

Level Plan

Pro-forma

Section 106 Planning Obligations

The purpose of the **Level Plan (LP)** is to help minimise construction impacts and related on-site activities that may affect the public highway.

The design of any development needs to take account of the surrounding topography and in particular the levels of site where it adjoins the public highway. The Council will not adjust highway levels to meet accesses that do not sit at the required level. It will be a requirement of a Section 106/278 agreement for the developer to submit level plans to the Council for approval prior to implementation. These plans will need to show existing and proposed levels for channel, top of kerb, back of footway and any other features of relevance. You will also need to clearly show that any access points or adjoining open areas will match the back of footway levels required.

The proposed development must be implemented in accordance with approved Level Plans unless otherwise agreed with the Council in writing. The project manager shall work with the Council to review the Level Plans if problems arise in relation to the construction of the development. Any future revised plan must also be approved by the Council and complied with thereafter.

Please complete the questions below with any additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary.

Contact

1. Please provide the full postal address of the site and the planning reference relating to the construction works.

Planning Application Reference: 2022/4408/P

Site Address: The Hall School, 23 Crossfield Road, NW3 4NU

Development Description: Extension of existing single storey extension to existing 'Wathen Hall' building with new floor level, following demolition of existing first floor structure, installation of plant and enclosure at roof level to Centenary Building and new PV panels, all to school (Class Use F.1).

Clause: 4.3

Obligation/Covenant: 4.3.1 (ii)

2. Please provide contact details for the person responsible for submitting the Level Plans.

Name: Zoe Curran

Address: 120 Bermondsey Street, London, SE1 3TX

Email: zoecurran@boyerplanning.co.uk

Phone: 07704546601

Site

3. Please provide brief description of the development proposals and how they affect the existing footway and carriageway levels. (Demonstrating the levels at the interface of the Development with the boundary of the Property.)

Extension of existing single storey extension to existing 'Wathen Hall' building with new floor level, following demolition of existing first floor structure, installation of plant and enclosure at roof level to Centenary Building and new PV panels, all to school (Class Use F.1). The proposals will have no impact on the existing footway and carriageway levels. Proposed levels at the interface of the Development with the boundary of the property will remain as existing.

4. Do the development proposals affect the existing levels on the public highway (i.e. footway and/or carriageway) in such a way that the footway would have to be adjusted to meet the proposed private forecourt levels?

No, the development proposals will have no impact on the existing levels of the public highway.

5. Please explain the surface water collection, what measure have you taken to ensure that it does not flow from private land onto the public highway?

All new surface water drainage from the extension will be collected and discharged into existing below ground surface water drainage pipework network, which will be adapted to suit new layout.

All other surface water drainage remains as existing with no drainage flowing from private land onto the public highway.

6. Does any door or gate in the proposed design open onto the public highway?

The proposals will not result in the addition of any doors or gates which will open onto the public highway.

7. Please provide an **EXISTING** site Level Plan

Attached at Appendix 1.

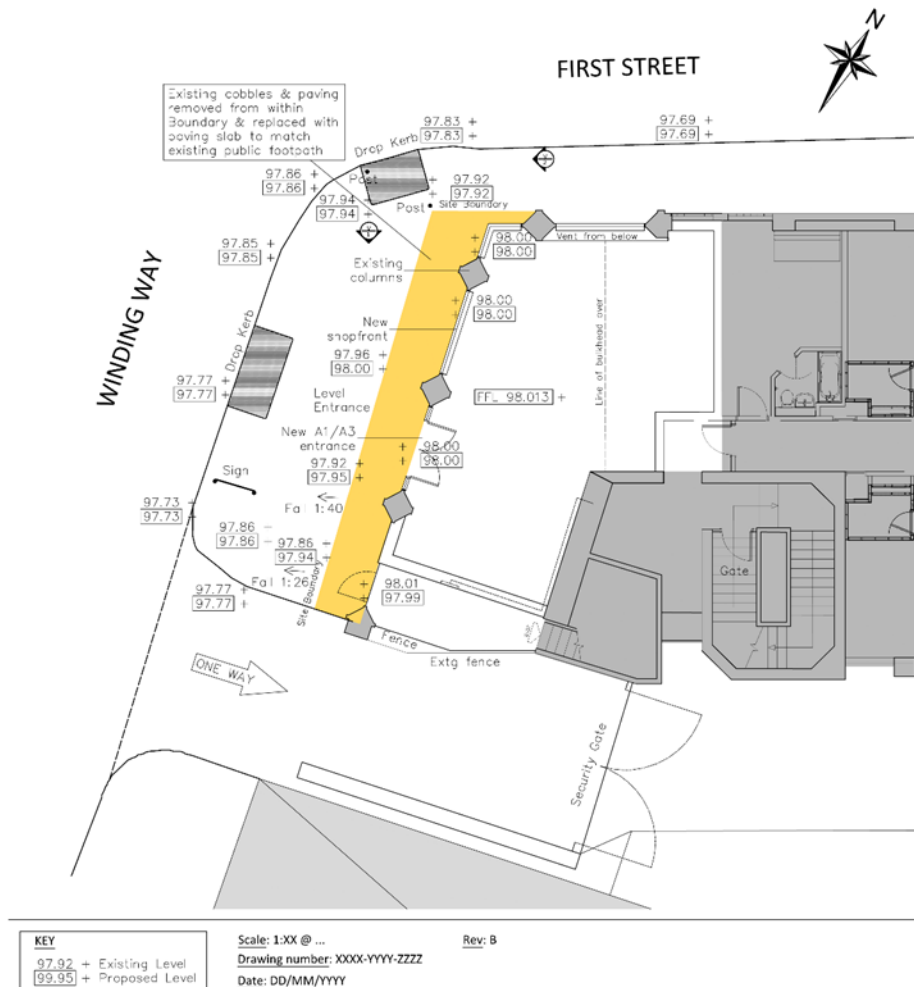
8. Please provide the **PROPOSED** Level Plan for approval

Attached at Appendix 2.

I confirm that the information supplied in this Pro-forma (and supporting evidence) is accurate. I will notify the Council should any of the information contained change. The agreed contents of Level Plan, the information contained in this Pro-forma and the terms of Section 106 agreement pursuant to the planning permission must be complied with, unless otherwise agreed in writing by the Council.

Signed:	<i>Zoe Curran</i>
Print full name:	Zoe Curran
Position:	Planner

EXISTING AND PROPOSED LEVELS PLAN



APPENDIX ONE – EXISTING SITE LEVEL PLAN

[illegible]

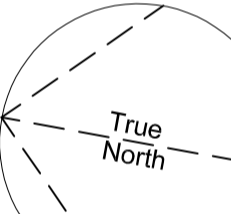
This drawing has been prepared solely for the use of The Hall School and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract.

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until a "Ax - APPROVED FOR STAGE x" status appears in the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

Keyplan

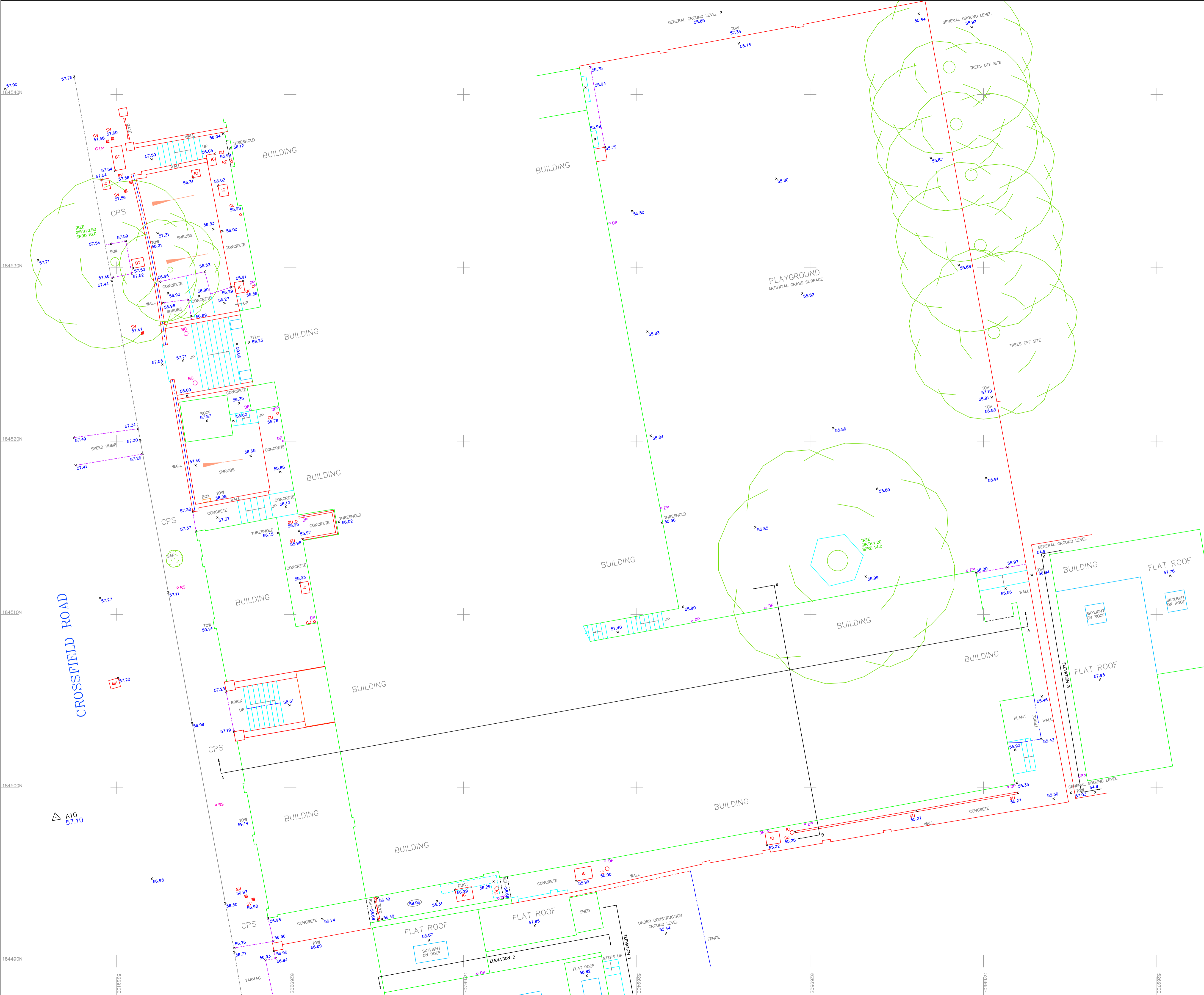


NORR

NORR Consultants Limited.
An Ingenium International Company

The Stanley Building,
7 Pancras Square,
London N1C 4AG
England, UK
norr.com

Drawn PA	Date 30/07/23
Checked PA	Date 30/07/23
Scale As indicated @ A1	
Client The Hall School	
Project The Hall Senior School. Wathen Hall Extension + Internal Re-furb works.	
Drawing Title EXISTING TOPO PLAN WITH PROPOSED EXTERNAL LEVELS	
Sheet Status S3 - FOR REVIEW	
Project No. IALN220005	
Drawn No. STE-LP-01	Rev. P01



Topographical Abbreviations			
A/R	Assumed Route	MKR	Marker
BH	Borehole	MT	Mercury Telecom Cover
BOL	Bollard	OHC	Overhead Cable
BT	British Telecom Cover	OHP	Overhead Pipe
BW	Barbed Wire Fence	OSBM	Ordnance Survey Bench Mark
BWK	Brickwork	PB	Post Box
CATV	Cable TV Cover	PGM	Permanent Ground Marker
CB	Close Boarded Fence	PR	Post & Rail Fence
CCTV	Closed Circuit TV	PW	Post & Wire Fence
CHLK	Chainlink Fence	PWM	Post & Wire Mesh Fence
CHPL	Chestnut Paling Fence	RE	Rodding Eye
CL	Cover Level	RG	Road Gully
CM	Cable Marker	RN	Road Name
CP	Catch Pit	RS	Road Sign
CPL	Catch Pit Base Level	RW	Retaining Wall
DIA	Diameter	RWP	Rain Water Pipe
DK	Drop Kerb	SAP	Sapling
DP	Down Pipe	SC	Stop Cock
EJB	Electricity Junction Box	SPR	Spread
EC	Electricity Cover	STA	Traverse Station
EP	Electricity Pole	SV	Stop Valve
ER	Earthing Rod	SWP	Soil Vent Pipe
FH	Fire Hydrant	SW	Storm Water
FIG	Feed Into Ground	TB	Telephone Box
FW	Foul Water	TBM	Temporary Bench Mark
GU	Gully	TFR	Taken From Records
GV	Gas Valve	TJB	Telephone Junction Box
H	Height	TPT	Trial Pit
IC	Inspection Cover	TL	Traffic Light
IL	Invert Level	TP	Telephone Pole
IR	Iron Railing Fence	UTL	Unable To Lift
KO	Kerb Outlet	UTT	Unable To Trace
LB	Litter Bin	VP	Vent Pipe
LC	Lamp Column	WKH	Water Key Hole
LP	Lamp Post	WM	Water Meter
MH	Manhole	WV	Water Valve
		---	Approximate

Notes

This survey data has been prepared for the client detailed below to an agreed specification. Unless otherwise agreed in writing the liability of Metrix Surveys Ltd is limited to the client or his appointed agent and does not extend to use beyond the limitations of the specification.

Grid: Survey is based on a modified Ordnance Survey National Grid (OSGB36), site centred with a scale factor of 1 applied.

Values have been derived via GPS using the OS active network using the OSTN02 transformation and OSGB02 geoid model.

Level datum: Ordnance Datum Newlyn (ODN).

All levels on kerb lines are channel levels unless noted otherwise.

Any critical dimensions should be verified on site prior to design and construction.

Survey Station Information				
STA No.	Easting	Northing	Level	Type
STN A10	526906.494	184498.285	57.10	Nail
STN A11	526897.048	184540.229	57.85	Nail

5				
4				
3				
2	SR	Additions		10-04-2017
1	PB	Adjusted to OS grid and ODN datum.		16-09-2016
0	GR	First Complete Issue		26-10-2015
Prelim	Preliminary - Not Complete			
Rev	QA Check	Description	Date	

© Copyright Metrix Surveys Ltd 2016

SURVEYED BY
METRIX SURVEYS LTD
10 SALTERS HEATH ROAD
MONK SHERBORNE
TADLEY
HAMPSHIRE
RG26 5HY

TEL 01256 851672
CELL 07734 233459
E-MAIL postbox@metrixsurveys.com
www.metrixsurveys.com

SURVEYED	SR	CLIENT:
DRAWN	SR	Archial NORR
SCALE	1:100	

TOPOGRAPHICAL SURVEY	
ADDRESS: THE HALL SCHOOL CROSSFIELD ROAD LONDON NW3	
JOB No 16077B	DRAWING NUMBER 16077B/TOPO/OS REV1
A1 Sheet - 841mm X 594mm	

APPENDIX TWO – PROPOSED SITE LEVELS PLAN

[illegible]

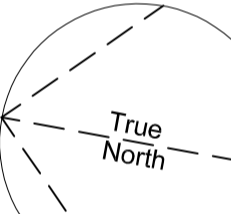
This drawing has been prepared solely for the use of The Hall School and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract.

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until a "Ax - APPROVED FOR STAGE x" status appears in the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

Keyplan

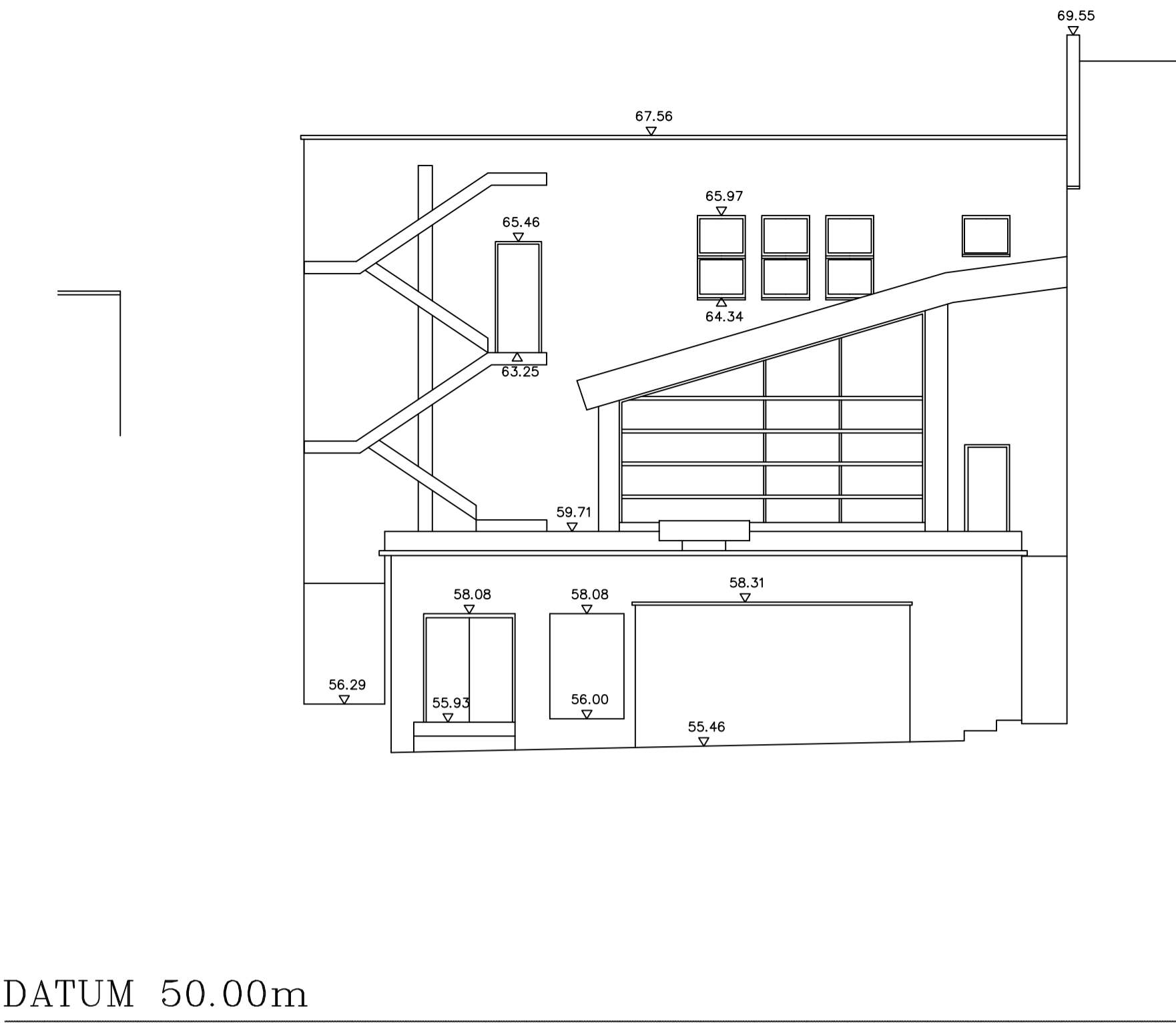


NORR

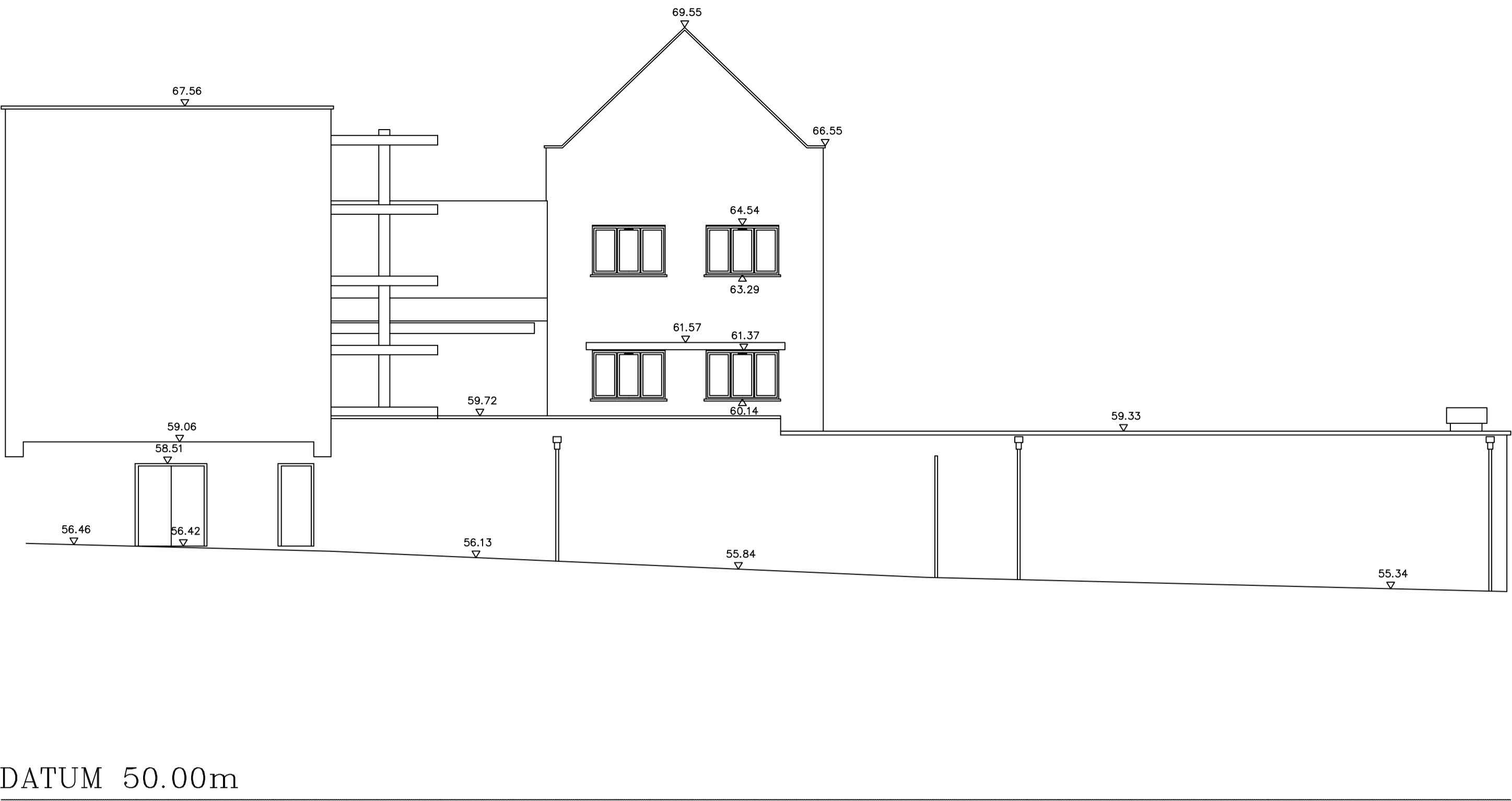
NORR Consultants Limited.
An Ingenium International Company

The Stanley Building,
7 Pancras Square,
London N1C 4AG
England, UK
norr.com

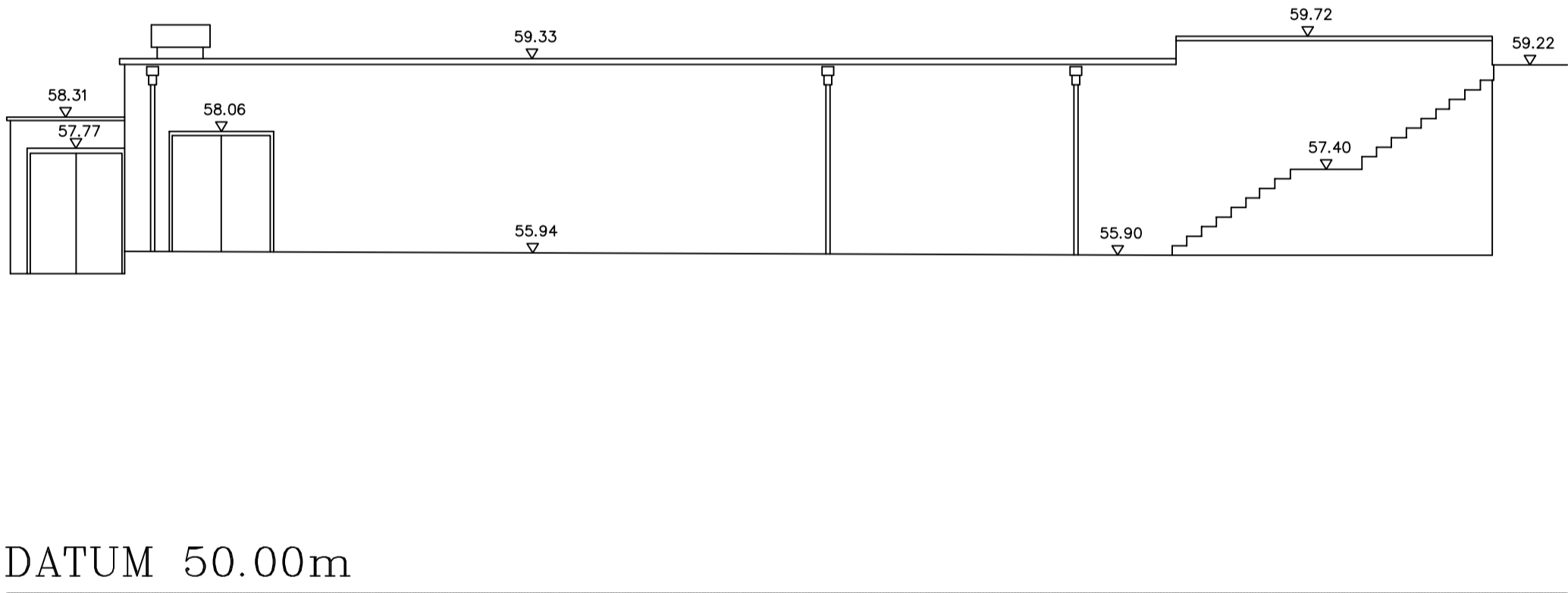
Drawn PA	Date 30/07/23
Checked PA	Date 30/07/23
Scale As indicated @ A1	
Client The Hall School	
Project The Hall Senior School. Wathen Hall Extension + Internal Re-furb works.	
Drawing Title EXISTING TOPO PLAN WITH PROPOSED EXTERNAL LEVELS	
Sheet Status S3 - FOR REVIEW	
Project No. IALN220005	
Drawn No. STE-LP-01	Rev. P01



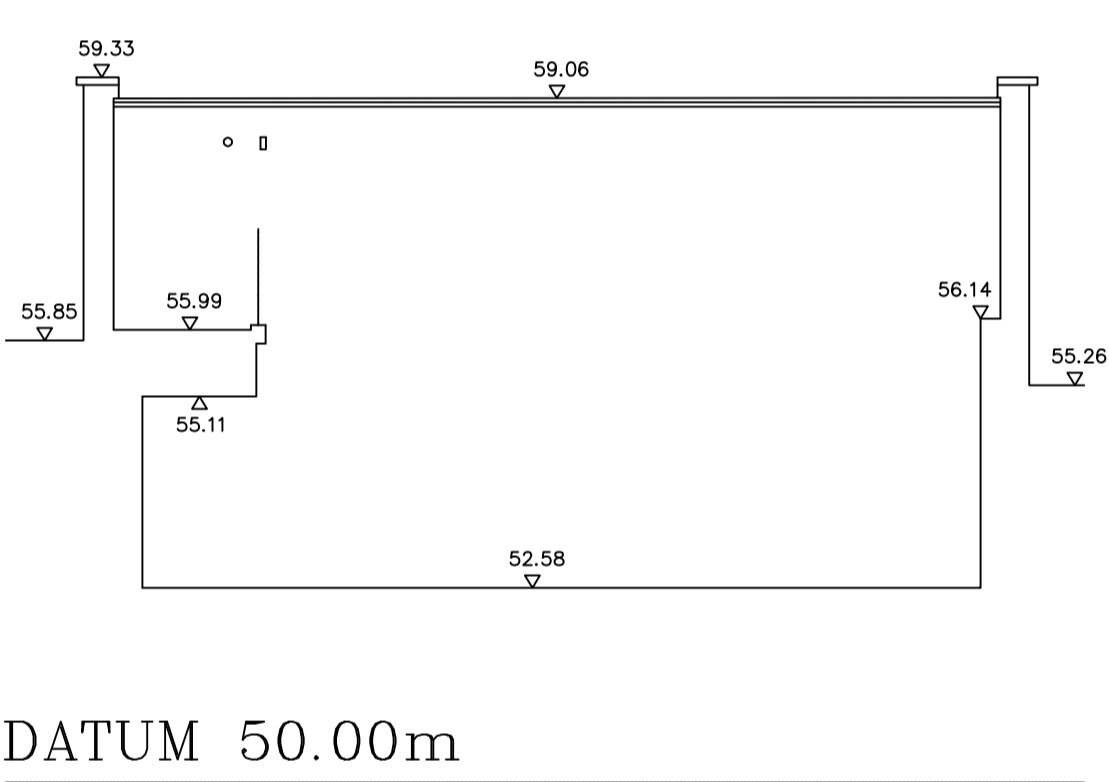
EAST ELEVATION



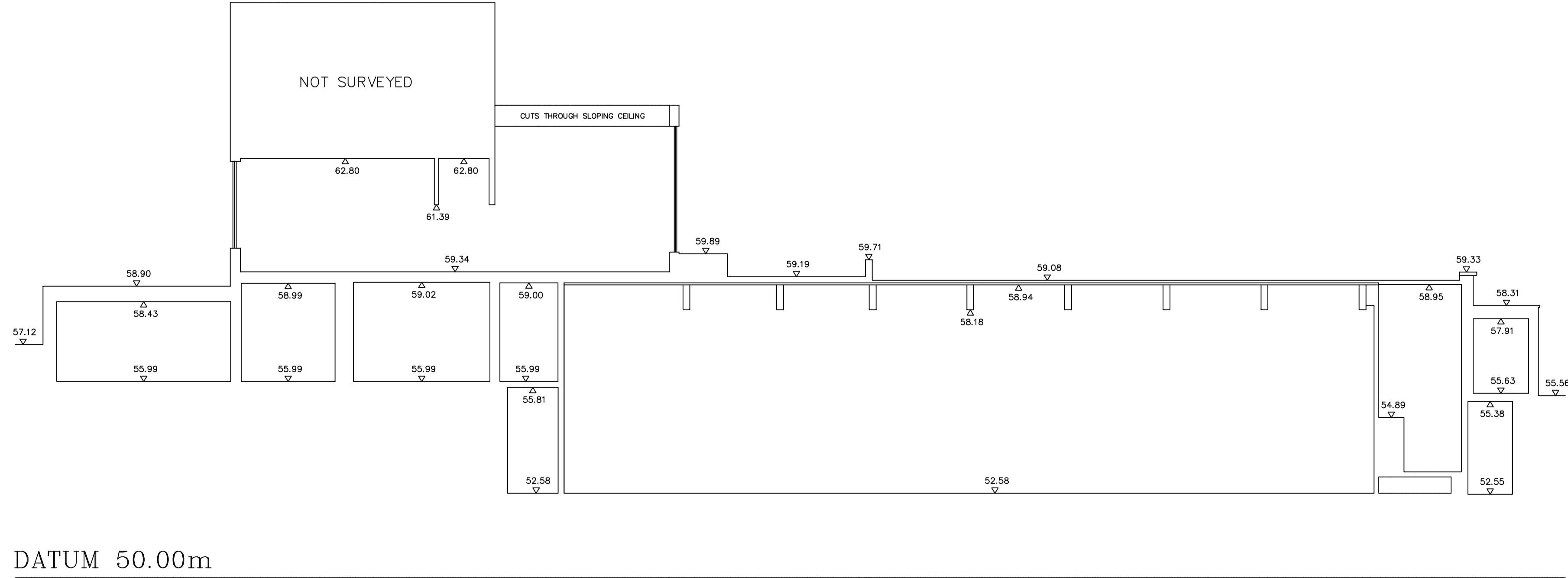
SOUTH ELEVATION



NORTH ELEVATION



SECTION B-B



SECTION A-A

Notes

This survey data has been prepared for the client detailed below to an agreed specification. Unless otherwise agreed in writing the liability of Metrix Surveys Ltd is limited to the client or his appointed agent and does not extend to use beyond the limitations of the specification.

Grid: Survey is based on a modified Ordnance Survey National Grid (OSGB36), site centred with a scale factor of 1 applied.

Values have been derived via GPS using the OS active network using the OSTN02 transformation and OSGM02 geoid model.

Level datum: Ordnance Datum Newlyn (ODN).

All levels on kerb lines are channel levels unless noted otherwise.

Any critical dimensions should be verified on site prior to design and construction.

Survey Station Information				
STA No.	Easting	Northing	Level	Type
STN A10	526906.494	184498.285	57.10	Nail
STN A11	526897.048	184540.229	57.85	Nail

5			
4	SR	Elevations 1,2,3 added	10-04-2017
3	SR	Front elevation amended.	7-10-2016
2	PB	Sheet 2 Front Elevations added.	19-09-2016
1	PB	Adjusted to OS grid and ODN datum.	16-09-2016
0	GR	First Complete Issue	26-10-2015

Prelim	Preliminary - Not Complete		
Rev	QA Check	Description	Date

© Copyright Metrix Surveys Ltd 2016

SURVEYED BY

METRIX SURVEYS LTD

10 SALTERS HEATH ROAD

MONK SHERBORNE

TADLEY

HAMPSHIRE

RG26 5HY

TEL 01256 851672

CELL 07734 233459

E-MAIL postbox@metrixsurveys.com

www.metrixsurveys.com

SURVEYED	SR	CLIENT: Archial NORR
DRAWN	SR	
SCALE	1:100	

ELEVATIONS & SECTIONS	
ADDRESS: THE HALL SCHOOL CROSSFIELD ROAD LONDON NW3	
JOB No	DRAWING NUMBER
16077B	16077B/ELEVS/OS REV3 SHEET 1 of 3
A1 Sheet - 841mm X 594mm	