

BASEMENT IMPACT ASSESSMENT rev. P1

SITE: 40 Wellington Avenue, Haringey, London N15 6AS

CLIENT: Mr. Boruch Moishe Lobenstein

ISSUED: November 2023

INTRODUCTION

The project proposal relative to a residential unit located in **40 Wellington Avenue, Haringey, London N15 6AS**, developed on two floors and loft over the ground, on behalf of Mr. Boruch Moishe Lobenstein, consists of to construct a basement level for the property with a front, side and rear lightwell.

As part of our role, we have been asked specifically to provide a Basement Impact Assessment document to be submitted as part of the planning application for this development. We have considered the site conditions, surface water levels and the structural solutions in both the permanent and temporary conditions. We have also considered the potential impact on the adjoining properties and public highway to the front of the property.



[1] - Satellite site overview



[2] - Plane site overview

Site in project



We have considered the site conditions, surface water levels and the structural solutions in both the permanent and temporary conditions. We have also considered the potential impact on the adjoining properties and public highway to the front of the property.

This Basement Impact Assessment is produced as part of submission to The Haringey Council planning department for planning application only and should not be used for any other purposes, e.g., Party Wall Awards or Construction.

SCOPE OF WORKS

It is proposed to create a full footprint basement extension underpinning the existing external front, side and rear walls of the main house, creating a new lightwell to the front, side and rear.

The effect of the additional loads transferred to the basement levels have been included in our preliminary assessment, but the permanent structural solution has not been included in this report as it will have no impact on the surrounding properties.

EXISTING PROPERTY AND ADJOINING PROPERTIES

40 Wellington Avenue, Haringey, London N15 6AS is a 2-Storey terrace property consisting of a ground floor and first floor, and loft. It is of traditional construction with external load bearing solid brick walls and the internal walls are a mixture of masonry and timber walls.

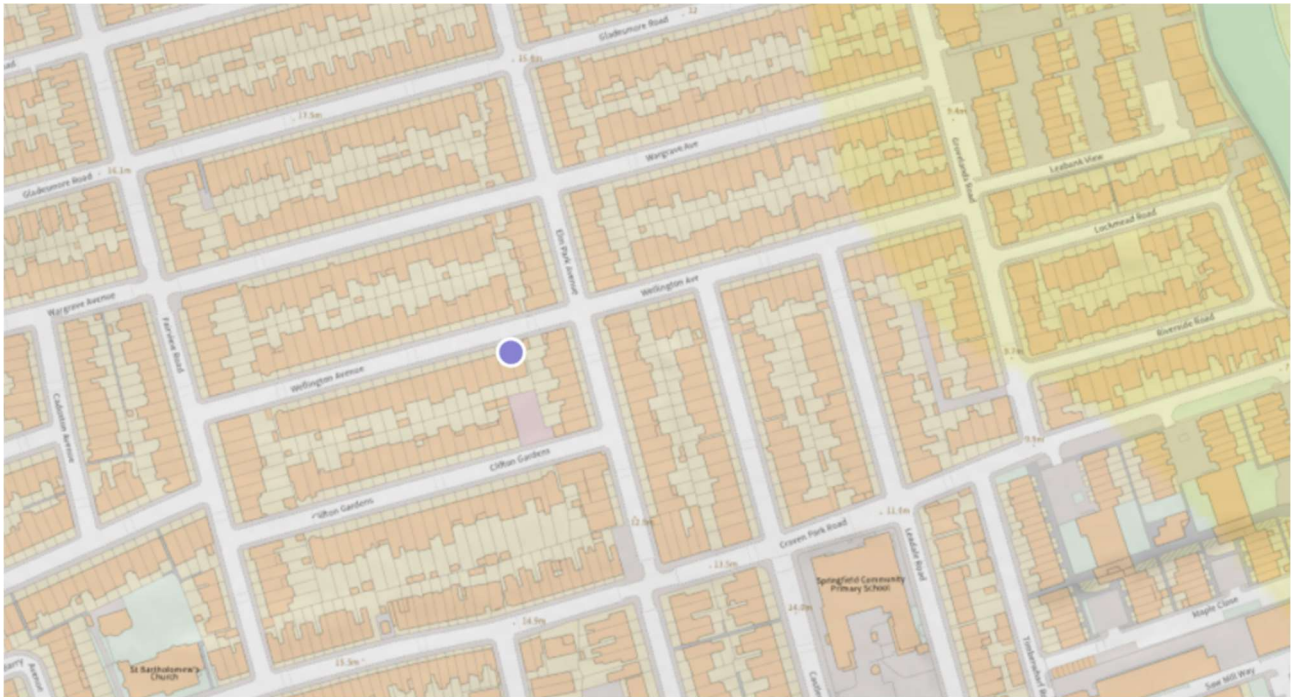
The current condition of the property is deemed to be sound. The adjoining properties along Wellington Avenue, although of varying ages, are of similar construction methods and materials. All properties appear to be in sound condition from an external visual examination.

SOIL CONDITIONS & CHARACTERISTICS

Superficial deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 2.6 million years from the present.

According to publicly available data from The British Geological Survey records, the site lies on predominantly superficial deposits of Sand and Gravel.

The bedrock geology is recorded as London Clay Formation - Clay, Silt and Sand.

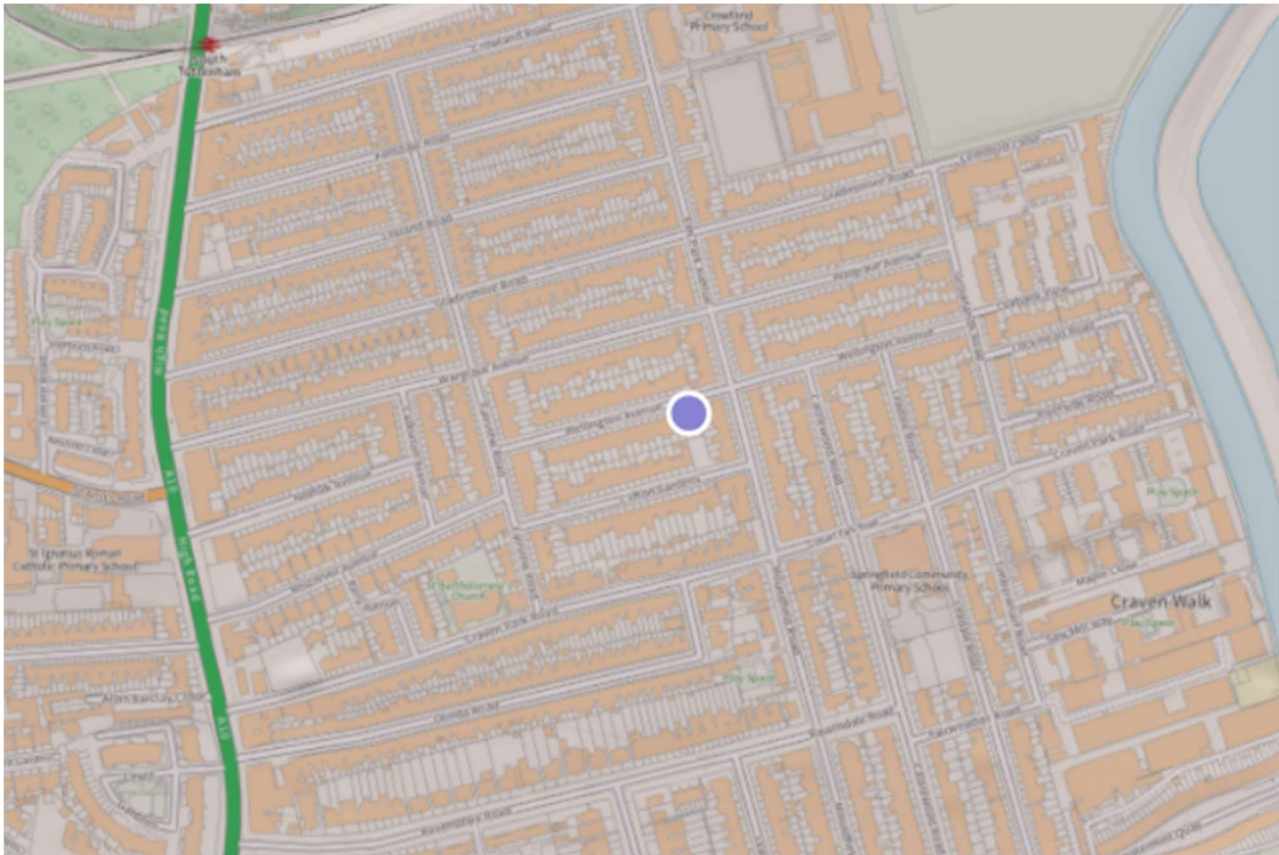


[3] - Geological Map showing superficial deposits geology.

 Alluvium - Clay, silt, sand and peat

Lithological description:

Alluvium is a general term for clay, silt, sand, and gravel. It is the unconsolidated detrital material deposited by a river, stream, or other body of running water as a sorted or semi-sorted sediment in the bed of the stream or on its floodplain or delta, or as a cone or fan at the base of a mountain slope. Synonym: alluvial deposits. Normally soft to firm consolidated, compressible silty clay, but can contain layers of silt, sand, peat, and basal gravel. A stronger, desiccated surface zone may be present.

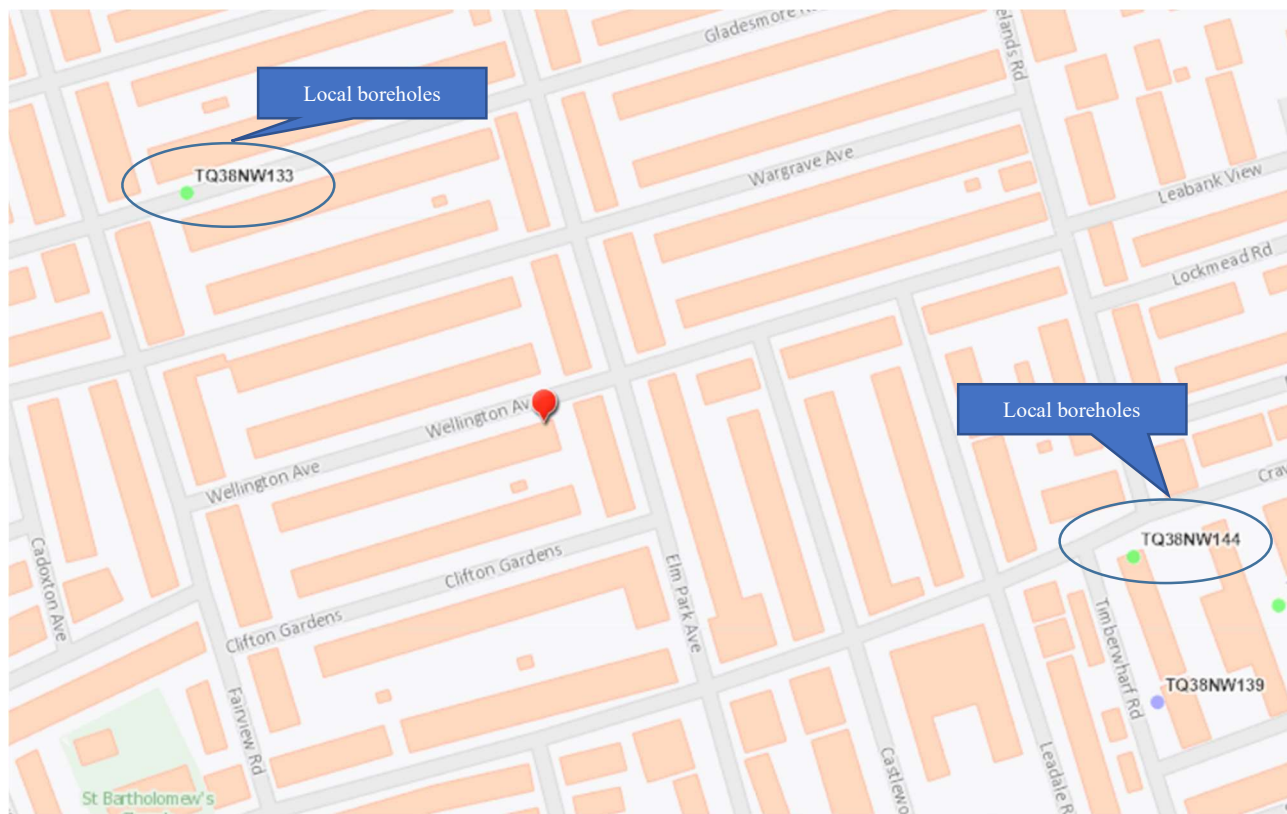


 London Clay Formation - Clay, silt ...

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[4] - Geological Map showing bedrock geology.

The London Clay mainly comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay. It commonly contains thin courses of carbonate concretions ('cementstone nodules') and disseminated pyrite. It also includes a few thin beds of shells and fine sand partings or pockets of sand, which commonly increase towards the base and towards the top of the formation. At the base, and at some other levels, thin beds of black rounded flint gravel occur in places. Glauconite is present in some of the sands and in some clay beds, and white mica occurs at some levels.



[5] - Street Map indicating existing boreholes nearby the property.

More specific data about existing local boreholes has been found. Image No.5 above summarizes the British Geological Survey (BGS) records held for previous boreholes carried out close to the site. The boreholes information has been included in the appendix of this report.

The borehole investigation report done on the property is below:

Borehole TQ38NW133, shows:

- Made Ground with Ash and brick fill in the first 2ft. below ground level (bgl);
- Stiff brown fissured CLAY between 2ft. and 27ft. below ground level (bgl);
- Stiff grey-blue fissured silty CLAY between 27ft. to 35ft. below ground level (bgl);
- Mudstone between 35ft. to 37ft. below ground level (bgl);
- Stiff grey-blue fissured silty CLAY between 37ft. to 45ft. below ground level (bgl);

- Stiff dark grey-blue fissured silty CLAY with traces of sand in fissures between 45ft. to 90ft. below ground level (bgl);

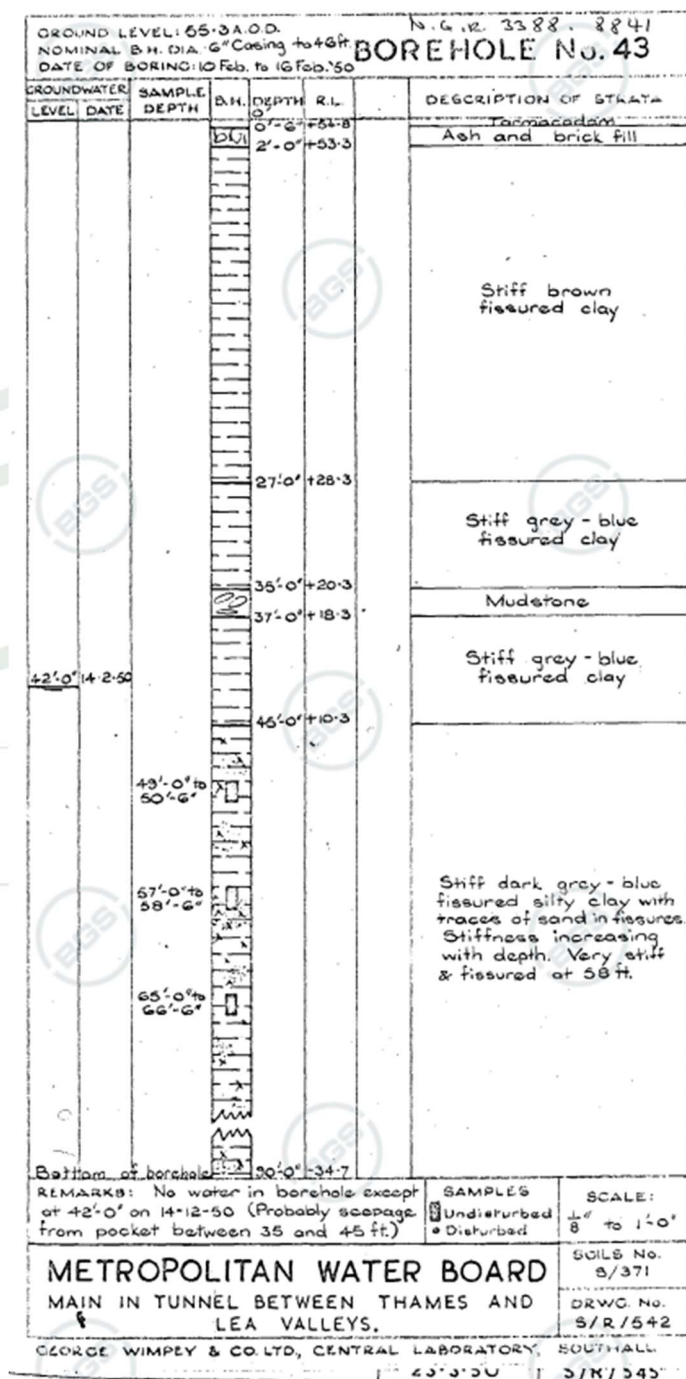


Image 6 – Borehole TQ38NW133 Details.

Borehole TQ38NW144, which is in closest proximity to the property, shows:

- Made Ground with Clay, Bricks, etc. in the first 10ft. below ground level (bgl);
- Brown/Grey mottled silty sandy Clay with carbonaceous flecks weathered calcareous nodules between 10ft. and 16ft. below ground level (bgl);
- Gravel with silty sandy Clay from 16ft. to 17ft. below ground level (bgl);
- Stiff grey fissured Clay with pockets of silty fine sand forming silty and sandy with depth between 17ft. and 50ft. below ground level (bgl);



34.27.8826 Tbl/35/vw/144

soil mechanics department		BOREHOLE No. 7
Imperial Wharf Site, Hackney		REPORT No. 7863/DS
Greater London Council		Ground Level
Imperial Wharf, Craven Park Road, Hackney, London, N.16		Boring Commenced 6.4.70 Boring Completed 6.4.70
Shell and Auger 8 ins. diameter		
Water Levels Recorded During Boring		
Hole Depth	20'6"	50'6"
Casing Depth	20'0"	None
Water Level	None	9'6"

Description	Scale 1 inch = 5 ft.		Samples & S.P.T.			
	Depth	Legend	Ref. No.	Type	Depth	N blows ft.
side ground (clay, bricks, etc.).			4161	J	1'0"	17
			4162	J	3'0"	
			4163	D	4'6"	
			4164	J	6'0"	
			4165	J	8'0"	
brown/grey mottled silty sandy clay with carbonaceous flecks and weathered calcareous nodules	10'0"		4166	U	8'6"-10'0"	
			4167	J	11'0"	
			4168	U	13'6"-15'0"	
level with silty sandy clay	16'6"		4169	J	16'0"	
	17'0"		4170	J	16'6"	
stiff grey fissured clay with bits of silty fine sand becoming silty and sandy with depth			4171	J	17'6"	
			4172	U	19'0"-20'6"	
			4173	J	22'6"	
			4174	U	24'0"-25'6"	
			4175	J	26'6"	
			4176	U	29'0"-30'6"	
			4177	J	31'6"	
			4178	U	34'0"-35'6"	

—Undisturbed Sample

D—Large Disturbed Sample

J—Jar Sample

W—Water Sample

Classification tests have been made and the results are included in this Report. The descriptions of strata given above have been obtained by inspection of the logs. To ensure agreement as to interpretation, clients are requested to check the logs.

In this Report, the descriptions of strata given above have been obtained by inspection of the logs. To ensure agreement as to interpretation, clients are requested to check the logs.

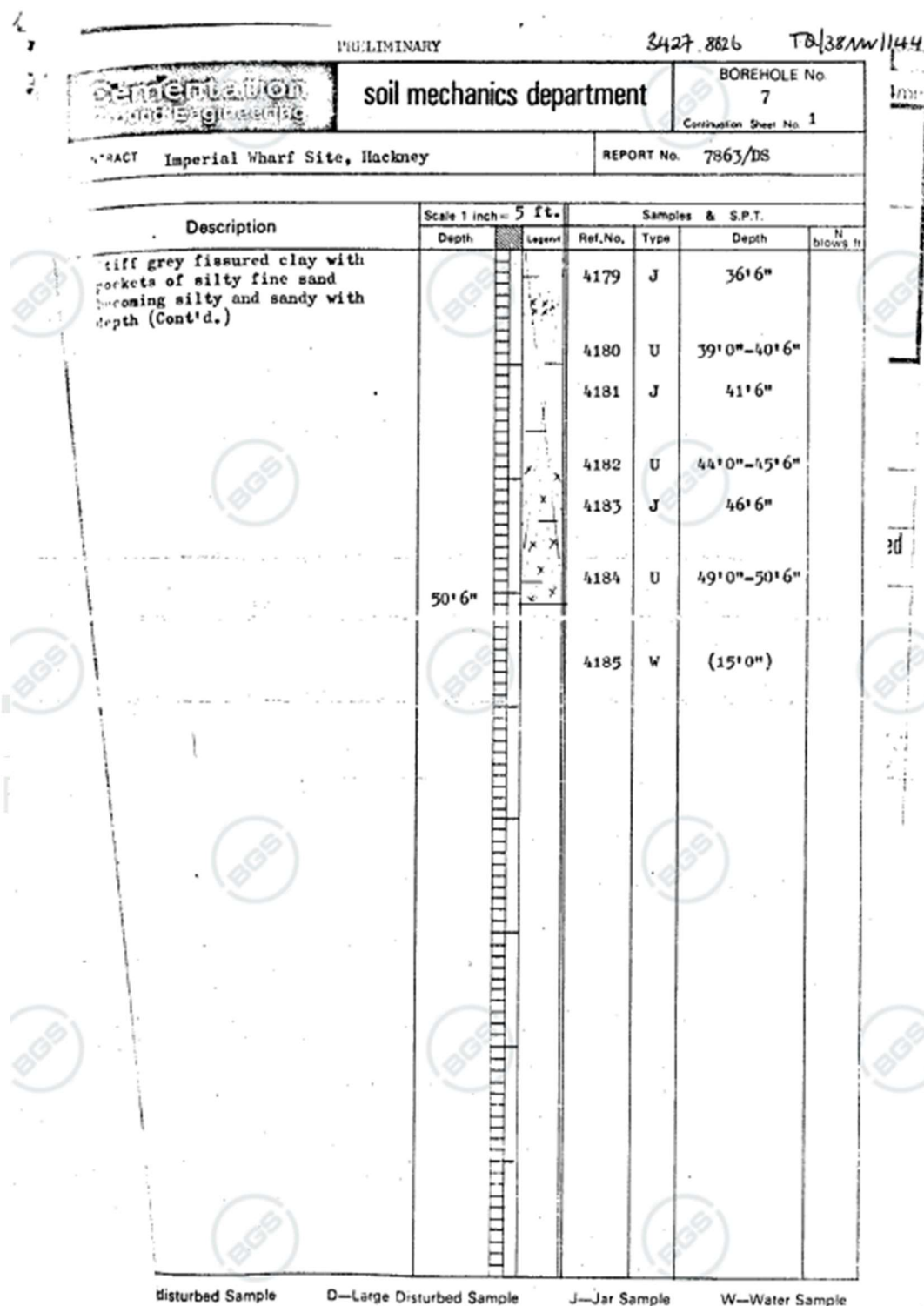


Image 7 - Borehole TQ38NW144 Details.

GROUND WATER

No ground water was recorded.

Although there is no ground water present immediately under the basement, it will be designed with the recommendations of BS8102:1990; Protection of structures against water from the ground. Clause 3.4 states that a water table should be assumed of 1.0 metre below ground level.

In addition to the measure above, new drainage pumps in the basement will be fitted with non-return valves to safeguard against flooding. To minimise the discharge to the existing sewers, it is suggested that water efficient fixtures and fittings will be installed within the basement.

There is generally a fall in the ground levels and top of Clay levels from west to east. The ground water may also flow down towards the “Lea” river roughly following the profile of the London Clay.

According to publicly available data from The GOV.UK - Flood Map for Planning records, the land of the property is in the Flood Zone 1, with low probabilities of flooding to surface water.

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SOURCES OF FLOODING – ACTUAL FLOOD RISK

The NPPF describes potential sources of flooding. It is necessary to consider the risk of flooding from all sources within a FRA. This section provides a review of flooding from land, sewers, groundwater, and artificial sources, in addition to that from rivers and the sea.

- **Fluvial Flood Risk**

The Environment Agency's Flood map for Planning, was used to identify risk of flooding at site (refer Appendix B). These confirm that the site is in Flood Zone 1. The site does not benefit from any formal flood defences.

- **Flood Risk from Land, Surface Water and Sewers**

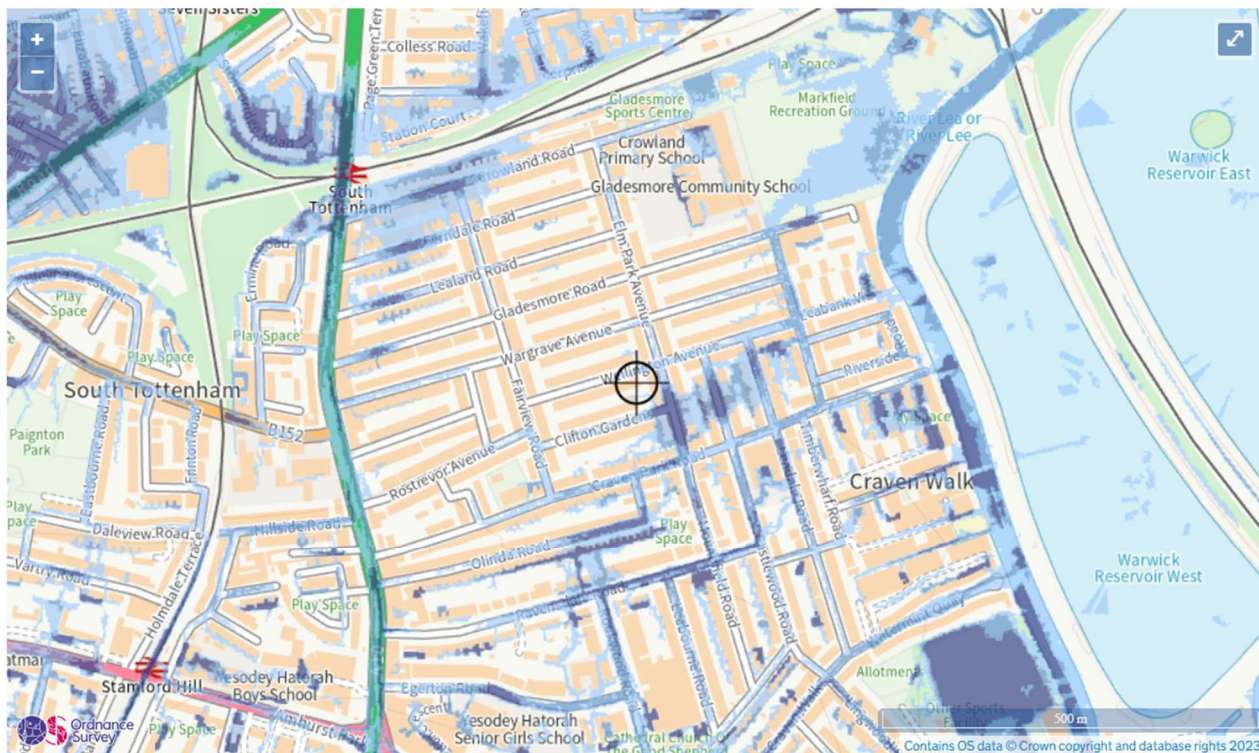
- Flooding from land can be caused by rainfall being unable to infiltrate into the natural ground or entering the drainage systems due to blockage, or flows being above design capacity. This can result in (temporary) localised ponding and flooding. The natural topography and location of buildings/structures can influence the direction and depth of water flowing off impermeable and permeable surfaces.
- Surface water flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm.

Flood risk

Extent of flooding

Location

40 Wellington Avenue, Haringey, Lc



Extent of flooding from surface water

● High
 ● Medium
 ● Low
 ○ Very Low
 ⊕ Location you selected

Surface water

Low risk

Surface water flooding, sometimes known as flash flooding:

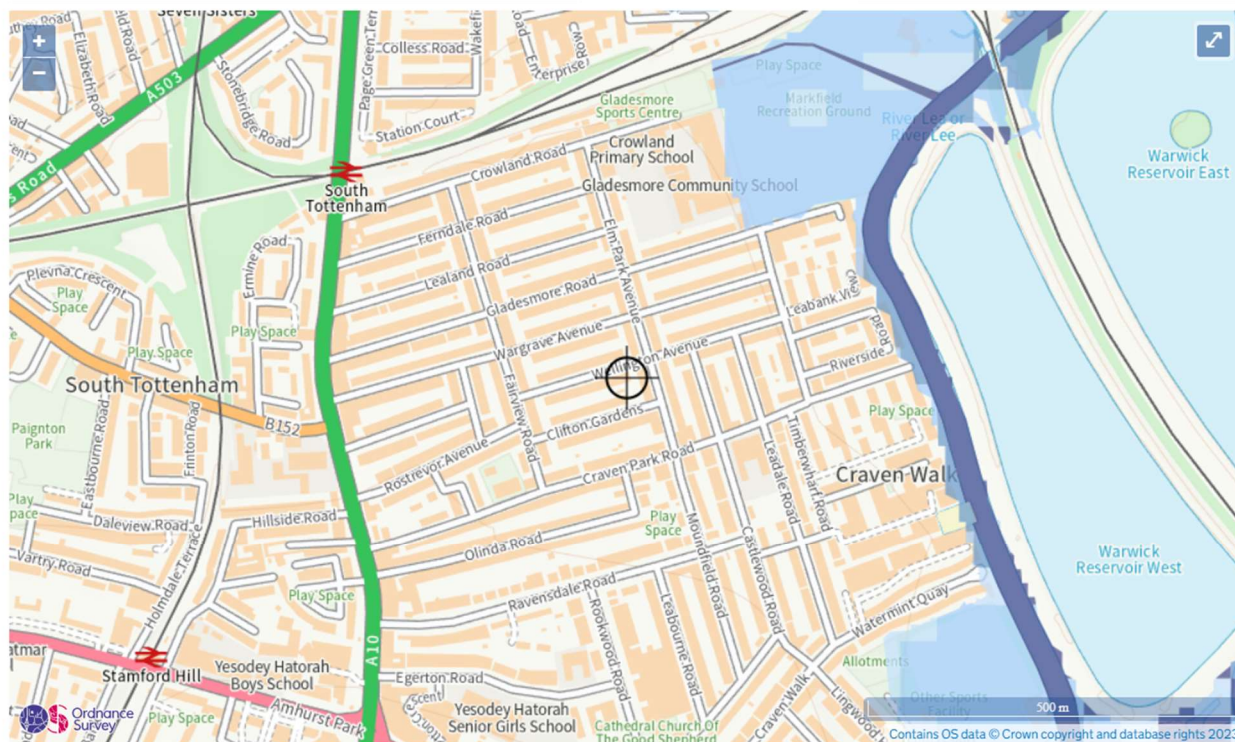
- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Flood risk

Extent of flooding

Location

40 Wellington Avenue, Haringey, Lc



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

Rivers and the sea

Very low risk

This flood risk summary is not property specific.

Very low risk means that this area has a chance of flooding of less than 0.1% **each year**.

This service takes into account any flood defences.

[8+9] - Extent of flooding from surface water (above) & extent of flooding from rivers (below).

FLOOD RESISTANCE/RESILIENCE MEASURES

The flood risk management measures discussed in this section are based on the sources of flooding identified. The following flood resilient measures should be adopted to minimise the damage and to enable quick recovery and clean up after the flooding event:

- The basement will have dry access to at least ground floor for the lifetime of the development.
- A drainage sump and pump will be installed. This will be fitted with a non-return valve at the outlet to the LA sewer.
- New exterior walls will be of solid brickwork and concrete construction, underground to minimise water absorption.
- Any inspection chamber at basement level will have the lid fitted with screw down sealed fixings.

Waterproofing

In accordance with the BS 8102:2009 code of practice for "Protection of below ground structures against water from the ground", the basement will be constructed and detailed to achieve a Grade 3 Level of performance.

Grade 3 performance will be achieved by a drained cavity installed in the front of the concrete wall; or an applied waterproofing membrane bonded to the internal faces of the walls.

Waterproof concrete will also be employed. The new drainage to the basement structure will be pumped to the existing gravity-fed systems. The sump pump (i.e DELTA dual v3 sump) will be able to deal with the groundwater/surface water.

MEASURES TO PREVENT SURFACE WATER AND GROUND WATER

To prevent from Surface water:

In order to mitigate the effects of flooding to the basement, it is recommended that the property is designed in accordance with flood resilient design principals. This should include providing a means of internal access from the basement to higher floors.

Should water enter the building from a fluvial or groundwater sources, with the potential to flow into the basement, it should be directed by a designed drainage route (a bund on the ground floor). This would prevent flow leading immediately down the internal stairway to the basement so that there is no obstruction of access to / from the basement during the early stages of a flood event.

A warning bell or alarm, triggered when a certain water level is reached in the basement could also be installed to alert the users of the basement to the onset of flooding and trigger an evacuation to higher ground.

Given that there is the potential for the basement to flood, it is recommended that the removal of any flood water is considered in order to return the basement to its normal use. This is likely to require dewatering pumps.

To further assist with incorporating flood resilience measures into the design and construction of the basement, it is also recommended that waterproof construction techniques are employed to avoid any seepage during a flood event. Additionally, given the close proximity to the River Lee Navigation and susceptibility to high groundwater levels, it is recommended that basements are tanked to prevent any groundwater ingress.

Guidance on tanking can be found in the following publications:

- **CIRIA Report 139 'Water-Resisting Basement Construction – A Guide'**
- **NHBC Standards**

All works must be compliant with the Building and Gas Safe regulations as appropriate.

Although such measures can be effectively integrated into the final development designs, it is noted that it will

be challenging to ensure that basement level of the site will remain unaffected by any flooding.

FLOOD ALERTS AND WARNINGS

Where a development or its main route of access is located within a flood risk area, the NPPF recommends that flood warning plans are put in place for managing the flood risk to the development and, if necessary, support the evacuation of the site. It is therefore recommended that the site owner(s) sign up to the EA's Flood Alert and Warning services and make these services known to the site occupants.

The Flood Alert and Warning services are free services that are frequently updated and accessible for 24 hours of the day. In order to register for this service or find out if a Flood Alert or Warning has been issued for the area of interest, the following telephone number and website should be used:

- 0345 988 1188
- <https://fwd.environment-agency.gov.uk/app/olr/home>

If a flood event is forecast, alerts and warnings are issued using a set of four easily recognisable codes as shown in Table below:

Flood code	What it means	What to do
 Flood alert	Flooding is possible, be prepared	Be prepared to act on your flood plan. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast on our website. Move family, pets and valuables to a safe place.
 Flood warning	Flooding is expected, immediate action is required	Turn off gas, electricity and water supplies if safe to do so. Put flood protection equipment in place. Stay in a safe place with a means of escape.
 Severe flood warning	Severe flooding and danger to life	Be ready should you need to evacuate from your home. Co-operate with the emergency services. Call 999 if you are in immediate danger.
Warning no longer in force	Warning has been removed in the last 24 hours	Be careful. Flood water may still be around for several days and could be contaminated If you've been flooded, ring your insurance company as soon as possible.

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WATERPROOFING

DELTA MS 500 is a cavity drain membrane that is used for waterproofing on walls, floors and vaulted ceilings, above and below ground, in new construction or in existing buildings over a contaminated or damp background.

Delta MS500 is an 8mm studded profile High Density Polyethylene (HDPE) clear cavity drainage membrane suitable for use on the internal faces of walls and floors as a water control & drained management system for protection of sub-ground structures against potentially adverse effects of ground water ingress. Refer (Appendix D) for detailed specification.

- Type C Drained Protection in accordance with BS 8102:2009
- BBA Approved
- Suitable for new, existing and retrofit basement projects
- Flexibility to cope in structures where movement or vibration can be problematic
- A “reversible” system, which will minimise damage to historical or heritage structures
- Virgin high-density polyethylene studded/moulded sheet (HDPE)
- An effective barrier to the transmission of salts, liquid water and water vapour
- Resistant to chemicals, root penetration, rot proof, neutral towards drinking water
- Suitable for Flood Resilience
- Resistant to Carbon Dioxide, Radon and Methane

Specifications:

It can support a dry lining, screed or flooring, in the following situations:

- on damp walls and floors in underground situations subject to high groundwater levels, and perennial moisture
- on vaulted ceilings of archways or cellars subject to water ingress
- in conjunction with a remedial dpc system where the walls and floors have a high salt content, and/or it is necessary to complete the installation immediately without allowing a period for initial drying

- over walls and floors which have a friable or painted surface, are contaminated (eg with oil or mould), or have a high salt content
- as a structural waterproofing membrane in areas subject to vibration.

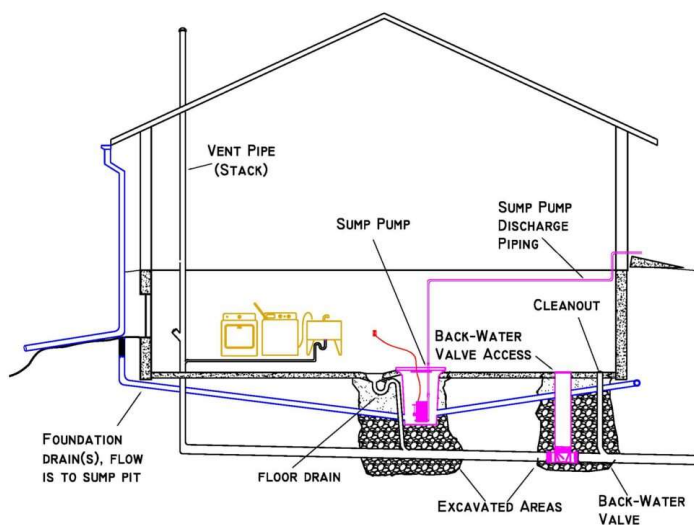
FLOOD ALARM

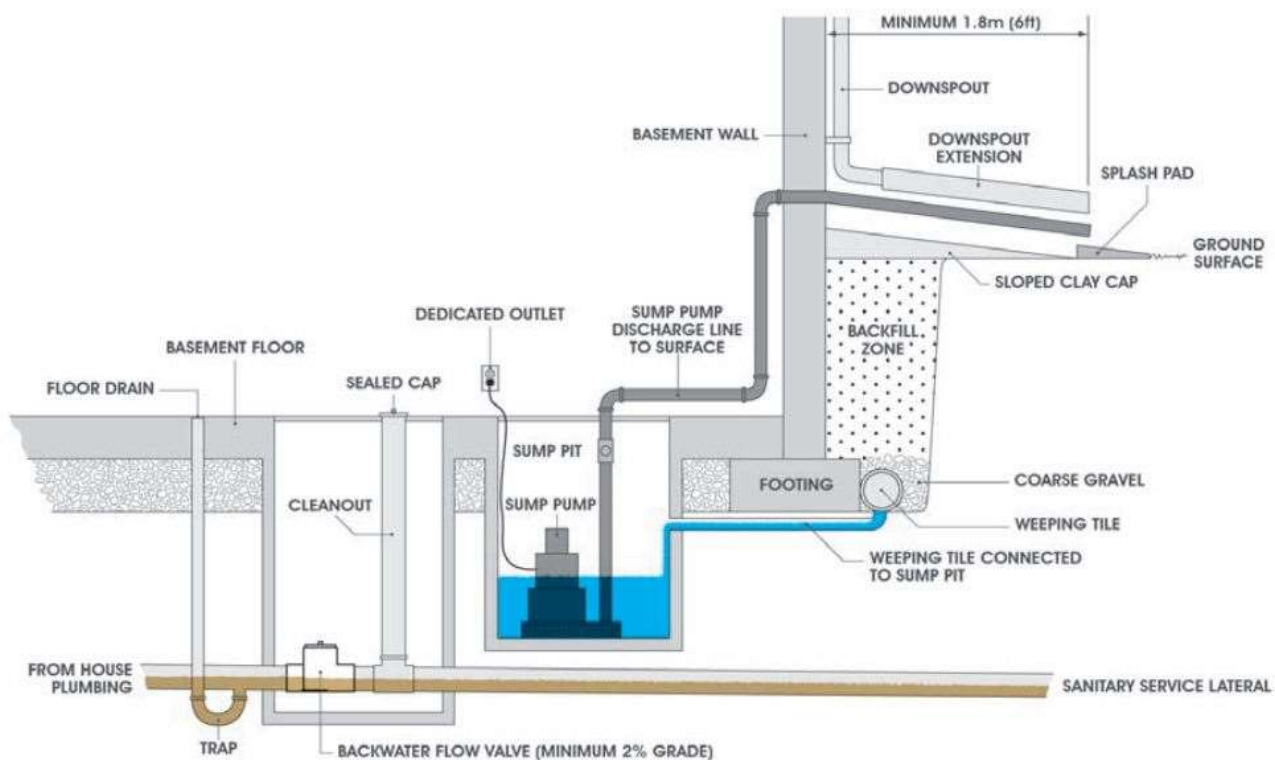
Flood Early Warning System (FLEWS) is a system by which flood induced hazards can be minimized and prevented. It aims to monitor the water level and alert the authorities as well as notifying victims. In order to do this, the system needs to have the basic information such as water conditions, water level and precipitation level to detect the increase of water level during flood.

Refer (Appendix E) for Features, Benefits and Specifications for Flood detection.

DRAINAGE PLAN/LAYOUT SHOWING THE LOCATION OF SUMP PUMPS, NON-RETURN VALVES AND THEIR CONNECTIONS

The figures below shows the layout/drainage plan showing the location of sump pumps, settlement tank, discharge lines, monitoring equipment, non-return valves and their connections:





[9] - layout/drainage plan showing the location of sump pumps, non-return valves and their connections.

PROPOSAL – BASEMENT UNDERPINNING & RETAINING WALLS

The proposed construction approach is to construct the underpin segments that will support the permanent steel work at ground floor level (main beams first), insert the new steelwork, remove load from above and place it onto new supporting steelwork, cast the remained of the retaining walls that will form the perimeter of the basement.

The proposal comprises to excavate the new basement using underpinning construction due to the adjacent structures for new retaining walls construction.

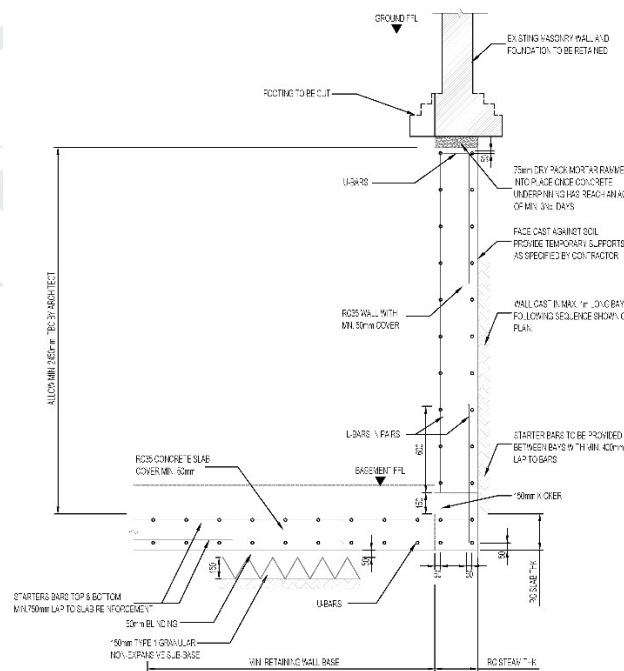
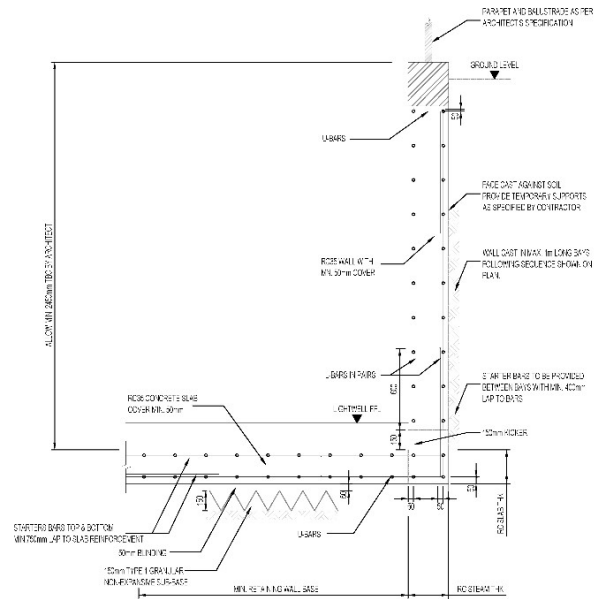
Design of the RC Underpin in the permanent condition.

Permanent Works, underpins will be designed vertically but are assisted in the final condition through high level propping from the ground floor, probably steel beams and/or RC floor slab. The restraint conditions differ around the perimeter as follows:

- **Front Façade Walls:** at the head of the RC pins along the façade wall (where the RC Pins are constructed up to ground floor level and greater surcharge loads from the road are likely the RC Wall is designed as a bottom propped cantilever.
- **Side Walls:** The pins here predominantly span as vertical cantilevers (where the RC Pins are constructed up to underside of the existing side walls footing's level). RC pins will be detailed to provide a degree of horizontal stiffness between the perpendicular underpin restraints at the corners of the walls.

Design of the RC Underpin in the temporary condition.

Sam Planning have initially assessed the underpins to span as vertical cantilevers in the temporary case based on the reinforcement specified above for the permanent case. Preliminary calculations conclude that along with the proposed temporary propping at the base that the walls, the RC underpins can act temporarily as cantilevers without the need for restraint from the ground floor slab structure. However, supports at 1/3 of the wall height are to be installed before the new basement slab is cast.



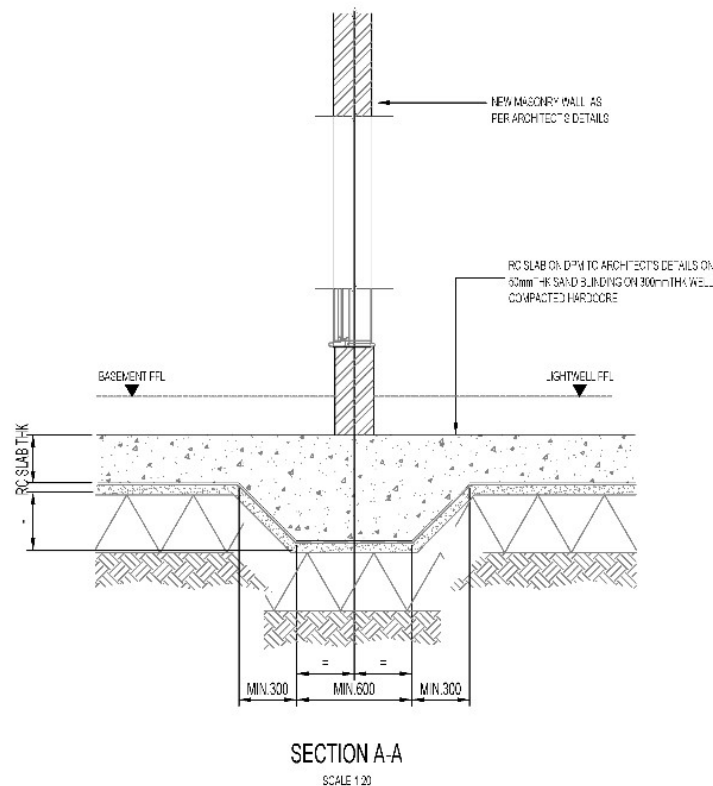


Image 10 - Proposed section through basement walls.

ASSUMED SEQUENCE OF CONSTRUCTION

The proposed basement is not unusual; however, the construction will need to be carried out in a safe, careful controlled manner. The proposals have been developed to suit normal construction techniques. They require thorough structural engineering consideration and construction by a skilled contractor experienced in such works.

Stage 1

Excavate front lightwell.

Excavate, form and pour 1000mm basement pins to front lightwell and front walls of the property.

Stage 2

Remove flooring and joists from GF.

Excavate, form and pour 1000mm basement pins to side walls of the property.

Stage 3

Continue sequence, working towards the rear of the property, alternating sides ('hit and miss' method)

Stage 4

Before removing existing lateral support stud walls, install "super-props" alongside horizontally to maintain lateral support then remove walls.

Stage 5

Once the side walls are restraint laterally, continue sequence, working towards the rear of the property, alternating sides ('hit and miss' method)

Stage 6

Finalise the side walls underpinning and allow 72 hours for last pins to set. Dry pack.

Stage 7

Remove soil along side wall and install waler beams.

Remove soil in the middle across the house, install lateral Slim Soldier prop. Install horizontal propping Slim Soldiers to side walls at basement level at 3m maximum.

Install needle beams to rear and front walls at maximum 1.5 meters. Use 152UCs beams and columns on double scaffold boards.

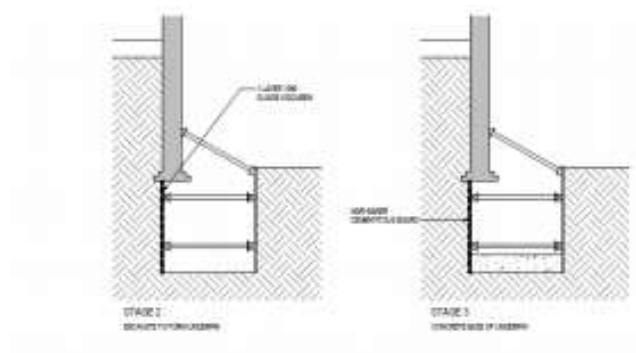
Stage 8

Install temporary timber support at new stair case void and install needles to spine wall.

Support needles off new additional timber with (No3) Acrows at 700c/c's

NOTE:

The assumed sequence of construction shown on the drawing has to be developed to communicate the buildability assumed during the design of the proposed structure. It is contractor's responsibility to devise their own sequence of construction for which he will remain fully responsible for. It is contractor's responsibility to design and be responsible for all temporary work and to maintain the stability of the building during works.



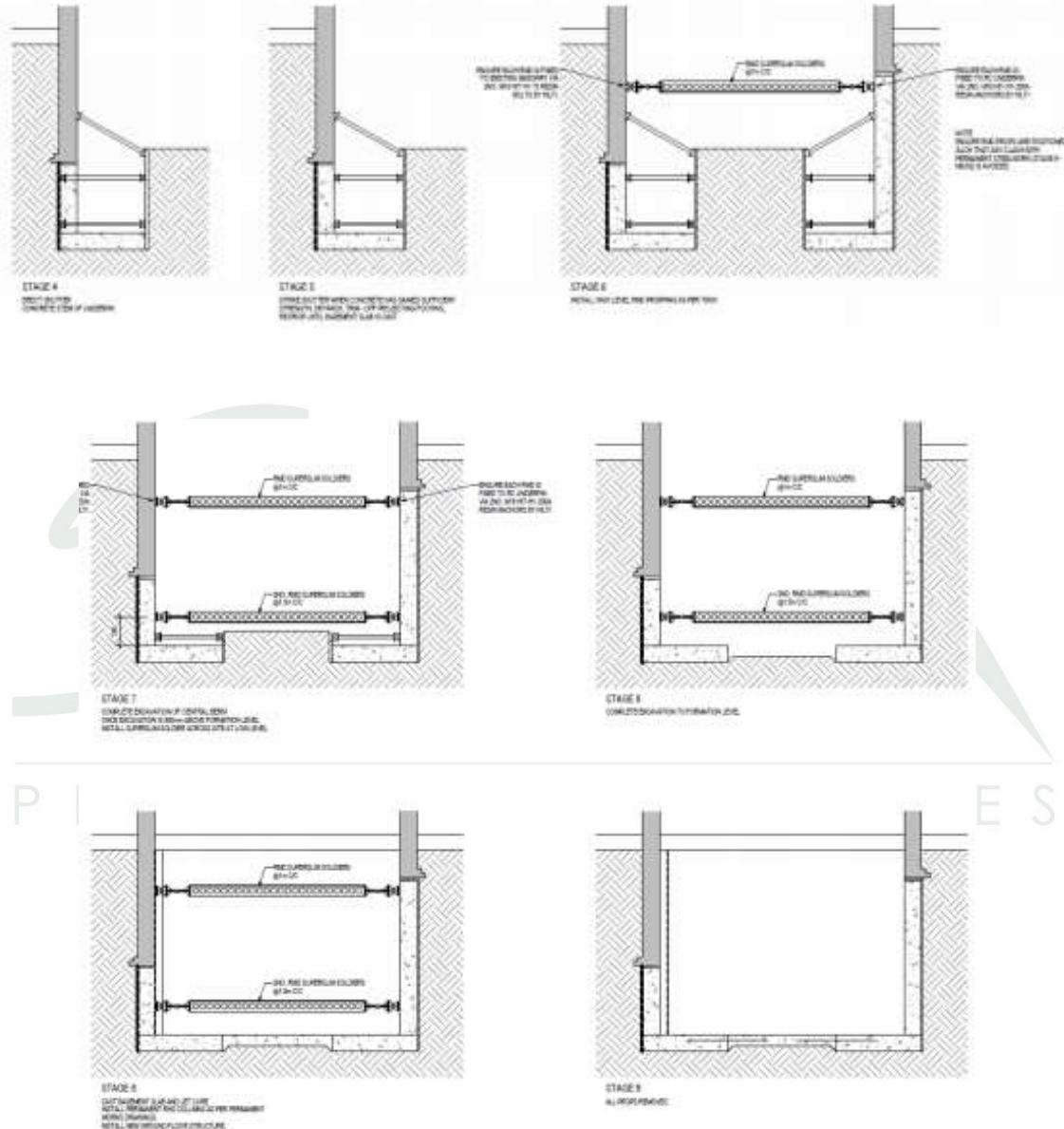


Image 11 - Typical Temporary Works for Basement Construction

RISK ANALYSIS OF THE PROPOSAL ON THE ADJOINING PROPERTIES

The new proposed construction beneath the front garden will be formed using an underpinning method, constructed in sections each no wider than 1000mm, with no adjacent underpins constructed within a 48-hour period. There is no risk to affect the adjacent properties whilst carrying out this. This method of construction reduces the amount of potential ground movement and so minimises the effects of settlement of the adjacent structures. The existing wall will be temporarily propped at low level as the construction progresses.

If the proposed sequence of construction is carried in accordance to the Structural Engineer's details and specifications, it will have no significant impact on the structural stability of the property in question or the adjoining properties.

Using the Classification of Damage to Visible Walls, Table 2.5 Ciria C580, reproduced below, the expected damage category to the neighbouring properties due to the proposed basement development, and assuming a good standard of workmanship, is not expected to exceed 'Category 1' corresponding to very slight damage.

Category	Description
0 (Negligible)	Negligible – hairline cracks
1 (Very slight)	Fine cracks that can easily be treated during normal decoration (crack width <1mm)
2 (Slight)	Cracks easily filled, redecoration probably required. Some repointing may be required externally (crack width <5mm).
3 (Moderate)	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 (crack width 5 to 15mm or a number of cracks > 3mm).
4 (Severe)	Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows (crack width 15mm to 25mm but also depends on number of cracks).
5 (Very Severe)	This requires a major repair involving partial or complete re-building (crack width usually >25mm but depends on number of cracks).

RISK ANALYSIS ON EXISTING AND SURROUNDING UTILITIES, INFRASTRUCTURE AND MAN – MADE CAVITIES

Any local services discovered on site during construction are to be kept, protected and rerouted where necessary and practicable. Although some desktop investigations have been carried out before hand, the exact location and invert levels of any underground services will not be known until the works commence. However, it is necessary to relocate or divert any utilities, the Contractor and Design Team will be under a statutory obligation to notify the utility owner prior to any works. This will be so that they can assess the impact of the works and grant or refuse their approval. There is no known man – made cavities (e.g. tunnels) near the proposed basement.

RISK ANALYSIS ON UNDERGROUND DRAINAGE, SURFACE, AND GROUND WATER

All existing drainage and sewage connections must be kept and rerouted throughout the construction works so there will be no impact on these existing systems.

The proposed works will not alter the current flow rate of the property, it will remain as part of a single dwelling therefore, there will be no use change in the flow discharge to the existing storm water and sewage network.

Surface water is altered with the proposed underground works and there will be a small additional hard standing surface within the new construction.

Thames Water will need to be fully consulted and grant permission as the works are within 3m of their assets, this must be approved prior to construction.

RISK ANALYSIS ON EXISTING AND PROPOSED TREES

No existing trees will be felled during the construction of the proposed basement.

CONCLUSIONS

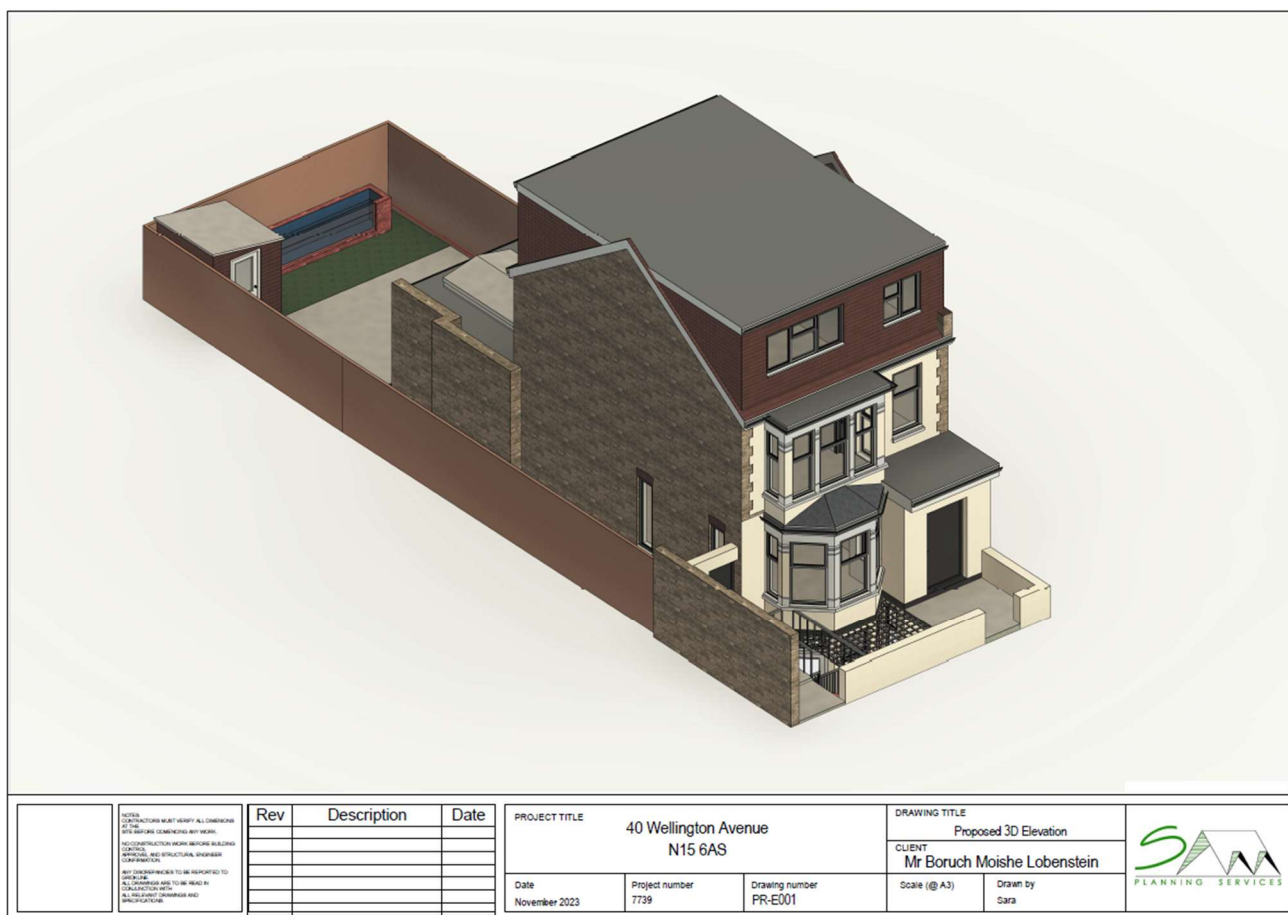
The engineering rationale and construction issues associated with the overall proposals, in particular the addition of the single level basement, have been explored and summarised in this report.

A structural scheme design has been prepared along with an assumed sequence of construction to demonstrate that, provided that construction is carried out by a skilled contractor experienced in such operations, the proposals can be built safely and without significant structural impact on the existing property in question or on the neighbouring properties.



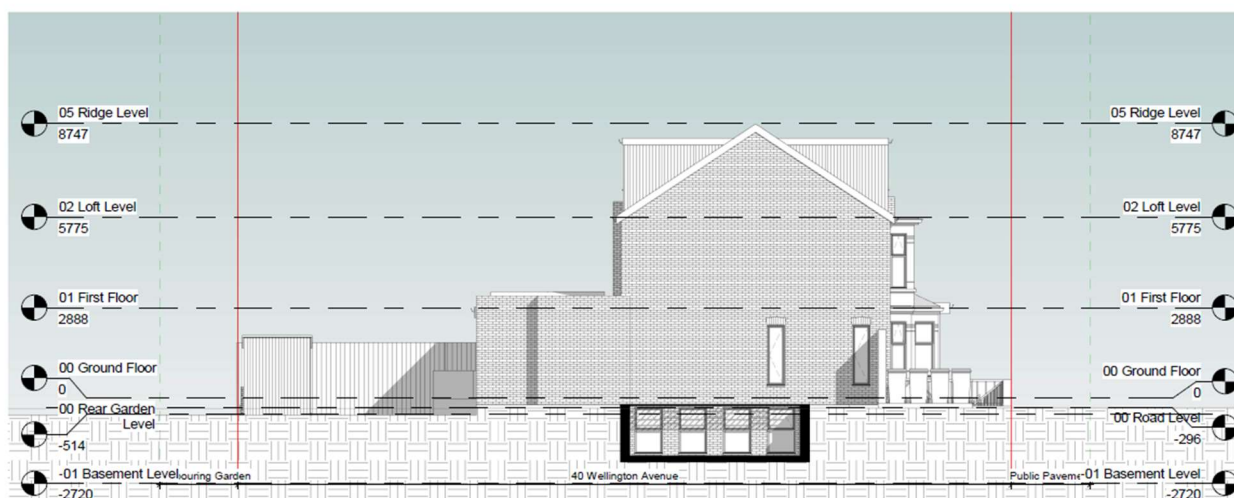
APPENDIX A

Construction Drawings – Architectural





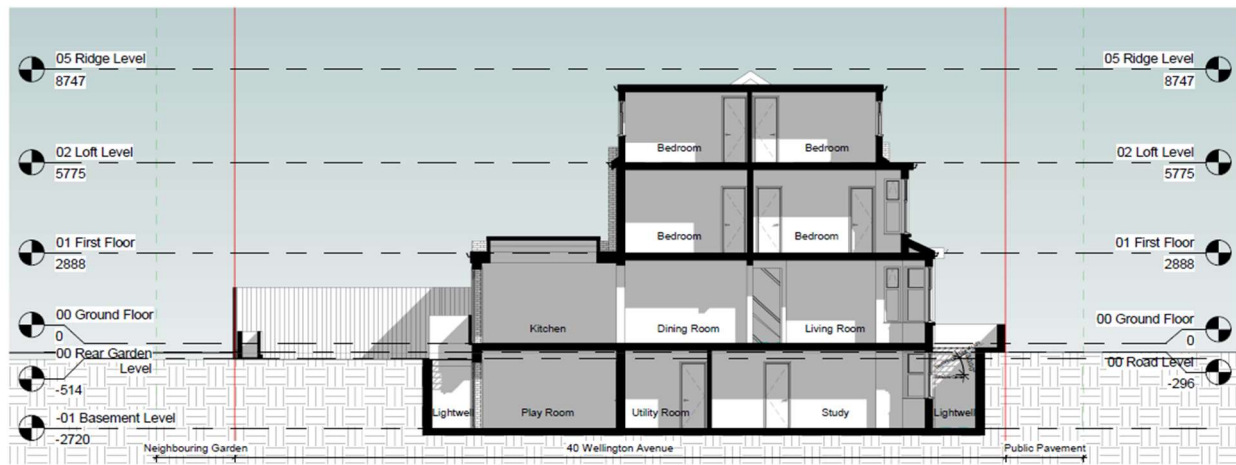
NOTES: CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. NO CONSTRUCTION WORK BEFORE BUILDING CONTROL AND STRUCTURAL ENGINEER CONSENT. ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT. ALL DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.	Rev	Description	Date	PROJECT TITLE 40 Wellington Avenue N15 6AS			DRAWING TITLE Proposed Front and Rear Elevations		
				Date November 2023	Project number 7739	Drawing number PR-E002	Scale (@ A3) 1 : 100	Drawn by Sara	



1 Side Elevation
1 : 100



NOTES: 1. ALL DIMENSIONS MUST BE VERIFIED BY THE CLIENT PRIOR TO COMMENCING ANY WORK. 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND PERMISSIONS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES. 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND PERMISSIONS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES. 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND PERMISSIONS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.	Rev	Description	Date	PROJECT TITLE 40 Wellington Avenue N15 6AS			DRAWING TITLE Proposed Side Elevation		
				Date November 2023	Project number 7739	Drawing number PR-E003	Scale (A3) 1 : 100	Drawn by Sara	



1 Section AA
1 : 100



NOTES: 1. CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE SITE BEFORE COMMENCING ANY WORK. 2. ALL DIMENSIONS TO BE GIVEN IN METERS. 3. ALL DIMENSIONS ARE TO BE READ IN ACCORDANCE WITH THE RELEVANT DIMENSION AND SPECIFICATION.	Rev	Description	Date	PROJECT TITLE 40 Wellington Avenue N15 6AS			DRAWING TITLE Proposed Section		
				Date November 2023	Project number 7739	Drawing number PR-S001	Scale (@ A3) 1 : 100	Drawn by Sara	

