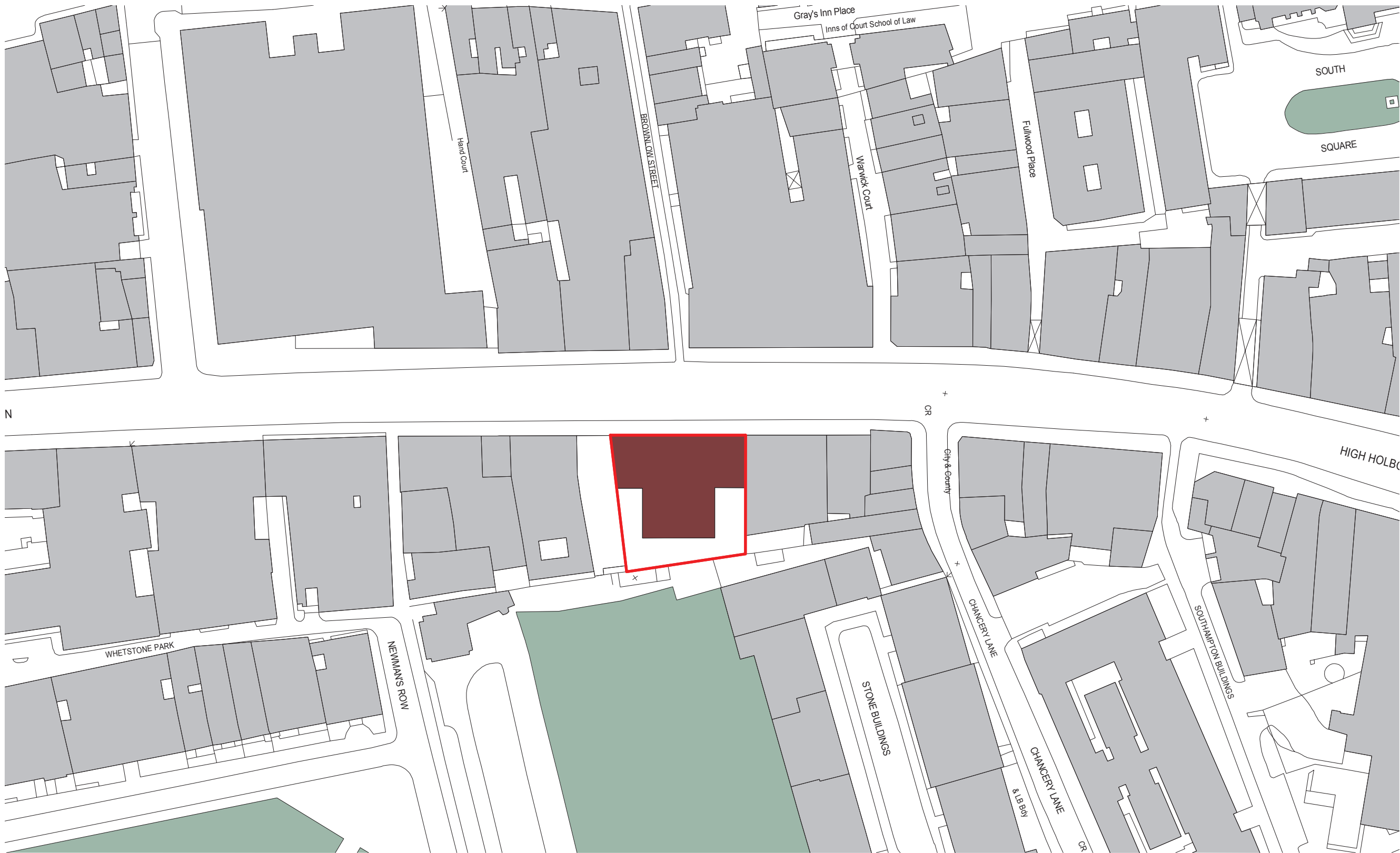


Appendix A

Site Plan

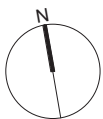


1 GF-SitePlan
0420 1:500

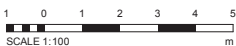
PLANNING

Keyplan

North



Lincoln House Building
Site Boundary Line



No.	Revision	Date	Initial	Chk'd
2	PLANNING ISSUE	28.02.18	BH	BH
1	PRE-APP 2 Issue	17.02.17	BH	BH

20/03/2018 12:18:01

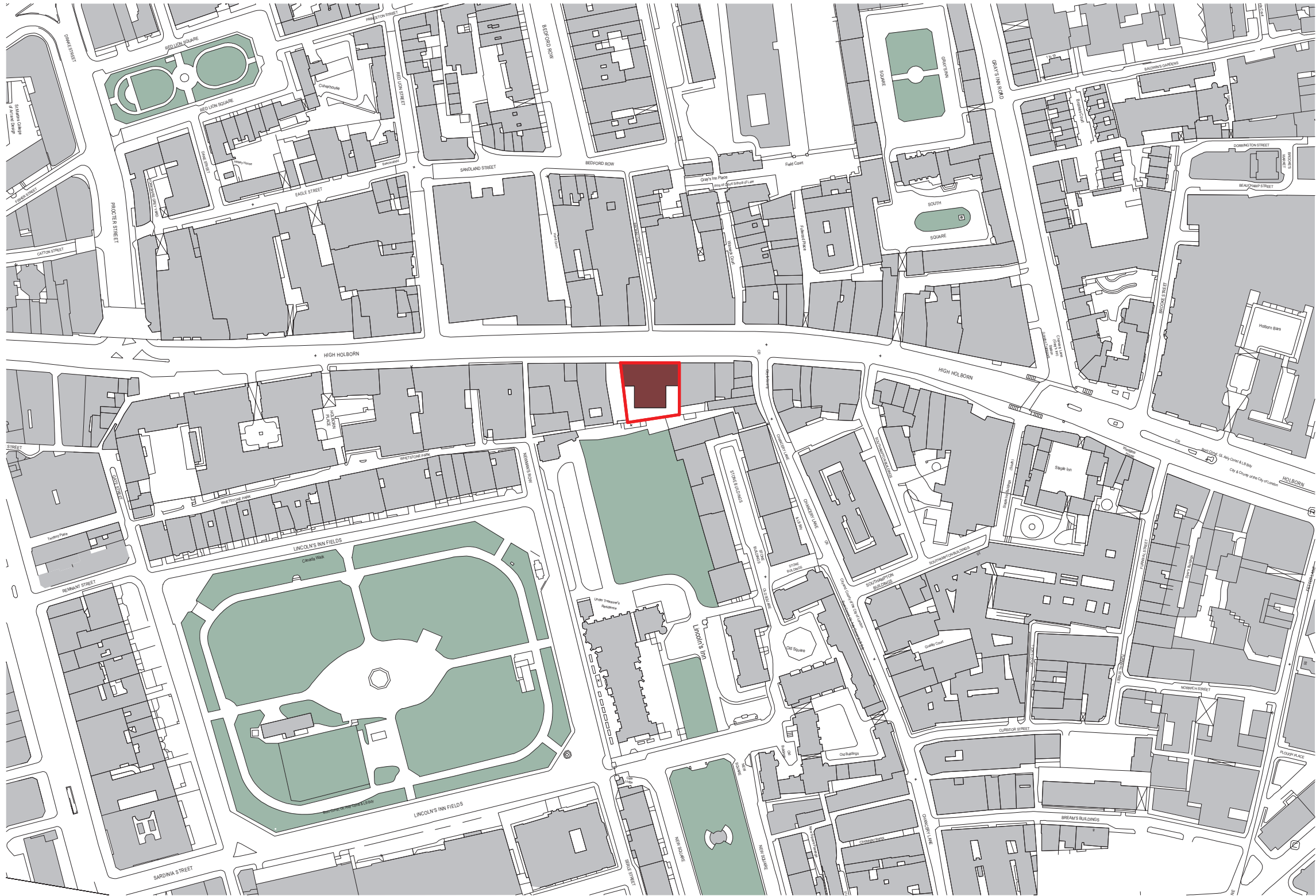
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Site Location Plan

For Planning	As indicated @ A1	01/23/17
Project No	Originator	Zone
10323-EPR-00-XX-DR-A-0101		



1 GF-SitePlan Copy 2
1: 1250

PLANNING

Keyplan

North



Lincoln House Building
Site Boundary Line

SCALE 1:100

No.	Revision	Date	Initial	Chk'd
2	PLANNING ISSUE	28.02.18	BH	BH
1	PRE-APP 2 Issue	17.02.17	BH	BH

20/03/2018 12:18:03

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Site Location Plan 1-1250

For Planning 1: 1250 @ A1 01/30/17

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10323-EPR-00	XX	DR	A	0102			2

Appendix B

Architect Plans



0239-Basement
1:100

KEY

- Office
- WCs
- Plant
- Cycle Store
- Shower / Change
- Bin Store
- Calculating...

PLANNING

Keyplan

North

SCALE 1:100

No.	Revision	Date	Initial	Chk'd
5	PLANNING ISSUE	28.02.18	BH	BH
4	PRE-APP 2 Issue	17.02.17	BH	BH
3	Plans updated to reflect MEP and layout changes	09.01.17	BH	BH
2	Revised floorplate updated to reflect GFC comments	05.12.16	BH	BH
1	Plans Updated following Planners feedback	29.11.16	BH	BH

C:\Revit\2018\10323-EPR-00-XX-MD-A-Central_increased Massing Proposal_Barry.rvt

28/02/2018 19:04:37

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Proposed Basement Plan

For Planning 1:100 @ A1 25.10.16

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10323-EPR-00	B1	DR	A	0239		5	



1
0420
0240-Ground
1:100

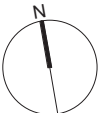
KEY

- Office
- WCs
- Reception
- Retail
- UKPN
- Fire Control
- Calculating...

PLANNING

Keyplan

North



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

6	PLANNING ISSUE	28.02.18	BH	BH
5	PRE-APP 3 issue	21.02.18	BH	JB
4	PRE-APP 2 issue	17.02.17	BH	BH
3	Plans updated to reflect MEP and layout changes	09.01.17	BH	BH
2	Revised plans updated to reflect GEC comments	05.12.16	BH	BH
1	Plans Updated following Planners feedback	29.11.16	BH	BH

No. Revision Date Initial Chk'd

28/02/2018 19:04:40

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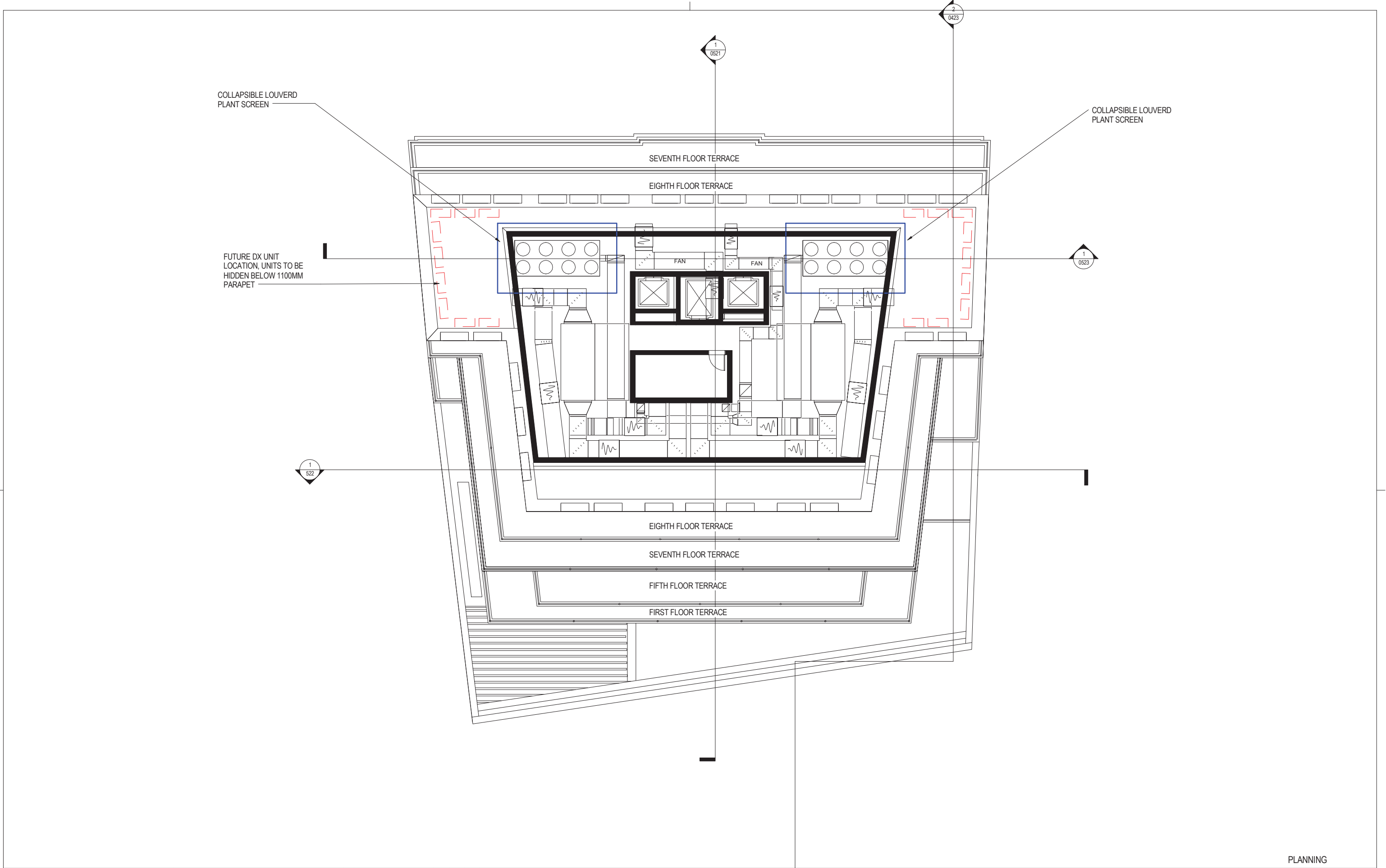
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Proposed Ground Plan

For Planning 1:100 @ A1 00.00.00

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10323-EPR-00	GF	DR	A	0240			6



Keyplan

North

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

6 PLANNING ISSUE 28.02.18 BH BH
5 PRS-APP 3 Issue 21.02.18 BH JB
4 PRS-APP 2 Issue 17.02.17 BH BH
3 WSP Model Issue for Information 23.01.17 BH BH
2 Rear facade updated to reflect GSE comments 05.12.16 BH BH
1 Plans Updated following Planners feedback 29.11.16 BH BH

No.	Revision	Date	Initial	Chk'd
6	PLANNING ISSUE	28.02.18	BH	BH
5	PRS-APP 3 Issue	21.02.18	BH	JB
4	PRS-APP 2 Issue	17.02.17	BH	BH
3	WSP Model Issue for Information	23.01.17	BH	BH
2	Rear facade updated to reflect GSE comments	05.12.16	BH	BH
1	Plans Updated following Planners feedback	29.11.16	BH	BH

28/02/2018 19:08:23

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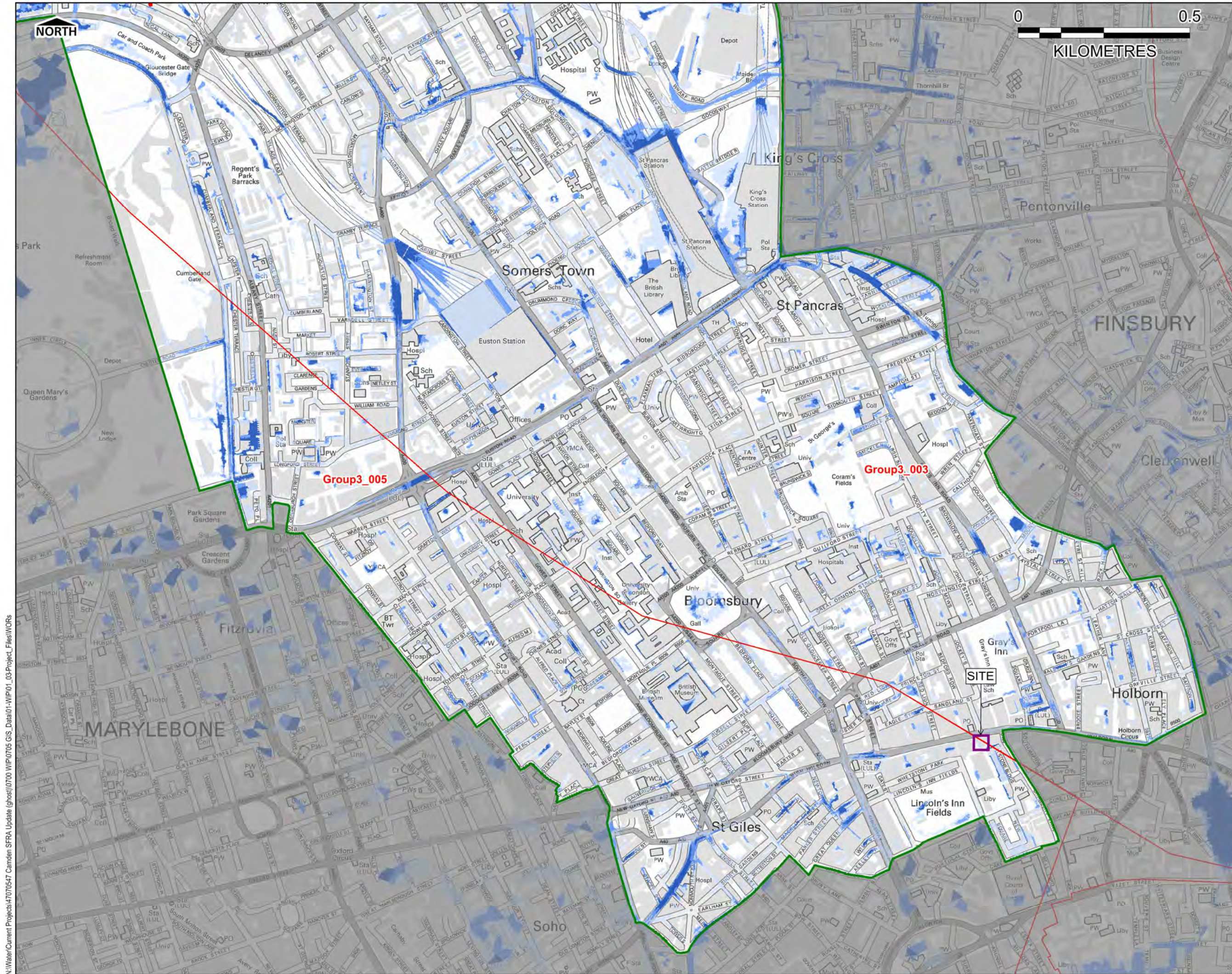
Rooftop Plan

For Planning 1 : 100 @ A1 10/25/16

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10323- EPR - 00	09	DR	A	0249			6

Appendix C

SFRA Maps



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LEGEND

- London Borough Camden Boundary
- Critical Drainage Area

Risk of Flooding from Surface Water

- High (1 in 30 year)
- Medium (1 in 100 year)
- Low (1 in 1000 year)
- Very Low (<1 in 1000 year)

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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: **Updated Flood Maps for Surface Water Flooding (uFMfSW)**

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

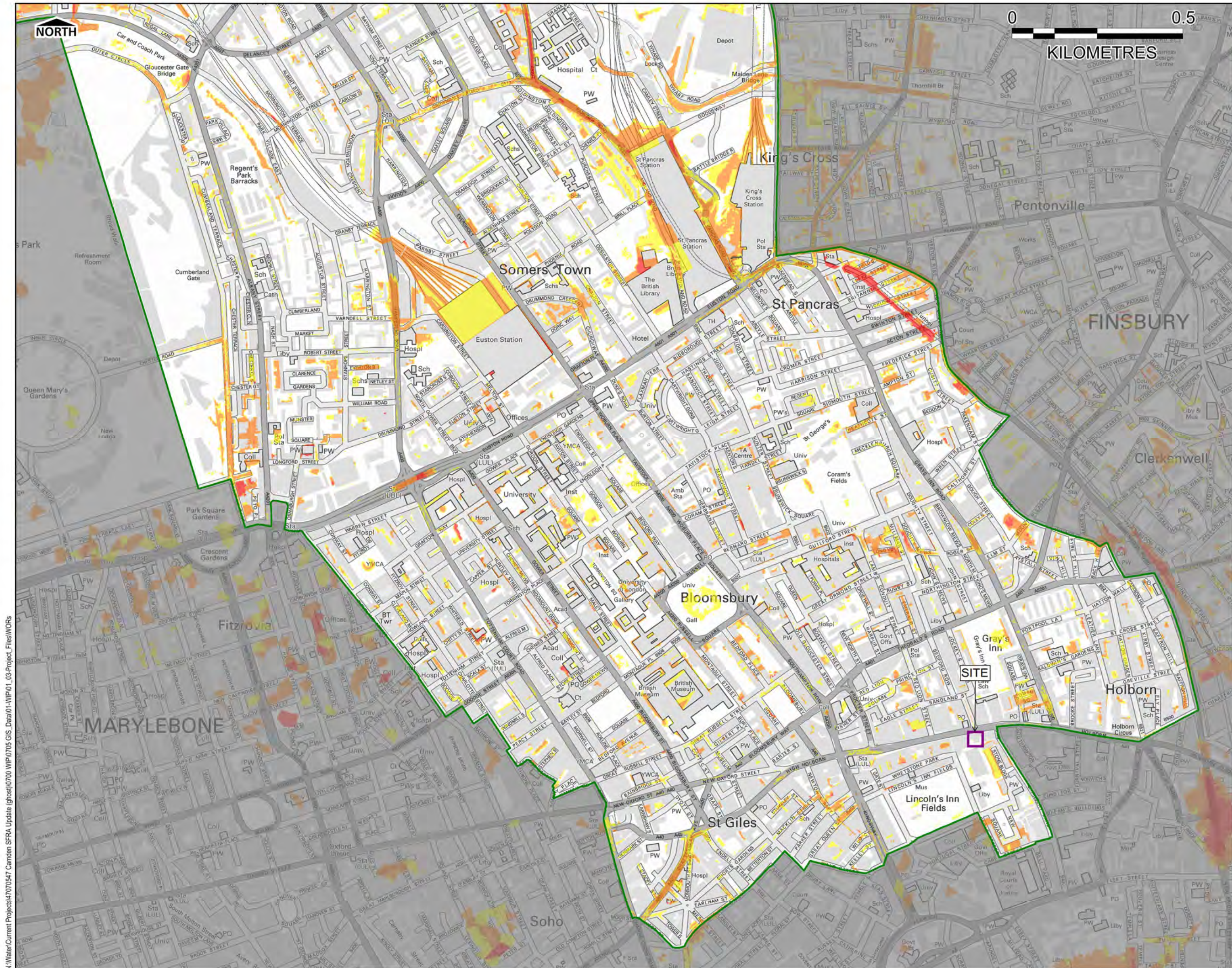
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Drawing Number: **FIGURE 3 i** Rev: **1**



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LEGEND

London Borough
Camden Boundary

Flood Hazard (m)

- >2.5 Extreme
(Danger for all)
- 1.25 - 2.5 Significant
(Danger for most)
- 0.75 - 1.25 Moderate
(Danger for some)
- <0.75 Low
(Caution)

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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: **Hazard: 1 in 1000 Year Flood Event**

Drawn	Checked	EY	Approved	MT	Date
CB					02/07/2014

URS Internal Project No. 47070547 Scale at A3 1:15,000

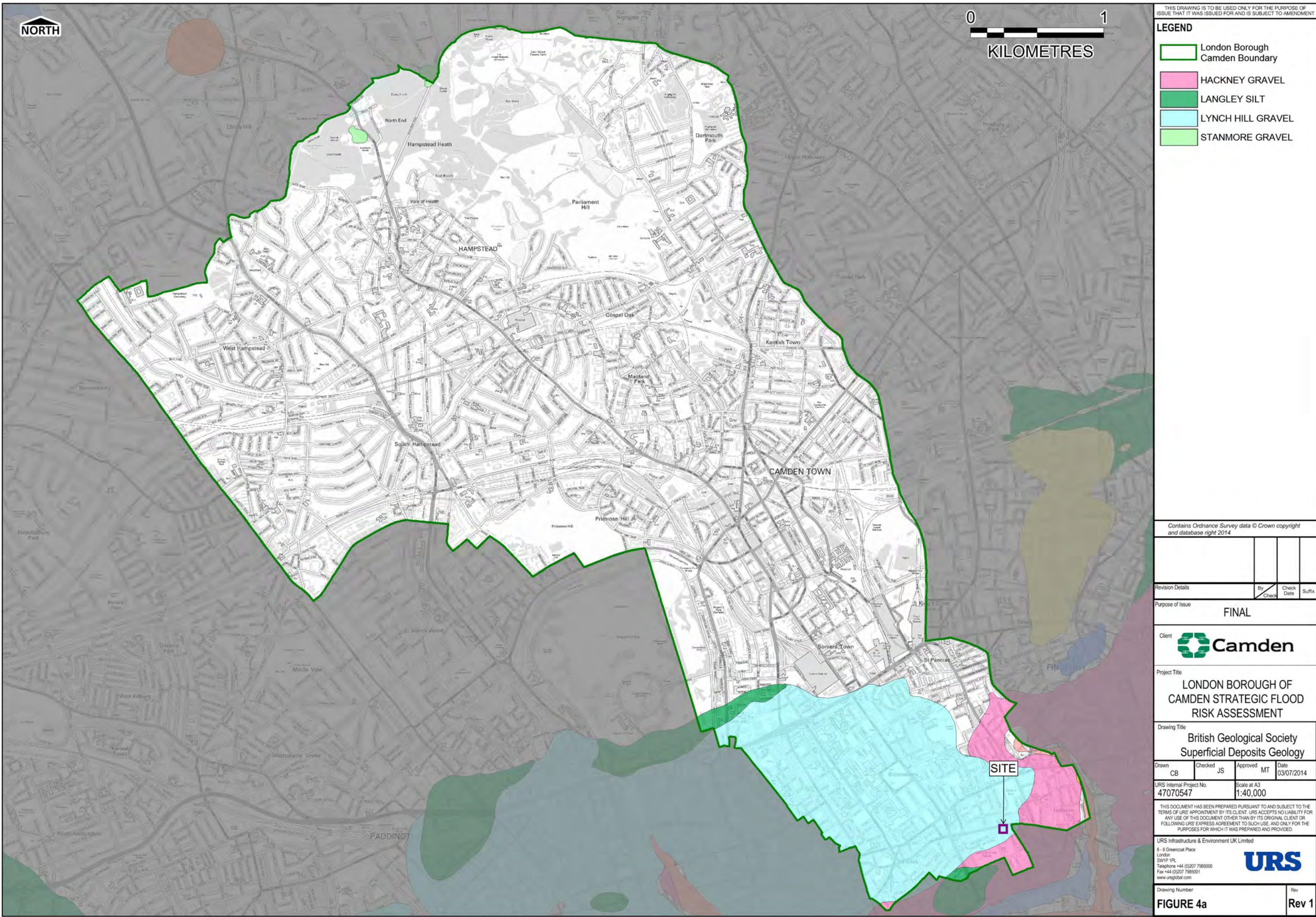
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Drawing Number: **FIGURE 3 vi** Rev: **Rev 1**

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LEGEND

- London Borough Camden Boundary
- HACKNEY GRAVEL
- LANGLEY SILT
- LYNCH HILL GRAVEL
- STANMORE GRAVEL

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Revision Details	By	Check	Date	Suffix
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Purpose of Issue
FINAL

Client
 Camden

Project Title
LONDON BOROUGH OF CAMDEN STRATEGIC FLOOD RISK ASSESSMENT

Drawing Title
British Geological Society
Superficial Deposits Geology

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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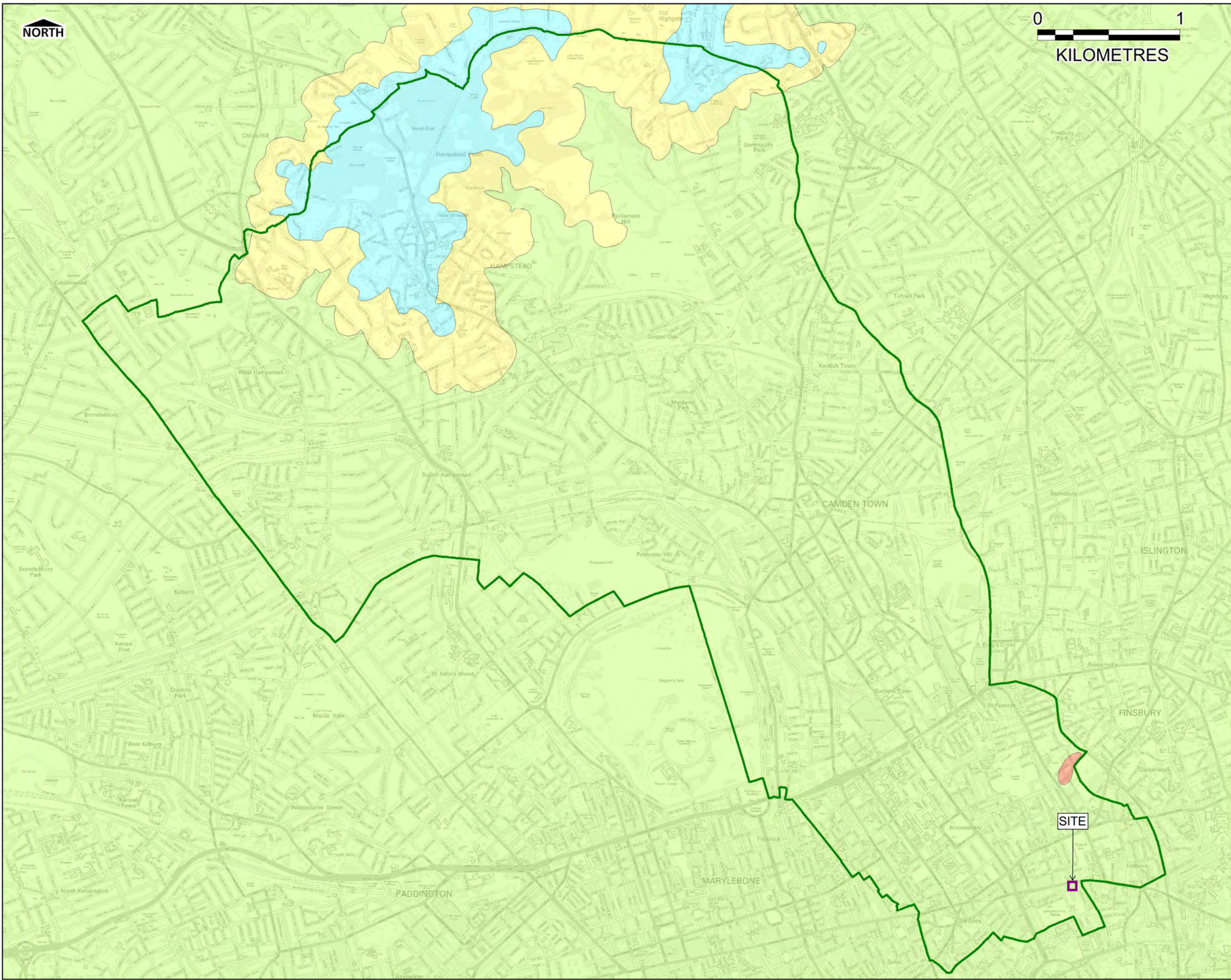
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Drawing Number FIGURE 4a	Rev Rev 1
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LEGEND

- London Borough
Camden Boundary
- Bagshot Formation
- Claygate Member
- Lambeth Group
- London Clay Formation

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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

British Geological Society
Bedrock Geology

Drawn	Checked	JS	Approved	MT	Date	03/07/2014
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URS Internal Project No.
47070547

Scale at A3
1:40,000

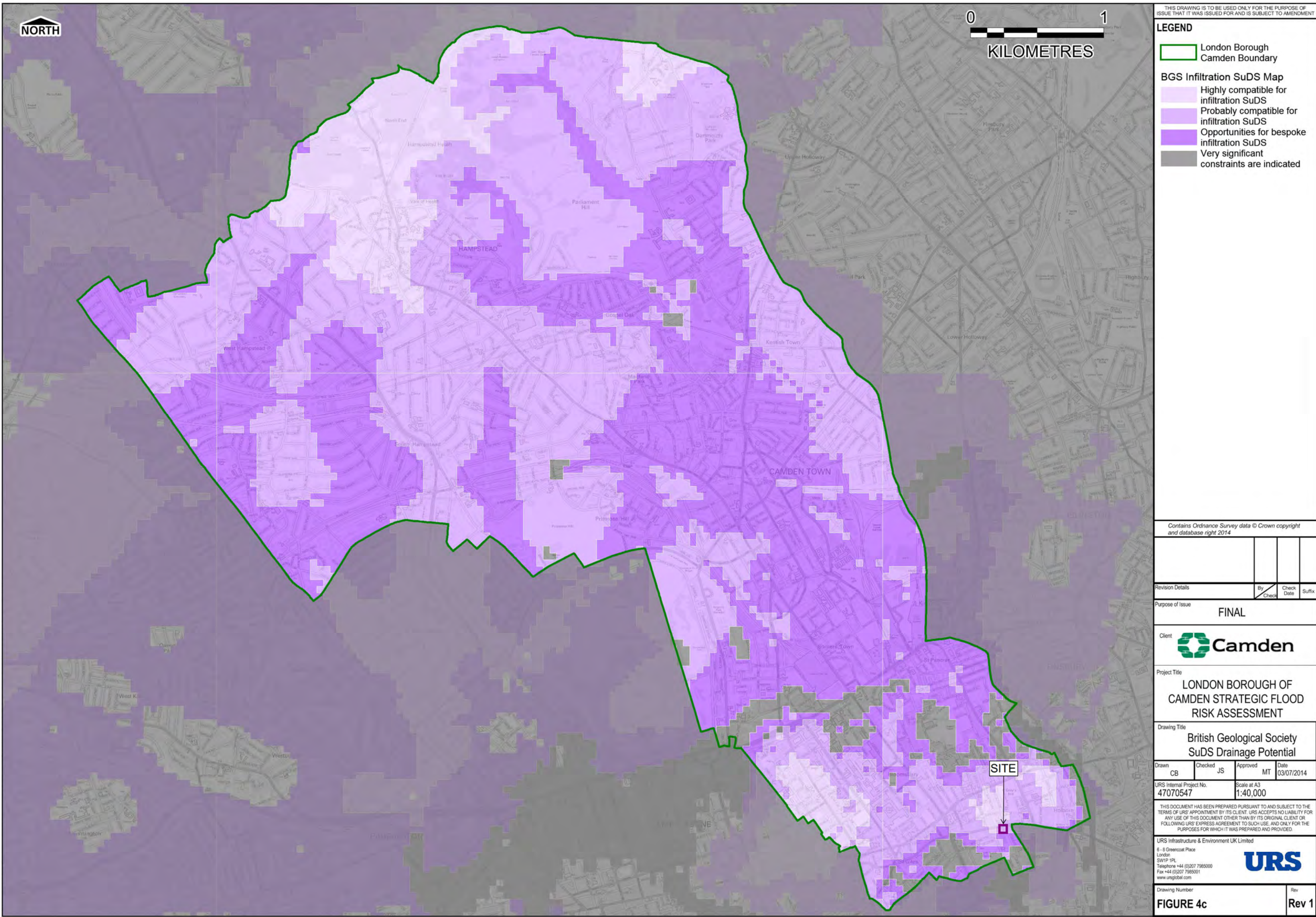
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Drawing Number	Rev
FIGURE4b	Rev 1

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LEGEND

London Borough Camden Boundary

BGS Infiltration SuDS Map

- Highly compatible for infiltration SuDS
- Probably compatible for infiltration SuDS
- Opportunities for bespoke infiltration SuDS
- Very significant constraints are indicated

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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
British Geological Society SuDS Drainage Potential

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

URS Internal Project No. 47070547	Scale at A3 1:40,000
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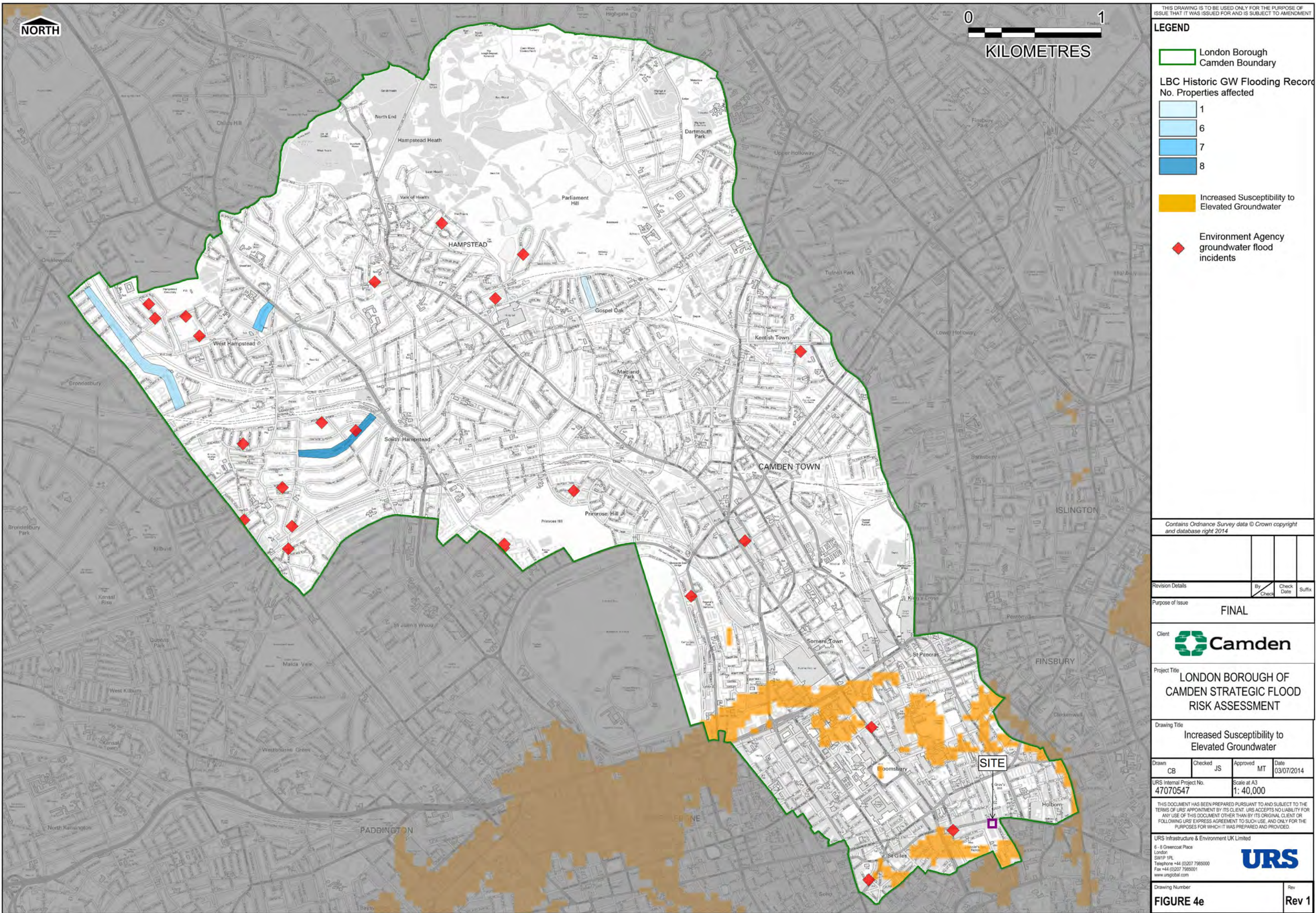
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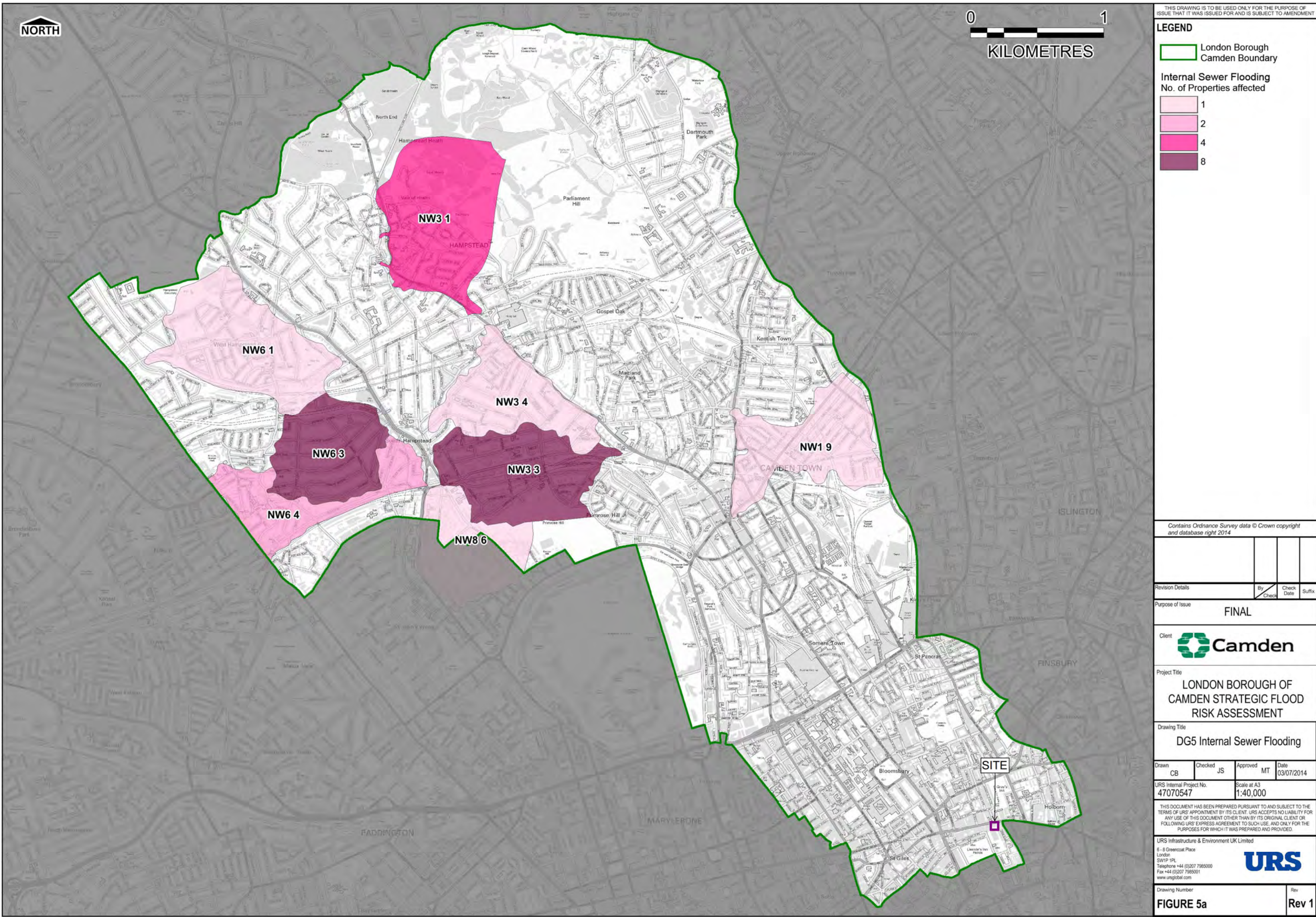
Drawing Number
FIGURE 4c

Rev
Rev 1

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LEGEND

 London Borough
Camden Boundary

Exterior Sewer Flooding No. of Properties affected

 1
 2
 4
 18

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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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47070547	1:40,000

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Drawing Number

FIGURE 5b

Rev

Rev 1

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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
 **Camden**

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

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47070547	1:40,000

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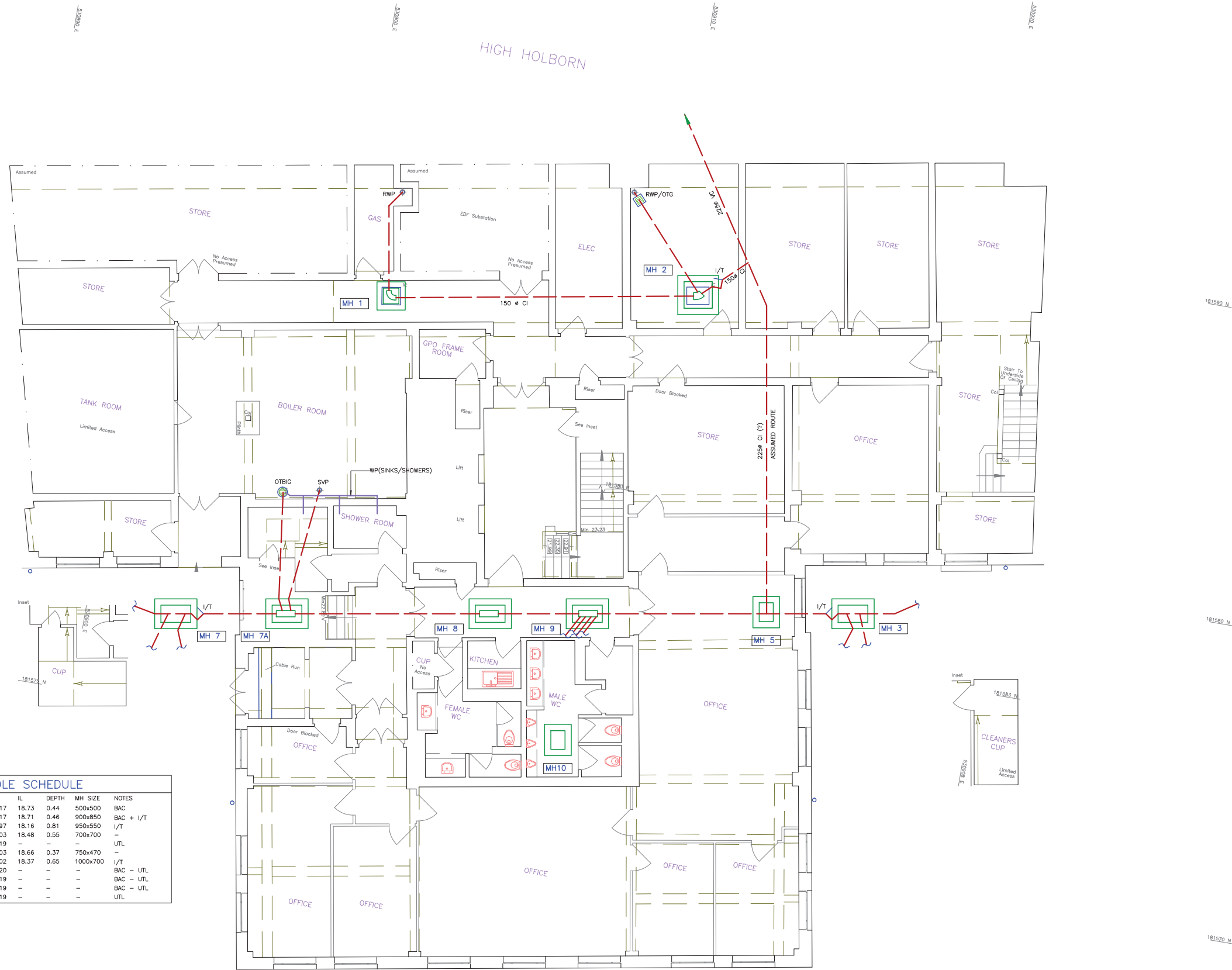
Drawing Number	Rev
FIGURE 6	Rev 2

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Appendix D


Thames Water Asset Information
and CCTV Survey

Manhole Reference	Manhole Cover Level	Manhole Invert Level
9604	22.76	18.8
9603	22.96	18.33
9633	22.14	n/a
9501	21.13	16.15
9407	20.27	15.42
8504	23.49	20.05
8403	22.63	18.28
8502	23.39	n/a
8512	n/a	n/a
8601	23.79	19.34
8513	23.03	9.26
8602	23.09	19.08
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.		



MANHOLE SCHEDULE						
MH No	CL	IL	DEPTH	MH SIZE	NOTES	
MH 1	19.17	18.73	0.44	500x500	BAC	
MH 2	19.17	18.71	0.46	900x850	BAC + I/T	
MH 3	18.97	18.16	0.81	950x550	I/T	
MH 4	19.03	18.48	0.55	700x700	-	
MH 5	19.19	-	-	-	UTL	
MH 6	19.03	18.66	0.37	750x470	-	
MH 7	19.02	18.37	0.65	1000x700	I/T	
MH 7A	19.20	-	-	-	BAC - UTL	
MH 8	19.19	-	-	-	BAC - UTL	
MH 9	19.19	-	-	-	BAC - UTL	
MH 10	19.19	-	-	-	UTL	

- NOTES:
- THIS DRAWING TO BE READ IN CONJUNCTION WITH JPD TECHNICAL SERVICES REPORT DATED 12 SEP 2016 SURVEY CARRIED OUT 8 SEP 2016
 - | | |
|-------|---------------------------------|
| MH | MANHOLE |
| DP | DRAIN POINT |
| RWP | RAINWATER PIPE |
| RWS | RAINWATER SHOE |
| WP | WASTE PIPE |
| WVP | WASTE VENT PIPE |
| VP | VENT PIPE |
| SVP | SOIL VENT PIPE |
| SP | SOIL PIPE |
| OTG | OPEN TRAPPED GULLY |
| OTBIG | OPEN TRAPPED BACK INLET GULLY |
| STBIG | SEALED TRAPPED BACK INLET GULLY |
| VC | VITRIFIED CLAY |
| I/T | INTERCEPTOR TRAP |
| RAI/T | REVERSE ARM INTERCEPTOR TRAP |
| PVC | PLASTIC PIPE |
| CI | CAST IRON |
| CID | CAST IRON DRAIN |
| G | GULLY |
| R/G | ROAD GULLY |
| B/D | BACKDROP |
| FA | FROM ABOVE |
| TB | TO BELOW |
| HL | HIGH LEVEL |
| FWD | FOUL WATER DRAIN |
| SWD | SURFACE WATER DRAIN |
| BAC | BOLTED ACCESS CHAMBER |
| PRM | PUMP RISING MAIN |
| SS | STUB STACK |
| AP | ACCESS POINT |
| CP | CATCHPIT |
| RE | RODDING EYE |
| UTL | UNABLE TO LIFT |
| UTS | UNABLE TO SURVEY FURTHER |
| UTSF | UNABLE TO SURVEY FURTHER |
 - ALL PIPEWORK IS 100# UNLESS OTHERWISE STATED
 - | | |
|-----|-------------------------------|
| --- | BELOW GROUND DRAINAGE |
| --- | ABOVE GROUND DRAIN/WASTE PIPE |
| --- | BRANCH REF No |

REV No	DATE	REVISION
		
jpd technical services		
PUBLIC HEALTH ENGINEERS SURVEY/DESIGN/CONTRACT		
14 Fairdene Road		
Coulsdon, Surrey CR5 1RA		
TEL: 01737 555054 WWW.JPDTECH.CO.UK		
CLIENT	HEYNE TILLET STEEL	
PROJECT	296-302 HIGH HOLBORN LONDON WC1V	
TITLE	BASEMENT FLOOR PLAN EXISTING DRAINAGE LAYOUT	
DRAWN	SDS	
CHECKED	JSB/JPD	
SCALE	1:50 @ A0 DO NOT SCALE	
DATE	15 SEP 2016	
DRAWING No	4585-2	