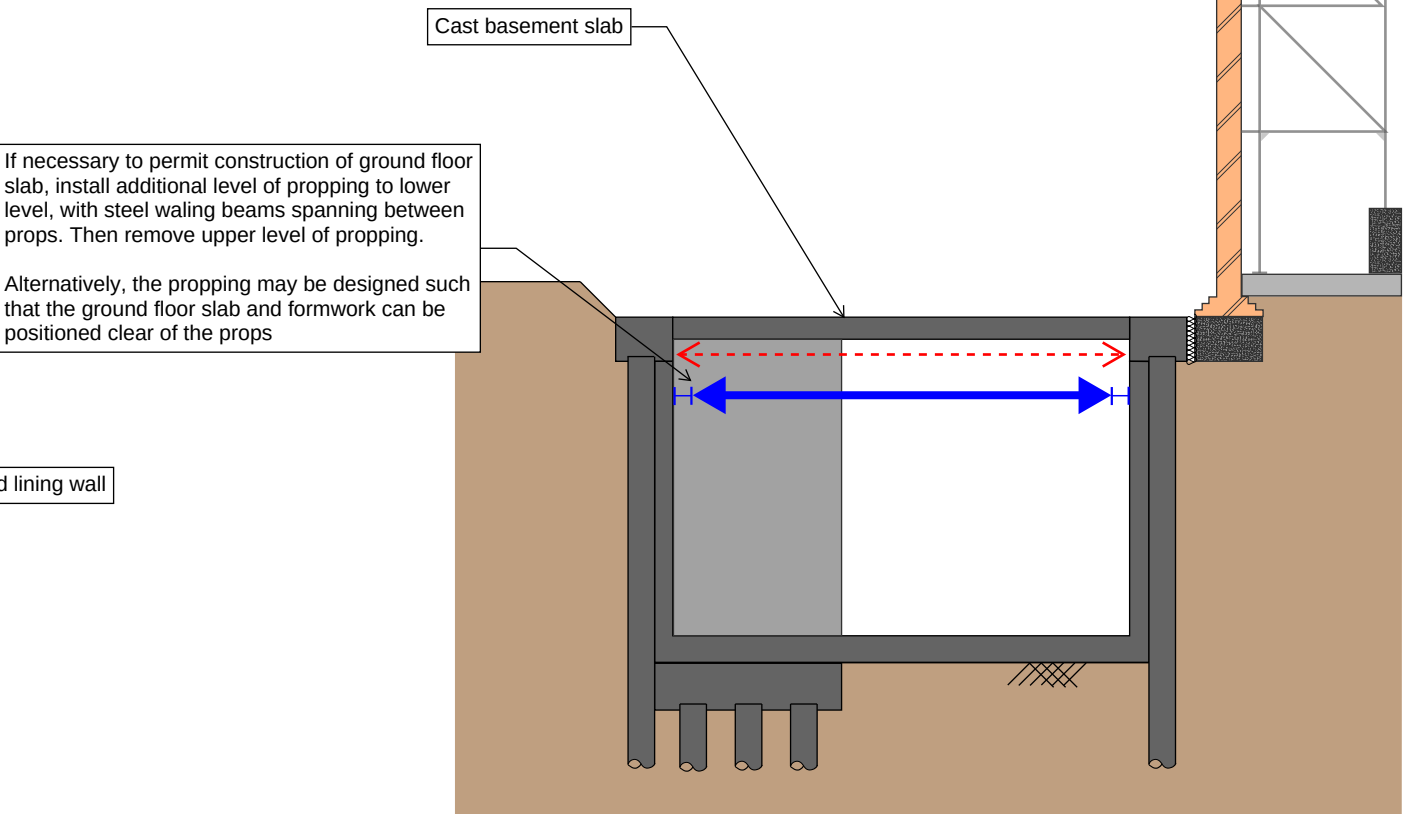
Stage 5



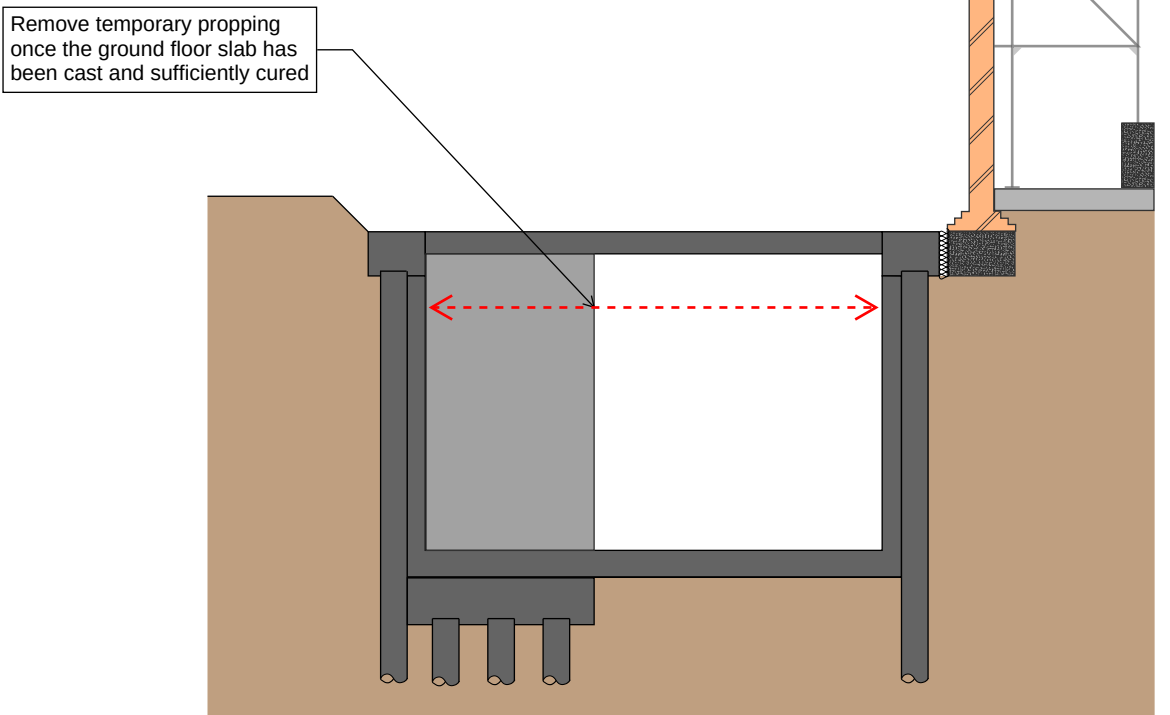
Stage 6



Stage 7



Stage 8



Stage 9

**Eckersley
O'Callaghan**
eocengineers.com

All details are indicative and serve only to indicate the general construction sequence and conceptual design of temporary works. All proposals must be developed into a detailed design by the successful contractor

Project Name Omega Works A				
Sketch Title Preliminary Sequence of Basement Construction				
Project No.	20063	Sketch No.	SK-220518-2	Date 18/05/22
By	JWS	Checked	MT	Rev P02
				Scale NTS

Appendix C – Ground Investigation Report