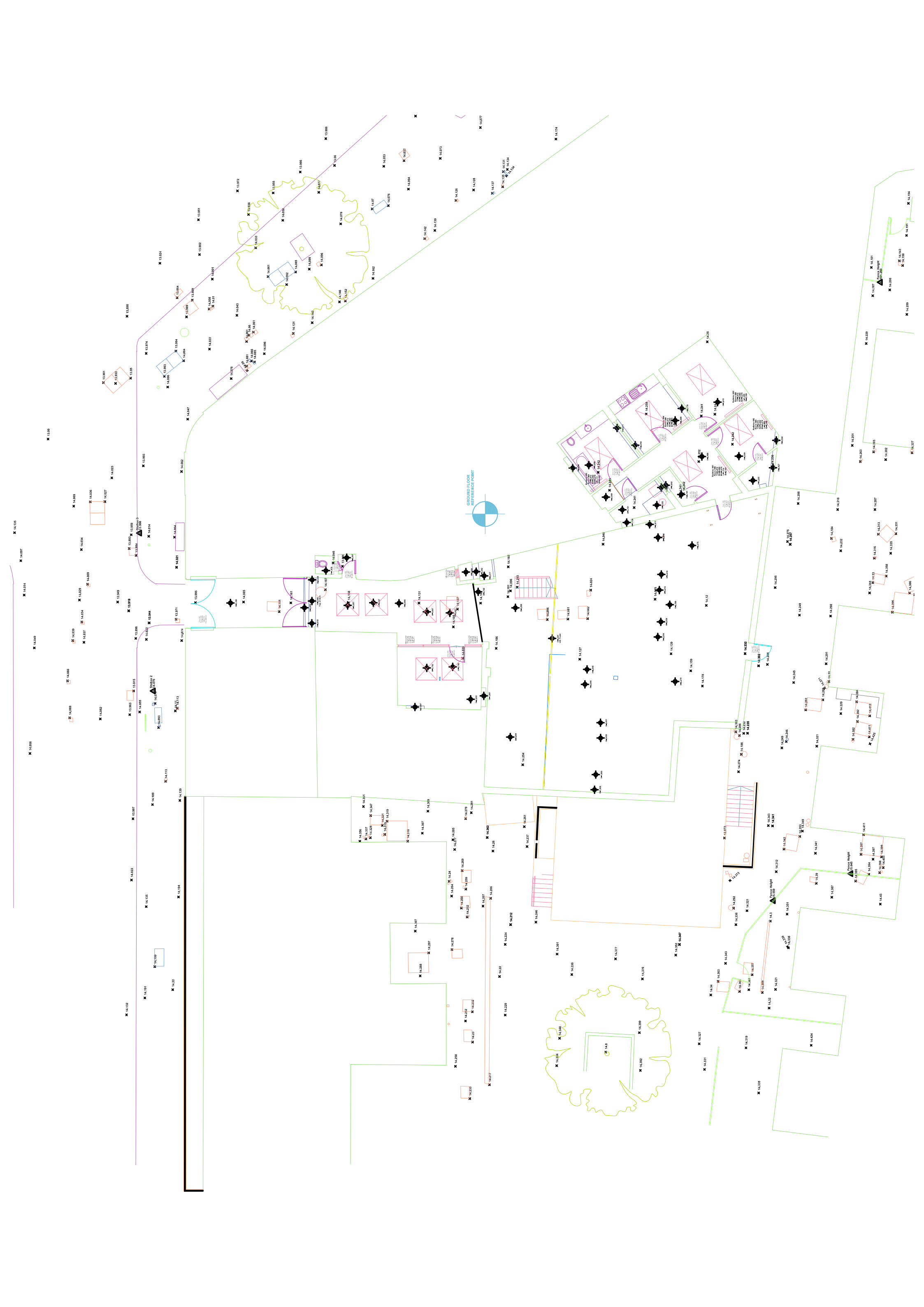




# APPENDIX A

---

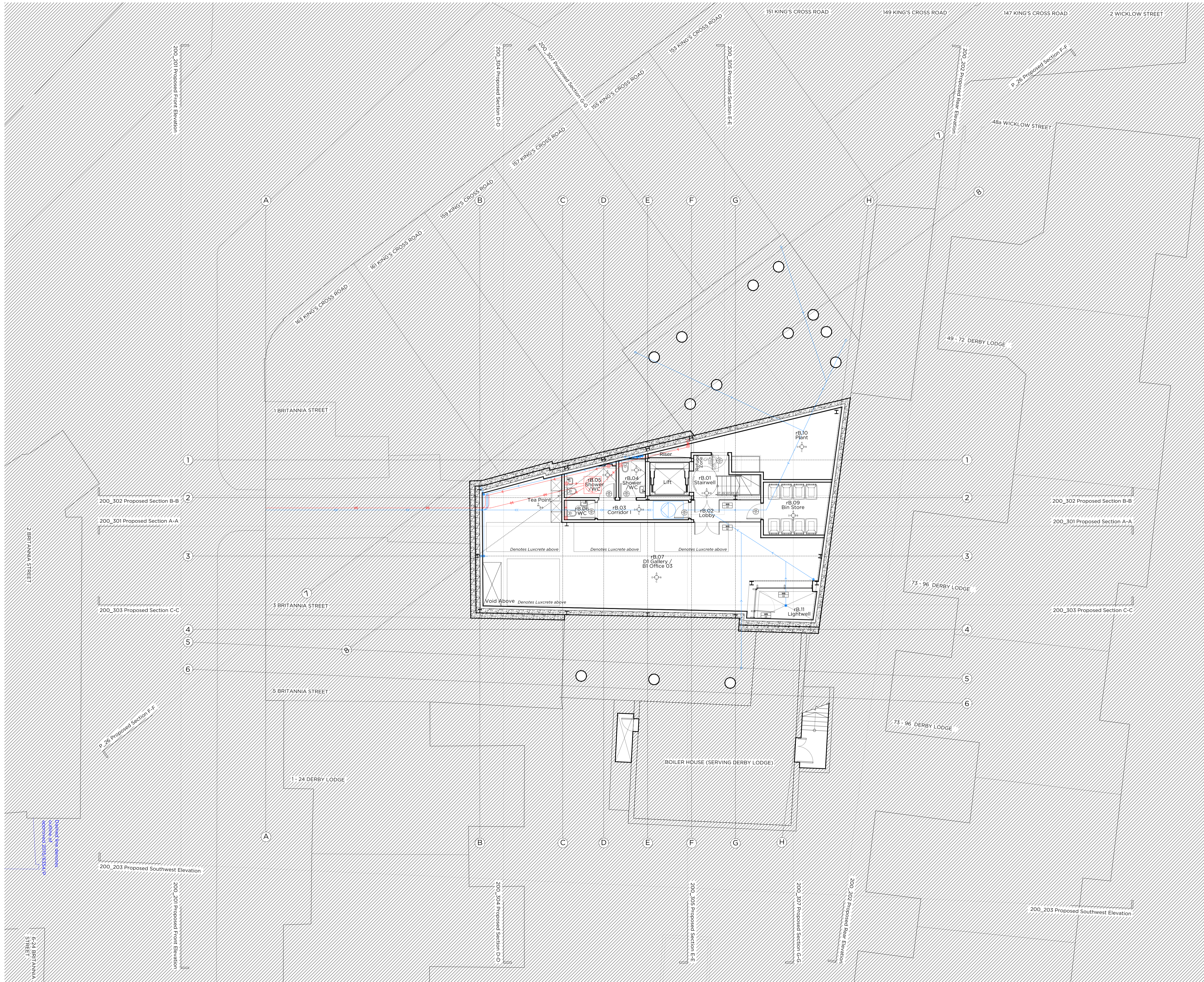
## TOPOGRAPHICAL SURVEY DRAWING



## APPENDIX B

---

### DEVELOPMENT PLANS



Rev 11, Scale 1:200

Legend:

	Existing structure / Earth		Proposed sedum roof
	New structure		Existing slate roof finish
	Outline of existing structure		Existing brickwork
	Outline of consented scheme: Ref. 2008/2940/P		Proposed brickwork

Proposed notes:

01	Existing secure gate. Refer to 'P_11 Proposed Front Elevation
02	Justa 2 - Tier (7 bicycles). Refer to Design & Access Statement [Section 18.0]
03	Sheffield Bike Stand. Refer to Design & Access Statement [Section 18.0]
04	Pavement lights
05	Glass curtain walling
06	Glass partition
07	Louvers
08	Equality Act Compliant Lift
09	M&E Riser
10	Data Riser
11	Fixed raised planters and privacy screen
12	Glazed Atrium
13	Mansafe system (Maintenance access only)
14	Plant room
15	Sedum roof
16	Lift overrun
17	Link bridge
18	Sawtooth roof
19	Brick facade
20	Acoustic Enclosure
21	Mechanically ventilated secure bin store
22	Glass balustrade
23	Satellite dish
24	Grey Water Tank
25	Bat Box
26	Trellis Planting
27	Breakout Panel - Emergency Escape
28	Photovoltaics

Rev 11 Issued for Tender

# TENDER

6038

Client: **Balcap Ltd**

Date: **November 2016**

Scale: **1:100 @ A1 / 1:200 @ A3**

Project: **Land to Rear of 159-163 Kings Cross Road**

Drawing Title: **Proposed Lower Ground Floor Plan**

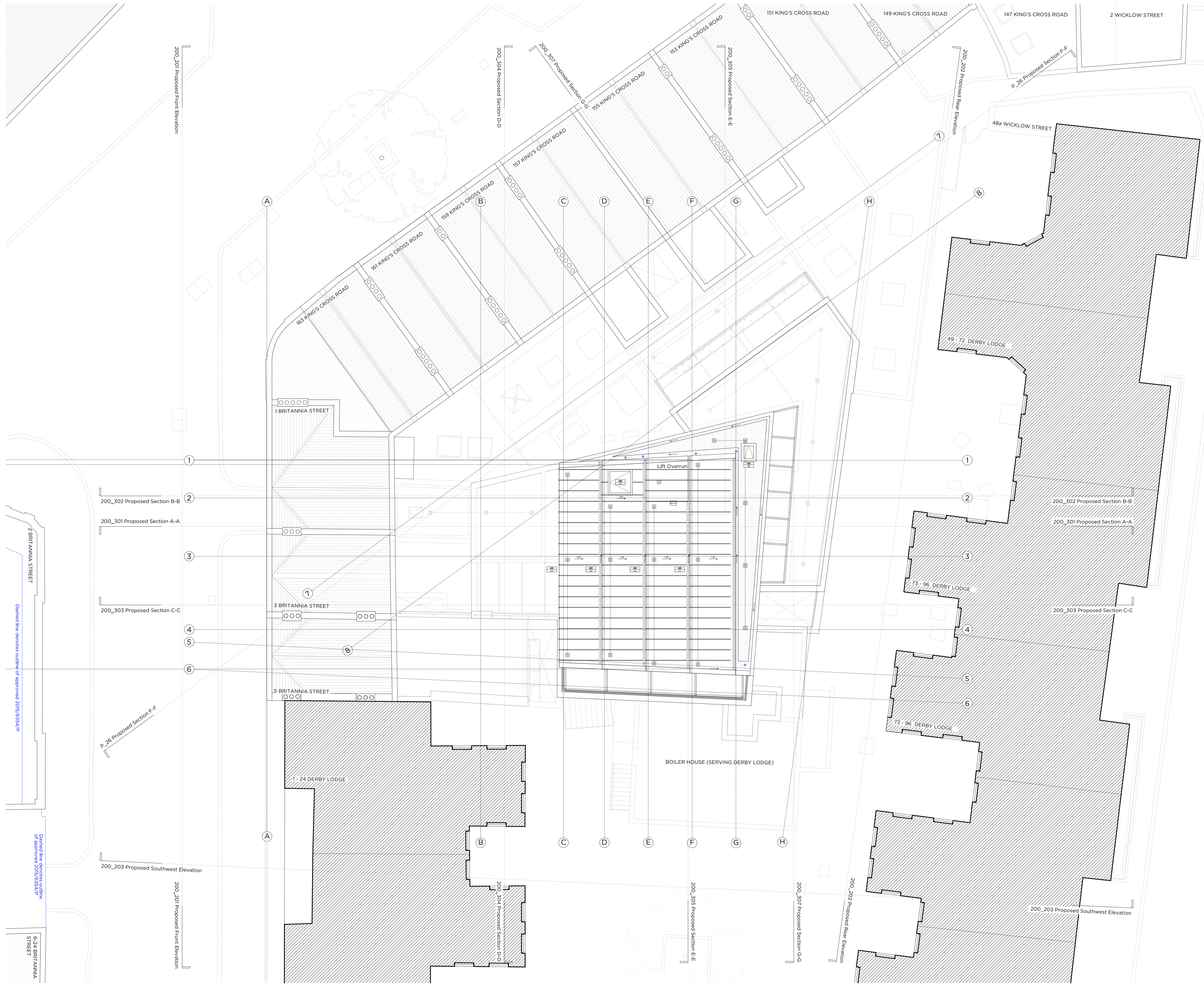
Drawing No: **200\_101** Rev. **T1**

Drawn: <b>PC</b>	Approved: <b>MW</b>	Signed: <b>AB</b>
------------------	---------------------	-------------------

**Marek Wojciechowski Architects Ltd.**

66 - 68 Margaret Street W1W 8SR T. 020 7580 9336 www.mwa.co.uk

Copyright Marek Wojciechowski Architects. No liability is accepted for this drawing should not be used to calculate areas for the purposes of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.



Key Plan, Scale 1:250

Legend:

	Existing structure / Earth		Proposed sedum roof
	New structure		Existing slate roof finish
	Outline of existing structure		Existing brickwork
	Outline of consented scheme: Ref. 2008/2940/P		Proposed brickwork

Proposed notes:

- 01 Existing secure gate. Refer to 'P\_11 Proposed Front Elevation
- 02 Justa 2 - Tier (7 bicycles). Refer to Design & Access Statement [Section 18.0]
- 03 Sheffield Bike Stand. Refer to Design & Access Statement [Section 18.0]
- 04 Pavement lights
- 05 Glass curtain walling
- 06 Glass partition
- 07 Louvers
- 08 Equality Act Compliant Lift
- 09 M&E Riser
- 10 Data Riser
- 11 Fixed raised planters and privacy screen
- 12 Glazed Atrium
- 13 Mansafe system (Maintenance access only)
- 14 Plant room
- 15 Sedum roof
- 16 Lift overrun
- 17 Link bridge
- 18 Sawtooth roof
- 19 Brick facade
- 20 Acoustic Enclosure
- 21 Mechanically ventilated secure bin store
- 22 Glass balustrade
- 23 Satellite dish
- 24 Grey Water Tank
- 25 Bat Box
- 26 Trellis Planting
- 27 Breakout Panel - Emergency Escape
- 28 Photovoltaics

Rev T1 Issued for Tender

# TENDER

16038

Project No. 16038

Client Balcap Ltd

Date November 2016

Scale 1:100@A1 / 1:200@A3

Project Land to Rear of 159-163 Kings Cross Road

Drawing Title: Proposed Roof Plan

Drawing No. 200_105	Rev. T1
Drawn PC	Approved MW
Signed AB	

**Marek Wojciechowski Architects Ltd.**

66 - 68 Margaret Street WIV 6SR T. 020 7580 9336 www.mwa.co.uk

Copyright Marek Wojciechowski Architects. No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Dashed line denotes outline of approved 2015/0554/P

Dashed line denotes outline of approved 2015/0554/P

6-22 BRITANNIA STREET

## APPENDIX C

---

THAMES WATER RECORDS

# Asset Location Search



MW-Architects  
66-68 Maragaret St  
LONDON  
W1W 8SR

**Search address supplied**      Rear of 159-163 Kings Cross Road  
Kings Cross Road  
London  
WC1X 9BN

**Your reference**                      16038

**Our reference**                        ALS/ALS Standard/2016\_3326392

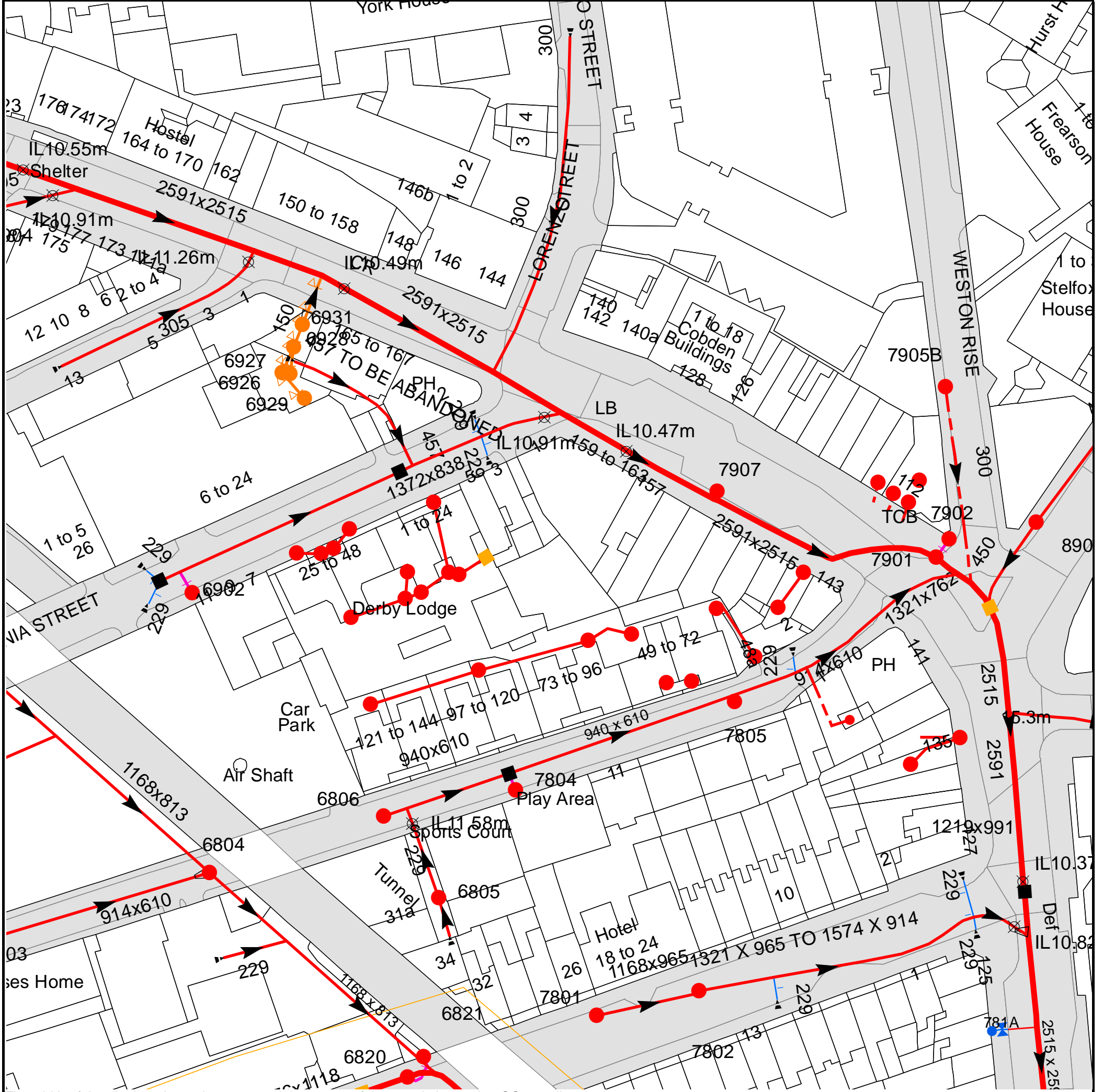
**Search date**                          13 May 2016

You are now able to order your Asset Location Search requests online by visiting  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)





Asset Location Search Sewer Map - ALS/ALS Standard/2016 3326392



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 530710,182912

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

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

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
781B	n/a	n/a
6902	n/a	n/a
6927	14.1	13.25
6926	14.1	12.25
6928	n/a	n/a
69BE	n/a	n/a
6931	n/a	n/a
6929	14.22	13.32
69BF	n/a	n/a
69BB	n/a	n/a
69BA	n/a	n/a
68CC	n/a	n/a
68CD	n/a	n/a
69CA	n/a	n/a
69BJ	n/a	n/a
69CD	n/a	n/a
69AF	n/a	n/a
69AE	n/a	n/a
69CC	n/a	n/a
68CE	n/a	n/a
7801	16.77	11.46
7802	16.46	11.33
78EI	n/a	n/a
78EC	n/a	n/a
7805	14.23	n/a
78CC	n/a	n/a
78CD	n/a	n/a
78CE	n/a	n/a
78CI	n/a	n/a
78BF	n/a	n/a
79AB	n/a	n/a
78FB	n/a	n/a
79AH	n/a	n/a
7901	14.34	10.46
7902	n/a	n/a
8901	16.2	12.58
7910	n/a	n/a
7909	n/a	n/a
7907	14.08	n/a
7908	n/a	n/a
7911	n/a	n/a
7905B	16.14	11.17
781A	n/a	n/a
6804	14.5	10.94
6806	14.33	11.19
6820	17.41	11.39
6821	n/a	n/a
6805	14.57	12.78
7804	n/a	n/a

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








# ALS Sewer Map Key

## Public Sewer Types (Operated & Maintained by Thames Water)

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





## 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
-  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.

-  Control Valve
-  Drop Pipe
-  Ancillary
-  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.

-  Outfall
-  Undefined End
-  Inlet






## 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.)
-  Invert Level
-  Summit

## Areas

Lines denoting areas of underground surveys, etc.

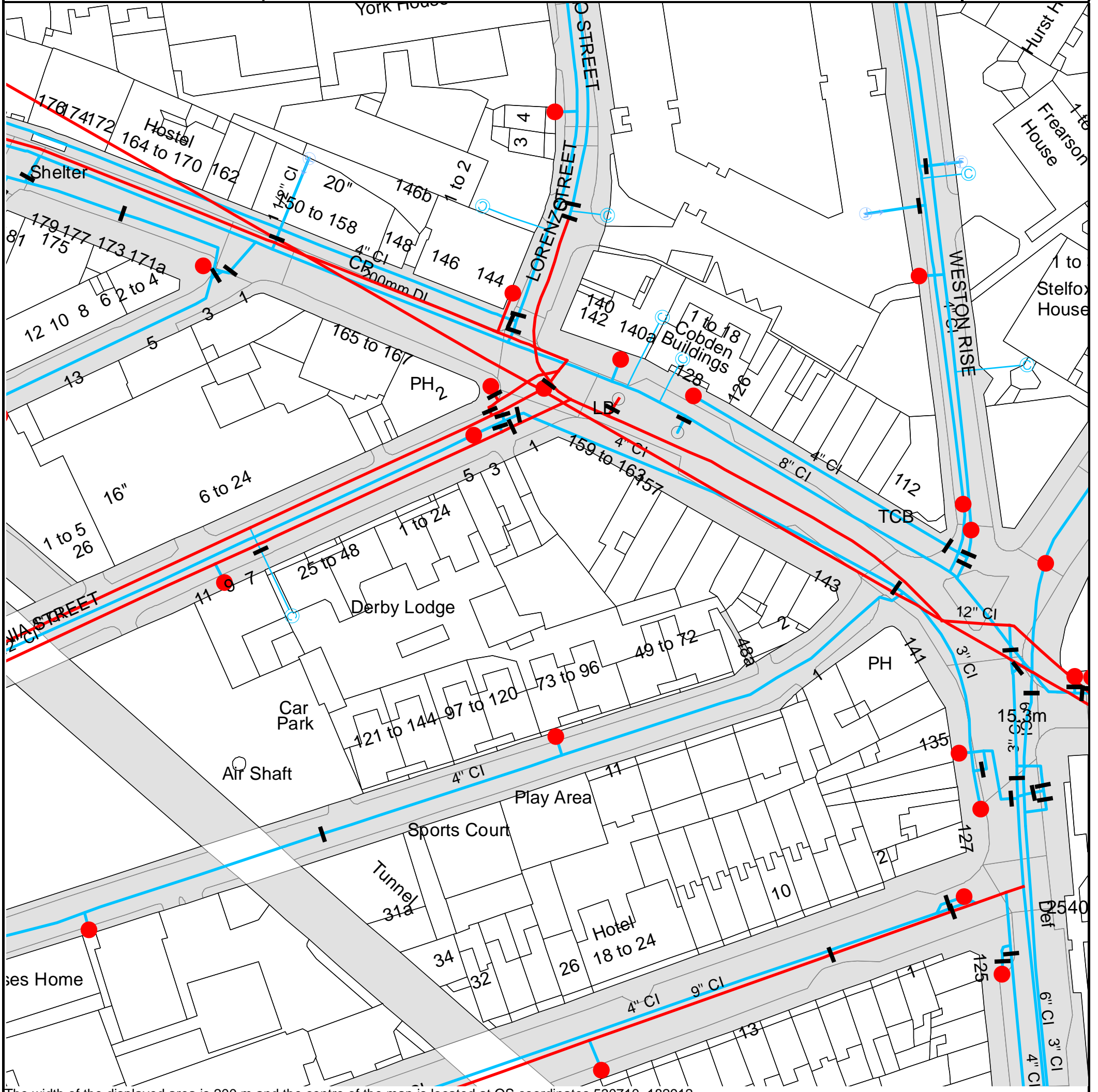
-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

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

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  Culverted Watercourse
-  Proposed
-  Abandoned Sewer

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. 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.



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 530710, 182912.  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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



# ALS Water Map Key

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

- 4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"** **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.
- 3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED** **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

## 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.

## APPENDIX D

---

### DRAINAGE STRATEGY DRAWINGS

Top Extract snowing levels  
falling away from site

1676-SKDO1

KING'S CROSS ROAD

BRITANNIA ROAD

DEVELOPMENT SITE

S.W. overland  
Flow

Raised Pedestrian  
Table Forms Barriers  
to High Risk S.W. Flooding  
From King's Cross  
Road.

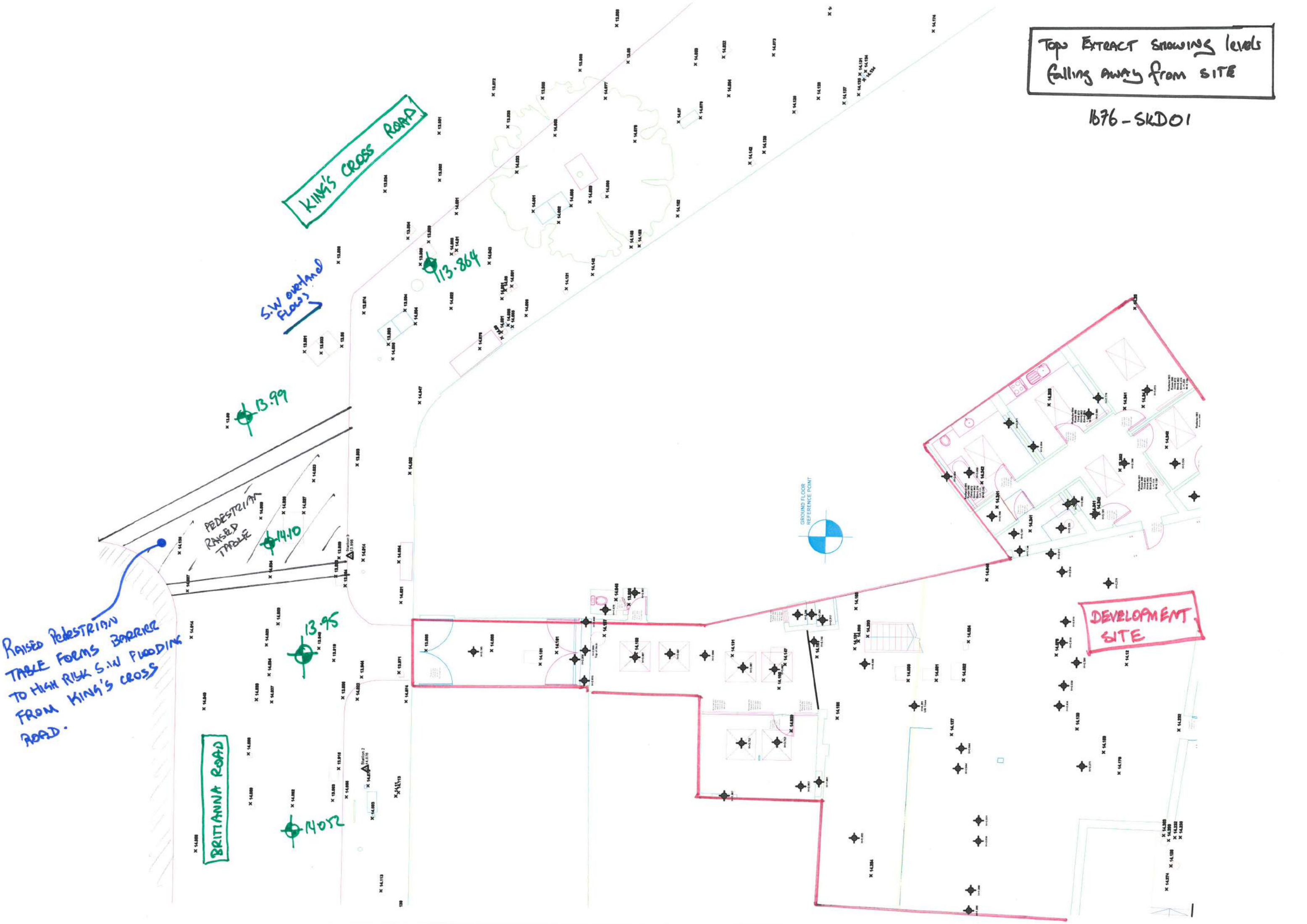
13.99

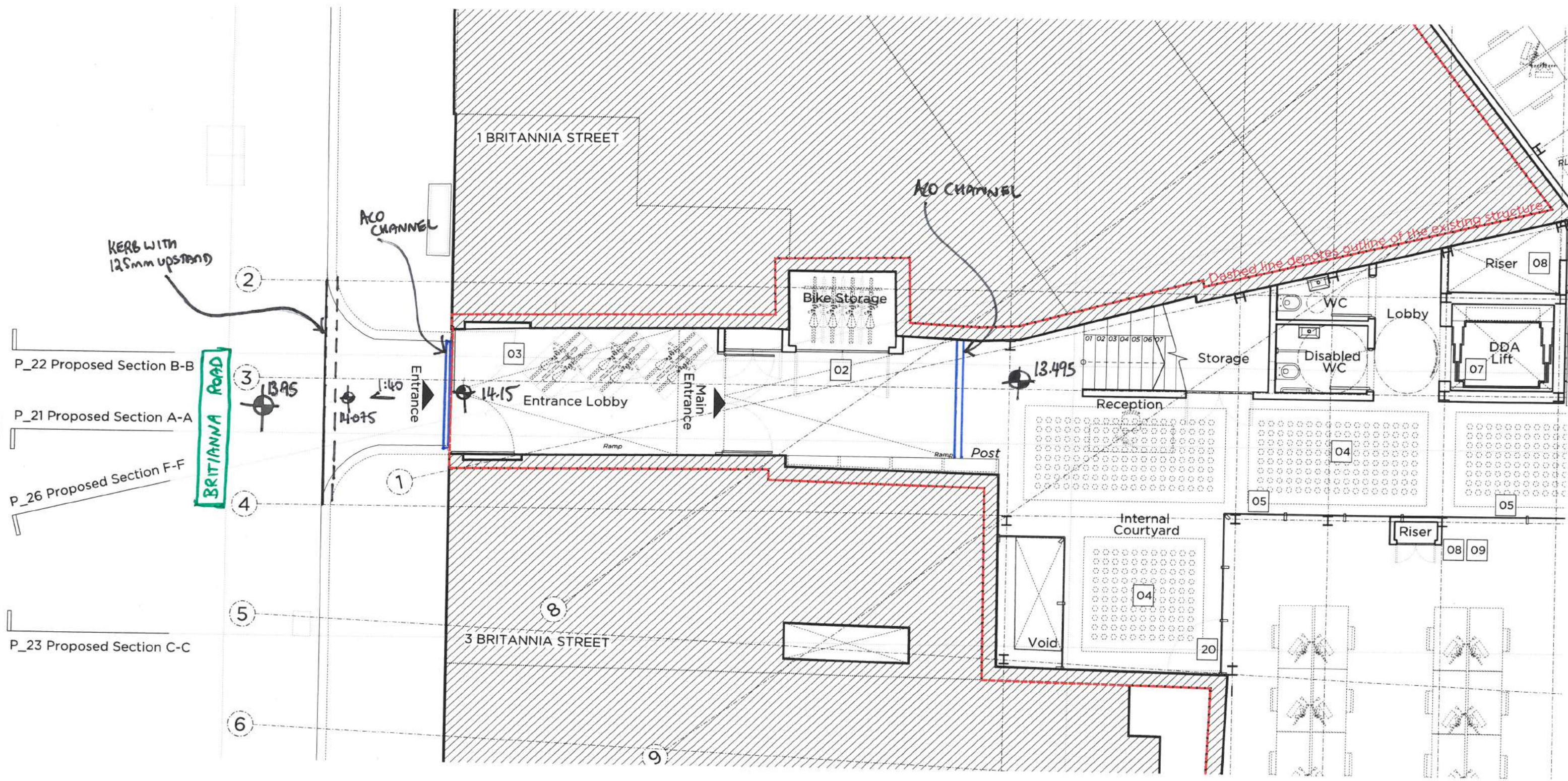
113.864

14.10

13.95

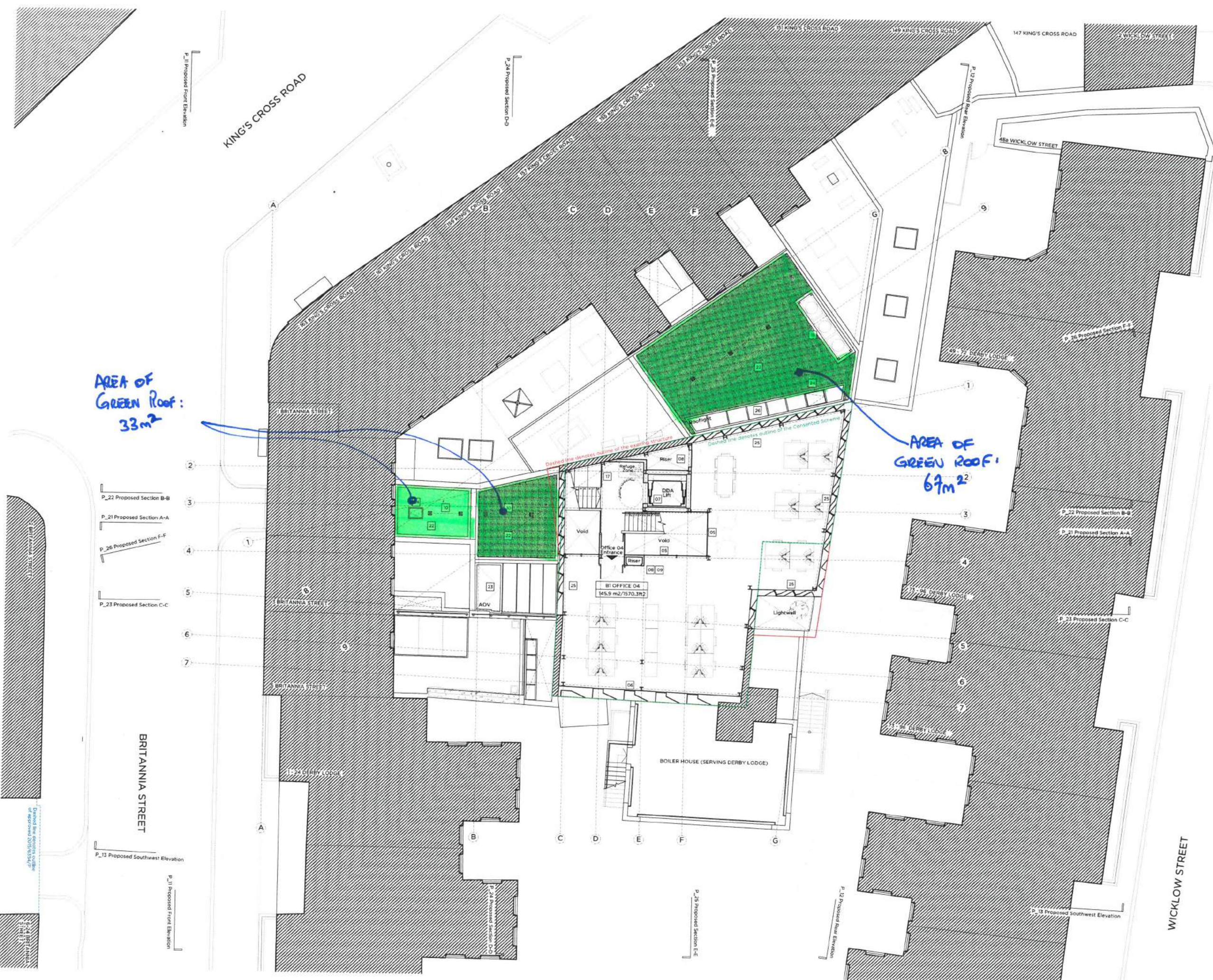
14.02





1676-SK002





AREA OF GREEN ROOF:  
33m<sup>2</sup>

AREA OF GREEN ROOF:  
67m<sup>2</sup>

**Legend**

Existing structure / Earth	Proposed sedum roof
New structure	Existing slate roof finish
Outline of existing structure	Existing brickwork
Outline of proposed scheme: Ref: 2008/2940/P	Proposed brickwork

**Proposed notes:**

- 01 Existing secure gate. Refer to 'P\_11 Proposed Front Elevation'
- 02 Josta 2 - Tier (7 bicycles). Refer to Design & Access Statement (Section 18.0)
- 03 Sheffield Bike Stand (6 bicycles). Refer to Design & Access Statement (Section 18.0)
- 04 Pavement lights
- 05 Glass curtain walling
- 06 Double Glazed Window
- 07 Equality Act Compliant Lift
- 08 M&E Riser
- 09 Data Riser
- 10 Mansafe system (Maintenance access only)
- 11 Plant room
- 12 Lift overrun
- 13 Link bridge
- 14 Brick facade
- 15 Acoustic Enclosure
- 16 Mechanically ventilated secure bin store
- 17 Glass balustrade
- 18 Satellite dish
- 19 Bat Box
- 20 Breakout Panel - Emergency Escape
- 21 Photovoltaics
- 22 Sedum Roof
- 23 AOV
- 24 Access Hatch (Maintenance access only)
- 25 Orientated Slot Windows
- 26 Rooflight
- 27 Anodised Railings
- 28 Existing Neighbours Air Conditioning Units
- 29 Double Glazed Doors

Rev 02 06.03.2017 Revision Following Planners Comments  
Rev 01 18.12.2016 Issued for Planning

**PLANNING**  
16038

**DRAFT**

Project No. 16038  
Client: Balcap Re Ltd  
Date: March 2017  
Scale: 1:100@A1 / 1:200@A3  
Project: Land to rear of 159-163 Kings Cross Road  
Drawing Title: Proposed First Floor Plan  
Drawing No: P\_03 Rev: P2  
Drawn: PC Approved: MW Signed: AT

**Marek Wojciechowski Architects Ltd.**  
46 - 50 Margaret Street, W1W 8SA T: 020 7580 9136 www.mwa.co.uk

Copyright Marek Wojciechowski Architects. No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation. All drawings to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.



**Legend**

	Existing structure / Earth		Proposed sedum roof
	New structure		Existing slate roof finish
	Outline of existing structure		Existing brickwork
	Outline of proposed scheme: Ref. 2008/2940/P		Proposed brickwork

**Proposed notes:**

- 01 Existing secure gate. Refer to 'P\_11 Proposed Front Elevation'.
- 02 Area 2 - Tier (7 Bicycles). Refer to Design & Access Statement (Section 18.0).
- 03 Sheffield Bike Stand (6 bicycles). Refer to Design & Access Statement (Section 18.0).
- 04 Pavement lights.
- 05 Glass curtain walling.
- 06 Double Glazed Window.
- 07 Equality Act Compliant Lift.
- 08 M&E Riser.
- 09 Data Riser.
- 10 Mansafe system (Maintenance access only).
- 11 Plant room.
- 12 Lift overrun.
- 13 Link bridge.
- 14 Brick facade.
- 15 Acoustic Enclosure.
- 16 Mechanically ventilated secure bin store.
- 17 Glass balustrade.
- 18 Satellite dish.
- 19 Bin Box.
- 20 Breakout Panel - Emergency Escape.
- 21 Photovoltaics.
- 22 Sedum Roof.
- 23 ACV.
- 24 Access Hatch (Maintenance access only).
- 25 Orientated Slit Windows.
- 26 Rooflight.
- 27 Anodised Railings.
- 28 Existing Neighbours Air Conditioning Units.
- 29 Double Glazed Doors.

Rev P2 06.01.2017 Revision Following Planner Comments  
 Rev P1 18.11.2016 Issued for Planning

**PLANNING**  
 16038

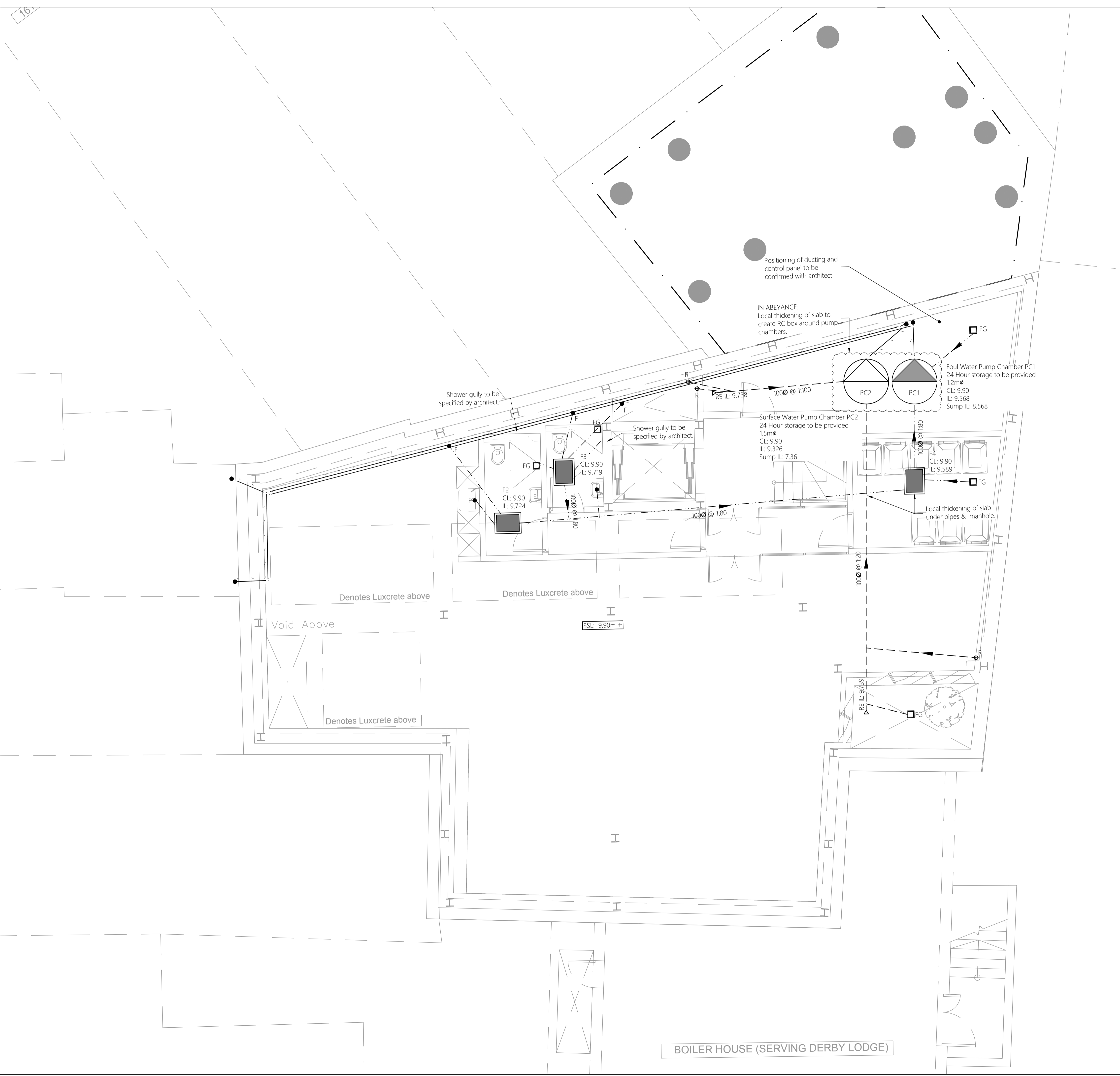
Project No: 16038  
 Client: Balcap Re Ltd  
 Date: March 2017  
 Scale: 1:100@A1 / 1:200@A3  
 Project: Land Rear of 159-163 Kings Cross Road  
 Drawing Title: Proposed Second Floor Plan  
 Drawing No: P\_04  
 Drawn: PC  
 Approved: MW  
 Signed: AT

**Marek Wojciechowski Architects Ltd.**  
 66 - 68 Hagley Street W1W 8JH T: 020 7580 8136 www.mwa.co.uk

**DRAFT**

Copyright: Marek Wojciechowski Architects. No liability is accepted for the use of this drawing for any purpose other than that for which it was prepared. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

0 2m 4m 6m 8m 10m



**LEGEND:**

- Denotes Proposed Surface Water Drain
- Denotes Proposed Foul Water Drain
- Denotes Proposed Foul Water Rising Main
- Denotes Proposed Surface Water Rising Main
- Denotes Proposed Foul Water Point
- Denotes Proposed Rain Water Pipe
- Denotes Proposed Rodding Eye
- Denotes Proposed Floor Gully
- Denotes Proposed Foul Water Pumping Chamber (Refer to G.A. for size)
- Denotes Proposed Surface Pumping Chamber (Refer to G.A. for size)
- Denotes Proposed Foul Water Rectangular PCC Chamber (Refer to schedule for size)

Waterproofing detail provided by others    Cavity drainage by others

**parmarbrook**

2nd Floor, 345 Old Street, Shoreditch, London EC1V 9LL

www.parmarbrook.com  
Tel: +44 (0) 2078393999  
e-mail: general@parmarbrook.com

- Notes:**
1. Location of all new drainage points indicative & to be confirmed by others.
  2. Connection to public sewers subject to section 106 application.
  3. Existing drainage as per CCTV survey.
  4. RWP's to be confirmed by Architect and public health engineer.
  5. All gullies to be trapped and roddable.
  6. All connections not connecting into chamber to have above ground access points.
  7. This drawing is to be read in conjunction with all other engineering drawings and calculations associated with this project.
  8. All building drainage to be installed and tested in compliance with the Building Regulations 2000 drainage and Waste Disposal approved document H 2010 edition.
  9. Inspection chambers and manholes in buildings to have mechanically fixed airtight covers unless the drain itself has watertight access covers.
  10. All above ground drainage to incorporate rodding access facilities.
  11. All pipework to be 100mmø Cast Iron U.N.O
  12. Remedial works as per CCTV survey by Kenclean dated XXth XXXX 2016.
  13. Above ground drainage to be routed at high level to existing connection where possible.
  14. Pump to discharge at high level via rising main to existing discharge point.
  15. Cavity drainage to be specified by others.
  16. Surface water to drain at high level where ever possible.
  17. No increase in permeable area.
  18. Proposed green roof will provide a reduction in run-off and a level of attenuation.

T02	03.03.17	REVISED PLANNING	MG
T01	07.12.16	ISSUED FOR TENDER	SK
REV	DATE	DESCRIPTION	BY
AMENDMENTS			

**Project:**  
**159-163  
KINGS CROSS RD**

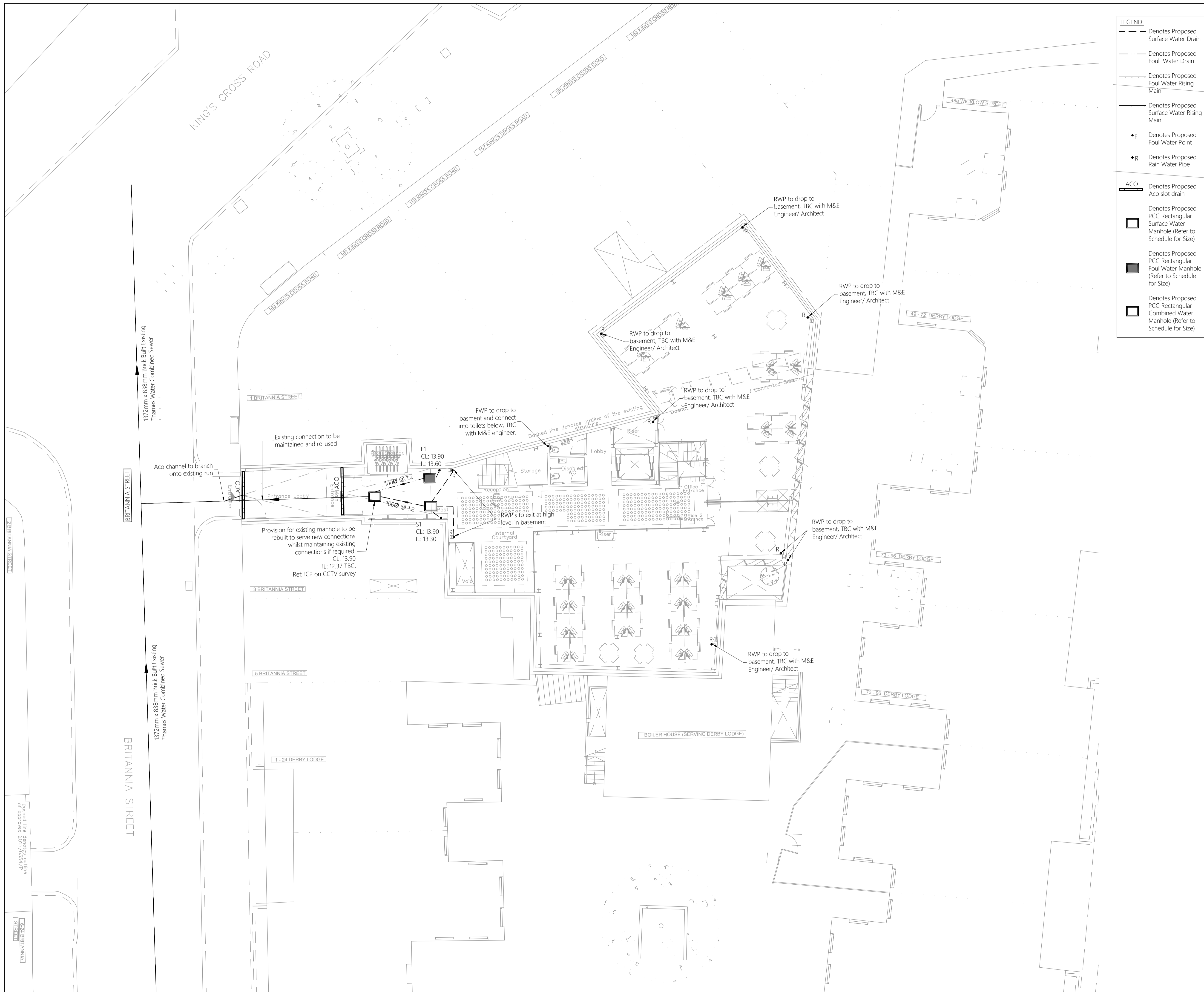
**Title:**  
**BELOW GROUND DRAINAGE  
BASEMENT**

**Client:**  
**BALCAP RE LTD**

**Architect:**

**PLANNING**

Designed:	<b>MG</b>	Drawn:	<b>SK</b>
Checked:	<b>MG</b>	Date:	<b>DEC '16</b>
Project No:	<b>1676</b>	Scale @ A1:	<b>1:50</b>
Drawing No:	<b>801</b>	Revision:	<b>T02</b>



**LEGEND:**

- Denotes Proposed Surface Water Drain
- - - Denotes Proposed Foul Water Drain
- Denotes Proposed Foul Water Rising Main
- Denotes Proposed Surface Water Rising Main
- F Denotes Proposed Foul Water Point
- R Denotes Proposed Rain Water Pipe

**ACO**

- Denotes Proposed Aco slot drain
- Denotes Proposed PCC Rectangular Surface Water Manhole (Refer to Schedule for Size)
- Denotes Proposed PCC Rectangular Foul Water Manhole (Refer to Schedule for Size)
- Denotes Proposed PCC Rectangular Combined Water Manhole (Refer to Schedule for Size)

**parmarbrook**

2nd Floor, 345 Old Street, Shoreditch, London EC1V 9LL

www.parmarbrook.com  
Tel: +44 (0) 2078393999  
e-mail: general@parmarbrook.com

- Notes:**
- Location of all new drainage points indicative & to be confirmed by others.
  - Connection to public sewers subject to section 106 application.
  - Existing drainage as per CCTV survey.
  - RWP's to be confirmed by Architect and public health engineer.
  - All gullies to be trapped and roddable.
  - All connections not connecting into chamber to have above ground access points.
  - This drawing is to be read in conjunction with all other engineering drawings and calculations associated with this project.
  - All building drainage to be installed and tested in compliance with the Building Regulations 2000 drainage and Waste Disposal approved document H 2010 edition.
  - Inspection chambers and manholes in buildings to have mechanically fixed airtight covers unless the drain itself has watertight access covers.
  - All above ground drainage to incorporate rodding access facilities.
  - All pipework to be 100mmø Cast Iron U.N.O
  - Remedial works as per CCTV survey by Kenclean dated XXth XXXX 2016.
  - Above ground drainage to be routed at high level to existing connection where possible.
  - Pump to discharge at high level via rising main to existing discharge point.
  - Cavity drainage to be specified by others.
  - Surface water to drain at high level where ever possible.
  - No increase in permeable area.
  - Proposed green roof will provide a reduction in run-off and a level of attenuation.

T02	03.03.17	ISSUED FOR PLANNING	MG
T01	07.12.16	ISSUED FOR TENDER	SK
REV	DATE	DESCRIPTION	BY
AMENDMENTS			

**Project:**

**159-163  
KINGS CROSS RD**

**Title:**

**BELOW GROUND DRAINAGE  
GROUND**

**Client:**

**BALCAP RE LTD**

**Architect:**

**PLANNING**

Designed:	MG	Drawn:	SK
Checked:	MG	Date:	DEC '16
Project No:	1676	Scale @ A1:	1:100
Drawing No:	800	Revision:	T02