



- 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.
  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.
  10. MLA shall not be liable for the consequences of any use, misuse or variation of this drawing for any purpose other than that for which it was originally prepared.
  11. This title block is copyright of MLA and should not be used, removed, or altered without permission and clear identification.

- Key:
- WT01: EXTERNAL INFILL
  - WT02: EXTERNAL WALL LINING
  - WT03: EXTERNAL WALL TO BATHROOM/ WC
  - WT04: EXTERNAL BATHROOM/WC INFILL
  - WT05: ENTRANCE WALL
  - WT06: RISER CUPBOARD PARTITION
  - PT01: TYPICAL STUD PARTITION
  - PT02: PARTY WALL BLOCKWORK
  - PT03: TYPICAL BATHROOM/WC WALL
  - DROPPED CEILING FOR SERVICE RUNS F-C: 2100mm
  - DROPPED CEILING FOR BATHROOM/ WC F-C: 2335mm
  - PAT01: TYPICAL PATIO FENCE
  - PAT02: TYPICAL PATIO EDGE (1.8m)
  - PAT03: TYPICAL PATIO GATE
  - PAT04: TYPICAL PATIO MESH FENCE

Revisions:

TENDER	
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Client:

**Camden**

Matthew Lloyd Architects

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Original Sheet Size

**A1**

0 1m 2m 3m 4m 5m

Date:	Scale:	Checked by:	Drawn by:
Sep-22	1:100 @ A1	ASp	GP
Project:			
TYBALDS ESTATE CAMDEN			
Drawing title:			
PROPOSED RICHBELL- LOWER GROUND FLOOR PLAN			
Reference:	Dwg. No:	Rev:	
TE	UR-200	T03	

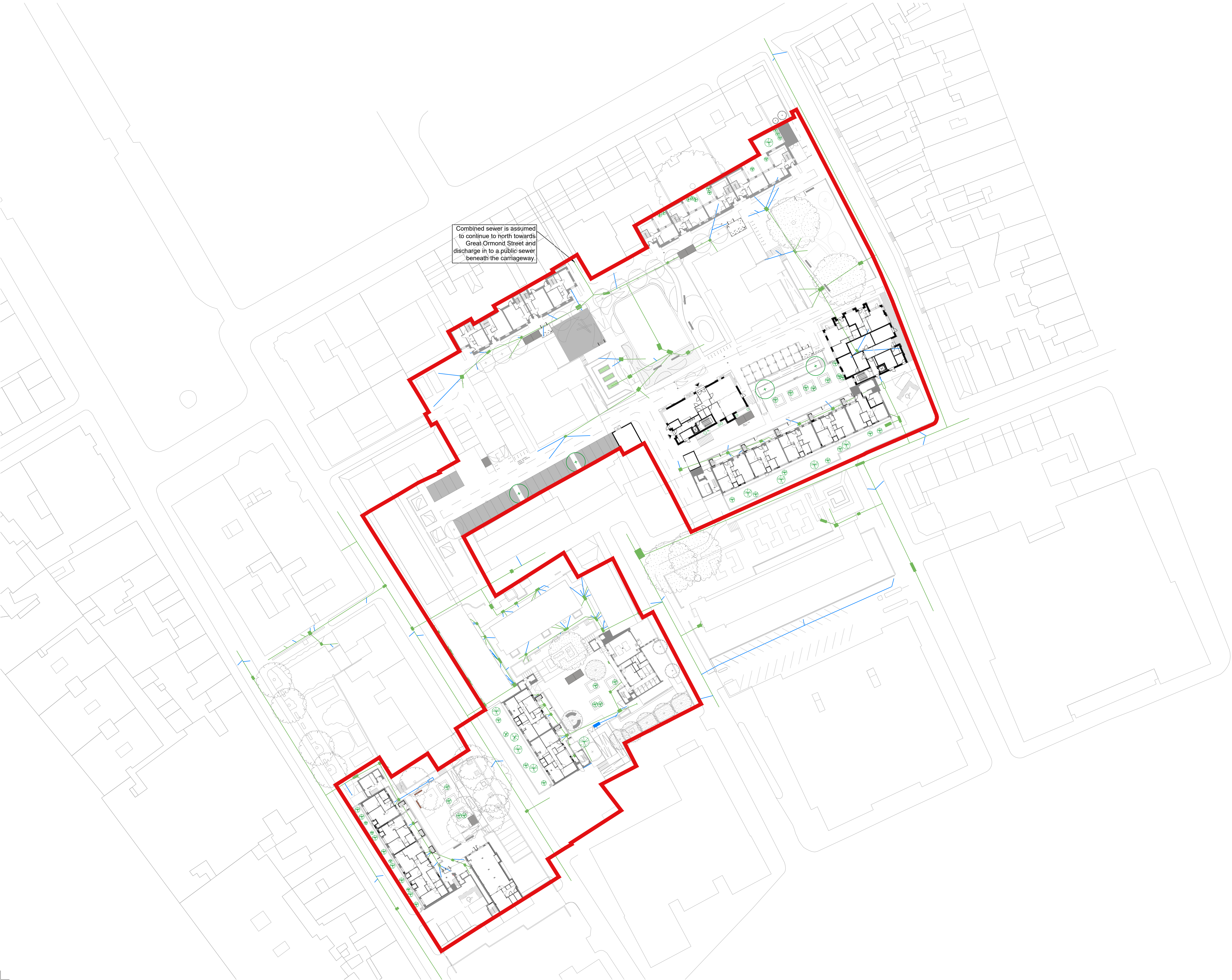




## APPENDIX C

### Existing Drainage Infrastructure





General

1.1 This drawing is to be read in conjunction with all Architect's, Engineer's and Services Engineer's drawings and specifications.

1.2 Do not scale from any of the structural drawings. All dimensions to be verified on site and any discrepancies should be highlighted.

1.3 The contractor is responsible for the stability of the building and adjoining structures during construction and shall design, install, adapt and maintain all necessary propping and temporary works. A method statement for the temporary works must be submitted to the contractor administrator for comment before work begins.

1.4 All materials to comply with the relevant British Standard.

P2	Revised for Site Layout	14.06.21	RJ
P1	For Information	26.09.19	RJ

REV	COMMENTS	DATE	CHK
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STATUS

**PRELIMINARY**



**mason navarro pledge**  
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**Tybalds Estate  
Camden**


**Drainage Survey Plan**

SCALE	DRAWN BY	DATE
1:500 @ A1	AQ	Sept 2019
DRAWING No	REV	
<b>219218-C-901</b>	<b>P2</b>	



## APPENDIX D

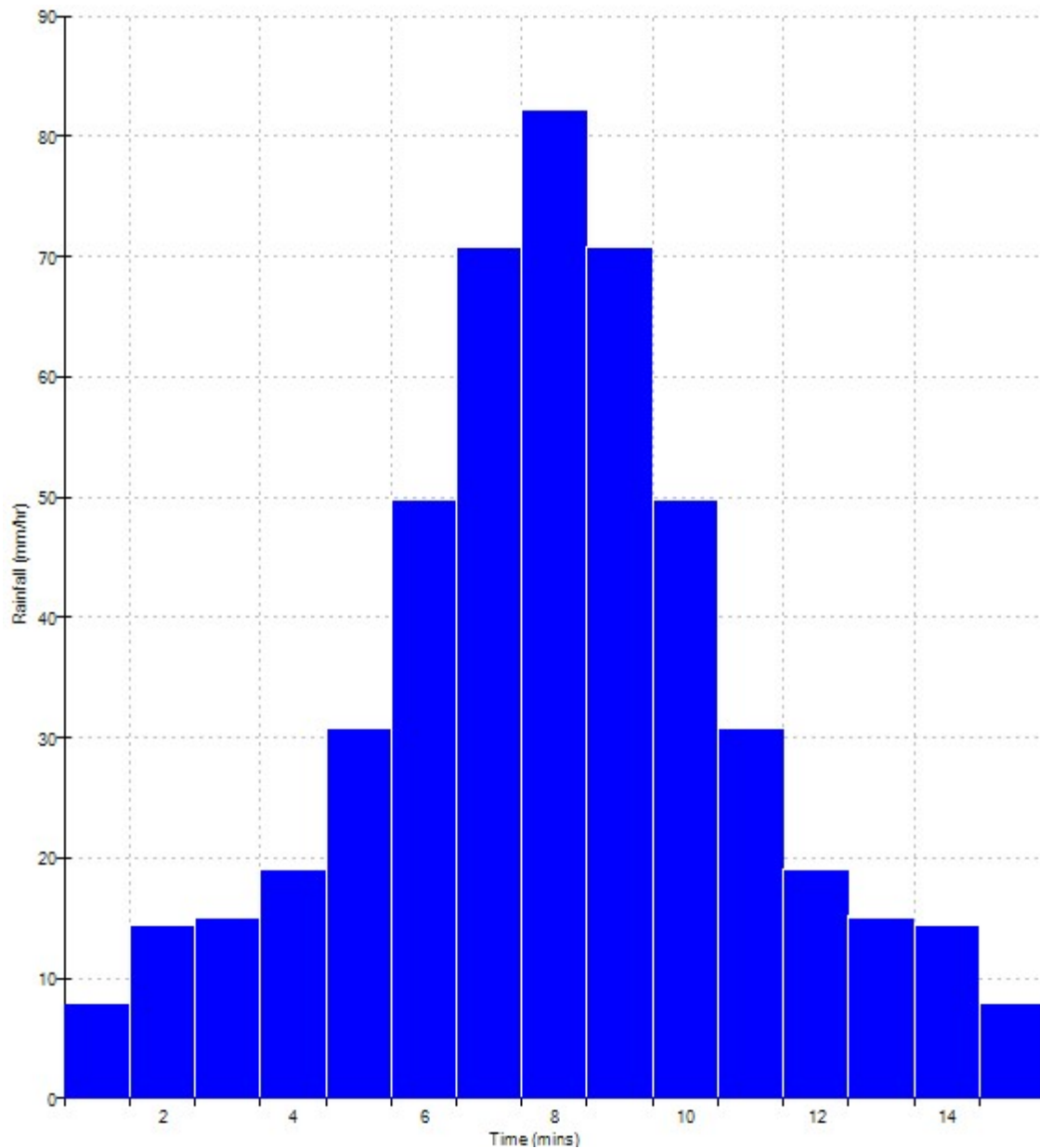
### Micro Drainage Intensity Values


Mason Navarro Pledge		Page 1
Bancroft Court Hitchin Hertfordshire SG5 1LH	Tybald Estate Camden	
Date 23/08/2019 10:36 File	Designed by Andrew Quinn Checked by Richard James	
XP Solutions Network 2019.1		

### Rainfall profile

Storm duration (mins) 15

FSR Data  
Region England and Wales  
M5-60 (mm) 20.700  
Ratio R 0.438  
Peak Intensity (mm/hr) 82.101  
Ave. Intensity (mm/hr) 33.106  
Return Period (years) 1.0

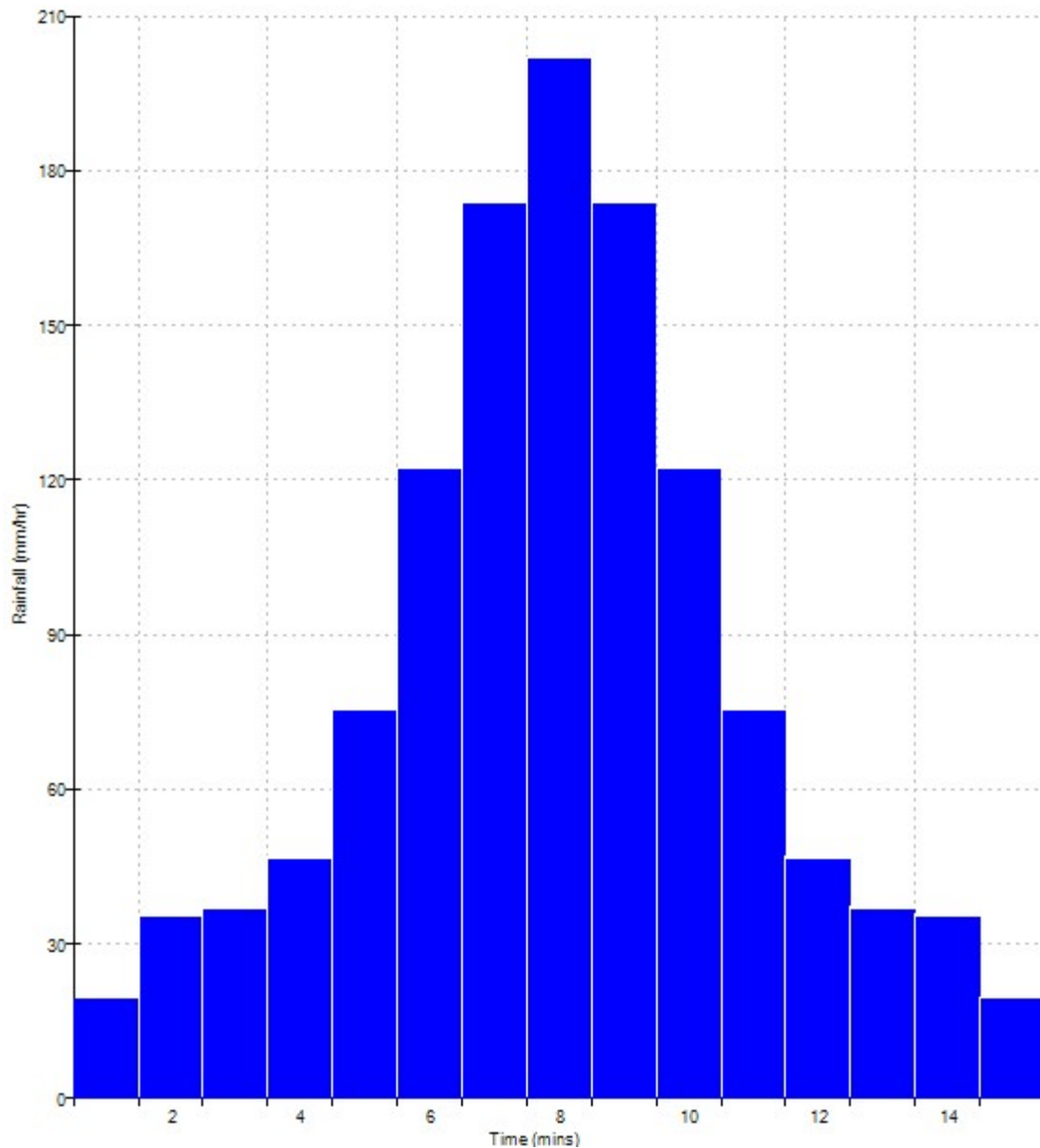



Mason Navarro Pledge		Page 1
Bancroft Court Hitchin Hertfordshire SG5 1LH	Tybald Estate Camden	
Date 23/08/2019 10:37 File	Designed by Andrew Quinn Checked by Richard James	
XP Solutions	Network 2019.1	

### Rainfall profile

Storm duration (mins) 15

FSR Data  
Region England and Wales  
M5-60 (mm) 20.700  
Ratio R 0.438  
Peak Intensity (mm/hr) 201.632  
Ave. Intensity (mm/hr) 81.304  
Return Period (years) 30.0

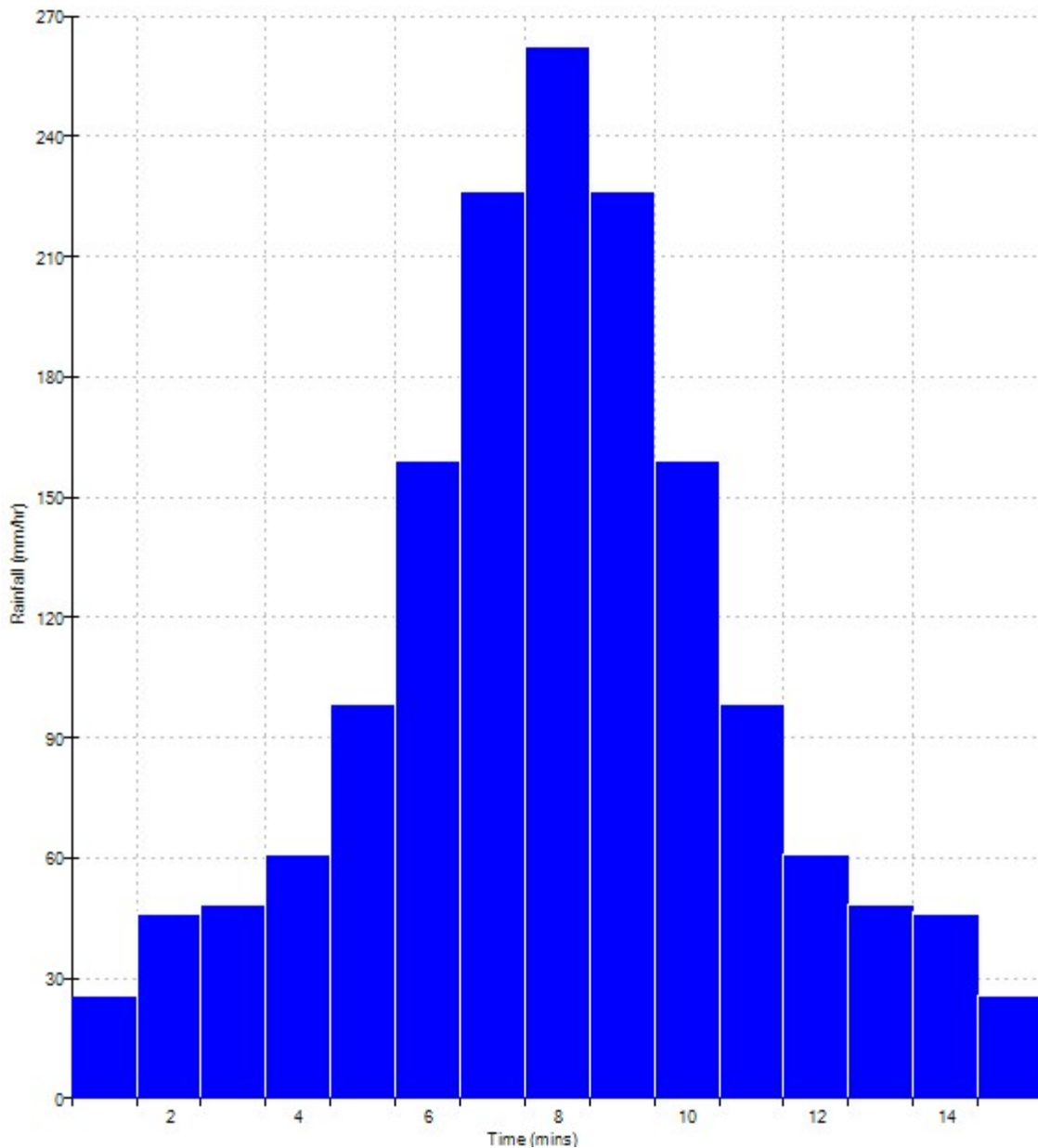


Mason Navarro Pledge		Page 1
Bancroft Court Hitchin Hertfordshire SG5 1LH	Tybal Estate Camden	
Date 23/08/2019 10:38 File	Designed by Andrew Quinn Checked by Richard James	
XP Solutions	Network 2019.1	

### Rainfall profile

Storm duration (mins) 15

FSR Data  
Region England and Wales  
M5-60 (mm) 20.700  
Ratio R 0.438  
Peak Intensity (mm/hr) 262.293  
Ave. Intensity (mm/hr) 105.764  
Return Period (years) 100.0





## APPENDIX E

### Thames Water Correspondence



Andrew Quinn

Mason Navarro Pledge  
First Floor, Bevan House  
9 - 11 Bancroft Court  
Hitchin  
SG5 1LH



01 December 2022

## Pre-planning enquiry: Confirmation of sufficient capacity

**Site Address: Tybalds Estate Ph 1, 1-56 Orde Hall St, London, WC1N 3JP**

Dear Andrew,

Thank you for providing information on your development.

*Proposed site: phase 1 include lower GR Floor redevelopment only. The proposal is to convert existing offices (294sqm), community hall (567sqm) and tenants' storage(351sqm) into 10 residential units. Proposed foul water connection from Falcon House into a combined sewer in Old Gloucester St. Connection from Richbell House into a combined sewer under New North St. Connection from Blemundesbury House outfall to the public combined sewer in Dombey Street. No change in Surface Water as only change of use for lower ground floor.*

We have completed the assessment of the foul water flows based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Please reconsult Thames Water if there are any changes to the proposed surface water flows / impermeable area as this will need to be reassessed.

### Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent combined sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

**You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.**

### Surface Water

Where possible, Thames Water would recommend retrofitting SuDs measures to help to maximise future-proofing potential and achieve a reduction in peak surface water runoff rates

### **What happens next?**

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me on 07747 641 932.

Yours sincerely

### **Natalya Collins**

Developer Services – Adoptions Engineer

Mobile: 07747 641 932

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at [developers.thameswater.co.uk](http://developers.thameswater.co.uk)

**Get advice on making your sewer connection correctly at [connectright.org.uk](http://connectright.org.uk)**



## APPENDIX F

### Camden Council SuDs Proforma

1. Project & Site Details	Project / Site Name (including sub-catchment / stage / phase where appropriate)	Tybal Estate Phase 1
	Address & post code	Orde Hall Street, Holborn, WC1N 3JP
	OS Grid ref. (Easting, Northing)	E 530530 N 181944
	LPA reference (if applicable)	
	Brief description of proposed work	proposed redevelopment of the existing lower ground floors or underbuilds to 3no. residential towers (Blemundsbury, Richbell & Falcon) on the Tybalds Estate
	Total site Area	1212 m <sup>2</sup>
	Total existing impervious area	1212 m <sup>2</sup>
	Total proposed impervious area	1212 m <sup>2</sup>
	Is the site in a surface water flood risk catchment (ref. local Surface Water Management Plan)?	No
	Existing drainage connection type and location	Public combined sewer
Designer Name	Andrew Quinn	
Designer Position	MNP	

2. Proposed Discharge Arrangements	2a. Infiltration Feasibility		
	Superficial geology classification	Lynch Hill Gravel Member	
	Bedrock geology classification	London Clay Formation	
	Site infiltration rate	N/A	m/s
	Depth to groundwater level	3.42	m below ground level
	Is infiltration feasible?	No	
	2b. Drainage Hierarchy		
		Feasible (Y/N)	Proposed (Y/N)
	1 store rainwater for later use	N	N
	2 use infiltration techniques, such as porous surfaces in non-clay areas	N	N
	3 attenuate rainwater in ponds or open water features for gradual release	N	N
	4 attenuate rainwater by storing in tanks or sealed water features for gradual release	N	N
	5 discharge rainwater direct to a watercourse	N	N
	6 discharge rainwater to a surface water sewer/drain	N	N
	7 discharge rainwater to the combined sewer.	Y	Y
2c. Proposed Discharge Details			
Proposed discharge location	Existing combined sewer		
Has the owner/regulator of the discharge location been	Yes		

	Designer Company	
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	consulted?	
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