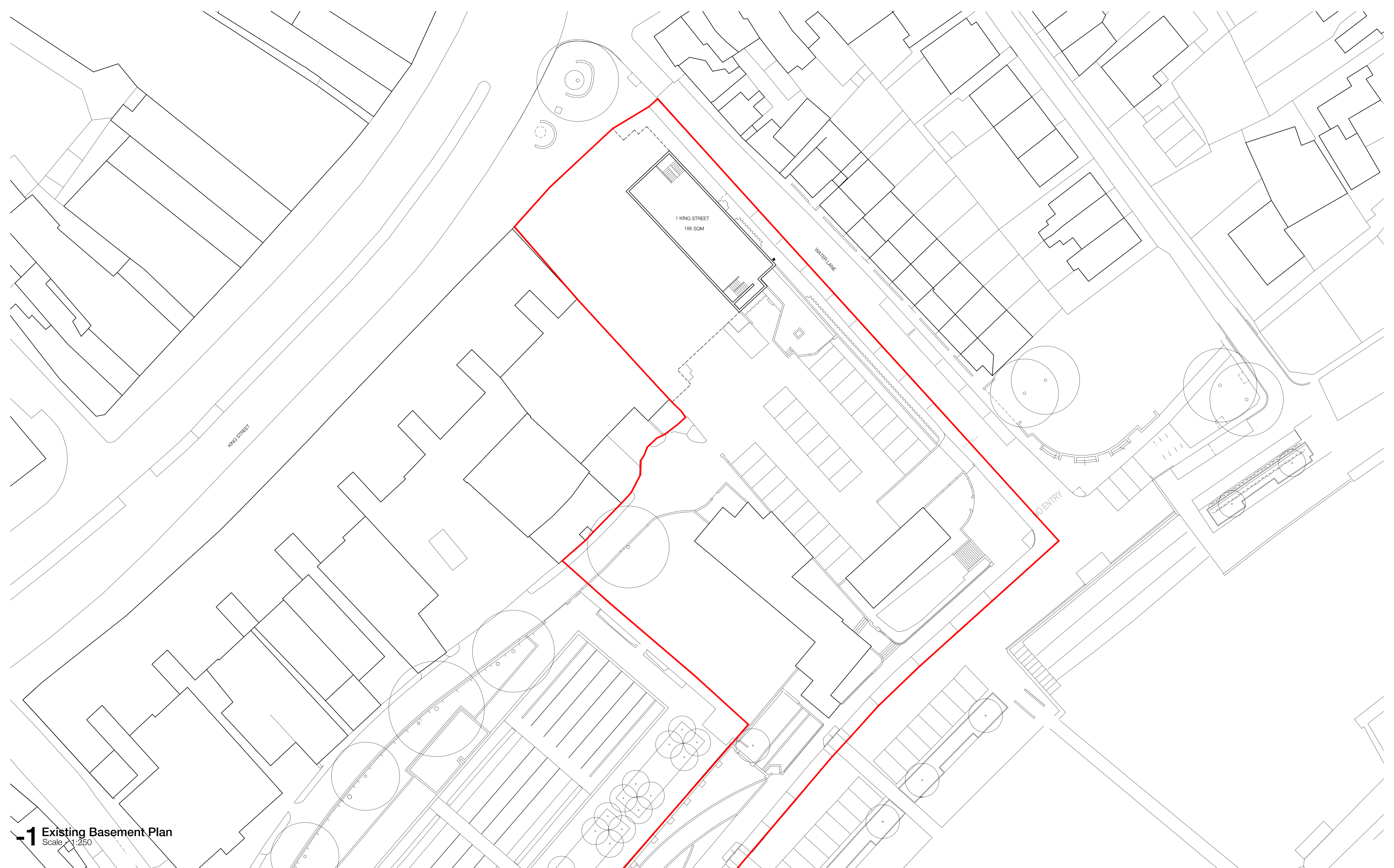


Appendix E - Proposed Drawings



1 Existing Basement Plan
Scale 1:250



Drawings are based on PDF lease plans and not survey information.

Refer to the following original drawings:
P/01/B
PM0178_02
32506R/1
10128913

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Location Plan

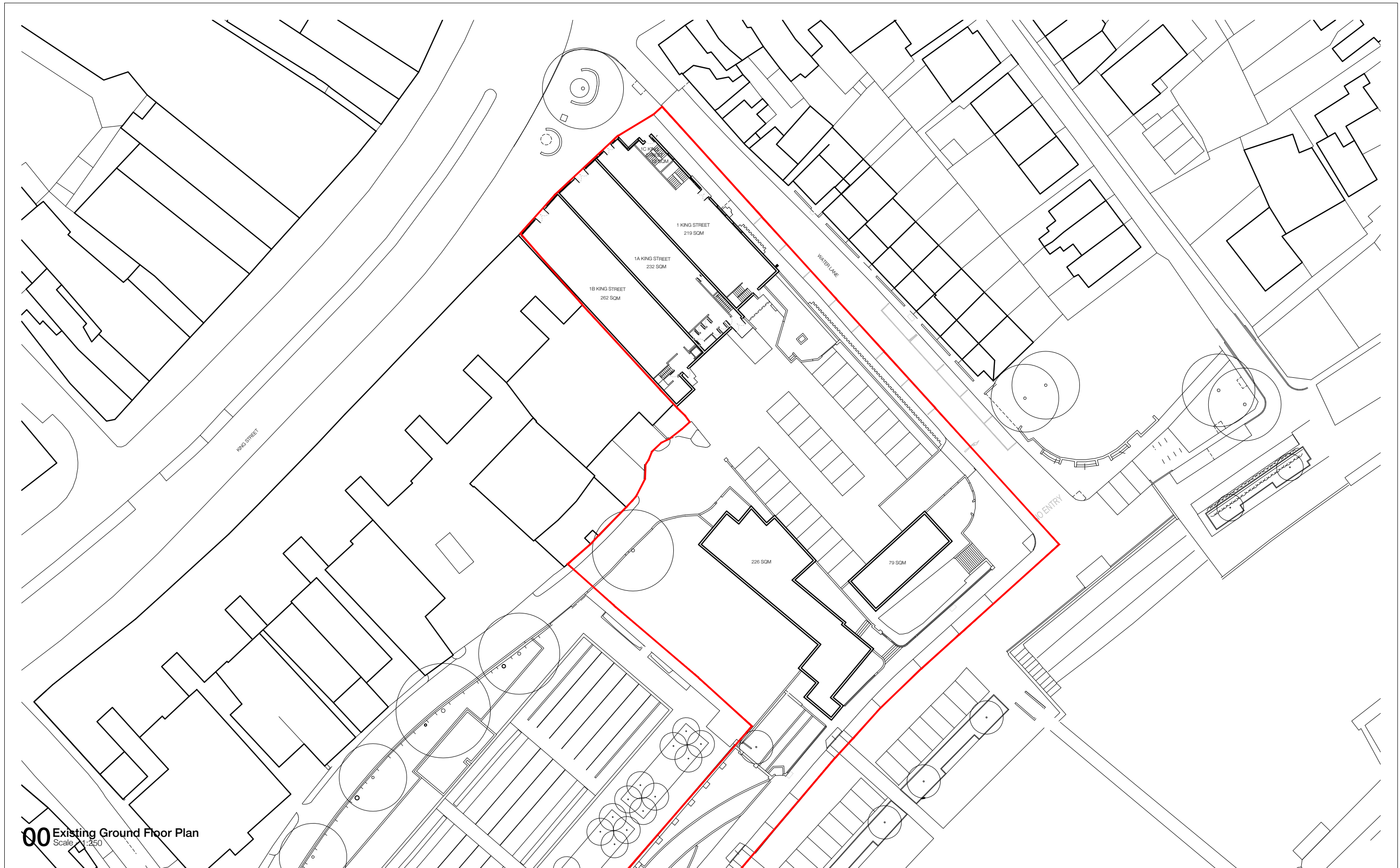
D02	DRAWING UPDATE	RFP	17.11.17	RGF
D01	FIRST ISSUE	RGF	14.11.17	TNT
Rev.	Des.	By	Date	Ch.

Project:	Twickenham	Job No.:	31033
Title:	Existing Basement Plan		
Scale:	1:250 @ A1, 1:500 @ A3	Drawn By:	RPP
Date:	November 2017	Checked By:	RGF
Drawing No.:	001_099	Revision:	D02

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PRELIMINARY



00 Existing Ground Floor Plan
Scale: 1:250



0 2 4 6 8 10 12 m
Scale 1:250

Drawings are based on PDF lease plans and not survey information.

Refer to the following original drawings:
P/01/B
PM0178_02
32506P/1
10128913

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Project: Twickenham	Job No. 31033
Title: Existing Ground Floor Plan	
Scale: 1:250 @ A1, 1:500 @ A3	Drawn By: RPP
Date: November 2017	Checked By: RGF
Drawing No: (00)_100	Revision: D02

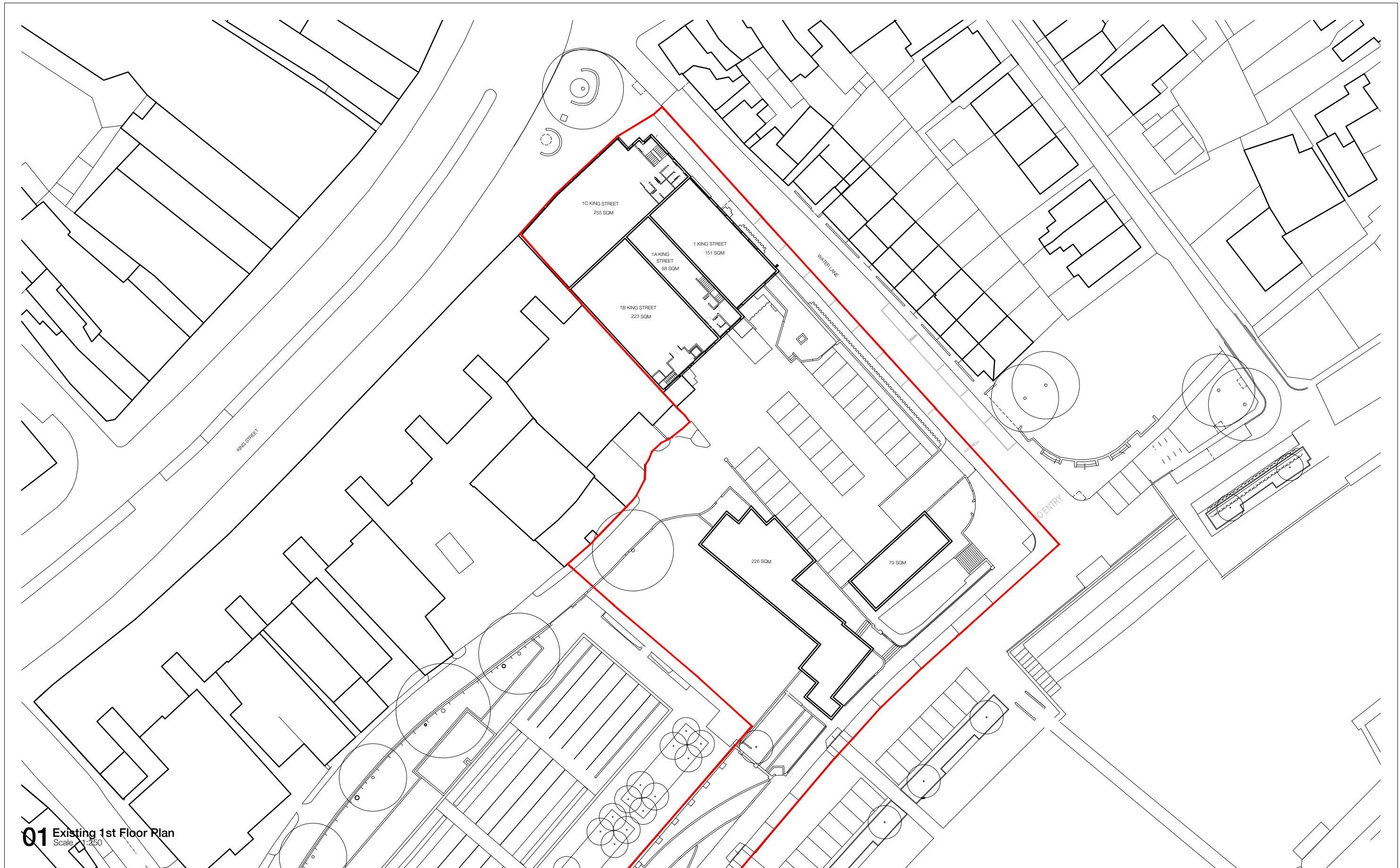


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D02 DRAWING UPDATE	RPP	17.11.17	RGF
D01 FIRST ISSUE	RGF	14.11.17	TNT
Rev. Des.	By	Date	Ch.



01 Existing 1st Floor Plan
Scale: 1:250



0 2 4 6 8 10 12 m
Scale 1:250

Drawings are based on PDF lease plans and not survey information.

Refer to the following original drawings:

P/01/B
PM0178_02
32506R/1
10128913

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Project: Twickenham	Job No. 31033
Title: Existing 1st Floor Plan	
Scale: 1:250 @ A1, 1:500 @ A3	Drawn By: RPP
Date: November 2017	Checked By: RGF
Drawing No: (00)_101	Revision: D02

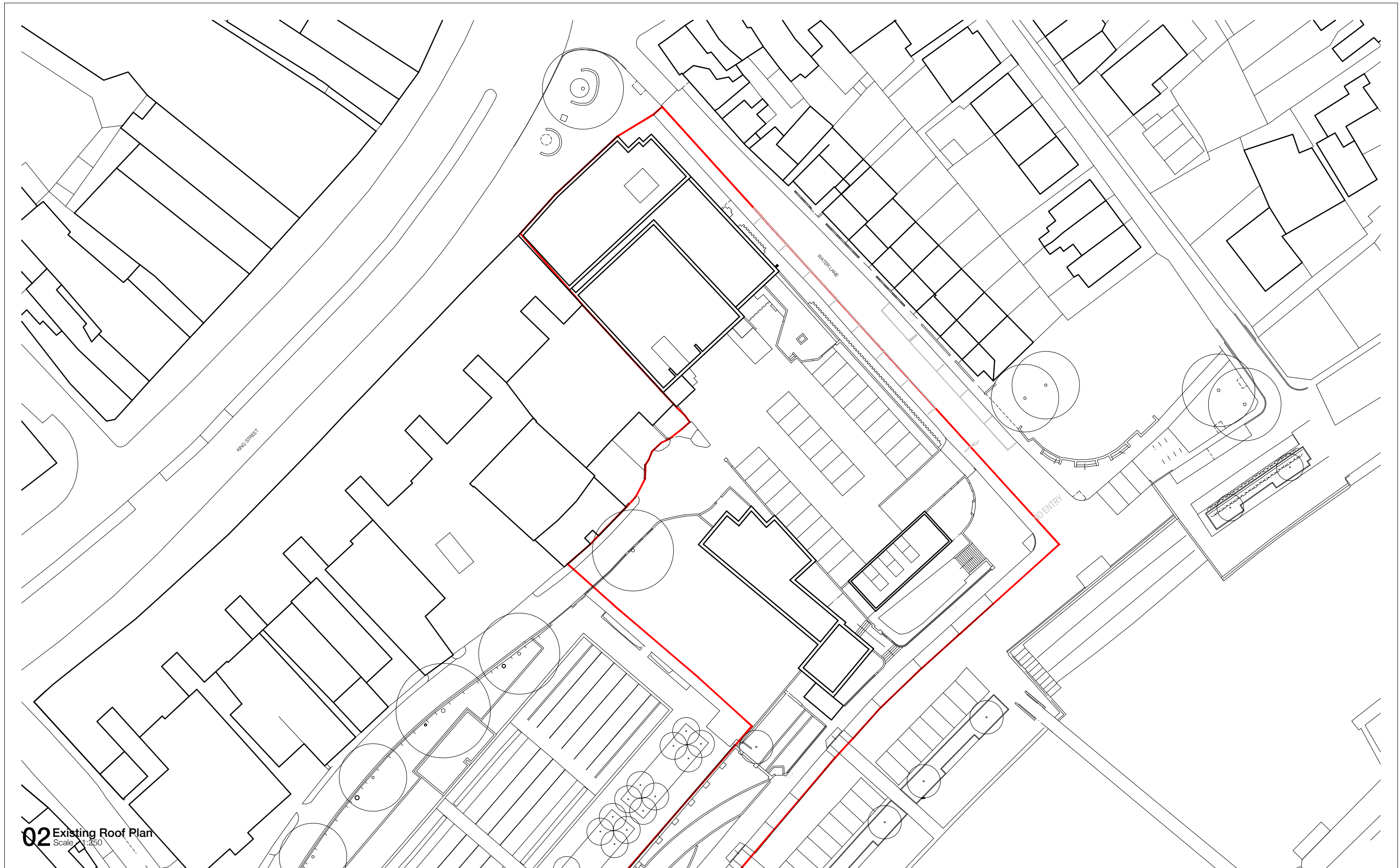


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D02 DRAWING UPDATE	RPP	17.11.17	RGF
D01 FIRST ISSUE	RGF	14.11.17	TNT
Rev.	Des.	By	Date Ch.



02 Existing Roof Plan
Scale: 1:250



0 2 4 6 8 10 12 m
Scale 1:250

Drawings are based on PDF lease plans and not survey information.

Refer to the following original drawings:
P/O1/B
PM0178_02
32506R/1
10128913

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Project: Twickenham	Job No. 31033
Title: Existing Roof Plan	
Scale: 1:250 @ A1, 1:500 @ A3	Drawn By: RPP
Date: November 2017	Checked By: RGF
Drawing No: (00)_102	Revision: D01

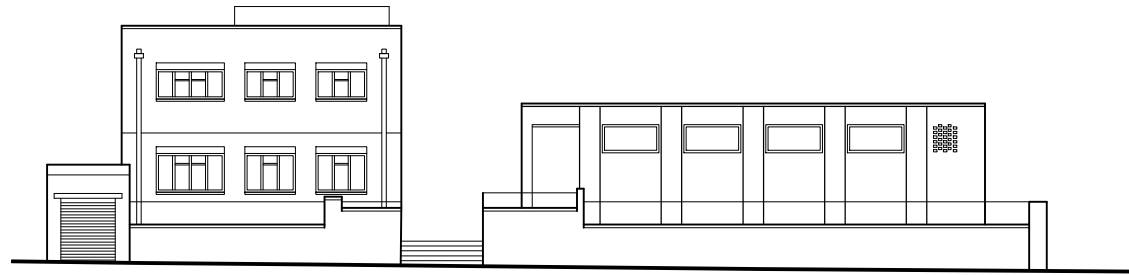


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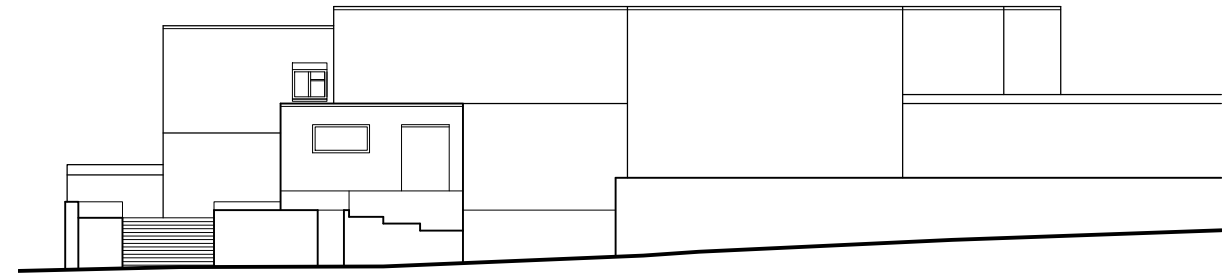
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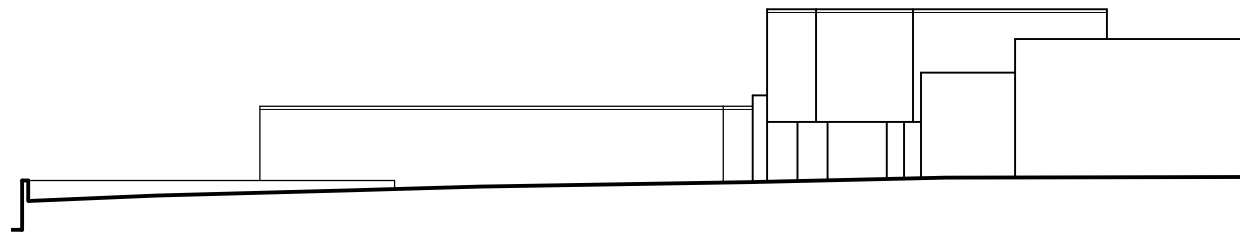
Location Plan	D01 FIRST ISSUE	RPP	17.11.17	RGF
	Rev.	Des.	By	Date Ch.



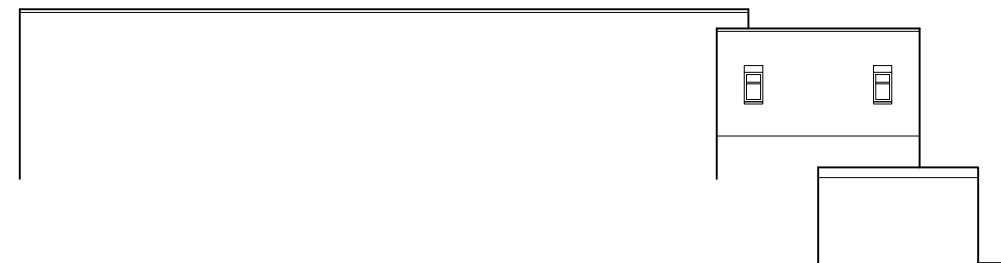
01 Existing Elevation - South
Scale - 1:250



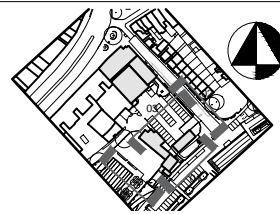
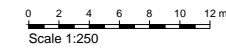
02 Existing Elevation - East
Scale - 1:250



03 Existing Elevation - North
Scale - 1:250



04 Existing Elevation - West
Scale - 1:250



Rev.	Des.
D02	LAYOUT UPDATE
D01	FIRST ISSUE

By	Date	Ch.
RPP	17.11.17	RGF
RGF	14.11.17	TNT

Drawings are based on Topographical survey and site photos, not a building survey

A3

Client:

Project: TWICKENHAM
Job No. 31033 -

Title: EXISTING ELEVATIONS

Scale: 1:250 @A3
Date: November 2017

Status: RGF
Checked By: TNT

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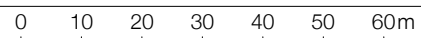
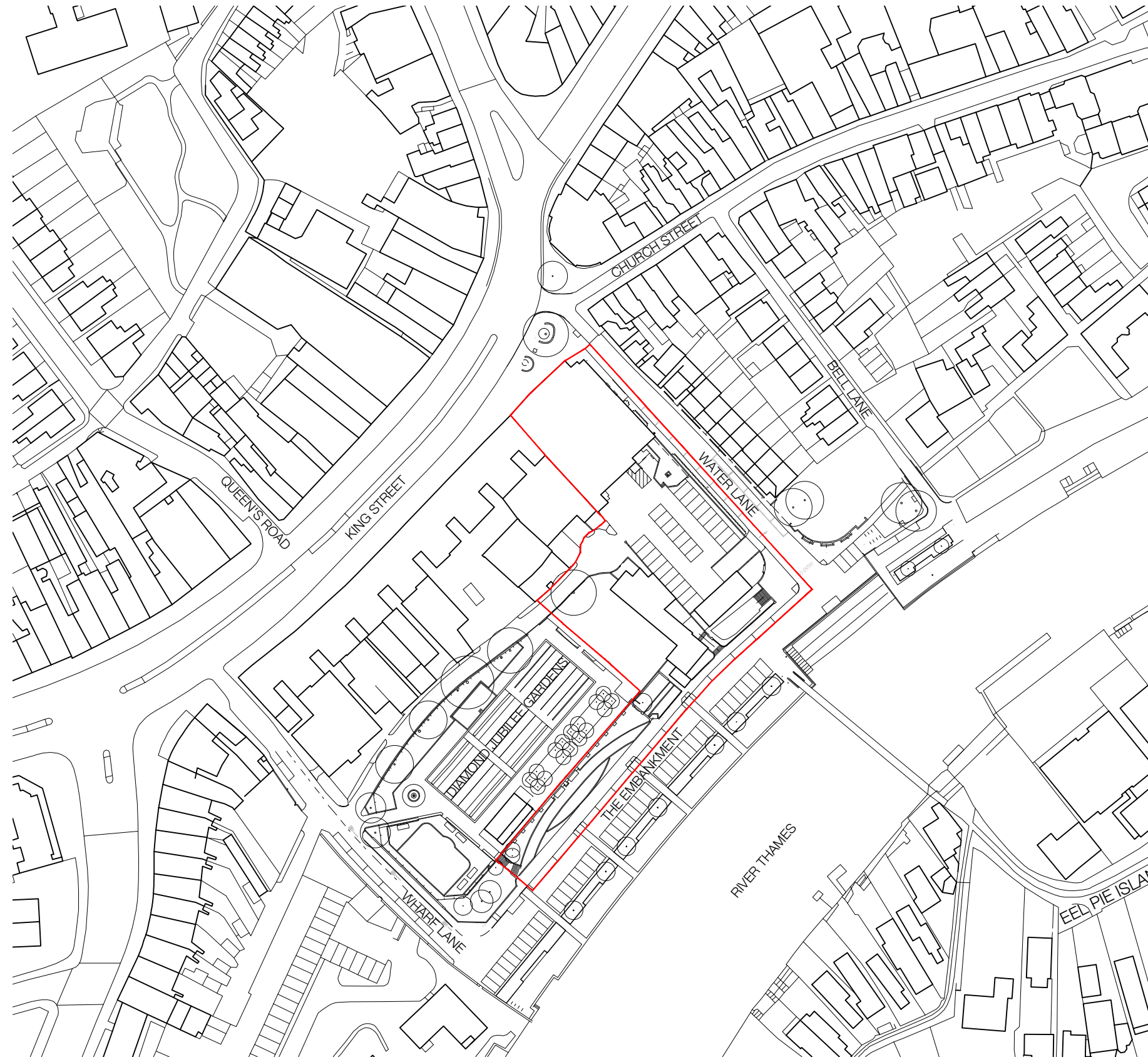
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Drawing No: (00)_201

Revision: D02

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Scale 1:1250

Site Location Plan 1:1250

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Project:
Twickenham

Job No.
31033

Title:
Existing Site Location Plan

Scale:
1:1250@A3

Drawn By:
RPP

Date:
27.10.17

Checked By:
RGF

Drawing No:
(20)_001

Revision:
D04

D04	SCHEME UPDATE	RPP	17.11.17	RGF
D03	SCHEME UPDATE	RGF	10.11.17	TNT
D02	BOUNDARY AMENDED	RPP	01.11.17	RGF
D01	CJCT FIRST ISSUE	RPP	27.10.17	RGF

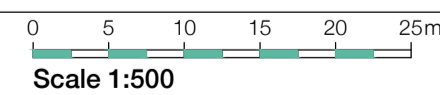
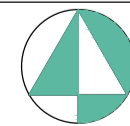
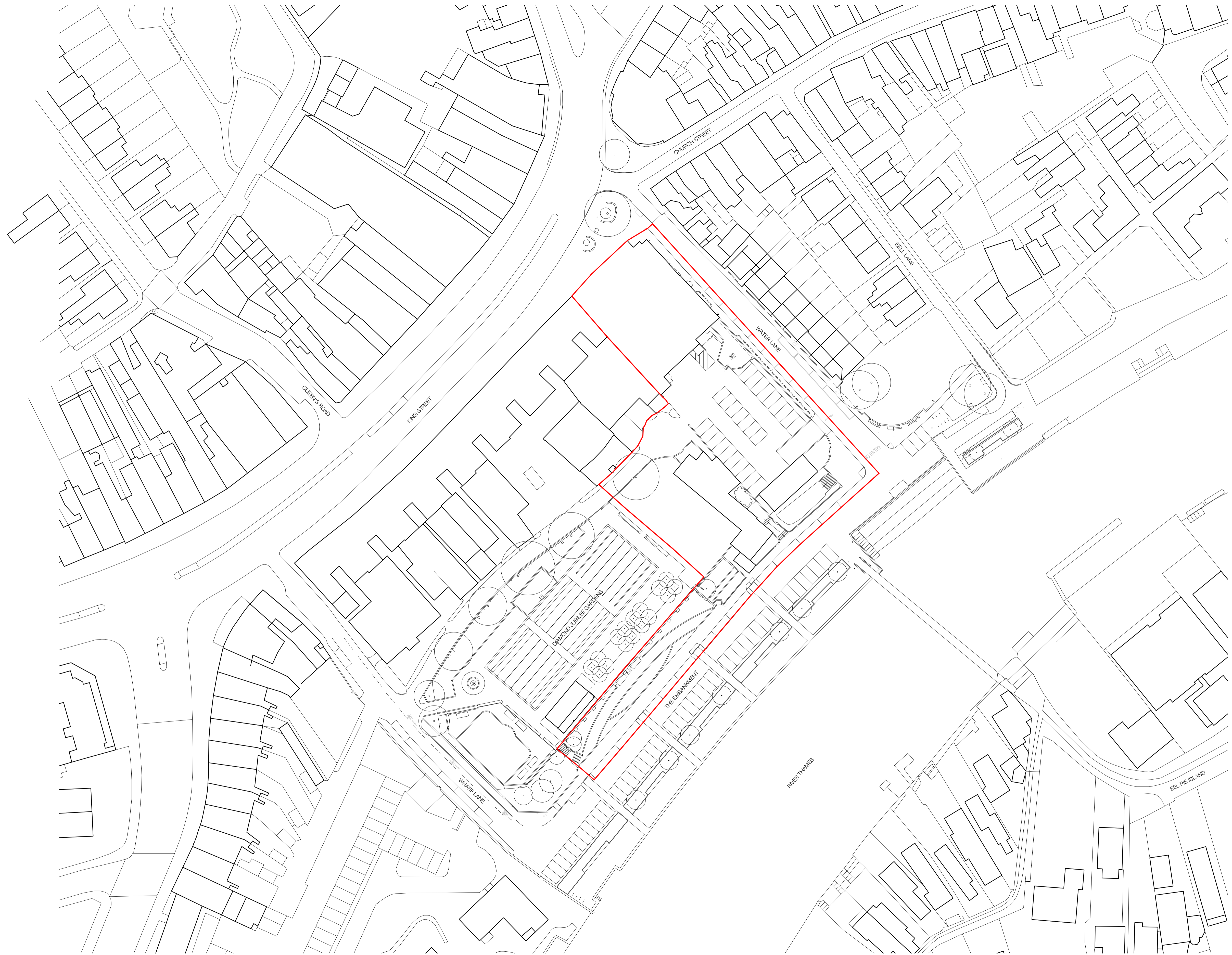
Rev.	Des.	By	Date	Ch.
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PRELIMINARY



D04	SCHEME UPDATE
D03	SCHEME UPDATE
D02	BOUNDARY AMENDED
D01	FIRST ISSUE
Rev.	Des.

RPP	17.11.17	RGF
RGF	10.11.17	TNT
RPP	01.11.17	RGF
RPP	27.10.17	RGF
By	Date	Ch.

Existing Site Plan 1:500

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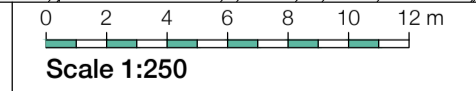
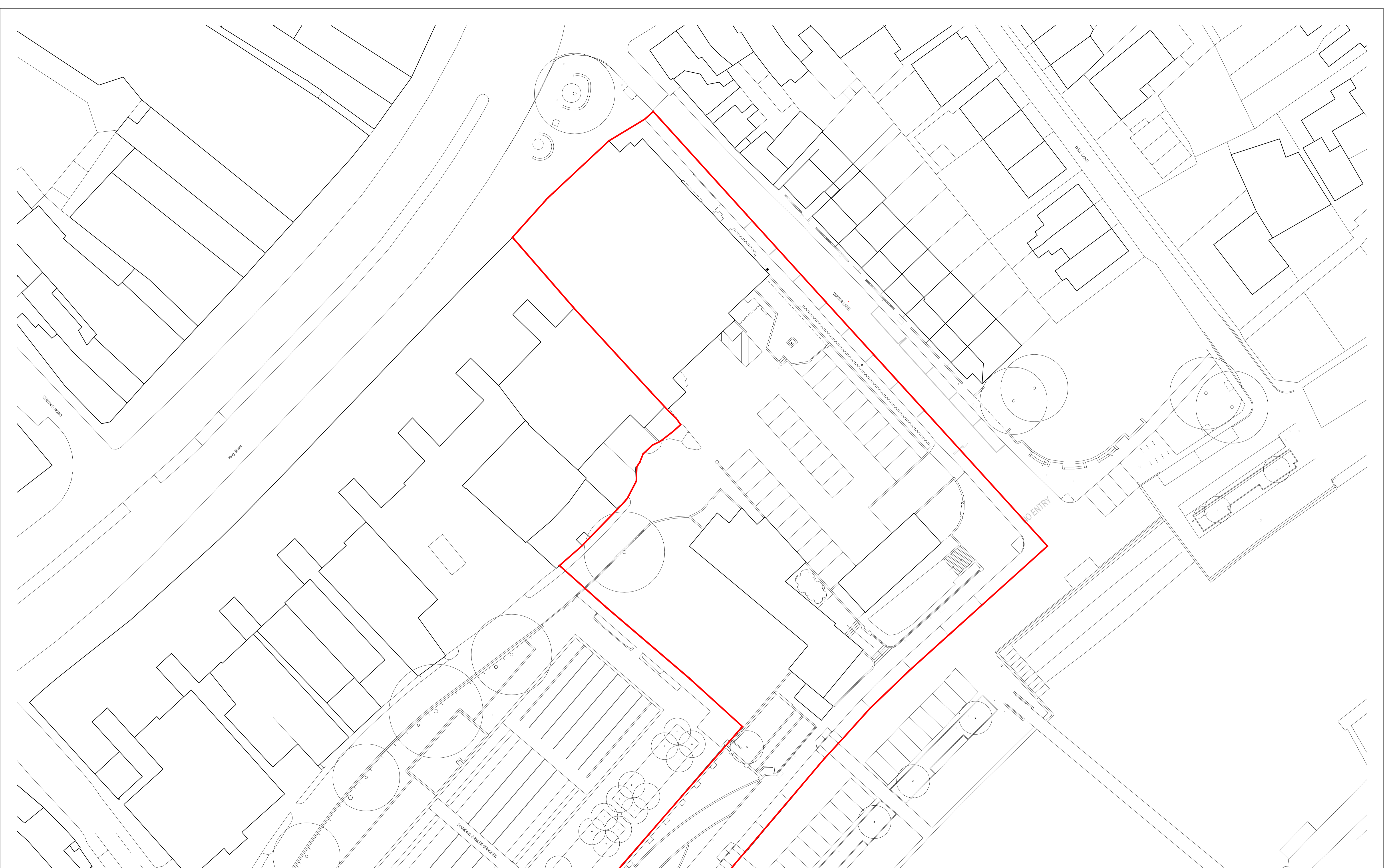
Project:	Twickenham	Job No.:	31033
Title:	Existing Site Plan		
Scale:	1:500@A1, 1:1000@ A3	Drawn By:	RPP
Date:	October 2017	Checked By:	RGF
Drawing No.:	(20)_010	Revision:	D04



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PRELIMINARY



Scale 1:250

Existing Block Plan 1:250

Location Plan	Rev.	Des.	By	Date	Ch.	RPP	17.11.17	RGF
						RGF	10.11.17	TNT
						RPP	01.11.17	RGF
						RPP	27.10.17	RGF

D04	SCHEME UPDATE
D03	SCHEME UPDATE
D02	BOUNDARY AMENDED
D01	FIRST ISSUE

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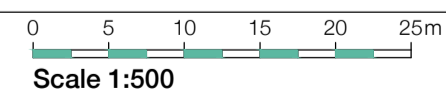
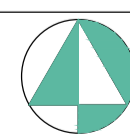
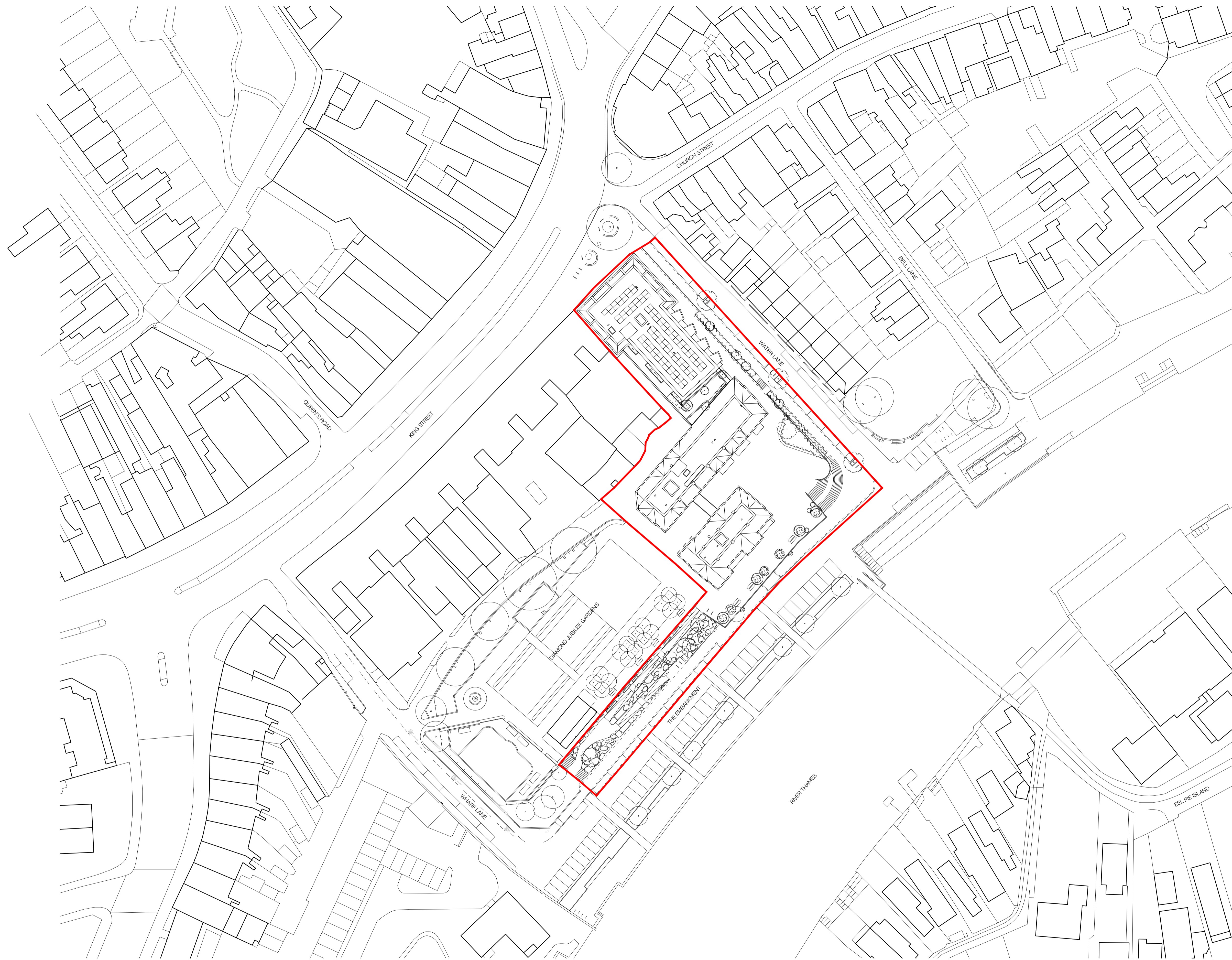
Project:	Twickenham	Job No.:	31033
Title:	Existing Block Plan		
Scale:	1:250 @ A1, 1:500 @ A3	Drawn By:	RPP
Date:	October 2017	Checked By:	RGF
Drawing No.:	(20)_011	Revision:	D04

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D04	LAYOUT UPDATED	RPP	17.11.17	RGF
D03	SCHEME UPDATE	RGF	10.11.17	TNT
D02	BOUNDARY AMENDED	RPP	01.11.17	RGF
D01	FIRST ISSUE	RPP	27.10.17	RGF
Rev.	Des.	By	Date	Ch.

Proposed Site Plan 1:500

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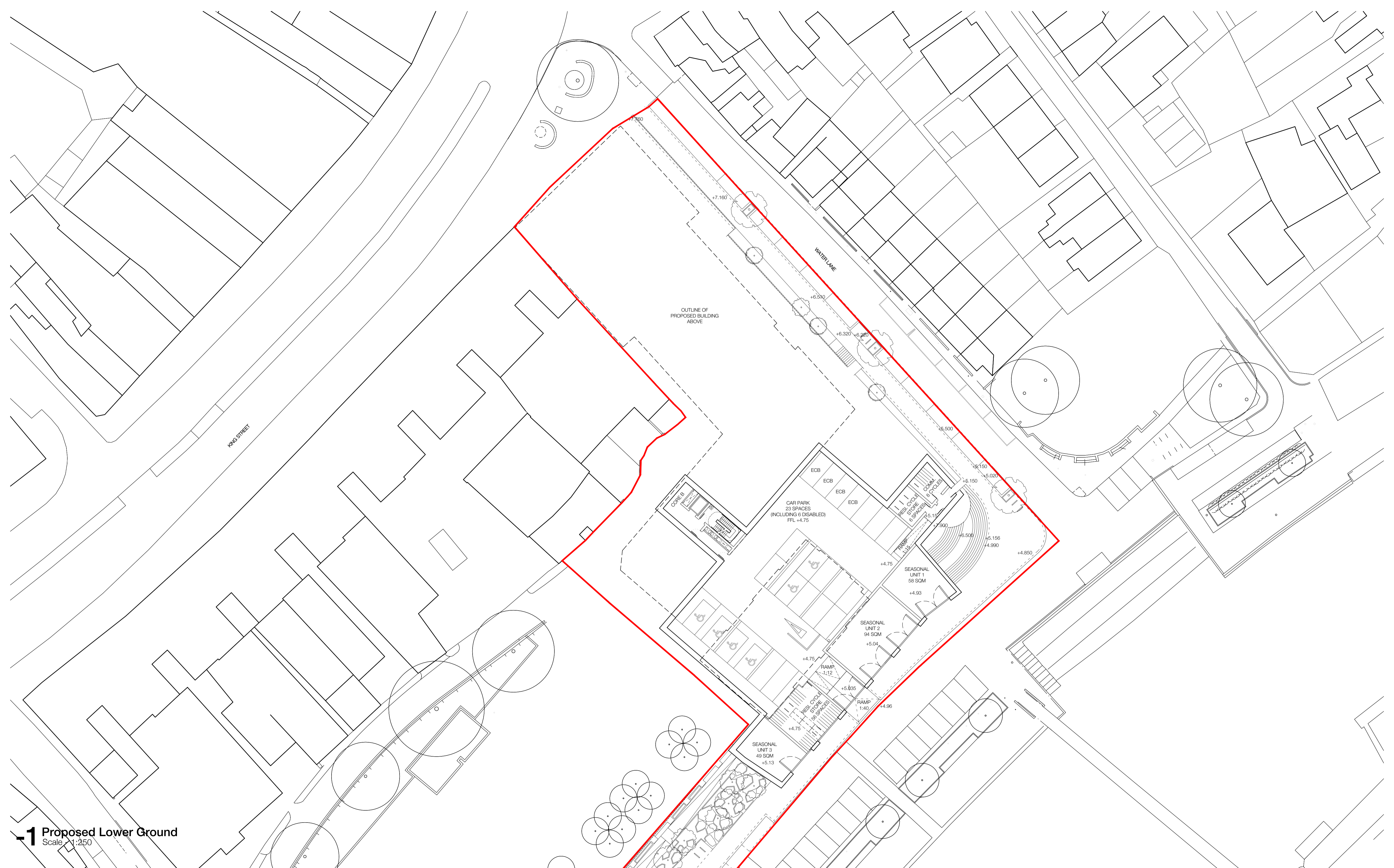
Project:	Twickenham	Job No.:	31033
Title:	Proposed Site Plan		
Scale:	1:500@A1, 1:1000@A3	Drawn By:	RPP
Date:	October 2017	Checked By:	RGF
Drawing No.:	(20)_020	Revision:	D04



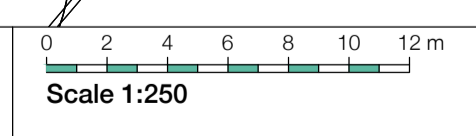
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PRELIMINARY



1 Proposed Lower Ground
Scale: 1:250



D07	LAYOUT UPDATED	RPP	17.11.17	RGF
D06	SCHEME UPDATE	RGF	10.11.17	TNT
D05	SCHEME UPDATE	RGF	9.11.17	TNT
		AM		
D04	LAYOUT UPDATED	RPP	01.11.17	RGF
D03	LAYOUT UPDATED	RPP	25.10.17	RGF
D02	UPDATED FOR PRE-APP	RPP	09.10.17	RGF
D01	FIRST ISSUE	RPP	04.10.17	RGF
Rev.	Des.	By	Date	Ch.

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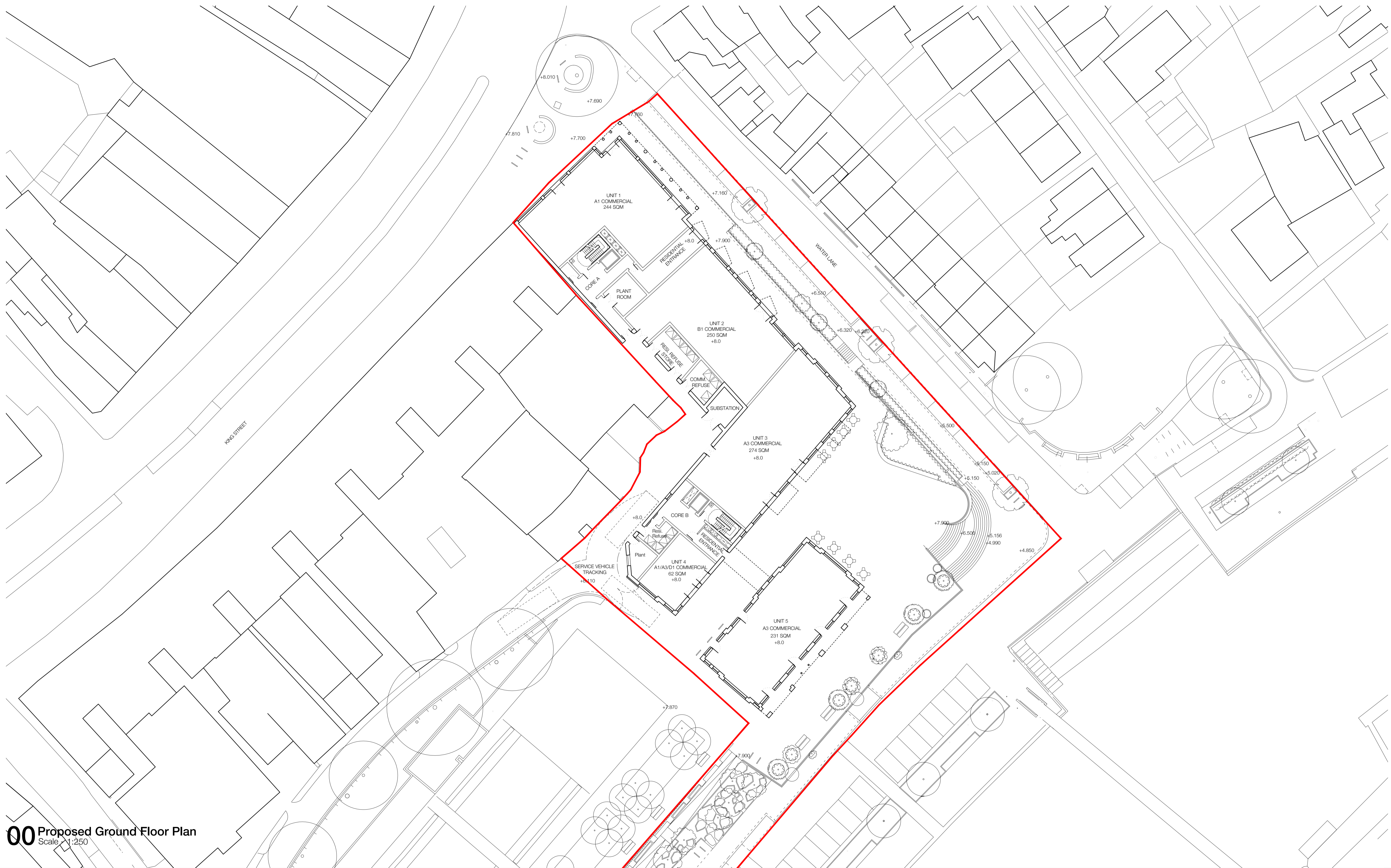
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Project:	Twickenham	Job No.:	31033
Title:	Proposed Lower Ground		
Scale:	1:250 @ A1, 1:500 @ A3	Drawn By:	RPP
Date:	October 2017	Checked By:	RGF
Drawing No.:	(20)_099	Revision:	D07

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PRELIMINARY



00 Proposed Ground Floor Plan
Scale: 1:250



D07	LAYOUT UPDATED	RPP	17.11.17	RGF
D06	SCHEME UPDATE	RGF	10.11.17	TNT
D05	SCHEME UPDATE	RGF	9.11.17	TNT
D04	LAYOUT UPDATED	AM	01.11.17	RGF
D03	LAYOUT UPDATED	RPP	27.10.17	RGF
D02	UPDATED FOR PRE-APP	RPP	09.10.17	RGF
D01	FIRST ISSUE	RPP	04.10.17	RGF
Rev.	Des.	By	Date	Ch.

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Project:	Twickenham	Job No.:	31033
Title:	Proposed Ground Floor Plan		
Scale:	1:250 @ A1, 1:500 @ A3	Drawn By:	RPP
Date:	October 2017	Checked By:	RGF
Drawing No.:	(20)_100	Revision:	D07

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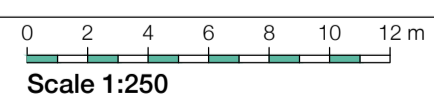
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PRELIMINARY



01 Proposed First Floor Plan
Scale - 1:250



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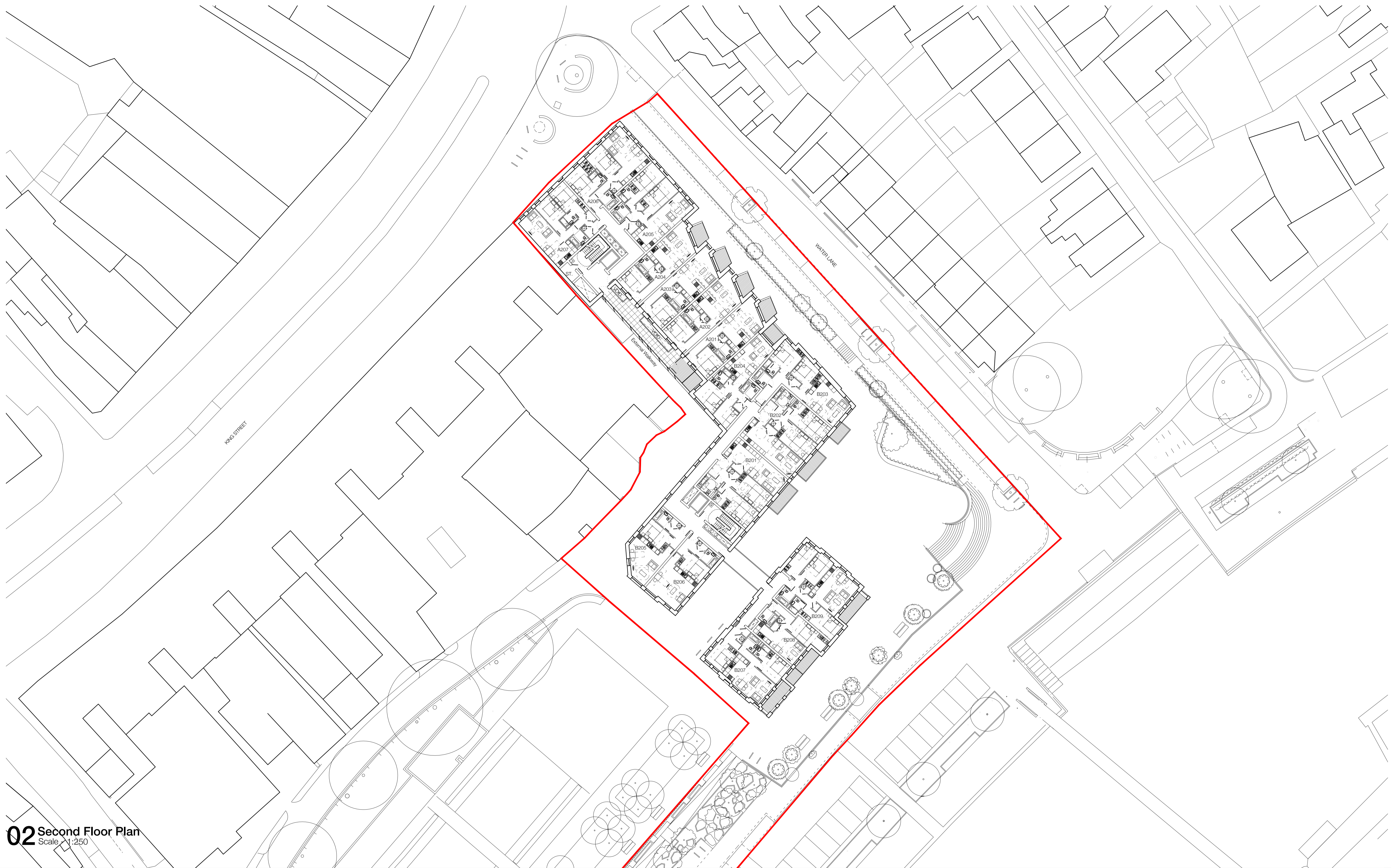
D07	LAYOUT UPDATED	RPP	17.11.17	RGF
D06	SCHEME UPDATE	RGF	10.11.17	TNT
D05	SCHEME UPDATE	RGF	9.11.17	TNT
		AM		
D04	LAYOUT UPDATED	RPP	01.11.17	RGF
D03	LAYOUT UPDATED	RPP	27.10.17	RGF
D02	UPDATED FOR PRE-APP	RPP	09.10.17	RGF
D01	FIRST ISSUE	RPP	04.10.17	RGF
Rev.	Des.	By	Date	Ch.

Project:	Twickenham	Job No.	31033
Title:	Proposed First Floor Plan		
Scale:	1:250 @ A1, 1:500 @ A3	Drawn By:	RPP
Date:	October 2017	Checked By:	RGF
Drawing No:	(20)_101	Revision:	D07


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02 Second Floor Plan
Scale 1:250



D07	LAYOUT UPDATED	RPP	17.11.17	RGF
D06	SCHEME UPDATE	RGF	10.11.17	TNT
D05	SCHEME UPDATE	RGF	09.11.17	TNT
D04	LAYOUT UPDATED	RPP	01.11.17	RGF
D03	LAYOUT UPDATED	RPP	27.10.17	RGF
D02	UPDATED FOR PRE-APP	RPP	09.10.17	RGF
D01	FIRST ISSUE	RPP	04.10.17	RGF
Location Plan	Rev. Des.	By	Date	Ch.

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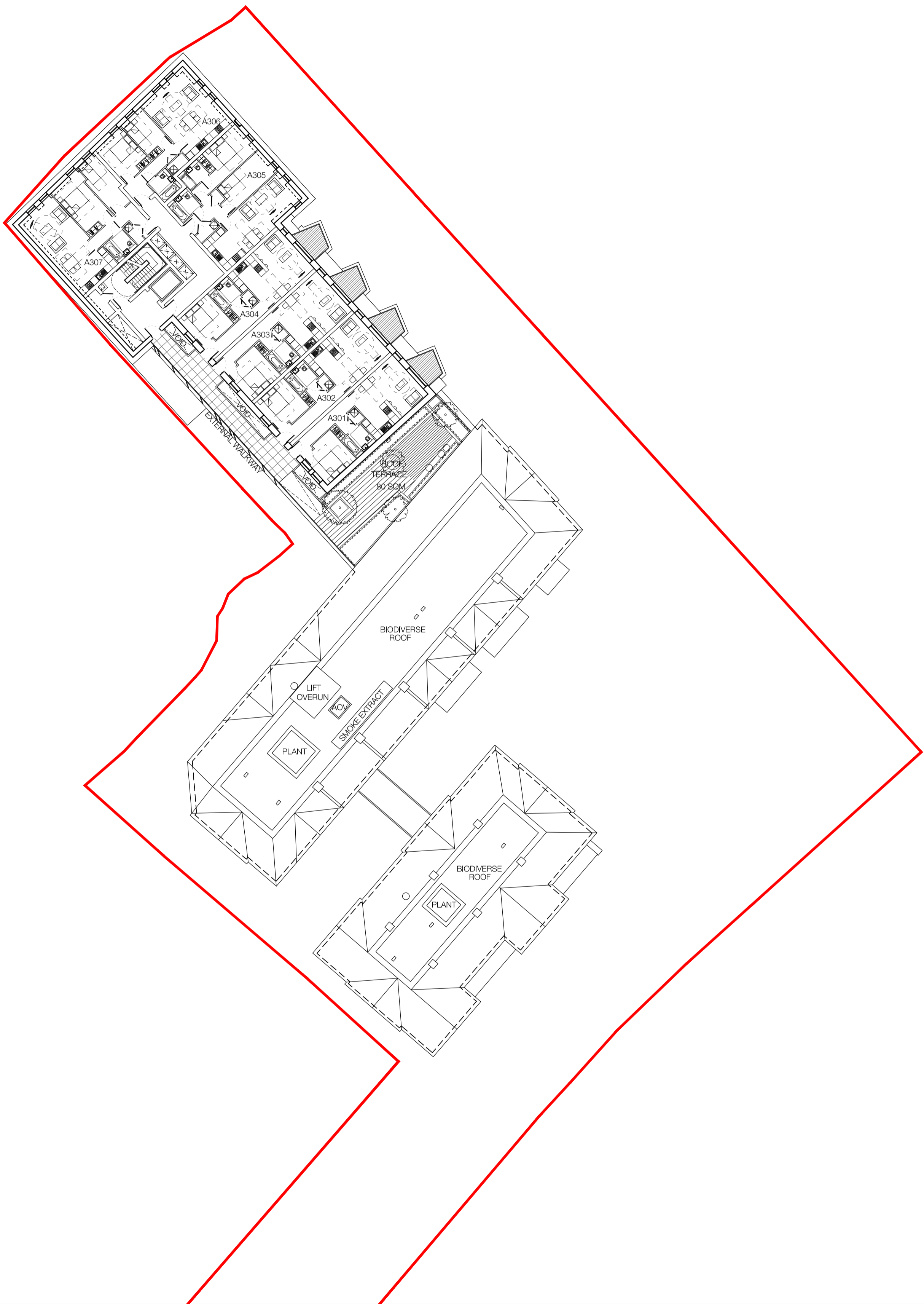
Project:	Twickenham	Job No.:	31033
Title:	Second Floor Plan		
Scale:	1:250 @ A1, 1:500 @ A3	Drawn By:	RPP
Date:	October 2017	Checked By:	RGF
Drawing No.:	(20)_102	Revision:	D07

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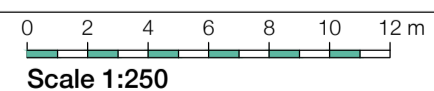
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03 Proposed Third Floor Plan
Scale - 1:250



D06	LAYOUT UPDATED	RPP	17.11.17	RGF
D05	SCHEME UPDATE	RGF	10.11.17	TNT
D04	SCHEME UPDATE	RGF	01.11.17	TNT
D03	LAYOUT UPDATED	RPP	27.10.17	RGF
D02	UPDATED FOR PRE-APP	RPP	09.10.17	RGF
D01	FIRST ISSUE	RPP	04.10.17	RGF
Rev.	Des.	By	Date	Ch.

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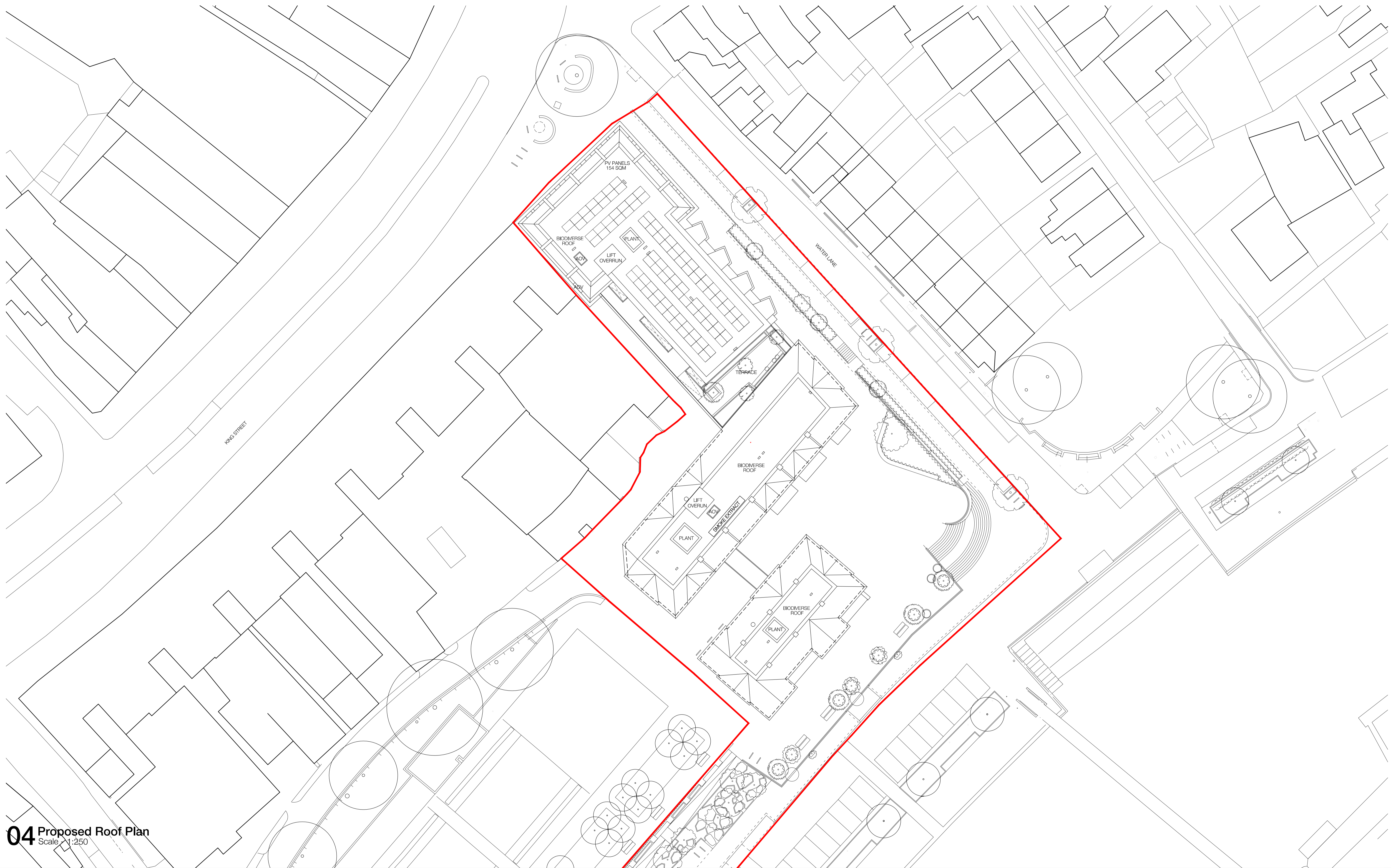
Project:	Twickenham	Job No.	31033
Title:	Proposed Third Floor Plan		
Scale:	1:250 @ A1, 1:500 @ A3	Drawn By:	RPP
Date:	October 2017	Checked By:	RGF
Drawing No:	(20)_103	Revision:	D06

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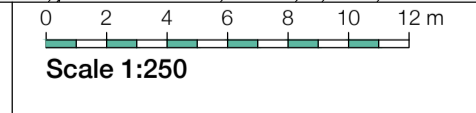
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PRELIMINARY



04 Proposed Roof Plan
Scale 1:250



D07	LAYOUT UPDATED	RPP	17.11.17	RGF	
D06	SCHEME UPDATE	RGF	10.11.17	TNT	
D05	SCHEME UPDATE	RGF	09.11.17	TNT	
D04	LAYOUT UPDATED	RPP	01.11.17	RGF	
D03	LAYOUT UPDATED	RPP	27.10.17	RGF	
D02	UPDATED FOR PRE-APP	RPP	09.10.17	RGF	
D01	FIRST ISSUE	RPP	04.10.17	RGF	
Location Plan	Rev.	Des.	By	Date	Ch.

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Project:	Twickenham	Job No.	31033
Title:	Proposed Roof Plan		
Scale:	1:250 @ A1, 1:500 @ A3	Drawn By:	RPP
Date:	October 2017	Checked By:	RGF
Drawing No:	(20)_104	Revision:	D07

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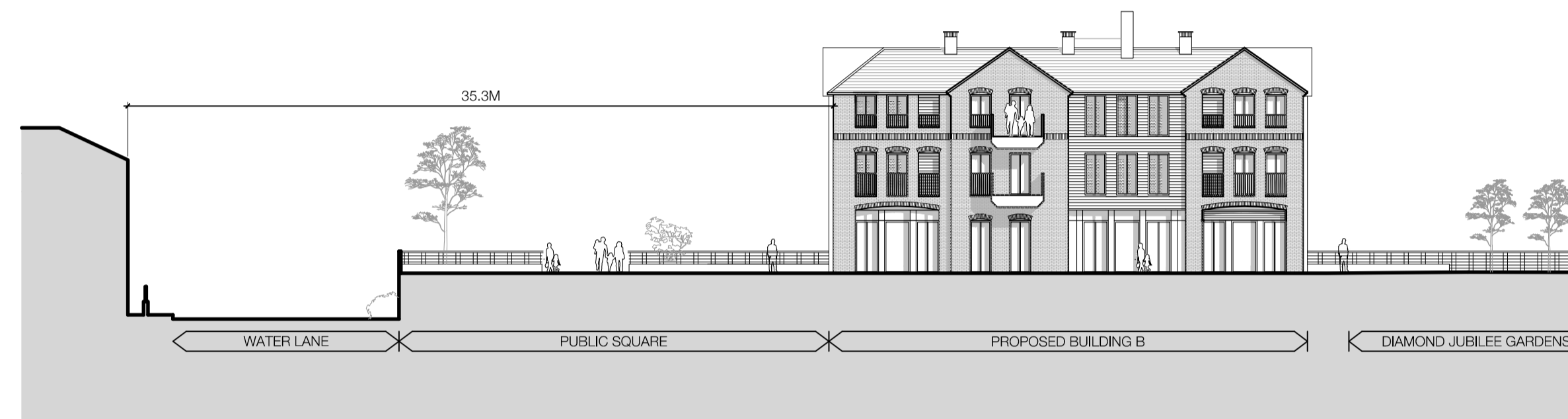
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PROPOSED ELEVATION 01



PROPOSED ELEVATION 02

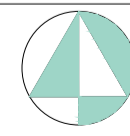
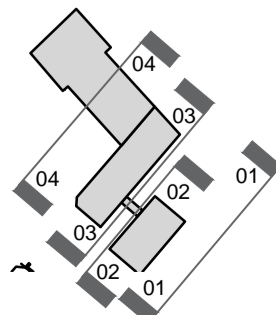


PROPOSED ELEVATION 03

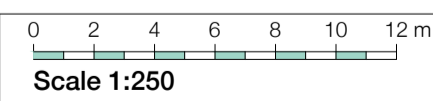


PROPOSED ELEVATION 04

00 Proposed Elevations 01-04
Scale - 1:250



D07	ELEVATION UPDATE	RPP	17.11.17	RGF
D06	SCHEME UPDATE	RGF	10.11.17	TNT
D05	SCHEME UPDATE	RGF	09.11.17	TNT
D04	ELEVATIONS UPDATED	RPP	01.11.17	RGF
D03	ELEVATIONS UPDATED TO FOLLOW NEW LAYOUTS	RPP	27.10.17	RGF
D02	UPDATED FOR PRE-APP	RPP	09.10.17	RGF
D01	First Issue	RPP	04.10.17	RGF
Rev.	Des.	By	Date	Ch.



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Project:	Twickenham	Job No.:	31033
Title:	Proposed Elevations		
Scale:	1:250 @ A1, 1:500 @ A3	Drawn By:	RPP
Date:	October 2017	Checked By:	RGF
Drawing No.:	(20)_200	Revision:	D07

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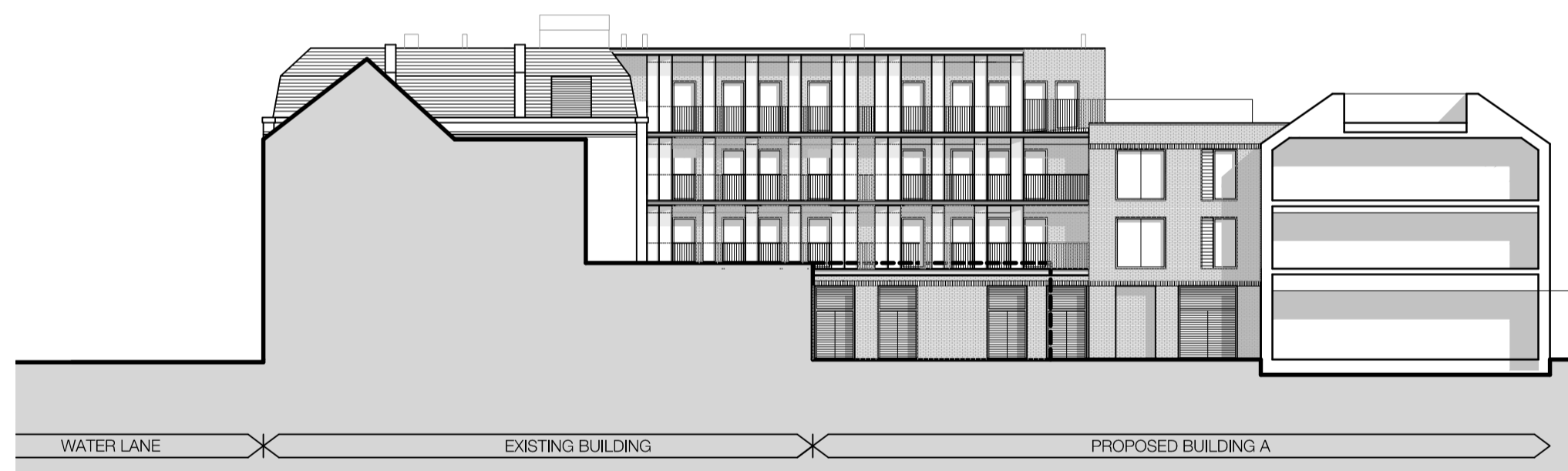
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PROPOSED ELEVATION 05



PROPOSED ELEVATION 06

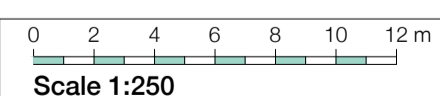


PROPOSED ELEVATION 07



PROPOSED ELEVATION 08

01 Proposed Elevations 05 - 08
Scale - 1:200



D07	ELEVATION UPDATE	RPP	17.11.17	RGF
D06	SCHEME UPDATE	RGF	10.11.17	TNT
D05	SCHEME UPDATE	RGF	09.11.17	TNT
D04	ELEVATIONS UPDATED	RPP	01.11.17	RGF
D03	ELEVATIONS UPDATED TO FOLLOW NEW LAYOUTS	RPP	27.10.17	RGF
D02	UPDATED FOR PRE-APP	RPP	09.10.17	RGF
D01	First Issue	RPP	04.10.17	RGF
Rev.	Des.	By	Date	Ch.

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Project:	Twickenham	Job No.:	31033
Title:	Proposed Elevations		
Scale:	1:250 @ A1, 1:500 @ A3	Drawn By:	RPP
Date:	October 2017	Checked By:	RGF
Drawing No.:	(20)_201	Revision:	D07

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BUILDING B- PROPOSED ELEVATION A



BUILDING B- PROPOSED ELEVATION C

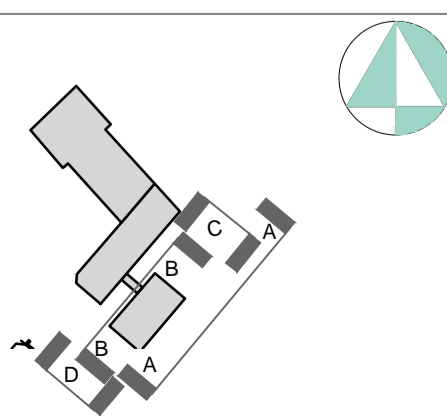


BUILDING B- PROPOSED ELEVATION B

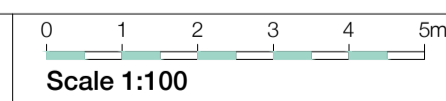


BUILDING B- PROPOSED ELEVATION D

01 Proposed Elevations A-D - Building B
Scale - 1:100



D03	ELEVATION UPDATE	RPP	17.11.17	RGF
D02	SCHEME UPDATE	RGF	10.11.17	TNT
D01	CJCT FIRST ISSUE	RPP	01.11.17	RGF
Rev.	Des.	By	Date	Ch.



- Materials Legend:**
1. Red Facing Brickwork
 2. Red Multi Facing Brickwork
 3. Buff Multi Facing Brickwork
 4. Grey Multi Facing Brickwork
 5. Soldier Coursing Brickwork Feature Band
 6. Inset Brickwork
 7. Roof Tiles
 8. PPC Aluminium Window
 9. PPC Aluminium Panel
 10. White Weatherboard
 11. Opaque/ Back Painted Glass

12. Louvered Panel
13. Perforated Metal Panel
14. Metal Balustrade
15. Glass Balustrade
16. Reconstituted Stone

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Project:	Twickenham	Job No.:	31033
Title:	Proposed Elevations Building B		
Scale:	1:100@A1, 1:200@A3	Drawn By:	RPP
Date:	November 2017	Checked By:	RGF
Drawing No.:	(20)_202	Revision:	D03

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BUILDING B- PROPOSED ELEVATION E



BUILDING B- PROPOSED ELEVATION G

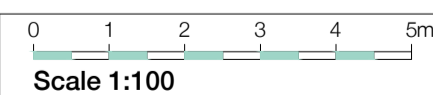
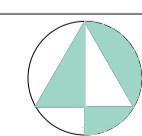
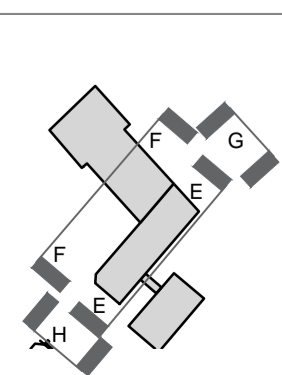


BUILDING B- PROPOSED ELEVATION F



BUILDING B- PROPOSED ELEVATION H

01 Proposed Elevations E-H - Building B
Scale - 1:100



- Materials Legend:**
1. Red Facing Brickwork
 2. Red Multi Facing Brickwork
 3. Buff Multi Facing Brickwork
 4. Grey Multi Facing Brickwork
 5. Soldier Coursing Brickwork Feature Band
 6. Insult Brickwork
 7. Roof Tiles
 8. PPC Aluminium Window
 9. PPC Aluminium Panel
 10. White Weatherboard
 11. Opaque/ Back Painted Glass
 12. Louvered Panel
 13. Perforated Metal Panel
 14. Metal Balustrade
 15. Glass Balustrade

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Project: Twickenham	Job No. 31033
Title: Proposed Elevations	
Scale: 1:100@A1, 1:200@A3	Drawn By: RPP
Date: November 2017	Checked By: RGF
Revision: (20)_203	Revision: D03

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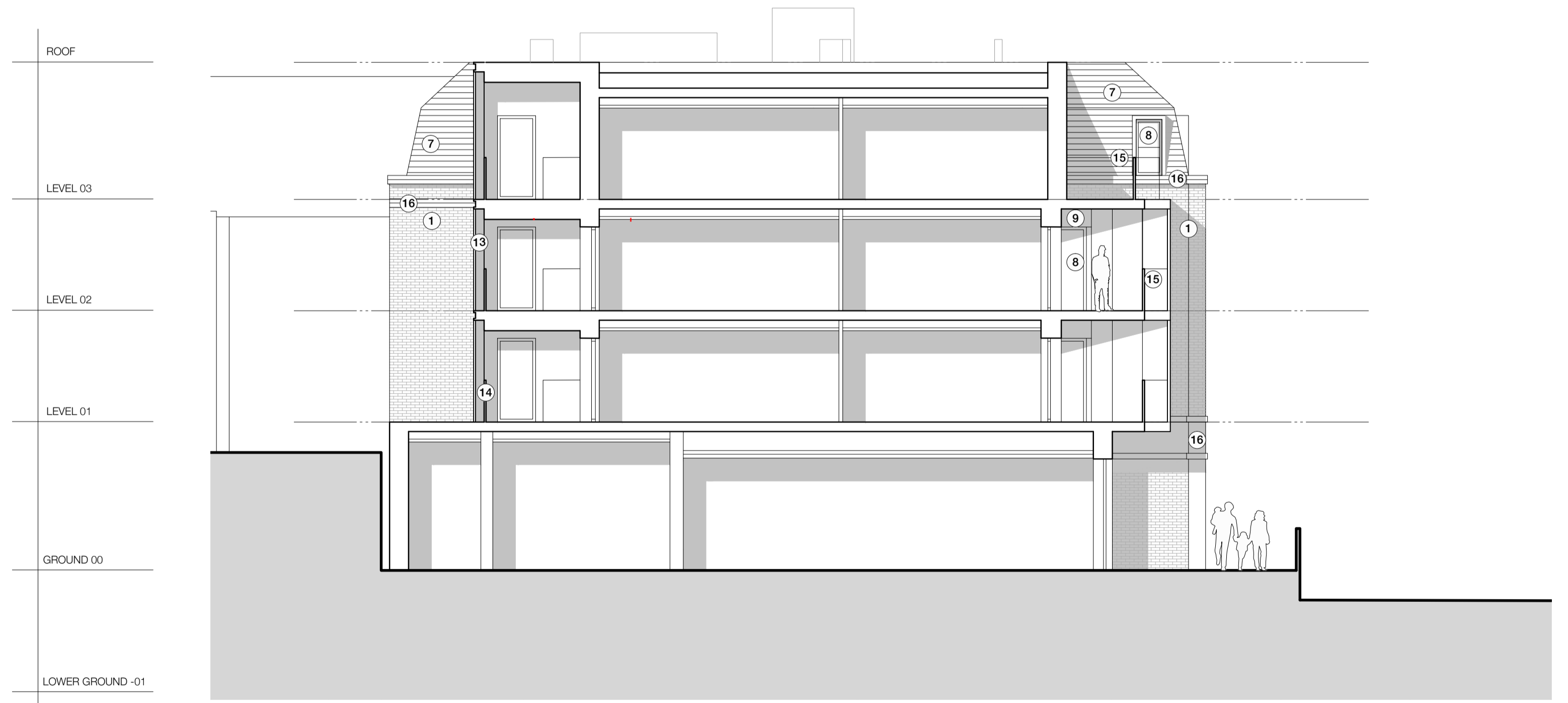
BUILDING A - PROPOSED ELEVATION A



BUILDING A- PROPOSED ELEVATION B

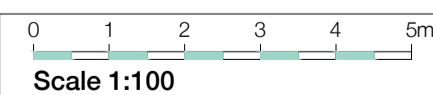
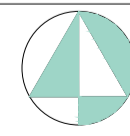
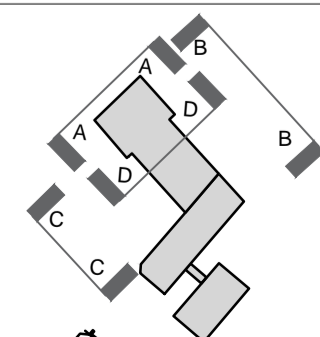


BUILDING A- PROPOSED ELEVATION C



BUILDING A- PROPOSED ELEVATION D

01 Proposed Elevations A-C - Building A
Scale - 1:100



- Materials Legend:**
1. Red Facing Brickwork
 2. Red Multi Facing Brickwork
 3. Buff Multi Facing Brickwork
 4. Grey Multi Facing Brickwork
 5. Soldier Coursing Brickwork Feature Band
 6. Inset Brickwork
 7. Roof Tiles
 8. PPC Aluminium Window
 9. PPC Aluminium Panel
 10. White Weatherboard
 11. Opaque/ Back Painted Glass

12. Louvred Panel
13. Perforated Metal Panel
14. Metal Balustrade
15. Glass Balustrade
16. Reconstituted Stone

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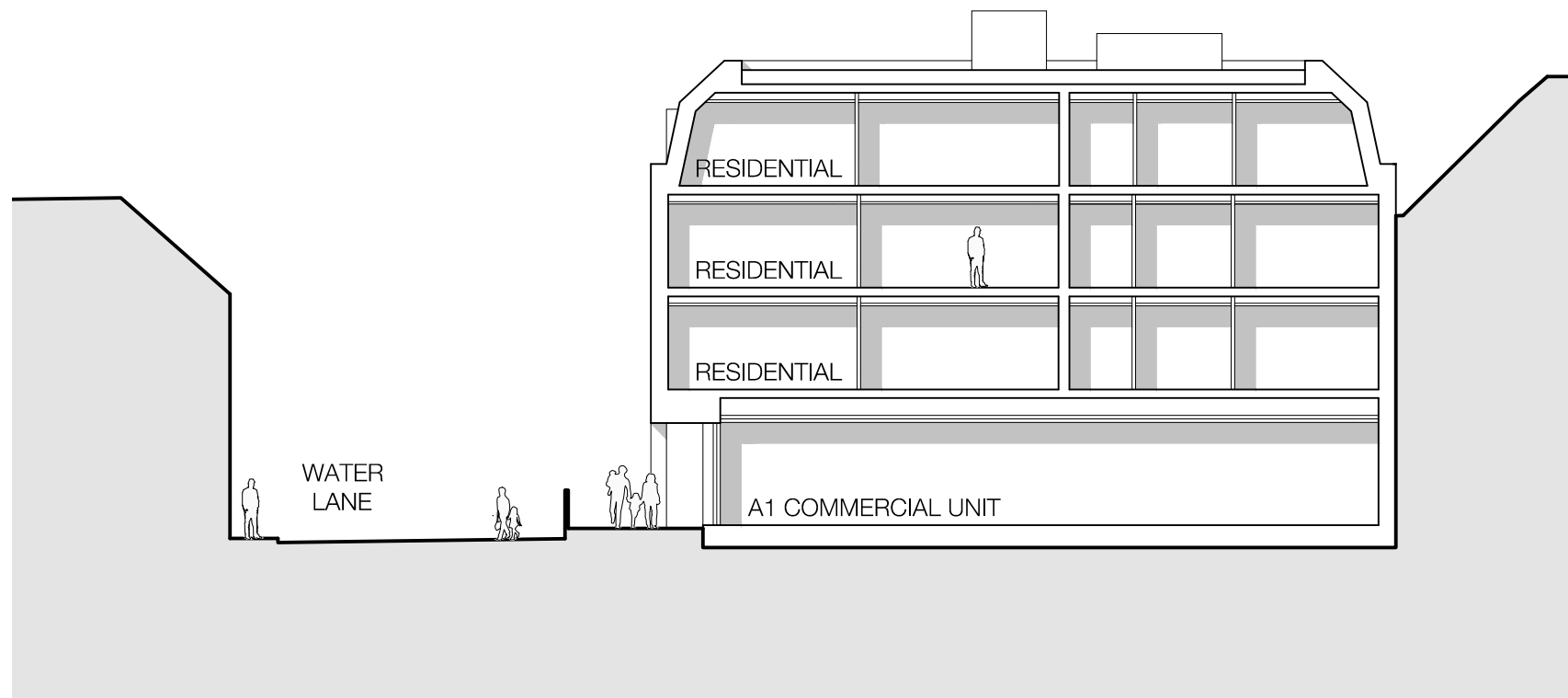
Project: Twickenham	Job No. 31033
Title: Proposed Elevations	
Scale: 1:100@A1, 1:200@A3	Drawn By: RPP
Date: November 2017	Checked By: RGF
Revision: (20)_204	Revision: D03

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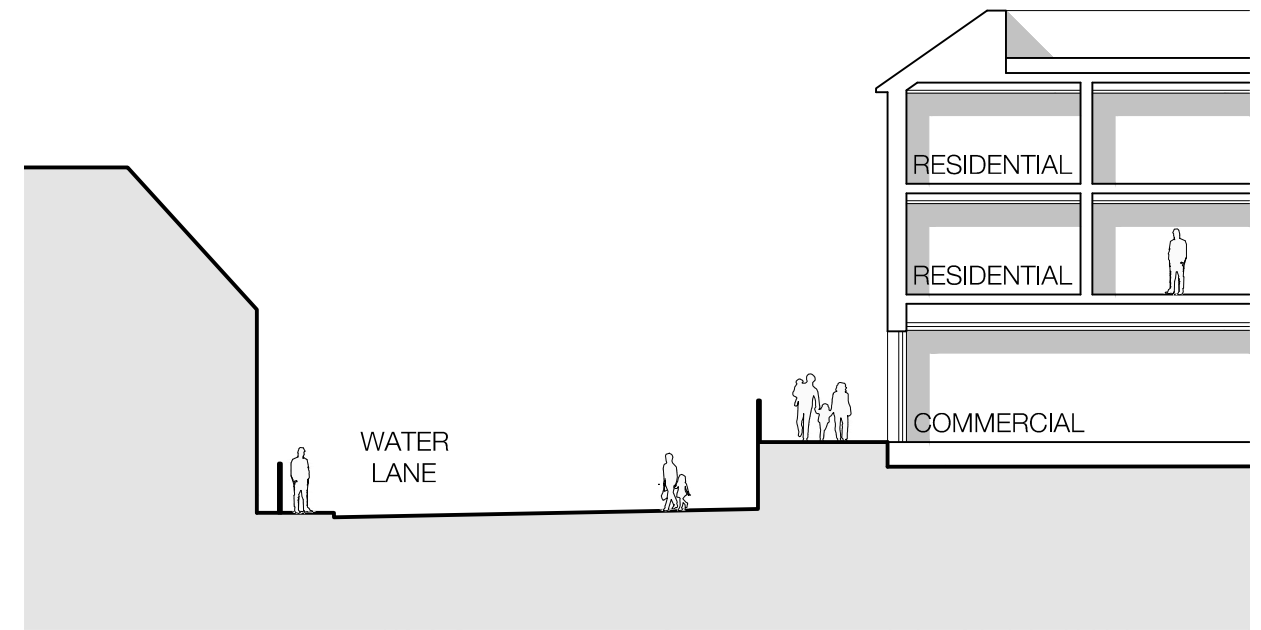
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Leeds LS9 8EE
Tel +44 (0)113 224 5000
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info@cjctstudios.com

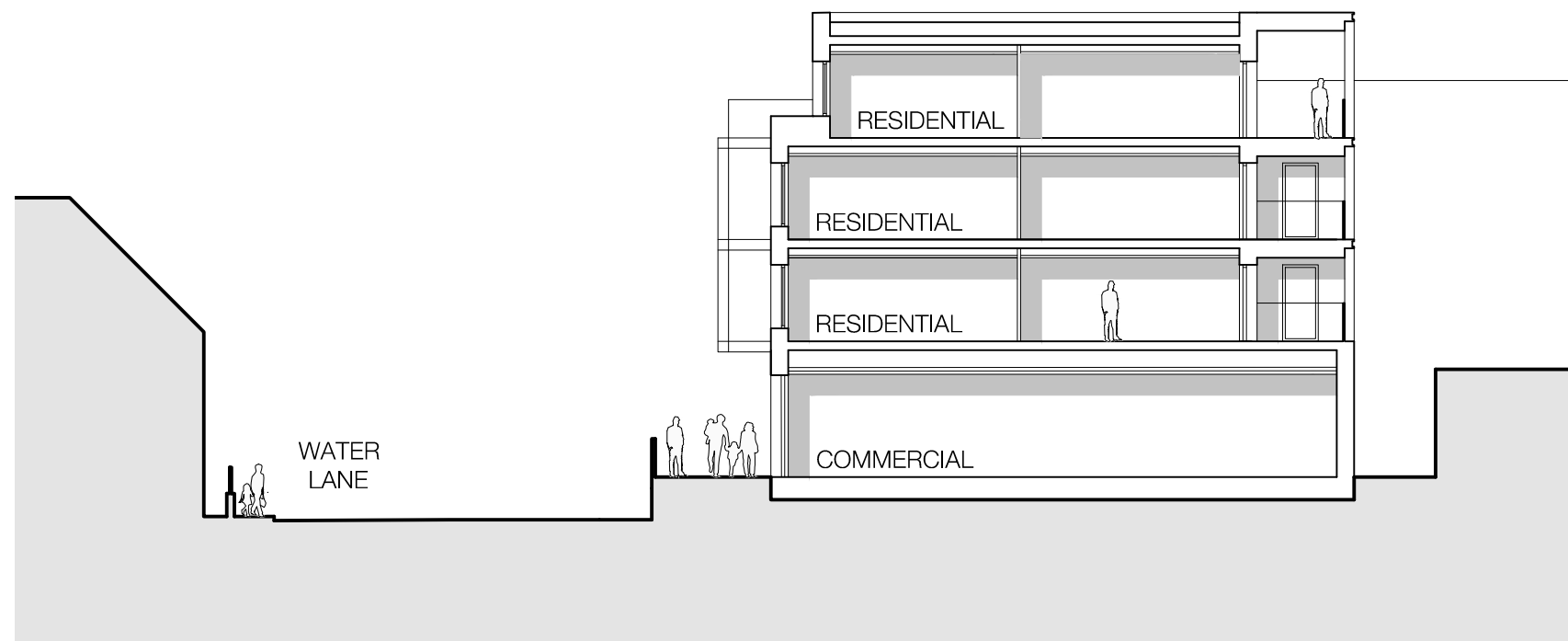
PRELIMINARY



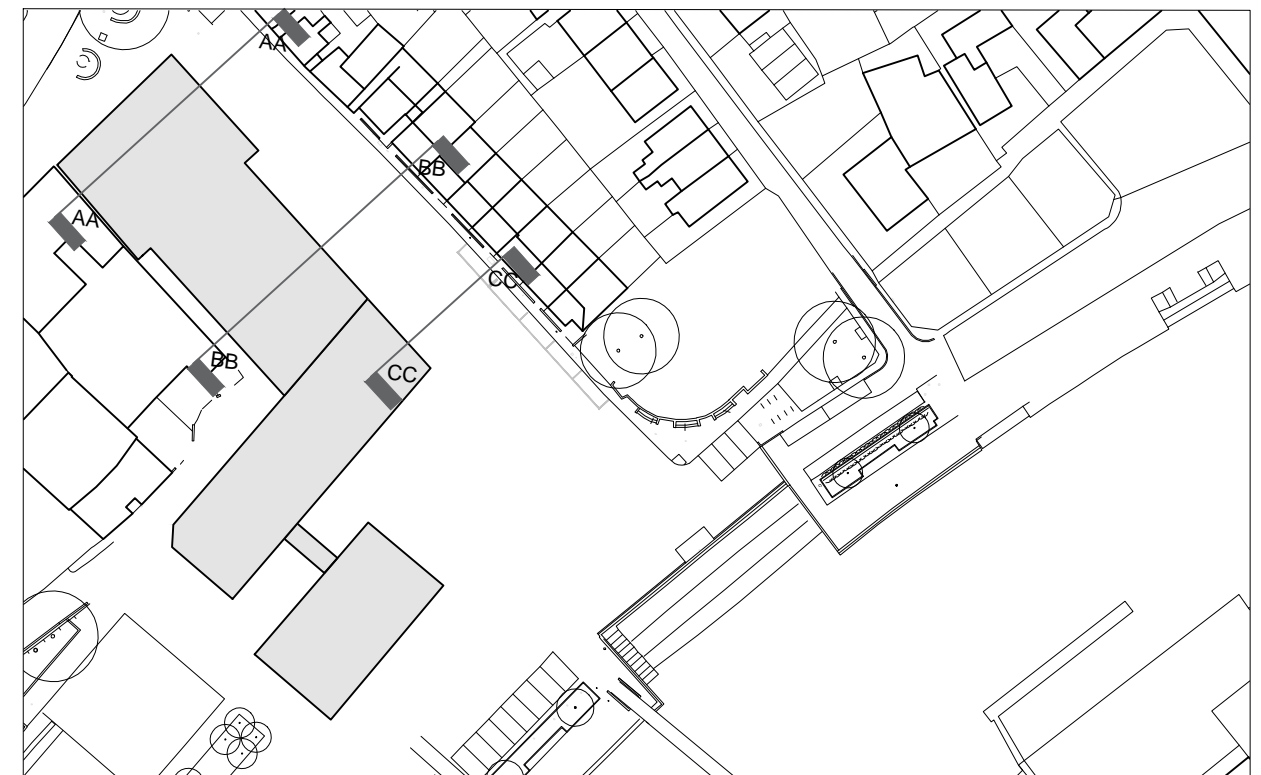
PROPOSED SECTION AA



PROPOSED SECTION CC



PROPOSED SECTION BB



00 Proposed Sections AA-CC

Scale - 1:200

0 2 4 6 8 10m

Scale 1:200

Proposed Section AA-CC

Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. © careyjones chapmantolcher (Studio South) Ltd. All Rights Reserved



Project:
Twickenham

Job No.
30133

Title:
Proposed Sections AA-CC

Scale:
1:200

Drawn By:
RPP

Date:
November 2017

Checked By:
RGF

Drawing No:
(20)_300

Revision:
D03

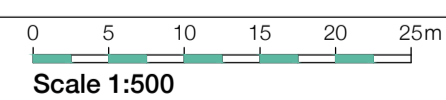
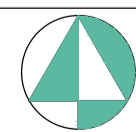
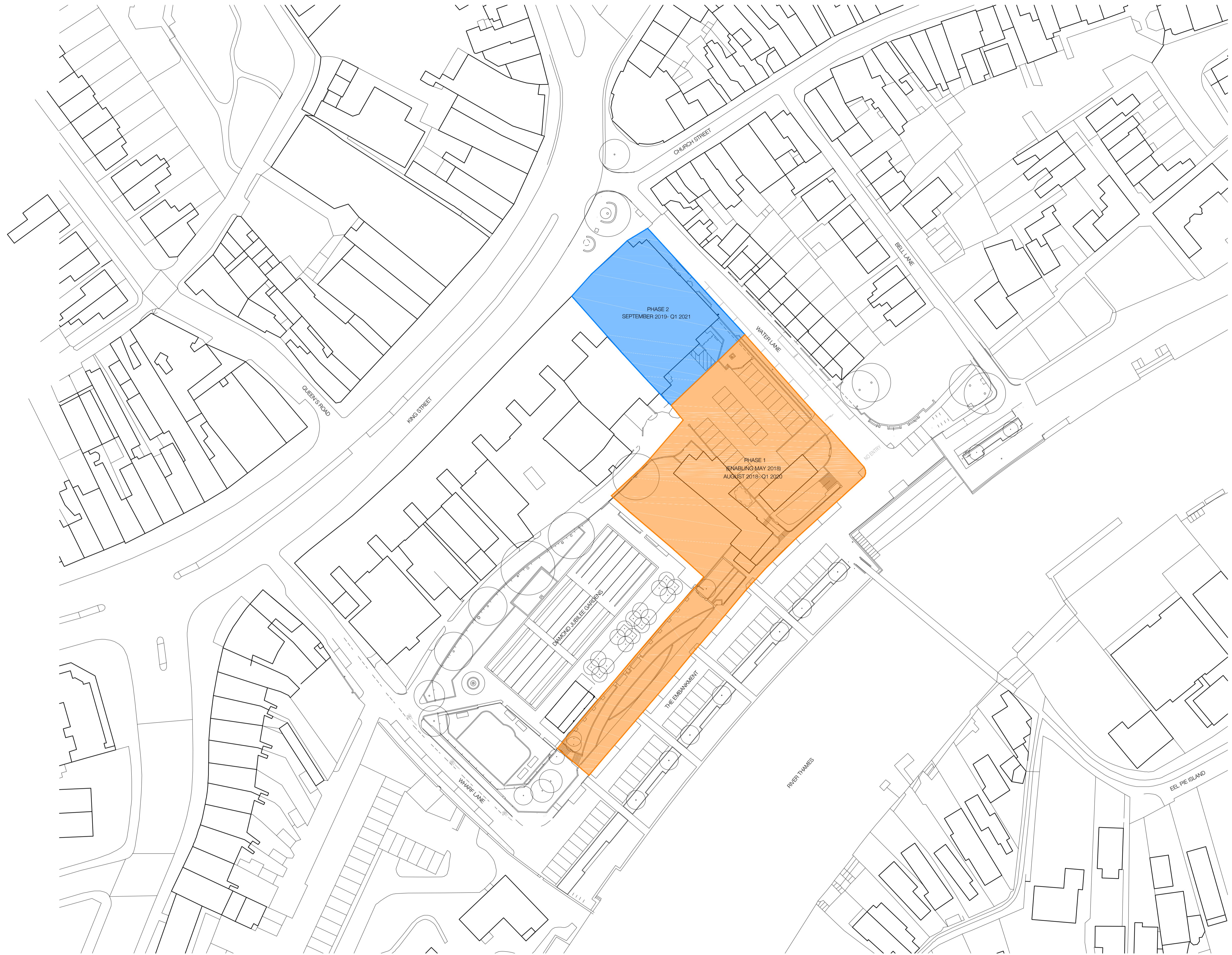


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Rev.	Des.	By	Date	Ch.
D03	PLANT UPDATED	RPP	17.11.17	RGF
D02	SCHEME UPDATE	RGF	14.11.17	TNT
D01	CJCT FIRST ISSUE	RPP	01.11.17	RGF

PRELIMINARY



Demolition Plan 1:500

Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. © careyjones chapmantolcher (Studio South) Ltd. All Rights Reserved

The internal layouts within residential apartments and ancillary areas of buildings may be subject to design development.

The precise location of walls, internal doors, columns, risers and the detailed layout of bathroom and kitchen areas may be the subject of non-material changes and may vary from the internal layouts set out in these plans.

These minor alterations should not affect the position and arrangements of external doors and windows nor should they affect the relative relationship between habitable rooms and windows.

All materials shown or highlighted are indicative only and may be subject to changes made during detailed design development.

Project: Twickenham	Job No. 31033
Title: Demolition	
Scale: 1:500@A1, 1:1000@ A3	Drawn By: RPP
Date: November 2017	Checked By: RGF
Drawing No: (20)_500	Revision: D01



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PRELIMINARY

Appendix F - Thames Water Correspondence



Miss Sabrina Ram
37 Alfred Place
London
WC1E 7DP



Your account number
DS6041979



Developer.services@thameswater
.co.uk



0800 009 3921

Mon – Fri 9am-5pm,

28/11/2017

Pre Development Enquiry

Site Address: Twickenham Rediscovered, The Embankment, Twickenham, London, TW1 3DS, OS grid ref. 516301, 173166.

Development Details:

Existing site: Units Houses: 10, Commercial: 766m². Foul water discharging by gravity into foul water sewer in The Embankment. Existing SW run off for 1:1 32.9l/s, 1:10 67.7l/s, 1:30 80.9l/s, 1:100 102.2l/s, discharging by gravity into surface water sewer in Water Lane.

Proposed Development: Residential units: 39, Commercial: Offices 250m², shopping centre 749m². Foul water discharging by gravity into foul water sewer in Water Lane. Surface water to be discharged by gravity via existing connection to surface water sewer in Water Lane at restricted rate of 2.8l/s for all storms.

Dear Miss Ram,

I write in relation to the Pre-Development application submitted, we have completed the assessment of the foul water flows and surface water runoff based on the information submitted in your application with the purpose of assessing sewer capacity within the existing Thames Water sewer network.

Foul Water

From the information you have provided, we can confirm that the existing foul sewer network does have sufficient capacity to accommodate the proposed foul water discharge from the proposed development.

Surface Water

Please note that discharging surface water to the public sewer network should only be considered after all other methods of disposal have been investigated and proven to not be viable. In accordance with the Building Act 2000 Clause H3.3, positive connection to a public

sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being: 1st Soakaways; 2nd Watercourses; 3rd Sewers.

Only when it can be proven that soakage into the ground or a connection into the adjacent watercourse is not possible would we consider a restricted discharge into the public surface water sewer network.

We would encourage techniques such as green roofs and/or permeable paving that restricts surface water discharge from your site.

We confirm that the public surface water sewer system will observe a net reduction in peak flow and therefore has capacity to accept the proposed discharge from this site. We wish to add that compliance with the London Plan Policy on surface water disposal is not considered in this response.

Furthermore, the configuration of the onsite drainage and use of appropriate points of connection have not been considered in this point.

When redeveloping an existing site, policy 5.13 of the London Plan and Policy 3.4 of the Supplementary Planning Guidance (Sustainable Design And Construction) states that every attempt should be made to use flow attenuation and SUDS/storage to reduce the surface water discharge from the site as much as possible.

If they are consulted as part of any planning application, Thames Water Planning team would ask to see why it is not practicable to attenuate the flows to Greenfield run-off rates i.e. 5l/s/hectare of the total site area or if the site is less than hectare in size then the flows should be reduced by 95% of existing flows. Should the policy above be followed, we would envisage no capacity concerns with regards to surface water for this site.

Please note that the Local Planning authority may comment on surface water discharge under the planning process.

Please Note

All connection requests are subject to a full Section 106 (Water Industry Act 1991) application before the Company can confirm approval to the connection itself. Please also note that capacity in the public sewerage system cannot be reserved.

Public sewers are liable to surcharge to ground level. Any property that has a floor level lower than an adjacent manhole may be subject to flooding. Adequate provision shall be made by the developer to guard against this eventuality.

Note on trunk sewers: Connecting directly to Trunk sewers can be complex and dangerous, which means we often refuse permission. In this case, you will need to find an alternative sewer or method of discharge. Please contact the Sewer Connections team through our Helpdesk on 0800 009 39 21 for further information.

If Thames Water permits a connection to the trunk sewer, we will insist on carrying out the connection ourselves under Section 107 of the Water Industry Act. We would advise for you to apply as soon as possible.

The discharge of non-domestic effluent is not permitted until a valid trade effluent consent has been issued by Thames Water. If anything other than domestic sewage is discharged into the public sewers without the above agreement an offence is committed and the applicant will be liable to the penalties contained in Section 109(1) (WIA 1991).

Applicants should contact Trade Effluent prior to seeking a connection approval, to discuss trade effluent consent and conditions of discharge. A Trade Effluent reference number should be obtained and included in the relevant box of the attached application form. The address for Trade Effluent is - Thames Water Utilities Limited, Waste Water Quality, Crossness Sewage Treatment Works, Belvedere Road, Abbeywood, London. SE2 9AQ. Alternatively you can telephone them on 020 8507 4321.

The views expressed by Thames Water in this letter are in response to this pre development enquiry at this time and do not represent our final views on any future planning applications made in relation to this site.

Yours sincerely,

Artur Jaroma
Adoptions Engineer


Appendix G – Calculations

Summary of Results for 100 year Return Period (+40%)

Half Drain Time : 716 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max E Outflow (l/s)	Max Volume (m ³)	Status
15 min Summer	0.426	0.426	0.0	2.8	2.8	97.2	O K
30 min Summer	0.550	0.550	0.0	2.8	2.8	125.4	O K
60 min Summer	0.670	0.670	0.0	2.8	2.8	152.7	O K
120 min Summer	0.774	0.774	0.0	2.8	2.8	176.4	Flood Risk
180 min Summer	0.820	0.820	0.0	2.8	2.8	187.0	Flood Risk
240 min Summer	0.842	0.842	0.0	2.8	2.8	192.1	Flood Risk
360 min Summer	0.857	0.857	0.0	2.8	2.8	195.4	Flood Risk
480 min Summer	0.853	0.853	0.0	2.8	2.8	194.4	Flood Risk
600 min Summer	0.838	0.838	0.0	2.8	2.8	191.1	Flood Risk
720 min Summer	0.823	0.823	0.0	2.8	2.8	187.6	Flood Risk
960 min Summer	0.793	0.793	0.0	2.8	2.8	180.7	Flood Risk
1440 min Summer	0.734	0.734	0.0	2.8	2.8	167.4	Flood Risk
2160 min Summer	0.652	0.652	0.0	2.8	2.8	148.6	O K
2880 min Summer	0.568	0.568	0.0	2.8	2.8	129.5	O K
4320 min Summer	0.400	0.400	0.0	2.8	2.8	91.3	O K
5760 min Summer	0.285	0.285	0.0	2.8	2.8	64.9	O K
7200 min Summer	0.207	0.207	0.0	2.8	2.8	47.2	O K
8640 min Summer	0.157	0.157	0.0	2.7	2.7	35.8	O K
10080 min Summer	0.125	0.125	0.0	2.6	2.6	28.6	O K
15 min Winter	0.478	0.478	0.0	2.8	2.8	109.1	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
15 min Summer	143.075	0.0	97.6	19
30 min Summer	93.049	0.0	126.9	34
60 min Summer	57.587	0.0	159.0	64
120 min Summer	34.428	0.0	190.1	122
180 min Summer	25.150	0.0	208.4	182
240 min Summer	20.013	0.0	221.1	242
360 min Summer	14.466	0.0	239.7	362
480 min Summer	11.489	0.0	253.8	480
600 min Summer	9.602	0.0	265.1	572
720 min Summer	8.290	0.0	274.5	620
960 min Summer	6.569	0.0	289.9	742
1440 min Summer	4.726	0.0	312.1	1010
2160 min Summer	3.395	0.0	338.6	1428
2880 min Summer	2.682	0.0	356.7	1844
4320 min Summer	1.922	0.0	383.0	2552
5760 min Summer	1.516	0.0	403.6	3232
7200 min Summer	1.260	0.0	419.4	3896
8640 min Summer	1.084	0.0	432.5	4584
10080 min Summer	0.953	0.0	443.6	5240
15 min Winter	143.075	0.0	109.3	19

Price & Myers		Page 2
30 Newman Street London W1T 1LT		
Date 11/10/2017 11:22 File attenuation.srcx	Designed by sram Checked by	
XP Solutions		Source Control 2014.1.1

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
30 min Winter	0.618	0.618	0.0	2.8	2.8	140.9	O K
60 min Winter	0.753	0.753	0.0	2.8	2.8	171.6	Flood Risk
120 min Winter	0.872	0.872	0.0	2.8	2.8	198.9	Flood Risk
180 min Winter	0.928	0.928	0.0	2.8	2.8	211.5	Flood Risk
240 min Winter	0.956	0.956	0.0	2.8	2.8	217.9	Flood Risk
360 min Winter	0.979	0.979	0.0	2.8	2.8	223.1	Flood Risk
480 min Winter	0.980	0.980	0.0	2.8	2.8	223.5	Flood Risk
600 min Winter	0.970	0.970	0.0	2.8	2.8	221.2	Flood Risk
720 min Winter	0.953	0.953	0.0	2.8	2.8	217.3	Flood Risk
960 min Winter	0.912	0.912	0.0	2.8	2.8	208.0	Flood Risk
1440 min Winter	0.838	0.838	0.0	2.8	2.8	191.0	Flood Risk
2160 min Winter	0.721	0.721	0.0	2.8	2.8	164.4	Flood Risk
2880 min Winter	0.601	0.601	0.0	2.8	2.8	136.9	O K
4320 min Winter	0.346	0.346	0.0	2.8	2.8	78.9	O K
5760 min Winter	0.200	0.200	0.0	2.7	2.7	45.7	O K
7200 min Winter	0.128	0.128	0.0	2.6	2.6	29.2	O K
8640 min Winter	0.101	0.101	0.0	2.3	2.3	23.0	O K
10080 min Winter	0.088	0.088	0.0	2.1	2.1	20.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
30 min Winter	93.049	0.0	142.0	33
60 min Winter	57.587	0.0	178.1	62
120 min Winter	34.428	0.0	213.0	120
180 min Winter	25.150	0.0	233.4	180
240 min Winter	20.013	0.0	247.6	238
360 min Winter	14.466	0.0	268.4	352
480 min Winter	11.489	0.0	284.2	464
600 min Winter	9.602	0.0	296.8	574
720 min Winter	8.290	0.0	307.3	678
960 min Winter	6.569	0.0	324.4	778
1440 min Winter	4.726	0.0	348.8	1082
2160 min Winter	3.395	0.0	379.3	1540
2880 min Winter	2.682	0.0	399.5	2016
4320 min Winter	1.922	0.0	429.2	2680
5760 min Winter	1.516	0.0	452.1	3288
7200 min Winter	1.260	0.0	469.8	3888
8640 min Winter	1.084	0.0	484.5	4496
10080 min Winter	0.953	0.0	497.0	5224

30 Newman Street
London
W1T 1LT



Date 11/10/2017 11:22
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Designed by sram
Checked by

XP Solutions Source Control 2014.1.1

Rainfall Details


Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	20.300	Shortest Storm (mins)	15
Ratio R	0.422	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.370

Time (mins) Area
From: To: (ha)

0 4 0.370

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XP Solutions		Source Control 2014.1.1

Model Details

Storage is Online Cover Level (m) 1.000

Cellular Storage Structure

Invert Level (m) 0.000 Safety Factor 2.0
 Infiltration Coefficient Base (m/hr) 0.00000 Porosity 0.95
 Infiltration Coefficient Side (m/hr) 0.00000

Depth (m)	Area (m ²)	Inf. Area (m ²)	Depth (m)	Area (m ²)	Inf. Area (m ²)
0.000	240.0	240.0	1.001	0.0	308.0
1.000	240.0	308.0			

Hydro-Brake Optimum® Outflow Control

Unit Reference MD-SCL-0075-2800-1000-2800
 Design Head (m) 1.000
 Design Flow (l/s) 2.8
 Flush-Flo™ Calculated
 Objective Minimise blockage risk
 Diameter (mm) 75
 Invert Level (m) 0.000
 Minimum Outlet Pipe Diameter (mm) 100
 Suggested Manhole Diameter (mm) 1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.000	2.8
Flush-Flo™	0.245	2.8
Kick-Flo®	0.560	2.1
Mean Flow over Head Range	-	2.4

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake Optimum® as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	2.3	1.200	3.0	3.000	4.6	7.000	6.8
0.200	2.7	1.400	3.2	3.500	4.9	7.500	7.1
0.300	2.7	1.600	3.4	4.000	5.3	8.000	7.3
0.400	2.6	1.800	3.6	4.500	5.6	8.500	7.5
0.500	2.4	2.000	3.8	5.000	5.8	9.000	7.7
0.600	2.2	2.200	4.0	5.500	6.1	9.500	7.9
0.800	2.5	2.400	4.1	6.000	6.4		
1.000	2.8	2.600	4.3	6.500	6.6		

Appendix H - Thames Water Sewer Records

Asset Location Search



Price & Myers LLP
37 Alfred Place
LONDON
WC1E 7DP

Search address supplied Twickenham Riverside Development
1
King Street
Twickenham
TW1 3SD

Your reference 25129

Our reference ALS/ALS Standard/2016_3373517

Search date 15 July 2016

You are now able to order your Asset Location Search requests online by visiting
www.thameswater-propertysearches.co.uk



Asset Location Search



Search address supplied: Twickenham Riverside Development, 1, King Street, Twickenham, TW1 3SD

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Asset Location Search



Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer

Asset Location Search



Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

A charge will be added to your suppliers account.