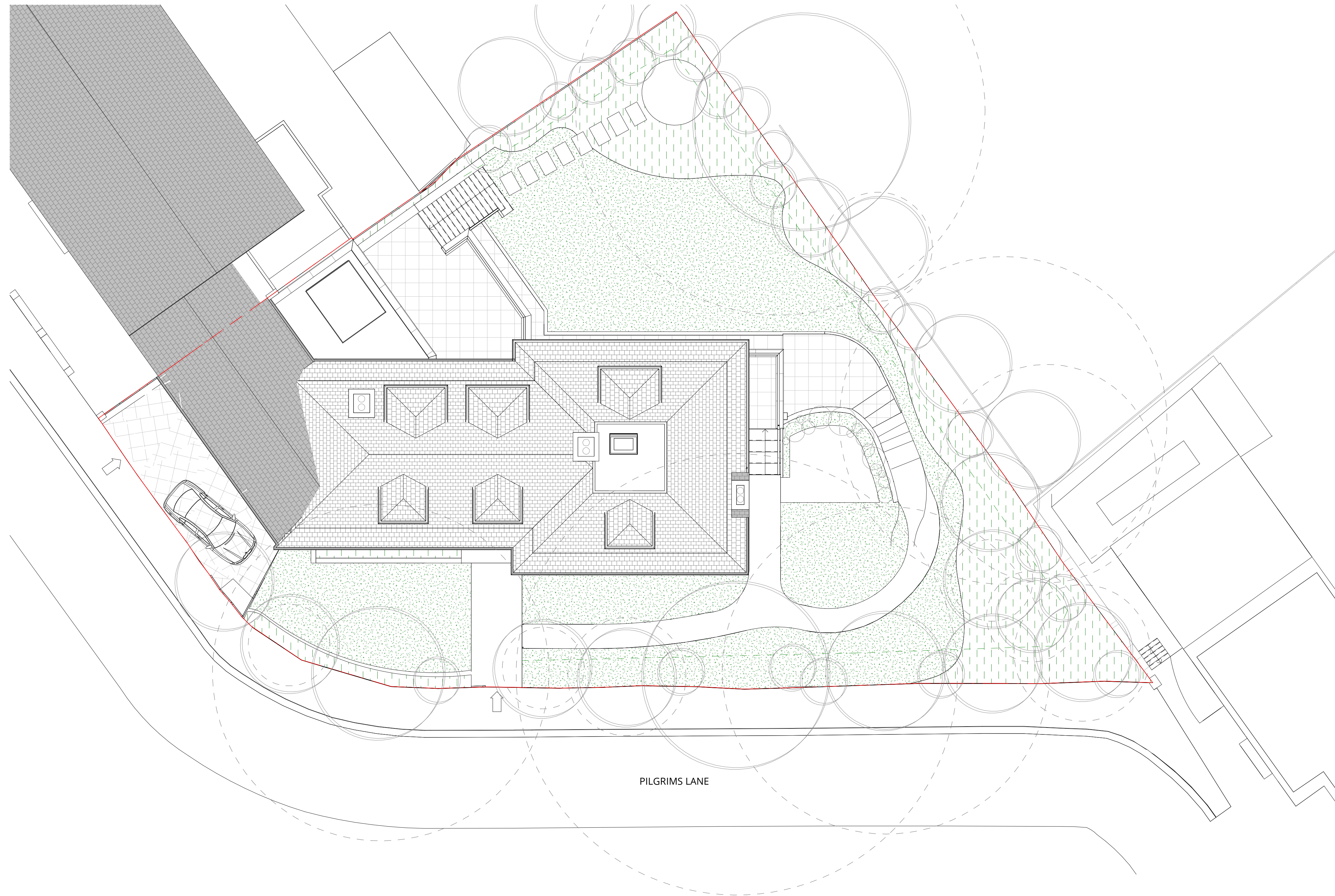


# Appendix D

## Proposed Development Floor Plans & Elevations

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**Notes:**  
 1 0 1 2 3 4 5  
 SCALE 1:100 m



**Proposed Site Plan Planning**  
 1 : 100

Rev	Description	Date	Drawn	Ckd
0	Planning Issue	24.09.10		



16 lambton place  
 notting hill  
 london w112sh  
 t 02072293125  
 f 02072293257  
 e info@wolffarchitects.co.uk

status: **PLANNING**

project: **12 Pilgrim's Lane  
 Hampstead, London**

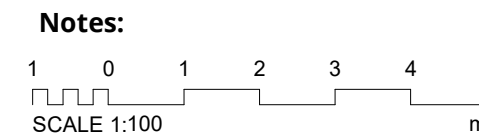
drawing title: **Proposed Site Plan**

date: **09/03/24** | scale: **1 : 100**

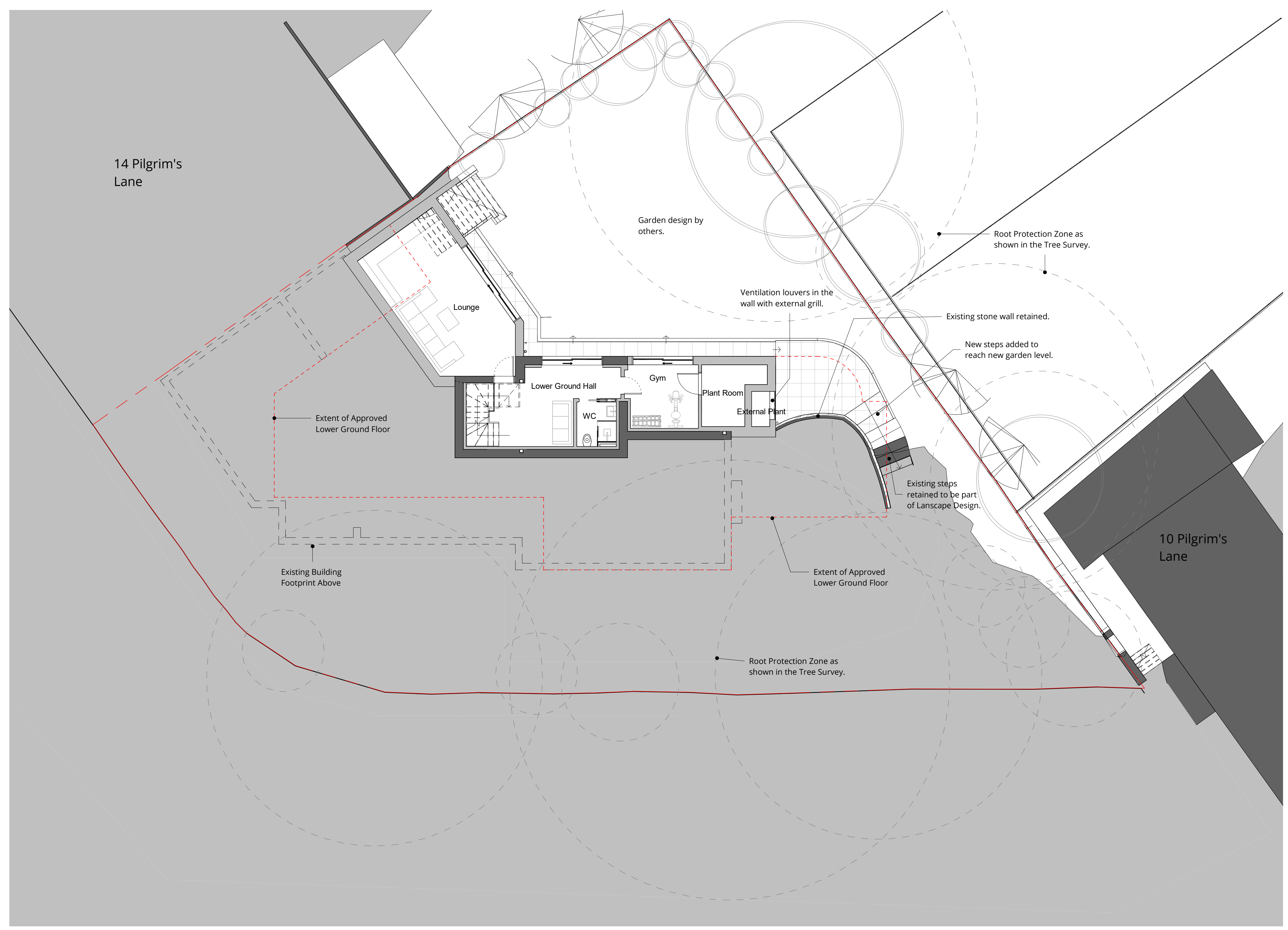
dwg no: **2160-PL-011** | rev no: **0**



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- Existing
  - Proposed
  - Approved Scheme
- Application Ref:  
2022/2398/P



B	Planning Issue	24.09.10
A	Planning Issue	24.08.06
0	Draft Planning for Comment	24.03.04
Rev	Description	Date



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 f 02072293257  
 e info@wolffarchitects.co.uk

status: **PLANNING**

project: **12 Pilgrim's Lane  
 Hampstead, London**

drawing title: **Proposed Lower  
 Ground Floor Plan**

date: **02/21/24** | scale: **1:100**

dwg no: **2160-PL-201** | rev no: **B**

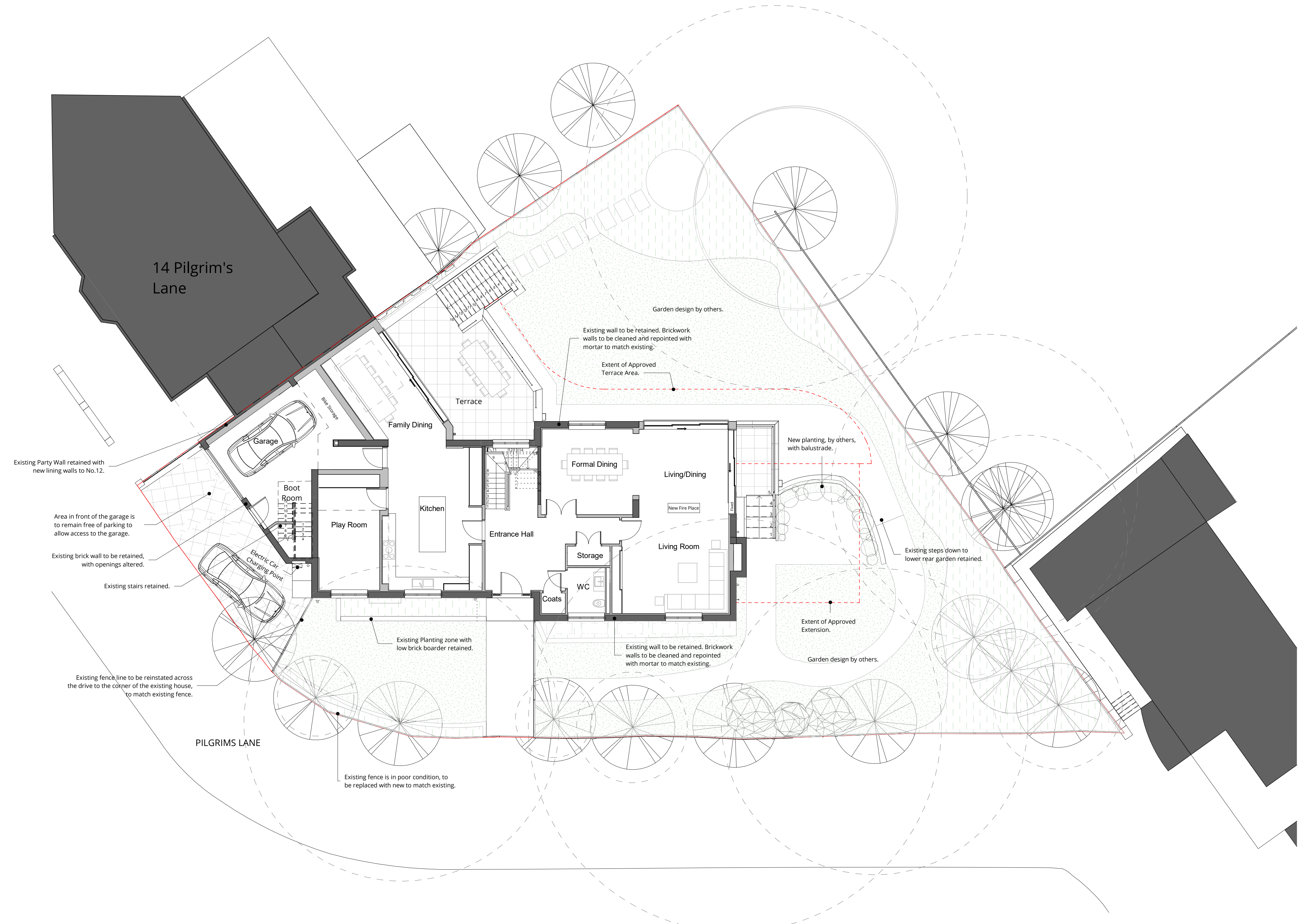


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**Notes:**  
 1 0 1 2 3 4 5  
 SCALE 1:100  
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Existing  
 Proposed  
 Approved Scheme  
 Application Ref:  
 2022/2398/P



B	Planning Issue	24.09.10		
A	Planning Issue	24.08.05		
0	Draft Planning for Comment	24.03.04		
Rev	Description	Date	Drawn	Ckd



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status: **PLANNING**

project: **12 Pilgrim's Lane  
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drawing title: **Proposed Ground  
 Floor Plan**

date: **02/21/24** | scale: **1:100**

dwg no: **2160-PL-202** | rev no: **B**

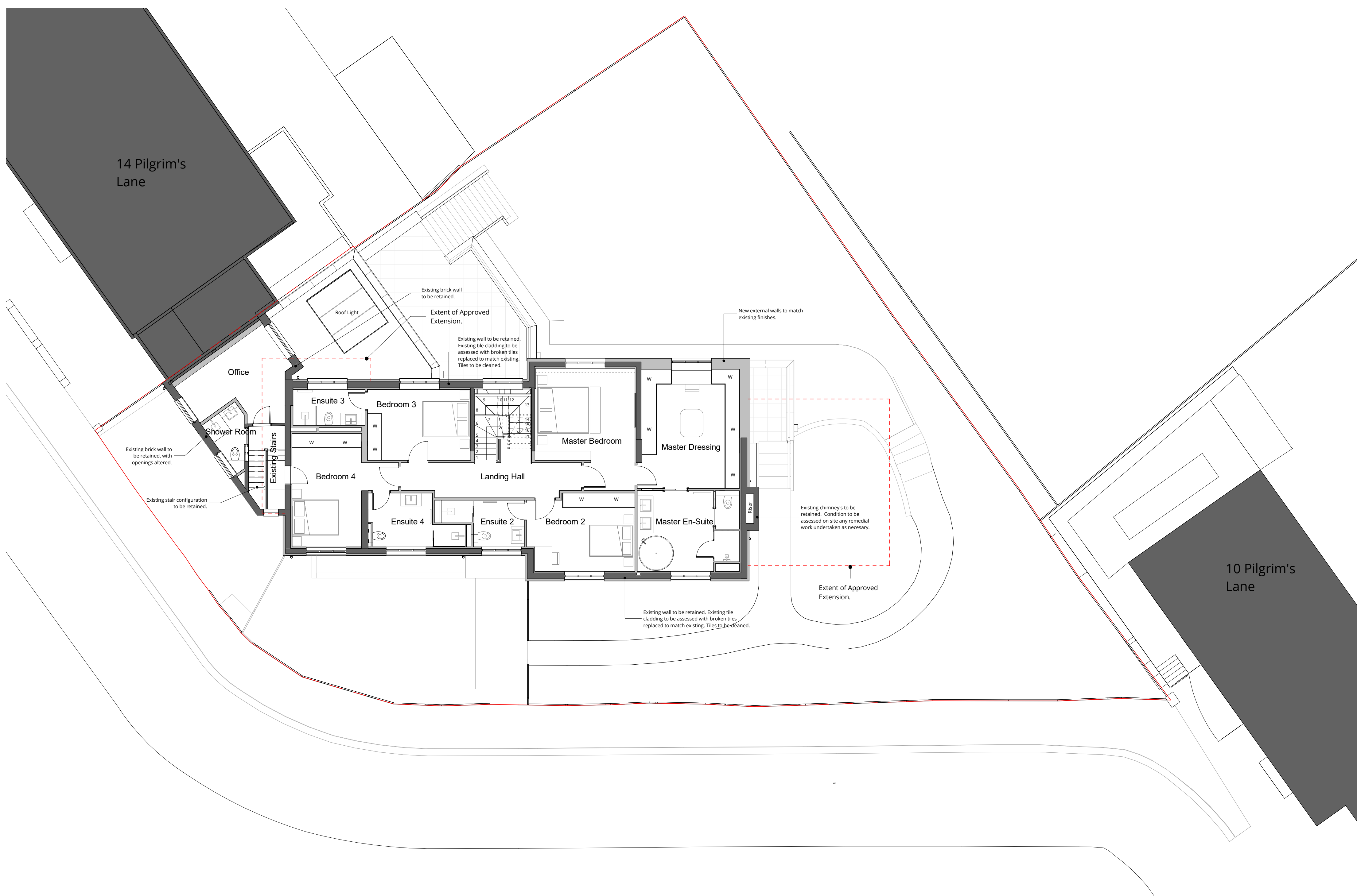


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**Notes:**  
 1 0 1 2 3 4 5  
 SCALE 1:100  
 m



- Existing
- Proposed
- Approved Scheme  
 Application Ref:  
 2022/2398/P



B	Planning Issue	24.09.10
A	Planning Issue	24.08.06
0	Draft Planning for Comment	24.03.04
Rev	Description	Date



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 e info@wolffarchitects.co.uk

status: **PLANNING**

project: **12 Pilgrim's Lane  
 Hampstead, London**

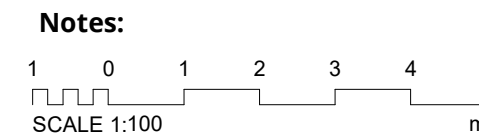
drawing title: **Proposed First Floor  
 Plan**

date: **02/21/24** | scale: **1:100**

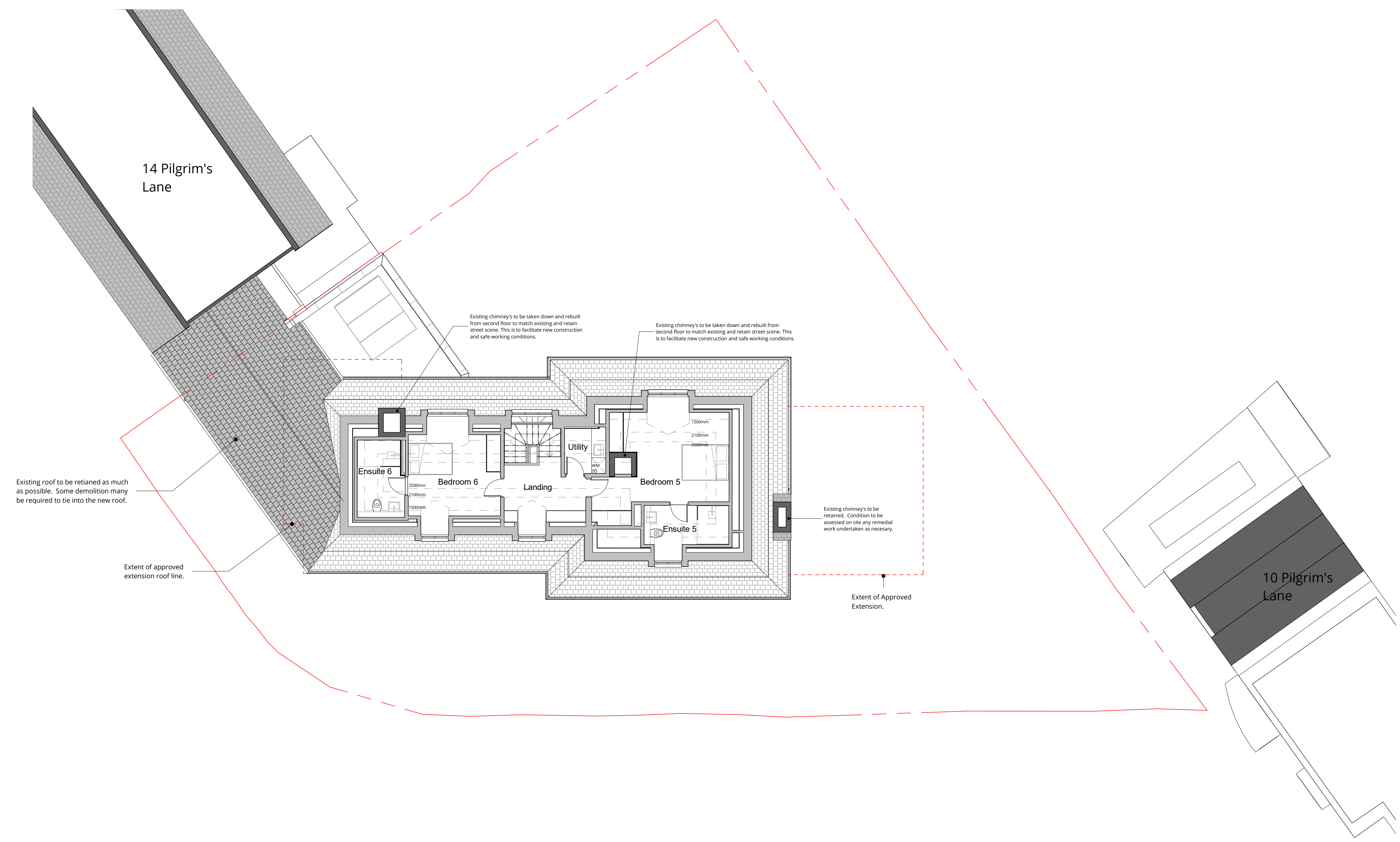
dwg no: **2160-PL-203** | rev no: **B**



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- Existing
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  - Approved Scheme
- Application Ref:  
2022/2398/P



B	Planning Issue	24.09.10
A	Planning Issue	24.08.06
0	Draft Planning for Comment	24.03.04
Rev	Description	Date



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f 02072293257  
e info@wolffarchitects.co.uk

status: **PLANNING**

project: **12 Pilgrim's Lane  
Hampstead, London**

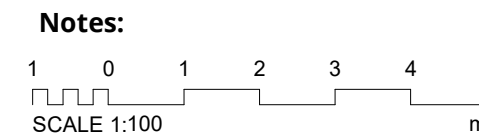
drawing title: **Proposed Second Floor Plan**

date: **02/21/24** | scale: **1:100**

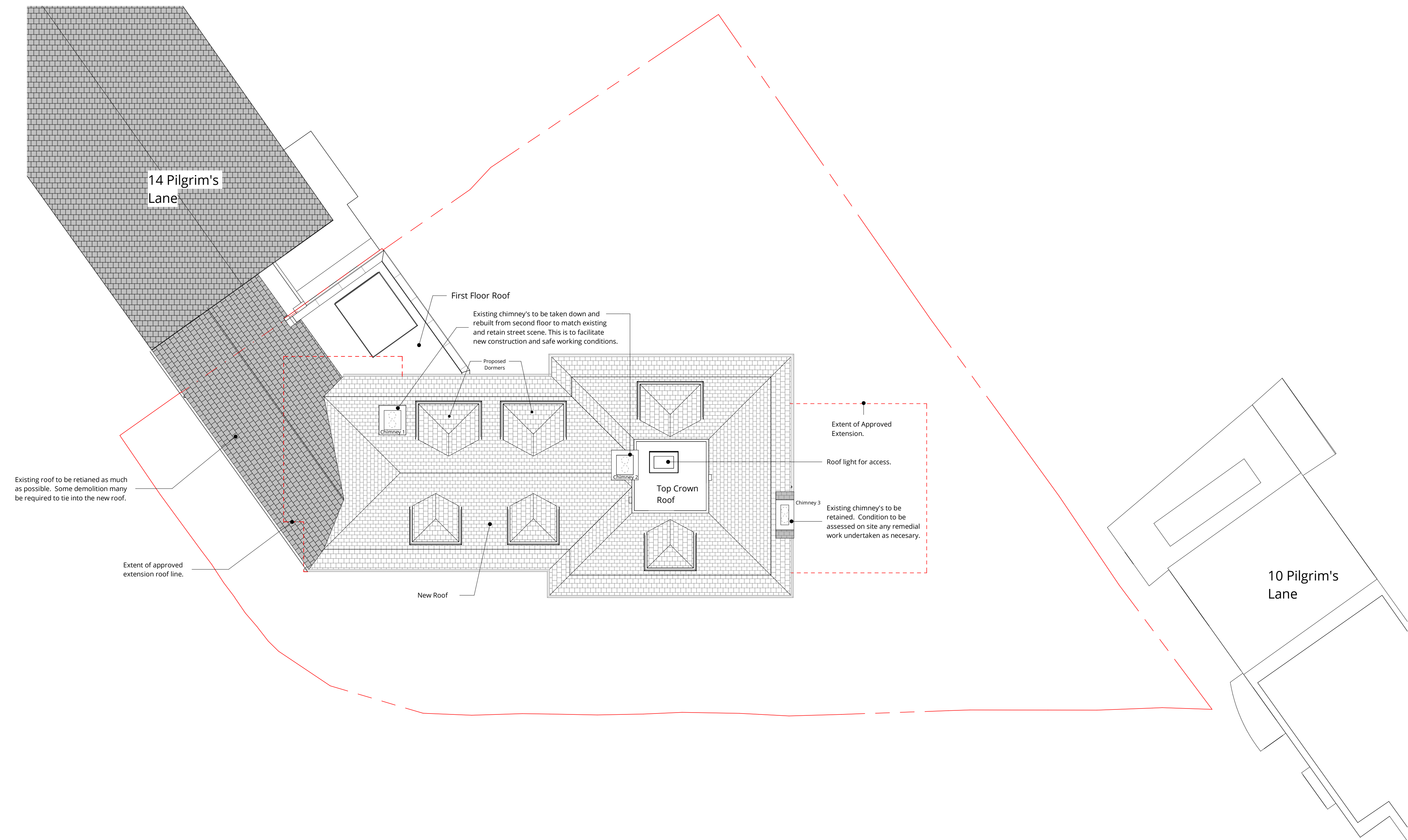
dwg no: **2160-PL-204** | rev no: **B**



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- Existing
  - Proposed
  - Approved Scheme
- Application Ref:  
2022/2398/P



B	Planning Issue	24.09.10
A	Planning Issue	24.08.06
0	Draft Planning for Comment	24.03.04
Rev	Description	Date



16 lambton place  
notting hill  
london w112sh  
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f 02072293257  
e info@wolffarchitects.co.uk

status: **PLANNING**

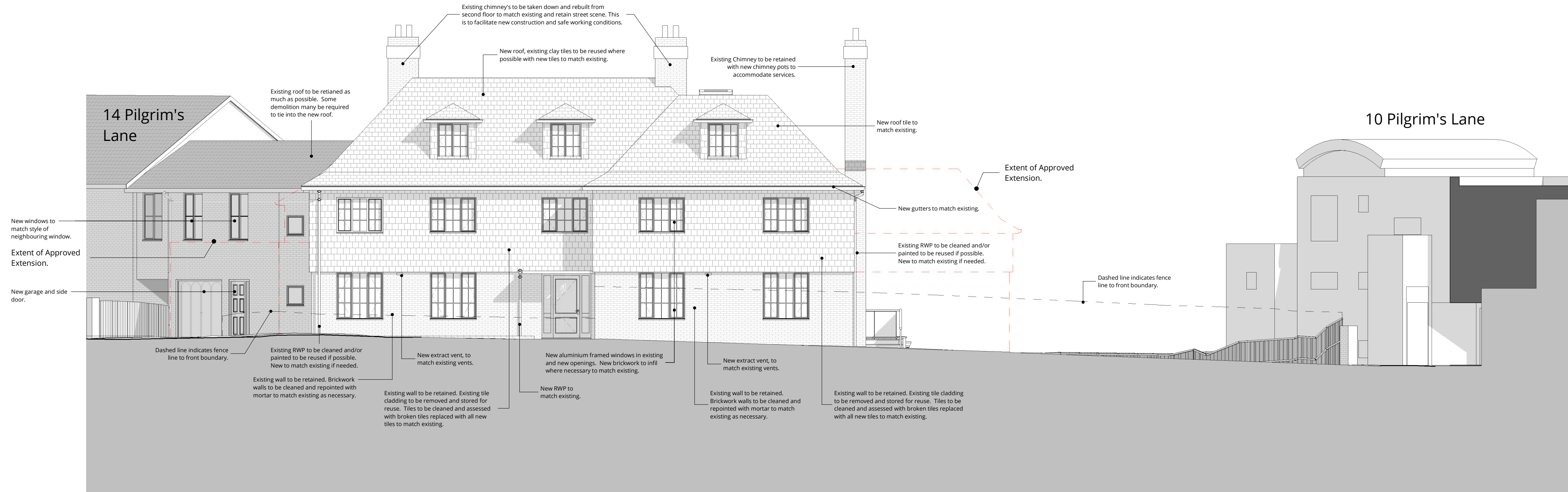
project: **12 Pilgrim's Lane  
Hampstead, London**

drawing title: **Proposed Roof Plan**

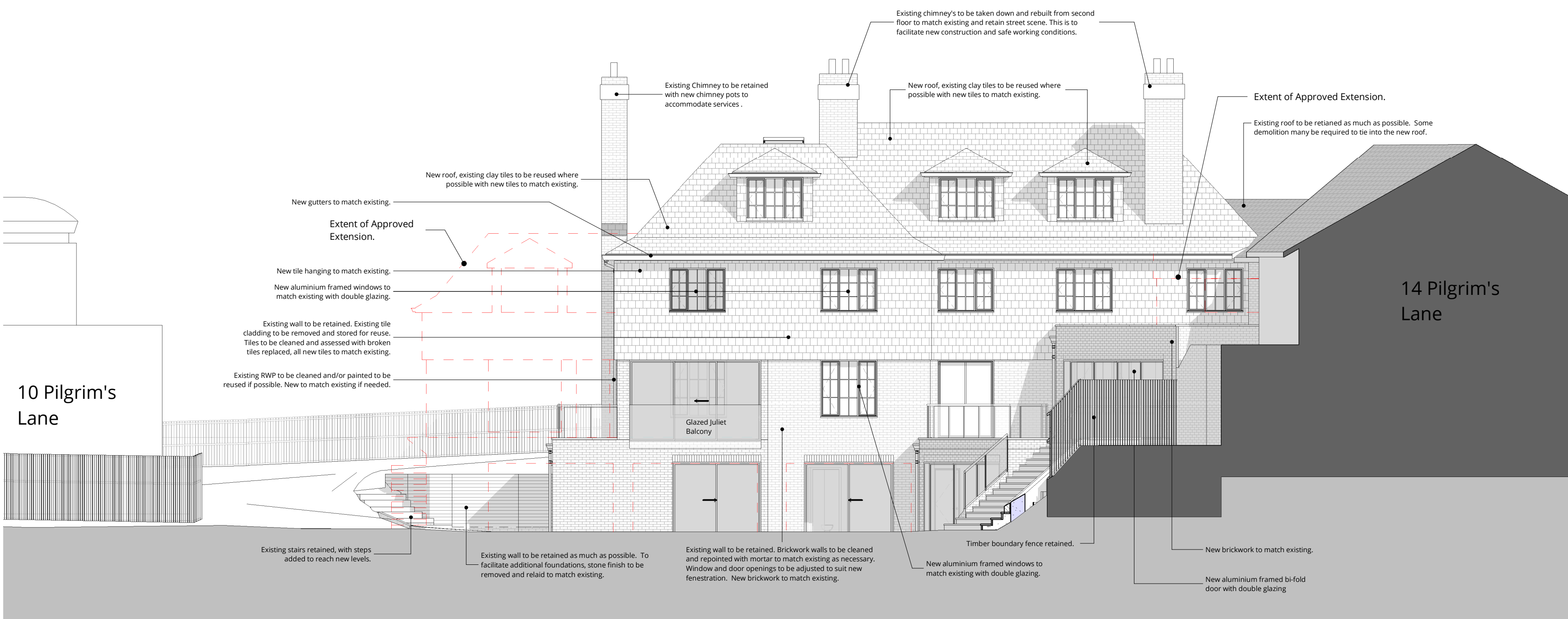
date: **02/21/24** | scale: **1:100**

dwg no: **2160-PL-205** | rev no: **B**





**South Elevation - Proposed**  
 1 : 100



**North Elevation - Proposed**  
 1 : 100

Rev	Description	Date	Drawn	Ckd
0	Planning Issue	24.09.10		



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 notting hill  
 london w112sh  
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 f 02072293257  
 e info@wolffarchitects.co.uk

status: **PLANNING**

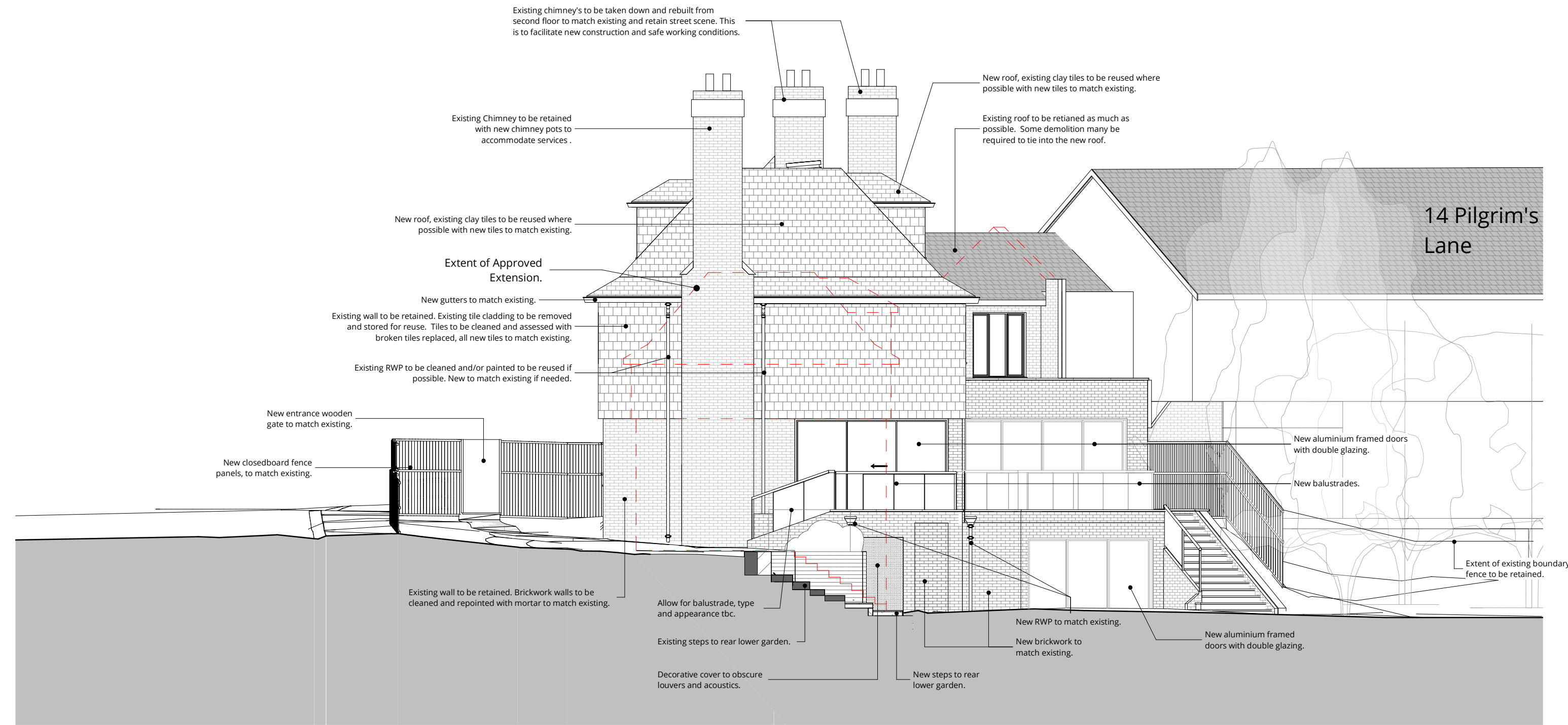
project: **12 Pilgrim's Lane  
 Hampstead, London**

drawing title: **Proposed Front &  
 Rear Elevations**

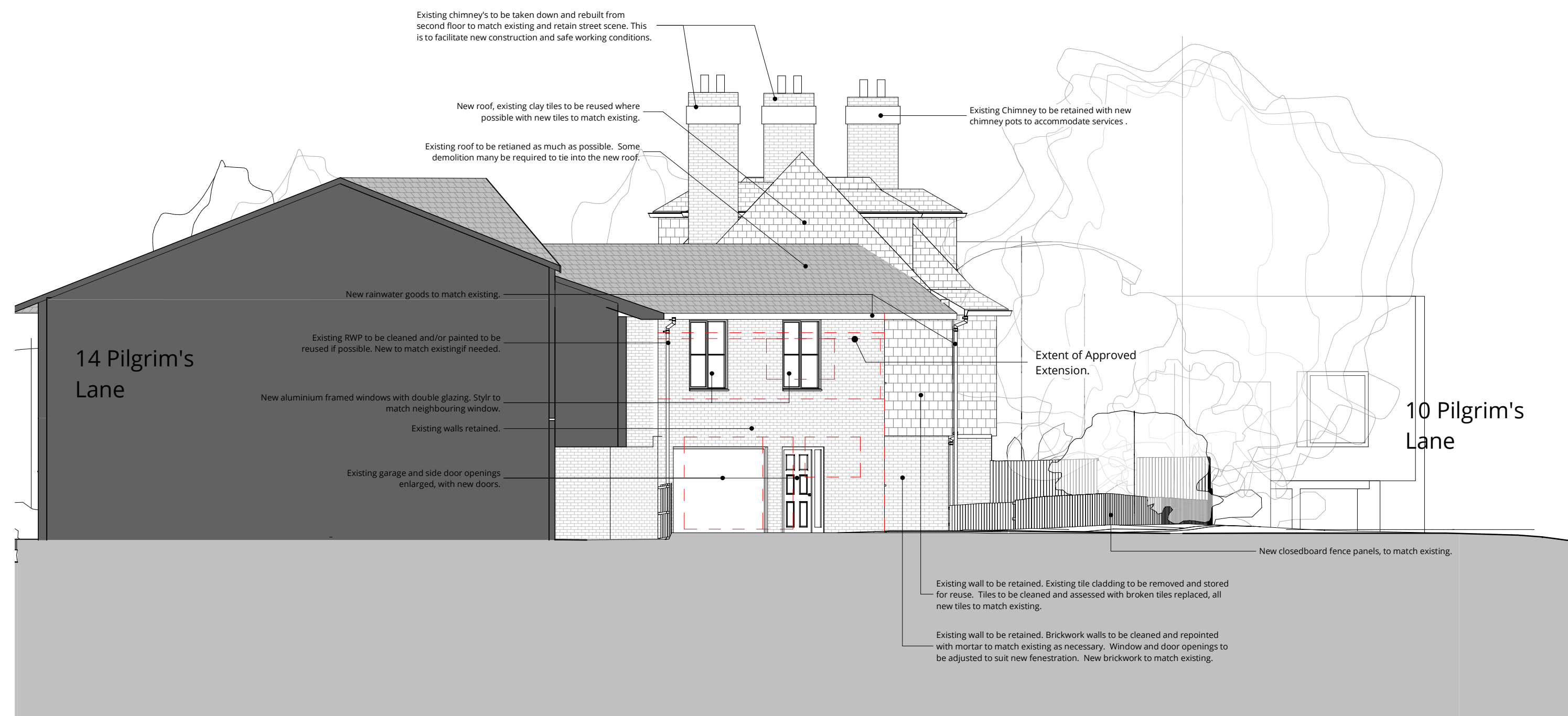
date: **07/24/24** scale: **1 : 100**

dwg no: **2160-PL-300** rev no: **0**





**East Elevation - Proposed**  
 1 : 100



**West Elevation - Proposed**  
 1 : 100

Rev	Description	Date	Drawn	Ckd
0	Planning Issue	24.09.10		



16 Lambton Place  
 Notting Hill  
 London W11 2SH  
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 f 02072293257  
 e info@wolffarchitects.co.uk

status: **PLANNING**

project: **12 Pilgrim's Lane  
 Hampstead, London**

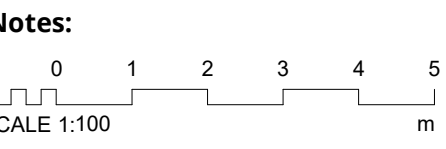
drawing title: **Proposed Side Elevations**

date: **07/24/24** | scale: **1 : 100**

dwg no: **2160-PL-301** | rev no: **0**



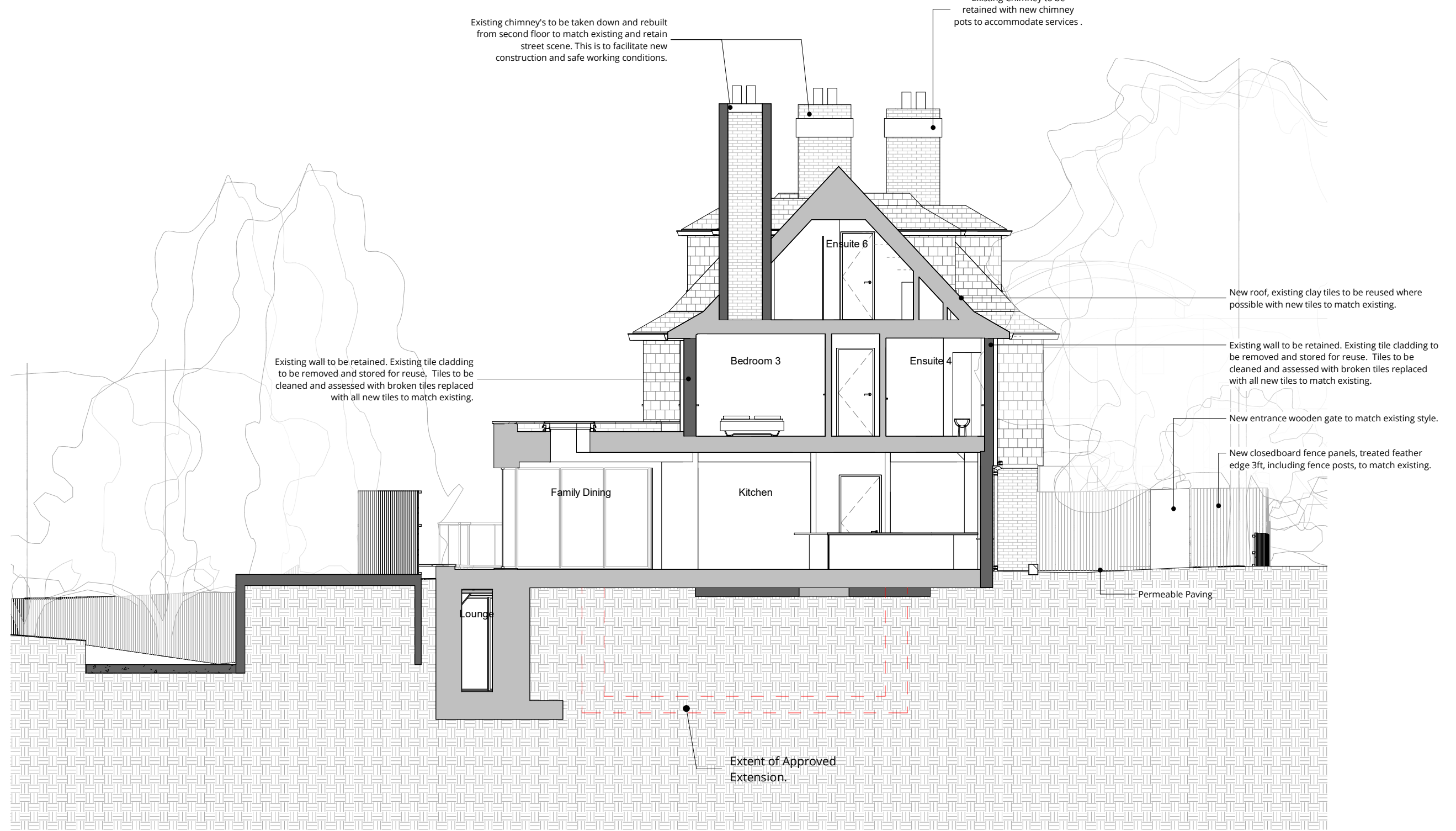
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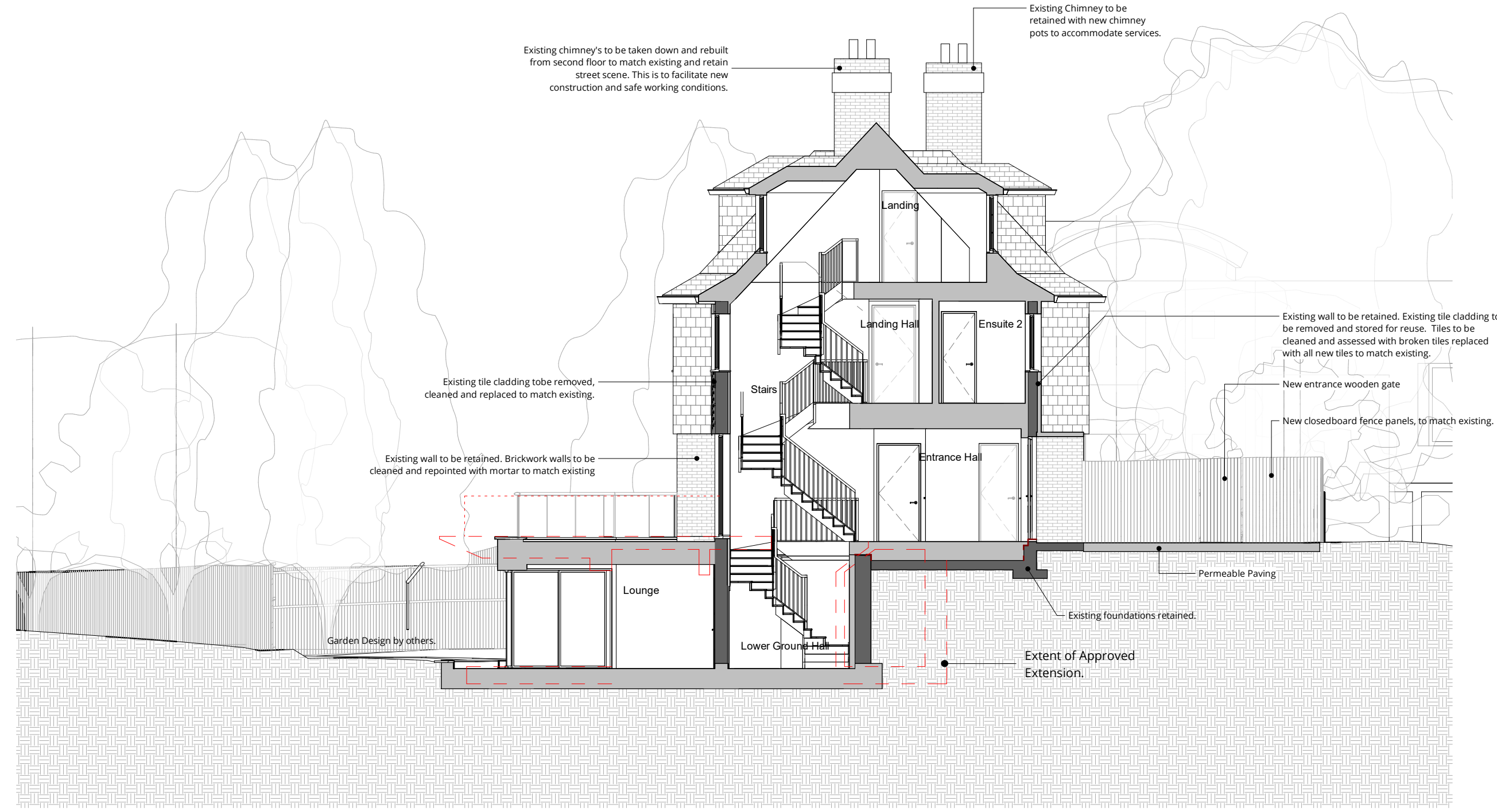
- Existing
- Proposed
- Approved Scheme
- Application Ref: 2022/2398/P



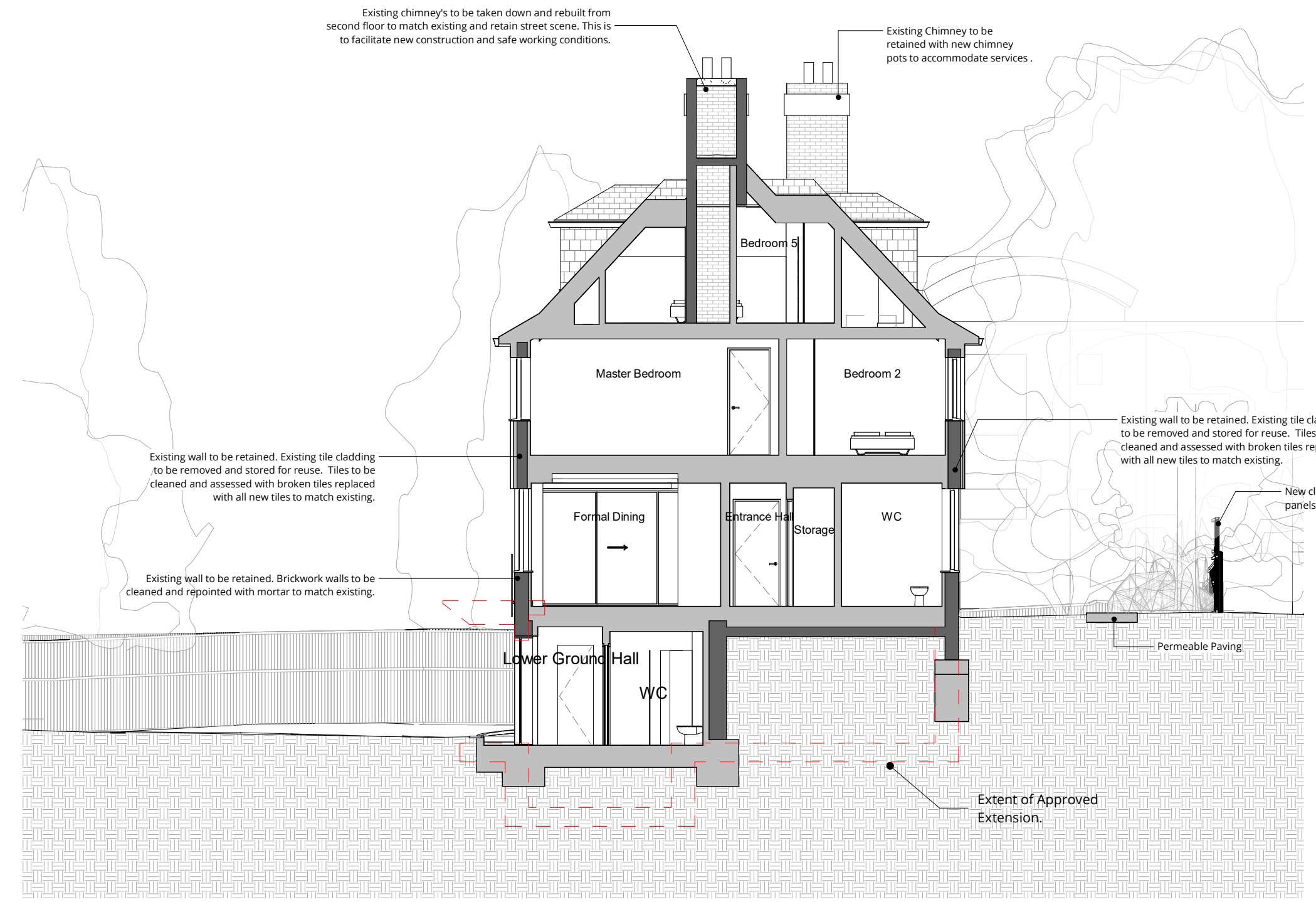
**Section AA - Proposed**  
1 : 100



**Section CC - Proposed**  
1 : 100



**Section BB - Proposed**  
1 : 100



**Section DD - Proposed**  
1 : 100

Rev	Description	Date	Drawn	Ckd
0	Planning Issue	24.09.10		



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e info@wolffarchitects.co.uk

status: **PLANNING**

project: **12 Pilgrim's Lane  
Hampstead, London**

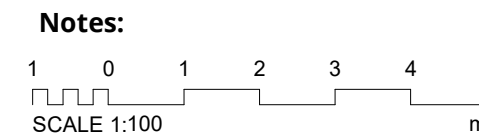
drawing title: **Proposed Sections 1**

date: **07/24/24** scale: **1 : 100**

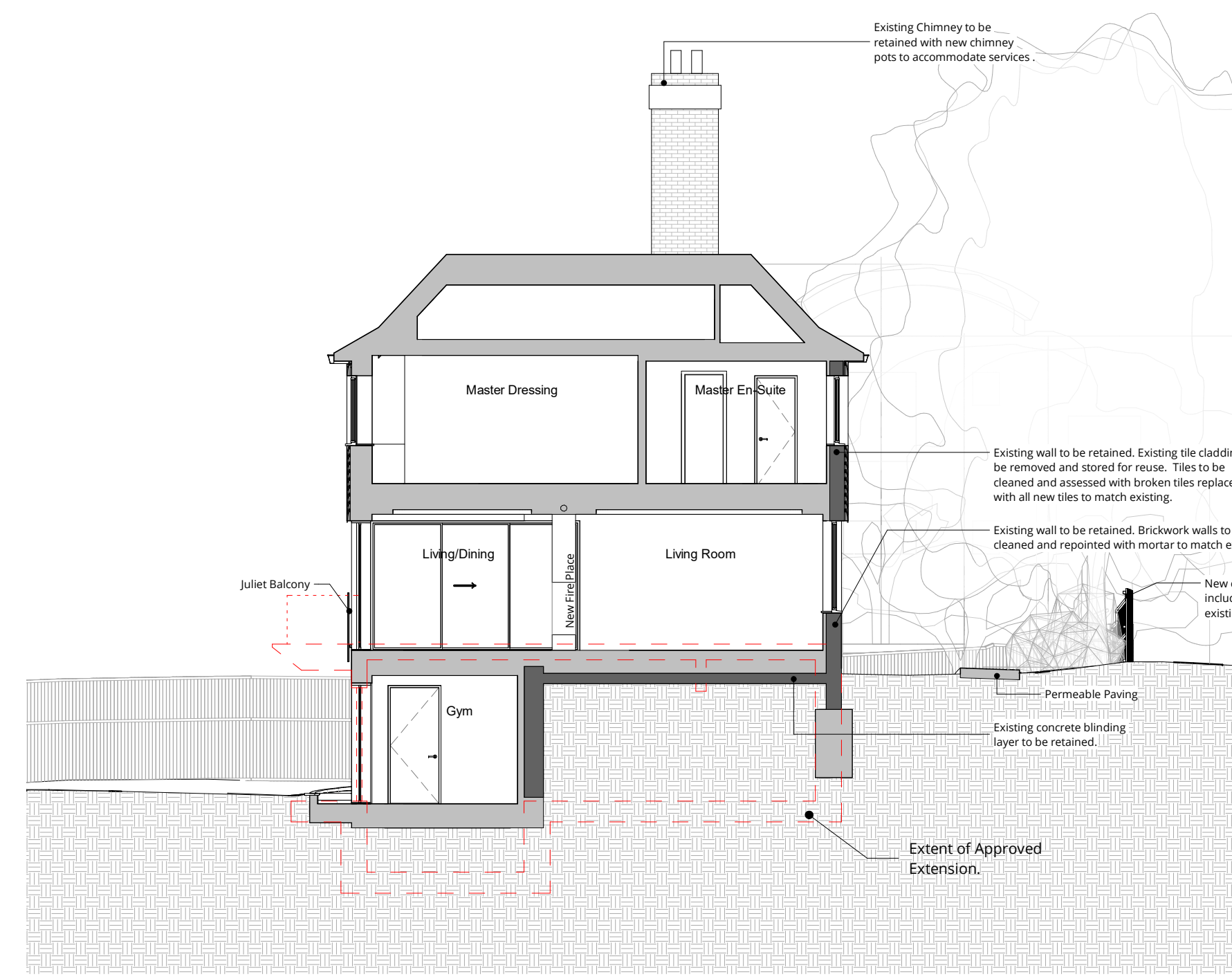
dwg no: **2160-PL-310** rev no: **0**



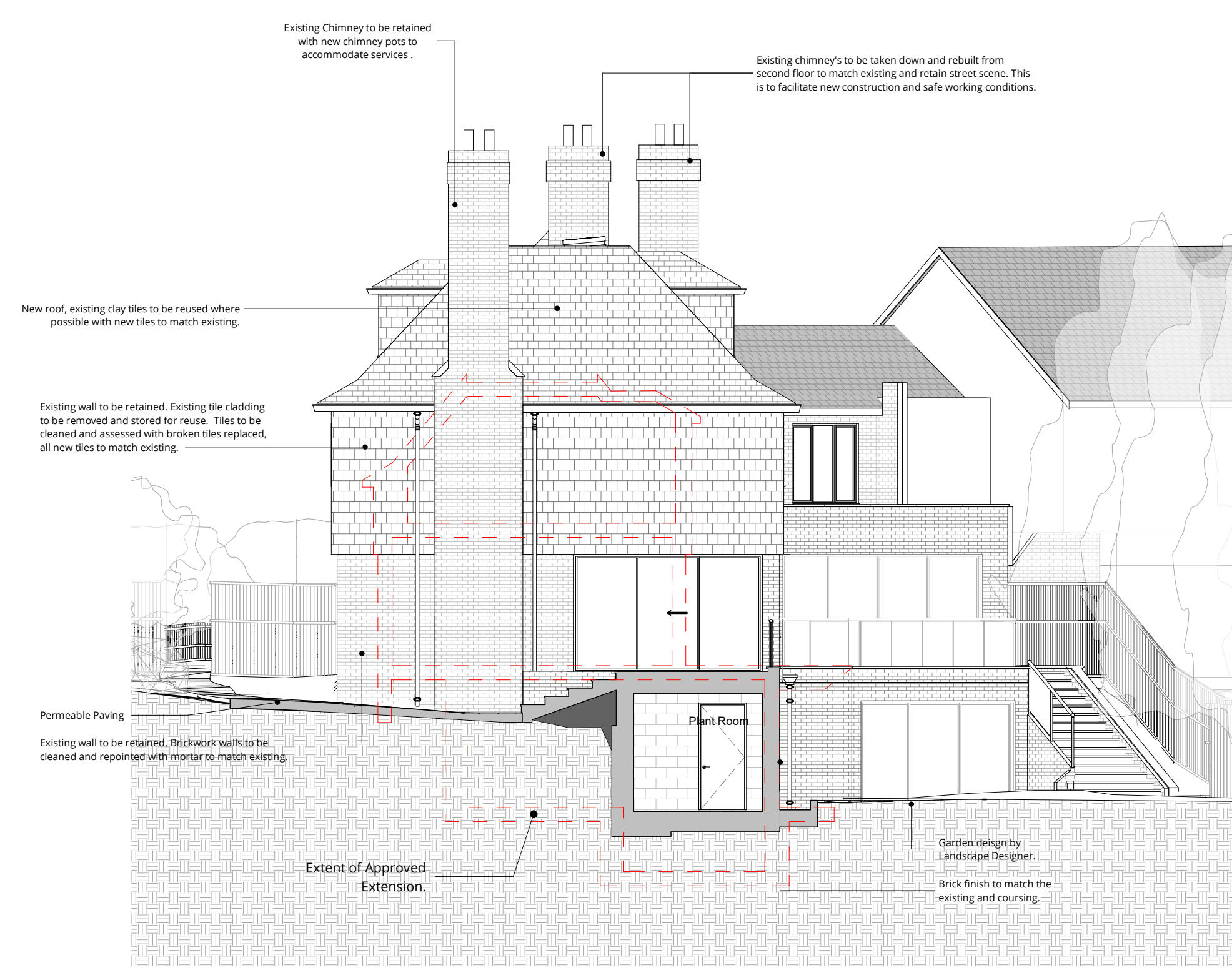
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- Existing
- Proposed
- Approved Scheme
- Application Ref: 2022/2398/P



**Section EE - Proposed**  
1 : 100



**Section FF - Proposed**  
1 : 100



**Section HH - Proposed**  
1 : 100

Rev	Description	Date	Drawn	Ckd
0	Planning Issue	24.09.10		



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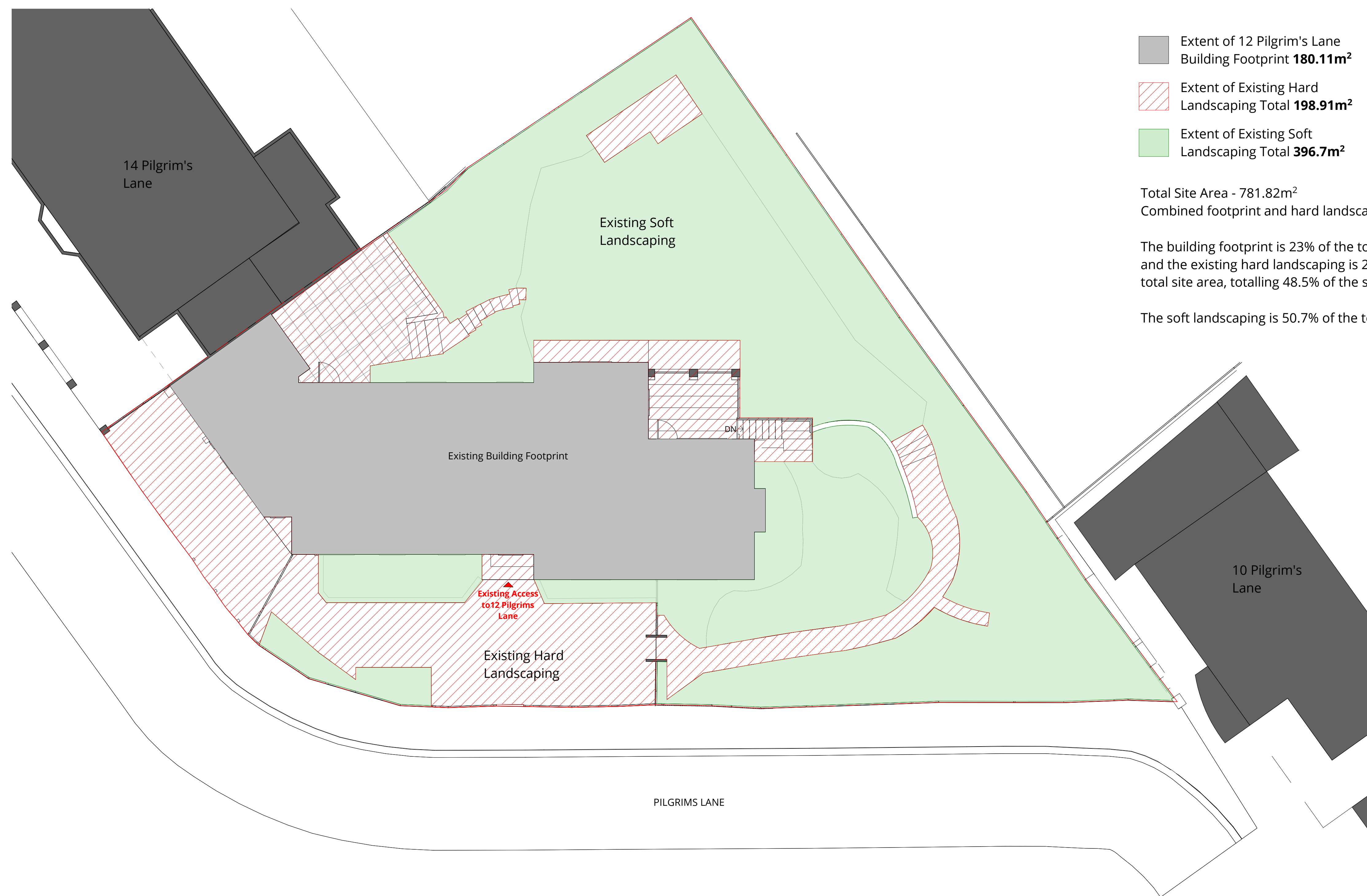
status: **PLANNING**

project: **12 Pilgrim's Lane  
Hampstead, London**

drawing title: **Proposed Sections 2**

date: **07/25/24** | scale: **1 : 100**

dwg no: **2160-PL-311** | rev no: **0**



- Extent of 12 Pilgrim's Lane Building Footprint **180.11m<sup>2</sup>**
- Extent of Existing Hard Landscaping Total **198.91m<sup>2</sup>**
- Extent of Existing Soft Landscaping Total **396.7m<sup>2</sup>**

Total Site Area - 781.82m<sup>2</sup>  
 Combined footprint and hard landscaping - 379.02m<sup>2</sup>

The building footprint is 23% of the total site area and the existing hard landscaping is 25.5% of the total site area, totalling 48.5% of the site.

The soft landscaping is 50.7% of the total site area.

Rev	Description	Date	Drawn	Ckd
0	Planning Issue	24.09.10		



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 e info@wolffarchitects.co.uk

status: **PLANNING**

project: **12 Pilgrim's Lane  
 Hampstead, London**

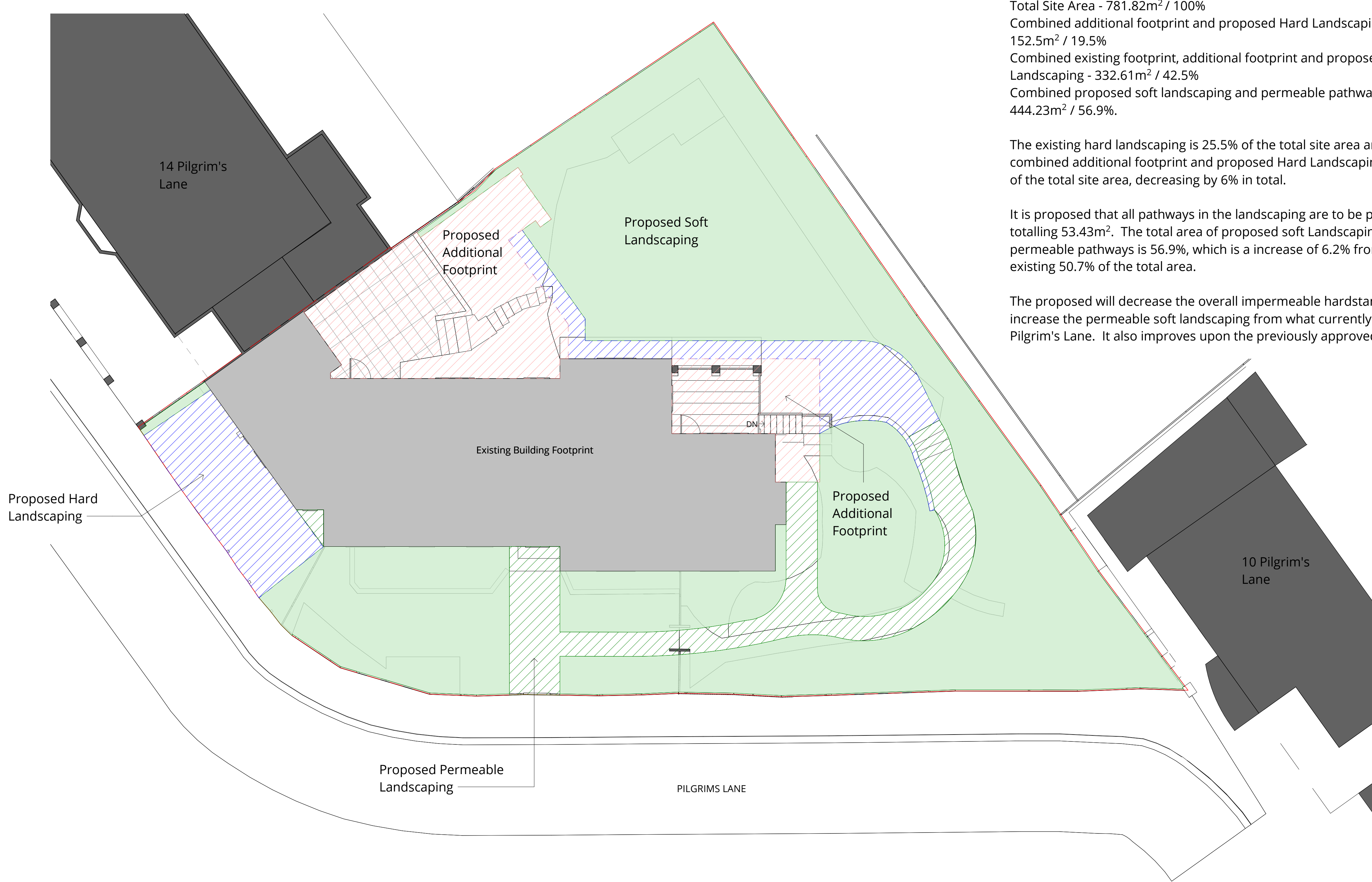
drawing title: **Existing Site  
 Landscaping Plan**

date: **11/19/21** | scale: **1:100**

dwg no: **2160-PL-180** | rev no: **0**

**Existing Ground Floor Hard & Soft Landscaping Plan**  
 1:100





Total Site Area - 781.82m<sup>2</sup> / 100%  
 Combined additional footprint and proposed Hard Landscaping Total - 152.5m<sup>2</sup> / 19.5%  
 Combined existing footprint, additional footprint and proposed Hard Landscaping - 332.61m<sup>2</sup> / 42.5%  
 Combined proposed soft landscaping and permeable pathways - 444.23m<sup>2</sup> / 56.9%.

The existing hard landscaping is 25.5% of the total site area and the combined additional footprint and proposed Hard Landscaping is 19.5% of the total site area, decreasing by 6% in total.

It is proposed that all pathways in the landscaping are to be permeable, totalling 53.43m<sup>2</sup>. The total area of proposed soft Landscaping, including permeable pathways is 56.9%, which is a increase of 6.2% from the existing 50.7% of the total area.

The proposed will decrease the overall impermeable hardstanding and increase the permeable soft landscaping from what currently exists at 12 Pilgrim's Lane. It also improves upon the previously approved scheme.

- Extent of 12 Pilgrim's Lane Building Footprint **180.11m<sup>2</sup>**
- Proposed Additional Footprint **91.24m<sup>2</sup>**
- Proposed Hard Landscaping Area Total **61.26m<sup>2</sup>**
- Proposed Soft Landscaping Area Total **390.80m<sup>2</sup>**
- Proposed Permeable Landscaping Area Total **53.43m<sup>2</sup>**

**Proposed Ground Floor Hard & Soft Landscaping Plan**

1 : 100

Rev	Description	Date	Drawn	Ckd
0	Planning Issue	24.09.10		



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status: **PLANNING**

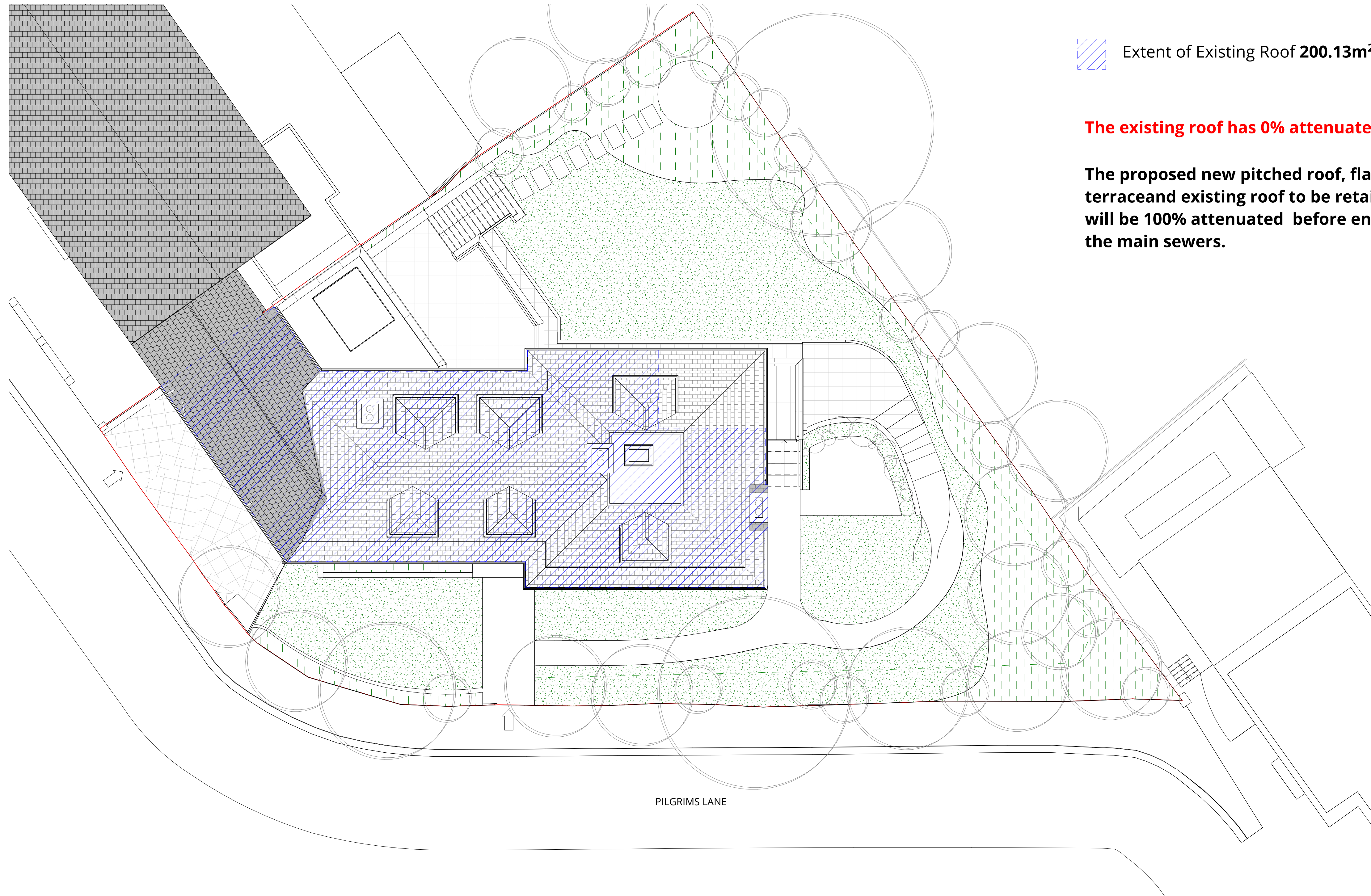
project: **12 Pilgrim's Lane  
 Hampstead, London**

drawing title: **Extent of Proposed  
 Site Landscaping Plan**

date: **09/03/24** | scale: **1 : 100**

dwg no: **2160-PL-181** | rev no: **0**





 Extent of Existing Roof **200.13m<sup>2</sup>**

**The existing roof has 0% attenuated area.**

**The proposed new pitched roof, flat roof, rear terrace and existing roof to be retained (271m<sup>2</sup>) will be 100% attenuated before entering into the main sewers.**

PILGRIMS LANE

Rev	Description	Date	Drawn	Ckd
0	Planning Issue	24.09.10		



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status: **PLANNING**

project: **12 Pilgrim's Lane  
Hampstead, London**

drawing title: **Roof Attenuation  
Comparison Plan**

date: **09/03/24** | scale: **1:100**

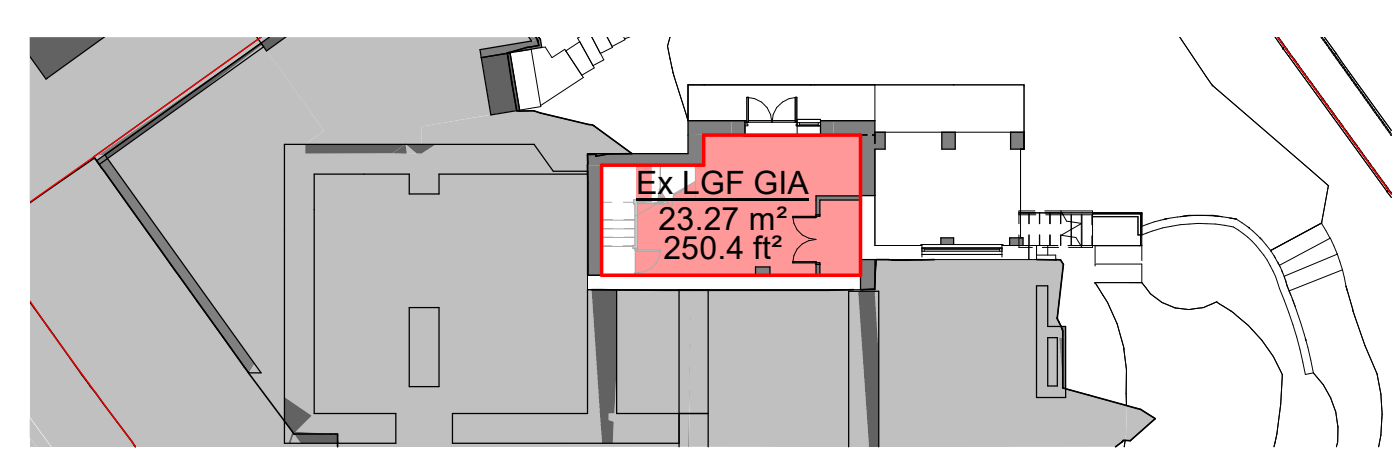
dwg no: **2160-PL-182** | rev no: **0**

**Roof Attenuation Comparison Plan**  
1:100

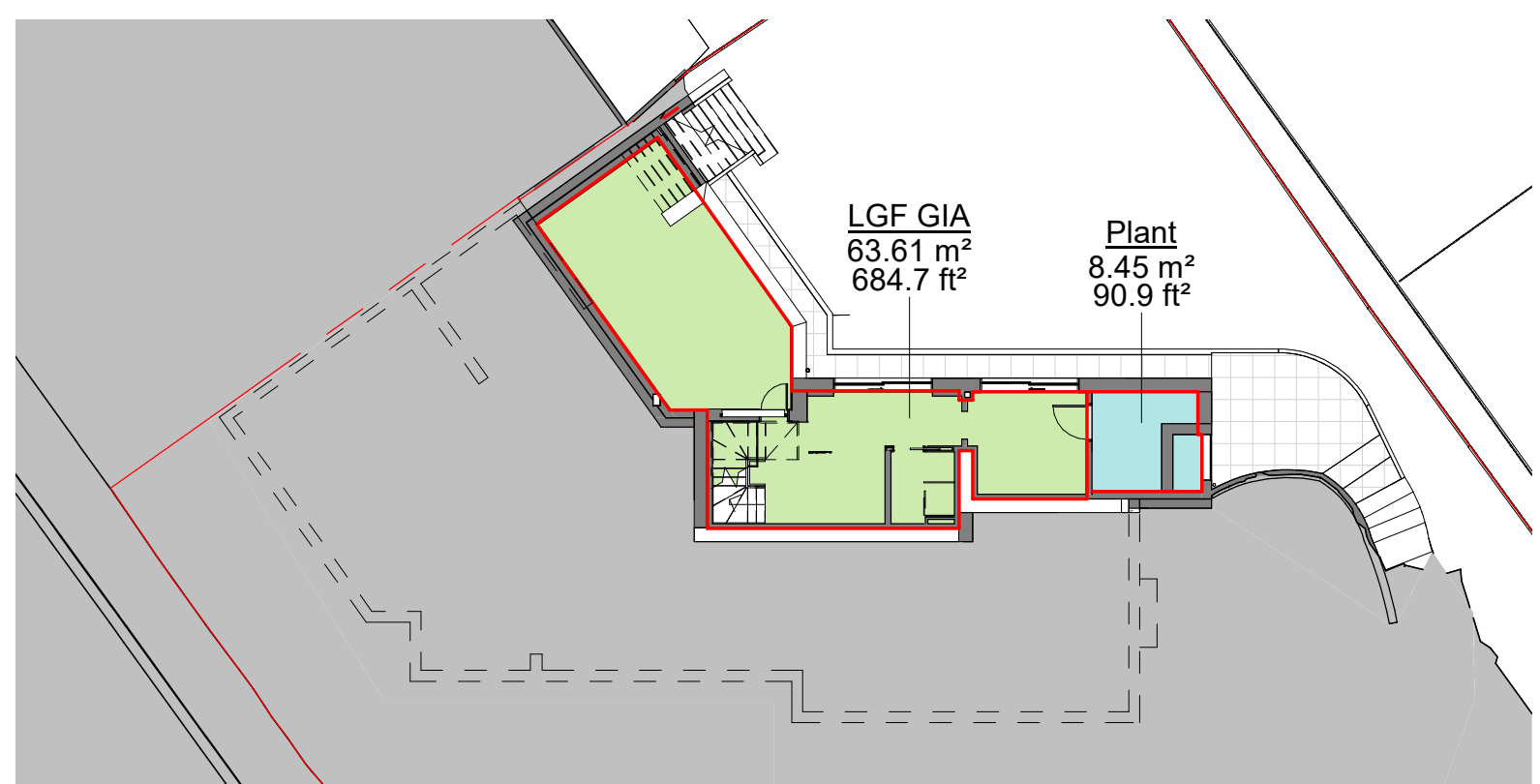


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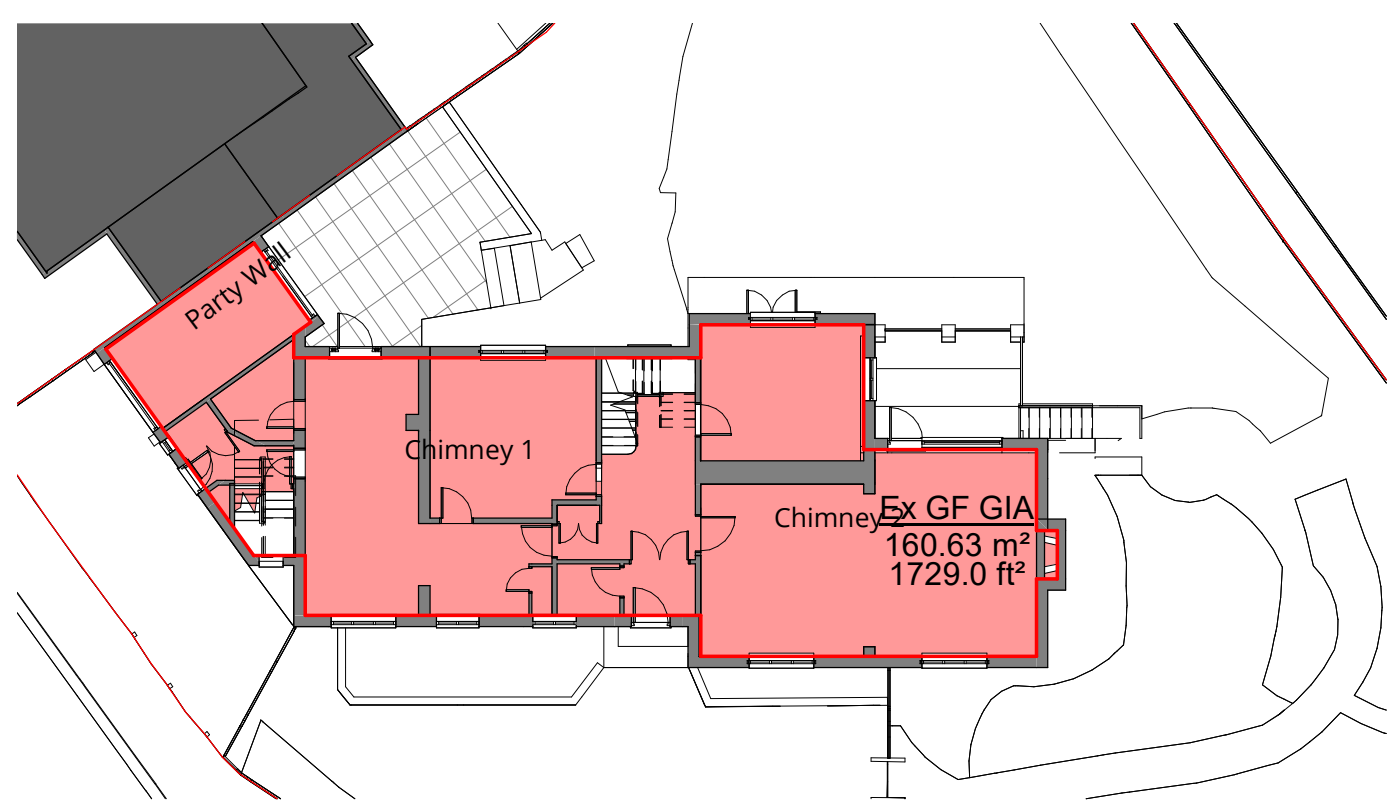
**Notes:**  
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 SCALE 1:200  
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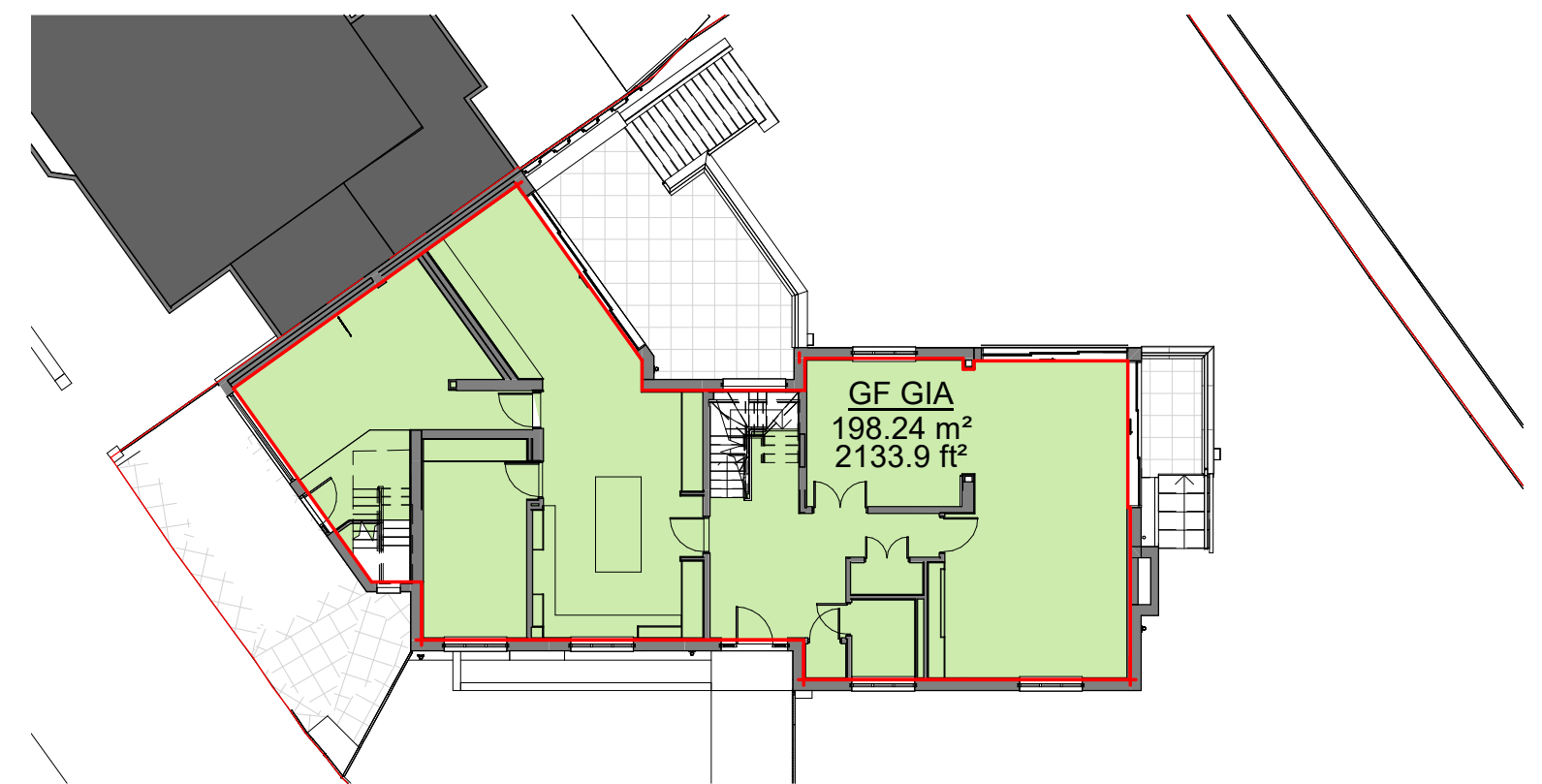
**-1 Lower Ground (EX)**  
 1 : 200



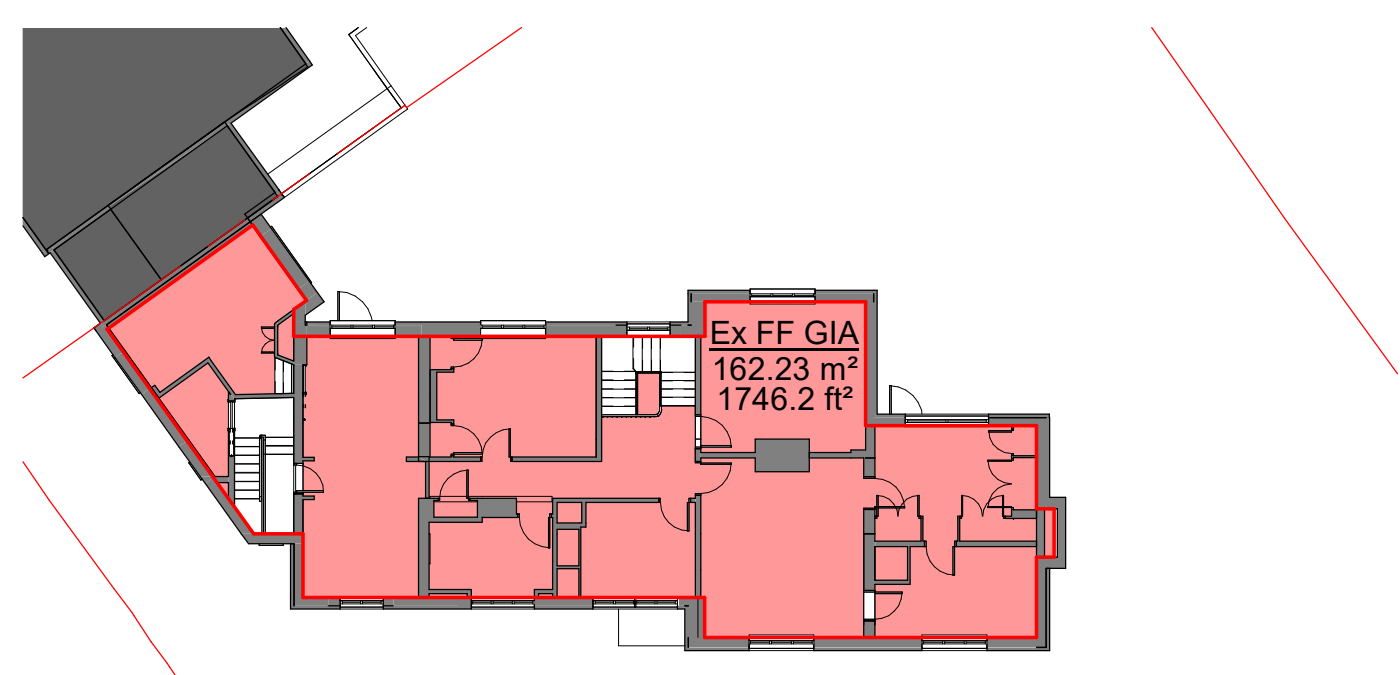
**-1 Lower Ground**  
 1 : 200



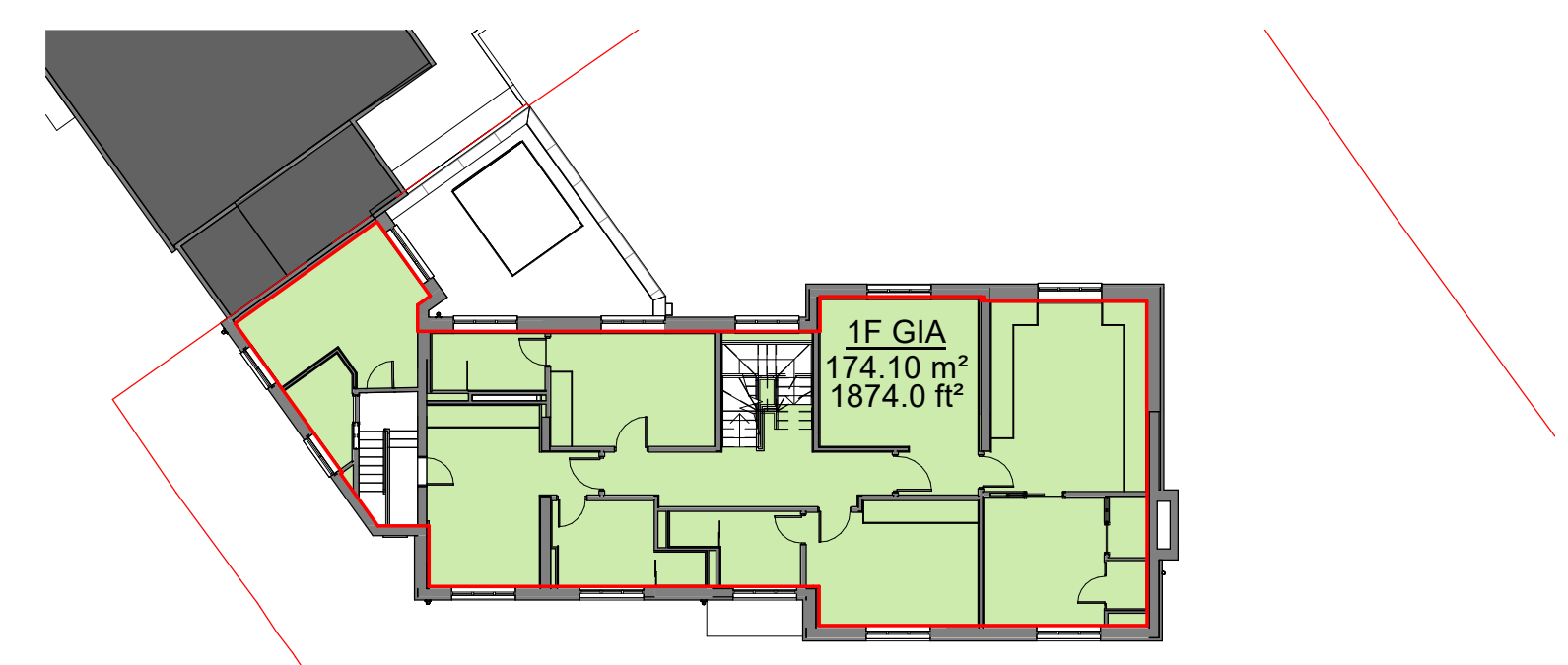
**0 Ground Floor (EX)**  
 1 : 200



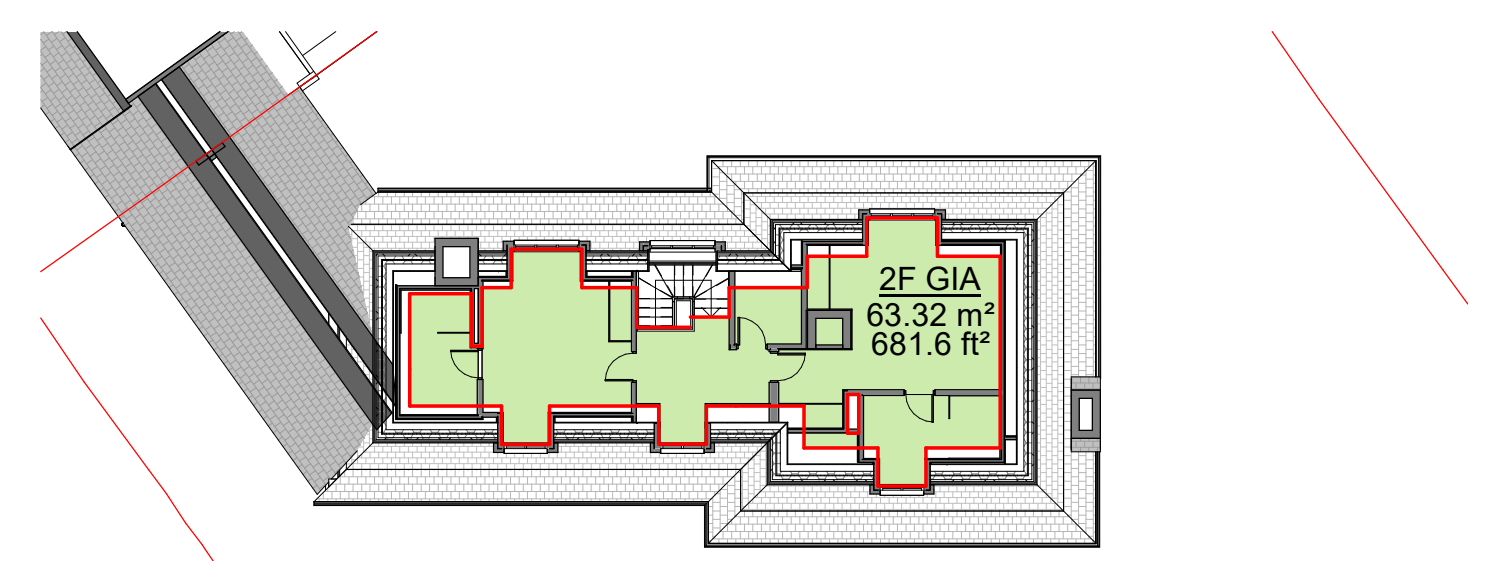
**0 Ground Floor**  
 1 : 200



**1 First Floor (EX)**  
 1 : 200



**1 First Floor**  
 1 : 200



**2 Second Floor (1500 cut)**  
 1 : 200

Existing GIA Totals		
Name	Area	Area SQFT

Ex GF GIA	161 m²	1729.0 ft²
Ex FF GIA	162 m²	1746.2 ft²
Ex LGF GIA	23 m²	250.4 ft²
	346 m²	3725.7 ft²

Proposed GIA Totals		
Name	Area SQM	Area SQFT

LGF GIA	63.61 m²	684.7 ft²
GF GIA	198.24 m²	2133.9 ft²
1F GIA	174.10 m²	1874.0 ft²
2F GIA	63.32 m²	681.6 ft²
Plant	8.45 m²	90.9 ft²
	507.71 m²	5465.0 ft²

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0	Planning Issue	24.09.10		



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 f 02072293257  
 e info@wolffarchitects.co.uk

status: **PLANNING**

project: **12 Pilgrim's Lane  
 Hampstead, London**

drawing title: **Existing and Proposed Areas**

date: **11/19/21** | scale: **1 : 200**

dwg no: **2160-PL-715** | rev no: **0**

# Appendix E

## Environment Agency Flood Maps For Planning



# Flood map for planning

Your reference  
**12 Pilgrim's**

Location (easting/northing)  
**526853/185663**

Created  
**26 Nov 2024 16:41**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

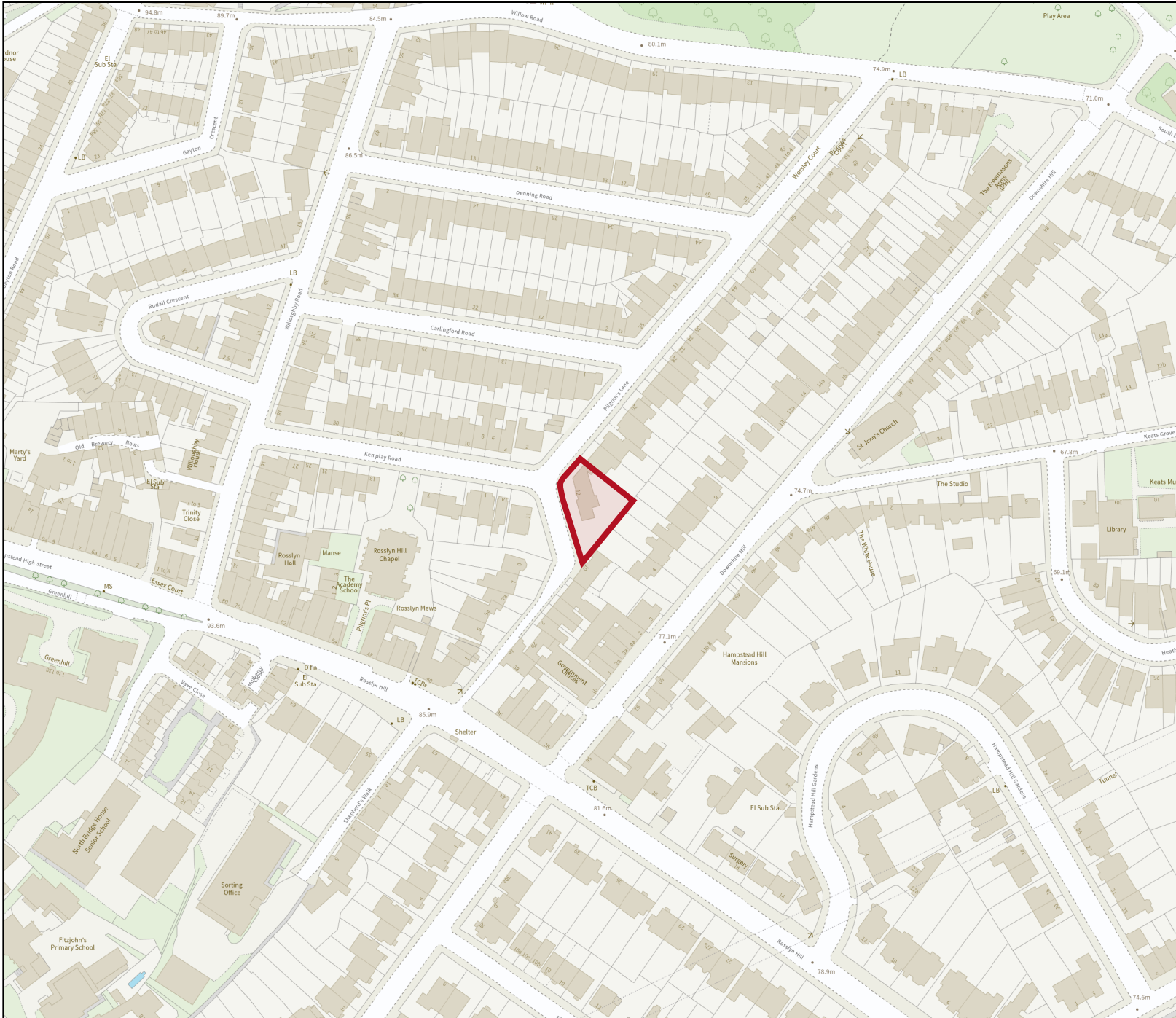
## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>




## Flood map for planning

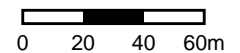
Your reference  
**12 Pilgrim's**

Location (easting/northing)  
**526853/185663**

Scale  
**1:2500**

Created  
**26 Nov 2024 16:41**

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

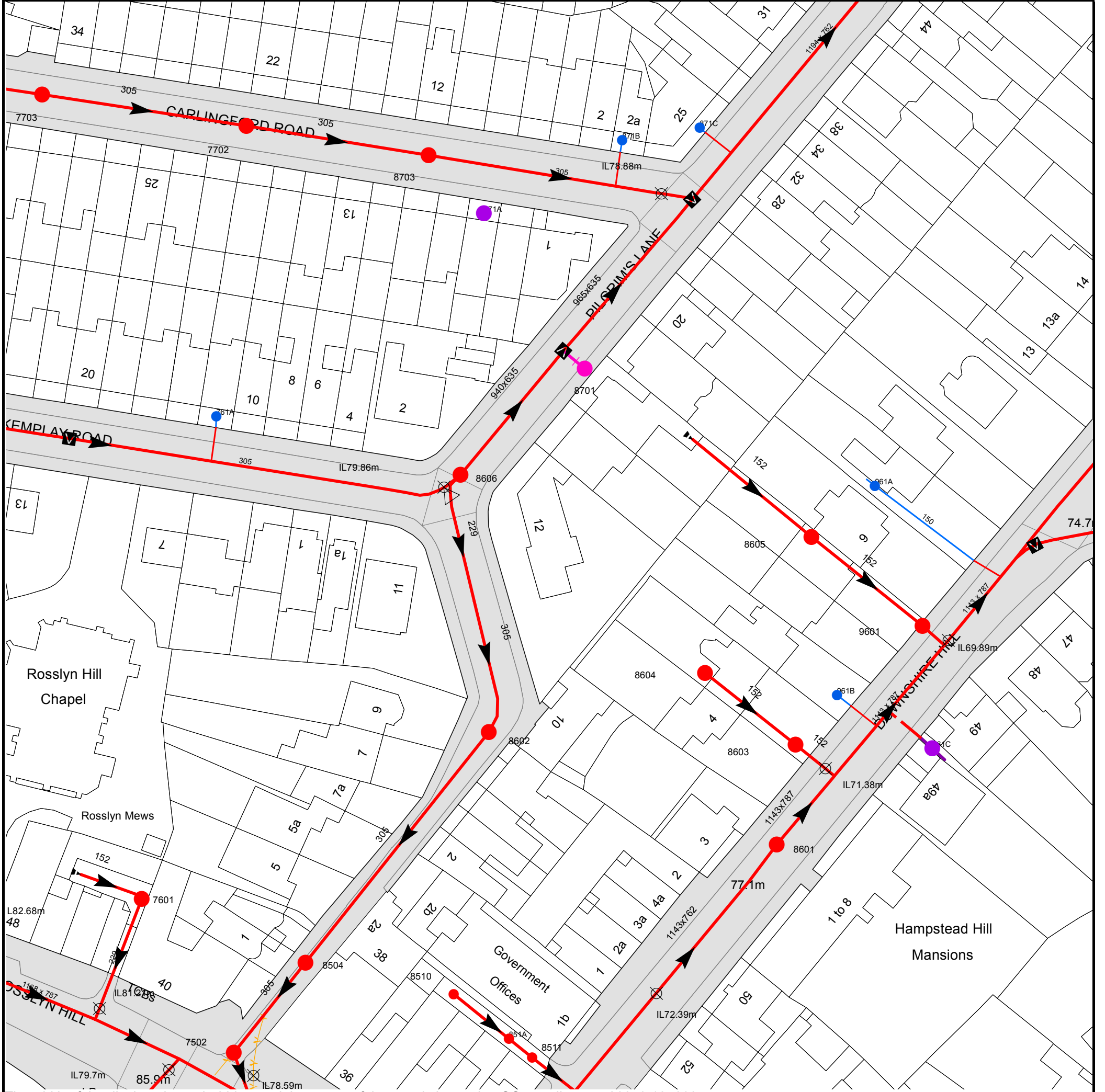




# Appendix F

## Thames Water Asset Maps

Asset Location Search Sewer Map - ALS/ALS Standard/2022\_4634370



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 526849,185669

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.

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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available
















Manhole Reference	Manhole Cover Level	Manhole Invert Level
8602	81.66	79.62
851A	n/a	n/a
8511	n/a	n/a
8701	n/a	n/a
871B	n/a	n/a
871C	n/a	n/a
8604	76.28	75.87
8601	76.83	71.48
8603	76.27	74.59
8605	77.22	75.79
961B	n/a	n/a
961A	n/a	n/a
9601	75.48	73.59
961C	n/a	n/a
7502	85.03	78.75
8510	n/a	n/a
8504	83.95	79.05
7601	87.09	86.02
8606	83.06	79.91
761A	n/a	n/a
871A	n/a	n/a
8703	85.06	81.88
7702	86.83	83.6
7703	89.01	85.67

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# Asset Location Search - Sewer Key

## Public Sewer Types (Operated and maintained by Thames Water)

-  **Foul Sewer:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water Sewer:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined Sewer:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  Storm Sewer
-  Sludge Sewer
-  Foul Trunk Sewer
-  Surface Trunk Sewer
-  Combined Trunk Sewer
-  Foul Rising Main
-  Surface Water Rising Main
-  Combined Rising Main
-  Vacuum
-  Thames Water Proposed
-  Vent Pipe
-  Gallery

## Other Sewer Types (Not operated and maintained by Thames Water)

-  Sewer
-  Culverted Watercourse
-  Proposed
-  Decommissioned Sewer
-  Content of this drainage network is currently unknown
-  Ownership of this drainage network is currently unknown

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

## 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
-  Meter
-  Dam Chase
-  Vent
-  Fitting

## Operational Controls

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

-  Ancillary
-  Drop Pipe
-  Control Valve
-  Weir

## End Items

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.

-  Inlet
-  Outfall
-  Undefined End




## Other Symbols

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





-  Change of Characteristic Indicator
-  Public / Private Pumping Station
-  Invert Level
-  Summit

## Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Chamber
-  Operational Site

## Ducts or Crossings

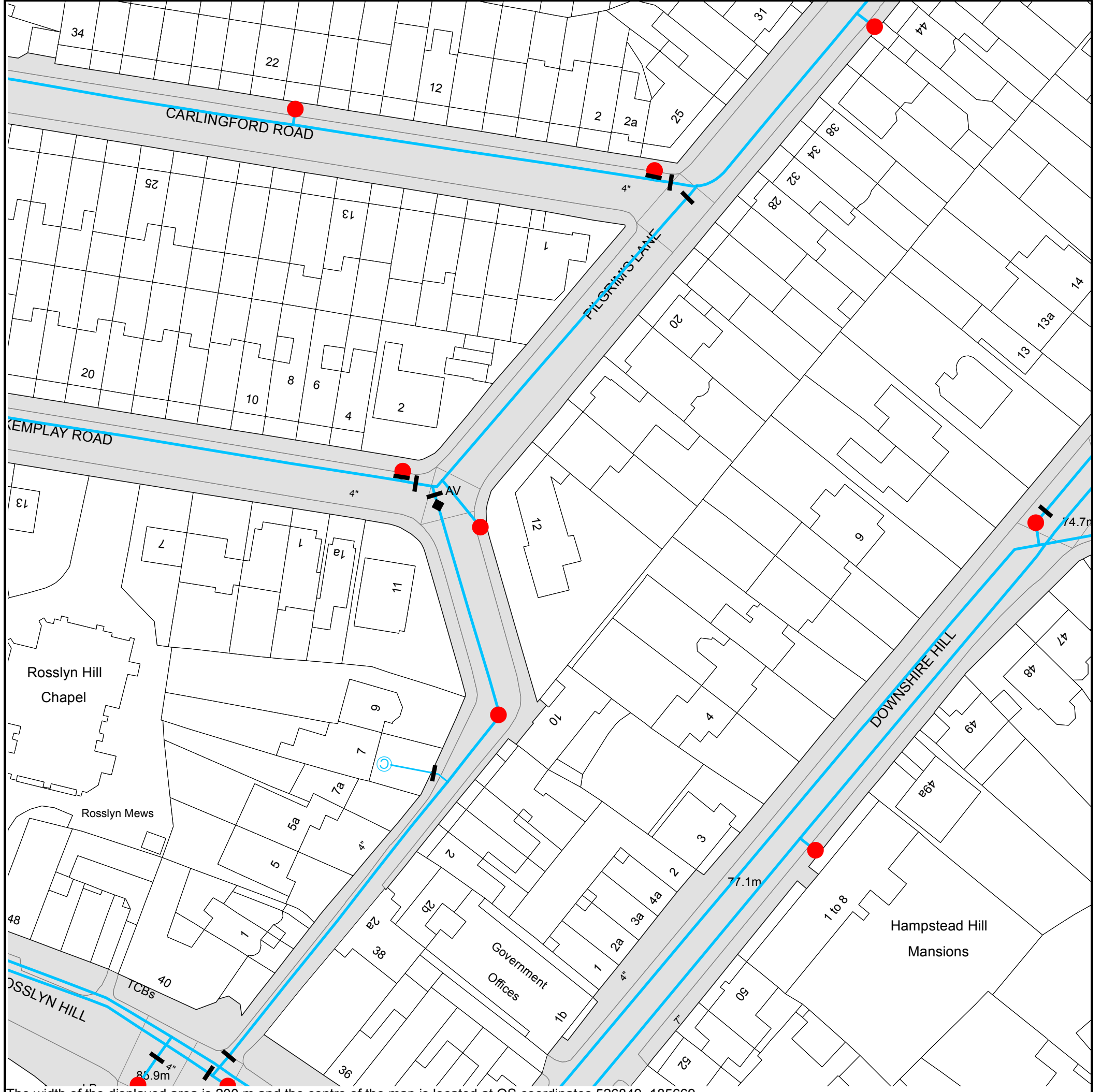
-  Casement
  -  Conduit Bridge
  -  Subway
  -  Tunnel
- Ducts may contain high voltage cables. Please check with Thames Water.

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. 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, please contact Property Searches on 0800 009 4540.



Asset Location Search Water Map - ALS/ALS Standard/2022\_4634370










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# Asset Location Search - Water Key

## Water Pipes (Operated & Maintained by Thames Water)

-  **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
-  **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
-  **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
-  **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
-  **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
-  **Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
-  **Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

## Valves

-  General Purpose Valve
-  Air Valve
-  Pressure Control Valve
-  Customer Valve

## Hydrants

-  Single Hydrant

## Meters

-  Meter

## End Items



Symbol indicating what happens at the end of a water main.

-  Blank Flange
-  Capped End
-  Emptying Pit
-  Undefined End
-  Manifold
-  Customer Supply
-  Fire Supply



## Operational Sites

-  Booster Station
-  Other
-  Other (Proposed)
-  Pumping Station
-  Service Reservoir
-  Shaft Inspection
-  Treatment Works
-  Unknown
-  Water Tower

## Other Symbols

-  Data Logger
-  **Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

## Other Water Pipes (Not Operated or Maintained by Thames Water)

-  **Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
-  **Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.