The O2 Centre Masterplan Phase 1 S73 Submission Flood Risk Assessment Addendum

Pell Frischmann January 2025

Pell Frischman

Landsec

Suite 4.2-1, 4th Floor, The Poynt, Wollaton Street - NOTTINGHAM NG1 5FW

Telephone: +44(0)115 784 8960 Email: pfnottingham@pellfrischmann.com www.pellfrischmann.com

Pell Frischmann

Project	O2 Finchley
Document Title or Subject	104878-PEF-ZZ-XX-TN-YE-000010
Document Reference	Section 73 – Flood Risk Assessment Addendum
Revision Reference	S2-P03
Date	31/01/2025

Introduction

Pell Frischman have prepared this Flood Risk addendum on behalf of Landsec, to support a new Section 73 Application which seeks to vary planning permission ref. 2022/0528/P, granted on 20 December 2023, in respect of the O2 Masterplan Site (O2 Finchley Road, London) within the London Borough of Camden (LBC). Whilst the Section 73 Application will grant a new planning permission for the entire Site, amendments are only proposed to the Detailed Element. The Outline Elements will be unaffected by the proposed changes except for a reduction in the maximum residential floor area proposed.

This report serves as an addendum to the previously approved document submitted as part of the aforementioned planning application. The document reference is summarised below and included under Appendix A of this report.

• 104878-PEF-ZZ-ZZ-RP-D-100009-S4-P06 - Flood Risk Assessment

The Site is subdivided into 10 Development Plots (N1, N2, N3, N3-E, N4, N5, N6, N7, S1 and S8). These are identified on Parameter Plan ref. 19066_X_(02)_102. The 10 plots sit within three indicative phases.

The proposed Section 73 amendments relate to Development Plots N3E, N4 and N5, and the associated landscaping, access roads and infrastructure. These plots are located in the centre of the Site and are approved in detail as they form the first phase of the development – the "Detailed Element". The Detailed Element of the Site extends to 1.79 ha.

Development Plots S8, N7 and N6 located in the west of the Site are approved in outline and form "Outline Element West". Development Plots N3, N2, N1 and S1 located in the east of the Site are approved in outline and form "Outline Element East". These plots together are referred to as the "Outline Elements." The Outline Elements are not affected by the amendments proposed as part of this Section 73 Application except for a reduction in the maximum residential floor area proposed.

The amendments proposed as part of this Section 73 Application are herein referred to as the "Proposed Development".



Form ref: BF164/L

Pell Frischmann is the trading name of PF Consulting Group Ltd, Pell Frischmann Consultants Ltd, Pell Frischmann Consulting Engineers Ltd and Pell Frischmann Ltd. We value your data, please see our Privacy Notice on <u>www.pellfrischmann.com</u> which details how we handle your data in compliance with GDPR.

Cont'd./... 2

In summary, the Section 73 design amendments relate principally to the Detailed Element and involve adjustments to the height, massing and footprints of the buildings; the replacement of Block N4D with a two storey community centre; new landscaping and additional public realm; revisions to architecture; and revisions to unit mix and internal layouts. Overall, there is an increase in floorspace of 5,766 sqm (GIA) for the Detailed Element compared with the Approved Scheme, an increase of 43 residential units, an increase in the size of the community centre and a slight reduction in commercial floorspace (-8sqm GIA). The affordable housing provision remains the same at 36% of the floorspace (GIA).

While there is an increase in the floorspace proposed in the Detailed Element, there is a corresponding reduction in floorspace in the Outline Elements such that overall, there is no change proposed to the total floorspace permitted for the O2 Masterplan as a whole, apart from an 8sqm (GIA) reduction in commercial floorspace from the Detailed Element.

The Proposed Description of development is as follows:

"Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Conditions 14 (Severability Condition), AD1 (Approved Drawings - Masterplan), AD2 (Approved Drawings - Reserved Matters), AD3 (Approved Drawings - Phase 1), RM1 (Parameter Plans and Development Specification), RM6 (Phasing Plan), RM11 (Reserved Matters – Access Statement), RM21 (Reserved Matters – Total floorspace), D20 (Photo-voltaic Cells), D21 (Phase 1 Long Stay Cycle Parking), D22 (Phase 2 Short Stay Cycle Parking), D24 (Phase 1 Disabled Car Parking), D26 (Phase 1 Fire Safety Implementation of Approved Measures), and M28 (Phase-Wide Lighting Strategy) and the removal of Conditions M6 (Enabling Works) and M7 (Major Utilities Infrastructure) of planning permission ref. 2022/0528/P dated 20 December 2023 for Detailed planning permission for Development Plots N3-E, N4, and N5 and Outline planning permission for Development Plots N1, N2, N3, N6, N7, S1 and S8, including demolition of all existing structures and associated works, and redevelopment to include residential development (Class C3), commercial, business and service uses (Class E), local community uses (Class F2), and Sui Generis leisure uses (including cinema and drinking establishments) together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots, in accordance with the Development Specification. For the avoidance of doubt, the Detailed and Outline planning permission are separate and severable for each of the Plots shown on plan P011 and the description of development on any decision notice issued pursuant to the application would reflect that', to allow for amendments to the Detailed Element (Plots N3-E, N4 and N5) including additional height, alterations to the design, massing and footprint of the buildings; the replacement of Block N4D with the relocated community centre; additional residential floorspace (and corresponding reduction in floorspace within Outline Elements); revisions to unit mix and internal layouts; additional community (Class F2) floorspace, reduction in retail (Class E,a) floorspace, reduction in professional services (Class E,c) floorspace, additional blue badge parking and cycle parking; revised landscaping and additional public realm; and associated works".

Full details and scope of the Section 73 Application are described in the submitted Planning Statement Addendum, prepared by Newmark and the Design and Access Statement prepared by GRID.

The following sections are provided to summarise how the conclusion of the Flood Risk report approved under planning permission reference ref. 2022/0528/P are not affected by this Section 73 Application.

Cont'd./... 3

A Flood Risk Assessment (FRA) was submitted and approved under planning permission ref. 2022/0528/P. A copy of the approved document is provided under Appendix A.

The proposals submitted under the S73 Application do not include any material changes in relation to the consideration of Flood Risk. As such, all sources of Flood Risk have been considered in line with the previous assessment.

The following sources of information have been updated since this FRA was prepared.

- > National Planning Policy Framework (NPPF), December 2024
- > Planning Practice Guidance (PPG), August 2022
- > The London Borough of Camden Flood Risk Management Strategy, 2022

A summary of the planning policy documents was presented in Section 3 of the approved FRA. Since the previous revision paragraphs 159 to 169 of the NPPF have been replaced by paragraphs 170 to 182. The changes to NPPF do not impact the outcome of the approved FRA.

London Borough of Camden updated their Flood Risk Management Strategy (FRMS) in 2022 for the period 2022 to 2027. As with the previous version the FRMS provides further information regarding surface runoff, groundwater and sewer flooding and flood risk around the borough and the introduction of flood risk alleviation schemes including SuDS.

Camden Council is in the process of updating the Local Plan. The emerging Camden Local Plan is currently it its consultation stage. The Regulation 18 consultation took place in early 2024. Further consultation is anticipated in 2025, with adoption currently anticipated in Spring 2026. At this stage in the plan preparation process, the draft Local Plan policies carry limited weight. However, these will start to carry more weight as the plan moves towards adoption and so have been considered within the application documentation.

The key findings from the previously submitted Flood Risk Assessment have found to remain true, and there are no fundamental changes to the baseline flood risk data, level of assessment required or mitigation measures. These are summarized in the table below which include reference to the relevant section on the Flood Risk Assessment report 104878-PEF-ZZ-ZZ-RP-D-100009-S4-P06 (Refer Appendix A).

Sources of Flood		Degree of Risk		Comments
Risk	Significant	Significant Moderate Lo		
				Section 4.2:
Fluvial			Х	The site is located wholly within Flood Zone 1.
				Section 4.3
Coastal & Tidal			Х	The site is far removed from the coast and impact of tidal flood levels.
				Section 4.4
Groundwater			Х	Potential susceptibility to groundwater flooding across the borough.
				Section 4.5
Surface Water		Х		Centre and west of site at moderate risk of surface water flooding, with small areas of high risk present.
				Section 4.6
Sewers			Х	Limited network of public and private sewers on site linking to wider systems outside of site boundary.

Cont'd./... 4

Canals	X	Section 4.7 No canals within the vicinity of the sit	е
Reservoirs & Waterbodies	X	Section 4.8 None present.	

To summarise, the overall flood risk classification for the development remains the same as before.

Flood Risk Mitigation proposals and Conclusions of the FRA are presented in Section 5 and 6 of the FRA respectively. The proposed development changes do not result in any changes to either section.

Conclusion

Since the previous approved scheme, the National Planning Policy Framework (NPPF) and London Borough of Camden Flood Risk Management Strategy have been updated. However, these updates do not change the outcome of the assessment made in the approved scheme.

Mitigation of flood risk to any 3rd party remains a critical consideration for the proposed drainage strategy, which is presented in the proposed Sustainable Drainage Report.

The outcomes of the approved Flood Risk Assessment are not impacted by the proposed S73 proposals, with the overall risk to the proposed development remaining low.

Appendix A – Approved Flood Risk Assessment

O2 Finchley Road, London

Flood Risk Assessment

This report is to be regarded as confidential to our Client and is intended for their use only and may not be assigned except in accordance with the contract. Consequently, and in accordance with current practice, any liability to any third party in respect of the whole or any part of its contents is hereby expressly excluded, except to the extent that the report has been assigned in accordance with the contract. Before the report or any part of it is reproduced or referred to in any document, circular or statement and before its contents or the contents of any part of it are disclosed orally to any third party, our written approval as to the form and context of such a publication or disclosure must be obtained.

Report	t Ref.	104878-PEF-ZZ-ZZ-RP-D-100009				
File Pa	ith	https://pellf.sharepoint.com/sites/104878/Shared Documents/General/01 - WIP/Documents/Drainage/Flood Risk/FRA/104878- PEF-ZZ-ZZ-RP-D-100009.docx			Risk/FRA/104878-	
Suit	Rev	Description	Date	Originator	Checker	Approver
S4	P06	For planning 27/01/2022 T. Sturtridge D. Allum-Rooney M. Hitchens				
Ref. refe	erence. I	Rev revision. Suit suitability.				

Prepared for

Landsec

100 Victoria St London SW1E 5JL **Prepared by**

Pell Frischmann

Blenheim Court 86-88 Mansfield Road Nottingham NG1 3HD



Pell Frischmann

Contents

1	Introduction
1.1	Project Brief
1.2	Sources of Information
2	Background & Site Context
2.1	Site Location & Existing Use
2.2	Local Watercourses
2.3	Topography8
2.4	Geology
2.5	Development Proposals
3	Policy Context
3.1	National Planning Policy Framework
3.2	Local Plan Policies
3.3	Local SFRA 10
3.4	Local PFRA11
3.5	Local Flood Risk Management Strategy11
3.6	Surface Water Management Plan11
3.7	Camden Planning Guidance
4	Assessment of Flood Risk
4.1	Desk-Based Information
4.2	Fluvial Flood Risk
4.3	Coastal & Tidal
4.4	Groundwater
4.5	Surface Water (Pluvial)14
4.6	Sewers
4.7	Canals
4.8	Reservoirs
4.9	Impact of the Proposed Development
5	Flood Risk Mitigation
5.1	Sequential Arrangement
5.2	Development Levels
5.3	Surface Water Drainage Strategy
6	Conclusions & Recommendations

Figures

Figure 2.1 Site Location Map	6
Figure 2.2 Watercourses Map	7
Figure 4.1 Flood Map for Planning	13
Figure 4.2 Risk of Flooding from Surface Water Map	15
Tables	

Table 4.1	I Desk-Based	Assessment of	Flood	Risk	12
-----------	--------------	---------------	-------	------	----

O2 Finchley Road, London Flood Risk Assessment

Appendices

Appendix 1 Topographical Survey Appendix 2 Sewer Records Appendix 3 Camden Flood SuDS Proforma Appendix 4 Camden SuDS Proforma

1 Introduction

1.1 Project Brief

- 1.1.1 This Flood Risk Assessment (FRA) has been prepared by Pell Frischmann on behalf of LS (Finchley Road) Limited ('the Applicant') in support of an application made in part detail and part outline ('the Application') for the demolition and redevelopment of land encompassing the O2 Centre and associated car park, Homebase store, car showrooms and Builder's merchant (the "Site") within the London Borough of Camden ("LBC").
- 1.1.2 Development plots N3-E, N4 and N5 and the associated landscaping, access roads and infrastructure form the detailed element of the Application which extents to 1.79ha and these proposals are referred to as the "Detailed Proposals".
- 1.1.3 The remainder of the Application (comprising Development Plots N1, N2, N3, N6, N7, S1 and S8) is submitted in outline and these proposals are together referred to as the "Outline Proposals".
- 1.1.4 The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development".
- 1.1.5 Full details and scope of the Applications are described in the submitted Planning Statement, prepared by Gerald Eve LLP.
- 1.1.6 This report aims to review available information and assess the flood risk posed to the site and proposed development from a range of sources, now and in the future. The FRA has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG), in respect of flood risk and coastal change.
- 1.1.7 To complete the Flood Risk Assessment, the following key stages of work have been undertaken:
 - Collate desk-based information and undertake a review of publicly available flood risk information including Environment Agency mapping and local data, policy, and guidance
 - Undertake a desktop review of other data that has been made available such as topographical surveys, utility plans and proposed development layout options.
 - Consult relevant stakeholders to obtain further information on local risks and issues.
 - > Provide advice on appropriate flood risk mitigation measures for the proposed development.
 - Completion of relevant Camden Flood SuDS Proforma and Camden SuDS Proforma in line with Council requirements.

1.2 Sources of Information

- 1.2.1 A review of relevant information and guidance from a range of sources has been undertaken and includes the following key documents;
 - National Planning Policy Framework (NPPF), July 2021
 - Planning Practice Guidance (PPG), June 2021
 - Environment Agency Flood Map for Planning and Risk of Flooding from Surface Water datasets from the DEFRA Spatial Data Catalogue
 - > DEFRA MagicMap, 2021
 - British Geological Survey Geology of Britain Viewer, 2021
 - Camden Planning Guidance: Water and Flooding, March 2019
 - London Borough of Camden Strategic Flood Risk Assessment, July 2014
 - London Borough of Camden Preliminary Flood Risk Assessment, April 2011
 - > The London Borough of Camden Flood Risk Management Strategy, 2013
 - Camden Local Plan, 2017

> London Borough of Camden Surface Water Management Plan, July 2011

2 Background & Site Context

2.1 Site Location & Existing Use

2.1.1 The site is located to the west of Finchley Road in the London Borough of Camden, and currently comprises the O2 centre, other retail units and associated car parking, access roads and service yards. It is situated east station. A site location plan is included for reference as **Figure 2.1**. In total, the total site boundary area covers approximately 5.79 hectares.

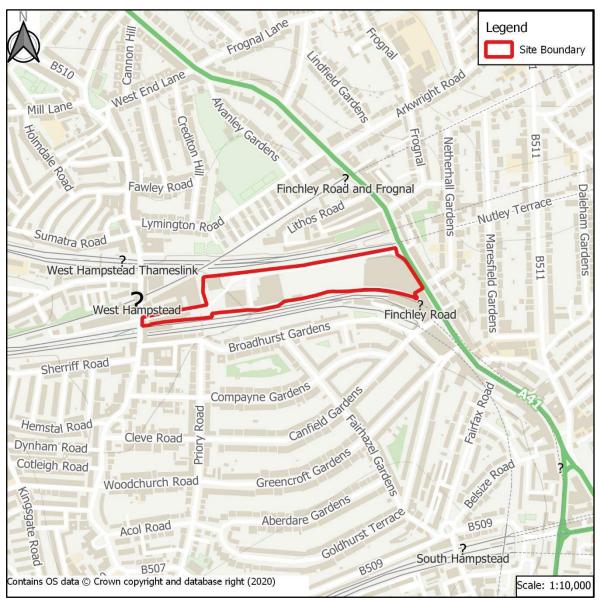


Figure 2.1 Site Location Map

- 2.1.2 The eastern boundary is formed by Finchley Road (A41), with railway links to the immediate north and south serving West Hampstead Thameslink and TfL stations. Generally speaking, the site is within a predominantly residential area with dwellings beyond the main transport infrastructure in all directions.
- 2.1.3 Mapping shows the site to be entirely covered with buildings and paved areas and therefore, it is considered brownfield in development terms, and will likely have existing drainage infrastructure serving the area.

2.2 Local Watercourses

- 2.2.1 The site has no open watercourses within its boundary. The OS OpenRivers dataset indicates the presence of a potentially culverted watercourse approximately 920m to the east of the site. A review of the information and wider mapping suggests that there may be a culverted section of watercourse from the southernmost pond in Hampstead Heath approximately 1.5km northeast of the site underneath The Serpentine in Hyde Park.
- 2.2.2 It is thought this is part of the historic River Tyburn that used to flow though London, now considered an historic 'Lost River' and in part forming sections of Thames Water's sewer network.
- 2.2.3 The River Westbourne was also thought to rise in Hampstead, flowing through Kirburn and Bayswater to the west of the site, again approaching The Serpentine in Hyde Park. It is understood the former river does not pass through the site.
- 2.2.4 Figure 2.2 shows a plan of the local watercourses for context.

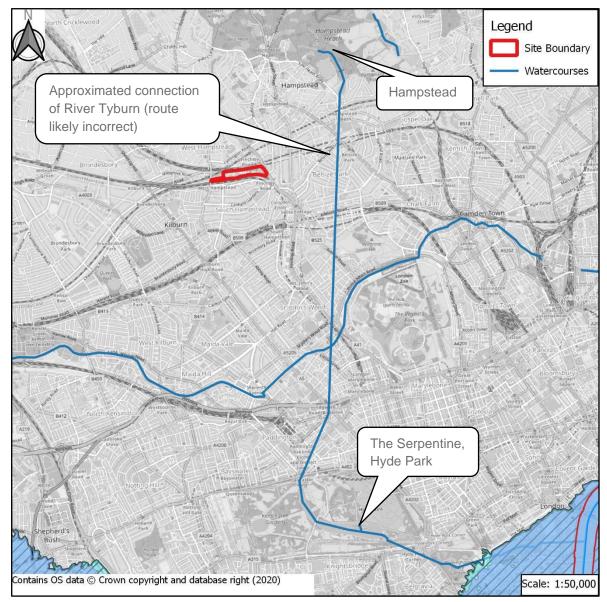


Figure 2.2 Watercourses Map

2.3 Topography

2.3.1 Topography across the site is relatively level, ranging from the lowest areas outside the western façade of the O2 Centre reported around 47.9m AOD to the western boundary where levels are approximately 50.0m AOD. Levels along Finchley Road are generally raised above the site, ranging from 56.5m AOD at the site entrance along Blackburn Road down to 54.1m AOD near the southeast corner of the site. A topographical survey of the site has been included in **Appendix A**.

2.4 Geology

- 2.4.1 British Geological Survey (BGS) mapping suggests the site has no recorded superficial geology across the site and the area surrounding the site.
- 2.4.2 The site is wholly underlain by a bedrock geology comprising London Clay Formation (clay, silt and sand).
- 2.4.3 A historic borehole from 1951 (BGS ref; TQ28SE516) drilled to a depth of 3.51m bgl to the south of the site confirms the bedrock to be clay heavy with medium to fine layers of gravel. Furthermore, no water was struck during the drilling, but was reported the following day that water levels were approximately 8ft from ground level.
- 2.4.4 Aquifer designations, as designated by DEFRA, for the underlying strata have recorded the superficial drift classification to be unproductive. The bedrock designation is also recorded as being unproductive.

2.5 Development Proposals

- 2.5.1 Proposals consists of part full and part outline planning permission comprising the following:
- 2.5.2 Detailed planning permission for Development Plots N3-E, N4, and N5 including demolition of existing above ground structures and associated works, and for residential development (Class C3) and commercial, business and service (Class E) uses in Development Plot N3-E, residential development (Class C3) and local community (Class F2) and commercial, business and service (Class E) uses in Development Plot N4, and residential development (Use Class C3) and commercial, business and service uses (Class E) uses in Development Plot N5 together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots.
- 2.5.3 Outline planning permission for Development Plots N1, N2, N3, N6, N7, S1 and S8 including the demolition of all existing structures and redevelopment to include residential development (Class C3) commercial, business and service uses (Class E), sui generis leisure uses (including cinema and drinking establishments) together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots. The Application is submitted in hybrid form this means that (part of the application is made in detail and part is made in outline).
- 2.5.4 The Application site has been subdivided into 10 Development Plots (N3-E, N4 and N5 N1, N2, N3, N6, N7, S1 and S8).
- 2.5.5 The first three Development Plots (N3-E, N4 and N5), located in the centre of the Site, are submitted in detail, and form the first phase "Detailed Phases".
- 2.5.6 Development Plots S8, N7 and N6 located in the west of the Site are submitted in Outline and form the Second Phase "Outline Phases West".
- 2.5.7 Development Plots N3, N2, N1 and S1 located in the east of the Site are submitted in Outline and form the third Phase "Outline Phases East".

- 2.5.8 The Detailed Proposals will include a total of 55,180sq.m GIA of residential floorspace including an allowance for car parking. The Detailed Proposals will include approximately 608 dwellings.
- 2.5.9 The Outline Proposals will include up to 115,000sq. m GIA of residential floorspace including an allowance for car parking and basements.
- 2.5.10 Therefore, the total residential use across the Site, including residential parking in podiums could be up to 170,180sq. m GIA equivalent to approximately 1,800 residential units.

3 Policy Context

3.1 National Planning Policy Framework

- 3.1.1 The National Planning Policy Framework¹ (NPPF) was first published in 2012, with subsequent revision by the Ministry of Housing, Communities and Local Government appended in July 2018 and February 2019 with the most recent update made in July 2021.
- 3.1.2 The NPPF is the primary source of national planning guidance in England, setting out the Government's planning policies for England, and how they are expected to be applied by local councils.
- 3.1.3 'Chapter 14: Meeting the challenge of climate change, flooding and coastal change' outlines the guiding principles for managing flood risk as part of the planning process, notably paragraphs 159-169.
- 3.1.4 The Planning Practice Guidance² sets out the vulnerability to flooding of different land uses. It encourages development to be areas of lower flood risk where possible and stresses the importance of preventing increases in flood risk off site to the wider catchment.
- 3.1.5 The Planning Practice Guidance includes a series of tables that define Flood Zones, the flood risk vulnerability classification of development land uses, and 'compatibility' of development within the defined Flood Zones.
- 3.1.6 Therefore, this Flood Risk Assessment has been completed in line with the guidance and requirements of the NPPF and Planning Practice Guidance.

3.2 Local Plan Policies

- 3.2.1 The 'Camden Local Plan 2017³' was adopted in 2017 and sets out how land within the borough can be used and developed, providing policies which the council uses to determine application and regeneration activities.
- 3.2.2 The plan aims to oversee how the council will manage future growth, encourage sustainable development, and ensure changes are appropriate to local need now, and in the future.
- 3.2.3 More generally, the Local Plan 2017 lists policies that influence the design and principles of all development within the borough. Those relevant to this Flood Risk Assessment are as follows:
 - Policy A1: Managing the impact of development
 - Policy CC2: Adapting to climate change
 - Policy CC3: Water and flooding

3.3 Local SFRA

- 3.3.1 The London Borough of Camden Strategic Flood Risk Assessment⁴ was published in July 2014 in partnership with URS. The SFRA was prepared to provide an appropriate evidence base for the development, a summary of flood risk and to provide an assessment for the sequential test for suitability of development of allocated sites.
- 3.3.2 The SFRA also includes relevant background flooding data and a summary of flood risks within the borough.

¹ Ministry of Housing, Communities and Local Government (July 2021); The National Planning Policy Framework

² Ministry of Housing, Communities and Local Government (June 2021); *Planning Practice Guidance*

³ London Borough of Camden (2017); Camden Local Plan; prepared by LBC

⁴ London Borough of Camden (July 2014); Strategic Flood Risk Assessment; prepared by URS on behalf of LBC

3.4 Local PFRA

- 3.4.1 The London Borough of Camden Preliminary Flood Risk Assessment⁵ was published in April 2011 in partnership with Halcrow Group Ltd. This PFRA was prepared to assist the London Borough of Camden meet their duties to manage local flood risk and deliver any legal requirements placed on them as the LLFA under the Flood Risk Regulations 2009.
- 3.4.2 The PFRA also identifies the past and future flood risk for the borough and includes an assessment of where within the borough flooding, including overland flow and direct rainfall, will occur and to what extent along with the number of properties at risk of flooding in the borough.

3.5 Local Flood Risk Management Strategy

- 3.5.1 The London Borough of Camden Flood Risk Management Strategy⁶ was published in 2013. The FRMS was produced to comply with Section 9 of the Flood and Water Management Act 2010 and aims to provide a framework for meeting their requirements to develop, maintain, apply and monitor a local strategy for flood risk management.
- 3.5.2 The FRMS provides further information regarding surface runoff, groundwater and sewer flooding and flood risk around the borough and the introduction of flood risk alleviation schemes including SuDS.

3.6 Surface Water Management Plan

- 3.6.1 The London Borough of Camden Surface Water Management Plan⁷ was published in July 2011 in partnership with Halcrow Group Ltd. The SWMP was produced to present the outputs of the London Borough of Camden and was used to inform the Local Flood Risk Management Strategy.
- 3.6.2 The SWMP further lays out the historical flooding and flood interactions between sources within the borough, also providing a risk assessment of surface water, ordinary watercourse, groundwater and sewer flooding among other influences, showing a summary of the risk the borough faces from those sources.

3.7 Camden Planning Guidance

- 3.7.1 The Water and Flooding Camden Planning Guidance⁸ (WFCPG) was published in March 2019. The WFCPG was produced to support the policies within the Camden Local Plan 2017 in relation to flooding and water.
- 3.7.2 The WFCPG further provides supplementary planning guidance that developments will have to consider. This document relates to Local Plan Policy CC3: Water and Flooding and emphasises the importance of water efficiency, flood risk management and sustainable drainage.

⁵ London Borough of Camden (April 2011); Preliminary Flood Risk Assessment; prepared by Halcrow Group Ltd on behalf of LBC

⁶ London Borough of Camden (2013); *Flood Risk Management Strategy*; prepared by LBC

⁷ London Borough of Camden (July 2011); Surface Water Management Plan; prepared by Halcrow Group Ltd on behalf of LBC

⁸ London Borough of Camden (March 2019); Water and Flooding Camden Planning Guidance; prepared by LBC

4 Assessment of Flood Risk

4.1 Desk-Based Information

- 4.1.1 The NPPF states that all potential sources of flood risk must be identified and appraised. Flooding can occur from a variety of sources individually, or in combination and can result from both natural and artificial processes.
- 4.1.2 **Table 4.1** provides an initial desk-based review of the level of flood risk from all sources, which are then assessed in further details where the risk is considered significant and merits further investigation.

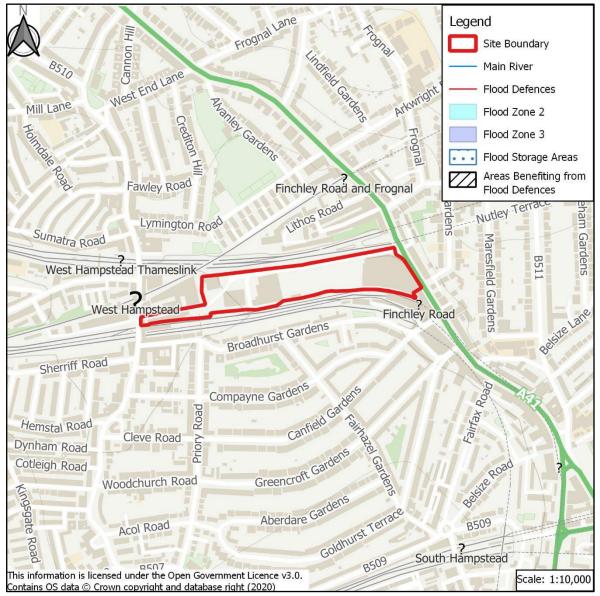
Sources of Flood		Degree of Risk	ζ.	Comments	
Risk	sk Significant Moderate Lo		Low		
Fluvial			Х	The site is located wholly within Flood Zone 1.	
Coastal & Tidal			Х	The site is far removed from the coast and impact of tidal flood levels.	
Groundwater			Х	Potential susceptibility to groundwater flooding across the borough.	
Surface Water		Х		Centre and west of site at moderate risk of surface water flooding, with small areas of high risk present.	
Sewers			Х	Limited network of public and private sewers on site linking to wider systems outside of site boundary.	
Canals			Х	No canals within the vicinity of the site	
Reservoirs & Waterbodies			Х	None present.	

Table 4.1 Desk-Based Assessment of Flood Risk

4.2 Fluvial Flood Risk

- 4.2.1 The Environment Agency has produced a resource known as the Flood Map for Planning, which identifies areas at risk of flooding from Main Rivers and the sea. An extract of this mapping is included for reference as **Figure 4.1**.
- 4.2.2 The site is shown to be located wholly within Flood Zone 1 (Low Probability) which is defined in the Planning Practice Guidance as land having a less than 1 in 1,000 annual probability of river or sea flooding.

Figure 4.1 Flood Map for Planning



- 4.2.3 The closest Flood Zone extent is found approximately 4.5km to the west of the site associated with the River Brent and tributaries.
- 4.2.4 Due to the intervening topography (vast areas of residential development), distance from the site and considering the site is in Flood Zone 1 (Low Probability) with no anticipated flood risk from any ordinary watercourse, the risk of fluvial flooding is considered to be low.

4.3 Coastal & Tidal

- 4.3.1 The site is in Flood Zone 1, which includes the consideration of flooding from the sea and tidal influences and is considered to be far removed from tidal influences on the River Thames.
- 4.3.2 Therefore, the risk of flooding from Coastal or Tidal related flood events is considered to be low.

4.4 Groundwater

4.4.1 Groundwater flooding occurs when the water table rises above ground elevations. It is most likely to happen in low lying areas underlain by permeable geology. This may be regional scale chalk or

sandstone aquifers, or localised deposits of sands and gravels underlain by less permeable strata such as that in a river valley.

- 4.4.2 Historic boreholes in the area were dry when drilled, but recorded water rising to approximately 8m bgl the day after. The bedrock formation of London Clay is designated as unproductive strata, which are deposits that have low permeability and negligible significance for water supply or base river flow.
- 4.4.3 Furthermore, the borehole records show the London Clay bedrock is covered with various strata of mottled clay, sandy clay and soft to firm clays. This suggests the superficial deposits are unlikely to yield significant amounts of groundwater and restrict movement of groundwater within its layers.
- 4.4.4 The site is not within a source protection zone (SPZ) with the nearest zone located approximately 480m southeast of the site. Water abstraction takes place approximately 700m to the south and is not for potable water. Potable water extraction for Thames Water Utilities is recorded approximately 1.5km away from the site.
- 4.4.5 London Borough of Camden's SFRA shows no incidents of groundwater flooding within the site boundary, but records flooding to ~8 houses to the south of the site boundary around Canfield Gardens.
- 4.4.6 Furthermore, the Increased Susceptibility to Elevated Groundwater (ISEG) mapping within the SFRA reports areas where groundwater may rise within 2m of the surface. The site does not lie within this area. The SFRA also indicated that the depth of groundwater would likely be no shallower than 3m bgl.
- 4.4.7 Therefore, due to the types of underlying geology, non-productive designations, and the data on groundwater levels provided in the SFRA, the risk of flooding from groundwater is considered to be low. However, mitigation measures could be adopted within the design of the scheme to address any residual risk that may remain from abnormally elevated groundwater levels.

4.5 Surface Water (Pluvial)

4.5.1 The risk of flooding from surface water has been mapped by the Environment Agency on a strategic scale to understand areas that may be susceptible to ponding and routing of surface water during periods of extreme rainfall. An extract of the latest mapping is included as reference as **Figure 4.2**.

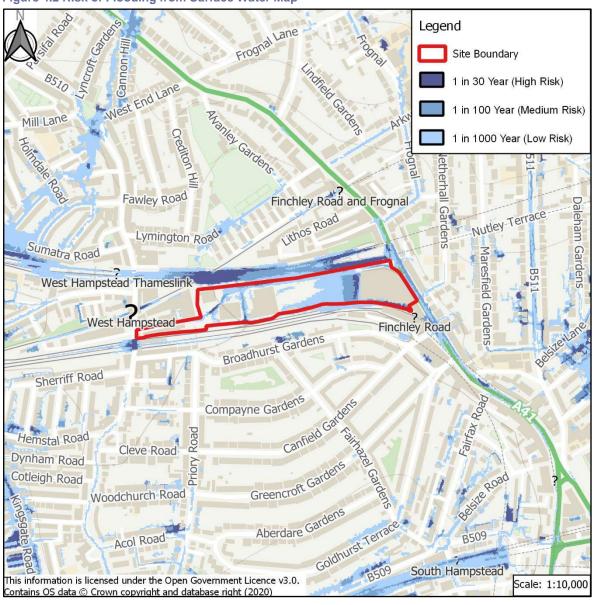


Figure 4.2 Risk of Flooding from Surface Water Map

- 4.5.2 The mapping indicates that generally the site is at a low risk of flooding from surface water, with small areas of moderate and high risk in the east and the west of the site. This is likely due to the current car park configuration where levels fall towards the O2 Centre and therefore any surface water shedding from the car park would be directed to this area. The topographical survey identifies a number of drainage features in this area including slot drains, gullies etc. that would seek to adequately manage the surface water generated by the car park.
- 4.5.3 The Thameslink railway line to the north is shown to experience large areas of high-risk ponding, but this is due to its incised nature compared to the surrounding ground levels and is unlikely to affect this site. Furthermore, the Camden SFRA confirms the site to lie within a Critical Drainage Area (Group3_010) and bordering the Goldhurst Local Flood Risk Zone. The CDA is a large area between Hamstead and Kilburn covering many residential areas where surface and sewer flooding have been previously noted. Designation within a Critical Drainage Area does not mean an area is at a higher risk of flooding than other areas, however, it may contribute towards flooding elsewhere.
- 4.5.4 Overall, the risk posed to the site is minimal and any risk is associated with surface water generated by the site area. It is not subject to significant flow routing through the site or from runoff generated by the wider area. Redevelopment of the site will afford the opportunity to manage runoff in a sustainable way and should be incorporated as part of a package of mitigation.

4.6 Sewers

- 4.6.1 A review of sewer records for the area, included as **Appendix 2**, shows a network of sewerage assets across the site and in proximity. Public storm relief sewers and combined water sewers underneath the existing buildings.
- 4.6.2 The Storm Water relief sewer is estimated to be approximately at 18m depth, running north to south with a diameter of approximately 2.6m. The combined water sewers are approximately 1.2m by 0.8m in diameter and run below the west of the site at approximately 3.5m to 5.5m bgl.
- 4.6.3 There are also private sewerage systems which serve the site's buildings and the car park. This involves a gravity fed system of manholes and gullies which discharges to the Thames Water public sewerage system. This system, however, only serves the site and will be abandoned as part of the new proposals and any diversions will be designed in such a way to manage flood risk as far as possible.
- 4.6.4 Private foul and surface water pumping stations are located within the service road to the south of existing O2 centre to serve the lower basement area and low levels of service road. These are pumped via rising mains back to the private foul and surface sewers within the main car park area.
- 4.6.5 A review of information contained in the Camden SFRA suggests the site partially falls within the 'NW6 3' post code area, which has reported a total of 8 instances of internal sewer flooding (known as DG5 registered properties) and 18 properties listed as experiencing exterior sewer flooding. However, the area comprises a number of residential streets and so is unlikely to reflect a significant risk of sewer flooding within the site, which comprises largely commercial and retail properties.
- 4.6.6 Therefore, the risk of flooding associated with sewers is considered to be low.

4.7 Canals

- 4.7.1 The nearest canal to the site is Regent's Canal approximately 1.8km to the south.
- 4.7.2 Due to the distance of the canal from the site and the intervening topography, the risk of flooding from canals if considered to be low.

4.8 Reservoirs

- 4.8.1 The Environment Agency has produced strategic-scale mapping showing the potential risk of flooding from failure of large waterbodies and reservoirs, if the relevant impounding structure were to fail.
- 4.8.2 The mapping confirms the site is far removed from the extent of any potential flooding from such structures. Flooding from Hampstead Ponds is shown to flow eastwards from Hampstead towards Gospel Oak and away from the proposed development site.
- 4.8.3 In conclusion, the site is considered at low risk of flooding from reservoirs and other large waterbodies.

4.9 Impact of the Proposed Development

- 4.9.1 The site is not within defined floodplain of any nearby watercourses and as such is unlikely to detrimentally affect floodplain volumes or conveyance routes.
- 4.9.2 The site is already previously developed and includes drainage infrastructure to manage surface water and therefore proposals are unlikely to increase the volume of water generated by the site. Nevertheless, in accordance with the NPPF, Local Plan policies and overarching aims of the London Plan new developments should seek to reduce the peak rate of runoff as far as practical to contribute to a reduction in flood risk through sustainable management of surface water.

5 Flood Risk Mitigation

5.1 Sequential Arrangement

5.1.1 The site is considered sequentially preferable due to its location within Flood Zone 1 and therefore passes the requirements of the Sequential Test.

5.2 Development Levels

- 5.2.1 There are no specific requirements for finished flood levels to address the low risk of fluvial flooding. However, it is recommended that appropriate design of external levels and their relation to building thresholds considers the potential residual risk groundwater flooding and potential overland flows from surface water runoff.
- 5.2.2 In particular, finished floor levels should be designed so there is a nominal threshold above surrounding ground levels, in accordance with the relevant building regulations and generally external levels should be designed so that any surface flows shed away from buildings and towards landscaping and positively drained areas.

5.3 Surface Water Drainage Strategy

- 5.3.1 Due to the nature of the development and changes to impermeable surfaces and land use, a surface water drainage strategy has been prepared for the submitted scheme.
- 5.3.2 In summary, the strategy is based on discharging surface water runoff from the site at a controlled rate, and provision of attenuation features to manage and store the additional runoff from the proposed development. Recommendations have been made for other SuDS measures that could be incorporated throughout the development to provide improvements to water quality and meet with local requirements as laid out within the Camden Local Plan 2017 and the supplementary guidance on water efficiency and flood risk management laid out in the Water and Flooding Camden Planning Guidance document.
- 5.3.3 Subject to an appropriate strategy for restricting runoff to a low rate coupled with sustainable management of surface water being approved, the proposed development is unlikely to increase flood risk elsewhere and will likely contribute to a reduction in flood risk.

6 Conclusions & Recommendations

- 6.1.1 This Flood Risk Assessment has been written in support of an application made in part detail and part outline ('the Application') for the demolition and redevelopment ('the Proposed Development') of the O2 Centre Finchley Road site. The site is sequentially preferable due to its location wholly within Flood Zone 1 and therefore is considered a suitable development in flood risk terms for the proposed use.
- 6.1.2 The summarise the findings of the FRA
 - The site is shown to be in Flood Zone 1 and so considered at low risk of flooding from fluvial and tidal sources
 - The area has a low susceptibility to groundwater emergence and the risk of flooding remains relatively low.
 - The risk of flooding from surface water mapping shows areas of moderate to high risk across the site, resulting from runoff generated by the site only. Sustainable management of surface water as part of the development proposals would seek to manage and mitigate this risk.
- 6.1.3 Recommendations are made in respect of appropriate consideration of finished floor levels and external levels design to manage any residual risk of overland flows by conveying water away from buildings and towards positively drained areas.
- 6.1.4 A surface water drainage strategy based on sustainable drainage principles has been developed that seeks to restrict runoff from the development to a rate less than the current rate to contribute to a reduction in flood risk in line with the NPPF and Local Plan policies.
- 6.1.5 In accordance with the requirements of the National Planning Policy Framework (NPPF), this FRA has demonstrated the development could proceed without being subject to significance flood risk and complies within relevant Local Plan policies.
- 6.1.6 Furthermore, the development will not result in increased flood risk to third parties if there is suitable management of surface water runoff.

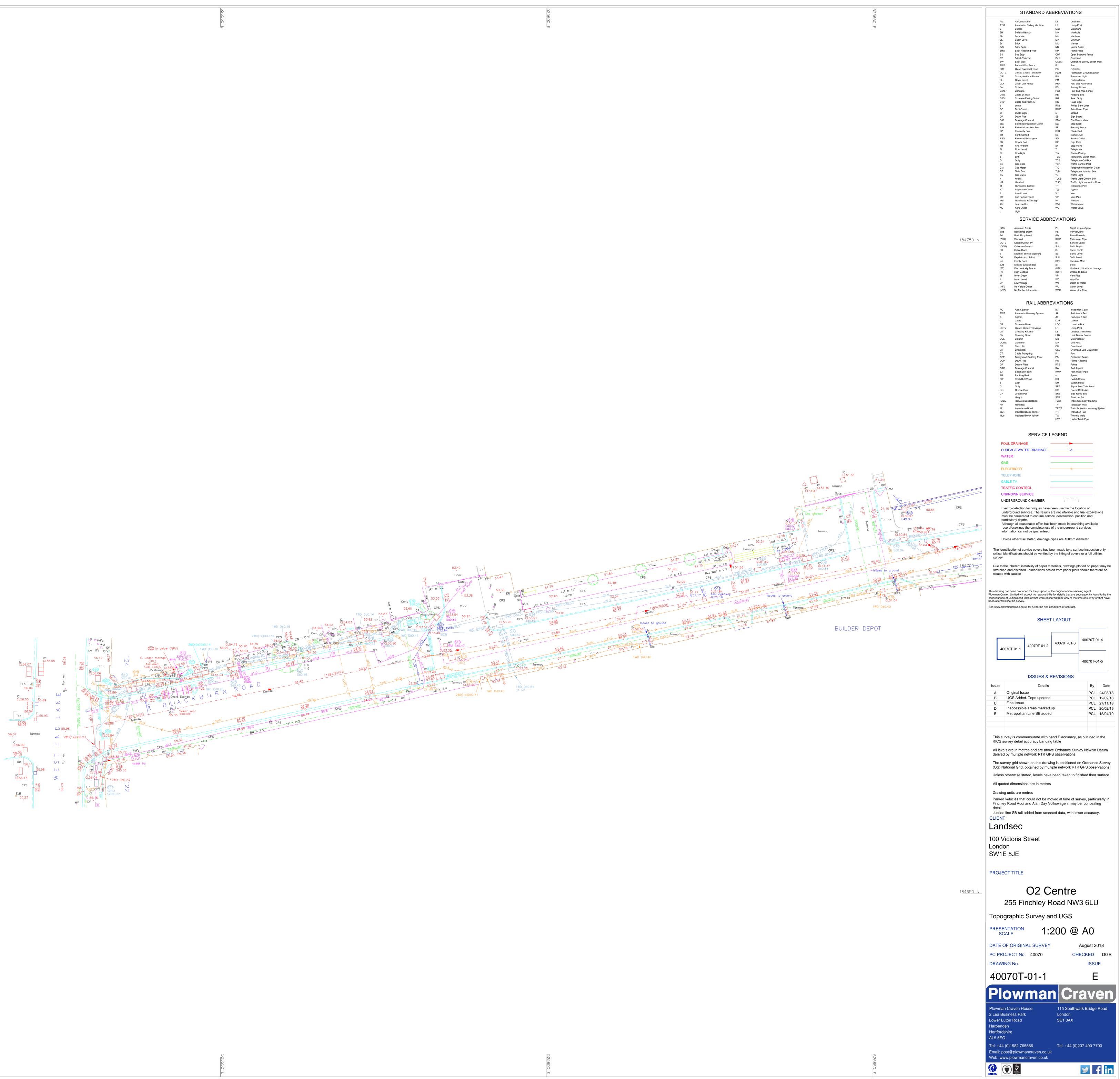
Appendix 1 Topographical Survey

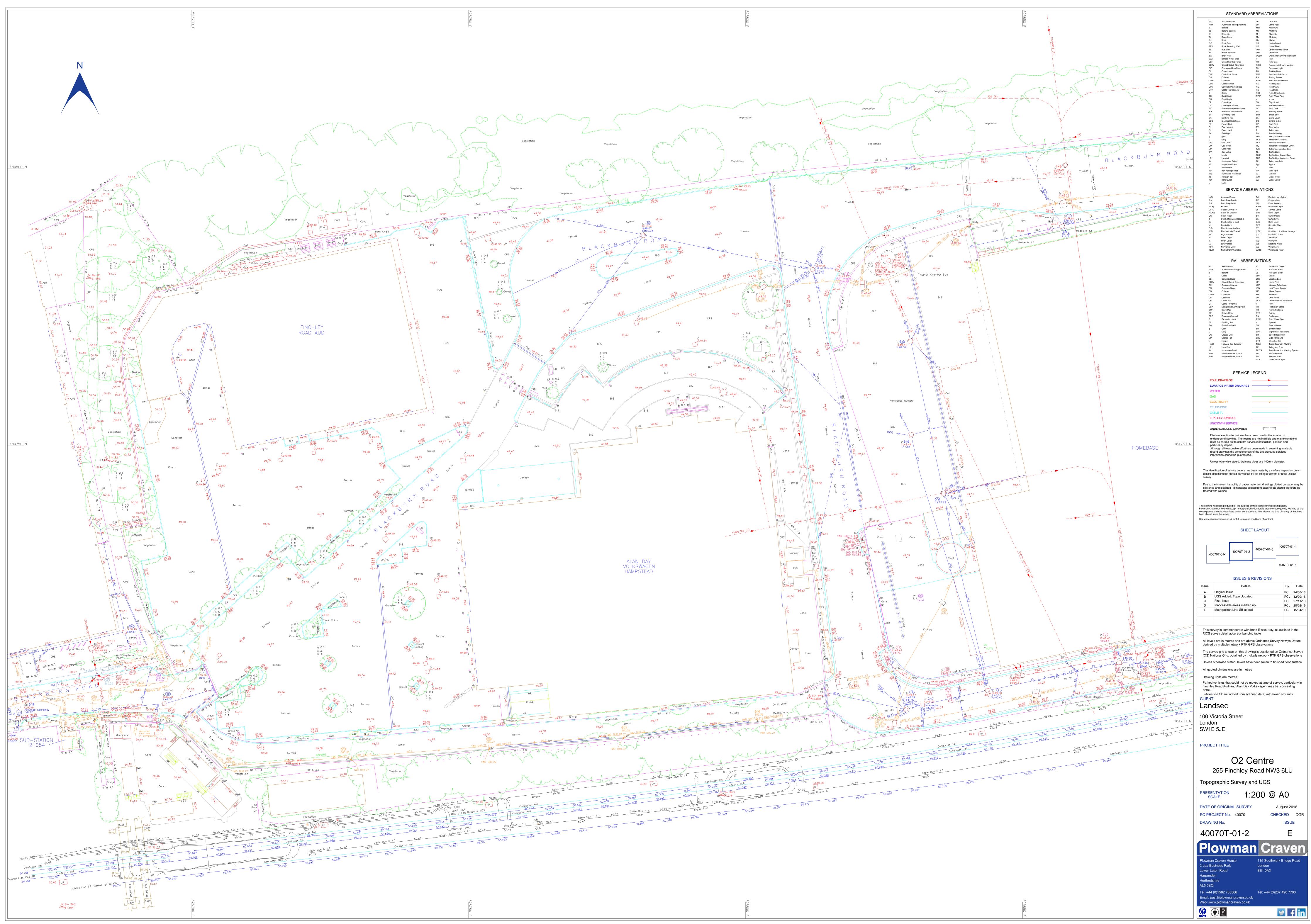


<u>184750</u>N

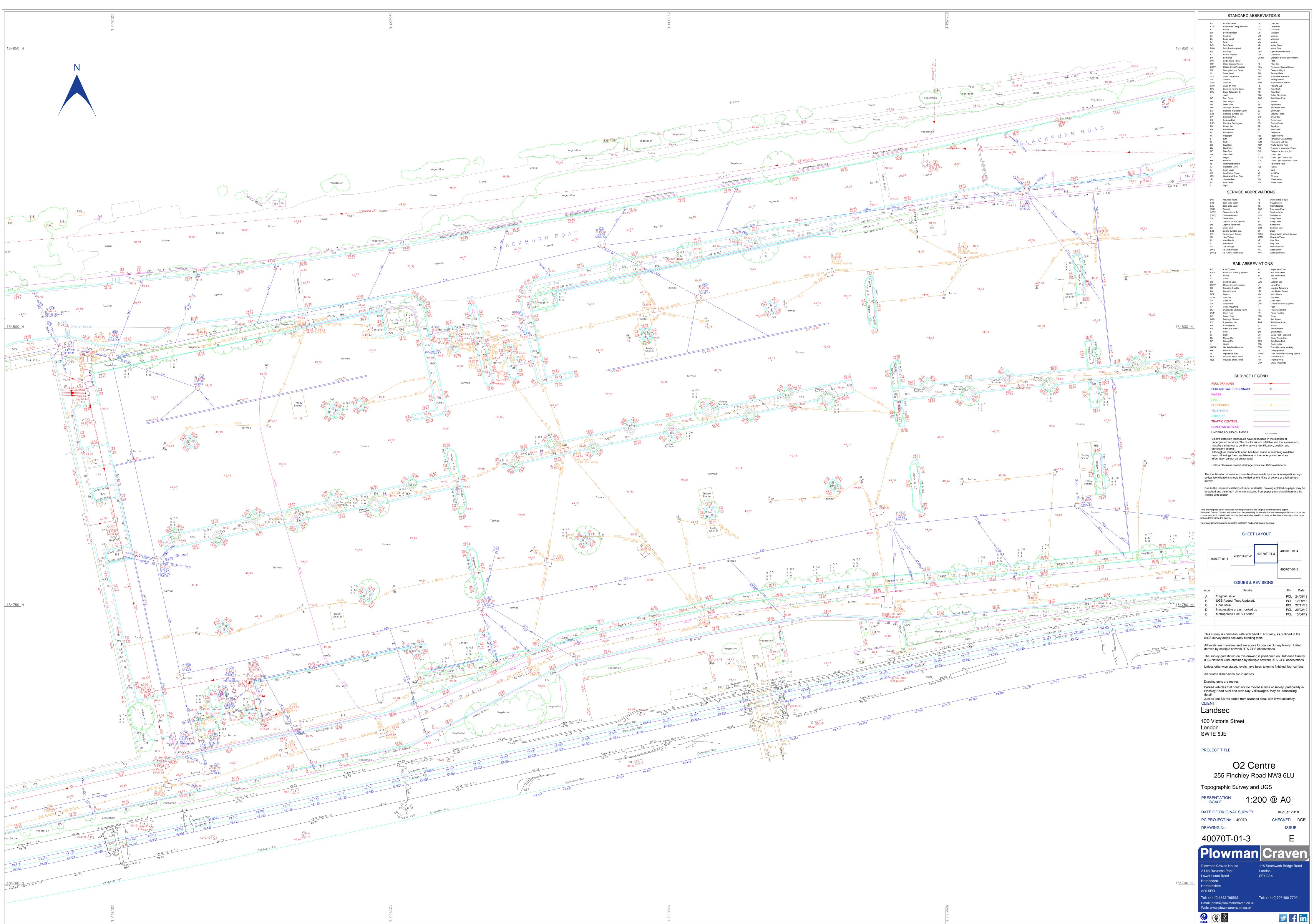
<u>184700</u>N

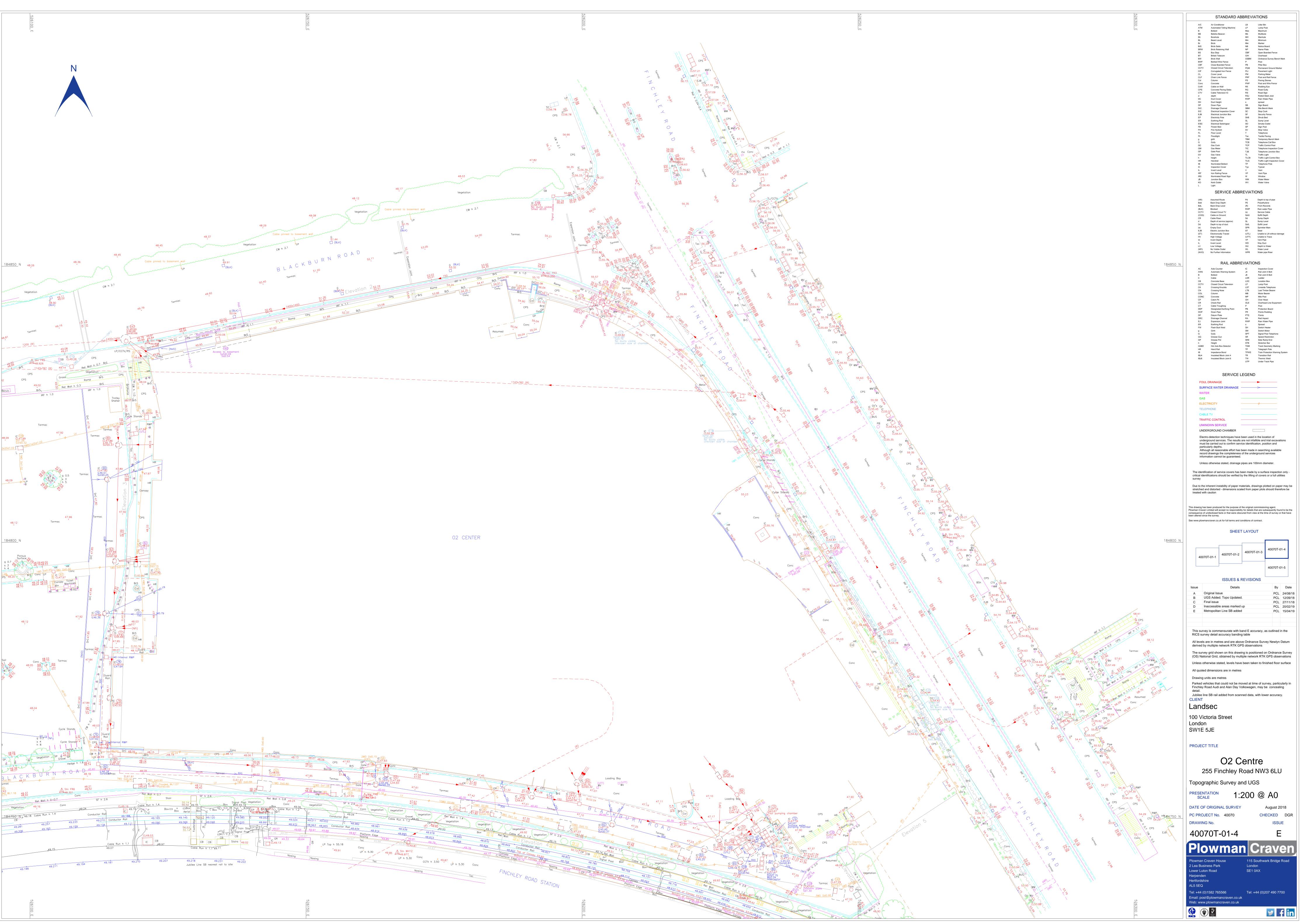
<u>184650</u> N











N

<u>184700</u>N

<u>184650</u> N

<u>184600</u>N

49.550 49.550

		ATM	Automated Telling Machine	LP Lar	mp Post		
		ВВ	Belisha Beacon	Mb Mu	ltibole		
		BL Br	Beam Level Brick	Min Mir Mkr Ma	nimum rker		
		BRW	Brick Retaining Wall	NP Na	me Plate	nce	
		BT BW	British Telecom Brick Wall	O/H Ove OSBM Ore	erhead dnance Survey I		
		BWF CBF	Barbed Wire Fence Close Boarded Fence	P Pos PB Pills	st ar Box		
		CIF	Corrugated Iron Fence	PLt Pav	vement Light	u warker	
		CLF Col	Chain Link Fence Column	PRF Pos PS Pav	st and Rail Fend ving Stones		
		CoW	Cable on Wall	RE Ro	dding Eye	ice	
		CPS CTV	Cable Television IC	RG Roa RS Roa	ad Gully ad Sign		
		DC	Duct Cover	RWP Rai	in Water Pipe		
		DP	Down Pipe	SB Sig	n Board		
		EJB	Electrical Junction Box	SF Sec	curity Fence		
		ER	Earthing Rod	SL Sur	mp Level		
		FB	Flower Bed	SP Sig	n Post		
		FL	Floor Level	T Tel	ephone		
		g	girth	TBM Ter	mporary Bench		
		GM	Gas Meter	TIC Tel	ephone Inspect	tion Cover	
		GV	Gas Valve	TL Tra	ffic Light		
		HR	Handrail	TLIC Tra	ffic Light Inspec		
		IL	Invert Level	V Ver	nt		
		IRS	Illuminated Road Sign	W Wir	ndow		
	184700 N	ко	Kerb Outlet				
	1 <u>84700 N</u>		SERVICE ABB	REVIATION	S		
		(AR)	Assumed Route	Pd Dep	oth to top of pipe	e	
		BdL	Back Drop Level	(R) From	m Records		
		CCTV	Closed Circuit TV	(s) Ser	vice Cable		
		CR	Cable Riser	Sd Sun	np Depth		
		Dd	Depth to top of duct	SofL Soft	fit Level		
		EJB	Electric Junction Box	ST Stee	el	out damage	
		HV	High Voltage	(UTT) Una	able to Trace	ut uamage	
		IL LV	Invert Level Low Voltage	WD Way Wd Dep	y Duct oth to Water		
<form></form>		(NFI)	No Visible Outlet	WL Wat	ter Level		
<form></form>				-\ /! ^			
					Dection C		
<form> Image: Section of the section of t</form>		AWS	Automatic Warning System	J4 Rai	il Joint 4 Bolt		
		С	Cable	LDR Lac	dder		
<form></form>		CCTV	Closed Circuit Television	LP Lar	np Post	e	
		CN	Crossing Nose	LTB Las	st Timber Beare		
<form></form>		CONC	Concrete	MP Mile	e Post		
		CR	Check Rail	OLE Ove P Pos	erhead Line Equ st	uipment	
		DEP DOP	Designated Earthing Point Down Pipe	PB Pro PR Poi	nts Rodding		
<form></form>		DP DRC	Datum Plate	PTS Poi RA Re	ints d Aspect		
<form></form>		EJ ER	Expansion Joint Earthing Rod	RWP Rai s Spr	in Water Pipe read		
<form></form>		FW g	Flash Butt Weld Girth	SH Sw SM Sw	itch Heater itch Motor		
<form></form>		G GG	Gully Grease Gun	SPT Sig SR Spe	nal Post Teleph eed Restriction	none	
<form></form>		GP h	Grease Pot Height	SRE Sid STB Stre	e Ramp End etcher Bar		
<form></form>		HABD HR	Hot Axle Box Detector Hand Rail	TGM Tra TP Tel	ick Geometry M egraph Pole		
<form></form>		IB IBJ4	Insulated Block Joint 4	TPWS Tra TR Tra	in Protection W	arning System	
<form></form>		IBJ6	Insulated Block Joint 6				
<form></form>							
<form></form>			SERVICE L	EGEND			
<form><form><form> Image: Section of the section o</form></form></form>				>		_	
<form><form></form></form>				>		_	
<form><form><form>ACCOMPANIE AND ADDATES A</form></form></form>							
<form></form>							
<form></form>							
<text><text><text><text><text><text></text></text></text></text></text></text>						_	
<text><text><text><text><text><text></text></text></text></text></text></text>						_	
<text><text><text><text><text><text></text></text></text></text></text></text>				[]		
<text><text><text><text><text><text></text></text></text></text></text></text>				been used in the	location of		
<text><text><text><text><text><text></text></text></text></text></text></text>		under must	ground services. The results be carried out to confirm serv	are not infallible	and trial ex	cavations	
<text><text><text><text><text></text></text></text></text></text>		partic Altho	ularly depths. ugh all reasonable effort has	been made in se	arching ava	ailable	
<text><text><text><text><text><text><text></text></text></text></text></text></text></text>		record	d drawings the completeness	of the undergrou			
<text><text><text><text><text></text></text></text></text></text>	1 <u>84650 N</u>		-		n diameter.		
<text><text><text><text><text></text></text></text></text></text>			-				
<text><text><text><text></text></text></text></text>		critical iden					-
<text></text>						Ill utilities	
<text><text><text></text></text></text>							
Present dance de george or propriet five de la finar de a de george of propriet de la finar de la fina		Due to the i stretched a	nd distorted - dimensions sca			n paper may	
Present dance de george or propriet five de la finar de a de george of propriet de la finar de la fina		Due to the i stretched a	nd distorted - dimensions sca			n paper may	
Insure the expension of the time set conducts of control. Image: the expension of the time set conducts of control. Image: the expension of the time set conducts of control. Image: the expension of the time set conducts of control. Image: the expension of the time set conducts of control. Image: the expension of the time set conducts of control. Image: the expension of the time set conducts of control. Image: the expension of the time set conducts of control. Image: the expension of the time set conducts of control. Image: the expension of the time set conducts of control. Image: the expension of the time set conducts of control. Image: the expension of the time set conducts of control. Image: the expension of the time set conducts of controls of the expension of the time set control. Image: the expension of the time set conducts of the expension of the time set controls of the expension of the time set controls. Image: the expension of the time set controls. Image: the expension of the time set conducts of the expension of the time set controls. Image: the expension of the time set controls. Image: the expension of the time set controls. Image: the expension of the dimension of the time set controls. Image: the expension of the dimension of the time set controls. Image: the dist of the conduct ton the expension o		Due to the i stretched a treated with	nd distorted - dimensions sca a caution	led from paper p	lots should	n paper may therefore be	
Image: Second Secon		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obs:	led from paper p the original commis ty for details that are	lots should ssioning agen e subsequent	n paper may therefore be t. dy found to be	e e the
Image: Second Secon		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey.	led from paper p the original commis ty for details that are cured from view at th	lots should ssioning agen e subsequent he time of sur	n paper may therefore be t. dy found to be	e e the
MOTOT-01-1 MOTOT-01-2 MOTOT-01-3 Image: Section of the sectin of the section of the sectin of the section		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey.	led from paper p the original commis ty for details that are cured from view at th	lots should ssioning agen e subsequent he time of sur	n paper may therefore be t. dy found to be	e e the
40070T-01-1 40070T-01-2 40070T-01-3 Intervention Intervention Intervention Intervention Intervention Intervention Intervention <		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c	led from paper p the original commit ty for details that are sured from view at th onditions of contrac	lots should ssioning agen e subsequent he time of sur	n paper may therefore be t. dy found to be	e e the
40070T-01-1 40070T-01-2 40070T-01-3 Intervention Intervention Intervention Intervention Intervention Intervention Intervention <		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c	led from paper p the original commit ty for details that are sured from view at th onditions of contrac	lots should ssioning agen e subsequent he time of sur	n paper may therefore be t. dy found to be	e e the
<text></text>		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c	led from paper p the original commit ty for details that are sured from view at th onditions of contrac	lots should ssioning agen e subsequent he time of sur t.	n paper may therefore be it. Ily found to be rvey or that he	e e the
Status Details Dr. Data D		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili indisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c SHEE	led from paper p the original commis ty for details that are cured from view at th onditions of contrac I LAYOUT	lots should ssioning agen e subsequent he time of sur st. 4007	n paper may therefore be it. Ily found to be rvey or that he	e e the
Image: State in the state		Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered sinc See www.plowma	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c SHEE 40070T-01-2	led from paper p the original commis ty for details that are cured from view at th onditions of contrac I LAYOUT	lots should ssioning agen e subsequent he time of sur st. 4007	n paper may therefore be it. Ily found to be rvey or that he	e e the
Image: State in the state		Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered sinc See www.plowma	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c SHEE 40070T-01-2	led from paper p the original commis ty for details that are cured from view at th onditions of contrac I LAYOUT	lots should ssioning agen e subsequent he time of sur st. 3	therefore be therefore be by found to be rivey or that ha	e e the
A Original Issue PCL 24/08/16 B USB Added. Topu Updated. PCL 24/08/16 D Inaccessible areas marked up PCL 20/02/19 E Mecropolitan Line SB added PCL 20/02/19 E Mecropolitan Line SB added PCL 20/02/19 E Mecropolitan Line SB added PCL 20/02/19 All evels are in metres and are above Ordinance Survey Newlyn Datum Address attent in the New State State Survey (05) National Grid, obtained by multiple network RTK GPS observations Ureses otherwises stated, levels have been taken to finished floor surface Survey (05) National Grid, obtained by multiple network RTK GPS observations Ureses otherwises are in metres Parket weblieds that could not be moved at time of survey, particularly in Finisher Road Addia and Alan Day Volkswagen, may be concealing details Ureses therwise stated, levels have been taken to finished floor surface Survey (05) National Addian Day Volkswagen, may be concealing details Ureses therwise stated, levels area Parket weblieds that could not be moved at time of survey, particularly in Finisher Kond addian Alan Day Volkswagen, may be concealing details London SW1E 5.JE Project ntrue Descent true E Project ntrue London SSUF Addian Survey (00/02)		Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered sinc See www.plowma	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c SHEE 40070T-01-2	led from paper p the original commis ty for details that are cured from view at th onditions of contrac I LAYOUT	lots should ssioning agen e subsequent he time of sur st. 3	therefore be therefore be by found to be rivey or that ha	e e the
B USS Addid. Topu Updated. PCL 200769 C Final Sizes PCL 200799 E Metropolitan Line SB added PCL 1504199 This survey is commensurate with band E accuracy, as cullined in the RES Survey details curares banding table. All evels are in metres and are above Ordnance Survey Newlyn Datum detword ST MUTS GPS Observations. The survey is commensurate with band E accuracy, as cullined in the RES Survey detail and sea to the survey is positioned on Ordnance Survey (S) National Grid, obtained by multiple network RTK GPS observations. Unless otherwise stated, levels have been taken to finished floor surface Survey (GS) National Grid, obtained by multiple network RTK GPS observations. Unless otherwise stated, flevels have been taken to finished floor surface Survey (GS) National Grid, obtained to moved at time of survey, particularly in factor Audi and All DU Volkewagen, may be concealing: detail. Unless otherwise stated, flevels have been taken to finished floor surface Survey (CLENT LandSec 100 Victoria Street London SW1E 5JE DO Victoria Street London SCSE Finchley Road NW3 6LU Topographic Survey and UGS PRESENTATION Lie CONCENT Naccole C no Gridinal SURVEY August 2018 CHECKED PROJECT TITLE CHECKED DRAWING No. ISSUE MUNING No. ISSUE CHE		Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered sinc See www.plowma	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili andisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c SHEET 0T-01-1	led from paper p the original commis ty for details that are cured from view at th onditions of contract F LAYOUT 40070T-01-	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007	therefore be therefore be by found to be rivey or that ha	e e the
C Frail issue PCL 2011/1/6 D Incocessible areas marked up PCL 201/1/6 E Metropolitan Line SB added PCL 150/1/9 This survey is commensurate with band E accuracy, is coutined in the RICS survey detail accuracy banding table All eveds are in martes and are above Ortnance Survey Newlyn Datum detwork RTK GPS observations The survey grid shown on this drawing is positioned on Ortnance Survey (SN National Grid, obtained by multiple network RTK GPS observations Unless otherwise stated, levels have been taken to finished floor surface All quoted dimensions are in metres Drawing units are metres Drawing units are metres Drawing units are metres Drawing units are metres Drawing units are metres Drawing units are metres Drawing units are metres Drawing units are metres Drawing Units are metres Drawing units are metres Drawing units are metres Drawing Units are metres Drawing Units are metres Drawing Units are metres Drawing Units are metres Drawing Units are metres Drawing Units are metres Drawing Units are metres Drawing Units are metres Drawing Units are metres Drawing Units are metres Drawing Units are metres Drawing Units are metres Drawing Cortical Street </th <th></th> <th>Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc See www.plowma</th> <th>INDER CONTRACTOR OF A CONTRACT</th> <th>led from paper p the original commis ty for details that are cured from view at th onditions of contract F LAYOUT 40070T-01-</th> <th>lots should ssioning agen e subsequent he time of sur st. 3 4007</th> <th>o paper may therefore be it. ly found to be rvey or that ha '0T-01-4</th> <th>e the ave</th>		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc See www.plowma	INDER CONTRACTOR OF A CONTRACT	led from paper p the original commis ty for details that are cured from view at th onditions of contract F LAYOUT 40070T-01-	lots should ssioning agen e subsequent he time of sur st. 3 4007	o paper may therefore be it. ly found to be rvey or that ha '0T-01-4	e the ave
Image: Standard S		Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered sinc See www.plowma 40070	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed the survey. ancraven.co.uk for full terms and construction SHEET DT-01-1 UT-01-1 USSUES & I Details riginal Issue	led from paper p the original commis ty for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007	a paper may therefore be dy found to be rvey or that has 20T-01-4 20T-01-5 By Da PCL 24/0	e the ave
<text><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></text>		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc See www.plowma 40070 Issue A O B U C Fi	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed the survey. ancraven.co.uk for full terms and construction SHEET 0T-01-1 0T-01-1 1SSUES & I Details riginal Issue GS Added. Topo Updateco nal issue	led from paper p the original commis ty for details that are cured from view at th onditions of contract T LAYOUT 40070T-01-: REVISIONS	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 F F	a paper may therefore be dy found to be rvey or that has 20T-01-4 20T-01-5 By Da PCL 24/0 PCL 12/0	e the ave
RCS survey detail accuracy banding table All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations: Unless otherwise stated, levels have been taken to finished floor surface All quoted dimensions are in metres Drawing units are metres Drawing Drawing Drawing Units Drawing Drawing D		Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered sinc See www.plowman 40070 Issue A O B U C Fi D In	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c SHEET 0T-01-1 0T-01-1 USSUES & I Details riginal Issue GS Added. Topo Updatec nal issue accessible areas marked	led from paper p the original commis ty for details that are cured from view at th onditions of contract T LAYOUT 40070T-01-1 REVISIONS	lots should ssioning agen e subsequent he time of sur d. 4007 4007 F F F F F	a paper may therefore by it. dy found to be rvey or that have 20T-01-4 20T-01-5 By Da PCL 24/0 PCL 24/0 PCL 22/1 PCL 20/0	e the ave
RICS survey detail accuracy banding table All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiples network RTK CPS observations. Unless otherwise stated, levels have been taken to finished floor surface All quoted dimensions are in metres Drawing units are metres Drawing Drawing Units Presentration Drawing Survey and UGS Presentration Drawing No. Drawing No. Dra		Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered sinc See www.plowman 40070 Issue A O B U C Fi D In	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c SHEET 0T-01-1 0T-01-1 USSUES & I Details riginal Issue GS Added. Topo Updatec nal issue accessible areas marked	led from paper p the original commis ty for details that are cured from view at th onditions of contract T LAYOUT 40070T-01-1 REVISIONS	lots should ssioning agen e subsequent he time of sur d. 4007 4007 F F F F F	a paper may therefore by it. dy found to be rvey or that have 20T-01-4 20T-01-5 By Da PCL 24/0 PCL 24/0 PCL 22/1 PCL 20/0	e the ave
RICS survey detail accuracy banding table All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiples network RTK CBPS observations: Unless otherwise stated, levels have been taken to finished floor surface All quoted dimensions are in metres Drawing units are metres Drawing No. Drawing No. D		Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered sinc See www.plowman 40070 Issue A O B U C Fi D In	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c SHEET 0T-01-1 0T-01-1 USSUES & I Details riginal Issue GS Added. Topo Updatec nal issue accessible areas marked	led from paper p the original commis ty for details that are cured from view at th onditions of contract T LAYOUT 40070T-01-1 REVISIONS	lots should ssioning agen e subsequent he time of sur d. 4007 4007 F F F F F F	a paper may therefore by it. dy found to be rvey or that have 20T-01-4 20T-01-5 By Da PCL 24/0 PCL 24/0 PCL 22/1 PCL 20/0	e the ave
derived by multiple network RTK GPS observations The survey grid shown on this drawing is positioned on Ordnance Survey (S) National Grid, obtained by multiple network RTK GPS observations Unless otherwise stated, levels have been taken to finished floor surface All quoted dimensions are in metres Drawing units are metres Parked vehicles that could not be moved at time of survey, particularly in Finchely Road Audi and Alan Dey Volkswagen, may be concealing detail. Date line BS rail added from scanned data, with lower accuracy. CLIENT LandSec 100 Victoria Street London SW1E 5JE 106 Victoria Street London SW1E 5JE 106 Victoria Street London SW1E 5JE 107 Victoria Street London SW1E 5JE 108 CEC TITLE NEADECT TITLE NEADECT TITLE NEADECT TITLE NEADECT TITLE NEADECT TITLE NEADECT TO Date OF ORIGINAL SURVEY August 2018 PC PROJECT No. 40070 CHECKED DGR DRAWING No. ISSUE 400070T-01-5 E NEADECT TO NEADECT TO NEADECT TO NEADECT TO NEADECT TO NEADECT TO NEADECT TO NEADECT TO NEADECT NO. 40070 NEADECT DATE OF ORIGINAL SURVEY NEADECT DATE OF ORIGINAL SURVEY NEADECT NO. 40070 NEADECT DATE OF ORIGINAL SURVEY NEADECT NO. 40070 NEADECT DATE OF ORIGINAL SURVEY NEADECT NO. 40070 NEADECT DATE OF ORIGINAL SURVEY NEADECT NO. 1550 NEADECT NEADECT NO. 40070 NEADECT DATE OF ORIGINAL SURVEY NEADECT NO. 40070 NEADECT DATE OF ORIGINAL SURVEY NEADECT NO. 1550 NEADECT NEADECT NO. 1550 NEADECT NEADECT NO. 1550 NEADECT NEADECT NO. 1550 NEADECT NEADECT NO. 1550 NEADECT NEADEC		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc See www.plowma 40070 Issue A O B U C Fi D In E M	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed the survey. ancraven.co.uk for full terms and construction SHEET 0T-01-1 0T-01-1 0T-01-1 1SSUES & 1 Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addeconstruction y is commensurate with b	led from paper p the original commis ty for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-: REVISIONS	lots should ssioning agen e subsequent he time of sur t. 3 4007 4007 F F F F F F F	a paper may therefore be dy found to be rvey or that have 20T-01-4 20T-01-5 By Da PCL 24/0 PCL 24/0 PCL 22/1 PCL 20/0 PCL 15/0	e e the ave 08/18 99/18 1/18 02/19 04/19
<text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text>		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc See www.plowma 40070 Issue A O B U C Fi D In E M C Fi D In E M	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed the survey. ancraven.co.uk for full terms and construction SHEET 0T-01-1 0T-01-1 0T-01-1 USSUES & 1 Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addeconstruction y is commensurate with b ey detail accuracy bandin	the original commis ty for details that arr cured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS I. up	lots should ssioning agen e subsequent he time of sur t. 3 4007 4007 F F F F F F F F F F F F F F F F	therefore be therefore be th	e the ave
(US) National Grid, obtained by multiple network RTK GPS observations Unless otherwise stated, levels have been taken to finished floor surface All quoted dimensions are in metres Drawing units are metres Parked vehicles that and Alan Day Volkswagen, may be conceasing reated. Jubilee line SB rail added from scanned data, with lower accuracy. CLIENT LandSec 100 Victoria Street London SW1E 5JE 184500 M PROJECT TITLE NEODECT TITLE NEODECT TITLE 124500 M PROJECT TITLE 124500 M PROJECT TITLE 124500 M PROJECT TITLE 124500 M PROJECT NO. 40070 CHECKED DGM DATE OF ORIGINAL SURVEY August 2018 PC PROJECT NO. 1550 CHECKED DGM DATE OF ORIGINAL SURVEY August 2018 PC PROJECT NO. 1550 CHECKED DGM DATE OF ORIGINAL SURVEY AUGUST 2018 DATE OF ORIGINAL SURVEY AUGUST 2018 DATE OF ORIGINAL SURVEY AUGUST 2018 DATE OF ORIGINAL SURVEY DATE OF O		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc See www.plowma 40070 Issue A O B U C Fi D In E M This surve RICS surv All levels a	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed the survey. ancraven.co.uk for full terms and construction SHEET 0T-01-1 0T-01-1 0T-01-1 USSUES & 1 Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addeconstruction y is commensurate with b ey detail accuracy bandin are in metres and are abor	the original commis ty for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 40070T-01-1 REVISIONS I. up d and E accuract g table ve Ordnance S	lots should ssioning agen e subsequent he time of sur st. 4007 4007 F F F F F F F F F F F F F F F F F F	therefore be therefore be th	e the ave
Al quoted dimensions are in metres Drawing units are metres Parked vehicles that could no be moved at time of survey, particularly in Finchey Road Audi and Alan Day Vokswagen, may be concealing detail. Jubite Inte BS rail added from scanned data, with lower accuracy. LandSec 100 Victoria Street London SW1E 5JE 18400 N PROJECT TITLE CO2 Centre 255 Fincheley Road NW3 6LU Topographic Survey and UGS PRESENTATION SCALE PC PROJECT No. 40070 DATE OF ORIGINAL SURVEY August 2018 PC PROJECT No. 40070 CHECKED DRAWING No. ISSUE 400070T-01-5 E DIOVIDIAL SURVEY August 2018 PC PROJECT No. 40070 CHECKED DRAWING NO. ISSUE 400070T-01-5 E DIOVIDIAL SURVEY August 2018 PC PROJECT NO. 40070 CHECKED DRAWING NO. ISSUE 400070T-01-5 E DIOVIDIAL SURVEY August 2018 CHECKED CO2 CO2 CO2 CO2 CO2 CO2 CO2 CO2		Due to the i stretched a treated with This drawing has Plowman Craven consequence of to been altered sinc See www.plowman A0070 Issue A 0 B U C Fi D In E M This surve RICS surv All levels a derived by	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c SHEET 0T-01-1 0T-01-1 0T-01-1 1SSUES & 1 Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added etropolitan Line SB added y is commensurate with b ey detail accuracy bandin are in metres and are abo' multiple network RTK GF	the original commis ty for details that are sured from view at the onditions of contract F LAYOUT 40070T-01-1 REVISIONS I. up d and E accuract g table ve Ordnance S PS observation:	lots should ssioning agen e subsequent he time of sur t. 3 4007 4007 F F F F F F F F F F F F F F F S urvey Nev S	a paper may therefore by dy found to be vey or that have '0T-01-4 '0T-01-5 By Da PCL 24/0 PCL 24/0 PCL 27/1 PCL 20/0 PCL 27/1 PCL 20/0 PCL 15/0 Ined in the wlyn Datum	e e the ave
Al quoted dimensions are in metres Drawing units are metres Parked vehicles that could no be moved at time of survey, particularly in Finchey Road Audi and Alan Day Vokswagen, may be concealing detail. Jubite Inte BS rail added from scanned data, with lower accuracy. LandSec 100 Victoria Street London SW1E 5JE 18400 N PROJECT TITLE CO2 Centre 255 Fincheley Road NW3 6LU Topographic Survey and UGS PRESENTATION SCALE PC PROJECT No. 40070 DATE OF ORIGINAL SURVEY August 2018 PC PROJECT No. 40070 CHECKED DRAWING No. ISSUE 400070T-01-5 E DIOVIDIAL SURVEY August 2018 PC PROJECT No. 40070 CHECKED DRAWING NO. ISSUE 400070T-01-5 E DIOVIDIAL SURVEY August 2018 PC PROJECT NO. 40070 CHECKED DRAWING NO. ISSUE 400070T-01-5 E DIOVIDIAL SURVEY August 2018 CHECKED CO2 CO2 CO2 CO2 CO2 CO2 CO2 CO2		Due to the istretched a treated with This drawing has Plowman Craven consequence of the been altered since See www.plowman Craven consequence of a been altered since See www.plowman Craven consequence of the been altered since See www.plowman consequence of the been altered since See www.plowman Craven consequence of the been altered since See www.plowman consequence since See with the been altered since See with the been altered	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c SHEET 0T-01-1 0T-01-1 0T-01-1 1SSUES & 1 Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added etropolitan Line SB added y is commensurate with b ey detail accuracy bandin are in metres and are abor multiple network RTK GF y grid shown on this draw	the original commis ty for details that are sured from view at the onditions of contract F LAYOUT 40070T-01-1 REVISIONS I. up the and E accurace g table ve Ordnance S 'S observatione	lots should ssioning agen e subsequent he time of sur t. 3 4007 4007 F F F F F F F F F F F F F S urvey Nev s survey Nev	a paper may therefore by dy found to be vey or that ha '0T-01-4 '0T-01-5 By Da PCL 24/0 PCL 21/0 PCL 27/1 PCL 20/0 PCL 12/0 PCL 12/0 PCL 12/0 PCL 15/0 ined in the wlyn Datum	e the ave 08/18 09/18 1/18 02/19 04/19
<text><text><text><text><text><text><text></text></text></text></text></text></text></text>		Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered sinc See www.plowma 40070 Issue A O B U C Fi D In E M C Fi D In E M This surve RICS surv All levels a derived by The surve (OS) Natio	Ind distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed ancraven.co.uk for full terms and c SHEET 0T-01-1 0T-01-1 0T-01-1 1 SUES & I Details riginal Issue GS Added. Topo Updatec nal issue accessible areas marked etropolitan Line SB addec y is commensurate with b ey detail accuracy bandin are in metres and are abor multiple network RTK GF y grid shown on this drawing and Grid, obtained by multiple states of the states of th	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-1 40070T-01-1 REVISIONS I. up d and E accuract g table ve Ordnance S PS observations ing is positione tiple network R	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 F F F F F F F F F F F F F F F F F F	a paper may therefore by dy found to be rvey or that have 20T-01-4 20T-01-5 By Da PCL 24/0 PCL 24/0 PCL 24/0 PCL 22/1 PCL 20/0 PCL 15/0 PCL 15/0 PCL 15/0 PCL 15/0 PCL 15/0 PCL 20/0 PCL 15/0	e ethe ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/4/19
Parka vehicles that could not be moved at time of survey, particularly in Frincipy Read Aud and Alan Day Volkswagen, may be concealing deal. Jubite line SB rail added from scanned data, with lower accuracy. LIENT LandSec 100 Victoria Street London SW1E 5JE 184600 N PROJECT TITLE D2 Centre 255 Finchley Road NW3 6LU Topographic Survey and UGS PRESENTATION SCALE 12 200 @ A0 DATE OF ORIGINAL SURVEY August 2018 PC PROJECT No. 40070 CHECKED DRAWING NO. 15 200 RESENTATION SCALE 10 0070T-01-5 CE DOVOTO-01-5 LandSec 11 Stouthwark Bridge Road Langendan Hertfordshire Langendan Hertfordshire La Sec Te: +44 (0)1827 76566 Te: +44 (0)1827		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc See www.plowma 40070 Issue A O B U C Fi D In E M C Fi D In E M This surve RICS surv All levels a derived by The surve (OS) Natio	Ind distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed the survey. ancraven.co.uk for full terms and construction SHEET 0T-01-1 0T-01-1 0T-01-1 1SSUES & 1 Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addeconstruction y is commensurate with b ey detail accuracy bandin are in metres and are aboor multiple network RTK GF y grid shown on this drawu anal Grid, obtained by mul-	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-3 REVISIONS 4. up d and E accuract g table ve Ordnance S PS observation: ing is positione tiple network R e been taken to	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 F F F F F F F F F F F F F F F F F F	a paper may therefore by dy found to be rvey or that have 20T-01-4 20T-01-5 By Da PCL 24/0 PCL 24/0 PCL 24/0 PCL 22/1 PCL 20/0 PCL 15/0 PCL 15/0 PCL 15/0 PCL 15/0 PCL 15/0 PCL 20/0 PCL 15/0	e ethe ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/4/19
Finchley Road Audi and Alan Day Volkswagen, may be concealing deal. Jubilee line SB rail added from scanned data, with lower accuracy. LEINT Landsec 100 Victoria Street London SW1E 5JE PROJECT TITLE PROJECT TITLE D25 Finchley Road NW3 6LU Topographic Survey and UGS PRESENTATION SCALE 1200 @ A0 DATE OF ORIGINAL SURVEY August 2018 PC PROJECT No. 40070 CHECKED DGR DRAWING No. 15SUE 40070T-01-5 E Newman Craven House Lea Business Pak Lower Luton Road Harpenda Herfordshire L5G Tei: +44 (0)1582 765566 Tei: +44 (0)1582 765566		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc See www.plowma 40070 Issue A 0 B U C Fi D In E M C Fi D In E M This surve RICS surv All levels a derived by The surve (OS) Natio Unless oth All quoted	Ind distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed the survey. ancraven.co.uk for full terms and construction SHEET 0T-01-1 0T-01-1 0T-01-1 1SSUES & 1 Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addeconstruction with the state of the survey with the state of the survey of the survey and the survey with the survey and the survey with the survey and the survey of the survey and the survey of the survey and the survey with the survey and the survey of the survey and the survey and the survey of the survey and the survey and the survey of the survey and the survey and the survey and the survey and the survey and the survey of the survey and the survey and the survey and the survey of the survey and the survey and the survey and the survey and the survey and the survey and the survey and the survey and the survey and the survey and the survey and t	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-3 REVISIONS 4. up d and E accuract g table ve Ordnance S PS observation: ing is positione tiple network R e been taken to	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 F F F F F F F F F F F F F F F F F F	a paper may therefore by dy found to be rvey or that have 20T-01-4 20T-01-5 By Da PCL 24/0 PCL 24/0 PCL 24/0 PCL 22/1 PCL 20/0 PCL 15/0 PCL 15/0 PCL 15/0 PCL 15/0 PCL 15/0 PCL 20/0 PCL 15/0	e ethe ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/4/19
Jubilee line SB rail added from scanned data, with lower accuracy. CLIENT LandSec 100 Victoria Street London SW1E 5JE PROJECT TITLE PROJECT TITLE PROJECT TITLE D2 Centre 255 Finchley Road NW3 6LU Topographic Survey and UGS PRESENTATION SCALE PRESENTATION 1:200 @ A0 DATE OF ORIGINAL SURVEY August 2018 PC PROJECT No. 40070 CHECKED DGR DATE OF ORIGINAL SURVEY August 2018 PC PROJECT No. 40070 CHECKED DGR DATE OF ORIGINAL SURVEY August 2018 PC PROJECT NO. 40070 CHECKED DGR DRAWING NO. SSUE 400770T-01-5 E MORTAN Craven House 2 Lea Business Park Lordon SET 444 (0)1582 765566 T: 444 (0)1582 765566 T: 444 (0)1582 765566 T: 444 (0)1582 765566 T: 444 (0)27 490 770		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc See www.plowma (40070) Issue A O B U C Fi D In E M C Fi D In E M C Fi D In E M C Surv All levels a derived by The survey (OS) Natio Unless oth All quoted Drawing u Parked vel	Indicatored - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed ancraven.co.uk for full terms and construction SHEET DT-01-1 UT-01-1 UT-01-1 UT-01-1 UT-01-1 USUES & I Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addeconstruction y is commensurate with b ey detail accuracy bandin are in metres and are above multiple network RTK GF y grid shown on this drawu unal Grid, obtained by mul- verwise stated, levels have dimensions are in metres nits are metres hicles that could not be m	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-1 40070T-01-1 REVISIONS 4. up d and E accurac g table ve Ordnance S PS observation: ing is positione tiple network R e been taken to s oved at time of	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 4007 F F F F F F F F F F F F F F F F F F	a paper may therefore by therefore by dy found to be rvey or that has a 20T-01-4 articularly articularly	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
Landsec 100 Victoria Street London SW1E 5JE ROJECT TITLE PROJECT TITLE D260 Centre 255 Finchley Road NW3 6LU Topographic Survey and UGS PRESENTATION 1:200 @ A0 DATE OF ORIGINAL SURVEY August 2018 PC PROJECT NO. 40070 DATE OF ORIGINAL SURVEY August 2018 PC PROJECT NO. 40070 CHECKED DRAWING NO. ISSUE 40070T-01-5 E DOWNING NO. ISSUE Lea Business Park Its Southwark Bridge Road Lower Luton Road Largenden Hargenden Hertordshires Large of E Tet : + 44 (0)207 490 770 Tet : + 44 (0)1582 765566 Tet : + 44 (0)207 490 770		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc See www.plowma (40070) Issue A O B U C Fi D In E M C Fi D In E M C Fi D In E M C Surv All levels a derived by The survey (OS) Natio Unless oth All quoted Drawing u Parked vei Finchley R	Indicatored - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed ancraven.co.uk for full terms and construction SHEET DT-01-1 UT-01-1 UT-01-1 UT-01-1 UT-01-1 USUES & I Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addeconstruction y is commensurate with b ey detail accuracy bandin are in metres and are above multiple network RTK GF y grid shown on this drawu unal Grid, obtained by mul- verwise stated, levels have dimensions are in metres nits are metres hicles that could not be m	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-1 40070T-01-1 REVISIONS 4. up d and E accurac g table ve Ordnance S PS observation: ing is positione tiple network R e been taken to s oved at time of	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 4007 F F F F F F F F F F F F F F F F F F	a paper may therefore by therefore by dy found to be rvey or that has a 20T-01-4 articularly articularly	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
100 Victoria Street London SW1E 5JE PROJECT TITLE PROJECT TITLE PROJECT TITLE D25 Finchley Road NW3 6LU Z55 Finchley Road NW3 6LU Z55 Finchley Road NW3 6LU Topographic Survey and UGS PRESENTATION SCALE PRESENTATION SCALE DATE OF ORIGINAL SURVEY August 2018 PC PROJECT No. 40070 CHECKED DGRWING NO. ISSUE A0070T-01-5 E COMPORTO-01-5 E		Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc See www.plowman altered sin	Indicatored - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed the survey. ancraven.co.uk for full terms and construction SHEET 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-2 0	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-1 40070T-01-1 REVISIONS 4. up d and E accurac g table ve Ordnance S PS observation: ing is positione tiple network R e been taken to c soved at time of olkswagen, ma	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 4007 F F F F F F F F F F F F F F F F F F	therefore be therefore be th	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
London SW1E 5JE PROJECT TITLE PROJECT TITLE PROJECT TITLE PROJECT TITLE PROJECT TITLE PROJECT TITLE PROJECT TITLE PRESENTATION SCALE PRESENTATION CHECKED CHEC		Due to the istretched a treated with This drawing has Plowman Craven consequence of the been altered since See www.plowman Craven consequence of the been altered since See www.plowman Craven consequence of the been altered since See www.plowman Craven consequence of the been altered since See www.plowman Craven consequence of the been altered since See www.plowman Craven consequence of the	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed ancraven.co.uk for full terms and c SHEET UT-01-1 UT-01-1 UT-01-1 UT-01-1 UT-01-1 USUES & I Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added etropolitan Line SB added y is commensurate with b ey detail accuracy bandin are in metres and are about multiple network RTK GF y grid shown on this draw unal Grid, obtained by mul- nerwise stated, levels have dimensions are in metres hicles that could not be m load Audi and Alan Day V e SB rail added from scar	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-1 40070T-01-1 REVISIONS 4. up d and E accurac g table ve Ordnance S PS observation: ing is positione tiple network R e been taken to c soved at time of olkswagen, ma	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 4007 F F F F F F F F F F F F F F F F F F	therefore be therefore be th	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
London SW1E 5JE PROJECT TITLE PROJECT TITLE PROJECT TITLE PROJECT TITLE PROJECT TITLE PROJECT TITLE PROJECT TITLE PRESENTATION SCALE PRESENTATION CHECKED PRESENTATION CHECKED		Due to the istretched a treated with This drawing has Plowman Craven consequence of the been altered since See www.plowman Craven consequence of the been altered since See www.plowman Craven consequence of the been altered since See www.plowman Craven consequence of the been altered since See www.plowman Craven consequence of the been altered since See www.plowman Craven consequence of the	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed ancraven.co.uk for full terms and c SHEET UT-01-1 UT-01-1 UT-01-1 UT-01-1 UT-01-1 USUES & I Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added etropolitan Line SB added y is commensurate with b ey detail accuracy bandin are in metres and are about multiple network RTK GF y grid shown on this draw unal Grid, obtained by mul- nerwise stated, levels have dimensions are in metres hicles that could not be m load Audi and Alan Day V e SB rail added from scar	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-1 40070T-01-1 REVISIONS 4. up d and E accurac g table ve Ordnance S PS observation: ing is positione tiple network R e been taken to c soved at time of olkswagen, ma	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 4007 F F F F F F F F F F F F F F F F F F	therefore be therefore be th	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
SW1E 5JE PROJECT TITLE PROJECT TITLE PROJECT TITLE DC Centre 255 Finchley Road NW3 6LU Topographic Survey and UGS PRESENTATION CATE OF ORIGINAL SURVEY August 2018 PC PROJECT NO. 40070 CHECKED DATE OF ORIGINAL SURVEY August 2018 PC PROJECT NO. 40070 CHECKED DRAWING NO. SSUE 400070T-01-5 E DOCOMPOT-01-5 E DOCOMPOT-01-5 COCOMPOTE DRAWING NO. SSUE 15 SUE 15		Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered sinc See www.plowman (40070) Issue A 00 B U C Fi D In E M C Fi D In E M This surve RICS surv All levels a derived by The surve (OS) Natio Unless oth All quoted Drawing u Parked ve Finchley R detail. Jubilee lim CLIENT Land	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed ancraven.co.uk for full terms and con- SHEET DT-01-1 UT-01-1 UT-01-1 USUES & I Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added etropolitan Line SB added in metres and are about multiple network RTK GF y grid shown on this drawi and Grid, obtained by mul- erwise stated, levels have dimensions are in metres hicles that could not be m load Audi and Alan Day V e SB rail added from scan SEC	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-1 40070T-01-1 REVISIONS 4. up d and E accurac g table ve Ordnance S PS observation: ing is positione tiple network R e been taken to c soved at time of olkswagen, ma	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 4007 F F F F F F F F F F F F F F F F F F	therefore be therefore be th	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
<page-header>PROJECT TITLE PROJECT TITLE PROJECT TITLE PROJECT TITLE PROJECT TITLE PROJECT NO. 2007 PROJECT PROJECT NO. 40070 PROJECT</page-header>		Due to the istretched a treated with This drawing has Plowman Craven consequence of the been altered since See www.plowman Craven consequence of the been altered since See www.plowman Craven consequence of the been altered since See www.plowman Craven consequence of the been altered since See www.plowman Craven consequence of the consequence of the been altered since See www.plowman Craven consequence of the consequence of the consequence of the consequence of the been altered since See www.plowman Craven consequence of the consequence of	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili indisclosed facts or that were observed the survey. ancraven.co.uk for full terms and construction SHEET 0T-01-1 0T-01-1 40070T-01-2 ISSUES & I Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addeconstruction with the subserved are above multiple network RTK GF y grid shown on this drawu and Grid, obtained by mul- nerwise stated, levels have dimensions are in metres nits are metres hicles that could not be m load Audi and Alan Day V e SB rail added from scar SECC toria Street	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-1 40070T-01-1 REVISIONS 4. up d and E accurac g table ve Ordnance S PS observation: ing is positione tiple network R e been taken to c soved at time of olkswagen, ma	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 4007 F F F F F F F F F F F F F F F F F F	therefore be therefore be th	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
PROJECT TITLE CO2 Centre 255 Finchley Road NW3 6LU Topographic Survey and UGS PRESENTATION SCALE 1:200 @ A0 0 AUGUS 2018 PC PROJECT NO. 40070 CHECKED DGR DGRWING NO. 1:200 @ A0 0 CHECKED DGR DGRWING NO. 1:200 @ A0 0 CHECKED DGR DGRWING NO. 1:200 @ A0 1:200 @ DGR 1:200 @ A0 1:200 @ DGR 1:200 @ A0 1:200 @ A0 1:200 @ A0 1:200 @ DGR 1:200 @ A0 1:200 @ A0 1:200 @ DGR 1:200 @ A0 1:200 @ A0 1:200 @ DGR 1:200 @ A0 1:200 @ DGR 1:200 @ A0 1:200 @ DGR 1:200 @ A0 1:200 @ DGR 1:200 @ DGR 1:		Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered since See www.plowman Autor Built C Fi D In E M C Fi D In E M C Fi D In E M C Fi D In E M C Surve RICS surve All levels a derived by The surve (OS) Natio Unless oth All quoted Drawing u Parked vel Finchley R detail. Jubilee line CLIENT Lands	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed the survey. ancraven.co.uk for full terms and construction SHEET DT-01-1 UT-01-1 UT-01-1 USSUES & I Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addeconstruction with the set of the survey bandin are in metres and are about multiple network RTK GF y grid shown on this drawing are in metres and are about multiple network RTK GF y grid shown on this drawing in the stated, levels have dimensions are in metres hicles that could not be m locad Audi and Alan Day V e SB rail added from scant SECC toria Street	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-1 40070T-01-1 REVISIONS 4. up d and E accurac g table ve Ordnance S PS observation: ing is positione tiple network R e been taken to c soved at time of olkswagen, ma	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 4007 F F F F F F F F F F F F F F F F F F	therefore be therefore be th	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
<section-header> OPE Centre 255 Finchley Road NW3 6LU Topographic Survey and UGS Main Sector Main Sector</section-header>	184600 N	Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered since See www.plowman Autor Built C Fi D In E M C Fi D In E M C Fi D In E M C Fi D In E M C Surve RICS surve All levels a derived by The surve (OS) Natio Unless oth All quoted Drawing u Parked vel Finchley R detail. Jubilee line CLIENT Lands	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed the survey. ancraven.co.uk for full terms and construction SHEET DT-01-1 UT-01-1 UT-01-1 USSUES & I Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addeconstruction with the set of the survey bandin are in metres and are about multiple network RTK GF y grid shown on this drawing are in metres and are about multiple network RTK GF y grid shown on this drawing in the stated, levels have dimensions are in metres hicles that could not be m locad Audi and Alan Day V e SB rail added from scant SECC toria Street	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-1 40070T-01-1 REVISIONS 4. up d and E accurac g table ve Ordnance S PS observation: ing is positione tiple network R e been taken to c soved at time of olkswagen, ma	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 4007 F F F F F F F F F F F F F F F F F F	therefore be therefore be th	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
255 Finchley Road NW3 6LUTopographic Survey and UGSPRESENTATION SCALE1:200 @ AODATE OF ORIGINAL SURVEY SCALEAugust 2018PC PROJECT No. 40070CHECKED DGRDRAWING No.ISSUE40070T-01-5EOPONTOTOTOTOTOTOTOTOTOTOTOTOTOTOTOTOTOTO	1 <u>84600 N</u>	Due to the istretched a treated with This drawing has Plowman Craven consequence of the been altered since. See www.plowman Craven consequence of the been altered since. See www.plowman Craven consequence of the been altered since. See www.plowman Craven consequence of the been altered since. See www.plowman Craven consequence of the	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed ancraven.co.uk for full terms and con- SHEET DT-01-1 UT-01-1 USSUES & I Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addecon in metres and are about multiple network RTK GF y grid shown on this drawit are in metres and are about multiple network RTK GF y grid shown on this drawit ints are metres hicles that could not be m locad Audi and Alan Day V e SB rail added from scant SECC toria Street 5JE	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-1 40070T-01-1 REVISIONS 4. up d and E accurac g table ve Ordnance S PS observation: ing is positione tiple network R e been taken to c soved at time of olkswagen, ma	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 4007 F F F F F F F F F F F F F F F F F F	therefore be therefore be th	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
255 Finchley Road NW3 6LUTopographic Survey and UGSPRESENTATION SCALE1:200 @ AODATE OF ORIGINAL SURVEY SCALEAugust 2018PC PROJECT No. 40070CHECKED DGRDRAWING No.ISSUE40070T-01-5EOPONTOTOT-01-5Plowman Craven House 2 Lea Business Park Lower Luton RoadHarpenden Hertfordshire ALS EQI15 Southwark Bridge Road SE1 0AXTel: +44 (0)1582 765566 Wei: www.plowmancraven.co.ukTel: +44 (0)207 490 770CIVI : +44 (0)1582 765566 IVI : www.plowmancraven.co.ukIVI IVI IVI IVI IVI IVI IVI IVI IVI IVI	1 <u>84600 N</u>	Due to the istretched a treated with This drawing has Plowman Craven consequence of the been altered since. See www.plowman Craven consequence of the been altered since. See www.plowman Craven consequence of the been altered since. See www.plowman Craven consequence of the been altered since. See www.plowman Craven consequence of the	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed ancraven.co.uk for full terms and con- SHEET DT-01-1 UT-01-1 USSUES & I Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addecon in metres and are about multiple network RTK GF y grid shown on this drawit are in metres and are about multiple network RTK GF y grid shown on this drawit ints are metres hicles that could not be m locad Audi and Alan Day V e SB rail added from scant SECC toria Street 5JE	the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-1 40070T-01-1 REVISIONS 4. up d and E accurac g table ve Ordnance S PS observation: ing is positione tiple network R e been taken to c soved at time of olkswagen, ma	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 4007 F F F F F F F F F F F F F F F F F F	therefore be therefore be th	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
Topographic Survey and UGS PRESENTATION SCALE 1:200 @ A0 DATE OF ORIGINAL SURVEY August 2018 PC PROJECT No. 40070 CHECKED DRAWING No. ISSUE 40070T-01-5 E DOWman Craven House 2 Lea Business Park Lower Luton Road Harpenden Hertfordshire AL5 SEQ Tei: +44 (0)1582 765566 Tei: +44 (0)1582 765566 Tei: +44 (0)1582 765566 Tei: +44 (0)207 490 7702	1 <u>84600 N</u>	Due to the istretched a treated with This drawing has Plowman Craven consequence of the been altered since. See www.plowman Craven consequence of the been altered since. See www.plowman Craven consequence of the been altered since. See www.plowman Craven consequence of the been altered since. See www.plowman Craven consequence of the	Indicisions are in metres and are above metric and and and are above multiple network RTK GF y grid shown on this drawi and grid, obtained by mul- terwise stated, levels have dimensions are in metres hicles that could not be m load Audi and Alan Day V e SB rail added from scan SEC toria Street	led from paper p the original commis ty for details that are cured from view at the onditions of contract F LAYOUT 40070T-01-1 40070T-01-1 REVISIONS i. up d and E accuract g table ve Ordnance S 'S observation: ing is positione tiple network R a been taken to c i oved at time of olkswagen, ma uned data, with	lots should ssioning agen e subsequent he time of sur st. 3 4007 4007 4007 4007 6 F F F F F F F F F F F F F F F F F F F	therefore be therefore be th	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
PRESENTATION SCALE1:200 @ A0DATE OF ORIGINAL SURVEYAugust 2018PC PROJECT No. 40070CHECKED DGRDRAWING No.ISSUE40070T-01-55EDOWTONOT-01-55Plowman Craven House2 Lea Business ParkLower Luton RoadHarpendenHertfordshireHertfordshireL5 5EQText +44 (0)1582 765566Text +44 (0)207 490 7700Finali: post@plowmancraven.co.ukFit +44 (0)207 490 7700Imali: post@plowmancraven.co.ukImalian Interventen.co.ukImalian InterventenceImalian I	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of to been altered since See www.plowman (40070) Issue A O B U C Fi D In E M C Fi D In E M C Fi D In E M This surver RICS surver All levels a derived by The surver (OS) Nation Unless oth All quoted Drawing u Parked vei Finchley R detail. Jubilee line CLIENT Lands 100 Vic London SW1E S	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed in the survey. ancraven.co.uk for full terms and con- SHEET DT-01-1 UT-01-1 UT-01-1 UT-01-1 USUES & I Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addecon multiple network RTK GF y grid shown on this drawing or multiple network RTK GF y grid shown on this drawing ints are metres hicles that could not be million and Grid, obtained by mul- rerwise stated, levels have dimensions are in metres hicles that could not be million sold Audi and Alan Day V e SB rail added from scan SECC toria Street 5JE TITLE	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS 4. up d and E accurace g table ve Ordnance S Sobservation ing is positione tiple network R abeen taken to solved at time of olkswagen, main and data, with	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	a paper may therefore by a distribution of found to be very or that has a distribution of the second point of the point of the point of the point of the second of the point o	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
PRESENTATION SCALE1:200 @ A0DATE OF ORIGINAL SURVEYAugust 2018PC PROJECT No. 40070CHECKED DGRDRAWING No.ISSUE40070T-01-55EDOWTONOT-01-55Plowman Craven House2 Lea Business ParkLower Luton RoadHarpendenHertfordshireHertfordshireL5 5EQText +44 (0)1582 765566Text +44 (0)207 490 7700Finali: post@plowmancraven.co.ukFit +44 (0)207 490 7700Imali: post@plowmancraven.co.ukImalian Interventen.co.ukImalian InterventenceImalian I	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of to been altered since See www.plowman (40070) Issue A O B U C Fi D In E M C Fi D In E M C Fi D In E M This surver RICS surver All levels a derived by The surver (OS) Nation Unless oth All quoted Drawing u Parked vei Finchley R detail. Jubilee line CLIENT Lands 100 Vic London SW1E S	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed in the survey. ancraven.co.uk for full terms and con- SHEET DT-01-1 UT-01-1 UT-01-1 UT-01-1 USUES & I Details riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addecon multiple network RTK GF y grid shown on this drawing or multiple network RTK GF y grid shown on this drawing ints are metres hicles that could not be million and Grid, obtained by mul- rerwise stated, levels have dimensions are in metres hicles that could not be million sold Audi and Alan Day V e SB rail added from scan SECC toria Street 5JE TITLE	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS 4. up d and E accurace g table ve Ordnance S Sobservation ing is positione tiple network R abeen taken to solved at time of olkswagen, main and data, with	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	a paper may therefore by a distribution of found to be very or that has a distribution of the second point of the point of the point of the point of the second of the point o	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
DATE OF ORIGINAL SURVEYAugust 2018PC PROJECT No. 40070CHECKED DGRDRAWING No.ISSUE40070T-01-5E DIOWMAN Craven HouseLea Business ParkLower Luton RoadSt 10AXHarpendenHertfordshireHertfordshireL5 5EQTel: +44 (0)1582 765565Tel: +44 (0)207 490 7700Tel: +44 (0)1582 765566Tel: +44 (0)207 490 7700Tel: www.plowmancraven.co.ukTel: +44 (0)207 490 7700Tel: +44 (0)1582 765566Tel: +44 (0)207 490 7700Tel: +45 765566Tel: +44 (0)207 490 7700Tel: +45 765566Tel: +44 (0)207 490 7700Tel: +44 700 700Tel: +44 (0)207 490 7700Tel: +44 700 700Tel: +40 700Tel: +44 700 700Tel: +40 700Tel: +40 700 700Tel: +40	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered since See www.plowman (40070) a lssue A 0 B U C Fi D In E M C Fi D In E M This surver RICS surver All levels a derived by The surver (OS) Nation Unless oth All quoted Drawing un Parked vel Finchley R detail. Jubilee line CLIENT Lands 100 Vic London SW1E S	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed e the survey. ancraven.co.uk for full terms and con- SHEET DT-01-1 UT-01-1 USUES & I Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added etropolitan Line SB added y is commensurate with b ey detail accuracy bandin are in metres and are about multiple network RTK GF y grid shown on this drawi and Grid, obtained by mul- erwise stated, levels have dimensions are in metres hicles that could not be m locad Audi and Alan Day V e SB rail added from scart SECC toria Street 5JE TITLE C22 C 55 Finchley F	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS A REVISIONS A and E accuract g table ve Ordnance S oved at time of olkswagen, main tiple network R a been taken to b b	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	a paper may therefore by a distribution of the second second and the second second second and the second second second and the second second second second and the second second second second second and the second second second second second second and the second second second second second second second second and the second se	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
DATE OF ORIGINAL SURVEYAugust 2018PC PROJECT No. 40070CHECKED DGRDRAWING No.ISSUE40070T-01-5E DIOWMAN Craven HouseLea Business ParkLower Luton RoadSt 10AXHarpendenHertfordshireHertfordshireL5 5EQTel: +44 (0)1582 765565Tel: +44 (0)207 490 7700Tel: +44 (0)1582 765566Tel: +44 (0)207 490 7700Tel: www.plowmancraven.co.ukTel: +44 (0)207 490 7700Tel: +44 (0)1582 765566Tel: +44 (0)207 490 7700Tel: +45 765566Tel: +44 (0)207 490 7700Tel: +45 765566Tel: +44 (0)207 490 7700Tel: +44 700 700Tel: +44 (0)207 490 7700Tel: +44 700 700Tel: +40 700Tel: +44 700 700Tel: +40 700Tel: +40 700 700Tel: +40	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered since See www.plowman (40070) a lssue A 0 B U C Fi D In E M C Fi D In E M This surver RICS surver All levels a derived by The surver (OS) Nation Unless oth All quoted Drawing un Parked vel Finchley R detail. Jubilee line CLIENT Lands 100 Vic London SW1E S	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed e the survey. ancraven.co.uk for full terms and con- SHEET DT-01-1 UT-01-1 USUES & I Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added etropolitan Line SB added y is commensurate with b ey detail accuracy bandin are in metres and are about multiple network RTK GF y grid shown on this drawi and Grid, obtained by mul- erwise stated, levels have dimensions are in metres hicles that could not be m locad Audi and Alan Day V e SB rail added from scart SECC toria Street 5JE TITLE C22 C 55 Finchley F	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS A REVISIONS A and E accuract g table ve Ordnance S oved at time of olkswagen, main tiple network R a been taken to b b	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	a paper may therefore by a distribution of the second second and the second second second and the second second second and the second second second second and the second second second second second and the second second second second second second and the second second second second second second second second and the second se	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
PC PROJECT No. 40070 CHECKED DGR DRAWING No. ISSUE 40070T-01-5 E DOBUMING NO. ISSUE 140070T-01-5 E DOBUMING NO. ISSUE 140070T-01-5 E DOBUMING NO. ISSUE 15 Southwark Bridge Road Lower Luton Road Harpenden Hertfordshire AL5 5EQ Tel: +44 (0)1582 765566 Tel: +44 (0)207 490 7700 Email: post@plowmancraven.co.uk	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc See www.plowman (40070) Issue A 0 B U C Fi D In E M C Fi D In E M This surver RICS surver All levels a derived by The surver (OS) Natio Unless oth All quoted Drawing u Parked vei Finchley R detail. Jubilee lim CLIENT Lands 100 Vic London SW1E S PROJECT	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili indisclosed facts or that were observed ancraven.co.uk for full terms and con- SHEET DT-01-1 0T-01-1 40070T-01-2 DT-01-1 1 SSUES & I Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added etropolitan Line SB added in metres and are about multiple network RTK GF y grid shown on this drawing are in metres and are about multiple network RTK GF y grid shown on this drawing and Grid, obtained by mul- erwise stated, levels have dimensions are in metres hicles that could not be m load Audi and Alan Day V e SB rail added from scare SECC toria Street 5JE TITLE CO2 CO 55 Finchley F aphic Survey a	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 40070T-01-1 REVISIONS A REVISIONS A and E accurac g table ve Ordnance S PS observation ing is positione tiple network R a been taken to bould at time of olkswagen, mained data, with and UGS	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeper may therefore be therefore be typeper may typeper may type typeper may typeper may typeper may typeper may typeper may typeper may type typeper may type	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
DRAWING No. 40070T-01-5 Caracean Additional and the set of the	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered sinc See www.plowman (40070) Issue A 0 B U C Fi D In E M C Fi D In E M This surver RICS surver All levels a derived by The surver (OS) Natio Unless oth All quoted Drawing u Parked vei Finchley R detail. Jubilee lim CLIENT Lands 100 Vic London SW1E S PROJECT	Indistorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili indisclosed facts or that were observed ancraven.co.uk for full terms and con- SHEET DT-01-1 0T-01-1 40070T-01-2 DT-01-1 1 SSUES & I Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added etropolitan Line SB added in metres and are about multiple network RTK GF y grid shown on this drawing are in metres and are about multiple network RTK GF y grid shown on this drawing and Grid, obtained by mul- erwise stated, levels have dimensions are in metres hicles that could not be m load Audi and Alan Day V e SB rail added from scare SECC toria Street 5JE TITLE CO2 CO 55 Finchley F aphic Survey a	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 40070T-01-1 REVISIONS A REVISIONS A and E accurac g table ve Ordnance S PS observation ing is positione tiple network R a been taken to bould at time of olkswagen, mained data, with and UGS	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeper may therefore be therefore be typeper may typeper may type typeper may typeper may typeper may typeper may typeper may typeper may type typeper may type	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
40070T-01-5EDownan Craven HouseCraopen2 Lea Business Park115 Southwark Bridge RoadLower Luton Road115 Southwark Bridge RoadHarpenden115 Southwark Bridge RoadHarpenden115 Southwark Bridge RoadHartfordshire115 Southwark Bridge RoadAL5 5EQ116 : +44 (0)1582 765565Tei: +44 (0)1582 765565116 : +44 (0)207 490 7702Tei: www.plowmancraven.co.uk116 : +44 (0)207 490 7702Image: Southware Power Po	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of to been altered since See www.plowman (40070) a see www.plowman (40070) a see www.plowman (40070) a see www.plowman (40070) a see www.plowman (100 a see www.plowman (0) a support (0) a support (0) a support (0) a support (0) a support (0) a support (1) a a a a a a a a a a a a a a a a a a a	nd distorted - dimensions sca caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse- e the survey. ancraven.co.uk for full terms and c SHEET 0T-01-1 0T-01-1 40070T-01-2 ISSUES & I Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added tropolitan Line SB added etropolitan Line SB added y is commensurate with b ey detail accuracy bandin are in metres and are abor multiple network RTK GF y grid shown on this draw onal Grid, obtained by mul- nerwise stated, levels have dimensions are in metres hicles that could not be m locad Audi and Alan Day V e SB rail added from scan SECC toria Street 5JE TITLE CO2 C 55 Finchley F aphic Survey a	the original commis by for details that are sured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS 4. up 1 and E accurace g table we Ordnance S Sobservation ing is positione tiple network R a been taken to solved at time of olkswagen, main and data, with Centre Road N and UGS 200 (2)	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeoper may therefore be therefore be typeoperations articularly typeoperation typeop	e the ave 8/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 9/18 1/18 1
40070T-01-5EDownan Craven HouseCraven2 Lea Business Park115 Southwark Bridge RoadLower Luton Road115 Southwark Bridge RoadHarpenden115 Southwark Bridge RoadHartfordshire115 Southwark Bridge RoadAL5 5EQ111 StordTet: +44 (0)1582 765565111 StordEmail: post@plowmancraven.co.uk111 StordImage: Downancraven.co.uk111 StordImage: Downancraven.co.uk111 StordImage: Downancraven.co.uk111 StordImage: Downancraven.co.ukImage: Downan	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered since See www.plowman 40070 Issue A 0 B U C Fi D In E M C Fi D In E M This surver RICS surver All levels a derived by The surver (OS) Natio Unless oth All quoted Drawing u Parked vei Finchley R detail. Jubilee lint CLIENT Lands 100 Vic London SW1E S PROJECT 22 PRESENT SCAL DATE OF	nd distorted - dimensions sca caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were observed e the survey. ancraven.co.uk for full terms and con- SHEET DT-01-1 40070T-01-2 DT-01-1 40070T-01-2 DEtails riginal Issue GS Added. Topo Updatecon nal issue accessible areas marked etropolitan Line SB addecon multiple network RTK GF y grid shown on this draw or multiple network RTK GF y grid shown on this draw innal Grid, obtained by mul- erwise stated, levels have dimensions are in metres hicles that could not be m locad Audi and Alan Day V e SB rail added from scan SECC toria Street 5JE TITLE CO2 C 55 Finchley F aphic Survey a CATION 1:2	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS 4. up d and E accurace g table ve Ordnance S Sobservation ing is positione tiple network R a been taken to could at time of olkswagen, main and data, with Centre Road N and UGS	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeper may therefore be therefore be type or that has a construction a construction	e ethe ave 08/18 09/18 1/18 09/18 1/18 02/19 04/19 04/19 in
Plowman Craven House115 Southwark Bridge Road2 Lea Business Park115 Southwark Bridge RoadLower Luton RoadSE1 OAXHarpendenSE1 OAXHertfordshireAL5 5EQTel: +44 (0)1582 765566Tel: +44 (0)207 490 7700Email: post@plowmancraven.co.ukTel: +44 (0)207 490 7700Web: www.plowmancraven.co.ukImage: Second	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered since See www.plowman (40070) 40070 Issue A 0 B U C Fi D In E M C Fi D In E M C Fi D In E M C Fi D In E M C Surve All levels a derived by The surve (OS) Natic Unless oth All quoted Drawing u Parked vel Finchley R detail. Jubilee lint CLIENT Lands 100 Vic London SW1E S PROJECT 22 DATE OF PC PROJE	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili undisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and c SHEET 0T-01-1 0T-01-1 0T-01-1 0T-01-1 1 40070T-01-2 1 SSUES & I Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added ry is commensurate with b ey detail accuracy bandin are in metres and are about multiple network RTK GF y grid shown on this drawu nerwise stated, levels have dimensions are in metres hicles that could not be m toad Audi and Alan Day V e SB rail added from scar SECC toria Street 5JE TITLE CO2 C 55 Finchley F aphic Survey a CATION 1:2 CRIGINAL SURVEY ECT NO. 40070	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS 4. up d and E accurace g table ve Ordnance S Sobservation ing is positione tiple network R a been taken to could at time of olkswagen, main and data, with Centre Road N and UGS	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 9 4007 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	t. typeper may therefore by therefore by	e ethe ave 08/18 09/18 1/18 09/18 1/18 02/19 04/19 04/19 in
Plowman Craven House 115 Southwark Bridge Road 2 Lea Business Park London Lower Luton Road SE1 0AX Harpenden Hertfordshire AL5 5EQ Tel: +44 (0)1582 765566 Tel: +44 (0)1582 765566 Tel: +44 (0)207 490 7700 Email: post@plowmancraven.co.uk Web: www.plowmancraven.co.uk	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of to been altered since See www.plowman (40070) a lssue A 0 B 0 C Fri D In E M C Fri D In E M C Fri D In E M C Fri D In E M C Surve All levels a derived by The surve (OS) Natio Unless oth All quoted Drawing u Parked vei Finchley R detail. Jubilee line CLIENT Lands 100 Vic London SW1E S PROJECT 28 DATE OF PC PROJE DRAWING	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili andisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and of SHEET 0T-01-1 40070T-01-2 0T-01-1 40070T-01-2 0T-01-1 Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added etropolitan Line SB added y is commensurate with b ey detail accuracy bandin are in metres and are abor multiple network RTK GF y grid shown on this draw onal Grid, obtained by mul- rerwise stated, levels have dimensions are in metres hicles that could not be m oad Audi and Alan Day V e SB rail added from scar SEC toria Street 5JE TITLE CO2 C 55 Finchley F aphic Survey a Cation 1 2:2 CRIGINAL SURVEY ECT NO. 40070 G NO.	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS 4. up d and E accurace g table ve Ordnance S Sobservation ing is positione tiple network R a been taken to could at time of olkswagen, main and data, with Centre Road N and UGS	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 9 4007 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	t. typeour may therefore be the point of the point of	e the ave 8/18 99/18 1/18 99/18 1/18 1
Plowman Craven House 115 Southwark Bridge Road 2 Lea Business Park London Lower Luton Road SE1 0AX Harpenden Hertfordshire AL5 5EQ Tel: +44 (0)1582 765566 Tel: +44 (0)1582 765566 Tel: +44 (0)207 490 7700 Email: post@plowmancraven.co.uk Web: www.plowmancraven.co.uk	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of to been altered since See www.plowman (40070) a lssue A 0 B 0 C Fri D In E M C Fri D In E M C Fri D In E M C Fri D In E M C Surve All levels a derived by The surve (OS) Natio Unless oth All quoted Drawing u Parked vei Finchley R detail. Jubilee line CLIENT Lands 100 Vic London SW1E S PROJECT 28 DATE OF PC PROJE DRAWING	nd distorted - dimensions sca a caution been produced for the purpose of Limited will accept no responsibili andisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and of SHEET 0T-01-1 40070T-01-2 0T-01-1 40070T-01-2 0T-01-1 Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added etropolitan Line SB added y is commensurate with b ey detail accuracy bandin are in metres and are abor multiple network RTK GF y grid shown on this draw onal Grid, obtained by mul- rerwise stated, levels have dimensions are in metres hicles that could not be m oad Audi and Alan Day V e SB rail added from scar SEC toria Street 5JE TITLE CO2 C 55 Finchley F aphic Survey a Cation 1 2:2 CRIGINAL SURVEY ECT NO. 40070 G NO.	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS 4. up d and E accurace g table ve Ordnance S Sobservation ing is positione tiple network R a been taken to could at time of olkswagen, main and data, with Centre Road N and UGS	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 9 4007 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	t. typeour may therefore be the point of the point of	e the ave 8/18 99/18 1/18 99/18 1/18 1
Plowman Craven House 115 Southwark Bridge Road 2 Lea Business Park London Lower Luton Road SE1 0AX Harpenden Hertfordshire AL5 5EQ Tel: +44 (0)1582 765566 Tel: +44 (0)1582 765566 Tel: +44 (0)207 490 7700 Email: post@plowmancraven.co.uk Web: www.plowmancraven.co.uk	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of to been altered since See www.plowman 40070 Issue A 0 B U C Fri D In E M C Fri D In E M This surver RICS surv All levels a derived by The surver (OS) Natio Unless oth All quoted Drawing u Parked vel Finchley R detail. Jubilee lint CLIENT Lands 100 Vic London SW1E S PROJECT PRESENT SCAL DATE OF PC PROJE 40070	nd distorted - dimensions sca caution been produced for the purpose of Limited will accept no responsibili andisclosed facts or that were obsec- e the survey. ancraven.co.uk for full terms and co SHEET 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-2 0S Added. Topo Updateco nal issue accessible areas marked etropolitan Line SB addeco y is commensurate with b ey detail accuracy bandin are in metres and are abor multiple network RTK GF y grid shown on this draw on al Grid, obtained by mul- rerwise stated, levels have dimensions are in metres hicles that could not be m ins are metres hicles that could	led from paper p the original commis by for details that are sured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS 4. up 1 and E accuract g table we Ordnance S S observation ing is positione tiple network R a been taken to soved at time of olkswagen, main and UGS 200 (2)	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeper may therefore be therefore be type of the the type of type of the type of the type of type of the type of type of the type of type of type of the type of type	e ethe ave 8/18 1/18 1/18 1/18 1/18 1/18 1/18 1/1
2 Lea Business Park London Lower Luton Road SE1 0AX Harpenden Hertfordshire AL5 5EQ Tel: +44 (0)1582 765566 Tel: +44 (0)1582 765566 Tel: +44 (0)207 490 7700 Email: post@plowmancraven.co.uk Web: www.plowmancraven.co.uk Web: www.plowmancraven.co.uk Set	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of to been altered since See www.plowman 40070 Issue A 0 B U C Fri D In E M C Fri D In E M This surver RICS surv All levels a derived by The surver (OS) Natio Unless oth All quoted Drawing u Parked vel Finchley R detail. Jubilee lint CLIENT Lands 100 Vic London SW1E S PROJECT PRESENT SCAL DATE OF PC PROJE 40070	nd distorted - dimensions sca caution been produced for the purpose of Limited will accept no responsibili andisclosed facts or that were obsec- e the survey. ancraven.co.uk for full terms and co SHEET 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-2 0S Added. Topo Updateco nal issue accessible areas marked etropolitan Line SB addeco y is commensurate with b ey detail accuracy bandin are in metres and are abor multiple network RTK GF y grid shown on this draw on al Grid, obtained by mul- rerwise stated, levels have dimensions are in metres hicles that could not be m ins are metres hicles that could	led from paper p the original commis by for details that are sured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS 4. up 1 and E accuract g table we Ordnance S S observation ing is positione tiple network R a been taken to soved at time of olkswagen, main and UGS 200 (2)	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeper may therefore be therefore be type of the the type of type of the type of the type of type of the type of type of the type of type of type of the type of type	e ethe ave 8/18 1/18 1/18 1/18 1/18 1/18 1/18 1/1
Lower Luton Road SE1 0AX Harpenden Hertfordshire AL5 5EQ Tel: +44 (0)1582 765566 Tel: +44 (0)207 490 7700 Email: post@plowmancraven.co.uk Web: www.plowmancraven.co.uk	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of to been altered since See www.plowman 40070 Issue A 0 B U C Fri D In E M C Fri D In E M This surver RICS surv All levels a derived by The surver (OS) Natio Unless oth All quoted Drawing u Parked vel Finchley R detail. Jubilee lint CLIENT Lands 100 Vic London SW1E S PROJECT PRESENT SCAL DATE OF PC PROJE 40070	nd distorted - dimensions sca caution been produced for the purpose of Limited will accept no responsibili andisclosed facts or that were obsec- e the survey. ancraven.co.uk for full terms and co SHEET 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-2 0S Added. Topo Updateco nal issue accessible areas marked etropolitan Line SB addeco y is commensurate with b ey detail accuracy bandin are in metres and are abor multiple network RTK GF y grid shown on this draw on al Grid, obtained by mul- rerwise stated, levels have dimensions are in metres hicles that could not be m ins are metres hicles that could	led from paper p the original commis by for details that are sured from view at the onditions of contract T LAYOUT 40070T-01-1 REVISIONS 4. up 1 and E accuract g table we Ordnance S S observation ing is positione tiple network R a been taken to soved at time of olkswagen, main and UGS 200 (2)	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeper may therefore be therefore be type of the the type of type of the type of the type of type of the type of type of the type of type of type of the type of type	e ethe ave 8/18 1/18 1/18 1/18 1/18 1/18 1/18 1/1
Harpenden Hertfordshire AL5 5EQ Tel: +44 (0)1582 765566 Tel: +44 (0)207 490 7700 Email: post@plowmancraven.co.uk Web: www.plowmancraven.co.uk	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of to been altered since See www.plowman 40070 Issue A 0 B U C Fri D In E M C Fri D In E M This surver (OS) Nation Unless oth All quoted Drawing u Parked ve Finchley R detail. Jubilee lince CLIENT Lands 100 Vic London SW1E S PROJECT PRESENT SCAL DATE OF PC PROJE PROJECT	Indicistoried - dimensions scale been produced for the purpose of Limited will accept no responsibility midisclosed facts or that were observed ancraven.co.uk for full terms and or SHEET DT-01-1 40070T-01-2 USUES & I Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added or y is commensurate with b ey detail accuracy bandin are in metres and are abor multiple network RTK GF y grid shown on this draw onal Grid, obtained by mul- terwise stated, levels have dimensions are in metres hicles that could not be m issare metres hicles that could not be m issare metres hicles that could not be m SECC toria Street SJE TITLE OQ2 C 55 Finchley F aphic Survey a Cation 40070 So. 70T-01-5 COT-01-5 COT-01-5 COT-01-5	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 40070T-01-1 40070T-01-1 REVISIONS A REVISIONS A and E accurace g table ve Ordnance S Po observation ing is positione tiple network R a been taken to bould at time of olkswagen, main ined data, with A CONTON CONTON A CONTON CONTON CONTO	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeper may therefore be t. type or that has a control to be a co	e ethe ave Bate D8/18 1/18 1/18 1/18 1/18 1/18 1/18 1/1
Hertfordshire AL5 5EQ Tel: +44 (0)1582 765566 Email: post@plowmancraven.co.uk Web: www.plowmancraven.co.uk	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of u been altered since See www.plowman (40070) (40070) (100 C B U C B U C Fi D I N S S C C C C C C S C C C C C C C C C C	Indistorted - dimensions scale been produced for the purpose of Limited will accept no responsibility indiscosed facts or that were observed. ancraven.co.uk for full terms and of SHEET 0T-01-1 40070T-01-2 0T-01-1 40070T-01-2 DT-01-1 ISSUES & I DT-01-1 Corror-01-2 ISSUES & I Details riginal Issue GS Added. Topo Updated accessible areas marked etropolitan Line SB added y is commensurate with b ey detail accuracy bandin are in metres and are abor multiple network RTK GF y grid shown on this draw and Grid, obtained by multiple are in metres and are abor multiple network RTK GF y grid shown on this draw and Grid, obtained by multiple are metres hicles that could not be m locad Audi and Alan Day V e SB rail added from scar SECC 5.5 Finchley F aphic Survey a CATION 1.1.2 ORIGINAL SURVEY ECT No. 40070 SNo. 70T-01-5 WIDAL SURVEY ECT No. 40070 SNo. 70T-01-5 WIDAL SURVEY ECT No. 40070 SNO. <td>the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 40070T-01-1 40070T-01-1 REVISIONS A REVISIONS A and E accurace g table we Ordnance S by observation ing is positione tiple network R a been taken to bound at time of olkswagen, main ined data, with and UGS 200 (C C C C C C C C C C C C C C C C C C C</td> <td>lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F</td> <td>t. typeper may therefore be t. type or that has a control to be a co</td> <td>e ethe ave Bate D8/18 1/18 1/18 1/18 1/18 1/18 1/18 1/1</td>	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 40070T-01-1 40070T-01-1 REVISIONS A REVISIONS A and E accurace g table we Ordnance S by observation ing is positione tiple network R a been taken to bound at time of olkswagen, main ined data, with and UGS 200 (C C C C C C C C C C C C C C C C C C C	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeper may therefore be t. type or that has a control to be a co	e ethe ave Bate D8/18 1/18 1/18 1/18 1/18 1/18 1/18 1/1
Tel: +44 (0)1582 765566 Tel: +44 (0)207 490 7700 Email: post@plowmancraven.co.uk Web: www.plowmancraven.co.uk Web: www.plowmancraven.co.uk Solution (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of t been altered since See www.plowman (40070) Issue A 0 B 0 C Fi D In E M C Fi C Fi C ProJECT C C PROJECT C PR	Indistorted - dimensions scale been produced for the purpose of Limited will accept no responsibility indiscosed facts or that were observed. ancraven.co.uk for full terms and of SHEET 0T-01-1 40070T-01-2 0T-01-1 40070T-01-2 DT-01-1 ISSUES & I DT-01-1 Corror-01-2 ISSUES & I Details riginal Issue GS Added. Topo Updated accessible areas marked etropolitan Line SB added y is commensurate with b ey detail accuracy bandin are in metres and are abor multiple network RTK GF y grid shown on this draw and Grid, obtained by multiple are in metres and are abor multiple network RTK GF y grid shown on this draw and Grid, obtained by multiple are metres hicles that could not be m locad Audi and Alan Day V e SB rail added from scar SECC 5.5 Finchley F aphic Survey a CATION 1.1.2 ORIGINAL SURVEY ECT No. 40070 SNo. 70T-01-5 WIDAL SURVEY ECT No. 40070 SNo. 70T-01-5 WIDAL SURVEY ECT No. 40070 SNO. <td>the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 40070T-01-1 40070T-01-1 REVISIONS A REVISIONS A and E accurace g table we Ordnance S by observation ing is positione tiple network R a been taken to bound at time of olkswagen, main ined data, with and UGS 200 (C C C C C C C C C C C C C C C C C C C</td> <td>lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F</td> <td>t. typeper may therefore be t. type or that has a control to be a co</td> <td>e ethe ave Bate D8/18 1/18 1/18 1/18 1/18 1/18 1/18 1/1</td>	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 40070T-01-1 40070T-01-1 REVISIONS A REVISIONS A and E accurace g table we Ordnance S by observation ing is positione tiple network R a been taken to bound at time of olkswagen, main ined data, with and UGS 200 (C C C C C C C C C C C C C C C C C C C	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeper may therefore be t. type or that has a control to be a co	e ethe ave Bate D8/18 1/18 1/18 1/18 1/18 1/18 1/18 1/1
Email: post@plowmancraven.co.uk Web: www.plowmancraven.co.uk	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of to been altered since See www.plowman (40070) (40070) (100 C) B B C B C B C C Fi D I D I M C C Fi D I M C C Fi D I M C C Fi C C C S W C C S W C C S W C C S W C C S W C C S W C C C C	Indistorted - dimensions scale been produced for the purpose of Limited will accept on responsibility indiscosed factors or that were observe. ancraven.co.uk for full terms and or SHEEF DT-01-1 40070T-01-2 DT-01-1 40070T-01-2 DT-01-1 ISSUES & I Details riginal Issue GS Added. Topo Updated nal issue accessible areas marked etropolitan Line SB added orgid shown on this draw intensions are in metres nicles that could not be m oad Audi and Alan Day V e SB rail added from scar SECC toria Street 5JE TITLE O2 C 55 Finchley F aphic Survey a CT No. 40070 a No. 70T-01-5 OT-01-5 OT-01-5	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 40070T-01-1 40070T-01-1 REVISIONS A REVISIONS A and E accurace g table we Ordnance S by observation ing is positione tiple network R a been taken to bound at time of olkswagen, main ined data, with and UGS 200 (C C C C C C C C C C C C C C C C C C C	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeper may therefore be t. type or that has a control to be a co	e ethe ave Bate D8/18 1/18 1/18 1/18 1/18 1/18 1/18 1/1
Web: www.plowmancraven.co.uk	1 <u>84600 N</u>	Due to the istretched a treated with This drawing has Plowman Craven consequence of the been altered since See www.plowman (40070) (40070) (40070) (40070) (100 C) (100 C) (100 C) (100 C) (0S) Nation Unless other All quoted Drawing un Parked veiler Finchiely Ricks and derived by The survey (OS) Nation Unless other All quoted Drawing un Parked veiler Finchiely Ricks and derived by Finchiely Ricks and derived by Finchiely Ricks and Drawing un Parked veiler Finchiely Ricks and All quoted Drawing un Parked veiler Finchiely Ricks and derived by CLIENT Lands 100 Vicc London SW1E S PROJECT (2) PRESENT SCAL DATE OF PC PROJE DRAWING (100 C) Plowman C 2 Lea Busin Lower Luton Harpenden Hertfordshind ALS 5EQ	nd distorted - dimensions sca been produced for the purpose of Limited will accept no responsibili middeclosed facts or that were obse e the survey. ancraven.co.uk for full terms and of SHEEF DT-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-1 0T-01-2 0T-01-2 0T-01-2 0T-01-3 0T-01-3 0T-01-5 0T-01-5 0T-01-5 0T-01-5 0T-01-5 0T-01-5 0T-01-5 0T-01-5	the original commis by for details that are cured from view at the onditions of contract T LAYOUT 40070T-01-1 40070T-01-1 40070T-01-1 REVISIONS 4. up 1 and E accurace g table ve Ordnance S 200 0 and UGS 200 0 115 South Cal CC 115 South SE1 0AX	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeoper may therefore be t. typeoper may therefore be therefore be therefore be typeoper may typeoper	e ethe ave Bate D8/18 1/18 1/18 1/18 1/18 1/18 1/18 1/1
🔇 🏹 🔛 🚽 f lin	1 <u>84600 N</u>	Due to the istretched a treated with This drawing has Plowman Craven consequence of to been altered since See www.plowman 40070 Issue A 0 B U C Fri D In E M A 0 B U C Fri D In E M This surver RICS surver (OS) Nation Unless oth All quoted Drawing u Parked vel Finchley R detail. Jubilee line CLIENT Lands 100 Vic London SW1E S PROJECT 25 PRESENT SCAL DATE OF PC PROJE PC PROJE PC PROJE CLIENT Lands 100 Vic London SW1E S PROJECT PC PROJE DRAWING AU DRAWING CLIENT Lands 100 Vic London SW1E S PROJECT PC PROJE CIENT CLIENT C	nd distorted - dimensions sca been produced for the purpose of Limited will accept no responsibili molisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and of SHEET 0T-01-1 40070T-01-2 0T-01-1 40070T-01-2 0T-01-1 Details riginal Issue GS Added. Topo Updated accessible areas marked etropolitan Line SB added of y is commensurate with b ey detail accuracy bandin are in metres and are abor multiple network RTK GF y grid shown on this draw onal Grid, obtained by mul erwise stated, levels have dimensions are in metres hicles that could not be m load Audi and Alan Day V e SB rail added from scar SECC toria Street 5JE TITLE CO2 CO 55 Finchley F aphic Survey a Cation 40070 So. 70T-01-5 COT-01-5 COT-01-5	the original commis by for details that are sured from view at the onditions of contract T LAYOUT 40070T-01-1 40070T-01-1 40070T-01-1 REVISIONS 4 and E accuract by Ordnance S 2000 0 a Contract a been taken to books wagen, main and data, with a been taken to books a time of olkswagen, main and UGS 2000 0 a Contract a book a book a time of olkswagen, main a been taken to book a time of a book a t	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeoper may therefore be t. typeoper may therefore be therefore be therefore be typeoper may typeoper	e ethe ave Bate D8/18 1/18 1/18 1/18 1/18 1/18 1/18 1/1
🔮 👻 🚽 🕇 in	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of to been altered since See www.plowman (40070) Issue A 0 B U C Fri D In E M C Fri D In E M This surver RICS surver (OS) Nation Unless oth All quoted Drawing u Parked vei Finchley R detail. Jubilee linc CLIENT Lands 100 Vic London SW1E S PROJECT PROJECT PRESENT SCAL DATE OF PC PROJE PRESENT SCAL DATE OF PC PROJE DRAWING A0007 PIOWMAN CA CLIENT LON VIC LON VIC CON CA CON CA CA CON CA CA CON CA CA CON CA CA CON CA CA CON CA CA CA CA CA CA CA CA CA CA CA CA CA C	nd distorted - dimensions sca been produced for the purpose of Limited will accept no responsibili modisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and of SHEET 0T-01-1 0T-01-2 0T-01-2 0T-01-2 0T-01-2 0T-01-2 0T-01-2 0T-01-2 0T-01-2 0T-01-2 0T-01-5 0T-01-	the original commis by for details that are sured from view at the onditions of contract T LAYOUT 40070T-01-1 40070T-01-1 40070T-01-1 REVISIONS 4 and E accuract by Ordnance S 2000 0 a Contract a been taken to books wagen, main and data, with a been taken to books a time of olkswagen, main and UGS 2000 0 a Contract a book a book a time of olkswagen, main a been taken to book a time of a book a t	lots should ssioning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	t. typeoper may therefore be t. typeoper may therefore be therefore be therefore be typeoper may typeoper	e ethe ave Bate D8/18 1/18 1/18 1/18 1/18 1/18 1/18 1/1
	1 <u>84600 N</u>	Due to the i stretched a treated with This drawing has Plowman Craven consequence of to been altered since See www.plowman (40070) Issue A 0 B U C Fri D In E M C Fri D In E M This surver RICS surver (OS) Nation Unless oth All quoted Drawing u Parked vei Finchley R detail. Jubilee linc CLIENT Lands 100 Vic London SW1E S PROJECT PROJECT PRESENT SCAL DATE OF PC PROJE PRESENT SCAL DATE OF PC PROJE DRAWING A0007 PIOWMAN CA CLIENT LON VIC LON VIC CON CA CON CA CA CON CA CA CON CA CA CON CA CA CON CA CA CON CA CA CA CA CA CA CA CA CA CA CA CA CA C	nd distorted - dimensions sca been produced for the purpose of Limited will accept no responsibili modisclosed facts or that were obse e the survey. ancraven.co.uk for full terms and of SHEET 0T-01-1 0T-01-2 0T-01-2 0T-01-2 0T-01-2 0T-01-2 0T-01-2 0T-01-2 0T-01-2 0T-01-2 0T-01-5 0T-01-	the original commis by for details that are sured from view at the onditions of contract T LAYOUT 40070T-01-1 40070T-01-1 40070T-01-1 REVISIONS 4 and E accuract by Ordnance S 2000 0 a Contract a been taken to books wagen, main and data, with a been taken to books a time of olkswagen, main and UGS 2000 0 a Contract a book a book a time of olkswagen, main a been taken to book a time of a book a t	lots should soloning agen e subsequent he time of sur a 4007 4007 4007 4007 F F F F F F F F F F F F F F F F F F	a paper may therefore be at. by found to be articularly and in the why Daturn back 24/0 PCL 24/0 PCL 24/0 PCL 24/0 PCL 27/1 PCL 20/0 PCL 20/0 PCL 12/0 PCL 20/0 PCL 12/0 PCL 20/0 PCL 20/0 P	e the ave

Appendix 2 Sewer Records

Asset location search



Pell Frischmann Consultants Ltd 4-5 4-5Manchester Square LONDON W1U 3PD

Search address supplied	O2 Management Centre
	O2 Centre
	255
	Finchley Road
	London
	NW3 6LU

Your reference	O2 Finchley
Our reference	ALS/ALS Standard/2018_3767718

Search date

4 April 2018

Keeping you up-to-date

Knowledge of features below the surface is essential in every development. The benefits of this not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility for any commercial or residential project.

An asset location search provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth. Please note that information on cover and invert levels will only be provided where the data is available.



Thames Water Utilities Ltd Property Searches, PO Box 3189, Slough SL1 4WW DX 151280 Slough 13



searches@thameswater.co.uk www.thameswater-propertysearches.co.uk



0845 070 9148



Asset location search



Search address supplied: O2 Management Centre, O2 Centre, 255, Finchley Road, London, NW3 6LU

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This searchprovides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd Property Searches PO Box 3189 Slough SL1 4WW

Email: <u>searches@thameswater.co.uk</u> Web: <u>www.thameswater-propertysearches.co.uk</u>

Asset location search



Waste Water Services

Please provide a copy extract from the public sewer map.

The following quartiles have been printed as they fall within Thames' sewerage area:

TQ2584NW TQ2584NE TQ2684NW TQ2685SW

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

The following quartiles have been printed as they fall within Thames' water area:





TQ2584NW TQ2584NE TQ2684NW TQ2685SW

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

A charge will be added to your suppliers account.





Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water) Thames Water Clearwater Court Vastern Road Reading RG1 8DB

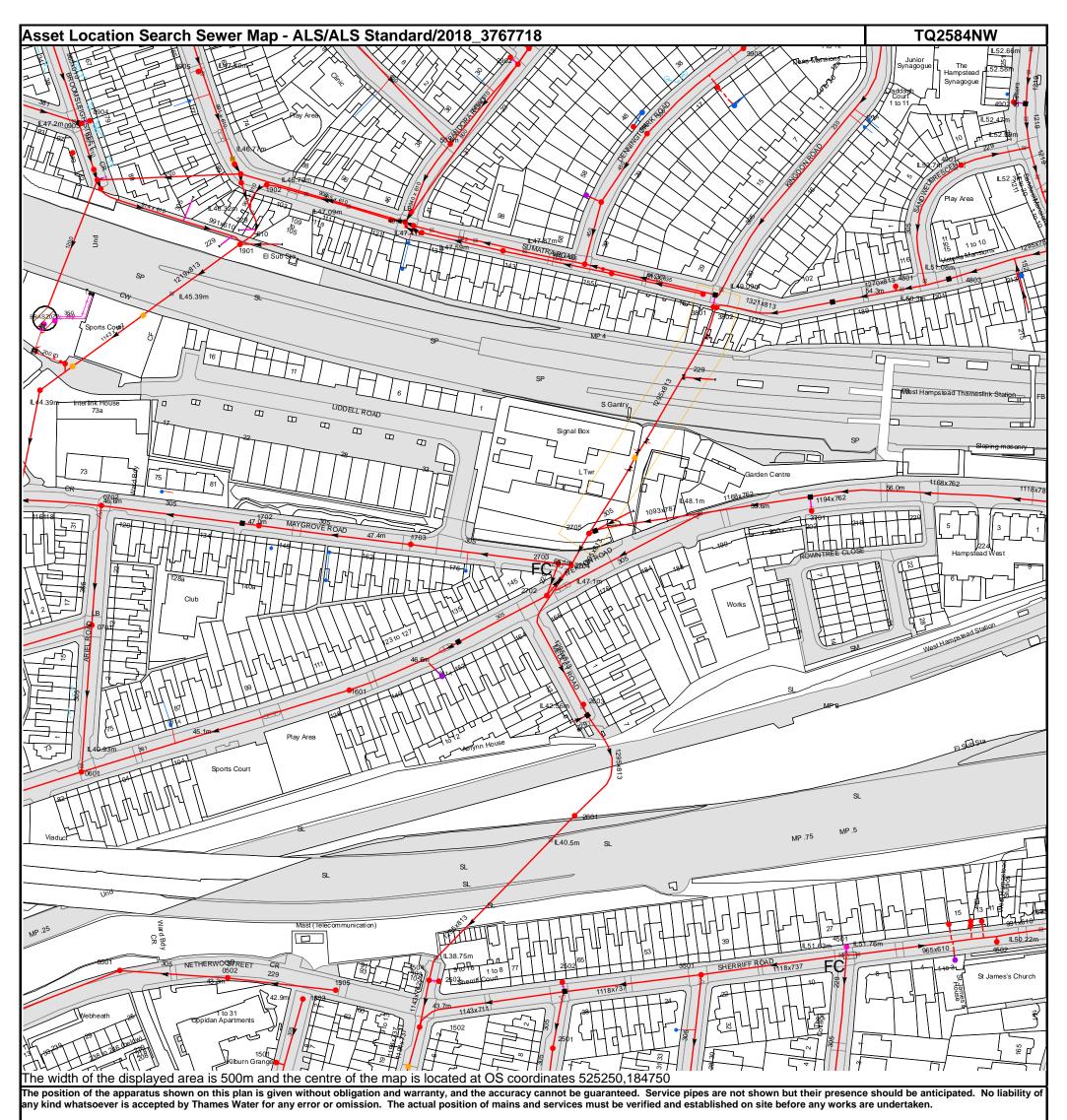
Tel: 0800 009 3921 Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water) Thames Water Clearwater Court Vastern Road Reading RG1 8DB

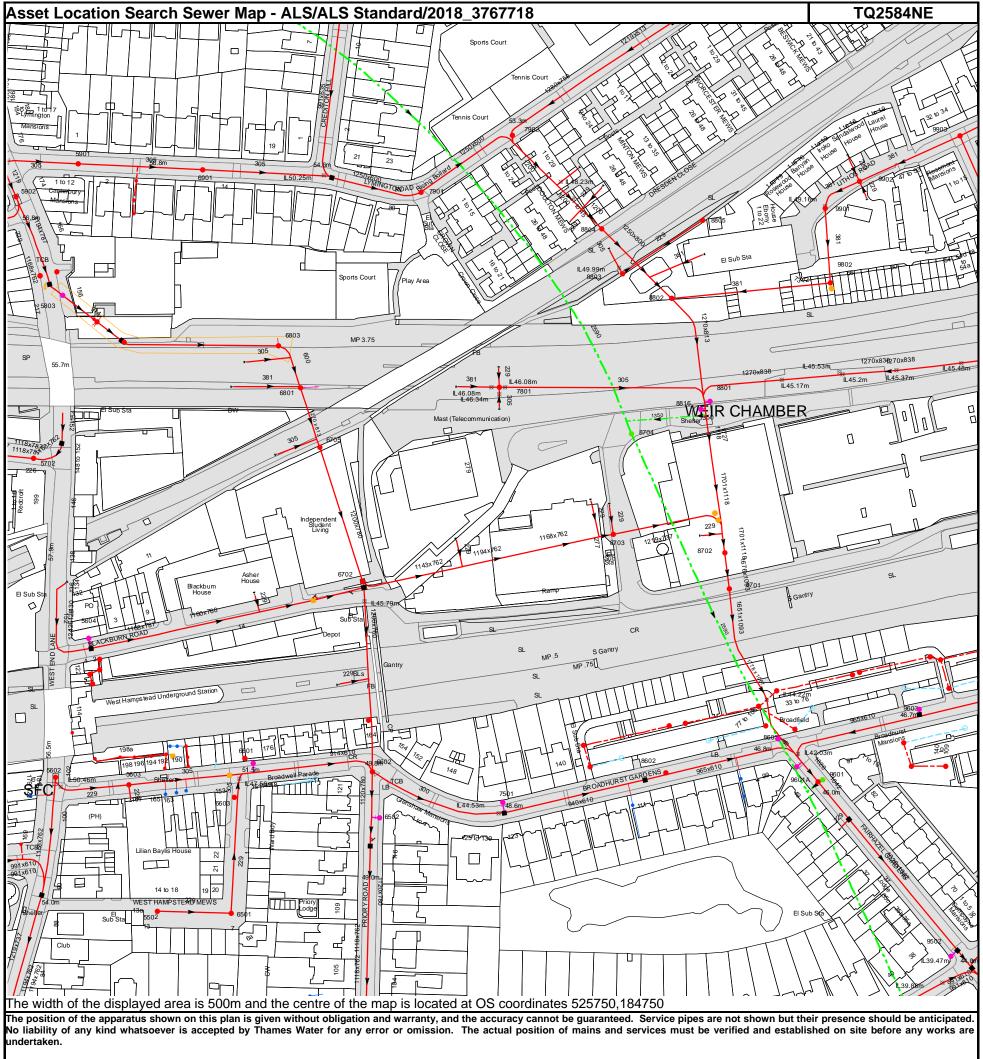
Tel: 0800 009 3921 Email: developer.services@thameswater.co.uk



Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved

Manhole Reference	Manhole Cover Level	Manhole Invert Level
4801	54.75	n/a
4803	n/a	n/a
48AD	n/a	n/a
4901	57.68	n/a
4501	55.34	n/a
4504 451A	n/a n/a	n/a n/a
45174	n/a	n/a
4507	n/a	n/a
4506	n/a	n/a
4502	n/a	n/a
1501	n/a	n/a
2501	n/a	n/a
351B	n/a	n/a
1502	n/a	n/a
1503 1505	n/a n/a	n/a n/a
2502	n/a	n/a
2503	n/a	n/a
1504	44.05	38.58
3501	51.18	47.27
2601	51.08	40.97
2603	48.77	n/a
1601	45.83	43.23
261A 2702	n/a 48.31	n/a 45.26
2702 271A	48.31 n/a	45.26 n/a
2704	48.99	45.02
2703	48.72	45.94
171A	n/a	n/a
1703	47.44	44.81
2705	50.27	45.44
191A	49.87	40.28
191D 1702	50 46.98	46.57 43.68
1702 1902	46.98 49.87	43.68 46.59
1902 191B	49.87 49.76	40.59
181A	n/a	n/a
191F	49.7	43.21
1911	n/a	n/a
191E	49.79	47.46
191G	49.68	47.38
191C	49.65	47.49
291D	50.75	47.87
281B 281A	50.08 50.77	47.76 48.11
291E	n/a	n/a
291B	51.27	48.58
281D	n/a	n/a
281C	50.9	48.34
29BF	n/a	n/a
39CD	n/a	n/a
391A 39BJ	52.11 n/a	49.57 n/a
39CA	n/a	n/a
381A	51.65	48.84
3801	n/a	n/a
3802	n/a	48.02
3904	n/a	n/a
39CF	n/a	n/a
3701	n/a	n/a
491C 491A	n/a n/a	n/a n/a
4914	n/a	n/a
491B	n/a	n/a
3903	54.46	51.65
291A	51.92	43.88
2902	n/a	n/a
291C	51.92	48.55
09FA	n/a	n/a
091D 09EJ	n/a n/a	n/a n/a
09EJ 0905	n/a 51.11	n/a n/a
0905 09El	n/a	n/a
09DJ	n/a	n/a
081E	51.9	44.96
081B	51.69	n/a
081C	51.69	n/a
081D	51.69	n/a
081A	51.89 n/a	44.69 n/a
09CB 0903	n/a n/a	n/a n/a
0904	50.32	n/a
091C	49.67	46.77
09FB	n/a	n/a
09FD	n/a	n/a
091B	49.54	39.9
091A	49.39	46.66
0702	46.62	42.76
09FC 071A	n/a n/a	n/a n/a
	1 <i>1</i> /4	11/4

Manhole Reference	Manhole Cover Level	Manhole Invert Level			
191H	50.18	46.69			
1901	49.34	45.97			
0502	n/a	n/a			
0501	n/a	n/a			
0601	44.64	40.85			
061A	n/a	n/a			
0701	45.8	42.09			
171B	n/a	n/a			
171C	n/a	n/a			
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.					



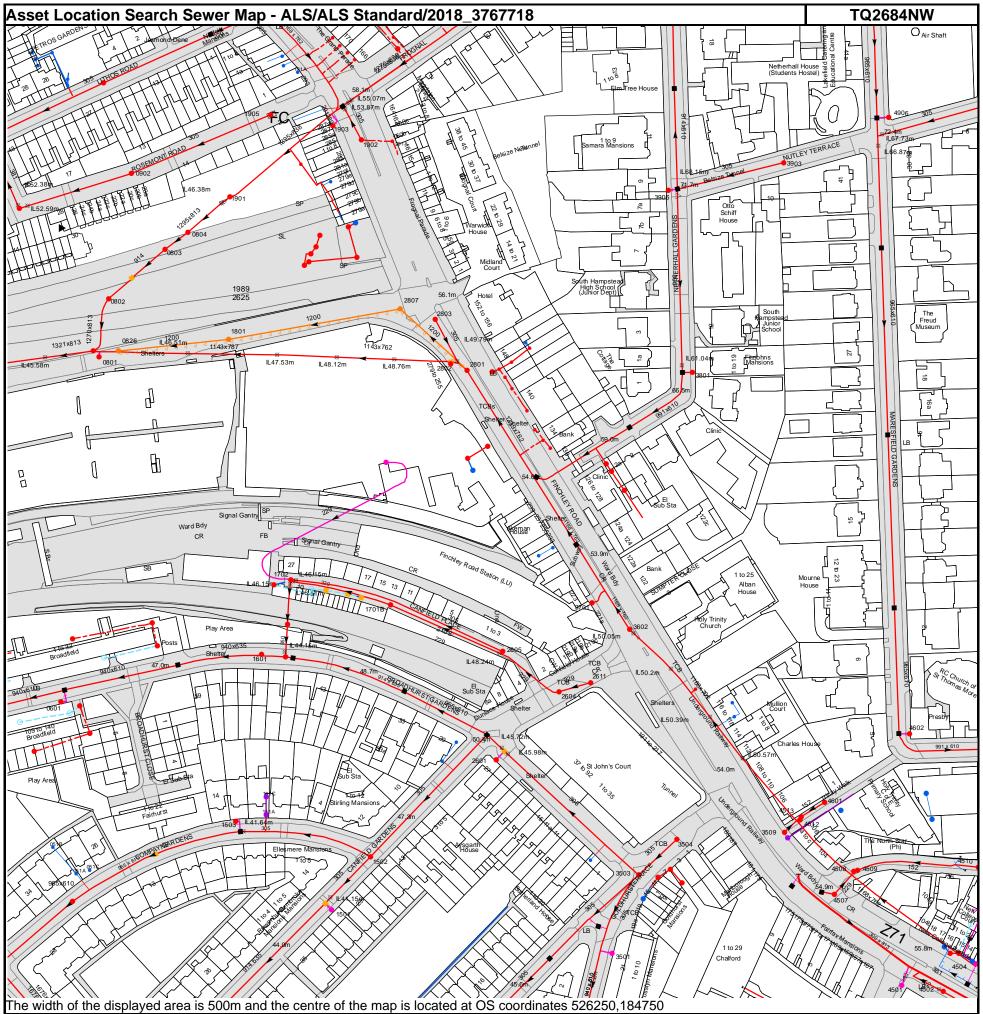
Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

9681 n/a n/a 9502. n/a n/a 9502. n/a n/a 9502. n/a n/a 9502. n/a n/a 9503. 45.78 44.54 9504. 45.13 44.58 9502. 93.15 45.06 9502. 93.15 45.06 9503. n/a n/a 9504. n/a n/a 9505. n/a n/a	Manhole Reference	Manhole Cover Level	Manhole Invert Level
SeCEnhnhnhSeCDnanaSeCDnanaSeCDnanaSeCDnanaSeCDnanaSecDnanaSecDnanaSecDsistnaSecDsistnaSecDnana <th></th> <th></th> <th></th>			
96CDnianiania96C1nianiania96C248.7344.68960149.1344.68881649.144.2881749.144.00880150.145.00880250.110.00880350.145.00880450.110.00880560.010.00880610.0010.00880710.0010.00880810.0010.00880910.0010.00880910.0010.00880910.0010.00880910.0010.00880810.0010.00880910.0010.00881610.0010.00881710.0010.00881810.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.0010.00881910.00 <th></th> <th></th> <th></th>			
96CC.nånnånnån677149.7644.64677243.7144.68677243.7144.68677274.7145.06880274.7274.72784874.7274.72784974.7345.06784014.7374.74880214.7374.74880514.7374.74880516.7474.74880716.7474.74880816.7474.74880716.7474.74880816.7474.74880716.7474.74880816.7474.74880716.7474.74881716.7474.74881816.7474.74882716.7474.74882816.7474.74882916.7474.74882916.7474.74882916.7474.74882916.7474.74892716.7474.74992816.7474.74992916.7474.74992916.7474.74992116.7474.74992116.7474.74992116.7474.74992116.7474.74992116.7474.74992116.7474.74992116.7474.74992116.7474.74992216.7474.74992316.74 <th>96CD</th> <th>n/a</th> <th>n/a</th>	96CD	n/a	n/a
87014.8.784.4.6.4870249.134.6.4881849.14.4.2881843.14.6.8882233.154.6.87843nana8802nana8802nana8802nana8802nana8802nana8803nana8804nana8816nana8817nana8818nana8819nana8817nana8818nana8817nana8818nana8819nana8819nana8811nana8811nana8812nana8813nana8814nana8815nana8817nana8818nana8819nana8819nana8819nana8819nana8819nana8819nana8819nana8819nana8819nana8819nana8819nana8819nana8819nana8819nana8819na <th></th> <th></th> <th></th>			
870249.1344.68881649.1344.68881640.1342.2881740.1540.66881740.1540.66881840.1540.66882040.2343.41882147.3843.41882247.3843.41882547.3843.41882640.247.38882640.247.38882740.247.38882840.247.38882940.244.58882940.244.58882940.244.58884140.444.58884240.444.58884340.444.58884440.444.58884540.245.6884540.444.58884540.444.58894740.444.58894840.444.58894940.444.58894140.444.58894144.5144.58894240.444.58894340.444.58894444.5144.58894544.5144.58894544.5144.58894544.5144.58894544.5144.58894544.5144.58894544.5144.51894544.5144.51894544.5144.51894544.5144.5189			
Brif94.144.2B01nanaB02S1.545.06B02NaNaB03NaNaB04NaNaB05NaA.1B06NaNaB07NaNaB08NaNaB07NaNaB08NaNaB08NaNaB08NaNaB08NaNaB08NaNaB08NaNaB08NaNaB08NaNaB08NaNaB08NaNaB09NaNaB01NaNaB02NaNaB03NaNaB04NaNaB05NaNaB05NaNaB06NaNaB07NaNaB08NaNaB09NaNaB01NaNaB02NaNaB03NaNaB04NaNaB05NaNaB06NaNaB07NaNaB08NaNaB09NaNaB01NaNaB02NaNaB03NaNaB04NaNaB05NaNaB06NaNa <t< th=""><th></th><th></th><th></th></t<>			
8601na nna hna h74.0na nana h74.0na nana h74.0na hna h74.0na hna h8602na nana h8603na hna h8604na hna h8605na hna h8606na hna h8607na hna h8608na hna h8619na hna h8630na hna h8641na hna h8642na hna h8643na hna h8644na hna h8645na hna h8646na hna h8647na hna h8648na hna h8649na hna h8641na hna h8642na hna h8643na hna h8644na hna h8645na hna h8645na hna h8646na hna h8647na hna h8648na hna h8649na hna h8641na hna h8642na hna h8643na hna h <t< th=""><th></th><th></th><th></th></t<>			
880251.546.067ABn/an/a7ABn/an/a7ABn/an/a8002n/an/a8003n/an/a8004n/an/a8005n/an/a8005n/an/a8006n/an/a8007n/an/a8018n/an/a8019n/an/a8019n/an/a8011n/an/a8011n/an/a8012n/an/a801345.5844.538014n/an/a8015n/an/a8016n/an/a8017n/an/a8018n/an/a8019n/an/a8020n/an/a803146.67n/a8042n/an/a8043n/an/a8044n/an/a8045n/an/a8046n/an/a8047n/an/a8048n/an/a8049n/an/a8041n/an/a8042n/an/a8043n/an/a8044n/an/a8045n/an/a8046n/an/a8047n/an/a8048n/an/a8049n/an/a8041n/an/a			
7ABCnanana82B0nana82B1nana82B2nana82B2nana82B3nana82B4nana82B5nana82B5nana82B6nana82B7nana <tr< th=""><th></th><th></th><th></th></tr<>			
78ACnanana88Dna9a88D43.4188D10089D10089D <th></th> <th></th> <th></th>			
86BDnanana88D247.3843.4188D2nana88D2nana88D3nana88D4nana80D5nana80D6nana80D7nana80D8nana80D7nana80D7nana80D7nana80D7nana80D7nana80D8nana80D9nana80D9nana80D1nana80D1nana80D2nana80D3nana80D6nana80D7nana80D8nana80D8nana80D7nana80D8nana80D7nana80D7nana80D8nana80D7nana80D7nana80D8nana80D7nana80D6nana80D7nana80D7nana80D7nana80D7nana80D7nana80D7nana80D7nana80D7nana80D1nana80D1nana </th <th></th> <th></th> <th></th>			
888Cnanana888Bnanana888Bnanana8815nanana8816nanana8817nanana8818nanana8819nanana8801nanana8802nanana8803nanana8816nanana8817nanana8818nanana8819nanana8819nanana8819nanana8819nanana8819nanana8819nanana8819nanana8819nanana8819nanana8819nanana8819nanana8819nanana8819nanana8819nanana8819nanana8819nanana8819nanana8819nanana8911nanana8912nanana8913nanana8914nanana8915nanana <tr< th=""><th></th><th></th><th></th></tr<>			
868Bnanana861Enana861Enana861Fnana864Fnana864Fnana864Anana864Anana864Anana864Cnana965Cnana964Cnana965Cnana965Cnana966Cnana <tr< th=""><th></th><th></th><th>43.41</th></tr<>			43.41
868En/an/a8615n/an/a8614n/an/a8637n/an/a8638n/an/a8639n/an/a8630n/an/a8631n/an/a8633n/an/a8634n/an/a8635n/an/a8636n/an/a8637n/an/a8638n/an/a8639n/an/a8630n/an/a8630n/an/a8631n/an/a8633n/an/a8634n/an/a8635n/an/a8636n/an/a8637n/an/a8638n/an/a8639n/an/a8639n/an/a8631n/an/a8632n/an/a8633n/an/a8634n/an/a8635n/an/a8636n/an/a8637n/an/a8638n/an/a8639n/an/a8639n/an/a8639n/an/a8639n/an/a8639n/an/a8639n/an/a8639n/an/a8639n/an/a8639n/an/a8639n/an/a8639 </th <th></th> <th></th> <th></th>			
815n/an/a88A.1n/an/a88A.1n/an/a88A.1n/an/a88A.1n/a14.588A.1n/a14.588A.1n/a14.588A.1n/a14.588A.1n/a14.588A.1n/an/a88A.1n/an/a98C.1n/an/a98B.2n/an/a98B.3n/an/a98B.4n/an/a98B.5n/an/a98B.6n/an/a98B.7<			
BéAJn/an/aBAFFn/an/aBAGI1/61/aBAGI4,534,453BACTn/an/aBACTn/an/aBACTn/an/aBACT1/an/aBACTn/an/aBAC			
BEBFn/an/aB6A1n/an/a86A146.5844.5886C1n/an/a86C4n/an/a86C510n/a86C610n/a86C7n/an/a86C846.67n/a96B5n/an/a96B7n/an/a96			
BAIn/an/aBG0346.5044.53BGCFn/an/aBGCAn/an/aBGCAn/an/aBGCAn/an/aBGCBn/an/aBGCBn/an/aBGCAn/an/aBGC			
860344.5644.56967Fn/an/a9614n/an/a9615n/a23.66960146.67n/a960346.67n/a9604n/an/a9605n/an/a9605n/an/a96067n/an/a9607n/an/a96087n/an/a960988n/an/a960999n/an/a96000n/an/a9601n/an/a96020n/an/a9603n/an/a9604n/an/a9605n/an/a9605n/an/a9606n/an/a9607n/an/a9608n/an/a9609n/an/a9610n/an/a9611n/an/a9612n/an/a9613n/an/a9614n/an/a9615n/an/a9616n/an/a9617n/an/a9618n/an/a9619n/an/a9619n/an/a9620n/an/a9631n/an/a9641n/an/a9652n/an/a9653n/an/a9654n/an/a9655n/an/a9656n/an/a<			
96CFn/an/a961An/an/a96014.6.629.8.696014.6.629.8.69610n/an/a9620n/an/a9631n/an/a963210.3n/a963410.3n/a963510.4n/a963610.4n/a96374.4.2539.42851810.410.4861410.410.486154.4.554.4.56861610.44.6.51861710.44.6.51861810.410.4861410.410.4861510.44.6.51861610.410.4861710.410.4861810.410.4861910.410.4861910.410.4861910.410.4861910.410.4861010.410.4861110.410.4862210.410.4863510.410.4864610.410.4864710.410.4864810.410.4864910.410.4864910.410.4864910.410.4864910.410.4864910.410.4864910.410.4864910.410.4864910.410.48649			
981An/an/a98CGn/an/a98CGn/an/a98Dn/an/a98BDn/an/a98BC <th></th> <th>n/a</th> <th></th>		n/a	
901146.628.8698EDN/aN'a98EGN/aN'a98EGN/aN'a98CAN/aN'a98C	961A	n/a	n/a
96BDNaNaNa96BGNaNa96BGNaNa96CANaNa96CANaNa96CCNaNa96CCNaNa96CCNaNa9701NaNa980244.2533.429803NaNa9804NaNa9805NaNa9806NaNa9807NaNa9807NaNa9808NaNa9809NaNa </th <th></th> <th></th> <th></th>			
968GNaNaNa980346.57NaNa9804NaNaNa9805NaNaNa9804NaNaNa980544.2539.428818NaNaNa8817NaNaNa8818NaNaNa8001,446.1541.36801,446.1541.36801,450.8443.56801,450.8443.56801,4NaNa801,4NaNa801,4NaNa801,4NaNa801,4NaNa801,4NaNa801,4NaNa801,4NaNa801,4NaNa801,4NaNa801,4NaNa801,4NaNa801,4NaNa801,4NaNa801,4NaNa802,4NaNa803,5NaNa804,5NaNa805,5NaNa806,6NaNa807,7NaNa808,6NaNa809,7NaNa801,4NaNa802,5NaNa803,6NaNa804,6NaNa804,7NaNa804,6NaNa804,7NaNa			
960346.67n/an/a962Fn/an/an/a962Cn/an/an/a962Cn/a1/an/a962Cn/a1/a1/a9701n/an/an/a9701n/an/a1/a9631n/a1/a1/a96411/a1/a1/a96411/a1/a1/a96411/a1/a1/a96531/a1/a1/a96641/a1/a1/a96741/a1/a1/a96751/a1/a1/a96761/a1/a1/a96771/a1/a1/a96781/a1/a1/a96791/a1/a1/a96741/a1/a1/a96751/a1/a1/a96761/a1/a1/a96771/a1/a1/a96781/a1/a1/a96791/a1/a1/a96711/a1/a1/a96721/a1/a1/a96731/a1/a1/a96741/a1/a1/a96751/a1/a1/a96761/a1/a1/a96771/a1/a1/a96781/a1/a1/a96791/a1/a1/a96711/a1/a1/a <t< th=""><th></th><th></th><th></th></t<>			
96BFn/an/a96CAn/an/a96CAn/an/a96BCn/an/a96BCn/an/a950244.2539.42851Bn/an/a861An/an/a861An/an/a861An/an/a861An/an/a860150.8449.568602n/an/a8603n/an/a8604n/an/a8605n/an/a8606n/an/a8607n/an/a8608n/an/a8619n/an/a8614n/an/a8615n/an/a8616n/an/a8617n/an/a8618n/an/a8619n/an/a8619n/an/a8620n/an/a8621n/an/a8622n/an/a8623n/an/a8624n/an/a8625n/an/a8626n/an/a8627n/an/a8628n/an/a8629n/an/a8631n/an/a8642n/an/a8643n/an/a8644n/an/a8644n/an/a865150.97n/a8664n/an/a			
96CAn/an/a96BCn/a9.42950244.2539.42950244.2539.429503n/an/a95041/an/a7501n/an/a9601A46.1541.369601A60.2449.569603n/an/a8603n/an/a8614n/an/a8603n/an/a8615n/an/a8616n/an/a8607n/an/a8617n/an/a8618n/an/a8619n/an/a8619n/an/a8619n/an/a8620n/an/a8621n/an/a8622n/an/a8623n/an/a8624n/an/a8625n/an/a8626n/an/a8627n/an/a8628n/an/a8629n/an/a8620n/an/a8631n/an/a8642n/an/a8653n/an/a8654n/an/a8654n/an/a8655n/an/a8656n/an/a8657n/an/a8658n/an/a8659n/an/a8659n/an/a86511010 </th <th></th> <th></th> <th></th>			
96BCn/an/a950244.2539.42851Bn/an/a851An/an/a861An/an/a861An/a1.3861A0.541.36861A1.01.0861A1.01.0860A50.8449.56860Bn/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0860C49.8745.66860Dn/a1.0860Dn/a1.0860Dn/a1.0860Dn/a1.0860Dn/a1.0860Dn/a1.0860Dn/a1.0860Dn/a1.0860Dn/a1.0860Dn/a1.0860Dn/a1.0860Dn/a1.0860Dn/a1.0860An/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0860Bn/a1.0			
950244.2594.425851BN/aN/a7501N/aN/a7501N/aN/a9607A46.1541.369607A46.1541.36650150.8449.566502N/aN/a6503N/aN/a5614N/aN/a5615N/aN/a5616N/aN/a6682N/aN/a6681N/aN/a6682N/aN/a6682N/aN/a6684N/aN/a6685N/aN/a6686N/aN/a6687N/aN/a6687N/aN/a6687N/aN/a6691N/aN/a6602N/aN/a6603N/aN/a6604N/aN/a6605N/aN/a6606N/aN/a6607N/aN/a6608N/aN/a6609N/aN/a6601N/aN/a6614N/aN/a6625N/aN/a6636N/aN/a6641N/aN/a6642N/aN/a6655N/aN/a6664N/aN/a6656N/aN/a6665N/aN/a6666N/aN/a6671N/aN/a6685N/aN/a			
B1Bn/an/a7501n/an/a801An/an/a801An/an/a801A6.1541.36650150.8449.566502n/an/a6603n/an/a6603n/an/a551Gn/an/a561En/an/a668Fn/an/a668Fn/an/a668Fn/an/a660249.8745.066605n/an/a6607n/an/a6607n/an/a6608n/an/a6609n/an/a6601n/an/a6602n/an/a6603n/an/a6604n/an/a6605n/an/a6606n/an/a6607n/an/a6608n/an/a6609n/an/a6601n/an/a6602n/an/a6603n/an/a6604n/an/a6605n/an/a6606n/an/a6607n/an/a6608n/an/a6609n/an/a6609n/an/a6609n/an/a6609n/an/a6609n/an/a6609n/an/a6609n/an/a			
7501n/an/a9601A46.1541.369601A46.1541.369601A46.1541.366502n/an/a6503n/an/a6504n/an/a5616n/an/a5617n/an/a6682n/an/a6684n/an/a6685n/an/a6686n/an/a6687n/an/a6687n/an/a6687n/an/a6687n/an/a6691n/an/a6601n/an/a6502n/an/a6503n/an/a6504n/an/a6505n/an/a6506n/an/a6507n/an/a6508n/an/a6518n/an/a6519n/an/a6510n/an/a6511n/an/a6512n/an/a6513n/an/a651450.23n/a6515n/a1/a6516n/a1/a65171/a45.26508n/a1/a6518n/a1/a65191/a45.3651145.4346.55650145.4346.55650145.4345.65650145.4345.65650145.4	851B		
9601A46.1541.36650150.8449.566502n/an/a6503n/an/a5111n/an/a5112n/an/a5114n/an/a6882n/an/a6892n/an/a6893n/an/a6894n/an/a6895n/an/a6802n/an/a6803n/an/a6804n/an/a6805n/an/a6807n/an/a6808n/an/a6809n/an/a6801n/an/a6802n/an/a6803n/an/a6804n/an/a6805n/an/a6807n/an/a6808n/an/a6809n/an/a6801n/an/a6802n/an/a6803n/an/a6804n/an/a6805n/an/a6806n/an/a6807n/an/a6808n/an/a6809n/an/a6801n/an/a680348.3446.656804101068051010680610106807n/a1068081010680910.845.2	7501	n/a	n/a
650150.8449.566502n/an/a6603n/an/a6603n/an/a651Gn/an/a551Fn/an/a661Fn/an/a662En/an/a663En/an/a6640n/an/a6651n/an/a665249.8745.066701n/an/a6601n/an/a6601n/an/a6701n/an/a5702n/an/a6703n/an/a5704n/an/a5705n/an/a5705n/an/a5706n/an/a5707n/an/a5818n/an/a5819n/an/a5819n/an/a5810n/an/a5810n/an/a5811n/an/a581250.2347.535907n/an/a581360.348.34581430.546.425705n/an/a5816n/an/a5908n/an/a680148.3446.65680348.3446.626705n/an/a781153.3449.07781150.3341.81780150.4345.21780150.4445.637803<			
6502n/an/a6503n/an/a5616n/an/a5617n/an/a5618n/an/a5618n/an/a6802n/an/a660249.8745.065600n/an/a6601n/an/a6602n/an/a6601n/an/a6602n/an/a6603n/an/a6604n/an/a6605n/an/a6605n/an/a6606n/an/a6607n/an/a6608n/an/a6609n/an/a6601n/an/a6602n/an/a6603n/an/a6604n/an/a6605n/an/a6605n/an/a6606n/an/a6607n/an/a6608n/an/a6609n/an/a6601n/an/a6601n/an/a6602n/an/a6603aa6704n/an/a680348.3446.656705n/an/a790153.3449.07791153.3449.0779256.0251.4379356.1451.2479455.1747.62795356.1451.2			41.36
6603n/an/an/a5611Gn/an/a5611Fn/an/a5611En/an/a6682Fn/an/a668249.8745.06560249.8745.066601n/an/a660249.8745.06560210/an/a6601n/an/a660210/an/a6603n/an/a6604n/an/a6605n/an/a6606n/an/a5607n/an/a5608n/an/a5618n/an/a5619n/an/a5616n/an/a561750.2347.535806n/an/a5807n/an/a5908n/an/a690156.1550.97690348.0446.65680348.0446.65680448.0546.426705n/an/a790153.3443.2680348.0743.2780148.0530.78680352.0143.2680410/an/a780448.0530.78680452.0143.2680510/a10/a780148.5630.78680452.0143.2680510/a10/a780450.2347.536804 <td< th=""><th></th><th></th><th></th></td<>			
561Gn/an/a561Fn/an/a561Fn/an/a561BEn/an/a66BEn/an/a66D1n/an/a6601n/an/a6601n/an/a6601n/an/a56CCn/an/a56C1n/an/a56C2n/an/a56C3n/an/a56C4n/an/a56C5n/an/a561An/an/a561Bn/an/a561Bn/an/a561Bn/an/a561Bn/an/a561Gn/an/a561An/an/a561Bn/an/a562Gn/an/a563Gn/an/a56450.2347.535907n/an/a5906n/an/a690156.1550.97600348.3446.65600148.05n/a690150.8346.18790145.2790145.65790146.25790146.25790250.8346.18790348.7745.2790448.5630.78791448.5630.7879256.0251.4379356.1451.2479456.1551.3779556.1451.2479			
561Fn/an/a658En/an/a668En/an/a660249.8745.066601n/an/a6601n/an/a6601n/an/a6601n/an/a6601n/an/a6601n/an/a6601n/an/a6601n/an/a6601n/an/a6601n/an/a5618n/an/a6611n/an/a5618n/an/a6611n/an/a6611n/an/a6612n/an/a6613n/an/a6614n/an/a661550.2347.536705n/an/a690156.1550.97690156.1550.97690166.566690148.0446.42690153.3446.18690148.05n/a690348.7745.2690448.05n/a790453.349.07780148.7745.2690348.7745.2690448.05n/a790450.317.8790450.9743.269051.4316.2790450.9745.2790450.9745.269051.4316.2790450.251.43			
Sellen/an/a66BEn/an/a66BFn/an/a660249.8745.0656CDn/an/a6601n/an/a6601n/an/a6601n/an/a56CCn/an/a56CCn/an/a56CCn/an/a56CCn/an/a56CBn/an/a56CBn/an/a56CBn/an/a56CCn/an/a56CBn/an/a56CCn/an/a56CCn/an/a56CCn/an/a56CCn/an/a56CCn/an/a56CCn/an/a56CCn/an/a56CCn/an/a56CCn/an/a56CCn/an/a58CCn/an/a58CCn/an/a58CCn/an/a58CCn/an/a58CCn/an/a5906n/an/a5907n/an/a5908n/an/a680348.3446.65680148.05n/a790153.3449.07780148.05n/a780148.05n/a780348.7745.2780448.6630.78568Fn/an/a79256.02			
66BENaNaNa660249.8745.0656CDnana6601nana6601nana6601nana6601nana6601nana6601nana6601nana6601nana6601nana6601nana5602nana5603nana5618nana661nana5618nana661nana661nana5618nana5619nana5610nana5611nana5612nana5613sonna5614nana561550.37na5616nana5617sonson5618nana5619nana5611sonson5611sonson5612nason5613sonson5614nason5615sonson5702sonson5702sonson5703sonson5704sonson5705nason5705nason5702sonson5702 <th></th> <th></th> <th></th>			
66BFNaNaNa660249.8745.0656CDNaNa6601NaNa6601NaNa6601NaNa6601NaNa56CCNaNa56CCNaNa56CBNaNa561ANaNa561BNaNa66C1NaNa581C50.2347.535907NaNa5908NaNa5908NaNa680148.3446.65680148.3446.65680348.3446.656804NaNa790150.3346.18790153.3449.07780148.05Na780448.05Na780448.5630.78588FNaNa79355.1751.23586FNaNa780448.5630.78588FNaNa79355.1747.53581F50.2347.53581F50.2347.53581F50.2347.53581F50.2347.53581F50.2347.53581F50.2347.53581F50.2347.53581F50.2347.53581F50.2347.53581F50.2347.53581F50.2347.53 <th></th> <th></th> <th></th>			
660249.8745.0656CDn/an/a6601n/an/a6601n/an/a6601n/an/a6602n/an/a56CCn/an/a56CBn/an/a56CBn/an/a561Bn/an/a66C1n/an/a586Gn/an/a586Gn/an/a586Gn/an/a586Gn/an/a586Gn/an/a5907n/an/a5908n/an/a5908n/an/a680166.1550.97680348.3446.65680148.05n/a790153.3449.07780143.2445.25770250.8346.18790153.3449.2870348.7745.28704n/an/a870352.0149.2870448.5630.78568Fn/an/a70256.4251.43570256.4251.43581450.2347.53581551.747.62580355.6451.245816n/a1.43581747.535818n/a581952.3347.53581450.2347.53581551.7751.625816n/a590256.	66BF	n/a	n/a
6601n/an/a650Jn/an/a650Cn/an/a56CCn/an/a56CBn/an/a56CBn/an/a561Bn/an/a66C1n/an/a66C2n/an/a66C3n/an/a561Bn/an/a561C50.2347.53581C50.2347.535907n/an/a5908n/an/a680156.1550.37680348.3446.65680148.0546.426705n/a46.25670250.8346.18790153.3449.07780148.05n/a880348.7745.2880348.7745.2880352.0130.78568En/an/a780148.5630.78568En/an/a780348.7745.2880352.0130.78568En/an/a568Fn/an/a568Fn/a16.257256.0251.4357147.6257256.0251.4357157.53571E50.2347.53571An/a57256.8949.55571An/a57255.8949.55571An/a57255.8949.55 <th>6602</th> <th>49.87</th> <th>45.06</th>	6602	49.87	45.06
66D.Jn/an/a56CCn/an/a56CCn/an/a56CBn/an/a56CBn/an/a561An/an/a561Bn/an/a561Cn/an/a561Bn/an/a561Cn/an/a561Cn/an/a561Cn/an/a581C50.2347.535907n/an/a5908n/an/a690150.1550.97680348.3446.65680148.0546.42670250.8346.18701148.05n/a8804n/an/a880352.0149.07780148.5530.7856BFn/an/a880352.0149.256BFn/an/a56BFn/an/a570256.0251.43570355.7747.62580355.6451.24581750.2347.53581850.2347.53581950.2347.53581050.2347.53581150.2347.53581250.2347.53581450.2347.53581550.2347.53581610.2347.53581751.7751.62581850.2347.53581910.2455.715814			
56CC n/a n/a 56C1 n/a n/a 56C8 n/a n/a 56C9 n/a n/a 5611 n/a n/a 5612 n/a n/a 5616 n/a n/a 66C1 n/a n/a 5616 n/a n/a 5617 50.23 47.53 5816 n/a n/a 5907 n/a n/a 5907 n/a n/a 5907 n/a n/a 5908 n/a n/a 6901 56.15 50.97 6803 48.34 46.65 6702 50.83 46.18 6702 50.83 46.18 7901 53.34 49.07 7801 48.05 n/a 7803 48.77 45.2 8704 48.56 30.78 568E n/a n/a <t< th=""><th></th><th></th><th></th></t<>			
56Cl n/a n/a 56CB n/a n/a 561A n/a n/a 561A n/a n/a 561B n/a n/a 561C n/a n/a 561C n/a n/a 561C n/a n/a 561C 50.23 47.53 5907 n/a n/a 5906 n/a n/a 5906 n/a n/a 6901 56.15 50.97 6803 48.34 46.65 6801 48.05 46.42 6705 n/a 46.25 6705 n/a 46.25 6704 48.05 n/a 7901 53.34 46.18 7901 48.05 n/a 8004 n/a n/a 8703 42.71 45.2 803 52.01 49.2 8704 48.56 30.78			
56CB n/a n/a 561A n/a n/a 561B n/a n/a 66CI n/a n/a 66CI n/a n/a 58BC n/a n/a 58BC n/a n/a 5907 n/a n/a 5906 n/a n/a 5907 n/a n/a 5906 n/a n/a 5907 n/a n/a 5906 n/a n/a 5907 n/a n/a 5908 n/a n/a 6901 56.15 50.97 6803 48.34 46.65 6705 n/a 46.25 6702 50.83 46.18 7901 43.05 n/a 8804 n/a n/a 7803 48.77 45.2 8803 52.01 49.2 56BF n/a n/a 702			
561A n/a n/a 561B n/a n/a 561B n/a n/a 561C n/a n/a 568G n/a n/a 568G n/a n/a 5907 n/a n/a 5906 n/a n/a 5907 n/a n/a 5906 n/a n/a 5907 n/a n/a 5908 n/a n/a 6901 56.15 50.97 6803 48.34 46.65 6801 48.05 n/a 6901 50.83 46.18 7901 53.34 49.07 7801 48.05 n/a 803 52.01 49.2 803 52.01 49.2 803 52.01 49.2 804 n/a n/a 568F n/a 1.4 5604 n/a 1.4 5702 </th <th></th> <th></th> <th></th>			
561B n/a n/a 66C1 n/a n/a 568G n/a n/a 588G n/a n/a 581C 50.23 47.53 5907 n/a n/a 5906 n/a n/a 5908 n/a n/a 6901 56.15 50.97 6803 48.34 46.65 6801 48.05 46.42 6705 n/a 46.25 6704 48.05 46.42 6705 n/a 46.25 6704 48.05 n/a 7801 48.05 n/a 8804 n/a n/a 8703 48.77 45.2 8803 52.01 49.2 8803 52.01 49.2 8804 n/a n/a 56BF n/a n/a 56BF n/a n/a 56BF n/a n/a 5702 56.02 51.43 581A 55.17 47.62 581A 55.17 47.62 581A 55.17 51.43 581F 50.23 47.53 581F 50.23			
66Cl n/a n/a 56BG n/a n/a 581C 50.23 47.53 5907 n/a n/a 5906 n/a n/a 5907 n/a n/a 5906 n/a n/a 5908 n/a n/a 6901 56.15 50.97 6803 48.34 46.65 6801 48.05 46.42 6705 n/a 46.25 6702 50.83 46.18 7901 53.34 49.07 7801 48.05 n/a 8703 48.77 45.2 8804 n/a n/a 8704 48.56 30.78 56BE n/a n/a 56BF n/a n/a 5702 56.02 51.43 5704 49.2 55.17 5803 55.64 51.24 581D 50.23 47.53			
56BG n/a n/a 501C 50.23 47.53 5907 n/a n/a 5906 n/a n/a 6901 56.15 50.97 6803 48.34 46.65 6801 48.05 46.42 6705 n/a 46.25 6706 50.83 49.07 7801 48.05 n/a 8804 n/a 16 8703 48.77 45.2 8803 52.01 49.2 8704 48.56 30.78 56BE n/a n/a 7604 48.56 30.78 56BF n/a n/a 56BH n/a n/a 5604 n/a 14 517 47.62 5810 50.23 47.53 5811 50.23 47.53 5812 50.23 47.53 5902 56.84 52.16 <td< th=""><th>66CI</th><th>n/a</th><th>n/a</th></td<>	66CI	n/a	n/a
5907 n/a n/a 5906 n/a n/a 6901 56.15 50.97 6803 48.34 46.65 6801 48.05 46.42 6705 n/a 46.25 6702 50.83 46.18 7901 53.34 49.07 7801 48.05 n/a 8804 n/a n/a 8703 48.77 45.2 8803 52.01 49.2 8704 48.56 30.78 56BE n/a n/a 56BF n/a n/a 56BF n/a n/a 5702 56.02 51.43 581A 55.17 47.62 5803 55.64 51.24 581D 50.23 47.53 581F 50.23 47.53 5901 57.21 51.77 581F 50.23 47.53 5901 57.21 51.77 </th <th>56BG</th> <th>n/a</th> <th>n/a</th>	56BG	n/a	n/a
5906 n/a n/a 5908 n/a n/a 6801 56.15 50.97 6803 48.34 46.65 6801 48.05 46.42 6705 n/a 46.25 6702 50.83 46.18 7901 53.34 49.07 7801 48.05 n/a 8804 n/a n/a 8703 48.77 45.2 8803 52.01 49.2 8704 48.56 30.78 56BE n/a n/a 56BF n/a n/a 56BH n/a n/a 5702 56.02 51.43 5604 n/a n/a 5702 56.42 51.24 581F 50.23 47.53 581F 50.23 47.53 581F 50.23 47.53 581F 50.23 47.53 5901 57.21 51.77			
5908 n/a n/a 6901 56.15 50.97 6803 48.34 46.65 6801 48.05 46.42 6705 n/a 46.25 6702 50.83 46.18 7901 53.34 49.07 7801 48.05 n/a 8804 n/a n/a 8703 48.77 45.2 8803 52.01 49.2 8704 48.56 30.78 56BE n/a n/a 56BF n/a n/a 56BF n/a n/a 5702 56.02 51.43 5810 50.23 47.53 5811 50.23 47.53 5812 50.23 47.53 5902 56.84 52.16 5901 57.21 51.77 551A n/a n/a 561C n/a n/a 5610 58.99 49.55			
6801 56.15 50.97 6803 48.34 46.65 6801 48.05 46.42 6705 n/a 46.25 6702 50.83 46.18 7901 53.34 49.07 7801 48.05 n/a 8804 n/a n/a 8703 48.77 45.2 8803 52.01 49.2 8704 48.56 30.78 66BF n/a n/a 56BE n/a n/a 56BF n/a n/a 5604 n/a n/a 5702 56.02 51.43 581A 55.17 47.62 5803 55.64 51.24 581F 50.23 47.53 581F 50.23 47.53 581E 50.23 47.53 5902 56.84 52.16 5901 57.21 51.77 51A n/a n/a <th></th> <th></th> <th></th>			
6803 48.34 46.65 6801 48.05 46.42 6705 n/a 46.25 6702 50.83 46.18 7901 53.34 49.07 7801 48.05 n/a 8804 n/a n/a 8703 48.77 45.2 8803 52.01 49.2 8704 48.56 30.78 66BE n/a n/a 56BF n/a n/a 56BH n/a n/a 5604 n/a n/a 5702 56.02 51.43 581A 55.17 47.62 5803 55.64 51.24 581D 50.23 47.53 581E 50.23 47.53 5902 56.84 52.16 5901 57.21 51.77 551A n/a n/a 561C n/a n/a 561D n/a 10/a			
6801 48.05 46.42 6705 n/a 46.25 6702 50.83 46.18 7901 53.34 49.07 7801 48.05 n/a 8804 n/a n/a 8703 48.77 45.2 8803 52.01 49.2 8704 48.56 30.78 56BE n/a n/a 56BF n/a n/a 56BF n/a n/a 5604 n/a n/a 5702 56.02 51.43 581A 55.17 47.62 581B 50.23 47.53 581F 50.23 47.53 5902 56.84 52.16 5901 57.21 51.77 551A n/a n/a 561C n/a n/a 561D n/a n/a 561D n/a n/a 561D n/a n/a 561D <t< th=""><th></th><th></th><th></th></t<>			
6705 n/a 46.25 6702 50.83 46.18 7901 53.34 49.07 7801 48.05 n/a 8804 n/a n/a 8703 48.77 45.2 8803 52.01 49.2 8704 48.56 30.78 8605 n/a n/a 8704 48.56 30.78 568E n/a n/a 568F n/a n/a 568F n/a n/a 568H n/a n/a 5604 n/a n/a 5702 56.02 51.43 581A 55.17 47.62 581D 50.23 47.53 581F 50.23 47.53 5902 56.84 52.16 5901 57.21 51.77 51A n/a n/			
6702 50.83 46.18 7901 53.34 49.07 7801 48.05 n/a 8804 n/a n/a 8703 48.77 45.2 8803 52.01 49.2 8704 48.56 30.78 56BE n/a n/a 56BF n/a n/a 56BH n/a n/a 5604 n/a n/a 5702 56.02 51.43 5810 55.64 51.24 5811 50.23 47.53 5812 50.23 47.53 5814 50.23 47.53 5902 56.84 52.16 5901 57.21 51.77 551A n/a n/a 5602 55.89 49.55 5610 n/a n/a 5602 55.89 49.55 5610 n/a n/a 5610 n/a n/a 5610 n/a n/a 5602 55.89 49.55 5610 n/a n/a 5602 55.89 49.55 5610 n/a n/a 5602 55.8	6705	n/a	46.25
7801 48.05 n/a 8804 n/a n/a 8703 48.77 45.2 8803 52.01 49.2 8704 48.56 30.78 56BE n/a n/a 56BF n/a n/a 5664 n/a n/a 5684 n/a n/a 5684 n/a n/a 5684 n/a n/a 5684 n/a n/a 5604 n/a n/a 5702 56.02 51.43 581A 55.17 47.62 5803 55.64 51.24 581F 50.23 47.53 581E 50.23 47.53 5901 57.21 51.77 551A n/a n/a 5901 57.21 51.77 561C n/a n/a 561D n/a n/a 5602 55.89 49.55 561D n/a n/a 560C n/a 14 560B n/a 14 560C n/a 14 560B n/a 14 560B n/a 14 <	6702	50.83	46.18
8804 n/a n/a 8703 48.77 45.2 8803 52.01 49.2 8704 48.56 30.78 56BE n/a n/a 56BF n/a n/a 5604 n/a n/a 5702 56.02 51.43 5702 56.02 51.43 581A 55.17 47.62 5803 55.64 51.24 581D 50.23 47.53 581E 50.23 47.53 5901 57.21 51.77 5902 56.84 52.16 5901 57.21 51.77 551A n/a 1/a 5602 56.84 52.16 5901 57.21 51.77 561C n/a 1/a 5602 55.89 49.55 561D n/a 1/a 5602 55.89 49.55 561D n/a 1/a			
8703 48.77 45.2 8803 52.01 49.2 8704 48.56 30.78 56BE n/a n/a 56BF n/a n/a 56BH n/a n/a 5604 n/a n/a 5702 56.02 51.43 581A 55.17 47.62 5803 55.64 51.24 581D 50.23 47.53 581F 50.23 47.53 581F 50.23 47.53 581E 50.23 47.53 5902 56.84 52.16 5901 57.21 51.77 551A n/a n/a 5602 55.89 49.55 561C n/a n/a 5602 55.89 49.55 561D n/a n/a 5602 55.89 49.55 561D n/a n/a 5602 55.89 49.55 561D n/a n/a 560B n/a			
8803 52.01 49.2 8704 48.56 30.78 56BE n/a n/a 56BF n/a n/a 56BH n/a n/a 5604 n/a n/a 5702 56.02 51.43 581A 55.17 47.62 5803 55.64 51.24 581D 50.23 47.53 581F 50.23 47.53 581E 50.23 47.53 5902 56.84 52.16 5901 57.21 51.77 551A n/a n/a 5602 55.89 49.55 561C n/a n/a 5602 55.89 49.55 561D n/a n/a 5602 55.89 49.55 561D n/a n/a 5602 55.89 49.55 561D n/a n/a 560DC n/a n/a </th <th></th> <th></th> <th></th>			
8704 48.56 30.78 56BE n/a n/a 56BF n/a n/a 56BH n/a n/a 5604 n/a n/a 5702 56.02 51.43 581A 55.17 47.62 5803 55.64 51.24 581D 50.23 47.53 581F 50.23 47.53 581F 50.23 47.53 581E 50.23 47.53 5902 56.84 52.16 5901 57.21 51.77 551A n/a n/a 5602 55.89 49.55 561D n/a n/a 5602 55.89 49.55 561D n/a n/a 560C n/a n/a 560B n/a 49.43			
56BE n/a n/a 56BF n/a n/a 56BH n/a n/a 5604 n/a n/a 5702 56.02 51.43 581A 55.17 47.62 5803 55.64 51.24 581D 50.23 47.53 581F 50.23 47.53 581E 50.23 47.53 5902 56.84 52.16 5901 57.21 51.77 551A n/a n/a 5602 55.89 49.55 561D n/a n/a 560C n/a n/a 56DB n/a n/a 5603 53.54 49.43			
56BF n/a n/a 56BH n/a n/a 5604 n/a n/a 5702 56.02 51.43 581A 55.17 47.62 5803 55.64 51.24 581D 50.23 47.53 581F 50.23 47.53 581E 50.23 47.53 5902 56.84 52.16 5901 57.21 51.77 551A n/a n/a 5602 55.89 49.55 561D n/a n/a 560C n/a n/a 56DB n/a n/a 5603 53.54 49.43			
56BHn/an/a5604n/an/a570256.0251.43581A55.1747.62580355.6451.24581D50.2347.53581F50.2347.53581E50.2347.53590256.8452.16590157.2151.77551An/an/a561Cn/an/a561Dn/an/a561Dn/an/a560255.8949.55561Dn/an/a560Cn/an/a560Bn/an/a560353.5449.43			
5604n/an/a570256.0251.43581A55.1747.62580355.6451.24581D50.2347.53581F50.2347.53581E50.2347.53590256.8452.16590157.2151.77551An/an/a560255.8949.55561Dn/an/a560Cn/an/a560Bn/an/a560353.5449.43			
570256.0251.43581A55.1747.62580355.6451.24581D50.2347.53581F50.2347.53581E50.2347.53590256.8452.16590157.2151.77551An/an/a560255.8949.55561Dn/an/a560Cn/an/a56DBn/an/a560353.5449.43	5604	n/a	n/a
581A55.1747.62580355.6451.24581D50.2347.53581F50.2347.53581E50.2347.53590256.8452.16590157.2151.77551An/an/a560255.8949.55561Dn/an/a56DBn/an/a560353.5449.43	5702	56.02	51.43
581D50.2347.53581F50.2347.53581E50.2347.53590256.8452.16590157.2151.77551An/an/a561Cn/an/a560255.8949.55561Dn/an/a56DCn/an/a56DBn/an/a560353.5449.43			47.62
581F50.2347.53581E50.2347.53590256.8452.16590157.2151.77551An/an/a561Cn/an/a560255.8949.55561Dn/an/a56DCn/an/a56DBn/an/a560353.5449.43			
581E50.2347.53590256.8452.16590157.2151.77551An/an/a561Cn/an/a560255.8949.55561Dn/an/a56DCn/an/a56DBn/an/a560353.5449.43			
590256.8452.16590157.2151.77551An/an/a561Cn/an/a560255.8949.55561Dn/an/a56DCn/an/a56DBn/an/a560353.5449.43			
590157.2151.77551An/an/a561Cn/an/a560255.8949.55561Dn/an/a56DCn/an/a56DBn/an/a560353.5449.43			
551An/an/a561Cn/an/a560255.8949.55561Dn/an/a56DCn/an/a56DBn/an/a560353.5449.43			
561C n/a n/a 5602 55.89 49.55 561D n/a n/a 56DC n/a n/a 56DB n/a n/a 5603 53.54 49.43			
5602 55.89 49.55 561D n/a n/a 56DC n/a n/a 56DB n/a n/a 5603 53.54 49.43			
561D n/a n/a 56DC n/a n/a 56DB n/a n/a 5603 53.54 49.43			
56DB n/a n/a 5603 53.54 49.43	561D	n/a	n/a
5603 53.54 49.43			
ilities Ltd. Property Searches, PO Box 3189, Slough SI 1 4W, DX 151280, Slough 13			49.43

Page 10 of 24

Manhole Reference	Manhole Cover Level	Manhole Invert Level
56DA	n/a	n/a
56CJ	n/a	n/a
5502	52.33	50.48
56DD	n/a	n/a
9802	53.42	48.16
8805	52.9	50.57
9901	53.22	49.09
9902	54.18	49.87
9903	55.25	51.37
7902	53.14	48.56

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.



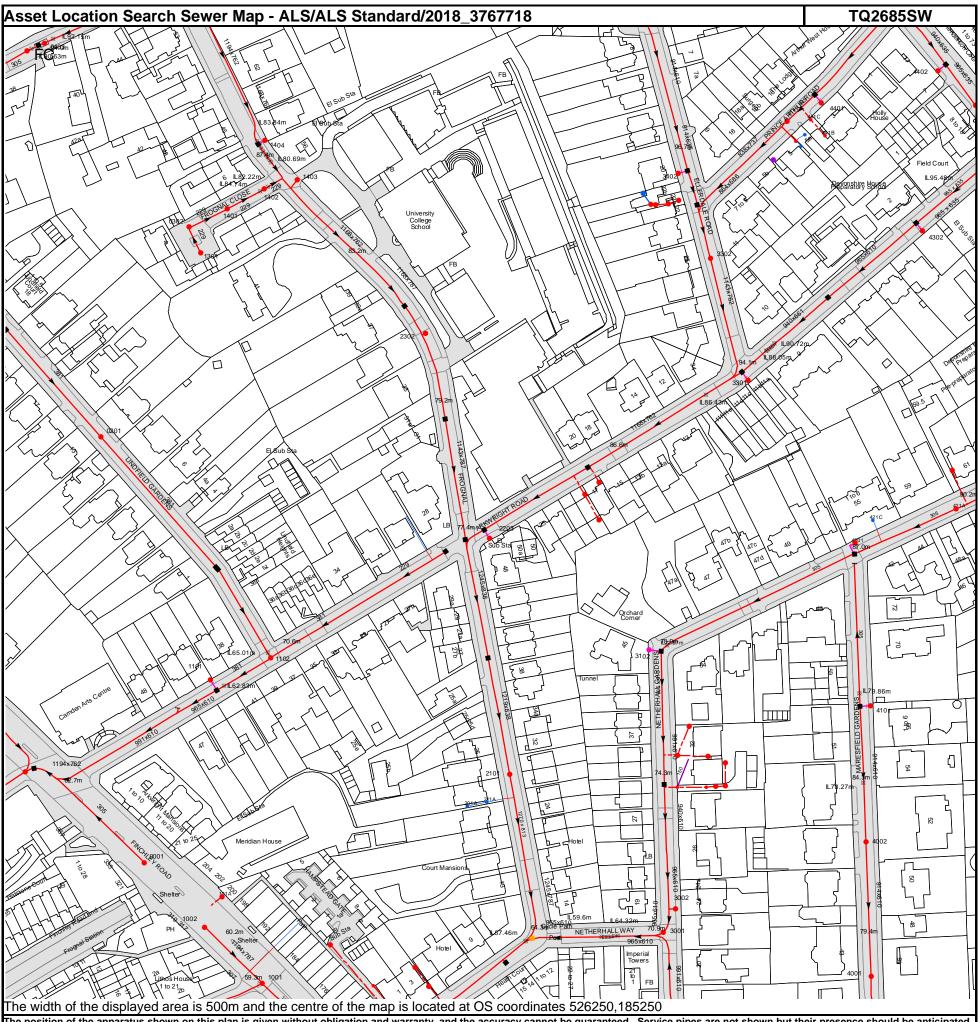
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

Manhole Reference	Manhole Cover Level	Manhole Invert Level
4906	n/a	n/a
4501	54.71	n/a
4602	n/a	n/a
46AI 45DG	n/a n/a	n/a
4502	55.61	n/a 49.91
45DC	n/a	n/a
45DA	n/a	n/a
45CJ	n/a	n/a
45CI	n/a	n/a
45DB	n/a	n/a
4504 4510	56.29 61.48	51.57
35BJ	n/a	n/a n/a
4507	54.72	53.27
35CD	n/a	n/a
35CB	n/a	n/a
4508	56.38	53.21
4509 35CC	56.52 n/a	55.45 n/a
3504	52.33	48.88
451A	n/a	n/a
3509	54.32	52.46
4512	55.99	50.83
4513	55.96	52.38
45EF	n/a	n/a
261B 261A	n/a n/a	n/a n/a
261A 2601	n/a n/a	n/a n/a
2605	52.05	50.07
271B	n/a	n/a
271C	n/a	n/a
2604	52.67	48.54
2611	53.12	49.01
3701 3705	n/a n/a	n/a n/a
3706	n/a	n/a
3602	53.34	52.43
361A	n/a	n/a
361B	n/a	n/a
361C	n/a	n/a
4601	58.43	57.79
2803 2802	55.99 n/a	52.04 n/a
2801	55.4	49.44
27CJ	n/a	n/a
27CI	n/a	n/a
27DA	n/a	n/a
28CI	n/a	n/a
28CH 281C	n/a n/a	n/a n/a
28CG	n/a	n/a
281B	n/a	n/a
28CE	n/a	n/a
281A	n/a	n/a
28CF	n/a	n/a
271E 271D	n/a n/a	n/a n/a
271D 271A	n/a	n/a
3704	n/a	n/a
3906	n/a	n/a
3801	n/a	n/a
3903	72.04	69.19 ¤/ว
3501 1501	n/a 45.13	n/a n/a
3503	50.97	47.23
351A	n/a	n/a
1502	46.46	42.31
1503	n/a	n/a
151A	n/a	n/a
161C 161B	n/a n/a	n/a n/a
1601	47.44	43.74
06BH	n/a	n/a
161A	n/a	n/a
06BE	n/a	n/a
1701B 17BD	50.28 p/2	47.36 n/a
17BD 17BE	n/a n/a	n/a n/a
17BC	n/a	n/a
1702	48.6	n/a
1703	n/a	n/a
1801	49.02	46.5
2807	55.9	48.57
18AH	n/a	n/a
18AG 18AD	n/a	n/a n/a
18AD 18AJ	n/a n/a	n/a n/a
0803	49.12	46.09
18AI	n/a	n/a
tilities Ltd. Property Searches, PO Box 3189. Slough SL1		

Page 13 of 24

Manhole Reference	Manhole Cover Level	Manhole Invert Level
18BB	n/a	n/a
0804	51.78	46.19
18AE	n/a	n/a
18AF	n/a	n/a
1901	56	50.41
191C	n/a	n/a
191D	n/a	n/a
291A	n/a	n/a
1902	57.86	54.02
06BG	n/a	n/a
06BB	n/a	n/a
0801	50.19	n/a
0826	49.4	46.13
auto	n/a	n/a
0802	49.31	45.87
06AF	n/a	n/a
06AJ	n/a	n/a
0601	n/a	n/a
06AG	n/a	n/a
06AH	n/a	n/a
06BA	n/a	n/a
auto	n/a	n/a
051A	n/a	n/a
051A 051C		
	n/a	n/a
051B	n/a	n/a
1905	58.3	55.92
191H	n/a	n/a
191B	n/a	n/a
191A	n/a	n/a
1903	n/a	n/a
1911	n/a	n/a
191G	n/a	n/a
191F	n/a	n/a
191E	n/a	n/a
1916	n/a	n/a
2901	n/a	n/a
091A	n/a	n/a
0902	57.55	53.8
091C	n/a	n/a
091B	n/a	n/a
091H	n/a	n/a
091F	n/a	n/a
091E	n/a	n/a
091D	n/a	n/a
091G	n/a	n/a
		d the accuracy cannot be guaranteed. Service pipes are no y Thames Water for any error or omission. The actual positio



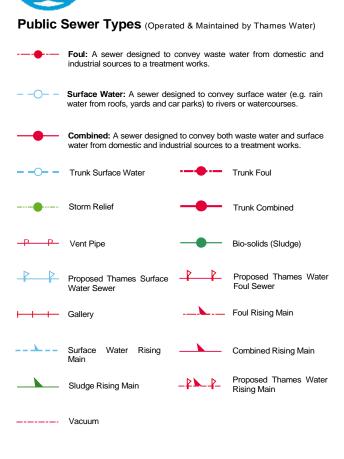
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

Manhole Reference	Manhole Cover Level	Manhole Invert Level
34BH	n/a	n/a
34BI	n/a	n/a
34BJ	n/a	n/a
34CA	n/a	n/a
3402	n/a	n/a
34CB	n/a	n/a
341A	n/a	n/a
441G 441F	n/a n/a	n/a n/a
441D	n/a	n/a
441E	n/a	n/a
441C	n/a	n/a
4401	n/a	n/a
441B	n/a	n/a
4302	n/a	n/a
4402	n/a	n/a
441A	n/a	n/a
3112	n/a	n/a
3105	n/a	n/a
3111	n/a	n/a
3107	n/a	n/a
3302	n/a	n/a
3110	n/a	n/a
3108	n/a	n/a
3109	n/a	n/a
3301	n/a	n/a
4201	n/a	n/a
4002	82.58	76.52
4101	n/a	n/a
4001	76.82	71.76
421C 4206	n/a n/a	n/a n/a
4200 421A	n/a	n/a
1001	59.4	54.85
1004	n/a	n/a
1005	n/a	n/a
2007	n/a	n/a
2008	n/a	n/a
3001	70.81	64.89
1002	60.41	55.76
3002	n/a	n/a
101A	n/a	n/a
201A	n/a	n/a
211A	n/a	n/a
2101	69.04	62.55
3106	n/a	n/a
1101	n/a	n/a
1102	70.36	64.86
3102	n/a	n/a
2203	n/a	n/a
3201	n/a	n/a
2210	n/a	n/a
3202	n/a	n/a
2302 1301	n/a 89.91	n/a 87.74
0302	89.8	87.09
1401	88.72	85.96
1401	86.98	n/a
1402	86.35	80.51
1404	88.07	n/a
0001	61.45	58.7
auto	n/a	n/a
auto	n/a	n/a
0403	93.85	n/a
0201	79.17	71.93
	-	

of mains and services must be verified and established on site before any works are undertaken.

ALS Sewer Map Key



Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

- Air Valve Dam Chase Fitting
- ≥ Meter

Π

0 Vent Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

X Control Valve Ф Drop Pipe Ξ Ancillary Weir

Outfall

Inlet

Undefined End

End Items

いし

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

Other Symbols

Symbols used on maps which do not fall under other general categories

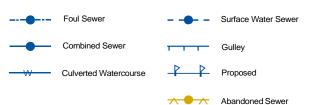
- ****/ Public/Private Pumping Station
- * Change of characteristic indicator (C.O.C.I.)
- Ø Invert Level
- < Summit

Areas

Lines denoting areas of underground surveys, etc.

Agreement **Operational Site** :::::: Chamber Tunnel Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)



Notes:

hames

Water

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in milimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.

Appendix 3 Camden Flood SuDS Proforma

Pro-forma for any schemes in flood risk areas & all major development - Camden LLFA

All yellow boxes **must** be completed on this and all relevant tabs

Complete peach cells with source document and section/page references, required to support/justify responses Do not edit grey cells

Please note guidelines / notes in column M Complete all relevant tabs

Introduction: This Proforma is intended to help you understand the Sustainable Drainage and Flood Risk considerations that the Lead Local Flood Authority (LLFA) and Local Planning Authority (LPA) will take into account when considering an application in Camden, as well as helping us to consider the application. This does not replace the need also to provide where required a Drainage Statement, Flood Risk Assessment, and GLA-Camden SuDS Pro-forma, and observe the detailed guidance in ' Camden Planning Guidance (CPG) Water & Flooding'. Any information provided should be referenced to the relevant section of submitted supporting documents. This summary page will help provide key details on the application. Note that certain cells on this and other tabs will be populated automatically from previous answers given.

A. Application details

Planning reference (if known)					
Scheme name	O2 Fincheley Road,	D2 Fincheley Road, London			
Scheme address	255 Finchley Road,	London,			
Postcode	NW36LU				
Scale of development as registered	Major			_	
Scale - policy subcategory	Major - largescale	Residential parts		Non-residential parts	
Type(s) of development	Residential	New/re-l	build		
Site area, hectares	5.72	100%			
Of which total permeable area, to nearest 0.0001 ha	0	0%			
Of which total impermeable area, to nearest 0.0001 ha	5.14	90%			

	Existing	ng Proposed				
	TOTAL pre- development		infills, re-build,	Retained (refurbished or change of use)	•	Net UPLIFT post- development
Total floor area of development (GIA)	0	0	43570	0	43570	43570
of which residential	0	0	43570	0	43570	43570
of which non- residential		51400	0	0	0	0
Number of residential units						
List all use class(es)						

Drainage Statement document details	104878-PEF-ZZ-ZZ-RP-D-100017
Flood Risk Assessment document details	104878-PEF-ZZ-ZZ-EP-D-100009

Recommendation (Council to complete) B. Flood Risk and SuDS - Policy & Documents Filter	
Site area 1 hectare or greater? Yes	
Major application? Yes	
In Critical Drainage Area?	
In or bordering (<50m) Local Flood Risk Zone(s)? Border	
Name of LFRZ(s):	
On Historically Flooded Street 1975 or 2002? No	
Name of HFS(s):	
Area at risk of flooding (surface water)? CHECK SITE DETAILS	
Elevated groundwater susceptibility or <50m of GW incide No	
In area with recorded sewer flooding incident?	
In street with historical underground watercourse?	
Area at risk of flooding (other relevant types)? Yes	
Basement proposed - new, enlarged or change of use? No	
IF YES, list proposed basement uses (all spaces):	
Approve/Condition/Refuse IF YES, are habitable or vulnerable use(s) included?	
Approve/Condition/Refuse IF NO, is other (non-basement) vulnerable development (Yes	
Vulnerable development in flood-prone area? Yes	
Site-specific Flood Risk Assessment (FRA) required? CHECK SITE DETAILS	
Approve/Condition/Refuse Site-specific FRA submitted? Yes If Yes, go to Flood Risk Proposals tab	
Drainage Statement (DS) required? CHECK SITE DETAILS	
Approve/Condition/Refuse DS submitted? Yes If Yes, go to Flood Risk Proposals tab	
Sustainable drainage (SuDS) proposals required? CHECK SITE DETAILS	
Approve/Condition/Refuse SuDS proposals submitted? Yes If Yes, go to SuDS Proposals tab	
FRA/DS/SuDS supporting evidence required? CHECK SITE DETAILS	
Approve/Condition/Refuse Supporting evidence submitted? Yes If Yes, go to Flood Risk Proposals &/or Su	DS Proposals ta

Flood Risk Assessment, Proposals & Evidence

Recommendation (Council to complete)	Assessments	Required?	Document submitted?	Document title	Page/ section reference
(Site-specific Flood Risk Assessment	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	
	Deciment Otsternent	CHECK SITE DETAILS			
	Drainage Statement SuDS Proposals tab completed		Yes	104878-PEF-ZZ-ZZ-RP-D-100017	
	SuDS Proposals	CHECK SITE DETAILS		104878-PEF-ZZ-ZZ-RP-D-100017	
	SuDS Proposals tab completed	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100017	
Recommendation (Council to complete)	Policy compliance	Required?	Requirement met?	Document title	Page/ section reference
	Assessments address local, regional & national policies	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	Section 3
	include suitable research & quantification of site flood risks		Yes		Section 4
	address cumulative impact of developments	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	Section 2
	propose suitable flood ingress internal coping measures		No		
	propose suitable flood risk mitigation measures	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	Section 5
	Internal water consumption target 105 l/p/d (residential)	Yes	N/A		
	External water consumption target 5 l/p/d (residential)	Yes	N/A		
	BREEAM Excellent water consumption target (non-resi >500m2)	No	Residential		
	Will not locate vulnerable development in flood-prone area	Yes	No	104878-PEF-ZZ-ZZ-RP-D-100009	Section 5
	Scheme does not increase flood risk on & off site		Yes		Section 6
	Scheme reduces on&off-site flood risk where possible	CHECK SITE DETAILS	Yes		Section 5
Recommendation (Council to complete)	Evidence supporting Assessments & Proposals	Required?	Evidence submitted?	Document title	Page/ section reference
	Drawings showing site-specific flood risk up to 100yr+40%		Yes	104878-PEF-ZZ-ZZ-RP-D-100009	Section 4
	Drawings showing proposed internal coping measures		No		
	Drawings showing proposed flood mitigation measures	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100017	Appendix D
	Drawings showing proposed basement/ground floor uses	CHECK SITE DETAILS	Yes	Submitted Layout Plans	
	Building flood risk emergency evacuation plan Drawings showing on&off-site overland exceedance flows	CHECK SITE DETAILS	No No		
		UNEUR SITE DETAILS			
	Internal water calculations & proposals (resi)	Yes	No		
	External water calculations & proposals (resi)	Yes	No		
	BREEAM water calculations & proposals (non-resi >500m2)	No	Residential		

Guidelines / notes

Policy CC3 c. consider the impact of development in areas at risk of flooding

Policy CC3 c. consider the impact of development in areas at risk of flooding (including drainage);

Policy CC3 b. avoid harm to the water environment and improve water quality& e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible

including Local Plan CC3, CPG, new London Plan, National Planning Policy Framework including Strategic Flood Risk Assessment, Update LFRZ Map & EA Mapping Policy CC3 c. consider the impact of development in areas at risk of flooding Policy CC3 d. incorporate flood resilient measures in areas prone to flooding; Policy CC3 d. incorporate flood resilient measures in areas prone to flooding;

Policy CC3 a. incorporate water efficiency measures Policy CC3 a. incorporate water efficiency measures Policy CC3 a. incorporate water efficiency measures

Policy CC3 f. not locate vulnerable development in flood-prone areas.

Policy CC3 The Council will seek to ensure that development does not increase flood risk

Policy CC3 The Council will seek to ensure that development...reduces the risk of flooding where possible

allowing 300mm freeboard to potential water ingress points

Policy CC3 a. incorporate water efficiency measures Policy CC3 a. incorporate water efficiency measures Policy CC3 a. incorporate water efficiency measures

Sustainable Drainage (SuDS) Assessment, Evidence and Proposals

Recommendation ouncil to complete)	Assessments	Document submitted?	Document title	Page/ section refer
	Drainage Statement (DS)	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	
	GLA-Camden SuDS Pro-forma (fully completed)	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Appendix E & F
commendation ncil to complete)	Policy compliance	Requirement met?	Document title	Page/ section refe
/	DS must include identification of flood risk	Yes	104878-PEF-ZZ-ZZ-EP-D-100009	FRA document
	DS must include assessment of existing, greenfield & proposed runoff rates	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Section 3
	DS must include identification of measures, in line with the drainage hierarchy, to reduce runoff rates	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Section 3
	Achieve greenfield runoff rates wherever feasible, or as close as possible	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Sections 3, 4 & 5
	Constrain runoff volumes to greenfield for 100yr 6hr event where feasible	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Sections 3, 4 & 5
	Backstop target for unaltered buildings: >50% reduction in existing run-off	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Sections 3, 4 & 5
	Developments must include SuDS unless inappropriate	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Section 3.5
	Development should follow the detailed London Plan drainage hierarchy	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Section 3.1
	EA climate change factor applied: 2080s upper rainfall intensity allowance (40%)	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Appendix C
commendation ncil to complete)	Evidence supporting Assessments & Proposals	Evidence submitted?	Document title	Page/ section refer
	Drawings detailing SuDS extent & position (incl. outfalls, control points, levels)	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Appendix D
	Blue-green roof details with area & minimum 150mm substrate for storage	No		
	Results of cross-site infiltration rate or similar tests to show soil (in)compatibility	Yes	Geo-Environmental Report	
	Professional run-off calculations supporting rates & volumes reported in DS	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Appendix C and Section 2
	Drawings showing on&off-site overland exceedance flows	No	104878-PEF-ZZ-ZZ-EP-D-100009	No exceedance routes pre
	Evidence of site surveys and investigations relating to drainage	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Appedix A, B and E
	Lifetime maintenance and adoption arrangements (and maintenance owner)	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Section 3.6
	Management of health & safety risks related to SuDS design	Yes	104878-PEF-ZZ-ZZ-EP-D-100017	Section 3.5

Yes

Confirmation of discharge capacity (or correspondence) from relevant body eg TW

104878-PEF-ZZ-ZZ-EP-D-100017

Appendix E

Guidelines / notes

Policy CC3 c. consider the impact of development in areas at risk of flooding (including drainage);

Download from www.london.gov.uk/what-we-do/environment/climate-change/surface-

Policy CC3 e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible & Policy CC3 supporting text §8.67

Policy CC3 e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible & Policy CC3 supporting text §8.66

Policy CC3 e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible & Policy CC3 supporting text §8.68

Appendix 4 Camden SuDS Proforma

GREATER LONDON AUTHORITY



The London Sustainable Drainage Proforma

Introduction

Camden

This proforma is intended to accompany a drainage strategy prepared for a planning application where required by national or local planning policy. It should be used to summarise the key outputs from the strategy to allow assessing officers at the Lead Local Flood Authority (LLFA) to quickly assess compliance with sustainable drainage (SuDS) planning

The proforma is divided into 4 sections, which are intended to be used as follows:

- 1. Site and project information Provide summary details of the development, site and drainage
- 2. Proposed discharge arrangement Summarise site ground conditions to determine potential for infiltration. Select a surface water discharge method (or mix of methods) following the hierarchical approach set out in the London Plan.
- 3. Drainage strategy Prioritise SuDS measures that manage runoff as close to source as possible and contribute to the four main pillars of SuDS; amenity, biodiversity, water quality and water quantity.
- 4. Supporting information Provide cross references to the page or section of the drainage strategy report where the detailed information to support each element can be found. This may be more than one reference for each

Policy

Drainage strategies for developments in the London Borough of [insert borough] need to comply with the following policies on SuDS:

- 1. Camden Local Plan Policy CC3
- 2. London Plan policy 5.13 and draft New London Plan policy SI13
- 3. The National Planning Policy Framework (NPPF)

Technical Guidance

- Post-development surface water discharge rate should be limited to greenfield runoff rates. Proposals for higher discharge rates should be agreed with the LLFA ahead of submission of the Planning Application. Clear evidence should be provided with the Planning Application to show why greenfield rates cannot be achieved.
- Greenfield runoff rate is the runoff rate from a site in its natural state, prior to any development. This should be calculated using one of the runoff estimation methods set out in Table 24.1 of CIRIA C753 The SuDS Manual.
- Attenuation storage volumes required to reduce post-development discharge rates to greenfield rates should be calculated using one of the runoff estimation methods set out in Table 24.1 of CIRIA C753 The SuDS Manual.
- 'CC' refers to climate change allowance from the current Environment Agency guidance.
- An operation and maintenance strategy for proposed SuDS measures should be submitted with the Planning Application and include the details set out in section 32.2 of CIRIA C753 The SuDS Manual. The manual should be site-specific and not directly reproduce parts of The SuDS Manual.
- Other useful sources of guidance are:
- o Camden Planning Guidance 'Water and Flooding'
- o The London Plan Sustainable Design and Construction SPG
- o DEFRA non-statutory technical standards for sustainable drainage
- o Environment Agency climate change guidance
- o CIRIA C753 The SuDS Manual
- o Camden's 'SuDS in planning applications' webpage



GREATER **LONDON** AUTHORITY



	Project / Site Name (including sub- catchment / stage / phase where appropriate)	O2 Finchley Road, London	
	Address & post code	255 Finchely Road, London, NW56LU	
	OS Grid ref. (Easting, Northing)	E 526164	
	OS GHUTEL (Easting, Northing)	N 184818	
tails	LPA reference (if applicable)		
1. Project & Site Details	Brief description of proposed work	Urban regeneration development comprising approximately 1800 units and commercial and residential spaces surrounded by landscaped areas providing a link each end of the site and provide communal areas for residents.	
	Total site Area	57,218 m ²	
	Total existing impervious area	51,400 m ²	
	Total proposed impervious area	43,570 m ²	
	Is the site in a surface water flood risk catchment (ref. local Surface Water Management Plan)?	No	
	Existing drainage connection type and location	Combined sewer drainage to the south of the site.	
	Designer Name	Richard Holmes	
	Designer Position	Associate	
	Designer Company	Pell Frischmann	

	2a. Infiltration Feasibility				
	Superficial geology classification	No recorded superficial geology (BGS)			
	Bedrock geology classification Lc		ndon Clay Formation		
	Site infiltration rate		m/s		
	Depth to groundwater level 1.26-1		m below ground level		
	Is infiltration feasible?		No		
	2b. Drainage Hierarchy				
Proposed Discharge Arrangements			Feasible (Y/N)	Proposed (Y/N)	
	1 store rainwater for later use	Y	Y		
	2 use infiltration techniques, such as porous surfaces in non-clay areas		Ν	Ν	
	3 attenuate rainwater in ponds or o features for gradual release	Y	Y		
Propose	4 attenuate rainwater by storing in sealed water features for gradual re	Y	Y		
2.	5 discharge rainwater direct to a watercourse		Ν	Ν	
	6 discharge rainwater to a surface water sewer/drain		Y	Y	
	7 discharge rainwater to the combined sewer.		Y	Y	
	2c. Proposed Discharge Details				
	Proposed discharge location	new surface and foul sewers across s		ers across site	
	Has the owner/regulator of the discharge location been consulted?	Yes			



GREATERLONDONAUTHORITY



	3a. Discharge Rat	es & Required Sto	orage		
3. Drainage Strategy		Greenfield (GF) runoff rate (l/s)	Existing discharge rate (I/s)	Required storage for GF rate (m ³)	Proposed discharge rate (l/s)
	Qbar	21.5	\ge	\geq	$>\!$
	1 in 1	18.3	520	594	260
	1 in 30	48.8	1240	2051	260
	1 in 100	68.6	1337	3048	260
	1 in 100 + CC		\geq	4605	260
	Climate change allowance used		40%		
	3b. Principal Method of Flow Control		Hydrobrake Manhole		
	3c. Proposed SuDS Measures				
			Catchment area (m²)	Plan area (m ²)	Storage vol. (m ³)
	Rainwater harvesting		0	\geq	0
	Infiltration systems		0	\sim	0
	Green roofs		0	5650	0
	Blue roofs		0	0	0
	Filter strips		0	0	0
	Filter drains		0	0	0
	Bioretention / tree pits		0	0	0
	Pervious pavements		0	500	0
	Swales		0	250	0
	Basins/ponds		0	0	0
	Attenuation tanks		0	\geq	2435
	Total		0	6400	2435

	4a. Discharge & Drainage Strategy	Page/section of drainage report	
	Infiltration feasibility (2a) – geotechnical factual and interpretive reports, including infiltration results	Factual Ground Investgation Report - RSK Geosciences - December 2021	
4. Supporting Information	Drainage hierarchy (2b)	Section 3.1	
	Proposed discharge details (2c) – utility plans, correspondence / approval from owner/regulator of discharge location	Section 3.2	
	Discharge rates & storage (3a) – detailed hydrologic and hydraulic calculations	Section 3.3	
	Proposed SuDS measures & specifications (3b)	Section 3.5	
	4b. Other Supporting Details	Page/section of drainage report	
. Sup	Detailed Development Layout	Appendix B/AHMM Architects	
4.	Detailed drainage design drawings, including exceedance flow routes	100006 Existing SW Catchment 100008 Proposed SuDS 100010 Proposed DS	
	Detailed landscaping plans	EAST Landscape Architects	
	Maintenance strategy	Section 3.6	
	Demonstration of how the proposed SuDS measures improve:		
	a) water quality of the runoff?	Section 3.5	
	b) biodiversity?	Section 3.5	
	c) amenity?	Section 3.5	