LONDON

TUNNELS

The London Tunnels

Flood Evacuation Plan

PROJECT NO. 70087403
REF NO. TLT-WSP-XX-XX-RP-DR-000002

14 MAY 2024

wsp

THE LONDON TUNNELS PLC

THE LONDON TUNNELS PROJECT

FLOOD EVACUATION PLAN

TLT-WSP-XX-XX-RP-DR-000002-P02
MAY 2024

CONFIDENTIAL

THE LONDON TUNNELS PLC

THE LONDON TUNNELS PROJECT

FLOOD EVACUATION PLAN

TYPE OF DOCUMENT (VERSION) CONFIDENTIAL

PROJECT NO. 70087403

OUR REF. NO. TLT-WSP-XX-XX-RP-DR-000002-P02

DATE: MAY 2024

THE LONDON TUNNELS PLC

THE LONDON TUNNELS PROJECT

FLOOD EVACUATION PLAN

WSP

WSP House
70 Chancery Lane
London
WC2A 1AF

Phone: +44 20 7314 5000

WSP.com

QUALITY CONTROL

Issue/revision	Draft issue	First issue	Revision 1	Revision 2
Remarks	Draft Issue	Planning Issue		
Date	02/05/2024	14/05/2024		
Prepared by	Henry Bwanika	Henry Bwanika		
Signature		Henry. Bwanika@ wsp.com Digitally signed by Henry. Bwanika@wsp.com DN: cn=Henry.Bwanika@wsp .com Date: 2024.05.14 13:54:39 + 01'00'		
Checked by	Ben Hall	Ben Hall		
Signature		Hall, Ben (UKBXH029) Digitally signed by Hall, Ben (UKBXH029) DN: cn=Hall, Ben (UKBXH029), ou=Active, email=Ben.Hall2@wsp.com Date: 2024.05.14 14:12:30 +01'00'		
Authorised by	Ben Hall	Ben Hall		
Signature		Hall, Ben (UKBXH029) Digitally signed by Hall, Ben (UKBXH029) DN: cn=Hall, Ben (UKBXH029), ou=Active, email=Ben.Hall2@wsp.com Date: 2024.05.14 14:13:17 +01'00'		
Project number	70087403			
Report number	TLT-WSP-XX-XX-RP-DR-000002			
File reference	\\uk.wspgroup.com\central data\Projects\70087xxx\70087403 - Kingsway Exchange planning\03 WIP\Flood Risk and BGD\05 Reports\Flood Evacuation Plan			

CONTENTS

FIGURES

APPENDICES

EXECUTIVE SUMMARY

This Flood Evacuation Plan (FEP) was commissioned by The London Tunnels PLC for the proposed redevelopment of the Kingsway Exchange Tunnels ('the Site'), at 38-41 Furnival Street EC4A 1JQ & 31-33 High Holborn WC1V 6AX and below ground, as part of The London Tunnels project ('the Project'). This FEP outlines the flood risk associated with the Site alongside the measures and procedures to be followed in the event of a flood.

It is noted that the risk of flooding at the Site is very low and the risk of rapid inundation of the below ground levels is considered negligible. Given the mitigation measures embedded within the development proposals and potential mechanisms of flooding, the hazard associated with a flood event would be very low. Despite this, due to the number of occupants that may be within the tunnels at any one-time during operation (approximately 1,300), and the nature of the Proposed Development, below ground levels may need to be evacuated in a flood event. This FEP has been prepared in line with best practise to promote safe evacuation procedures in this event.

Contact Details

Ben Hall – Associate Director | ben.hall2@wsp.com

Henry Bwanika – Senior Engineer | henry.bwanika@wsp.com

1. INTRODUCTION, SCOPE & OBJECTIVES

1.1. OVERVIEW

1.1.1. This Flood Evacuation Plan (FEP) has been prepared by WSP at the request of the City of London (CoL) to advise future occupants of The London Tunnels on flood risk at the Site, operational considerations in relation to flood risk, and procedures to be followed in a flood event.

1.1.2. The London Tunnels form a complex site comprising an underground tunnel network which occupies an area of approximately 1.42 ha beneath High Holborn. Surface access to the tunnels is provided by two lift and staircase shafts located at Fullwood Place and Furnival Street. The Proposed Development at Fulwood Place and Furnival Street have approximate footprint areas of 0.046ha and 0.039ha respectively.

1.1.3. The development lies across the border between CoL and London Borough of Camden (LBC) as shown in Figure 1 below.

1.1.4. The access to 31-33 High Holborn is located within LBC and the access to 38-41 Furnival Street within CoL.

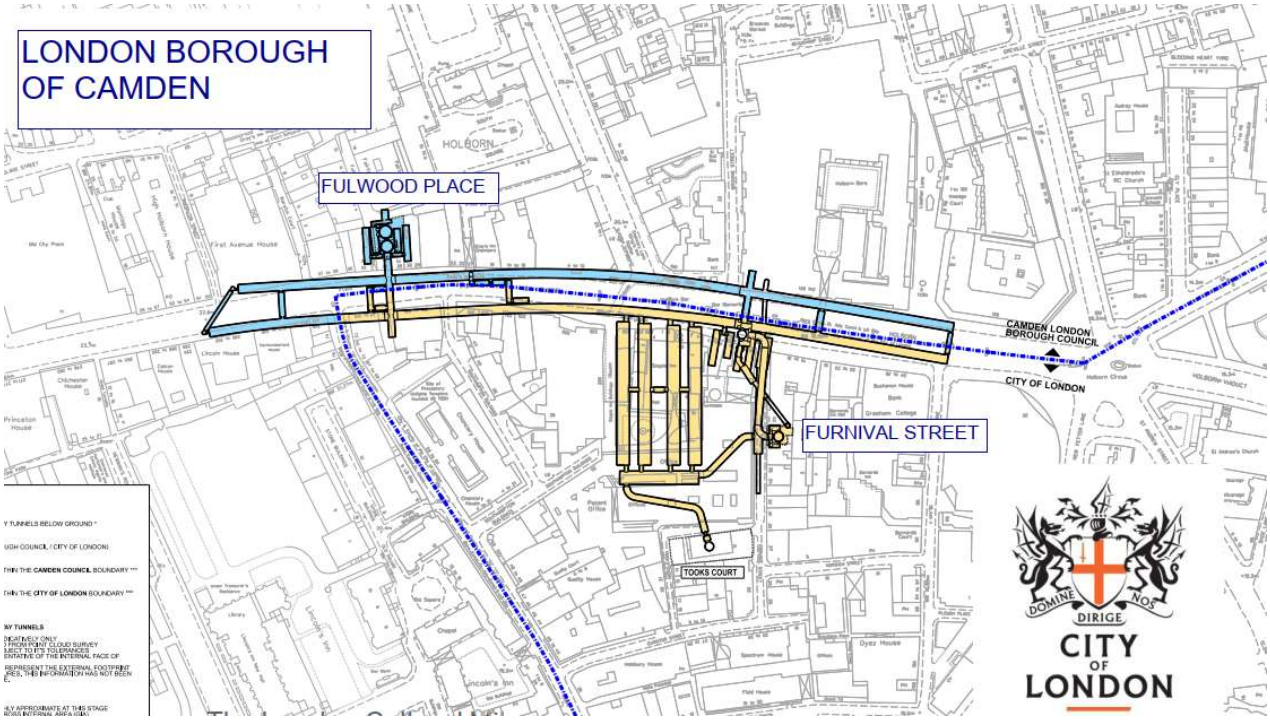


Figure 1 – Site Location Plan

1.2. SCOPE

1.2.1. A site-specific Flood Risk Assessment (FRA) (WSP, 2023) was prepared and submitted as part of the Planning Application for The London Tunnels and should be referred to for a detailed assessment of flood risk from all sources of flooding. The FRA also outlines measures to mitigate flood risk that are embedded into the development proposals. As discussed in the FRA, according to the EA online Flood Map information, the Site is located within Flood Zone 1, an area identified as having a low probability of flooding from fluvial & tidal sources. Considering the embedded mitigation measures, the Development is at very low risk from all other sources of flooding.

1.2.2. Despite the very low flood risk, due to the inherent subterranean nature of the tunnels, the number of occupants that may be within the tunnels at any one-time during operation (approximately 1,300), and the nature of the Proposed Development, this FEP has been prepared to help manage residual risks associated with flood events in and around the Proposed Development.

1.2.3. Due to the location of the Site within an area at low risk of fluvial/tidal flooding, it is not served by EA Flood Alerts and Warnings, therefore these do not form part of the FEP.

1.2.4. This FEP has been produced with reference to the Environment Agency's website, which contains up to date guidance on flooding issues. Relevant flood related planning documents from CoL and LBC have been used including their Strategic Flood Risk Assessments (SFRA).

1.2.5. This document should be reviewed and updated regularly to ensure that all information contained within is relevant and up to date.

1.2.6. The preparation of this FEP relies on third-party information and development proposals available at the date of issue. It is the responsibility of the operator of The London Tunnels to ensure that any additional risks specific to the operation of the Development are fully considered. WSP accepts no responsibility for any errors, omissions, or misleading statements in this guidance or for any loss, damage or inconvenience caused as a result of relying on this guidance document.

1.3. AIMS AND OBJECTIVES

1.3.1. The main aim of this FEP is to promote safe evacuation practises and procedures for staff and visitors of The London Tunnels during a flood event.

1.3.2. The main objectives of the FEP are to:

- Raise awareness of the potential mechanism of flooding onsite;
- Ensure safe evacuation of the occupants during a flood event;
- Define the areas of responsibility for those partaking in the plan;
- Create procedures for implementing the plan; and
- Define safe evacuation routes and dry meeting points.

2. FLOOD RISK

2.1.1. This section provides a brief overview of flood risk in relation to The London Tunnels through consideration of baseline flood risk at the Site, the Proposed Development, and the mitigation measures outlined in the FRA. The FRA should be referred to for further details.

2.1.2. Reference to GOV.UK's 'Flood Map for Planning' and 'long term flood risk information' maps (which makes use of Environmental Agency's data) is made where appropriate, along with reference to the CoL and LBC documents.

2.2. FLUVIAL AND TIDAL FLOODING

2.2.1. EA and online GOV.UK Flood Map for Planning show the Site to be located in Flood Zone 1. Flood Zone 1 is classified as land having a less than 0.1% annual probability of river (fluvial) or sea (tidal) flooding. Ground levels outside 31-33 High Holborn and 38-41 Furnival Street are approximately +21.5m AOD and 20.0m AOD respectively, whilst the maximum likely long-term water level in the River Thames (accounting for the effects of climate change) is under +6m AOD. Therefore, The London Tunnels is considered to be at **Very Low** risk of flooding from fluvial and tidal sources.

2.3. SURFACE WATER FLOODING

2.3.1. The EA's surface water flood risk mapping shows The London Tunnels lie within an area of **Very Low** risk of surface water flooding, with some isolated areas of **Low to Medium** risk within the vicinity. These areas of **Low** to **Medium** risk are associated with public highways which can offer overland flow routes during exceedance storm events. However, surface water flood risk maps do not account for the presence of existing drainage infrastructure that would manage these flows below ground.

2.3.2. The proposed accesses at both 31-33 High Holborn and 38-41 Furnival Street sit a minimum of 100mm above the public highway network. Flood water ingress via these thresholds would require an extent of flooding of the public highway that would completely block access along the respective footways. Considering the size of sewers that serve Furnival Street, Fulwood Place and High Holborn, such a flood scenario is highly improbable. Therefore, through consideration of additional mitigation measures to prevent water ingress through ground floor thresholds, the probability of flooding from surface water is considered **Very Low.**

2.4. SEWER FLOODING

2.4.1. LBC and CoL SFRA mapping information show no history of sewer flooding in vicinity of the Site from the proximate sewer network. Therefore, given the size of the sewers that run along Fulwood Place, Furnival Street and High Holborn, and the limited upstream catchment they serve, capacity issues or blockage of these sewers resulting in significant flood events is highly unlikely. Therefore, through consideration of additional mitigation measures to prevent water ingress through ground floor thresholds, the probability of flooding from the surrounding sewer network is considered **Very Low**.

2.5. GROUNDWATER FLOODING

2.5.1. Given the depth of groundwater in relation to ground levels outside 31-33 High Holborn and 38-41 Furnival Street, the risk of groundwater flooding from inundation of ground floor levels is negligible. However, whilst groundwater seepage into the tunnels is not a known issue, without appropriate waterproofing systems in place and maintenance of these systems, there is the potential for seepage

to occur through the lifetime of the Proposed Development. Therefore, as well waterproofing, a channel drainage and pumping systems is proposed within the tunnels to capture any residual seepage and discharge this to the public sewer network. Through consideration of these mitigation measures, the risk of groundwater flooding is **Very Low**.

2.6. SUMMARY OF FLOOD RISK

2.6.1. Through consideration of baseline flood risk at the Site, and the proposed mitigation measures, residual flood risk in relation to the London Tunnels is Very Low. In the unlikely event of flooding in the vicinity of the 31-33 High Holborn and 38-41 Furnival Street, floodwaters will be conveyed along the public highway away from potential ingress routes to the Tunnels. In the highly unlikely event of floodwaters breaching building thresholds, the volume of floodwater entering the buildings will be negligible relative to the size of the Tunnels and pose nominal risk to occupant safety.

2.6.2. Furthermore, the proposed channel drainage and pump systems within the tunnels would capture flood or seepage water and discharge this to the public sewer network. There is no risk from fluvial or tidal flooding that could cause rapid inundation of the tunnels. In the highly unlikely event that pump failure coincided with water ingress to the tunnels, the volume of water of water would not be significant enough to present a safety hazard to any user group.

2.6.3. Despite the above, due to the restrictive and inherent subterranean nature of the tunnels, and the nature of the Proposed Development, below ground levels may need to be evacuated in a flood event. This Flood Evacuation Plan has been prepared in line with best practise to promote safe evacuation procedures in this event.

3. PREPARATION & EVACUATION PROCEDURE

3.1.1. An appointed person (e.g. the Facilities Manager) shall be responsible for management and operation of buildings and facilities that comprise The London Tunnels. The Facilities Manager, or an appointed deputy, should be on call for all hours every day the buildings and facilities are occupied. In the event of pre-planned leave, or any other absence, a prior appointed deputy should be available.

3.1.2. All staff members are to be advised of the flood risk associated with the premises, flood safety procedures to be followed in the event of a flood and will be provided with the contact details of the Facilities Manager. This information will include a summary of the Flood Evacuation Plan with the actions to be taken in the event or likelihood of flooding.

3.2. PREPARATION FOR FLOOD EVENT

3.2.1. Prior to the opening of the Development to the public, the Facilities Manager shall:

- Fill in the relevant contact details within Section 5 of this FEP.
- Ensure regular visitors and staff are aware of the evacuation procedures.
- Ensure provision of Information detailing the evacuation procedures to users/visitors in different formats and languages.
- Ensure sufficient appointment and availability of specially trained staff to assist with the evacuation of disabled people in a flood event.
- Ensure that a Personal Emergency Evacuation Plan (PEEPS) is carried out for visitors/users with disabilities upon arrival to identify specific measures required to their needs.
- Ensure that flood evacuation routes and procedures can be accessed by staff at appropriate locations within the Development.
- Ensure that staff have a two-way communication system with the Facilities Manager.
- Ensure that the Development is equipped with alarm systems that provide visual and audible signals, particularly in isolated locations such as WCs or quiet rooms.
- Ensure provision of two-way communications systems in safe refuges, within reach of wheelchair users, to allow direct communication with staff/reception and the emergency services.
- Ensure regular training of staff as well as periodic review and improvement of the evacuation procedures.
- Ensure regular maintenance of signage/elements that form part of the evacuation process.
- Ensure that the insurance policy is adequate and fit for purpose.

3.3. SAFETY IN A FLOOD EVENT

3.3.1. Whilst the depth and velocity of flood waters is highly unlikely to pose a direct safety hazard to occupants, any depth of water on floors can increase the risk of slips occurring. If evacuation is necessary in flood events, staff should be trained to encourage visitors to leave in a safe and orderly fashion to minimise this risk. Vulnerable individuals should be given appropriate assistance from specially trained staff during evacuation.

3.4. RESPONDING TO A FLOOD EVENT

3.4.1. Given the anticipated mechanisms of flooding, a flood event may be first observed by any building occupant and reported to any member of staff. The report or identification of a flood event should be raised to the Facilities Manager who should investigate the source and severity of flooding to determine the appropriate course of action.

3.4.2. If it is determined that an evacuation is necessary, the Facilities Manager should notify all staff members immediately via the two-way communication system, so they can prepare accordingly and activate the evacuation alarm and dynamic signage systems.

3.4.3. The evacuation from the tunnels will take place through two opposite side vertical shafts (the Furnival Street and Fulwood Place shafts) using evacuation lifts and stairs. Each shaft contains an evacuation lift and stairs and refuge lobbies at tunnel level sized to accommodate the occupants queuing to egress the tunnels. Progressive horizontal evacuation is proposed for the occupants to move away from the flooding and reach the refuge lobby and exit through either the Furnival Street or Fulwood Place shafts.

3.4.4. The Furnival Street basement levels are to have a spiral stair shaft and a secondary vertical escape stair in both shafts which could be used in the unlikely event of flooding within these basement levels. Occupants of floors above the ground floor would not be expected to evacuate in a flood event.

3.4.5. This FEP will be overridden by advice given by Emergency Services or the Local Authority. Any advice provided by the Emergency Services, Local Authority and the Facilities Manager regarding whether, and where to evacuate should be adhered to.

3.5. EVACUATION PROCEDURE

3.5.1. In the event an evacuation is required the following evacuation procedure should be implemented throughout the premises:

1. The Facilities Manager, or an appointed person, would notify all staff to initiate the evacuation process through staff only communications, activate the alarm and dynamic signage systems, and advise visitors of the need to vacate the tunnels by following the exit signs.
2. Staff would assist with the evacuation, providing communication, instructions, and guidance as necessary, especially to the vulnerable and disabled.
3. Staff should undertake coordinated searches of the ground floor and lower levels to ensure these levels are clear.
4. Those on the ground floor should take the fastest route to exit the buildings and head to the proposed assembly points following the paths outlined in Figures 2 and 3 below and in **Appendix A.**
5. Staff and visitors within the basements and tunnel areas should make their way to ground level via the appropriate vertical shaft stairwell and lifts, as indicated on the evacuation route plans in Figures 4-9 below and in **Appendix A**, before exiting the buildings at ground level.
6. Visitors that are unable or unwilling to take the stairs should wait in the tunnel level refuge lobbies available at both access shafts. Appointed staff members will be responsible for ensuring all visitors including the vulnerable and disabled leave the lower levels.

7. Once outside the buildings, visitors will be free to leave, however, if necessary or desired, they will be guided to assembly points shown in Figures 2 and 3 and wait for further instructions and information.
8. The Facilities Manager should check the ground floor and below ground levels have been fully evacuated, ensuring everyone has left the premises safely, and secure the main entrances to prevent public access.

3.5.2. Those evacuating via Fulwood Place, would make their way to Fulwood Place (Assembly Point 1), East of the building, as shown in Figure 2. Those evacuating from 38-41 Furnival Street would make their way North towards the junction of Furnival Street and High Holborn, then turn East along High Holborn and then South along Staple Inn Buildings, to the Therium Capital Management Ltd public realm area (Assembly Point 2) as shown in Figure 3.

3.5.3. According to the EA mapping information, the above proposed assembly points are not within an identified flood zone and therefore are deemed safe locations to evacuate to.

3.5.4. The evacuation routes to the proposed assembly points are shown in Figures 4 to 9 below and in also **Appendix A**.

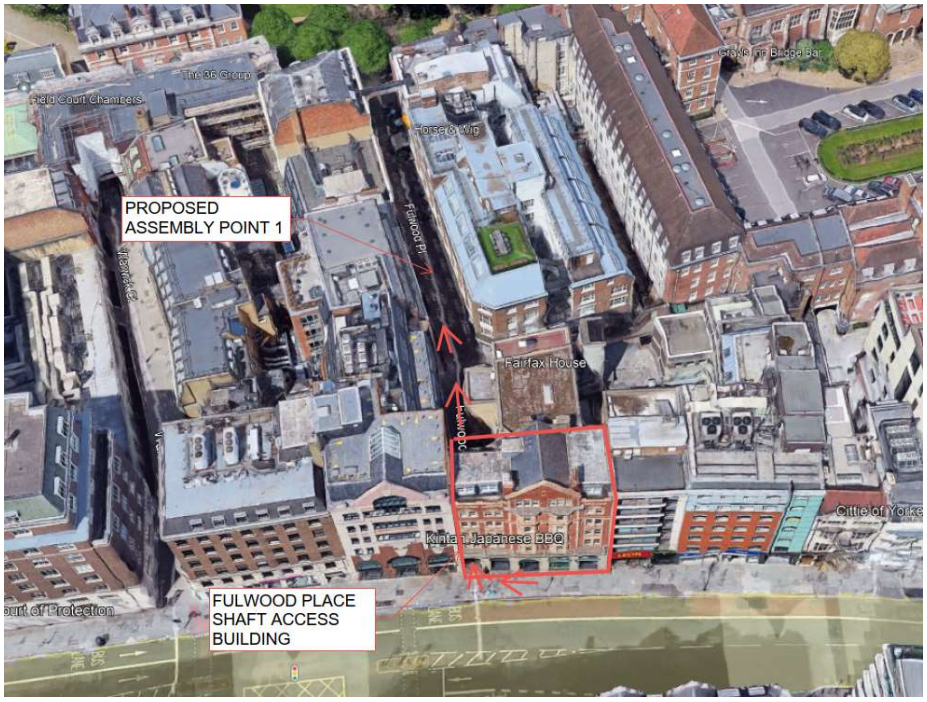


Figure 2 - Assembly Point 1 - Fulwood Place

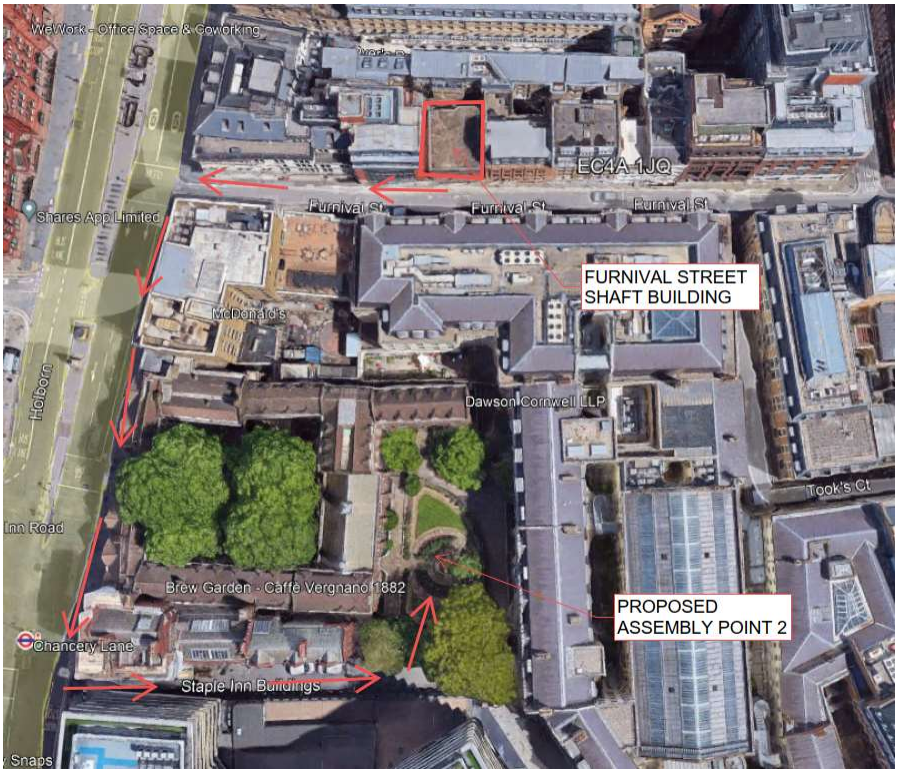


Figure 3 – Assembly Point 2 – Therium Capital Management Ltd Courtyard Area

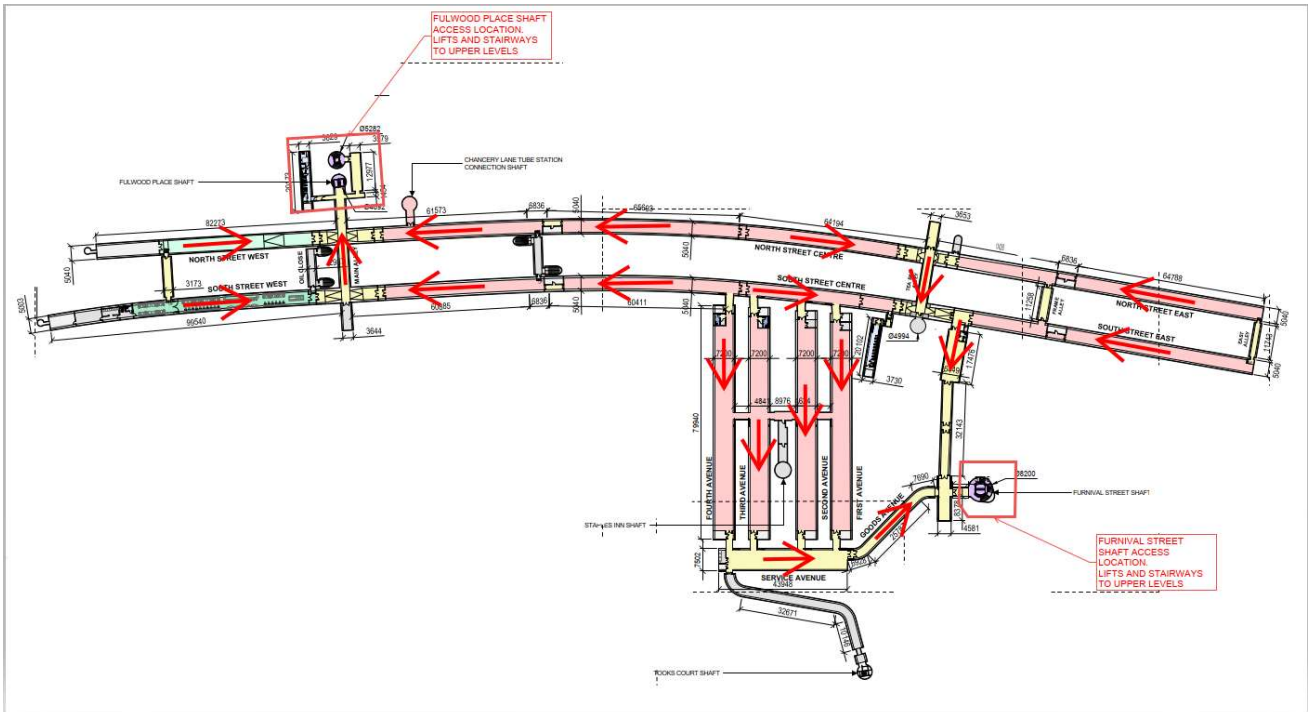


Figure 4 – Tunnels Evacuation Route Plan

Evacuation via the Fulwood Place shaft access building

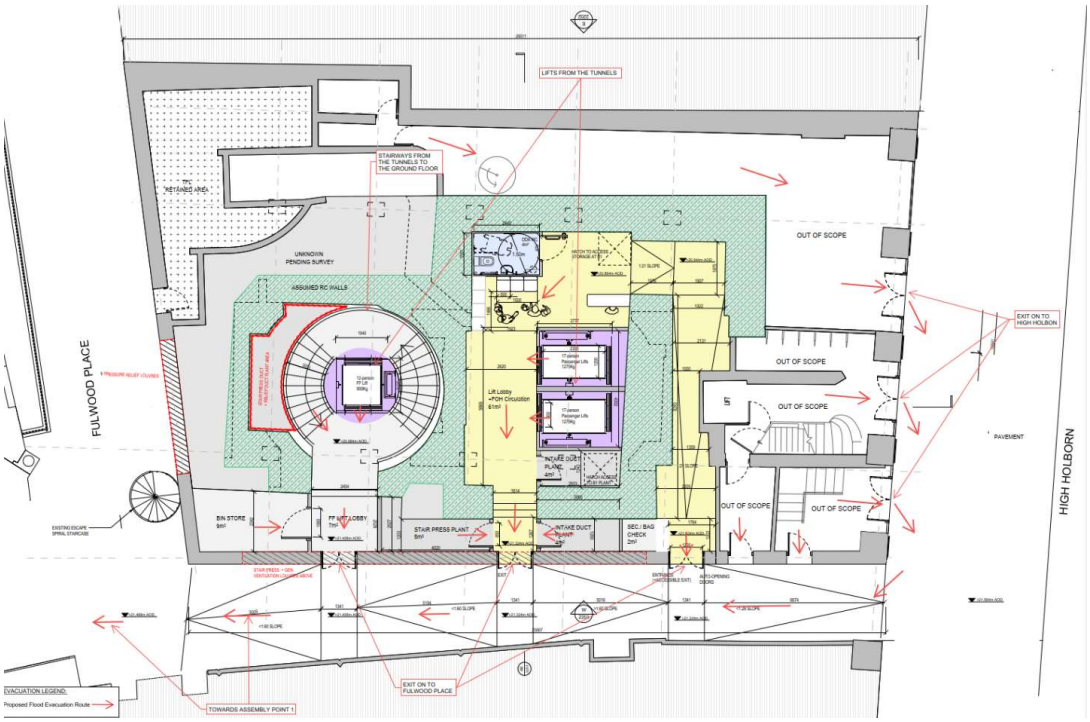


Figure 5 – Fulwood Place - Ground Floor Evacuation Route Plan

Evacuation via the Furnival Street shaft access building

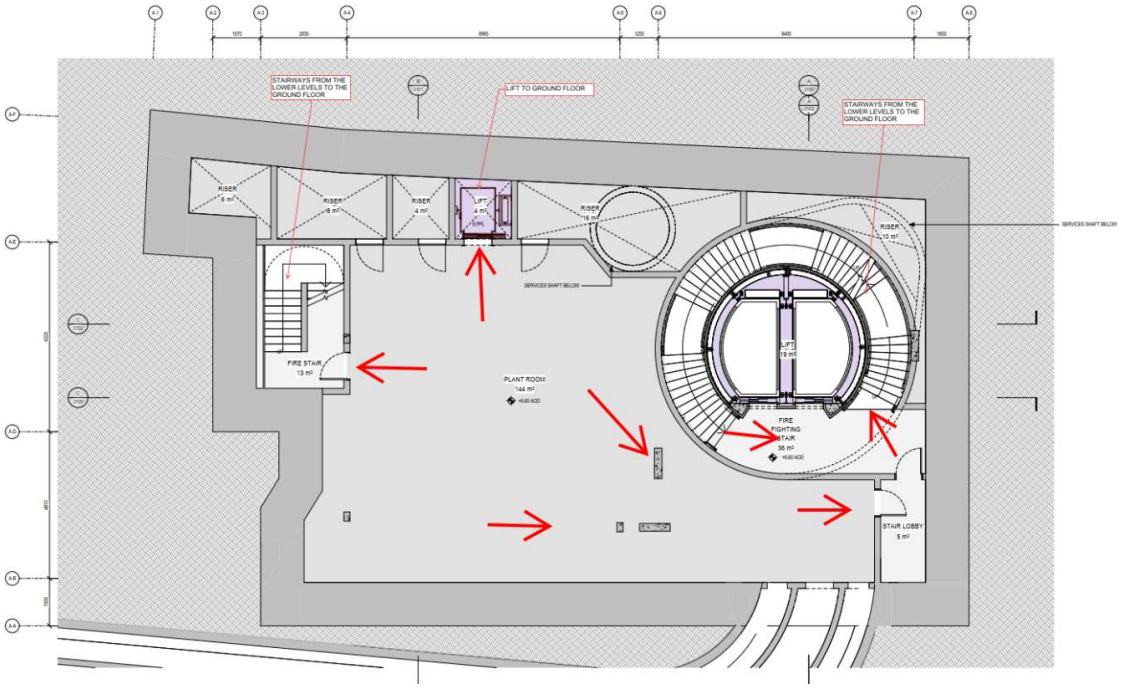


Figure 6 – Furnival Street - Level B3 Evacuation Route Plan

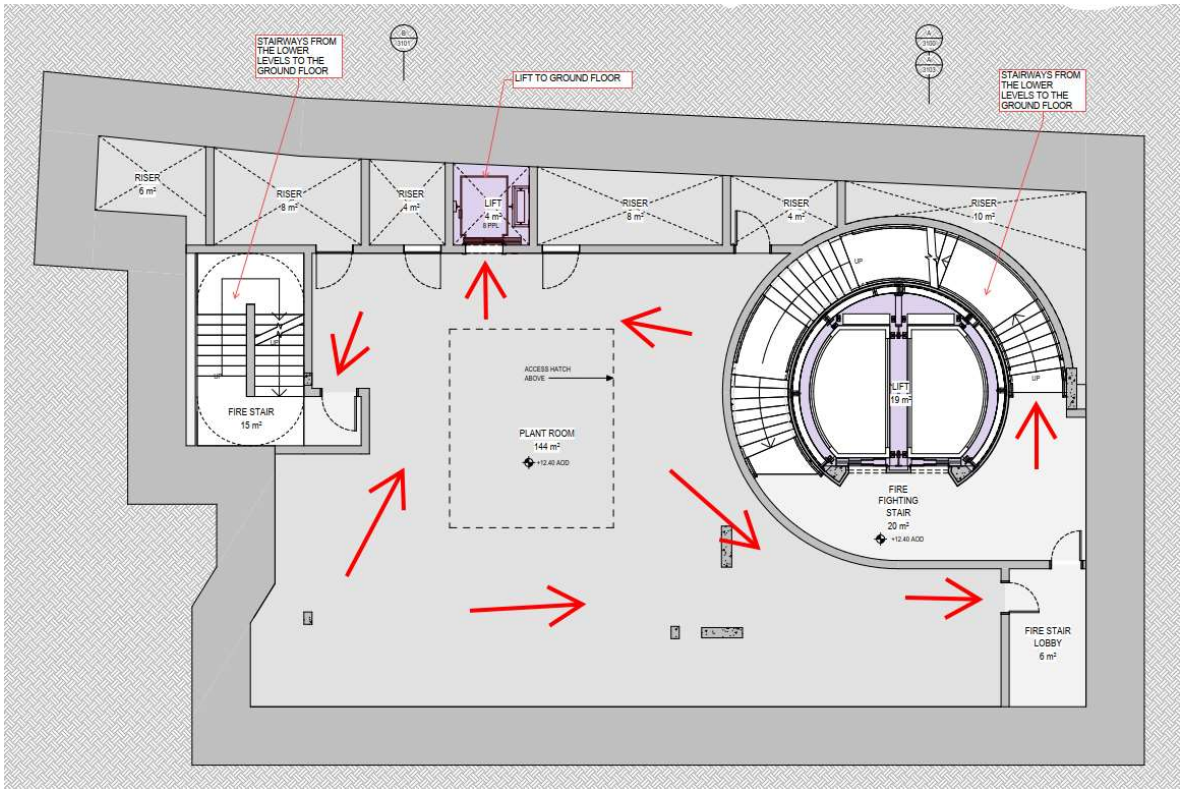


Figure 7 – Furnival Street - Level B2 Evacuation Route Plan

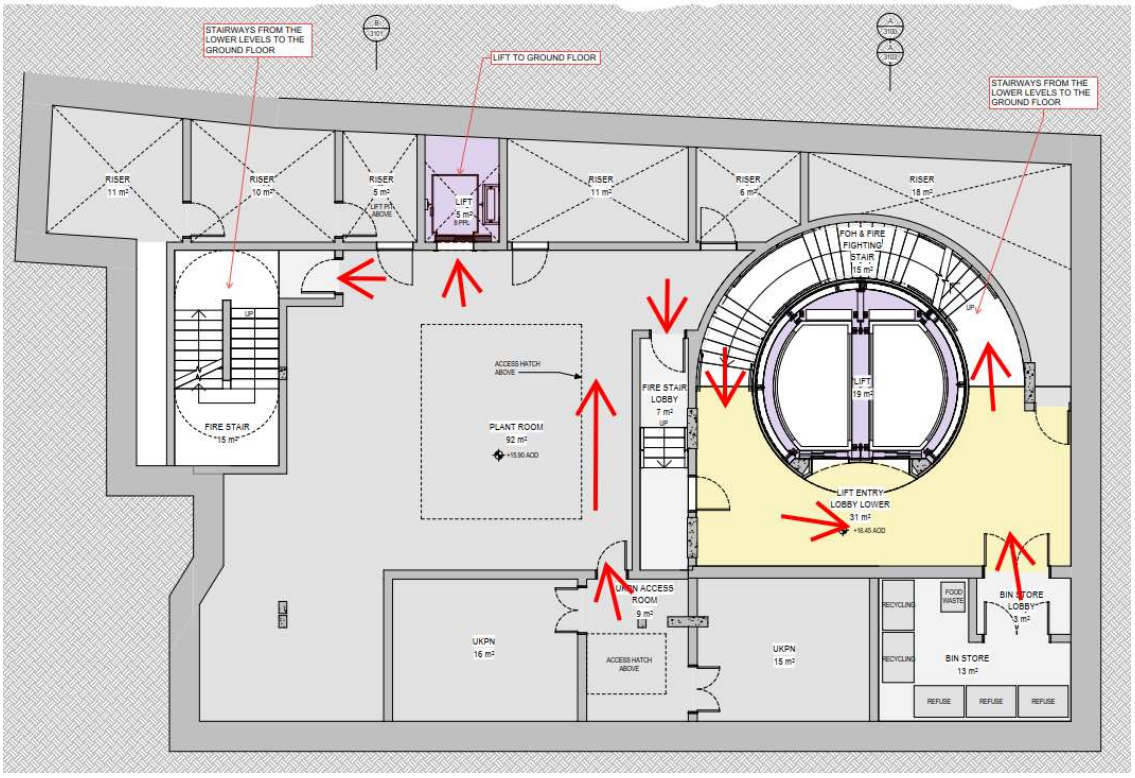


Figure 8 – Furnival Street - Level B1 Evacuation Route Plan

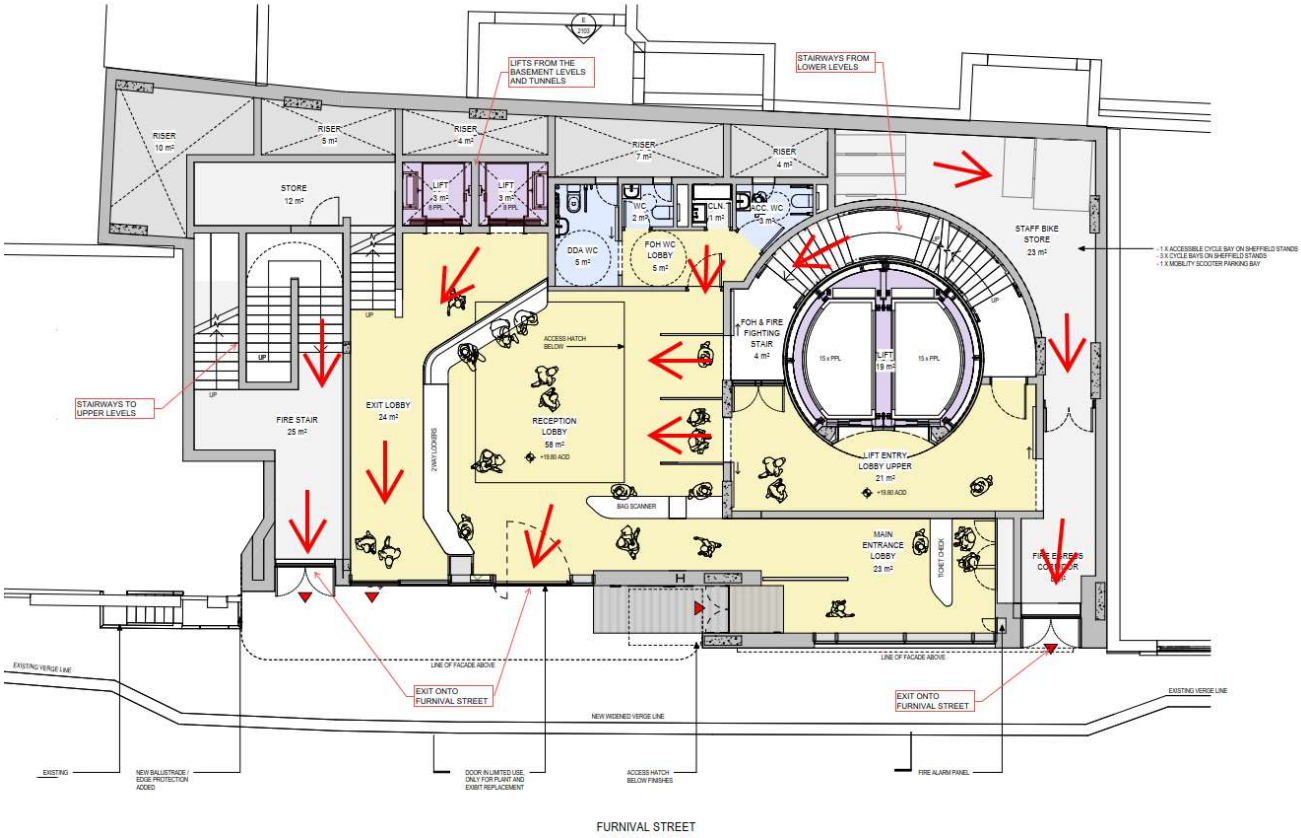


Figure 9 – Furnival Street – Ground Level Evacuation Route Plan

3.6. AFTER FLOOD EVENT

3.6.1. Only return to the premises once it is safe to do so and following confirmation from the Facilities Manager and/or emergency services.

3.6.2. The Facilities Manager should check to ensure that the internal drainage system which includes a network of channel drains, gullies, emergency storage tanks and pumps, are in working order.

3.6.3. The Facilities Manager will arrange for cleaning contractor to attend.

3.6.4. The Facilities Manager will contact the relevant utility providers (electricity, IT, Telecom, Gas and water) to attend to check the services before re-use.

3.6.5. If there is a risk that food items have been in contact with floodwater, these would need to be disposed of.

3.6.6. The Facilities Manager would need to keep a comprehensive record of flood damage (photographs, videos, etc) and retain correspondence with insurance broker after the flood.

3.6.7. The Facilities Manager or owner would need to notify insurance broker for assistance and advice regarding claims and compensation.

4. ROLE OF GOVERNING BODIES & CONTACT INFORMATION

4.1.1. The response to a flood event could involve several organisations, including the emergency services, local authorities, the Environment Agency and utility companies. The general roles of the main bodies in relation to a major flood event in London are summarised below. It should be noted that this is a general list, and specific duties may vary between different bodies.

4.2. FACILITIES MANAGER

4.2.1. The Facilities Manager will be responsible for ensuring evacuation of the premises is carried out according to this plan and relevant advice from emergency services.

Building Manager
Name:
Address:
Telephone (Office Hours):
Telephone (Out of Office Hours):

4.3. POLICE DEPARTMENT

4.3.1. The police are responsible for the for the overall coordination of the multi-agency response at major incidents. The nearest police station to the exhibition is the City of London Police station on Bishopsgate.

999 – Emergencies

4.4. FIRE & RESCUE DEPARTMENT

4.4.1. The Fire and Rescue department are there to assist with evacuation and search operations. They will be able to provide and/or obtain specialist advice and assist if hazardous materials are involved.

999 – Emergencies	
London Fire Brigade	020 8555 1200

4.5. LOCAL AUTHORITIES

4.5.1. The local authorities work closely with the police, fire services, rescue services. The Council's Emergency Management Service is concerned with the well-being of the community and environment during and after emergency situations.

Ask for the Emergency management Duty Officer
Telephone (Office Hours) on **020 7606 3030**

4.6. AMBULANCE SERVICE

4.6.1. In the event of a serious medical emergency to one or more exhibition visitors or staff members, it is advised that an ambulance be requested.

999 – Emergencies

4.7. ADDITIONAL CONTACTS

4.7.1. The below contact information is to be provided by the Building Manager.

ELECTRICITY, GAS, WATER & TELEPHONE SERVICE PROVIDERS

Electricity Company

Company Name:

Contact Number:

Gas Company

Company Name:

Contact Number:

Telephone Provider

Company Name:

Contact Number:

INSURANCE COMPANY OR PROVIDER

Insurance Company

Company Name:

Contact Number:

5. MONITORING AND REVIEW OF THE PLAN

5.1.1. This FEP should be reviewed every 3-5 years to ensure that the Flood Plan is kept up to date and in line with new policies.

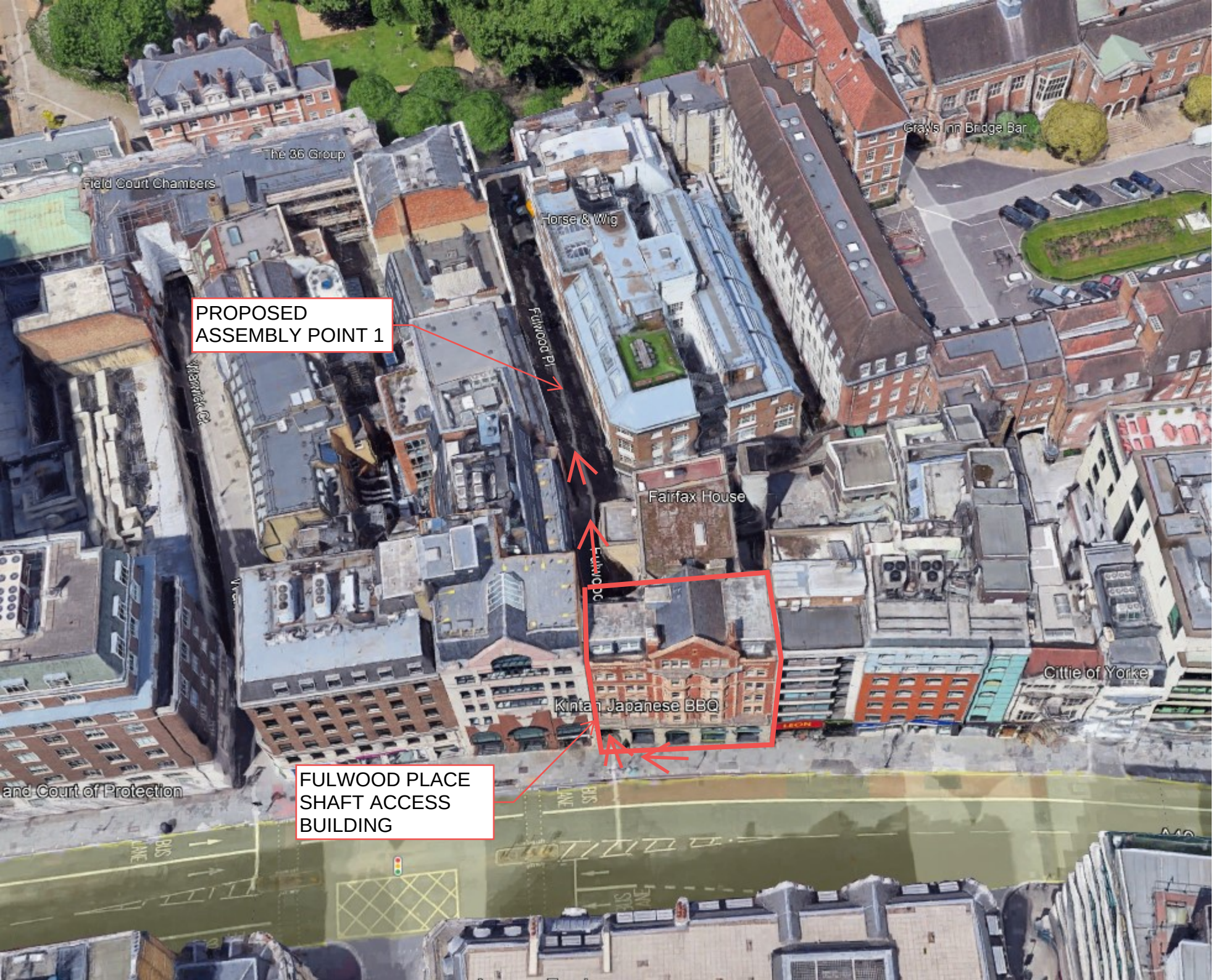
5.1.2. The FEP should also be reviewed & updated if:

- There are changes to the contact information & details listed in Section 4.

Works (internal & external) have taken place within the development causing the access and circulation layout to have changed.

Appendix A

FLOOD EVACUATION ROUTE PLANS


PROPOSED ASSEMBLY POINT 1
FULWOOD PLACE SHAFT ACCESS BUILDING
The 36 Group
Field Court Chambers
Horse & Wig
Gray's Inn Bridge Bar
Fairfax House
Cittie of Yorke
Kintan Japanese BBQ
and Court of Protection


WeWork - Office Space & Coworking
EC4A 1JQ
Furnival St
Furnival St
Furnival St
Shares App Limited
FURNIVAL STREET
SHAFT BUILDING
McDonald's
Holborn
Dawson Cornwell LLP
Took's Ct
ed Grays Inn Road
Brew Garden - Caffè Vergnano 1882
PROPOSED
ASSEMBLY POINT 2
Chancery Lane
Staple Inn Buildings

PLAN LEGEND
- FRONT OF HOUSE
- WASHROOMS
- VERTICAL TRANSPORT
- PLANT AND RISERS
- BACK OF HOUSE
- ASSUMED RC WALLS
- UNSURVEYED / OUT OF SCOPE

LIFTS FROM THE TUNNELS

STAIRWAYS FROM THE TUNNELS TO THE GROUND FLOOR

EXIT ON TO HIGH HOLBON

EXIT ON TO FULWOOD PLACE

TOWARDS ASSEMBLY POINT 1

EVACUATION LEGEND:
Proposed Flood Evacuation Route

TFL RETAINED AREA

UNKNOWN PENDING SURVEY

ASSUMED RC WALLS

OUT OF SCOPE

OUT OF SCOPE

OUT OF SCOPE

OUT OF SCOPE

OUT OF SCOPE

DDA WC 4m²

1.50m

HATCH TO ACCESS STORAGE AT B1

1:21 SLOPE

+20.944m AOD

+20.864m AOD

12-person FF Lift 900Kg

17-person Passenger Lifts 1275Kg

17-person Passenger Lifts 1275Kg

Lift Lobby +FOH Circulation 61m²

+20.984m AOD

INTAKE DUCT PLANT 4m²

HATCH ACCESS TO B1 PLANT

1:21 SLOPE

BIN STORE 9m²

FF LIFT LOBBY 7m²

+21.406m AOD

STAIR PRESS PLANT 5m²

+21.324m AOD

INTAKE DUCT PLANT 4m²

SEC./ BAG CHECK 2m²

+21.834m AOD

STAIR PRESS. + GEN. VENTILATION LOUVRES ABOVE

EXIT

ENTRANCE (+ACCESSIBLE EXIT)

AUTO-OPENING DOORS

PRESSURE RELIEF LOUVRES

STAIR PRESS. DUCT + RELIEF DUCT PLANT AREA

EXISTING ESCAPE SPIRAL STAIRCASE

FULWOOD PLACE

HIGH HOLBORN

PAVEMENT

LIFT

+21.488m AOD

+21.406m AOD

+21.324m AOD

+21.334m AOD

+21.564m AOD

<1:60 SLOPE

>1:60 SLOPE

<1:28 SLOPE

25887

1:50 1m 0 1m 2m 3m 4m 5m

Rev	Date	Description
00	30.11.2023	FOR PLANNING

Do not scale. Use figured dimensions only. All dimensions to be checked on site.
All drawings to be read in conjunction with the engineers' drawings.

Any discrepancies between consultants drawings to be reported to the architect before any work commences.
The contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous.
These items should not be considered as a complete and final list.
The work package contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.

Issue Status: FOR PLANNING

Drawn By: GG | Checked By: JS

Client: THE LONDON TUNNELS PLC

LONDON TUNNELS

WilkinsonEyre
Wilkinson Eyre Architects
33 Bowling Green Lane, London
EC1R 0BJ, United Kingdom
+44 (0) 20 7608 7900 T
+44 (0) 20 7608 7901 F
www.wilkinsoneyre.com

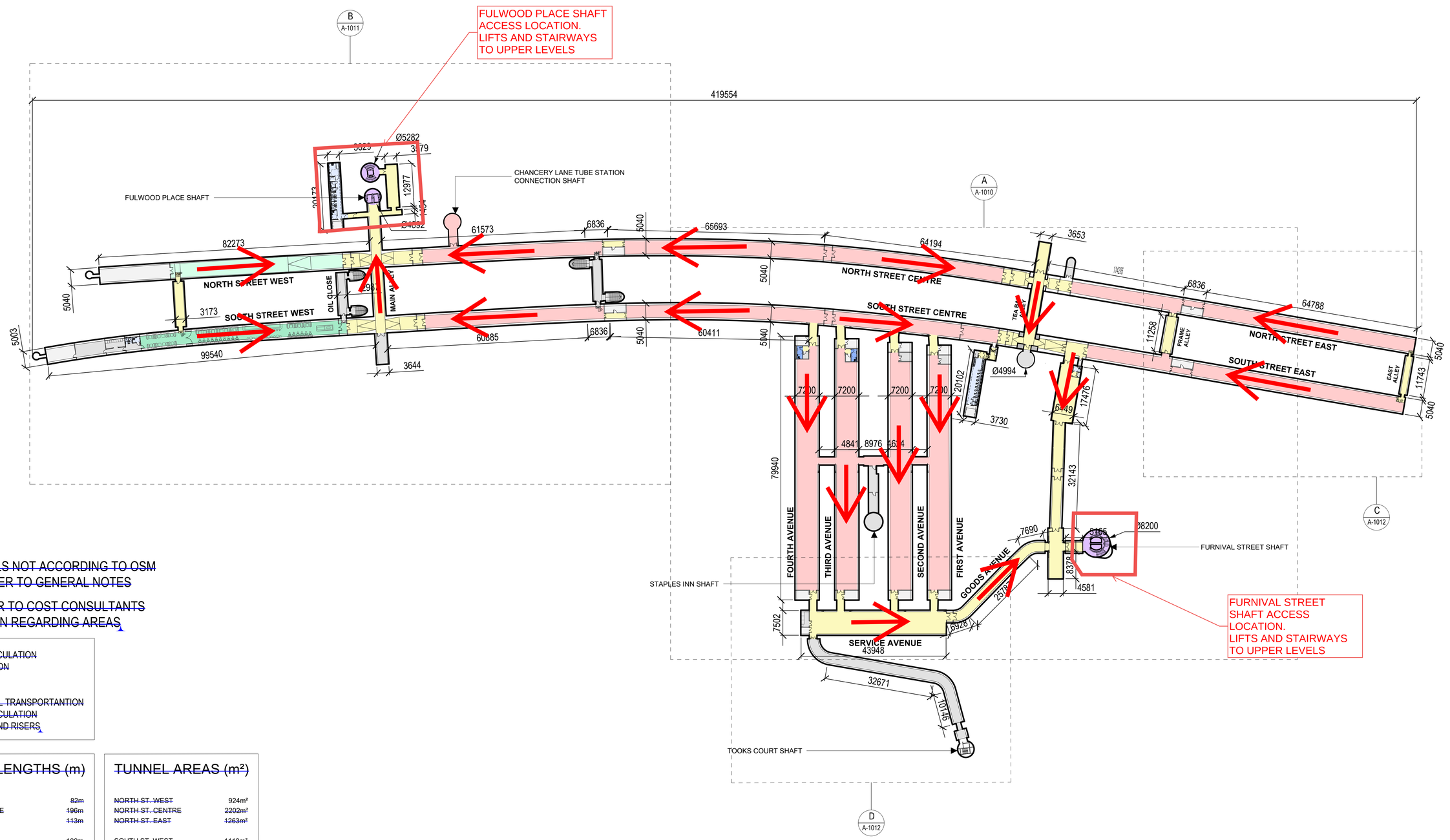
Project: THE LONDON TUNNELS

Drawing Title: FULWOOD PLACE GA - PROPOSED L00 PLAN

Scale at A1: 1:50

Drawing and CAD File Number: 01820-WEA-02-00-DR-A-1200

Rev: 00



NOTE: LEVELS NOT ACCORDING TO OSM DATUM, REFER TO GENERAL NOTES

NOTE: REFER TO COST CONSULTANTS INFORMATION REGARDING AREAS

- FOH CIRCULATION
- EXHIBITION
- BAR
- TOILETS
- VERTICAL TRANSPORTANTION
- BOH CIRCULATION
- PLANT AND RISERS

TUNNEL LENGTHS (m)

NORTH ST. WEST	82m
NORTH ST. CENTRE	196m
NORTH ST. EAST	113m
SOUTH ST. WEST	100m
SOUTH ST. CENTRE	192m
SOUTH ST. EAST	112m
FIRST AVENUE	77m
SECOND AVENUE	78m
THIRD AVENUE	79m
FOURTH AVENUE	80m
GOODS ALLEY	50m
GOODS AVENUE	38m
SERVICE AVENUE	44m
SOUTH AVENUE	57m

TUNNEL AREAS (m²)

NORTH ST. WEST	924m²
NORTH ST. CENTRE	2202m²
NORTH ST. EAST	1263m²
SOUTH ST. WEST	1110m²
SOUTH ST. CENTRE	2152m²
SOUTH ST. EAST	1252m²
FIRST AVENUE	1149m²
SECOND AVENUE	1161m²
THIRD AVENUE	1177m²
FOURTH AVENUE	1191m²
GOODS ALLEY	94m²
GOODS AVENUE	107m²
SERVICE AVENUE	296m²
SOUTH AVENUE	163m²

Legend:

Proposed Flood Evacuation Route →

N

1:600

20m 0 20m 40m 60m 80m 100m

Rev	Date	Description	By	Chkd
00	27/10/2023	DRAFT PLANNING	QX	RR
01	10/11/2023	DRAFT PLANNING	QX	RR
02	21/11/2023	DRAFT PLANNING	QX	RR

Do not scale. Use figured dimensions only. All dimensions to be checked on site.

All drawings to be read in conjunction with the engineers' drawings.
Any discrepancies between consultants drawings to be reported to the architect before any work commences.

The contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous.
These items should not be considered as a complete and final list.
The work package contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.

Notes:

All FFLs have been measured relative to the ground floor level of the Furnival Street building, which has been assigned a value of "00.00m". Note this does not relate to Ordinance Datum levels at this stage.

Geometry shown for the tunnels and associated above ground structures is taken from the point cloud survey, with a tolerance of +-50mm at this stage.

Geomety shown is not to be relied upon for determining the external extent of below ground structures, as this has not been determined at this stage.

Alignment of tunnel geometry with OS Map data is approximate at this stage, and is subject to more accurate survey data in future.

Issue Status: DRAFT FOR PLANNING

Client: THE LONDON TUNNELS PLC

LONDON TUNNELS

WilkinsonEyre
Wilkinson Eyre Architects
33 Bowling Green Lane, London
EC1R 0BJ, United Kingdom
+44 (0) 20 7608 7900 T
+44 (0) 20 7608 7901 F
www.wilkinsoneyre.com

Project: THE LONDON TUNNELS

Drawing Title: TUNNELS GA - PROPOSED L00 PLAN

Scale at A1 1:600 Scale at A3 1:1200	Drawing and CAD File Number: 01820-WEA-03-00-PD-A-1000	Rev: 02

PLAN LEGEND

- FRONT OF HOUSE
- RETAIL
- WASHROOMS
- VERTICAL TRANSPORT
- OFFICE AND FM
- PLANT AND RISERS
- BACK OF HOUSE

A-1 A-2 A-3 A-4 A-5 A-6 A-7 A-8

1570 2830 8965 1255 8400 1800

A-F A-E A-D A-B A-A

6220 4810 1555

C 3102 C 3105 B 3101 A 3100 A 3103

STAIRWAYS FROM THE LOWER LEVELS TO THE GROUND FLOOR

LIFT TO GROUND FLOOR

STAIRWAYS FROM THE LOWER LEVELS TO THE GROUND FLOOR

SERVICES SHAFT BELOW

SERVICES SHAFT BELOW

RISER 6 m²

RISER 8 m²

RISER 4 m²

LIFT 4 m² 8 PPL

RISER 16 m²

RISER 10 m²

UP

UP

UP

FIRE STAIR 13 m²

PLANT ROOM 144 m² +6.60 AOD

LIFT 19 m²

FIRE FIGHTING STAIR 36 m² +6.60 AOD

STAIR LOBBY 5 m²

EVACUATION LEGEND:

Proposed Flood Evacuation Route →

1:50 1m 0 1m 2m 3m 4m 5m

Rev	Date	Description
00	30/11/2023	FOR PLANNING

Do not scale. Use figured dimensions only. All dimensions to be checked on site
All drawings to be read in conjunction with the engineers' drawings.

Any discrepancies between consultants drawings to be reported to the architect before any work commences.
The contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous. These items should not be considered as a complete and final list.

The work package contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.

N

Issue Status: FOR PLANNING

Drawn By: KS Checked By: JS

Client: THE LONDON TUNNELS PLC

LONDON TUNNELS

WilkinsonEyre
Wilkinson Eyre Architects
33 Bowling Green Lane, London
EC1R 0BJ, United Kingdom
+44 (0) 20 7608 7900 T
+44 (0) 20 7608 7901 F
www.wilkinsoneyre.com

Project: THE LONDON TUNNELS

Drawing Title: FURNIVAL STREET GA - PROPOSED B3 PLAN

Scale at A1: 1 : 50

Drawing and CAD File Number: 01820 - WEA - 01 - B3 - PD - A - 1097

Rev: 00

PLAN LEGEND

- FRONT OF HOUSE
- RETAIL
- WASHROOMS
- VERTICAL TRANSPORT
- OFFICE AND FM
- PLANT AND RISERS
- BACK OF HOUSE

A-1 A-2 A-3 A-4 A-5 A-6 A-7 A-8

1570 2830 10220 8400 1800

A-F A-E A-D A-B A-A

6220 4810 1555

C 3102 C 3105 B 3101 A 3100 A 3103

STAIRWAYS FROM THE LOWER LEVELS TO THE GROUND FLOOR

LIFT TO GROUND FLOOR

STAIRWAYS FROM THE LOWER LEVELS TO THE GROUND FLOOR

RISER 6 m²

RISER 8 m²

RISER 4 m²

LIFT 4 m² 8 PPL

RISER 8 m²

RISER 4 m²

RISER 10 m²

UP

UP

FIRE STAIR 15 m²

ACCESS HATCH ABOVE

PLANT ROOM 144 m²

+12.40 AOD

LIFT 19 m²

UP

FIRE FIGHTING STAIR 20 m²

+12.40 AOD

FIRE STAIR LOBBY 6 m²

Legend:

Proposed Flood Evacuation Route

1:50 1m 0 1m 2m 3m 4m 5m

Rev	Date	Description
00	30/11/2023	FOR PLANNING

Do not scale. Use figured dimensions only. All dimensions to be checked on site
All drawings to be read in conjunction with the engineers' drawings.

Any discrepancies between consultants drawings to be reported to the architect before any work commences.
The contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous. These items should not be considered as a complete and final list.

The work package contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.

N

Issue Status: FOR PLANNING

Drawn By: KS Checked By: JS

Client: THE LONDON TUNNELS PLC

LONDON TUNNELS

WilkinsonEyre
Wilkinson Eyre Architects
33 Bowling Green Lane, London
EC1R 0BJ, United Kingdom
+44 (0) 20 7608 7900 T
+44 (0) 20 7608 7901 F
www.wilkinsoneyre.com

Project: THE LONDON TUNNELS

Drawing Title: FURNIVAL STREET GA - PROPOSED B2 PLAN

Scale at A1: 1 : 50

Drawing and CAD File Number: 01820 - WEA - 01 - B2 - PD - A - 1098

Rev: 00

PLAN LEGEND

- FRONT OF HOUSE
- RETAIL
- WASHROOMS
- VERTICAL TRANSPORT
- OFFICE AND FM
- PLANT AND RISERS
- BACK OF HOUSE

A-1 A-2 A-3 A-4 A-5 A-6 A-7 A-8

1570 2830 10220 8400 1800

A-F A-E A-D A-B A-A

6220 4810 1555

STAIRWAYS FROM THE LOWER LEVELS TO THE GROUND FLOOR

B 3101

LIFT TO GROUND FLOOR

A 3100

A 3103

STAIRWAYS FROM THE LOWER LEVELS TO THE GROUND FLOOR

RISER 11 m²

RISER 10 m²

RISER 5 m²

LIFT PIT ABOVE

LIFT 5 m² 8 PPL

RISER 11 m²

RISER 6 m²

RISER 18 m²

FOH & FIRE FIGHTING STAIR 15 m²

UP

C 3102

C 3105

FIRE STAIR 15 m²

UP

ACCESS HATCH ABOVE

PLANT ROOM 92 m²

+15.90 AOD

FIRE STAIR LOBBY 7 m²

UP

LIFT 19 m²

LIFT ENTRY LOBBY LOWER 31 m²

+16.45 AOD

S 2102

UKPN ACCESS ROOM 9 m²

UKPN 16 m²

ACCESS HATCH ABOVE

UKPN 15 m²

RECYCLING

RECYCLING

FOOD WASTE

BIN STORE LOBBY 3 m²

BIN STORE 13 m²

REFUSE REFUSE REFUSE

Legend:

Proposed Flood Evacuation Route →

1:50 1m 0 1m 2m 3m 4m 5m

Rev	Date	Description
00	30/11/2023	FOR PLANNING
01	18/04/2024	PLANNING ADDENDUM

Do not scale. Use figured dimensions only. All dimensions to be checked on site
All drawings to be read in conjunction with the engineers' drawings.

Any discrepancies between consultants drawings to be reported to the architect before any work commences.
The contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous. These items should not be considered as a complete and final list.

The work package contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.

N

Issue Status: PLANNING ADDENDUM

Drawn By: KS Checked By: JS

Client: THE LONDON TUNNELS PLC

LONDON TUNNELS

WilkinsonEyre
Wilkinson Eyre Architects
33 Bowling Green Lane, London
EC1R 0BJ, United Kingdom
+44 (0) 20 7608 7900 T
+44 (0) 20 7608 7901 F
www.wilkinsoneyre.com

Project: THE LONDON TUNNELS

Drawing Title: FURNIVAL STREET GA - PROPOSED B1 PLAN

Scale at A1: 1 : 50

Drawing and CAD File Number: 01820 - WEA - 01 - B1 - PD - A - 1099

Rev: 01

PLAN LEGEND

- FRONT OF HOUSE
- RETAIL
- WASHROOMS
- VERTICAL TRANSPORT
- OFFICE AND FM
- PLANT AND RISERS
- BACK OF HOUSE

A-1 A-2 A-3 A-4 A-5 A-6 A-7 A-8

1570 2830 10220 8400 1800

A-F A-E A-D A-B A-A

6220 4810 1555

B 3101 E 2103 A 3100 A 3103

C 3102 C 3105 N 2101 S 2102 W 2104 H

LIFTS FROM THE BASEMENT LEVELS AND TUNNELS

STAIRWAYS FROM LOWER LEVELS

RISER 10 m²

RISER 5 m²

RISER 4 m²

RISER 7 m²

RISER 4 m²

STORE 12 m²

LIFT 3 m² 8 PPL

LIFT 3 m² 8 PPL

WC 2 m²

CLN. 1 m²

ACC. WC 3 m²

DDA WC 5 m²

FOH WC LOBBY 5 m²

STAFF BIKE STORE 23 m²

- 1 X ACCESSIBLE CYCLE BAY ON SHEFFIELD STANDS
- 3 X CYCLE BAYS ON SHEFFIELD STANDS
- 1 X MOBILITY SCOOTER PARKING BAY

UP

FOH & FIRE FIGHTING STAIR 4 m²

15 x PPL

LIFT 19 m²

15 x PPL

STAIRWAYS TO UPPER LEVELS

FIRE STAIR 25 m²

EXIT LOBBY 24 m²

ACCESS HATCH BELOW

RECEPTION LOBBY 58 m²

+19.80 AOD

2 WAY LOCKERS

BAG SCANNER

LIFT ENTRY LOBBY UPPER 21 m²

+19.80 AOD

MAIN ENTRANCE LOBBY 23 m²

TICKET CHECK

FIRE EGRESS CORRIDOR 8 m²

LINE OF FACADE ABOVE

LINE OF FACADE ABOVE

EXISTING VERGE LINE

EXIT ONTO FURNIVAL STREET

EXIT ONTO FURNIVAL STREET

EXISTING VERGE LINE

NEW WIDENED VERGE LINE

EXISTING

NEW BALUSTRADE / EDGE PROTECTION ADDED

DOOR IN LIMITED USE, ONLY FOR PLANT AND EXIBIT REPLACEMENT

ACCESS HATCH BELOW FINISHES

FIRE ALARM PANEL

FURNIVAL STREET

Legend:

Proposed Flood Evacuation Route

1:50 1m 0 1m 2m 3m 4m 5m

Rev	Date	Description
00	30/11/2023	FOR PLANNING
01	15/03/2024	PLANNING ADDENDUM
02	18/04/2024	PLANNING ADDENDUM
03	03/05/2024	PLANNING ADDENDUM

Do not scale. Use figured dimensions only. All dimensions to be checked on site
All drawings to be read in conjunction with the engineers' drawings.

Any discrepancies between consultants drawings to be reported to the architect before any work commences.
The contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous. These items should not be considered as a complete and final list.

The work package contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.

N

Issue Status: PLANNING ADDENDUM

Drawn By: KS Checked By: JS

Client: THE LONDON TUNNELS PLC

LONDON TUNNELS

WilkinsonEyre
Wilkinson Eyre Architects
33 Bowling Green Lane, London
EC1R 0BJ, United Kingdom
+44 (0) 20 7608 7900 T
+44 (0) 20 7608 7901 F
www.wilkinsoneyre.com

Project: THE LONDON TUNNELS

Drawing Title: FURNIVAL STREET GA - PROPOSED L00 PLAN

Scale at A1: 1 : 50

Drawing and CAD File Number: 01820 - WEA - 01 - 00 - PD - A - 1100

Rev: 03

WSP House
70 Chancery Lane
London
WC2A 1AF

wsp.com

WSP House
70 Chancery Lane
London
WC2A 1AF
Phone: +44 20 7314 5000

WSP.com