156 West End Lane

a2dominion

FLOOD RISK ASSESSMENT

November 2015

156 WEST END LANE

WEST HAMPSTEAD, LONDON

Project No. SE1229

Flood Risk Assessment

Prepared by:	Tim Trotman	Date: July 2015
Checked by:	Adam Griffiths	Date: July 2015
Approved by:	Tony Ruck	Date: July 2015

Report Issue

Revision	Date	Notes
Initial	July 2015	Initial Issue
Rev A	October 2015	Architects scheme proposals updated
Rev B	November 2015	Minor Amendments
Rev C	November 2015	Site Area Amended
Rev D	November 2015	Minor amendments

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Contents

1.0 Introduction

1.1 Commission

A2Dominion Developments Limited commissioned Iesis Special Structures Ltd to prepare this Flood Risk Assessment (FRA) in relation to the proposed redevelopment of No 156 West End Lane in the London Borough of Camden, London. The redevelopment consists of the demolition of all existing buildings and redevelopment of the site to provide 164 mixed-tenure homes (Use Class C3), new floor space for town centre uses (Use Class A1, A2, A3, D1 or D2), new employment floor space (including four dedicated units for start-up businesses) (Use Class B1), a community meeting room and new and improved public open spaces, together with associated new landscaping, on-site access, servicing and disabled car parking.

1.2 Guidance

This Flood Risk Assessment has been compiled in accordance with the recommendations of the National Planning Policy Framework (2012) and the Planning Practice Guidance (2014).

1.3 SUDS Approving Bodies & Regional Policy

The Flood and Water management Act 2010 encourages the use of sustainable drainage in new developments and re-developments. The recommendations of the Flood and Water Management Act will be taken into consideration. Policy 5.13 of the London Plan (Mayor of London 2015) requires that surface water runoff is managed in a sustainable manner. These include a hierarchal approach to SuDS and *aim* to reduce flows back to greenfield run-off.

1.4 Aims and Objectives

The purpose of this FRA is to assess the risk of the site flooding and the impact any changes or development on the site will have on flood risk to adjacent areas. This FRA is prepared in accordance with the guidance provided within the National Planning Policy Framework (NPPF).

2.0 Site Details

2.1 Location

156 West End Lane is located in the heart of West Hampstead in the London Borough of Camden in north west London. The site is bounded to the north by Victorian Villas fronting onto Lymington Road, to the south by a public footpath, (Potteries Path), and railway line, to the west by West End Lane and to the east by the designated open space and play area on Crown Close.

2.2 Grid Reference

The Ordnance Survey National grid reference for the center of the site is 525579E, 184866N

2.3 Topography and Site Description

The development site is currently occupied by an existing 5 storey office building along the frontage of West End Lane with a large storage yard behind which is currently used by Travis Perkins. The development site equates to approximately 0.64 hectares.

The topography of the site predominately falls from west to east with levels along the site frontage of West End Lane set at 55.38m with levels along the eastern boundary set at 52.24m.

To the south of the development site there is an existing retaining structure, approximately 6.2m in height, separating the development site from the adjacent railway line, which runs at a lower elevation. A copy of the topographic survey can be found within Appendix A.

Fig 2.3 – Aerial Image of existing site

3.0 Proposed Development

The redevelopment consists of the demolition of all existing buildings and redevelopment of the site to provide 164 mixed-tenure homes (Use Class C3), new floor space for town centre uses (Use Class A1, A2, A3, D1 or D2), new employment floor space (including four dedicated units for start-up businesses) (Use Class B1), a community meeting room and new and improved public open spaces, together with associated new landscaping, on-site access, servicing and disabled car parking.

Access to the development will be moved northwards along West End Lane and away from the boundary with network rail. Proposals for the development can be found within Appendix B of this report.

4.0 Flood Risk

4.1 Environment Agency Flood Map

The West End Lane development site is situated in the Environment Agency Thames Region and their Flood Zone maps for the area indicate fluvial flooding extents.

The flood map for the development site shown below indicates that all of the site is located within flood zone 1, which is defined as land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any one year.

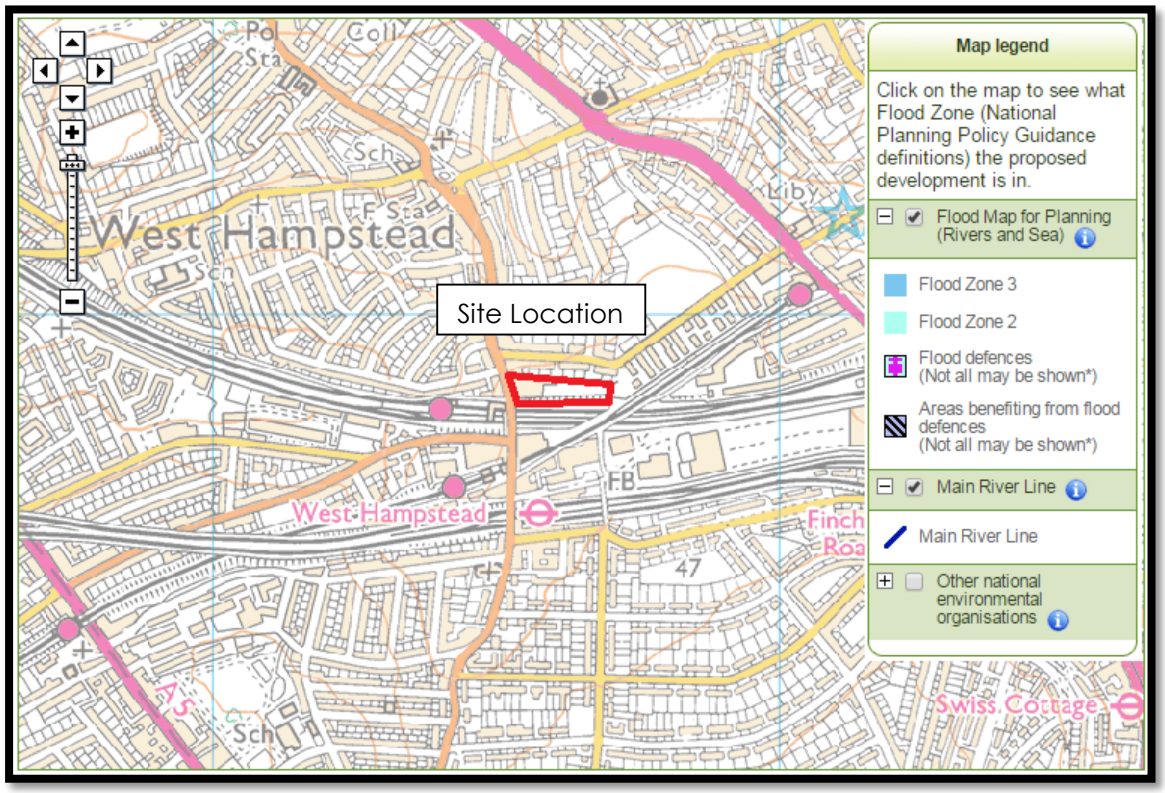

Fig 4.1 – Environment Agency Flood Zone map

4.2 Environment Agency Groundwater and Aquifer Protection

Reference to the Environment Agency Groundwater Protection Zone map shows the area is not sited within any groundwater protection zone classifications.

Reference to the Environment Agency Groundwater Aquifer maps shows the area is not sited within any aquifer zones.

4.3 The National Planning Policy Framework

The National Planning Policy Framework and the accompanying Technical Guidance gives guidance for development with respect to flooding. These documents promote a sequential approach in order to encourage development away from areas that may or are susceptible to flooding. In doing so it categorises flood zones in the context of their probability of flooding, as shown in the table below.

4.4 Flood Zone Definition

The National Planning Policy Framework Definition of Flood Zones

Flood zone	Fluvial	Tidal	Probability of flooding
1	< 1 in 1000 year (<0.1 %)	<1 in 1000 year (<0.1 %)	Low probability
2	Between < 1 in 1000 year (<0.1 %) and 1 in 100 year 1%	Between <1 in 1000 year (<0.1 %) and 1 in 200 year 0.5%	Medium Probability
3a	> 1 in 100 year 1% (>1.0%)	> 1 in 200 year (>0.5%)	High probability
3b	Either > 1 in 20 (5%) or as agreed between the EA and the LPA	Either > 1 in 20 (5%) or as agreed between the EA and the LPA	Functional flood plain

4.5 Flood Zones – Table 1 NPPF

(Note: These Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defenses)

Zone 1 - Low Probability
Definition
This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).
Appropriate uses
All uses of land are appropriate in this zone.
FRA requirements
For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the development on surface water run-off, should be incorporated in a FRA. This need only be brief unless the factors above or other local considerations require particular attention.
Policy aims
In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage systems.

4.6 Flood Risk Vulnerability Classification – Extract from Table 2 NPPF

More Vulnerable

- Hospitals.
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels.
- Non–residential uses for health services, nurseries and educational establishments.
- Landfill and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

4.7 Flood Risk Vulnerability & Flood Zone Compatibility Table

Vulnerability classification flood zone	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
1	√	√	√	√	√
2	√	√	Exception test required	√	√
3a	Exception test required	√	x	Exception test required	√
3b	Exception test required	√	x	x	x

√ Development is appropriate x Development is not appropriate

The above table, taken from NPPF (table 3), confirms that residential development within flood zones 1 is acceptable.

4.8 Other Flooding Mechanisms

In addition to the potential for assessing flooding from fluvial and tidal sources the National Planning Policy Framework also requires that consideration is given to other mechanisms for flooding -

- Flooding from land – intense rainfall, often in short duration, that is unable to soak into the ground or enter drainage systems, can run rapidly off land and result in local flooding.
- Flooding from groundwater – occurs when water levels in the ground rise above the surface elevations.
- Flooding from sewers – In urban areas, rainwater is frequently drained into surface water sewers or sewers containing both surface and waste water sewers known as combined sewers. Flooding can result causing surcharging when the sewer is overwhelmed by heavy rainfall
- Flooding from reservoirs, canals and other artificial sources – Non-natural or artificial sources of flooding can result from sources such as reservoirs, canals lakes etc, where water is held above natural ground levels.

5.0 Flood Risk To The Development

5.1 Flooding From Fluvial Sources

The proposed development site lies within flood zone 1 which is classified as land assessed as having a less than 1 in 1000 annual probability of river or sea flooding and is appropriate to all uses of land.

It is therefore the consideration of this FRA that the site has a low risk of flooding from fluvial sources.

5.2 Flooding From Overland Flows To The Site

The topographical survey and general topography of the area shows the development site has a general fall from the west to the east. As such and flows generated from the higher areas to the west could potentially run into the development site. A review of the information available suggests that the lower lying railway land to the south of the site and some 6m lower in elevation could become impacted by surface water flooding. Also the records suggest that flooding within Lymington Avenue to the northeast of the development site has occurred. This report considers that both of these areas are caused by surface water sewerage systems becoming inundated during storm events which manifests as surface flooding in low lying areas. Although these area of flooding are close to the site, importantly they do not appear within the site as shown in the image below.

Fig 5.2 – Surface Water Flooding Map

It is therefore the consideration of this FRA that the site has a low risk of flooding from overland flows.

5.3 Flooding From Rising Groundwater

At the time of writing no intrusive site investigation works have been completed, however an assessment of the site topography and suspected impermeable nature of the ground conditions below the site would suggest that any elevated groundwater would be found within the lower land to the south of the development site associated with network rail.

It is therefore the consideration of this FRA that the site has a low risk of flooding from rising groundwater levels.

5.4 Flooding From The Local Sewerage Network

A review of the Thames Water sewer asset plans confirms that the closest sewer to the development site relates to the existing public combined 1194 x 787 sewer which runs south with West End Lane before turning due southeast and under the corner of the development site before turning due east within Network Rails land to the south.

Within the confines of the site, this system is running at a depth of approximately 4m deep as it enters the site and dives down to almost 9m deep (relative to site levels) within the network rail land. As such any surcharge of this system will originate within the lower lying land to the south of the site.

It is therefore the consideration of this FRA that the site has a low risk of flooding by surcharging of the local sewer network.

5.5 Flooding From Reservoirs, Canals & Other Artificial Sources

Review of location plans for the development site show there to be no signs of manmade water sources within the area, therefore flooding via this possible mechanism has been discounted.

It is therefore the consideration of this FRA that the site has a low risk of flooding by reservoirs, canals or other artificial sources.

6.0 Flood Risk As A Result Of The Development

6.1 Effect Of The Development Generally

Development by its nature usually has the potential to increase the impermeable area with a resultant increased risk of causing rapid surface water runoff to watercourses and sewers, thereby causing surcharging and potential flooding. There is also the potential for pollutants to be mobilised and consequently flushed into the receiving surface water system.

Increases in both the peak runoff rate (usually measured in litres per second l/s) and runoff volume (cubic metres m^3) can result.

6.2 Surface Water Drainage & Sustainable Drainage Systems

Sustainable Drainage techniques (SUDS) covers a range of approaches to manage surface water runoff so that-

'Surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account. This should be demonstrated as part of the flood risk assessment.'

6.3 Peak Storm Design Criteria

The proposed sustainable drainage techniques for the development should accommodate the peak rainfall event for a 1 in 100 year storm event with an additional allowance for climate change. Table 5 of NPPF recommends for developments that have a life expectancy beyond 2085 that an additional factor of 30% is applied to the peak volume of runoff.

7.0 Drainage Strategy & Design

This FRA is not intended to provide a detailed design for the drainage system to serve the proposed development, but to show that a proposed system is feasible in principle given the storage volume required and land availability. A detailed drainage scheme should be submitted to the Local Planning Authority (LPA) prior to the commencement of development and/or to discharge the appropriate planning condition.

The existing surface water discharge from the site appears to be via a conventional piped sewerage system into the adjacent combined sewer running through the site but this will require full substantiation with a CCTV survey. As the site is currently 100% impermeable and based on the site area of 6,647sqm and a 50mm/hr rainfall rate, the existing surface water flows off the development site would be in the order of 92l/s.

In line with Policy 5.13 of the London Plan, development should utilise sustainable drainage systems (SuDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:

1 store rainwater for later use

2 use infiltration techniques, such as porous surfaces in non-clay areas

3 attenuate rainwater in ponds or open water features for gradual release

4 attenuate rainwater by storing in tanks or sealed water features for gradual release

5 discharge rainwater direct to a watercourse

6 discharge rainwater to a surface water sewer/drain

7 discharge rainwater to the combined sewer.

The main contributory factor to surface water runoff is usually from the hard standing and roof areas. The current architectural plans indicate the majority of the development site is covered either by the roof area associated with the proposed buildings and an access road, parking and communal landscaped areas in between. As such this report initially finds items 1 to 5 unsuitable given the constraints of the development site.

As such focus should be given to lowering the surface water flows from the development site down to lower rate of 46l/s to offer a significant 50% benefit in reduced flows into the receiving sewer networks.

A review of the initial site proposals suggest that storage can be provided within cellular storage within the landscaped areas.

References & Bibliography

- The National Planning Policy Framework.
- Environment Agency indicative flood maps http;//maps.environment- agency gov.uk
- Environment Agency indicative ground water source protection zone maps http;//maps.environment- agency gov.uk
- Environment Agency indicative Aquifer designation maps http;//maps.environment-agency gov.uk
- CIRIA 2007, The Sustainable drainage Systems (SUDS) Manual C697
- Sewers for adoption 6th Edition and interim guidance prior to the introduction of sewers for adoption 7th edition WRC
- Managing Flood Risk in Camden
- Surface Water Management Plan – London Borough of Camden

Appendix A – Topographic Site Survey

We advise that an arborologist be appointed to correctly determine the species and condition of all trees surveyed prior to any design work.

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Survey Legend

FENCES

BARBED WIRE FENCE	B/W	Trees	
CORRUGATED IRON FENCE	C/I		
CLOSE BOARD FENCE	C/B		
CHESTNUT PALING FENCE	C/P	Hedges	Privet 1.2
IRON RAILING FENCE	I/R		
POST AND CHAIN FENCE	P/C		
POST AND RAIL FENCE	P/R	Walls	Wall 2.0m (Width to Scale)
POST AND WIRE FENCE	P/W		
CHAIN LINK FENCE	C/L		
LARCH LAP FENCE	L/L	Fences	C/B 1.8m
INTERWOVEN FENCE	I/W		
WIRE MESH FENCE	W/M		

ABBREVIATIONS

BOLLARD	Bo	MARKER	Mk
BRITISH TELECOM IC	BT	NOTICE BOARD	NB
CONCRETE PAVING SLABS	CPS	PARKING METER	PM
COVER LEVEL	CL	ROAD NAME PLATE	RNP
DROP KERB	DK	ROAD SIGN	RS
ELECTRIC INSPECTION COVER	EC	RODDING EYE	RE
ELECTRICITY POLE	EP	RETAINING WALL	Rtw
FIRE HYDRANT	FH	RAINWATER PIPE	RWP
FLOWER BED	FB	STOP VALVE	SV
FOOTPATH	FP	TELEGRAPH POLE	TP
GAS VALVE	GV	TELEPHONE CALL BOX	TCB
GULLY	Gy	TRAFFIC LIGHT	TL
INSPECTION COVER	IC	UNABLE TO LIFT	UTL
PIPE INVERT LEVEL	IL	UNKNOWN	Unk
KERB OUTLET	KO	VENT PIPE	VP
MAN HOLE	MH	WATER METER	WM
THRESHOLD	TH	DIAMETER	Ø

North: indicative

Grid:

Levelling: To OS GPS Level and Grid

Drawing Title: Topographical Survey

Site Address: Travis Perkins West Hampstead

Client: a2dominion

Surveyor	SW	Drawn By	SW	Verified By	MPB	Date	27.

CM No: CM/15172 Rev:

Scale: 1:250m @ A1 Date: May 2015

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Appendix B – Development Proposals

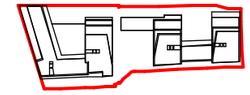
NOTES

- Do not scale from this drawing, except for planning purposes.
- Check all dimensions on site.
- Subject to survey.
- Subject to site inspection.
- Site boundary lines are indicative only.

Rev	Date	By	Description
K	20/10/15	AB	Layout revisions following interior design comment. Cores move south, some units widened. Types rationalised.
J	09/10/15	AB	Some internal layouts and detail added
I	05/10/15	AB	Changes to mix as clouded.
H	01/10/15	AB	Scheme revised to six storeys. Plans updated in line with elevations and to rationalise unit types. Other changes following planning and client comments as clouded.
G	04/09/15	AB	Changes to mix and in line with elevations
F	24/06/15		Revisions as clouded. General amendments to mix to acheive target affordable/ private split.
E	17/06/15		NIA areas shown
D	29/04/15		Vehicle access and servicing arrangements revised, no 1 bed private sale units above 3rd floor, detail added generally.
C	17/04/15		Minor adjustments to sizes of units to affordable block, and plant
B	16/04/15		Mix adjusted, servicing requirements incorporated
A	01/04/15		Start-Up Units added, unit mix amended.
-	19-03-2015		First issue

Revision Schedule

key plan



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project
156 WEST END LANE
WEST HAMPSTEAD

title
LOWER GROUND FLOOR PLAN

drawing status
COMMENT

contract no.	scale 1 : 500 @ A3
client ref. A2 DOMINION	date 19/03/15
drawn by AB	checked by Checker

project no.	drawing number	revision
13119	SK(-1)P003	PK

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H	09/10/15	AB	Some internal layouts and detail added
G	01/10/15	AB	Scheme revised to six storeys. Plans updated in line with elevations and to rationalise unit types. Other changes following planning and client comments as clouded.
F	04/09/15	AB	Changes to mix and in line with elevations
E	21/07/15	AB	Minor corrections, detail added to flats
D	16/07/15	AB	Update to layout to add office cycle store and stair to podium. Other changes to layout as clouded to enable reduction of bulk on upper storeys.
C	24/06/15		Revisions as clouded. General amendments to mix to achieve target affordable/ private split.
B	17/06/15	AB	Unit sizes increased where below GLA standard. NIA areas shown.
A	10/06/15	AB	Minor amendments. Notes added.
-	19/05/15		First issue

Revision Schedule

key plan

a2dominion

project
156 WEST END LANE
WEST HAMPSTEAD

title
GROUND FLOOR PLAN

drawing status
COMMENT

contract no.	scale 1 : 500 @ A3
client ref. A2 DOMINION	date 05/19/15
drawn by AB	checked by

project no.	drawing number	revision
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B	17/06/15		NIA areas shown
A	10/06/15	AB	Unit tenure updated
-	19/05/15		First issue

Revision Schedule

key plan

N

project
156 WEST END LANE
WEST HAMPSTEAD

title
FIRST FLOOR PLAN

drawing status
COMMENT

contract no.	scale
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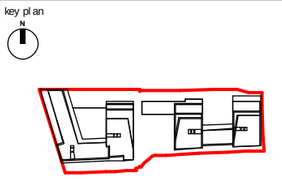
A	01/04/15		Start-Up Units added, unit mix amended.
-	25/03/15		First Issue

Revision Schedule

key plan



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156 WEST END LANE
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title
SECOND FLOOR PLAN

drawing status
COMMENT

contract no.	scale
	1 : 500 @ A3
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drawn by	checked by
Author	Checker

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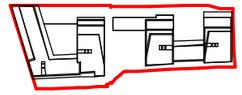

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156 WEST END LANE
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title
THIRD FLOOR PLAN

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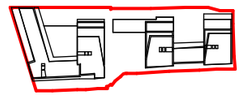
H	21/07/15	AB	Minor corrections, detail added to flats
G	16/07/15	AB	Changes to layout as clouded to enable reduction of bulk on upper storeys and pull building away from Lymington Road
F	24/06/15		Revisions as clouded. General amendments to mix to acheive target affordable/ private split.
E	17/06/15	AB	Unit sizes increased where below GLA standard. NIA areas shown.
D	29/04/15		Vehicle access and servicing arrangements revised, no 1 bed private sale units above 3rd floor, detail added generally.
C	17/04/15		Minor adjustments to sizes of units to affordable block, and plant
B	16/04/15		Mix adjusted, servicing requirements incorporated
A	01/04/15		Start-Up Units added, unit mix amended.
-	25/03/15		First Issue

Revision Schedule

key plan



a2dominion

project
156 WEST END LANE
WEST HAMPSTEAD

title
FOURTH FLOOR PLAN

drawing status: COMMENT		
contract no.	scale: 1 : 500 @ A3	
client ref.: A2 DOMINION	date: 25/03/15	
drawn by: AFG	checked by: AM	
project no.: 13119	drawing number: SK(04)P003	revision: PK

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NOTES

- Do not scale from this drawing, except for planning purposes.
- Check all dimensions on site.
- Subject to survey.
- Subject to site inspection.
- Site boundary lines are indicative only.

Rev	Date	By	Description
K	20/10/15	AB	Layout revisions following interior design comment. Cores move south, some units widened. Types rationalised.
J	01/10/15	AB	Scheme revised to six storeys. Plans updated in line with elevations and to rationalise unit types. Other changes following planning and client comments as clouded.
I	04/09/15	AB	Changes to mix and in line with elevations
H	21/07/15	AB	Minor corrections, detail added to flats
G	16/07/15	AB	Changes to layout as clouded to enable reduction of bulk on upper storeys and pull building away from Lymington Road
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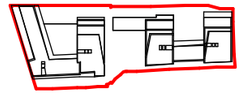
C	17/04/15		Minor adjustments to sizes of units to affordable block, and plant
B	16/04/15		Mix adjusted, servicing requirements incorporated
A	01/04/15		Start-Up Units added, unit mix amended.
-	25/03/15		First Issue

Revision Schedule

key plan



a2dominion

project
156 WEST END LANE
WEST HAMPSTEAD

title
FIFTH FLOOR PLAN

drawing status
COMMENT

contract no.	scale 1 : 500 @ A3
client ref. A2 DOMINION	date 03/25/15
drawn by AFG	checked by AM

project no.	drawing number	revision
13119	SK(05)P003	PK

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Accommodation Schedule - Residential

Type	Count	Area
Affordable rented		
01 - First Floor - Affordable		
1B2P Active elderly	1	60 m²
1B2P WC Active elderly	1	60 m²
1B2P WC Active elderly	1	59 m²
2B4P WC Active elderly	1	79 m²
4	4	259 m²
02 - Second Floor - Affordable		
1B2P Active elderly	1	60 m²
1B2P WC Active elderly	1	61 m²
1B2P WC Active elderly	1	61 m²
2B4P WC Active elderly	1	83 m²
3B5P	1	90 m²
3B5P	1	87 m²
3B6P	1	102 m²
3B6P	1	100 m²
4B5P	1	111 m²
9	9	755 m²
03 - Third Floor - Affordable		
1B2P	1	52 m²
2B3P	1	61 m²
2B4P	1	72 m²
2B4P	1	71 m²
3B5P	1	92 m²
3B5P	1	86 m²
3B6P	1	103 m²
3B6P	1	100 m²
4B5P	1	111 m²
9	9	748 m²
04 - Fourth Floor - Affordable		
2B3P	1	61 m²
2B4P	1	72 m²
2B4P	1	71 m²
3B5P	1	93 m²
3B5P	1	86 m²
3B6P	1	103 m²
3B6P	1	100 m²
4B5P	1	111 m²
8	8	697 m²
05 - Fifth Floor - Affordable		
2B3P	1	61 m²
2B4P	1	71 m²
2B4P	1	71 m²
3B4P	1	84 m²
3B5P	1	88 m²
3B5P	1	89 m²
3B5P	1	91 m²
4B5P	1	105 m²
8	8	661 m²
38	38	3120 m²
Private sale		
-1 - Lower Ground - Private		
1B2P	1	54 m²
2B3P WC	1	73 m²
2	2	127 m²
00 - Ground Floor - Private		
1B2P	1	56 m²
1B2P	1	54 m²
1B2P	1	53 m²
1B2P	1	50 m²
1B2P	1	51 m²
1B2P	1	53 m²
1B2P	1	53 m²
1B2P	1	53 m²
1B2P	1	51 m²
1B2P WC	1	64 m²
1B2P WC	1	60 m²
2B4P	1	75 m²
2B4P	1	75 m²
2B4P	1	73 m²
2B4P	1	73 m²
2B4P	1	74 m²

Accommodation Schedule - Residential

Type	Count	Area
2B4P	1	75 m²
2B4P	1	75 m²
18	18	1117 m²
01 - First Floor - Private		
1B2P	1	50 m²
1B2P	1	53 m²
1B2P	1	53 m²
1B2P	1	51 m²
1B2P	1	51 m²
1B2P	1	53 m²
1B2P	1	53 m²
1B2P	1	51 m²
1B2P WC	1	60 m²
2B4P	1	75 m²
2B4P	1	75 m²
2B4P	1	73 m²
2B4P	1	73 m²
2B4P	1	73 m²
2B4P	1	72 m²
2B4P	1	72 m²
2B4P	1	74 m²
2B4P	1	79 m²
2B4P	1	79 m²
19	19	1222 m²
02 - Second Floor - Private		
1B2P	1	51 m²
1B2P	1	53 m²
1B2P	1	53 m²
1B2P	1	51 m²
1B2P	1	50 m²
1B2P	1	53 m²
1B2P	1	53 m²
1B2P	1	51 m²
1B2P	1	60 m²
2B4P	1	72 m²
2B4P	1	72 m²
2B4P	1	73 m²
2B4P	1	73 m²
2B4P	1	74 m²
2B4P	1	75 m²
2B4P	1	75 m²
2B4P	1	73 m²
2B4P	1	79 m²
2B4P	1	79 m²
19	19	1222 m²
03 - Third Floor - Private		
1B2P	1	60 m²
1B2P	1	60 m²
2B4P	1	70 m²
2B4P	1	73 m²
2B4P	1	74 m²
2B4P	1	73 m²
2B4P	1	72 m²
2B4P	1	73 m²
2B4P	1	75 m²
2B4P	1	79 m²
2B4P	1	79 m²
11	11	788 m²
04 - Fourth Floor - Private		
1B2P	1	60 m²
1B2P	1	60 m²
2B4P	1	73 m²
2B4P	1	72 m²
2B4P	1	73 m²
2B4P	1	75 m²
2B4P	1	70 m²
2B4P	1	73 m²
2B4P	1	74 m²
2B4P	1	79 m²
2B4P	1	79 m²
11	11	788 m²

Accommodation Schedule - Residential

Type	Count	Area
05 - Fifth Floor - Private		
2B4P	1	79 m²
2B4P	1	75 m²
2B4P	1	74 m²
2B4P	1	80 m²
2B4P	1	74 m²
2B4P	1	81 m²
6	6	461 m²
86	86	5724 m²
Shared Ownership		
-1 - Lower Ground - Private		
1B2P	1	50 m²
1B2P WC	1	61 m²
1B2P WC	1	62 m²
1B2P WC	1	60 m²
1B2P WC	1	60 m²
1B2P WC	1	60 m²
6	6	352 m²
00 - Ground Floor - Commercial		
1B2P	1	51 m²
1B2P	1	51 m²
2	2	101 m²
01 - First Floor - Affordable		
1B2P	1	52 m²
1B2P	1	52 m²
2B4P	1	73 m²
2B4P	1	77 m²
2B4P	1	72 m²
2B4P	1	72 m²
2B4P	1	73 m²
7	7	471 m²
02 - Second Floor - Affordable		
1B2P	1	52 m²
1B2P	1	52 m²
2B4P	1	73 m²
2B4P	1	77 m²
2B4P	1	72 m²
2B4P	1	72 m²
2B4P	1	73 m²
7	7	471 m²
03 - Third Floor - Affordable		
1B2P	1	55 m²
1B2P	1	52 m²
2B4P	1	72 m²
2B4P	1	72 m²
2B4P	1	73 m²
2B4P	1	73 m²
6	6	397 m²
04 - Fourth Floor - Affordable		
1B2P	1	52 m²
1B2P	1	55 m²
1B2P	1	52 m²
2B4P	1	71 m²
2B4P	1	72 m²
2B4P	1	73 m²
2B4P	1	74 m²
7	7	448 m²
05 - Fifth Floor - Affordable		
2B4P	1	72 m²
2B4P	1	77 m²
2B4P	1	76 m²
2B4P	1	70 m²
2B4P	1	70 m²
5	5	365 m²
40	40	2605 m²
Grand total: 164	164	11449 m²

Accommodation Schedule - NIA

Tenure	NIA Totals
Affordable rented	
Affordable rented	3120 m²
Private sale	
Private sale	5724 m²
Shared Ownership	
Shared Ownership	2605 m²
	11449 m²

Accommodation Schedule - Unit Mix

Type	Count
Affordable rented	
1B2P	1
1B2P Active elderly	2
1B2P WC Active elderly	4
2B3P	3
2B4P	6
2B4P WC Active elderly	2
3B4P	1
3B5P	9
3B6P	6
4B5P	4
38	
Private sale	
1B2P	31
1B2P WC	3
2B3P WC	1
2B4P	51
86	
Shared Ownership	
1B2P	12
1B2P WC	5
2B4P	23
40	
Grand total: 164	

NOTES

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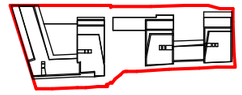
Rev	Date	By	Description
I	20/10/15	AB	Layout revisions following interior design comment. Cores move south, some units widened. Types rationalised.
H	09/10/15	AB	Error in two rented units shown as rented corrected.
G	05/10/15	AB	Changes to mix as clouded.
F	01/10/15	AB	Scheme revised to six storeys. Plans updated in line with elevations and to rationalise unit types. Other changes following planning and client comments as clouded.
E	04/09/15	AB	Increase in unit size following A2D slaes comments and floor plate pushed out on railway side.
D	21/07/15	AB	Some undersized units brought to minimum sizes
C	16/07/15	AB	Small change to mix. Small increase in overall NIA, no change to total no. of private units or grand total no of units.
B	24/06/15		Mix updated to meet 50% affordable/ private split
A	17/06/15		Unit sizes increased where below GLA standard
-	10/06/15		First issue

Revision Schedule

key plan

N



a2dominion

project
156 WEST END LANE
WEST HAMPSTEAD

title
ACCOMMODATION SCHEDULE

drawing status
COMMENT

contract no.	scale
	@ A3
client ref.	date
A2 DOMINION	05/18/15
drawn by	checked by
AB	

project no.	drawing number	revision
13119	SK(GE)P011	PI

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