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Thames Water Utilities Ltd, Property Searches, PO Box 3189, Slough SL1 4W, DX 151280 Slough 13 T 0845 070 9148 E searches@thameswater.co.uk I www.thameswater-propertysearches.co.uk

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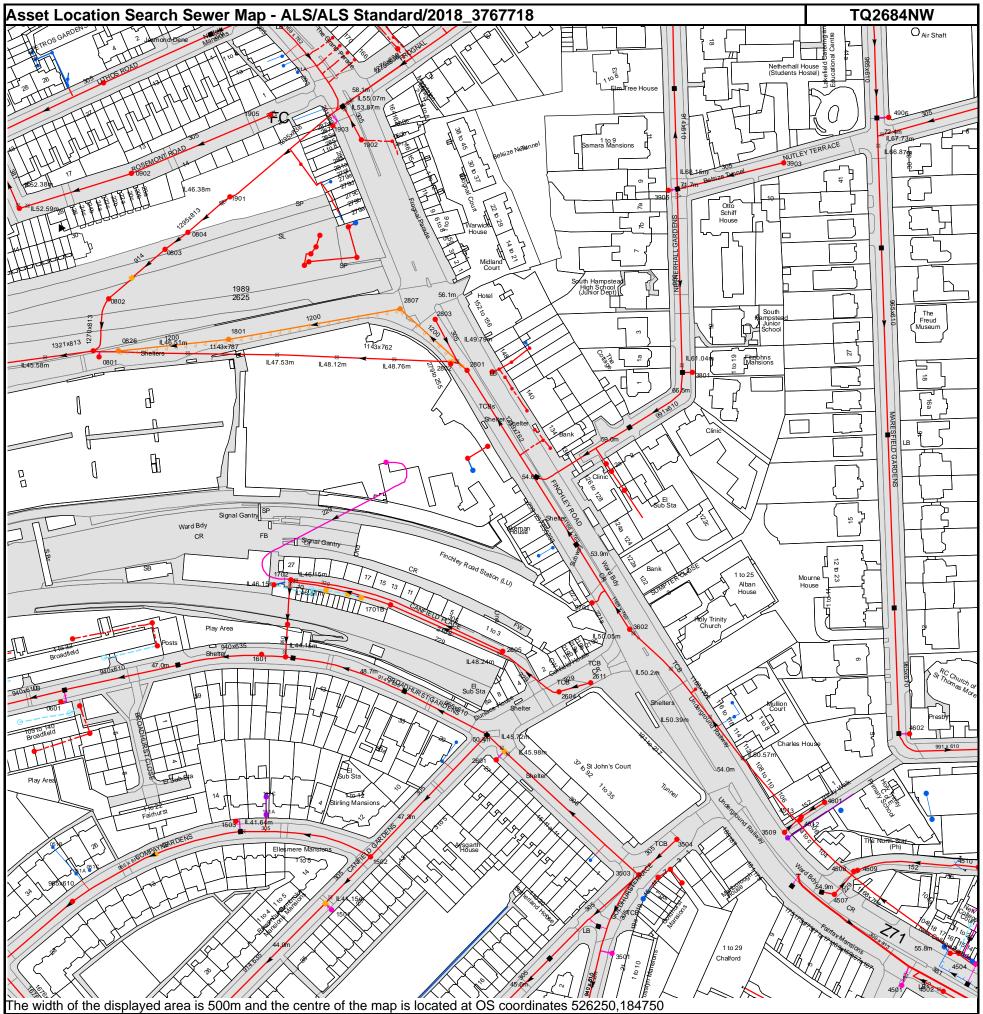
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Manhole Reference	Manhole Cover Level	Manhole Invert Level
56DA	n/a	n/a
56CJ	n/a	n/a
5502	52.33	50.48
56DD	n/a	n/a
9802	53.42	48.16
8805	52.9	50.57
9901	53.22	49.09
9902	54.18	49.87
9903	55.25	51.37
7902	53.14	48.56

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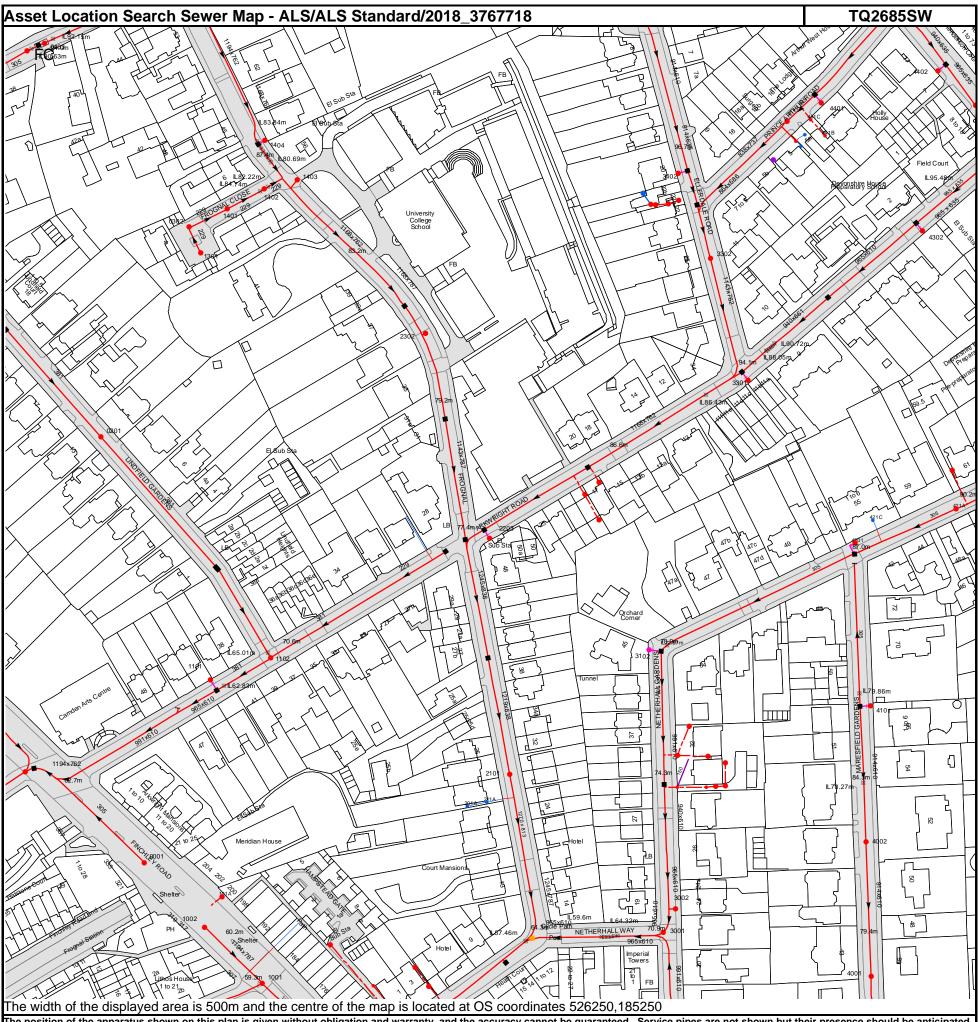
Manhole Reference	Manhole Cover Level	Manhole Invert Level
4906	n/a	n/a
4501	54.71	n/a
4602	n/a	n/a
46AI 45DG	n/a n/a	n/a
4502	55.61	n/a 49.91
45DC	n/a	n/a
45DA	n/a	n/a
45CJ	n/a	n/a
45CI	n/a	n/a
45DB	n/a	n/a
4504 4510	56.29 61.48	51.57
35BJ	n/a	n/a n/a
4507	54.72	53.27
35CD	n/a	n/a
35CB	n/a	n/a
4508	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 p/2
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		

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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

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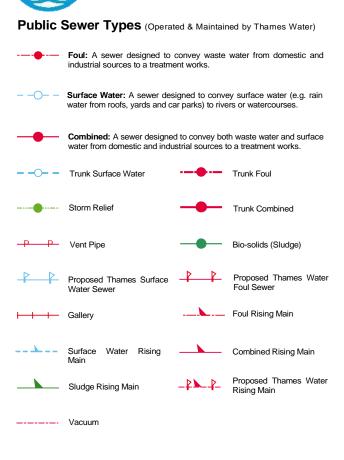
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Manhole Reference	Manhole Cover Level	Manhole Invert Level
34BH	n/a	n/a
34BI	n/a	n/a
34BJ	n/a	n/a
34CA	n/a	n/a
3402	n/a	n/a
34CB	n/a	n/a
341A	n/a	n/a
441G 441F	n/a n/a	n/a n/a
441D	n/a	n/a
441E	n/a	n/a
441C	n/a	n/a
4401	n/a	n/a
441B	n/a	n/a
4302	n/a	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

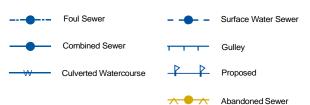
- ****/ Public/Private Pumping Station
- * Change of characteristic indicator (C.O.C.I.)
- Ø Invert Level
- < Summit

Areas

Lines denoting areas of underground surveys, etc.

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

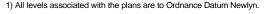
Other Sewer Types (Not Operated or Maintained by Thames Water)



Notes:

hames

Water



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.

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Appendix F 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,	O2 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	Existing 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 refere
	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 Incil to complete)	Policy compliance	Requirement met?	Document title	Page/ section refer
	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 G Camden SuDS Proforma



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
		E 526164
	OS Grid ref. (Easting, Northing)	N 184818
tails	LPA reference (if applicable)	
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 recorde	ed superficial geology (BGS)				
	Bedrock geology classification	London Clay Formation					
	Site infiltration rate		m/s				
	Depth to groundwater level	1.26-1.8	9 m belo	w ground level			
	Is infiltration feasible?		No				
	2b. Drainage Hierarchy						
ements			Feasible (Y/N)	Proposed (Y/N)			
ang	1 store rainwater for later use		Y	Y			
ırge Arr	2 use infiltration techniques, such surfaces in non-clay areas	Ν	Ν				
Proposed Discharge Arrangements	3 attenuate rainwater in ponds or features for gradual release	Y	Y				
ropose	4 attenuate rainwater by storing in sealed water features for gradual results.		Y	Y			
2. P	5 discharge rainwater direct to a w	atercourse	Ν	N			
	6 discharge rainwater to a surface sewer/drain	Y	Y				
	7 discharge rainwater to the comb	Y	Y				
	2c. Proposed Discharge Details						
	Proposed discharge location	new surface	e and foul sewe	ers across site			
	Has the owner/regulator of the discharge location been consulted?	Yes					



GREATER LONDON AUTHORITY



		Greenfield (GF) runoff rate (l/s)	Existing discharge rate (I/s)	Required storage for GF rate (m ³)	Proposed discharge rate (l/s)
	Qbar	24.9	\ge	\geq	$>\!$
	1 in 1	21.1	520	594	24.9
	1 in 30	57.2	1240	2051	24.9
	1 in 100	79.3	1337	3048	24.9
	1 in 100 + CC		\geq	4605	24.9
	Climate change a	llowance used	40%		
3. Drainage Strategy	3b. Principal Met Control	hod of Flow	Hydrobrake Ma	anhole	
e St	3c. Proposed Sul	S Measures			
inag			Catchment	Plan area	Storage
Drai			area (m²)	(m ²)	vol. (m ³)
з.	Rainwater harves	ting	0	$\geq \leq$	0
	Infiltration system	ns	0	\geq	0
	Green roofs		0	5650	0
	Blue roofs		0	0	0
	Filter strips				
			0	0	0
	Filter drains		0	0	0
	Filter drains Bioretention / tre		0	0	
	Filter drains Bioretention / tre Pervious paveme		0 0 0	0 0 500	0
	Filter drains Bioretention / tre Pervious paveme Swales		0 0 0	0	0
	Filter drains Bioretention / tre Pervious paveme Swales Basins/ponds	nts	0 0 0 0	0 0 500	0 0 0 0 0
	Filter drains Bioretention / tre Pervious paveme Swales	nts	0 0 0	0 0 500 250	0 0 0 0

	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
	Drainage hierarchy (2b)	Section 3.1
ſ	Proposed discharge details (2c) – utility plans, correspondence / approval from owner/regulator of discharge location	Section 3.2
4. Supporting Information	Discharge rates & storage (3a) – detailed hydrologic and hydraulic calculations	Section 3.3
ting Inf	Proposed SuDS measures & specifications (3b)	Section 3.5
por	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 100017 Overland Flow Routes
	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

Appendix H Greenfield Runoff Report



Greenfield runoff rate estimation for sites

www.uksuds.com | Greenfield runoff tool

Calculated by:	Matthew Fox			Site Details				
	02 Finchley R	her		Latitude:	51.54781° N			
		Jau		Longitude:	0.18388° W			
Site location:								
This is an estimation of t in line with Environment SC030219 (2013), the (Defra, 2015). This inform	Agency guidance SuDS Manual C7	e "Rainfall runoff m 53 (Ciria, 2015) ar	anagement for dev nd the non-statutor	velopments", Reference:	4259196723 Nov 03 2022 12:25			
the drainage of surface								
Runoff estimatior	n approach	IH124						
Site characteristi	cs			Notes				
Total site area (ha):	5.72			(1) $ _{0} \cap _{-} < 2 \cap _{0} _{0} _{0}$				
Methodology				(1) Is Q _{BAR} < 2.0 l/s/ha?				
Q _{BAR} estimation me	thod: Calcu	llate from SPR	and SAAR	When Q _{BAR} is < 2.0 l/s/ha then l	imiting discharge rates are set			
SPR estimation met	hod: Calcu	llate from SOIL	type	at 2.0 l/s/ha.				
Soil characteristie	cs Defaul	lt Edite	ed					
SOIL type:	4	4		(2) Are flow rates < 5.0 l/s?				
HOST class:	N/A	N/A		Where flow rates are less than 5	$\Omega I/c$ concept for discharge is			
SPR/SPRHOST:	0.47	0.47		usually set at 5.0 l/s if blockage				
Hydrological cha	racteristics	Default	Edited	materials is possible. Lower con where the blockage risk is addre	-			
SAAR (mm):		640	640	drainage elements.				
Hydrological region:		6	6	(3) Is SPR/SPRHOST ≤ 0.3?				
Growth curve factor 1 year:		0.85	0.85					
Growth curve factor 30 years:		2.3	2.3	Where groundwater levels are low enough the use of				
Growth curve factor 100 years:		3.19	3.19	soakaways to avoid discharge o preferred for disposal of surface	•			
Growth curve factor	200 years:	3.74	3.74					

Greenfield runoff rates	Default	Edited
Q _{BAR} (I/s):	24.87	24.87
1 in 1 year (l/s):	21.14	21.14
1 in 30 years (l/s):	57.19	57.19
1 in 100 year (l/s):	79.32	79.32
1 in 200 years (l/s):	93	93

This report was produced using the greenfield runoff tool developed by HR Wallingford and available at www.uksuds.com. The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at www.uksuds.com/termsand-conditions.htm. The outputs from this tool are estimates of greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, CEH, Hydrosolutions or any other organisation for the use of this data in the design or operational characteristics of any drainage scheme. Appendix I Proposed Development Drainage Calculations

London W1U 3PD Date 12/12/2022 14:08 File 104878 Phase 1A.MDX Designed by MFox Checked by	Pell Frischmann			Page 1
NIU 3PD Designed by MFox Checked by Innovyze Network 2020.1.3 STORM SEWER DESIGN by the Modified Rational Method Designed for Modified Rational Method Design Criteria for Storm Discuss STANDARD Manhole Sizes STANDARD Design Criteria for Storm Gene design Criteria for Storm Discuss STANDARD Manhole Sizes STANDARD Discuss STANDARD Manhole Sizes STANDARD Discuss STANDARD Manhole Sizes STANDARD Metwork 2020.1.3 Discuss STANDARD Manhole Sizes STANDARD Metwork 2020.1.3 Discuss STANDARD Manhole Sizes STANDARD Metwork 2020.1.3 Discuss STANDARD Metwork 2020.1.3 Discuss STANDARD Maximum Field (years) Discuss STANDARD Maximum Field (years) Discuss Standard Discuss Standard Discuss Standard Discuss Standard Discuss Standard Discuss Colspandard <td>5 Manchester Square</td> <td></td> <td></td> <td></td>	5 Manchester Square			
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Interview Network 2020.1.3 Network 2020.1.3 STORM SEWER DESIGN by the Modified Rational Method Design Criteria for Storm Pipe Sizes STANDARD Manhole Sizes STANDARD FEH Rainfall Version FEH Rainfall Version C (1km) C (1k	Date 12/12/2022 14:08	Designed by MFc	X	
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another type of Depth (m) E 0.100	Cont Design Po al calculations h control device Flow (1/s) Depth 0.8 0 0.9 0 0.9 1	Objective Mi Application rol Points int (Calculated Flush-Flo ³ ave been based of other than a Hyd (m) Flow (1/s) 600 0.9 800 1.0 000 1.1	Head (m)) 2.000 M 0.212 on the Head dro-Brake (Depth (m) 1.600 1.800 2.000	tream storag Surfac Flow (1/s) 1.5 0.9 d/Discharge Optimum® be Flow (1/s) 1.4 1.4 1.5	ge Sugges Ce Mean Flow relationsh utilised t Depth (m) 2.600 3.000 3.500	rol Points Kick- over Head F ip for the hen these s Flow (1/s) 1.7 1.8 1.9	Head Flo® 0. Range Hydro-Brake torage rout Depth (m) 5.000 5.500 6.000	(mm) 120) (m) Flow (438 - 2® Optimum ting calcul Flow (1/s) 2.3	0 (1/s) 0.8 1.1 as specific ations will Depth (m) 7.500 8.000 8.500	l be invalidate Flow (1/s) 2.8 2.8 2.9
another type of Depth (m) E 0.100 0.200	Cont Design Po al calculations h control device Flow (1/s) Depth 0.8 0 0.9 0 0.9 1 0.8 1	Objective Mi Application rol Points int (Calculated) Flush-Flo ⁿ ave been based of other than a Hyd (m) Flow (1/s) .600 0.9 .800 1.0	Head (m)) 2.000 M 0.212 on the Head dro-Brake (Depth (m) 1.600 1.800 2.000 2.200	tream storag Surfac Flow (1/s) 1.5 0.9 d/Discharge Optimum® be Flow (1/s) 1.4 1.4 1.5 1.6	ge Sugges Cont Mean Flow relationsh utilised t Depth (m) 2.600 3.000 3.500 4.000	rol Points Kick- over Head F ip for the hen these s Flow (1/s) 1.7 1.8 1.9 2.1	Head Flo® 0. Range Hydro-Brake torage rout Depth (m) 5.000 5.500 6.000 6.500	(mm) 120) (m) Flow (438 - 2® Optimum ting calcul Flow (1/s) 2.3 2.4	0 (1/s) 0.8 1.1 as specific ations will Depth (m) 7.500 8.000 8.500 9.000	l be invalidate Flow (1/s) 2.8 2.8 2.9 3.0

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5 Manchester Square		
London		
W1U 3PD		Micro
Date 12/12/2022 14:08	Designed by MFox	Micro Drainage
File 104878 Phase 1A.MDX	Checked by	
Innovyze	Network 2020.1.3	
	Storage Structures for Storm	
	Tank or Pond Manhole: S3, DS/PN: S1.002	
	Invert Level (m) 46.200	
Dept	ch (m) Area (m ²) Depth (m) Area (m ²) Depth (m) Area (m ²)	
	0.000 143.0 2.000 143.0 2.001 0.0	
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