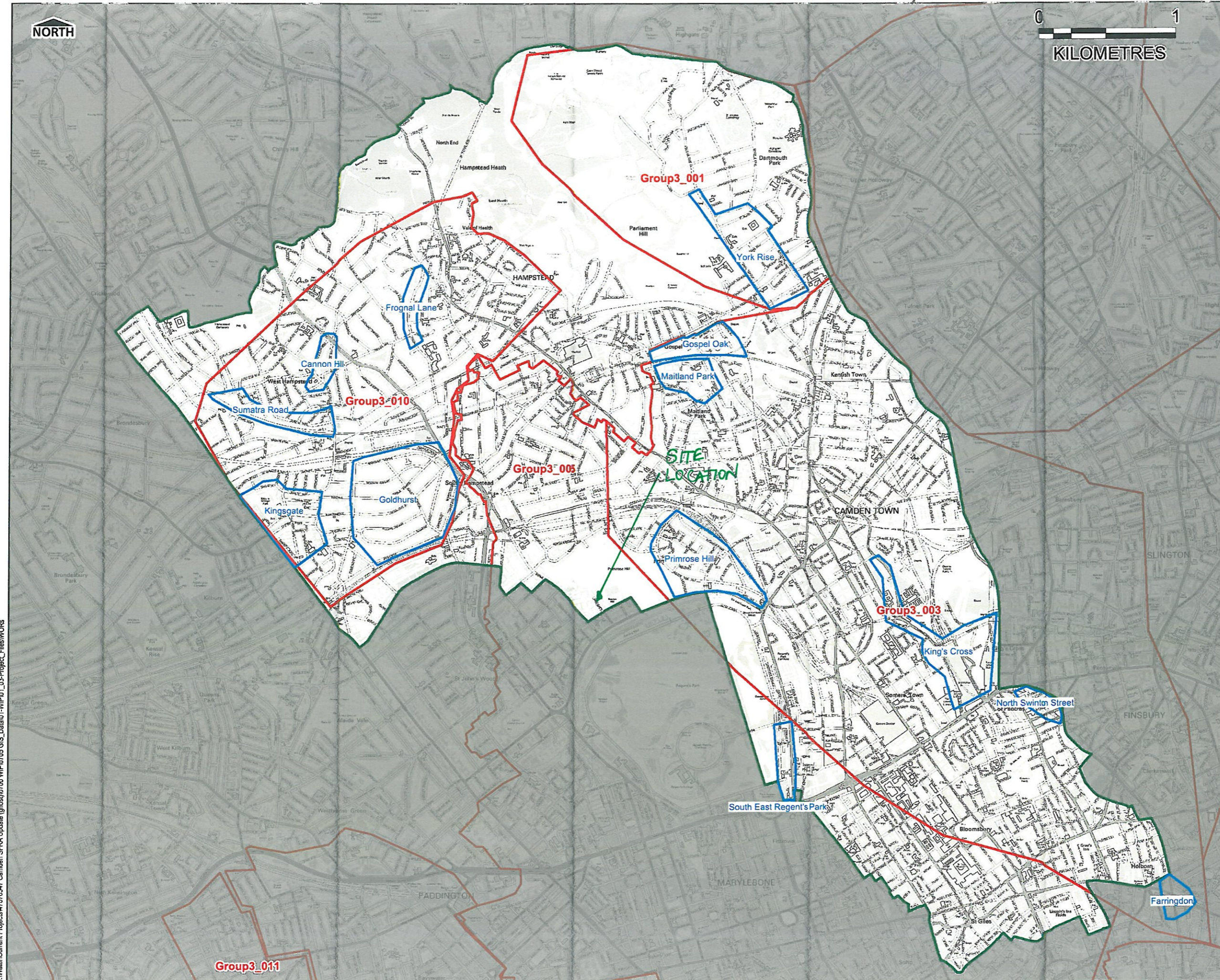




THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSES OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

- LEGEND**
- London Borough Camden Boundary
 - Critical Drainage Area
 - Local Flood Risk Zone



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Revision Details	By	Check	Date	Suffix

Purpose of Issue: **FINAL**

Client:

Project Title: **LONDON BOROUGH OF CAMDEN STRATEGIC FLOOD RISK ASSESSMENT**

Drawing Title: **Critical Drainage Areas / Local Flood Risk Zones**

Drawn	Checked	Approved	Date
CB/EB	EY	MT	04/06/2014

URS Internal Project No. 47070547 Scale at A3 1:25,000

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Drawing Number	Rev
FIGURE 3	Rev 2

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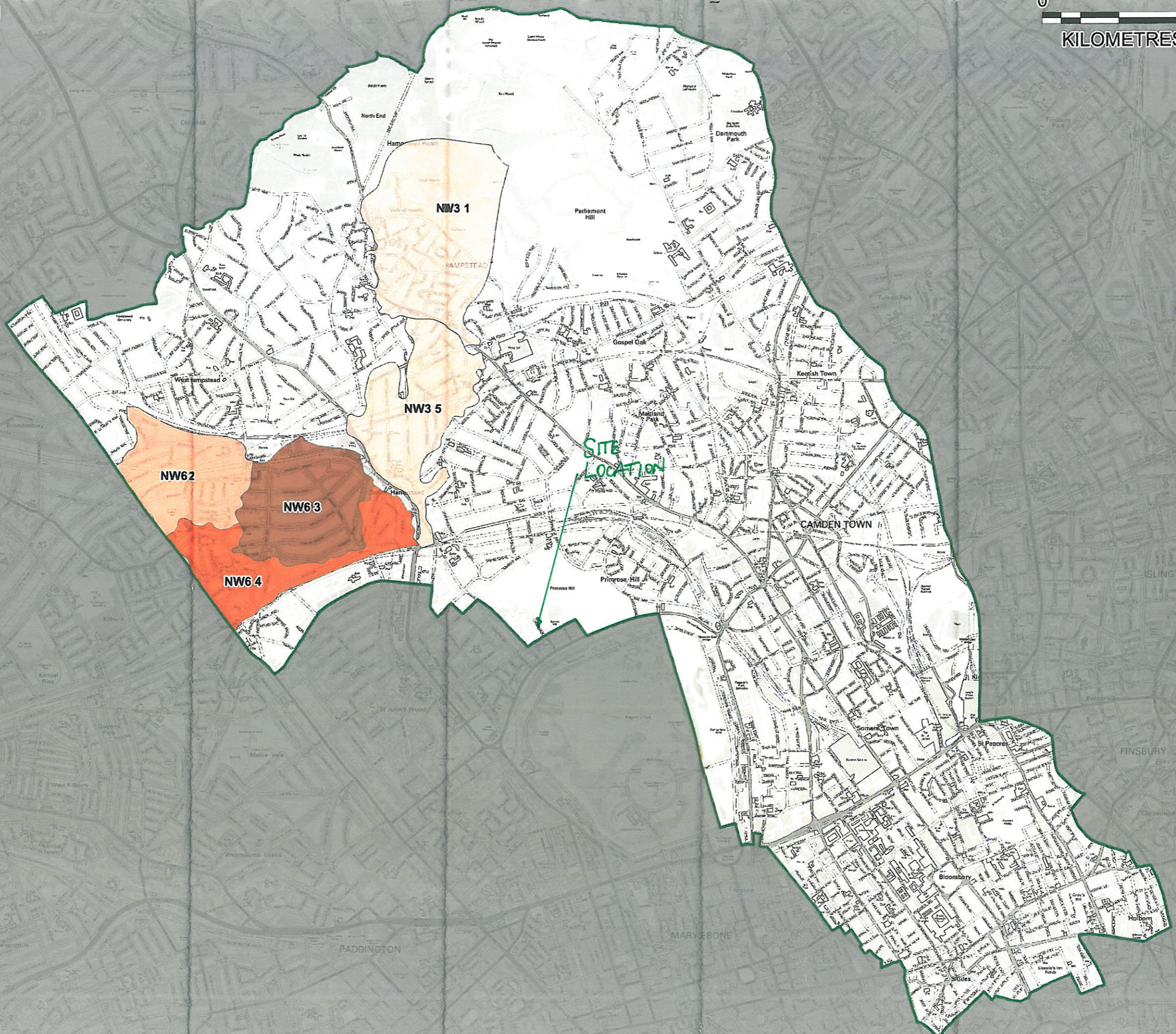
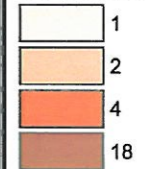


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LEGEND

London Borough Camden Boundary

Exterior Sewer Flooding No. of Properties affected



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Revision Details	By	Check	Date	Suffix

Purpose of issue: FINAL

Client: Camden

Project Title: LONDON BOROUGH OF CAMDEN STRATEGIC FLOOD RISK ASSESSMENT

Drawing Title: DG5 External Sewer Flooding

Drawn	Checked	Approved	MT	Date
CB	JS			03/07/2014

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Drawing Number: FIGURE 5b Rev 1

N:\Water\Current Projects\47070547 Camden SFRA Update (ghost)\0700 WIP\0705 GIS_Data\01-WIP\01_03-Project_Files\WORKS

NORTH

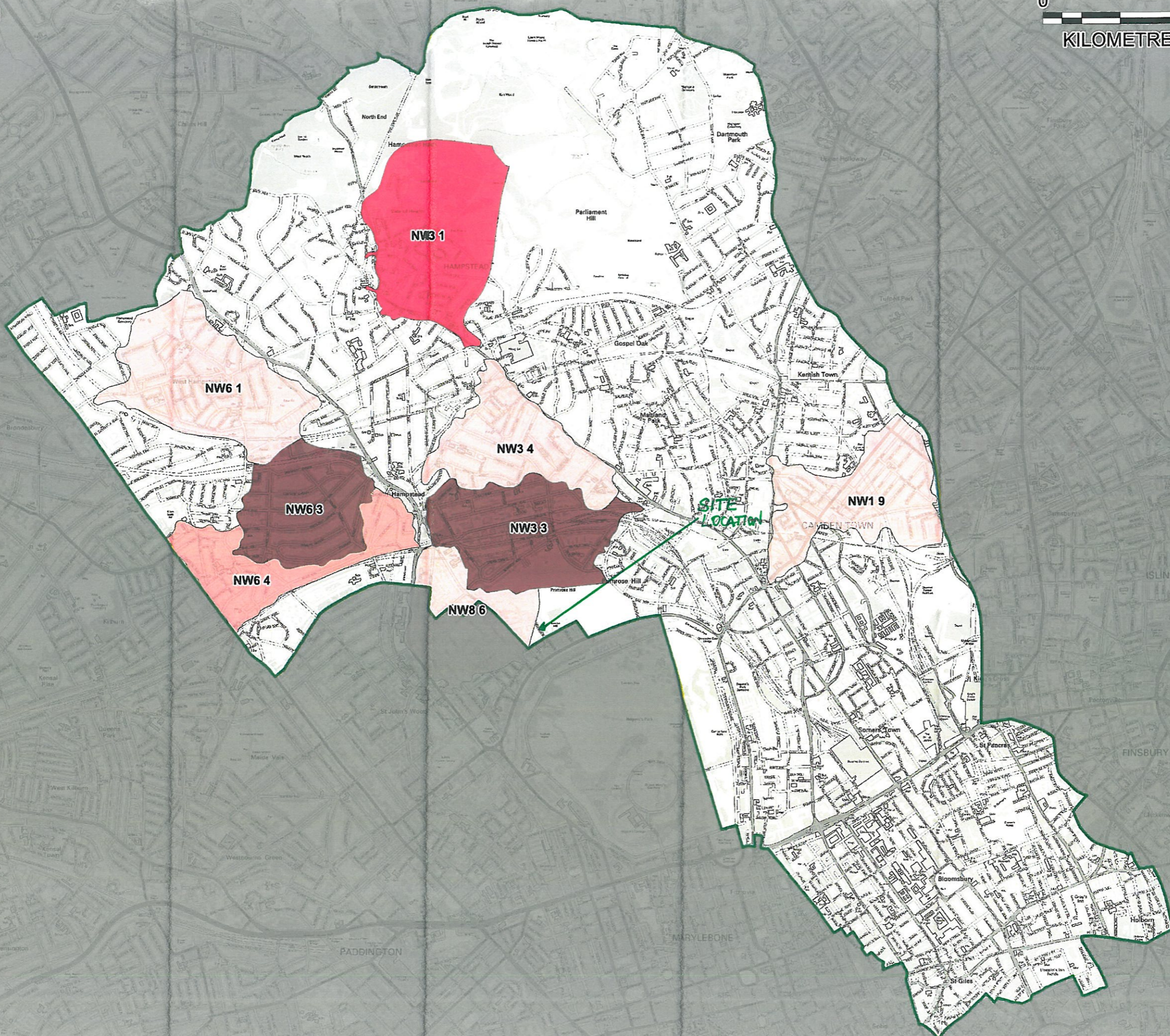
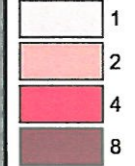


THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

LEGEND

- London Borough
- Camden Boundary

Internal Sewer Flooding
No. of Properties affected



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Revision Details	By	Check	Date	Suffix

Purpose of Issue: FINAL

Client: Camden

Project Title: LONDON BOROUGH OF CAMDEN STRATEGIC FLOOD RISK ASSESSMENT

Drawing Title: DG5 Internal Sewer Flooding

Drawn: CB	Checked: JS	Approved: MT	Date: 03/07/2014
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URS Internal Project No. 47070547 Scale at A3 1:40,000

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Drawing Number: FIGURE 5a Rev: Rev 1

Enter a postcode or place name:

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

NW8 7QE



Flood Map for Planning (Rivers and Sea)

Other maps Data search Text only version

NW8 7QE at scale 1:10,000

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

Flood Map for Planning (Rivers and Sea)

Flood Zone 3

Flood Zone 2

Flood defences (Not all may be shown*)

Areas benefiting from flood defences (Not all may be shown*)

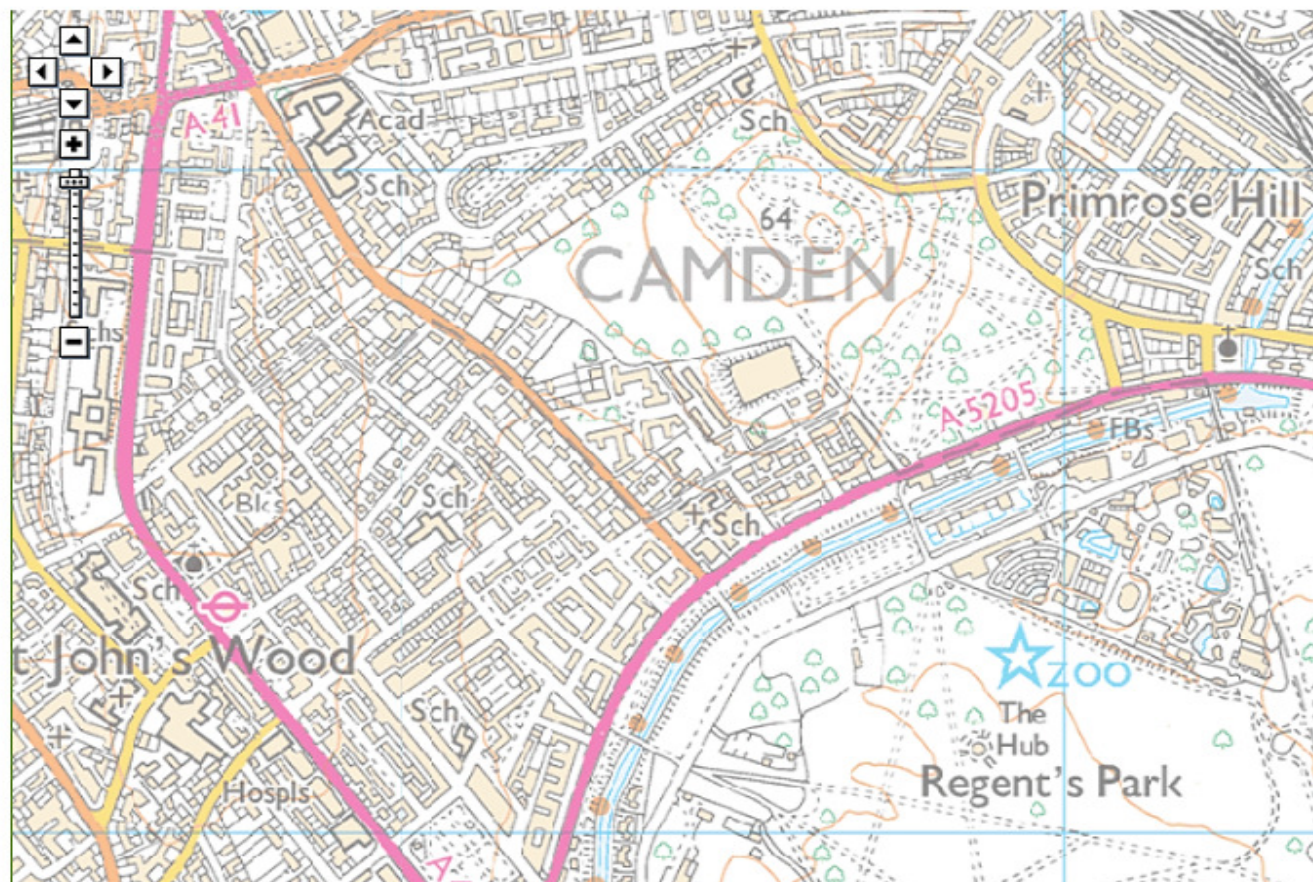
Main River

Main River

Other national environmental organisations

Natural Resources Wales Area of responsibility

Scottish Environment Protection Agency Area of responsibility



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Information about Flood Map for Planning:

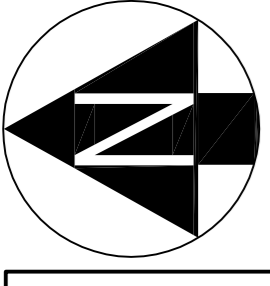
Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

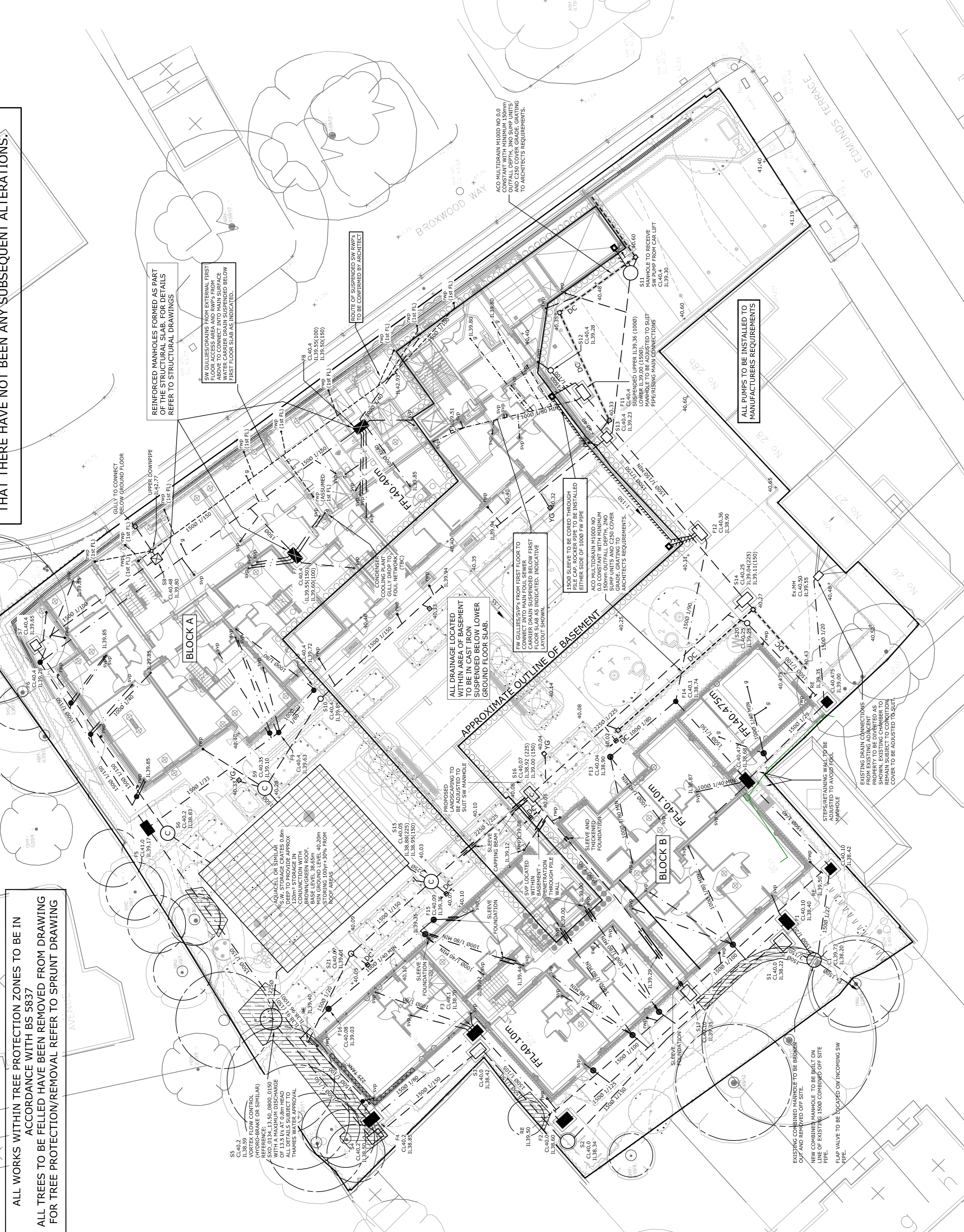
We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your [local environment agency office](#) for further details.



THIS DRAWING HAS BEEN ISSUED ON ADVICE FROM THE CONTRACTOR THAT THERE HAS BEEN NO DEPARTURE FROM THE DESIGN INTENT SHOWN ON THE DRAWING. MLM CONSULTING ENGINEERS CAN GIVE NO GUARANTEE THAT THE STRUCTURE HAS BEEN BUILT IN STRICT ACCORDANCE WITH THIS DRAWING NOR THAT THERE HAVE NOT BEEN ANY SUBSEQUENT ALTERATIONS.

ALL WORKS WITHIN TREE PROTECTION ZONES TO BE IN ACCORDANCE WITH BS 5837 ALL TREES TO BE FELLED HAVE BEEN REMOVED FROM DRAWING FOR TREE PROTECTION/REMOVAL REFER TO SPRINT DRAWING



CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
DESIGNERS HAZARD INFORMATION FOR CONSTRUCTION
1. IF YOU DO NOT FULLY UNDERSTAND THE RISKS INVOLVED DURING THE CONSTRUCTION OF THE ITEMS INDICATED ON THIS DRAWING ASK YOUR MANAGER, HEALTH & SAFETY ADVISOR OR A MEMBER OF THE DESIGN TEAM BEFORE PROCEEDING.
2. POTENTIAL EXISTING SERVICES ON SITE. CONTRACTOR TO LIAISE WITH ALL RELEVANT SERVICE COMPANIES AND ARRANGE FOR ALL SERVICES TO BE LOCATED, MARKED AND PROTECTED.
3. DRAINAGE WORKS INVOLVE DEEP EXCAVATION AND/OR HEAVY PLANT/MATERIALS.
4. THE CONTRACTOR SHALL READ AND UNDERSTAND THE SOILS REPORT. BE AWARE OF POTENTIAL VARIATIONS IN SOIL CONDITIONS OVER THE SITE.
THE ABOVE NOTES REFER SPECIFICALLY TO THE INFORMATION SHOWN ON THIS DRAWING.
REFER TO THE HEALTH AND SAFETY PLAN FOR FURTHER INFORMATION.

NOTE: CONTRACTOR TO CHECK ALL CONNECTING FW/SW INVERT LEVELS (TO AS-BUILT DRAINAGE NETWORK) PRIOR TO CONSTRUCTION. LEVELS TO BE ADJUSTED TO MAINTAIN PIPE GRADIENTS. MINIMUM COVER TO CRATES TO BE MAINTAINED.

STORAGE CRATE VOLUMES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL VOLUMES REQUIRED ARE SUBJECT TO NEGOTIATION WITH THE APPROPRIATE AUTHORITIES.

LOWER GROUND FLOOR FOUL APPLIANCES MUST HAVE SEPARATE CONNECTIONS IN SIX STOREY SECTION TO COMPLY WITH BUILDING REGS

REFER TO SURVEY DRAWING FOR LOCATION AND EXTENT OF EXISTING DRAINS AND SEWERS. CONTRACTOR TO CONFIRM STATUS OF ALL DRAINS/SEWERS ON SITE. REDUNDANT DRAINS/SEWERS TO BE GRUBBED OUT OR GROUDED UP. LIVE DRAINS/SEWERS TO BE DIVERTED AS APPROPRIATE.

PRIVATE DRAINAGE NOTES

- All private drainage works shall be in accordance with 'The Building Regulations Approved Document H and British Standard EN 752.
- Prior to commencement of the works the Contractor shall liaise with all relevant authorities to obtain their requirements and to obtain approval for this method of working and where appropriate his intended choice of materials.
- Refer to site survey for details of existing site conditions and bench marks.
- Prior to commencement of the works the Contractor shall liaise with all relevant authorities to locate, protect and where necessary divert all existing services affected by the works.
- All excavations shall be kept free of standing water.
- The Contractor shall ensure the stability of all excavations is maintained at all times.
- All works in or adjacent to the Public Highway shall be in accordance with the requirements of the Highway Authority. The Contractor shall obtain all necessary licences to carry out works within the Public Highway.
- All works to new or existing Public Sewers shall be to the approval of the Water Authority and in accordance with 'Sewers for Adoption' latest edition.
- Any works within 9m of a watercourse shall be to the approval of the Environment Agency.
- Prior to commencement of the works all drainage outfall points, whether existing sewer, drain or watercourse, shall be verified on site by the Contractor. If the outfall point is found to be higher or significantly lower than shown on the drawings then the Contractor shall be notified and arrangements made for the commencement of construction on site. The Contractor shall install all site drainage connections, or satisfy himself that there are no obstructions or other reasons why, the drain connections can not be made.
- All private chambers in block paved / paving slab areas to have recessed covers. All covers, whether recessed or not, are to be placed entirely within paved or landscaped areas.
- All cover levels shown on this drawing are approximate. Exact levels of new covers and frames to be determined on site to match level and profile of finished surface.
- The construction of all existing chambers, gullies etc. and their covers, gratings and frames to be improved, repaired or replaced as necessary to suit their location within the finished development.
- All covers, gratings and frames to chambers, gullies, channels etc. shall be of the correct load class to suit their location.
 - Load Class A15 Pedestrian areas (not accessible by vehicles)
 - Load Class C250 Lightly trafficked roads.
 - Load Class D400 Main Roads.
- Gratings in pedestrian areas to be designed for pedestrian use.
- All existing chambers, gullies, stacks, pipes and other drains, separate shall be protected from damage during the works. The Contractor shall take all necessary measures to ensure that no material enters the drains other than that which they are designed to carry).
- Refer to Site Investigation Report for existing ground conditions and any special requirements for buried concrete (special requirements for buried concrete shall include all pre-cast and in-situ concrete and mortars). Where appropriate refer to contamination reports for details of chemicals affecting choice of materials and other additional requirements.
- All pre-cast and in-situ concrete and mortars used in the construction of foul drains and sewers shall be made from sulphate resisting cement.
- Unless noted otherwise all pipework shall be 100mm diameter laid to a fall of 1 in 80 or steeper (1 in 100 for 150mm diameter). Where appropriate the correct fall shall be indicated on drawings. Where ground beams are connected may be laid at 1 in 80 or steeper. Where appropriate road gully connections shall be 150mm dia at 1 in 150 or steeper.
- Unless noted otherwise all pipework shall be constructed from 'super strength' vitrified clay to BS 6585 EN 295 or UPVC to BS EN 1201 bedded and backfilled as per the manufacturers recommendations and the above listed publications.
- The Contractor's attention is drawn to Diagrams 7 and 8 of The Building Regulations Approved Document H. The Contractor shall ensure that all finished surfaces are laid to fall that are sufficient for all surface water to drain without surface ponding.
- For the exact location of soil pipes, stackpipes, W.C.'s and other drainage connections refer to the large scale architectural building plans.
- Subwater downpipes that do not connect directly to an access point, shall be fitted with a rodding access.
- All drainage chambers to be by ACO or similar and to be of a type size and capacity suitable for their location.
- Access fittings, inspection chambers and manholes shall be constructed to the dimensions shown in Tables 11 and 12 of 'The Building Regulations Approved Document H' and from the materials listed in Table 14. Access points, inspection chambers and manholes shall be constructed in accordance with the manufacturers/suppliers recommendations.
- Prior to commencement of any works the existing drainage must be traced to ensure that no 'live' connections remain. Any such connections must be reported to the Contract Administrator, prior to diversion into the new drains.
- Unless noted otherwise all drains and sewers to connect with soffits level. Chamber invert levels shown on this drawing are to outgoing pipe.
- At catchpits invert level relates to outgoing pipe invert, (not the sump).

PRIVATE DRAINAGE LEGEND

- Pipework other than that covered by the notes shall be identified thus:-
- 1500 / 125 Shows approximate gradient eg. 1 in 125
 - Shows internal diameter of pipe in mm
- At manholes and inspection chambers:
- = SW Invert Level (of outgoing pipes)
 - (---) = SW Invert Level (of incoming pipes)
 - BD = Backdrop, UL = Upper Invert Level
- FOUL WATER:-**
- Foul water drain
 - Suspended FW drain
 - Private manhole
 - Private reinforced manhole formed as part of S.Slab
 - Private brick-built manhole
 - Catchpit
 - Inspection chamber 4500 (1.2m max depth)
 - Access fitting 2250 (0.6m max depth)
 - Access fitting 2250 (1.2m max depth)
 - Rodding eye
 - Rainwater downpipe
 - Yard gully (trapped and roddable)
 - Av-av-av admittance valve
 - Av-av-av admittance valve
 - Av-av-av admittance valve
 - Av-av-av admittance valve
 - w-c-W.C.
 - g-floor gully
 - g-floor stack
 - g-floor stack
 - SW package pump from basement
- SURFACE WATER:-**
- Surface water drain
 - Suspended SW drain
 - Private manhole
 - Private reinforced manhole formed as part of S.Slab
 - Catchpit
 - Inspection chamber 4500 (1.2m max depth)
 - Access fitting 2250 (0.6m max depth)
 - Access fitting 2250 (1.2m max depth)
 - Rodding eye
 - Rainwater downpipe
 - Yard gully (trapped and roddable)
 - Road Gully (trapped and roddable)
 - Drainage Channel
 - SW package pump from basement

PRIVATE DRAINAGE LEGEND

- Pipework other than that covered by the notes shall be identified thus:-
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 - Shows internal diameter of pipe in mm
- At manholes and inspection chambers:
- = SW Invert Level (of outgoing pipes)
 - (---) = SW Invert Level (of incoming pipes)
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- = SW Invert Level (of outgoing pipes)
 - (---) = SW Invert Level (of incoming pipes)
 - BD = Backdrop, UL = Upper Invert Level

GENERAL NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.
- DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY. WRITTEN PERMISSION MUST BE OBTAINED FROM MLM PRIOR TO SCALING ELECTRONICALLY OR USING THIS ELECTRONIC FILE.
- SURVEY BASED SPRINT DRAWING 12308_05_01 T1 DATED 16.03.11.
- LANDSCAPE DRAWING BASED ON SPRINT DRAWING X_LANDSCAPE_11123 - RECEIVED 23.11.2011.
- INTERNAL LAYOUT TAKEN FROM SPRINT DRAWINGS 12308_A_15_00_P5, 12308_B_10_100-C AND 12308_B_10_101-C.
- ALL LEVELS RELATE TO ORDNANCE SURVEY BENCH MARK VALUE 42.15m ON EAST FACE, NE ANGLE OF NO.23 EDMUNDS TERRACE. REFER TO SURVEY FOR LOCATIONS AND VALUES OF GROUND CONTROL STATIONS.
- APPROACH AND ENTRANCE TO DWELLING TO BE IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENT PART M.

Issue	Date	Description	Male	Checked
T1	11.05.2012	TENDER ISSUE	JM	JIB
C1	03.09.2012	BLOCK 'A' GROUND FLOOR LAYOUT/ FOUNDATIONS REVISED, FW/SW INTERNAL DRAINAGE DROPS AND ASSOCIATED NETWORK REVISED. EXTERNAL LINEAR DRAINAGE REVISED. TREE WORKS NOTE RELOCATED. DRAWING TITLE REVISED.	JM	PW
C2	27.09.2012	BLOCK 'A' GROUND FLOOR LAYOUT REVISED, FLOW CONTROL REFERENCE AND CRATE DEPTH ADDED.	JM	JIB
C3	23.11.2012	LINEAR DRAIN ADDED TO CARLIFT	JM	JIB
C4	22.01.2013	MANHOLES F1.1 & F1.2 REVISED FOLLOWING GULLY LOCATIONS AND RELATED DOWNSTREAM SEWER GRADIENT REVISED TO SUIT. SLEEVED FOUNDATION DETAIL, NOTES AND SECTION MARKERS ALL ADDED.	JM	JIB
C5	31.01.2013	BASEMENT PUMPING MAIN ROUTE REVISED FOLLOWING GALLIFORD TRY COMMENTS FROM SITE. PUMP INSTALLATION NOTE ADDED.	JM	JIB
C6	28.02.2013	LATEST ARCHITECTURAL AND M&E LAYOUTS	JM	JIB
C7	17.02.2014	FINAL ISSUE BLOCK 'A' ONLY	BB	JIB
C8	23.04.2014	BLOCK 'B' CONSTRUCTION ISSUE - AMENDED DROP LOCATIONS AND RELATED GULLY LOCATIONS, AND MH S16 ROTATED AND RELOCATED AWAY FROM PILE WALL	BB	JIB
C9	27.05.2014	CLOUDED NOTE AMENDED, PIPE INFO ADDED AND 2250 SW PIPE SLEEVED THROUGH CAPPING BEAM	BB	JIB
C10	04.06.2014	EA AND THAMES WATER APPROVAL NOTE REMOVED AND MH C1 ADDED. LINEAR DRAIN NOTES ADDED	BB	JIB
C11	06.06.2014	STORAGE CRATE DIMENSIONS AND LOCATION CHANGED. YARD GULLY RELOCATED AND MH S15 C. RAISED.	BB	JIB
C12	25.06.2014	FW AND SW COVER LEVELS REVISED AS CLOUDED	BB	JIB
C13	24.07.2015	GULLY REMOVED AND DRAINAGE CHANNEL INCLUDED AS CLOUDED.	JBN	JIB
C14	04.08.2015	FINAL ISSUE	LAW	PW

FINAL ISSUE

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Website: www.mlm.uk.com

Ashford * Cambridge * Chelmsford * London * Norwich
Client

GALLIFORD TRY

Project

ST. EDMUNDS TERRACE

Drawing Title

DRAINAGE ARRANGEMENT

Drawn/Design	Checked	Approved	Date
Ant/kwl	JIB	...	Apr 2011

Scale: 1:200 @ A1
1:400 @ A3

Drawing No: **662761/DR02**

Rev: **C14**