

DRAINAGE STRATEGY REPORT

AT

**TYBALDS ESTATE -
UNDERBUILDS PHASE 1**

REF: 222397-MNP-XX-XX-RP-C-0001

DECEMBER 2022

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Report prepared by:



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Senior Engineer

1. INTRODUCTION

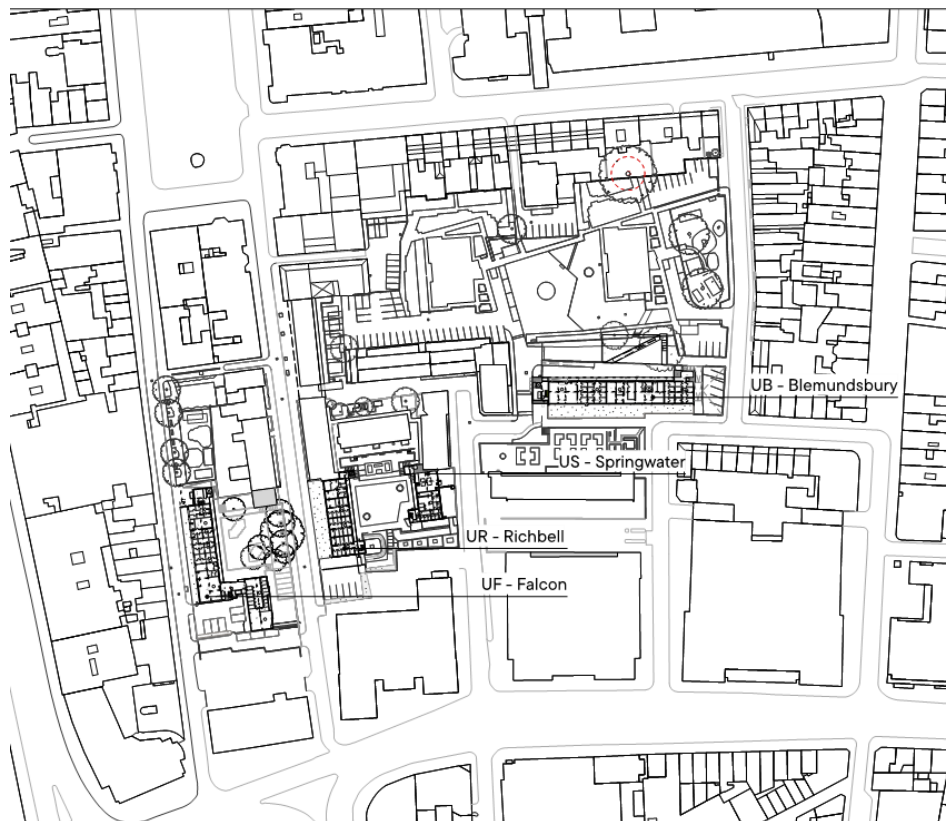
- 1.1. Mason Navarro Pledge Ltd have been commissioned by Camden Council to develop a surface & foul water drainage strategy for a proposed redevelopment of the existing underbuilds to 3no. residential towers (Blemundsbury, Richbell & Falcon) on the Tybalds Estate. Tybalds Estate is located in the southern portion of the borough of Camden, off of Orde Hall Street, Holborn, WC1N 3JP, London.
- 1.2. The purpose of this report is to demonstrate that a viable and sustainable strategy for the management and disposal of surface water runoff for the development can be achieved whilst simultaneously achieving a viable solution for foul water disposal.
- 1.3. This report follows on from the Drainage and SUDS strategy which was set out in report 'Flood Risk Assessment and Surface Water Drainage Strategy' dated June 2021 and submitted as part of the original application. The site wide Drainage and SUDS strategy remains as set out in that report. This report focuses on the delivery of the 10no. underbuild units.
- 1.4. This report has been prepared using the following data/information from various sources including:
 - Environment Agency site specific flood maps - DEFRA;
 - British Geological Survey Viewer;
 - DEFRA Magic Maps Application;
- 1.5. This is a live document based on current information, as of December 2022. It can be updated when further elements of the consented scheme come forward, to address and provide further details of the drainage and SUDS strategy and implementation associated with their delivery.
- 1.6. This report has been prepared by Andrew Quinn.

2. SITE CONDITIONS

SITE LOCATION & USE

- 2.1. Tybalds Estate is a residential housing estate, that has a number of medium to high rise blocks that are made up of a number of apartments. The estate is bound to the north by the rear of the properties that front on to Great Ormond Street, with the Great Ormond Street Hospital on the adjacent site of the road. The eastern side of the site is bounded by the kerb alignment of Orde Hall Street and follows the alignment around Dombey Street and part way down Harpur Street. The southern boundary of the site aligns with the back of commercial properties which front on to Theobalds Road. The southern boundary continues southwest and runs across New North Street, where the boundary then turns northwest where it meets Old Gloucester Street, to capture a parcel of land. The site boundary then turns back northeastward up to the back of the properties that front Great Ormond Street.
- 2.2. Tybalds Estate is located in the southern portion of the borough of Camden, off of Orde Hall Street, Holborn, WC1N 3JP, London. Please refer to Figure 1 below for the site location.
- 2.3. Refer to Appendix A for a copy of the site location plan and existing underbuild layout plans to each of the three blocks.

FIGURE 1: SITE LOCATION PLAN



SITE GEOLOGY

- 2.4. The geological conditions at the site are detailed below in Table 1 and are based on on-site intrusive works carried out by GEA as part of a Ground Investigation Report (Ref: J15072 Dated May 2015). These comprised of 4No. Boreholes to a depth of 5.0m. The on-site information has been cross referenced and aligns with the British Geological Survey (BGS) Viewer. The focus of an FRA study on geology is to examine the potential movement of water through the local geology.

TABLE 1: GEOLOGICAL GROUND CONDITIONS

Formation	Depth (bgl)	Description
Artificial Ground (Made Ground)	2.00-4.9m	These soils were variable, and comprised brown, reddish brown and greyish brown very sandy gravelly clay or sandy gravel with brick, concrete, clinker, glass and flint fragments
Superficial Deposits (Drift Deposits)	2.30 - 4.30m	Lynch Hill Gravel Member - Sand and gravel. Sedimentary superficial deposit formed between 362 and 126 thousand years ago during the Quaternary period.
Bedrock	to depth of 5.00m and below	London Clay Formation - Clay, silt and sand. Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period.

SITE HYDROGEOLOGY

- 2.5. The hydrogeological features of the site are provided in summary in Table 2. Hydrogeological features of the site have been identified from the DEFRA Magic Map application.

TABLE 2: HYDROGEOLOGICAL GROUND CONDITIONS

Map Dataset	Designation	Comment
Groundwater Vulnerability Zone	Low	This describes the vulnerability of the underlying groundwater body from activities carried out on the surface. Low: Areas that provide the greatest protection to groundwater from pollution. They are likely to be characterised by low-leaching soils and/or the presence of low-permeability superficial deposits.
Aquifer Maps: Bedrock Deposits Designation	Unproductive	This identifies the type of aquifer present in the soil bedrock formation. Unproductive: These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.
Aquifer Maps: Superficial Deposits Designation	Secondary A	This identifies the type of aquifer present in the permeable unconsolidated (loose) deposits. Secondary A: Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.
Groundwater Source Protection Zone	None	Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. The closer the activity, the greater the risk of contamination. No designation means: no groundwater source zone is present.

- 2.6. With reference to the GEA Ground Investigation Report a minimum record depth of the groundwater level in a standpipe was 3.42m bgl.

3. PROPOSED DEVELOPMENT

- 3.1. The proposal for the site consists of redeveloping the existing underbuilds to 3no. residential towers (Blemundsbury, Richbell & Falcon) on the Tybalds Estate.
- 3.2. The proposed development is to generate no net increase in impermeable surfacing, that would contribute to the surface water catchment.
- 3.3. Refer to Appendix B for a copy of the Architects Planning Drawings.

4. FLOOD RISK

4.1. The NPPF and the SFRA identifies several potential sources of flooding that must be considered when assessing flood risk, these are considered below in the following order: -

- Flooding from rivers (fluvial flooding)
- Flooding from the sea (tidal flooding)
- Flooding from land
- Flooding from reservoirs, canals, and other artificial sources

4.2. The assessment of flood risk in this report is based on the definitions in paragraph 65 of the Planning Practice Guidance, which recognises the following Flood Zones below in Table 3.

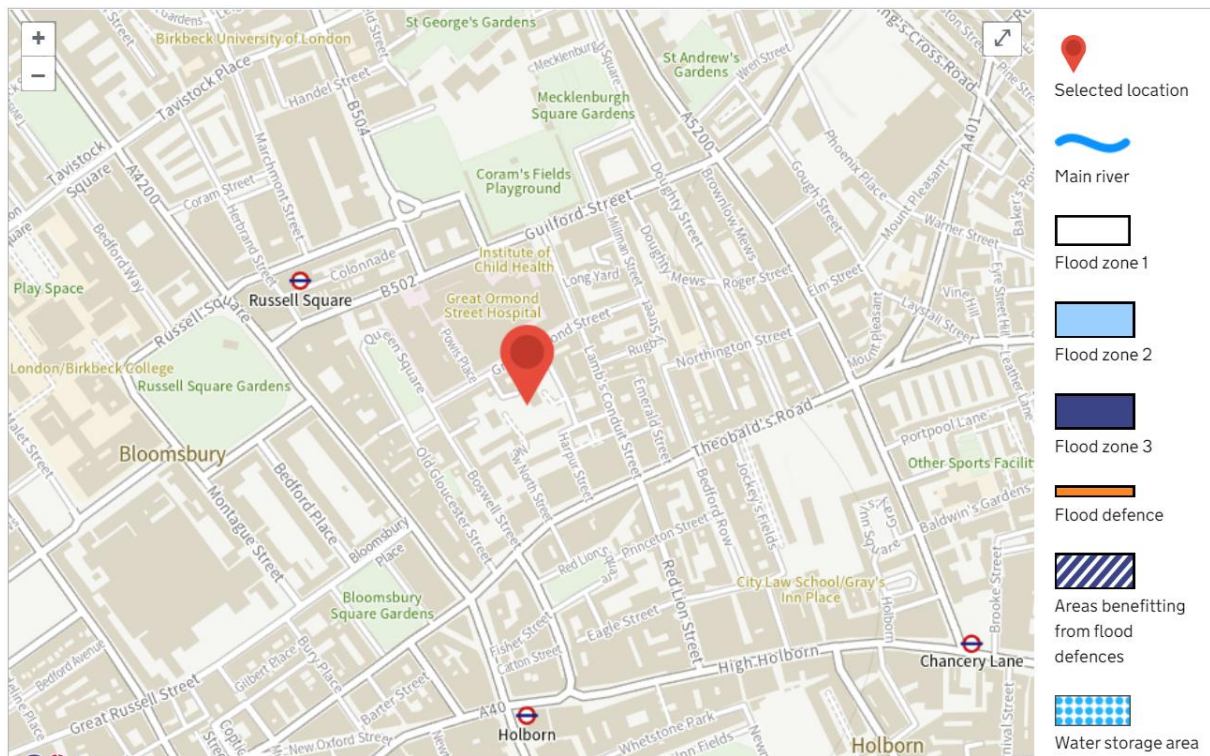
TABLE 3: FLOOD ZONE DEFINITIONS

Flood Zone	Annual probability of river or sea flooding
Zone 1 <i>Low Probability</i>	■ Land having less than 1 in 1000 annual probability of river or sea flooding (<0.1%)
Zone 2 <i>Medium Probability</i>	■ Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or ■ Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a <i>High Probability</i>	■ Land having a 1 in 100 or greater annual probability of river flooding; or ■ Land having a 1 in 200 or greater annual probability of sea flooding.
Zone 3b <i>The Functional Floodplain</i>	■ This zone comprises land where water has to flow or be stored in times of flood. ■ Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency.

FLOODING FROM RIVERS (FLUVIAL FLOODING) & SEA (TIDAL FLOODING)

- 4.3. The indicative flood maps published by the Environment Agency (EA) identify that the site is located within Flood Zone 1.

FIGURE 2: ENVIRONMENT AGENCY ONLINE FLOOD MAP EXTRACT

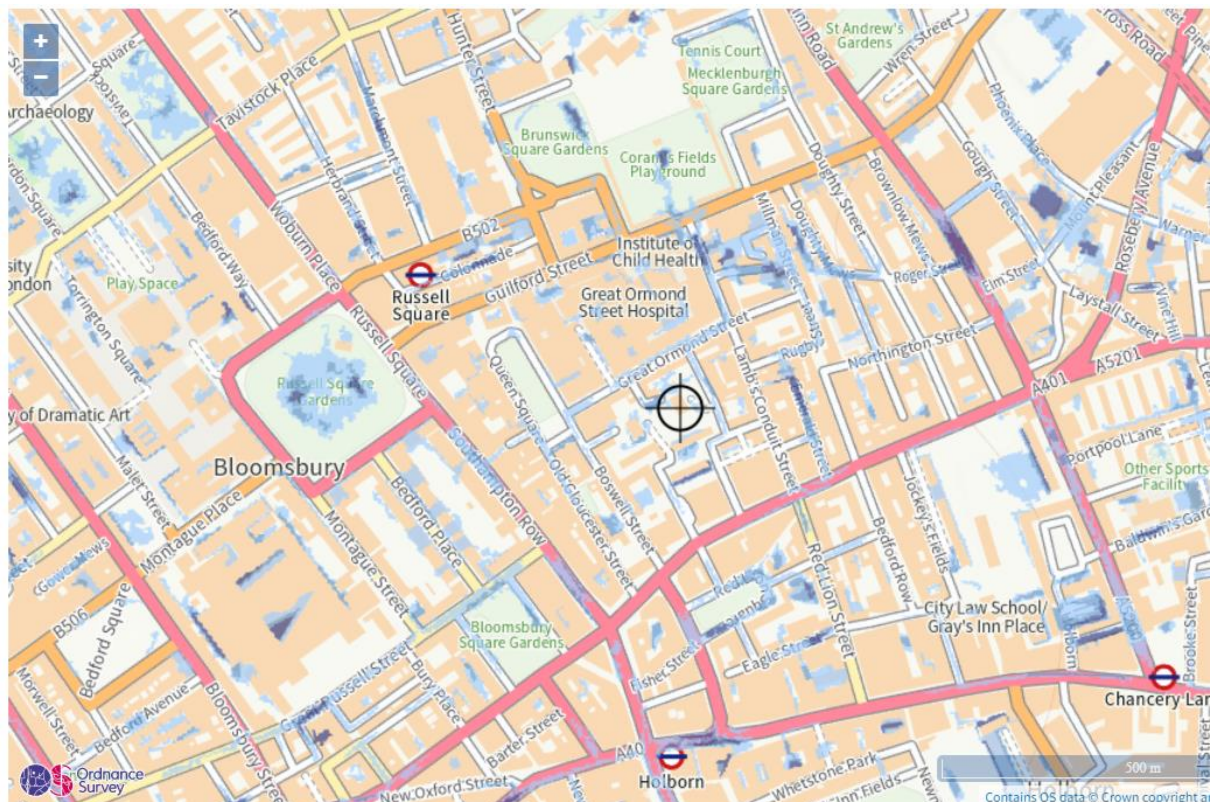


- 4.4. In summary the site is considered to be at very low risk of flooding from rivers and seas. Land considered as having less than 1 in 1000 annual probability of river or sea flooding (<0.1%).

FLOODING FROM SURFACE WATER

- 4.5. The EA Risk of Flooding from Surface Water map is published on their website to identify areas potentially at risk of flooding from surface water. This mapping identifies overland flow and surface water flooding which typically arises following periods of intense rainfall, often of short duration, that is unable to soak into the ground or enter drainage systems, it can run quickly off land and result in localised flooding.

FIGURE 3: ENVIRONMENT AGENCY ONLINE FLOOD MAP EXTRACT



Extent of flooding from surface water

● High ● Medium ● Low ○ Very Low ⊕ Location you selected

- 4.6. With reference to the Surface water flood risk maps, the site is predominantly at very low risk, but within the confines of the site there are some localised areas that are at low risk of surface water flooding.

FLOODING FROM RESERVOIRS

- 4.7. The EA Risk of Flooding from Reservoirs Map is published on their website to identify areas potentially at risk of flooding from large reservoirs (>25,000 m³ of water), if they were to fail and release the water they hold. It does not display data for smaller reservoirs.

FIGURE 4: ENVIRONMENT AGENCY ONLINE FLOOD MAP EXTRACT



Maximum extent of flooding from reservoirs:

● when river levels are normal ● when there is also flooding from rivers ⊕ Location you selected

- 4.8. In summary the site is deemed to be at very low risk of flooding from reservoirs and other sources.

5. PROPOSED SURFACE WATER DRAINAGE STRATEGY

EXISTING DRAINAGE INFRASTRUCTURE

- 5.1. A utilities survey of the site has been carried out. The survey picks up a number of utilities, including drainage infrastructure. Refer to Appendix C.
- 5.2. From the survey there is no apparent separate foul and surface water network serving the site. The 3no. residential towers are served by a dedicated combined sewer network. It is important to note that the site is served by a live and fully operational sewer network.
- 5.3. The utility survey identifies a number of combined sewer discharge locations around the site, all of which are assumed to outfall in to the public combined sewers under ownership of the local water authority - Thames Water.
- 5.4. foul and surface water flows from Blemundsbury House discharge through a 225mm combined sewer in to a 1118x787 public combined sewer under Dombey Street.
- 5.5. Richbell House is served by a combined sewer network that conveys foul and surface water flows through a series of 150mm pipes and heads eastward towards New North Street. Although the final outfall location has not been traced by the survey, it is assumed that it discharges in to the public combined sewer under New North Street.
- 5.6. In the south west corner of the site sits Falcon House. Foul and surface water from this area is conveyed in a 150mm diameter combined sewer that discharges to a 1093x635 public trunk sewer under Old Gloucester Street.
- 5.7. The utility survey provides no evidence of any on site SuDS features or flow control devices, and therefore it is assumed that the site discharges surface water at an unrestricted rate.

EXISTING RUN-OFF RATES

- 5.8. As the site is in part already developed (brownfield), greenfield runoff rates do not give a true representation of the current surface water discharge rates from the site.
- 5.9. On the basis that 0.1212Ha (1212m²) contributes to the surface water runoff rate and freely discharges surface water, the modified rational method can be adopted in line with Section 24.6.2 of the CIRIA "The SuDS Manual", in order to determine an estimate for the existing surface water runoff rate from the site. Table 5 below

outlines the existing run off rates for a number of events. The average intensities are based on FSR rainfall data and a winter rainfall profile for a duration of 15 minutes, please refer to Appendix D for Micro Drainage rainfall intensities.

TABLE 4: EXISTING BROWNFIELD RUN OFF RATES

Event	Average intensity (i) 15min Winter Event	Calculation	Brownfield Discharge Rate
1 in 1 year	33.1mm/hr	$Q = 3.61 \times 1.00 \times 33.1 \times 0.1212$	14.50l/s
1 in 30 year	81.3mm/hr	$Q = 3.61 \times 1.00 \times 81.3 \times 0.1212$	36.00l/s
1 in 100 year	105.8mm/hr	$Q = 3.61 \times 1.00 \times 105.8 \times 0.1212$	46.30l/s

LOCAL CONSTRAINTS & PLANNING POLICIES

5.10. With reference to the Camden Borough Council Local Plan, the following policies are applicable to flood risk and surface water management. Please note the list below is not exhaustive and for further details please refer to the Camden Borough Council policy documents.

Camden Council Local Plan - Policy CC2 Adapting to climate change

“The Council will require development to be resilient to climate change. All development should adopt appropriate climate change adaptation measures such as:

- A. The protection of existing green spaces and promoting new appropriate green infrastructure;*
- B. not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems;*
- C. incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and*
- D. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.”*

Camden Council Local Plan - Policy CC3 Water and flooding

“The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible. We will require development to:

- A. incorporate water efficiency measures;*
- B. avoid harm to the water environment and improve water quality;*
- C. consider the impact of development in areas at risk of flooding (including drainage);*

- D. incorporate flood resilient measures in areas prone to flooding;*
- E. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible; and*
- F. not locate vulnerable development in flood-prone areas.*

Where an assessment of flood risk is required, developments should consider surface water flooding in detail and groundwater flooding where applicable.”

Camden Borough Council Planning Condition 8 - (Ref: Application ref: 2021/3580/P

Prior to commencement of the proposed development, full details of the sustainable drainage system shall be submitted to, and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water and shall demonstrate the runoff rates approved by the Local Planning Authority. A revised drainage statement, SuDS pro-forma and supporting evidence should be included with:

- The proposed SuDS or drainage measures including storage capacities, and calculation/modelled evidence to support the storage capacities,*
- The proposed surface water discharge rates or volumes, and associated flow control measures, and calculation/modelled evidence to support the proposed discharge rates,*
- Agreement in writing of the proposed discharge rates and outfall rates with the relevant regulatory authority,*
- Typical / standard details for proposed features such as permeable pavements/surfacing, green roofs and other proprietary drainage elements proposed,*
- Demonstration of no flood risk to buildings and measures to manage exceedance flows on site.*

Details shall include a lifetime maintenance plan, and systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies.

PROPOSED SURFACE WATER DRAINAGE

- 5.11. With reference to Section 5.1 - 5.7, the existing residential towers currently disposes of surface water freely under gravity in to the adjacent public combined sewer network at the noted locations in section 5.1 - 5.7.
- 5.12. As the proposed works only consist of a re-development to the underbuilds at lower ground floor level to the 3no. high rise residential blocks, there will be no uplift in the surface water catchment area. It is proposed to maintain the existing surface water strategy as is, with no alterations. The existing downpipes above ground will be retained along with their associated below ground connections in to the combined systems that serve that residential block.
- 5.13. A pre-development enquiry has been submitted to the local water authority (Thames Water), which confirms there is sufficient capacity within the public sewer network at the existing connection points to cater for the proposed underbuilds. Refer to Appendix E.
- 5.14. Refer to Appendix F for a completed Camden SuDs Drainage Proforma.
- 5.15. Below, comments in green have been made against each criteria of Planning Condition 8 in order to support the discharging of the condition.

Camden Borough Council Planning Condition 8 - (Ref: Application ref: 2021/3580/P)

Prior to commencement of the proposed development, full details of the sustainable drainage system shall be submitted to, and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water and shall demonstrate the runoff rates approved by the Local Planning Authority.

As outlined in this report, the proposed repurposing of the existing underbuilds is to have no impact on the existing surface water drainage strategy. As the proposed works are limited to the re-purposing of the lower ground floor of the high to medium rise residential towers, the existing live surface water drainage strategy is to remain in place unchanged.

A revised drainage statement, SuDS pro-forma and supporting evidence should be included with:

- The proposed SuDS or drainage measures including storage capacities, and calculation/modelled evidence to support the storage capacities,
As mentioned the existing surface water drainage infrastructure is to remain as is given the proposed works. As the system is currently live and operational, no works to the surface water drainage are proposed.

- *The proposed surface water discharge rates or volumes, and associated flow control measures, and calculation/modelled evidence to support the proposed discharge rates,*
Refer to comments on the note above.
- *Agreement in writing of the proposed discharge rates and outfall rates with the relevant regulatory authority,*
Confirmation of capacity from the local water authority has been obtained and enclosed in Appendix E.
- *Typical / standard details for proposed features such as permeable pavements/surfacing, green roofs and other proprietary drainage elements proposed,*
As already outlined no SuDs features are proposed as part of the works.
- *Demonstration of no flood risk to buildings and measures to manage exceedance flows on site.*
As per section 4 of this report, flood risk has been addressed and noted that the site is at a low level of flood risk from all sources.

Details shall include a lifetime maintenance plan, and systems shall thereafter be retained and maintained in accordance with the approved details.

Section 7 of this report outlines recommended maintenance regimes to ensure longevity of the below ground drainage system.

- 5.16. Reference should be made back to the site wide drainage strategy set out in the MNP 'Flood Risk Assessment and Surface Water Drainage Strategy' Report dated June 2021. Prior to implementation of any further units beyond the 10 underbuilds, this report will be updated to provide further details of the Drainage and SUDS strategy, to further address the requirements of Condition 8.

6. PROPOSED FOUL WATER DRAINAGE STRATEGY

- 6.1. The site is already developed, and there is an existing below ground combined water network that serves the existing underbuilds, which drains under gravity in to the public combined sewer at the noted locations in section 5.1 - 5.7.
- 6.2. It is proposed that all foul flows from the re-developed underbuilds will drain in to the existing below ground combined gravity fed network. Where appropriate existing below ground connections will be reutilised. Any required new foul pop-ups to the re-developed underbuilds, will connect where possible in to the existing below ground system.
- 6.3. A pre-development enquiry has been submitted to the local water authority (Thames Water), which confirms there is sufficient capacity within the public sewer network at the existing connection points to cater for the proposed underbuilds. Refer to Appendix E.
- 6.4. Please refer to an indicative sketch in Appendix G of the below ground drainage arrangement.

7. SUDS MAINTENANCE AND MANAGEMENT

7.1 The responsibility for the enacting of this SuDS Maintenance and Management Plan will be the responsibility of the property owner.

GULLIES

7.2 Gullies provide a degree of pollution control in preventing silt and debris passing into the sewer network.

GULLY MAINTENANCE

MAINTENANCE SCHEDULE	REQUIRED ACTION	RECOMMENDED FREQUENCY
Regular maintenance	Clean and empty gullies.	Quarterly.

CATCHPITS

7.3 Catchpit chambers and manholes provide a degree of pollution control in preventing silt and debris passing forwards into the drainage network.

7.4 The operation and maintenance requirements are given in the table below:

CATCHPIT MAINTENANCE

MAINTENANCE SCHEDULE	REQUIRED ACTION	RECOMMENDED FREQUENCY
Regular maintenance	Clean and empty catchpits.	Quarterly.

BELOW GROUND MANHOLES AND DRAINAGE - GENERAL

7.5 Manholes and Catchpit Inspections should be frequent and regular, depending on local conditions, but at least annually. The drainage system should be cleaned / jetted as necessary.

8. RECOMMENDATIONS AND CONCLUSIONS

- 8.1. The proposal for the site consists of redeveloping the existing lower ground floors or underbuilds to 3no. residential towers (Blemundsbury, Richbell & Falcon) on the Tybalds Estate.
- 8.2. Geological conditions at the site are based on the Ground Investigation Report by GEA (Ref: J15072 Dated May 2015). According to the investigation, superficial deposits consist of Lynch Hill Gravel Member - Sand and gravel and bedrock deposits of London Clay Formation.
- 8.3. The proposed site is not located in a groundwater source protection zone. Bedrock deposits are an 'Unproductive' aquifer and superficial deposits are a 'Secondary A' designation. The site is also located over a 'Low' groundwater vulnerability zone.
- 8.4. The proposed development site is located within Flood Zone 1. From Table 2 the site is classified as 'More Vulnerable' (Flood Risk Vulnerability Classification) and therefore, from Table 3 the development is classified as 'appropriate'.
- 8.5. The EA published flood risk from surface water map shows that there is a predominately very low flood risk from surface water across the site. The reservoir flood risk map shows the site is not thought to be at flood risk from reservoirs and any other artificial sources. The Camden Council SFRA indicates that the site is shown to lie outside an area that has elevated susceptibility to groundwater flooding.
- 8.6. The utility survey identifies a number of combined sewer discharge locations around the site, all of which are assumed to outfall in to the public combined sewers under ownership of the local water authority - Thames Water.
- 8.7. foul and surface water flows from Blemundsbury House discharge through a 225mm combined sewer in to a 1118x787 public combined sewer under Dombey Street.
- 8.8. Richbell House is served by a combined sewer network that conveys foul and surface water flows through a series of 150mm pipes and heads eastward towards New North Street. Although the final outfall location has not been traced by the survey, it is assumed that it discharges in to the public combined sewer under New North Street.
- 8.9. In the south west corner of the site sits Falcon House. Foul and surface water from this area is conveyed in a 150mm diameter combined sewer that discharges to a 1093x635 public trunk sewer under Old Gloucester Street.

-
- 8.10. The existing residential towers currently dispose of surface water freely under gravity in to the adjacent public combined sewer network at the noted locations in section 5.1 - 5.7.
- 8.11. As the proposed works only consist of a re-development to the underbuilds at lower ground floor level to the 3no. high rise residential blocks. It is proposed to maintain the existing surface water strategy as is, with no alterations. The existing downpipes above ground will be retained along with their associated below ground connections in to the combined systems that serve that residential block.
- 8.12. The site is already developed, and there is an existing below ground combined water network that serves the existing underbuilds, which drains under gravity in to the public combined sewer at the noted locations in section 5.1 - 5.7.
- 8.13. Reference should be made back to the site wide drainage strategy set out in the MNP 'Flood Risk Assessment and Surface Water Drainage Strategy' Report dated June 2021. Prior to implementation of any further units beyond the 10 underbuilds, this report will be updated to provide further details of the Drainage and SUDS strategy, to further address the requirements of Condition 8.
- 8.14. It is proposed that all foul flows from the re-developed underbuilds will drain in to the existing below ground combined gravity fed network. Where appropriate existing below ground connections will be reutilised. Any required new foul pop-ups to the re-developed underbuilds, will connect where possible in to the existing below ground system.
- 8.15. A pre-development enquiry has been submitted to the local water authority (Thames Water), which confirms there is sufficient capacity within the public sewer network at the existing connection points to cater for the proposed underbuilds.
- 8.16. The responsibility for the enacting of this SuDS Maintenance and Management Plan will be the responsibility of the property owner.

APPENDICES

APPENDIX A

Site Location Plan and Existing Plans



- Notes:
1. Do not scale from this drawing.
 2. All dimensions to be verified prior to the commencement of any work or the production of any shop drawings.
 3. Matthew Lloyd Architects (MLA) shall be notified in writing of any discrepancies.
 4. Survey and boundaries indicative only.
 5. Proposals are subject to utilities surveys and specialist consultants' input & coordination.
 6. Any areas indicated are approximate and indicative only.
 7. Where an item is covered by drawings in different scales the larger scale drawing is to be worked to.
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Revisions:

TENDER

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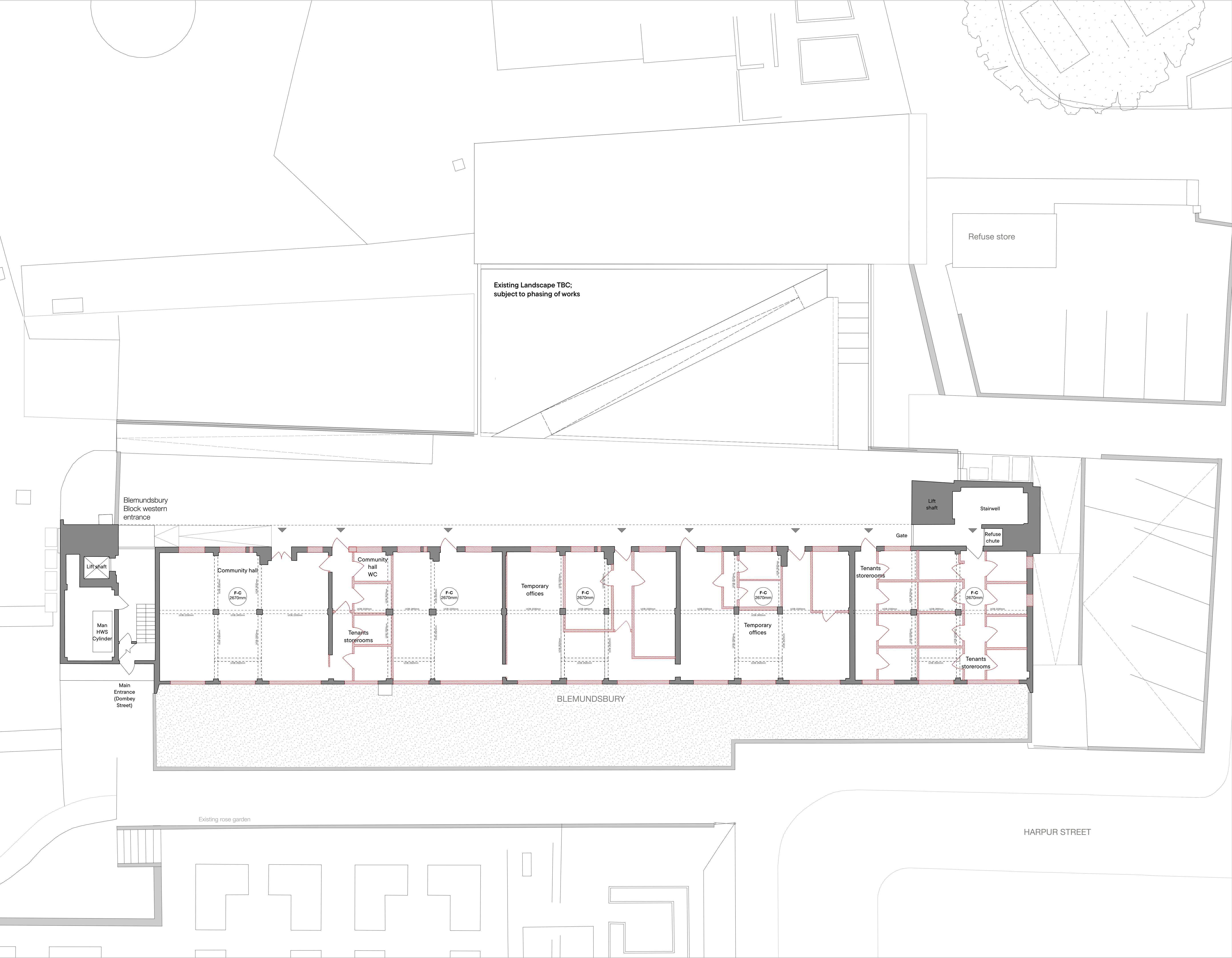
A3

Date: Jul-22 Scale: 1:1250 @ A3 Checked by: ASp Drawn by: GP

Project: TYBALDS ESTATE
CAMDEN

Drawing title: EXISTING SITE LOCATION PLAN

Reference: TE Dwg. No: UB-001 Rev: T02



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Key:

Phase 1 Demolition

- NOTES
1. All existing glass block windows & external doors to be removed.
 2. Existing openings to be adjusted as per drawings.
 3. All existing floor coverings, wall & ceiling boarding & associated framing to be stripped out.
 4. All existing sanitaryware, kitchen & associated fittings to be stripped out.
 5. All partitions & associated doors indicated to be demolished.
 6. All superfluous decommissioned services to be stripped out.

Revisions:

TENDER

Client:

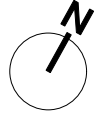


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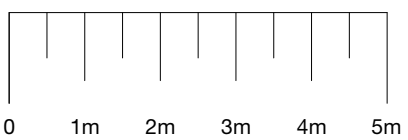
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Project: TYBALDS ESTATE CAMDEN

Drawing title: EXISTING BLEMUNDSBURY - LOWER GROUND FLOOR PLAN

Reference: TE Dwg. No: UB-100 Rev: T02



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 3. Matthew Lloyd Architects (MLA) shall be notified in writing of any discrepancies.
 4. Survey and boundaries indicative only.
 5. Proposals are subject to utilities surveys and specialist consultants' input & coordination.
 6. Any areas indicated are approximate and indicative only.
 7. Where an item is covered by drawings in different scales the larger scale drawing is to be worked to.
 8. Drawing to be read in conjunction with relevant consultant's drawings and specifications.
 9. Where MLA services on a project do not include for site inspections and work surveys, MLA do not warrant that 'as built' issue drawings are a complete and accurate record of what has been built.
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Key:

 Phase 1 Demolition

- NOTES**
1. All existing glass block windows & external doors to be removed.
 2. Existing openings to be adjusted as per drawings.
 3. All existing floor coverings, wall & ceiling boarding & associated framing to be stripped out.
 4. All existing sanitaryware, kitchen & associated fittings to be stripped out.
 5. All partitions & associated doors indicated to be demolished.
 6. All superfluous decommissioned services to be stripped out.

Revisions:

TENDER

Client:



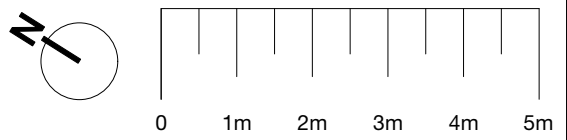
Matthew Lloyd Architects

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A1

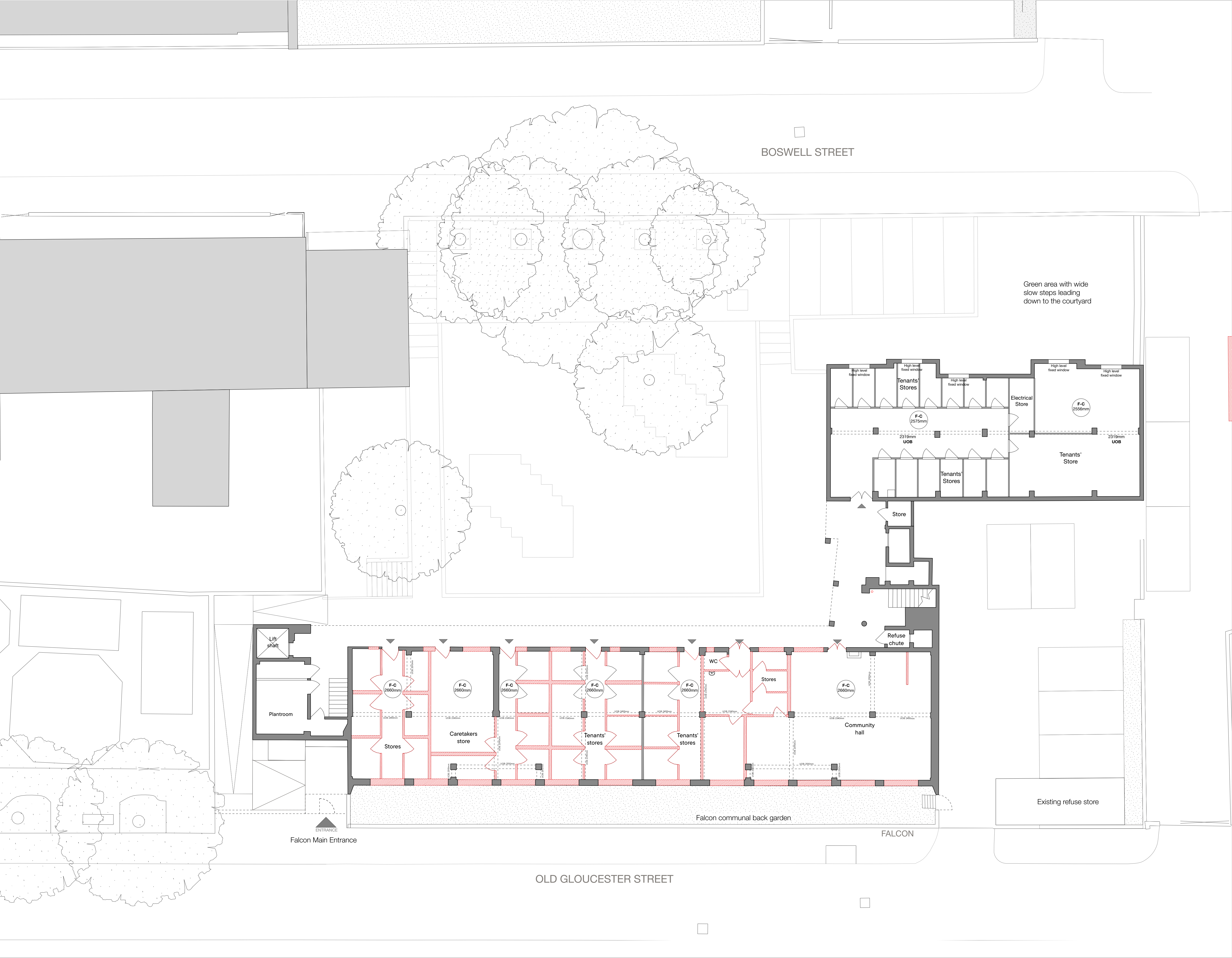


Date:	Scale:	Checked by:	Drawn by:
Sep-22	1:100 @ A1	ASp	GP

Project:
**TYBALDS ESTATE
CAMDEN**

Drawing title:
**EXISTING RICHBELL- LOWER GROUND
FLOOR PLAN**

Reference:	Dwg. No:	Rev:
TE	UR-100	T02



- Notes:
1. Do not scale from this drawing.
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Revisions:

TENDER

Client:

Camden

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0 1m 2m 3m 4m 5m

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Sep-22	1:100 @ A1	ASp	GP
Project:			
TYBALDS ESTATE CAMDEN			
Drawing title:			
EXISTING FALCON - LOWER GROUND FLOOR PLAN			
Reference:	Dwg. No:	Rev:	
TE	UF-100	T02	

APPENDIX B

Proposed Architects Plans