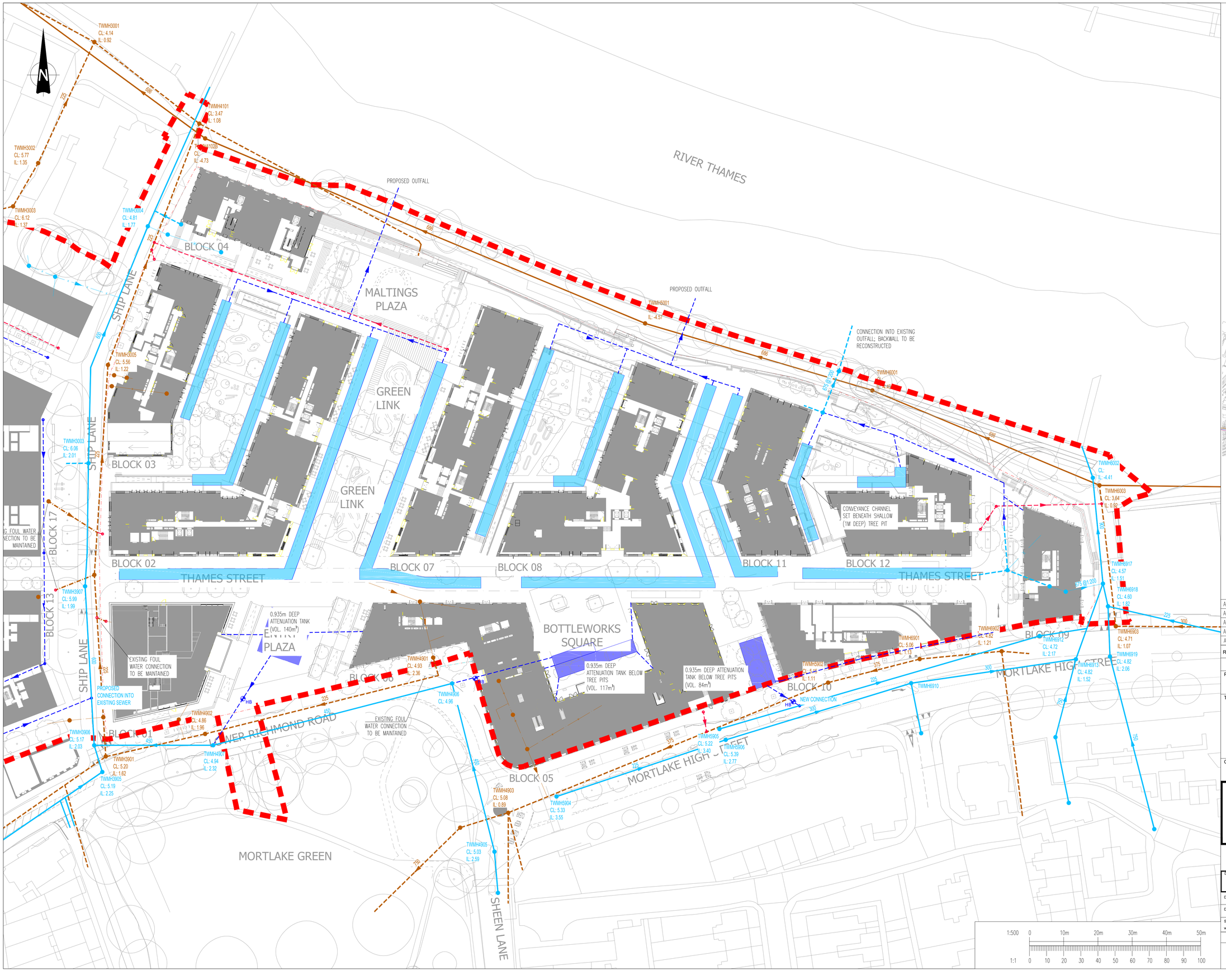
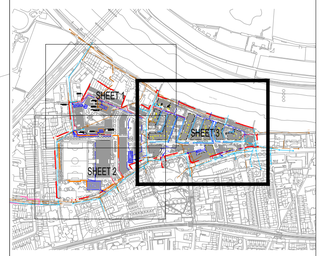


LEGEND

- EXISTING PRIVATE SURFACE WATER SEWER
- EXISTING PRIVATE FOUL SEWER
- EXISTING PRIVATE COMBINED SEWER
- EXISTING PUBLIC SURFACE WATER SEWER
- EXISTING PUBLIC FOUL SEWER
- EXISTING PUBLIC COMBINED SEWER
- EXISTING PUBLIC RISING MAIN
- EXISTING SEWER TO BE ABANDONED
- PROPOSED FOUL WATER SEWER
- PROPOSED SURFACE WATER SEWER
- PROPOSED ATTENUATION TANK
- PROPOSED CONVEYANCE CHANNEL
- APPLICATION A BOUNDARY
- APPLICATION B (SCHOOL) BOUNDARY

NOTES

1) EXISTING DRAINAGE LAYOUT BASED ON THAMES WATER SEWER RECORDS AND PENBORN TECHNICAL SERVICES DRAWING (REF: P979/07/31).
2) THE PART OF THE DEVELOPMENT WEST OF SHIP LANE IS SUBMITTED AS AN OUTLINE APPLICATION. THE BASEMENT PLAN PROVIDED (REF.16019_C645_Z2_P_B1_001_- RECEIVED FROM SQUIRE & PARTNERS 29.01.2018) IS INDICATIVE ONLY AND SUBJECT TO THE PARAMETER PLANS SUBMITTED.
3) DRAINAGE SUBJECT TO DETAILED DESIGN.



Rev	Date	Description	By
A05	13.02.18	UPDATED APPLICATION BOUNDARY	NB
A04	29.01.18	UPDATED ARCHITECT LAYOUT	NB
A03	01.11.17	TEAM ISSUE	NB
A02	23.10.17	SURFACE WATER ATTENUATION AMMENDED	NB
A01	29.09.17	PRELIMINARY ISSUE	MAC

Amendments

Project: STAG BREWERY

Title: PROPOSED FOUL AND SURFACE WATER DRAINAGE LAYOUT SHEET 3 OF 4

Client: RESELTON PROPERTIES LIMITED

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Drawing Status: PRELIMINARY

Designed by: NB	Checked by: DO	Project No: WIE10667	
Drawn by: MAC	Date: SEPTEMBER 2017		
Scales @ A1 work to figured dimensions only: 1:500		Computer File No: WIE10667CSA922006.dwg	

Publisher	Zone	Category	Number	Revision
WIE	SA	92	0006	A05

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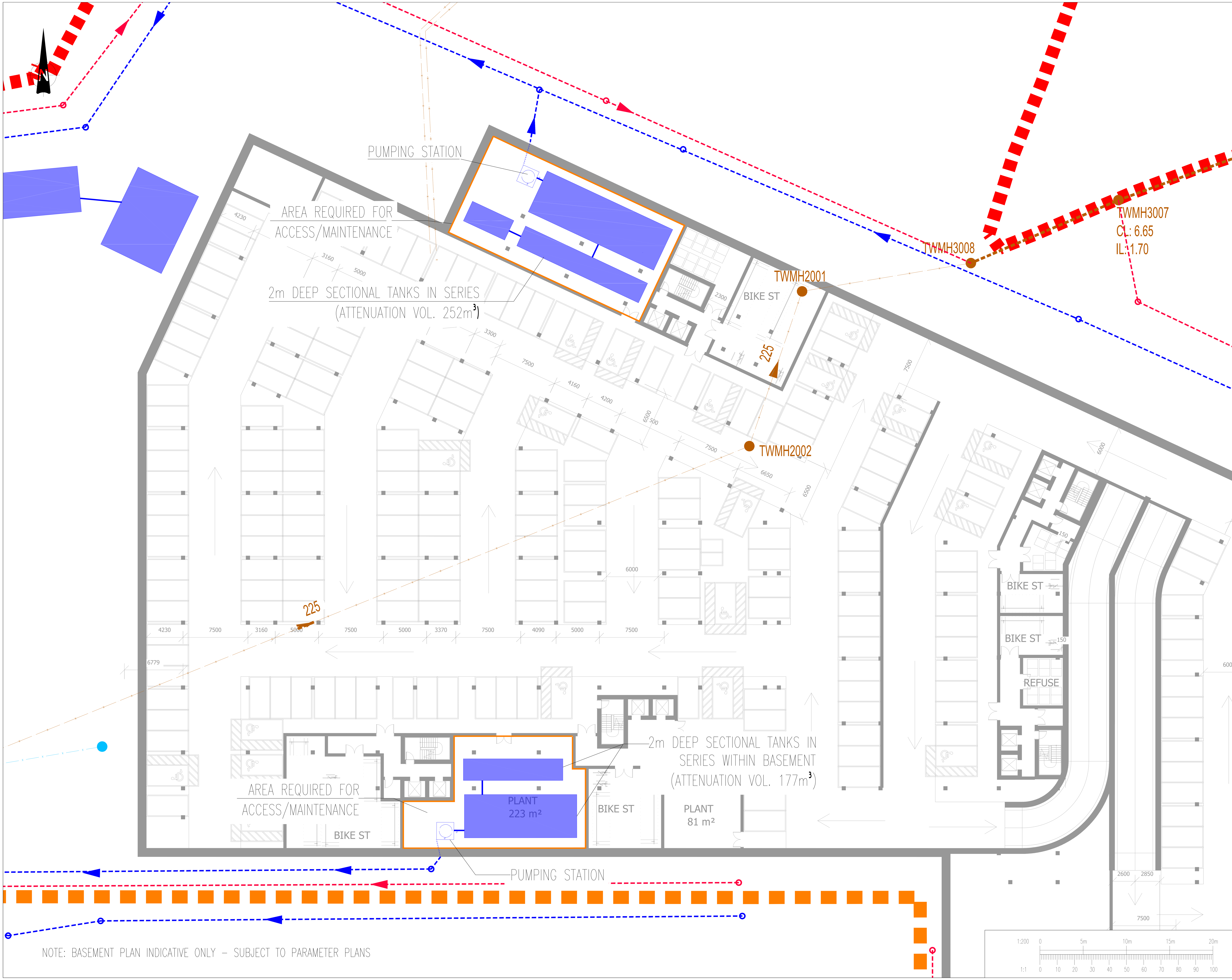
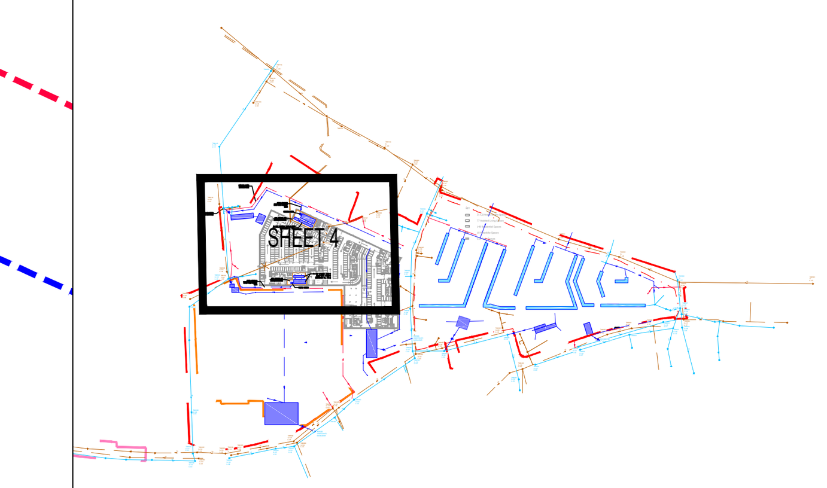


LEGEND

- EXISTING PRIVATE SURFACE WATER SEWER
- EXISTING PRIVATE FOUL SEWER
- EXISTING PRIVATE COMBINED SEWER
- EXISTING PUBLIC SURFACE WATER SEWER
- EXISTING PUBLIC FOUL SEWER
- EXISTING PUBLIC COMBINED SEWER
- EXISTING PUBLIC RISING MAIN
- EXISTING SEWER TO BE ABANDONED
- PROPOSED FOUL WATER SEWER
- PROPOSED SURFACE WATER SEWER
- PROPOSED ATTENUATION TANK
- PROPOSED CONVEYANCE CHANNEL
- APPLICATION A BOUNDARY
- APPLICATION B (SCHOOL) BOUNDARY

NOTES

1) EXISTING DRAINAGE LAYOUT BASED ON THAMES WATER SEWER RECORDS AND PENBORN TECHNICAL SERVICES DRAWING (REF: P979/07/31).
2) THE PART OF THE DEVELOPMENT WEST OF SHIP LANE IS SUBMITTED AS AN OUTLINE APPLICATION. THE BASEMENT PLAN PROVIDED (REF.16019_C645_Z2_P_B1_001_- RECEIVED FROM SQUIRE & PARTNERS 29.01.2018) IS INDICATIVE ONLY AND SUBJECT TO THE PARAMETER PLANS SUBMITTED.
3) DRAINAGE SUBJECT TO DETAIILED DESIGN.



Rev	Date	Description	By
A04	13.02.18	UPDATED APPLICATION BOUNDARY	NB
A03	29.01.18	UPDATE TO ARCHITECT LAYOUT	NB
A02	01.11.17	TEAM ISSUE	NB
A01	23.10.17	DRAFT ISSUE	NB

Amendments

Project
STAG BREWERY

Title
PROPOSED FOUL AND SURFACE WATER DRAINAGE LAYOUT SHEET 4 OF 4

Client
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Drawing Status
PRELIMINARY

Designed by	NB	Checked by	DO	Project No	WIE10667
Drawn by	NB	Date	OCTOBER 2017		
Scales @ A1 work to figured dimensions only	1:200			Computer File No	WIE10667CSA920007.dwg

Publisher	Zone	Category	Number	Revision
WIE	SA	92	0007	A04

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- EXISTING PRIVATE FOUL SEWER
- EXISTING PRIVATE COMBINED SEWER
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- EXISTING PUBLIC FOUL SEWER
- EXISTING PUBLIC COMBINED SEWER
- EXISTING PUBLIC RISING MAIN
- EXISTING SEWER TO BE ABANDONED
- PROPOSED FOUL WATER SEWER
- PROPOSED SURFACE WATER SEWER
- PROPOSED ATTENUATION TANK
- PROPOSED CONVEYANCE CHANNEL
- APPLICATION A BOUNDARY
- APPLICATION B (SCHOOL) BOUNDARY
- SURFACE WATER DRAINAGE CATCHMENT

NOTES

1) EXISTING DRAINAGE LAYOUT BASED ON THAMES WATER SEWER RECORDS AND PENBORN TECHNICAL SERVICES DRAWING (REF: P979/07/31).
2) THE PART OF THE DEVELOPMENT WEST OF SHIP LANE IS SUBMITTED AS AN OUTLINE APPLICATION. THE BASEMENT PLAN PROVIDED (REF:16019_C845_Z2_P_B1_001 - RECEIVED FROM SQUIRE & PARTNERS 29.01.2018) IS INDICATIVE ONLY AND SUBJECT TO THE PARAMETER PLANS SUBMITTED.
3) DRAINAGE SUBJECT TO DETAILED DESIGN.

Rev	Date	Description	By
A02	13.02.18	UPDATED APPLICATION BOUNDARY	NB
A01	30.01.18	PLANNING ISSUE	NB

Amendments

Project
STAG BREWERY

Title
SURFACE WATER
DRAINAGE CATCHMENT PLAN

Client
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Drawing Status
PRELIMINARY

Designed by	NB	Checked by	DO
Drawn by	NB	Date	JANUARY 2018
Scales @ A1 work to figured dimensions only	1:1000		
Project No	WIE10667		
Computer File No	WIE10667CSA92008.dwg		

Publisher	Zone	Category	Number	Revision
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File Path - N:\Projects\WIE10667\10\7 CAD\02 Drawings and Water Management\

A1-Wat-S, C845_MP_P_00_001, WIE10667-X-PR-DRAINAGE

J. Foul Water Drainage Estimate Calculations

		Sheet No:	1 of 2	Project No:	WIE10667		
Project Title:	**Stag Brewery**	By:	N Balboni	Date:	23/10/2017		
Calculations Title:	**Existing Foul Flow Estimate**	Checked:	D O'Donovan	Date:	23/10/2017		

		Dry Weather Flow Rate (per day)	Source	Number of	Factor	Profile (hours)	Peak Flow Rate (litres/second)
Residential					2.12	24	
Existing property =	*160 litres/person/day*	368.0 litres per unit	Thames Water Guidelines (2016)	0 existing units			0.0
New property =	*125 litres/person/day*	287.5 litres per unit	Thames Water Guidelines (2016)	0 proposed units			0.0
Occupancy =	*2.3 persons*						
Hotel		500.0 litres per room	British Water (2013)	15 rooms	3	24	0.3
Student Accommodation		200.0 litres per bed	Thames Water Guidelines (2016)	0 beds	3	24	0.0
Offices		750.0 litres per 100m^2	Jones (1992)	2318 m^2	3	10	1.4
Retail		400.0 litres per 100m^2	Jones (1992)	0 m^2	3	12	0.0
Cinema		10.0 litres per seat	Jones (1992)	0 seats*	3	8	0.0
Health Club/Sports Centre		50.0 litres per customer	British Water (2013)	168 customers**	3	16	0.4
Day School		90.0 litres per pupil	British Water (2013)	0 pupils	3	10	0.0
Boarding School		175.0 litres per pupil	British Water (2013)	0 pupils	3	24	0.0
Hospital		625.0 litres per bed	Jones (1992)	0 beds	3	24	0.0
Nursing Home		350.0 litres per bed	British Water (2013)	0 beds	3	24	0.0
Restaurant		30.0 litres per cover	British Water (2013)	0 covers	3	8	0.0
Pub/Club		15.0 litres per customer	Butler and Davies (2004)	0 customers***	3	12	0.0
Warehouse		150.0 litres per 100m^2	Jones (1992)	0 m^2	3	12	0.0
Manufacturing		550.0 litres per 100m^2	Jones (1992)	28671 m^2	3	12	11.0
Commercial		300.0 litres per 100m^2	Jones (1992)	0 m^2	3	12	0.0
SUB TOTAL							13.1
Infiltration percentage	10%						1.3
TOTAL							**14.4**

* Foul flow rate needs to be calculated based on number of seats. An allowance of 4m^2 has been made for each seat.

Floor area = 0 m^2 4 m^2 per person

** Foul flow rate needs to be calculated based on number of customers. An allowance of 4m^2 has been made for each customer.

Floor area = 672 m^2 4 m^2 per person

*** Foul flow rate needs to be calculated based on number of customers. An allowance of 4m^2 has been made for each customer.

Floor area = 0 m^2 4 m^2 per person

		Sheet No:	2 of 2	Project No:	WIE10667		
Project Title:	**Stag Brewery**	By:	N Balboni	Date:	25/01/2018		
Calculations Title:	**Proposed Foul Flow Estimate**	Checked:	D O'Donovan	Date:	25/01/2018		

		Dry Weather Flow Rate (per day)	Source	Number of	Factor	Profile (hours)	Peak Flow Rate (litres/second)
Residential					2.12	24	
Existing property =	*160 litres/person/day*	400.0 litres per unit	Thames Water Guidelines (2016)	0 existing units			0.0
New property =	*125 litres/person/day*	312.5 litres per unit	Thames Water Guidelines (2016)	667 proposed units			5.1
Occupancy =	*2.5 persons*						
Hotel		500.0 litres per room	British Water (2013)	16 rooms	3	24	0.3
Student Accommodation		200.0 litres per bed	Thames Water Guidelines (2016)	0 beds	3	24	0.0
Offices		750.0 litres per $100m^2$	Jones (1992)	7121 m^2	3	10	4.5
Retail		400.0 litres per $100m^2$	Jones (1992)	0 m^2	3	12	0.0
Cinema		10.0 litres per seat	Jones (1992)	530 seats*	3	8	0.6
Health Club/Sports Centre		50.0 litres per customer	British Water (2013)	185 customers**	3	16	0.5
Day School		90.0 litres per pupil	British Water (2013)	1200 pupils	3	10	9.0
Boarding School		175.0 litres per pupil	British Water (2013)	0 pupils	3	24	0.0
Hospital		625.0 litres per bed	Jones (1992)	4 beds	3	24	0.1
Nursing Home		350.0 litres per bed	British Water (2013)	230 beds	3	24	2.8
Restaurant		30.0 litres per cover	British Water (2013)	0 covers	3	8	0.0
Pub/Club		15.0 litres per customer	Butler and Davies (2004)	0 customers***	3	12	0.0
Warehouse		150.0 litres per $100m^2$	Jones (1992)	4493 m^2	3	12	0.5
Manufacturing		550.0 litres per $100m^2$	Jones (1992)	0 m^2	3	12	0.0
Commercial		300.0 litres per $100m^2$	Jones (1992)	0 m^2	3	12	0.0
SUB TOTAL							23.2
Infiltration percentage	10%						2.3
TOTAL							**25.5**

* Foul flow rate needs to be calculated based on number of seats. An allowance of $4m^2$ has been made for each seat.

Floor area = 2120 m^2 4 m^2 per person

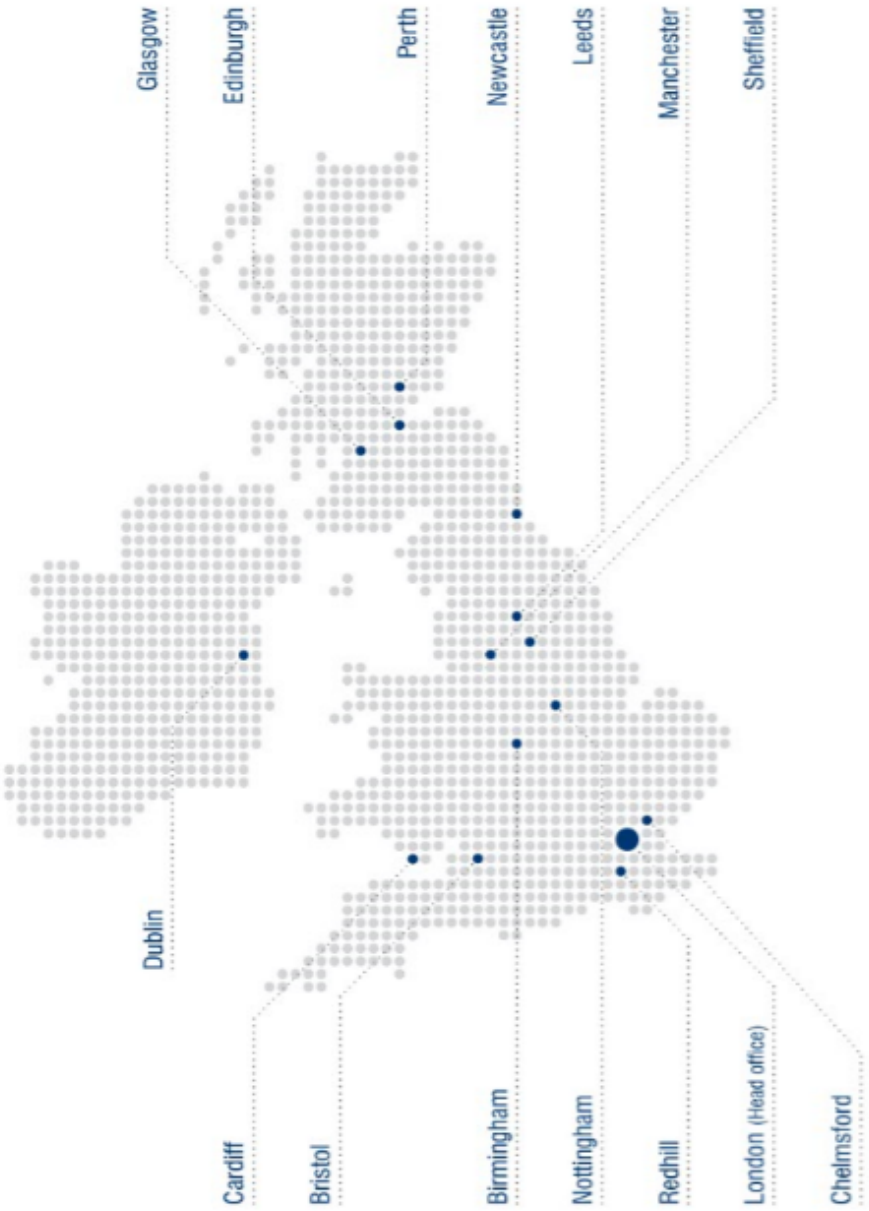
** Foul flow rate needs to be calculated based on number of customers. An allowance of $4m^2$ has been made for each customer.

Floor area = 740 m^2 4 m^2 per person

*** Foul flow rate needs to be calculated based on number of customers. An allowance of $4m^2$ has been made for each customer.

Floor area = 0 m^2 4 m^2 per person

UK and Ireland Office Locations



C. Appendix 12.3: Condition Survey of the River Wall

APPENDIX 12.3
CONDITION SURVEY OF THE RIVER WALL

Condition Survey of the Thames River Wall

Stag Brewery

14 December 2016

Waterman Infrastructure & Environment Limited
Pickfords Wharf, Clink Street, London, SE1 9DG
www.watermangroup.com

Client Name: Dartmouth Capital Advisors Ltd
Document Reference: WIE10667-102-R-1-1-3-CS
Project Number: WIE10667

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by	Approved by
1	14/12/16	Tamara Rowe	Ali Karbassi	Ali Karbassi



Comments

Comments

Disclaimer

This report has been prepared by Waterman Infrastructure & Environment Limited, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

Contents

Figures

Tables

Appendices

Contents

Condition Survey of the Thames River Wall
Project Number: WIE10667
Document Reference: WIE10667-102-R-1-1-3-CS

1. INSPECTION DETAILS AND GENERAL DESCRIPTION OF STRUCTURE

1.1 General Description of Structure

The section of the Thames River wall that was inspected in this condition survey is along the Northern edge of the Stag Brewery, Mortlake, Richmond-upon-Thames in London. The wall, which is situated along the south bank of the Thames, runs in an east-to-west direction within the vicinity of the site. The inspection was carried out along the Thames River wall from the flood defence gate on Bulls Alley, along the Thames Tow Path to Ship Lane and approximately 50m up Ship Lane.

The Thames River walls is comprised of a compilation of different wall segments. These segments range from a fully brick wall to blocked up brick wall supported at intervals by steel columns to a mix of brick and reinforced concrete wall.

The Thames River wall acts as a flood defence wall and at the time of this inspection the current flood defence level is +5.94m. The defence immediately past the eastern end of the site is formed of a demountable barrier and is located in Bulls Alley. On the western end of the inspected defence, Ship Lane acts as a fixed barrier. The demountable barrier and ship lane are outside the scope of this condition survey.

1.2 Purpose

The purpose of this inspection is to undertake a general visual condition survey of the Thames River wall for a length of 368m along the front of the Stag Brewery Site from Bulls Alley and along the Thames Tow Path to Ship Lane.

1.3 Details and Method of Inspection

Inspection date: 16th September 2016

Inspected by: T Rowe and T S Chang

Weather: Cloudy and raining

The inspection was carried out during day time from the ground level. The lower section of the wall was inspected within touching distance where possible and the higher sections of the wall was inspected visually using a ladder. The inspection was undertaken using a camera and measuring tape. The position, extent and severity of all significant defects were recorded.

The extent of the inspection was limited to the Thames River wall from Bulls Alley to Ship Lane. A close inspection was carried out from the Thames (northern) side of the wall, while a brief visual inspection was carried out from the brewery yard (southern) side of the wall.

The inspection started at the entrance of the eastern demountable barrier staircase located in Bulls Alley and has therefore been referred to as chainage 0m.

This survey did not include the bank of the Thames, which is located roughly 6m to the north of the wall.

2. LOCATION PLAN

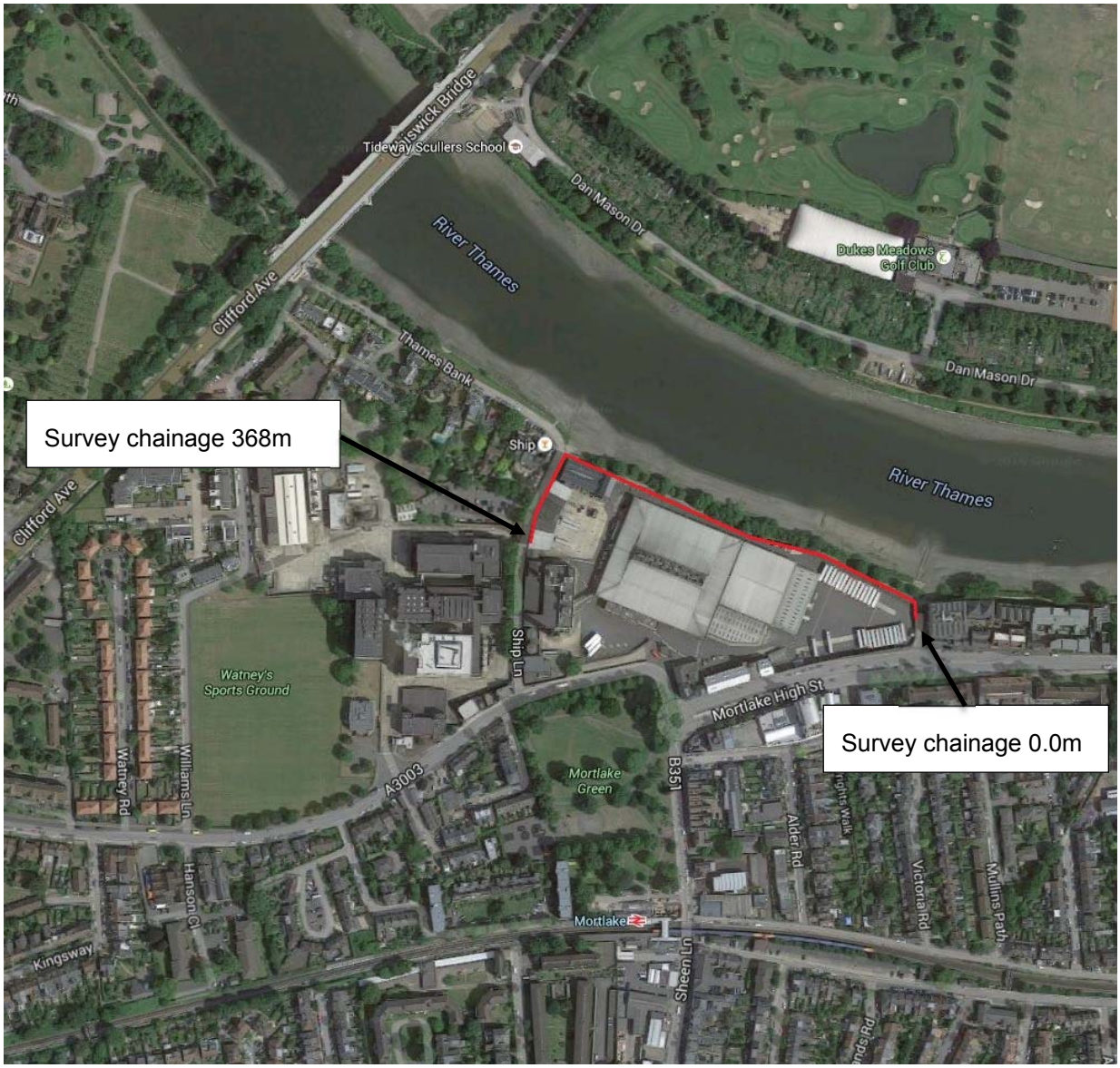


Figure 1: Location plan showing extent of Thames River wall surveyed

3. INSPECTION REPORT

3.1 Foundation

The buried foundation of the Thames River wall was not visible hence not inspected. However, as no signs of distress (e.g. settlement, tilt) was observed during inspection, the foundation is considered to be in satisfactory condition.

3.2 River Wall

This section of the Thames River wall is formed of several different segments. The condition of the wall varies according to the condition of the specific segment. The segments of wall from east to west are presented in the following sections:

3.2.1 Old Building Brick Wall

This section of the Thames River wall is made up of a compilation of brick walls that have remained in place after the buildings behind them were previously removed. The survey chainage for this section of wall is 0m to 163m. There are steel columns that provide support to the wall, spaced at intervals behind the wall (south side). There is a newer reinforced concrete (RC) wall that runs along the north side of the main wall for roughly 40m. The RC wall has a brick cladding.

This section of wall is in poor condition. In general, there are many cracks, areas with mortar loss, areas where render is cracked/missing, surface spalling of the bricks, vegetation growth and graffiti. Most of these defects are not considered to be structural. The defects observed for this wall section are presented in Table 1. For the locations and photos of these defects, refer to the drawings in Appendix A and B.

Table 1: Defects of the Old Building Brick Wall

Approx. Chainage	Defects	Photo ID
0m	Render spalled off bricks at the base of the stairs.	P01
0m	Crack propagating upwards from the top of the stairs.	P03
0m – 4m	Loss of mortar on the face of the brick wall above the stairs.	P02
5m	Crack propagating upwards from the corner of a bricked up window.	P04
8m	Crack in the brick wall, extending upwards from the top of the RC wall (to the right of a bricked up window).	P05
10m	Crack propagating down from a change in height at the top of the wall.	P06
16m	The foundation of the reinforced concrete retaining wall's south-eastern corner is exposed.	P07
39m – 46m	Loss of mortar along the bottom face of the wall.	P08
45m	Crack from the top of a bricked up window to the top of the wall.	P09
49m	Cracks running diagonally in the wall.	P10 & P11
52m	Loss of mortar on the face of the bricked up window.	P12
53m	Cracks running vertically in corners of the wall.	P14 & P15
53m	Bricks spalling due to a rusting metal pipe in the wall.	P13
60m – 77m	Loss of render (330mm high) along the bottom face of the wall.	P19
61m	Render on a previously blocked up vent shaft is cracked/missing and the vent is now open.	P17
62m	Loss of mortar on face of brick wall.	P18
112m – 125m	Cracks from the top of wall. Vegetation on top of the wall appears to be pushing the concrete capping out.	P21 – P24
129m	Bricks spalled off or missing from the top of the wall.	P25
130m	Crack propagating upwards from the top of a bricked up window.	P26
130m – 161m	Minor spalling on the edges of bricked up windows and doors.	P27
142m	Missing/damaged bricks resulting in a hole through the wall.	P28
145m	Loss of mortar on the face of the brick wall near the top of the wall.	P29
163m	A large crack (approx. 20mm) that runs the height of the wall.	P30 – P32

3.2.3 Newer Wall – Stag Brewery Sign

This section of the Thames River wall consists of a newer brick wall section that connects the Old Building Brick Walls to the Maltings Building. The survey chainage for this section of wall is 163m to 257m.

This section of wall is in good condition. In general, there is minimal loss of mortar, vegetation and graffiti. There are no significant defects observed for this section of wall. For the locations and photos of the wall, refer to the drawings in Appendix A and B.

3.2.4 Maltings Building Wall

This section of the Thames River wall consists of the northern brick wall of the Maltings building and the segment of brick wall to the west of the building. The survey chainage for this section of wall is 257m to 318m. The windows of this building are boarded up and there are open vents below the windows.

This section of wall is in fair condition. In general, there are a few cracks, areas with mortar loss, areas where render is cracked/missing, surface spalling of the bricks, and vegetation growth between the western wall and the Maltings building. Most of these defects are not considered to be structural. The defects observed for this wall section are presented in Table 2. For the locations and photos of these defects, refer to the drawings in Appendix A and B.

Table 2: Defects of the Maltings Building Wall

Approx. Chainage	Defects	Photo ID
271m	Bricks chipped out around old pipes embedded in the wall.	P37
271m	Mortar loss below metal pipe in brick wall.	P38
287m	Loss of mortar on the face of the brick wall.	P39
288m	Mortar loss below metal pipe in brick wall.	P40
300m	Loss of render along bottom face of wall. Render cracked and broken off.	P41
301m – 318m	Loss of mortar along the bottom face of the western wall.	P43 & P44
303m	The top of the wall to the west of the building is cracked.	P42
314m	Mortar loss and spalling bricks near the top of the western wall.	P45

3.2.6 Newer Wall – Ship Lane

This section of the Thames River wall consists of a brick wall supporting the roof of an open structure that was previously used for trailer parking. The survey chainage for this section of wall is 318m to 368m.

This section of wall is in good condition. In general, there is some brick staining and areas of previously repaired brickwork. Most of these defects are not considered to be structural. The defects observed for this wall section are presented in Table 3. For the locations and photos of these defects, refer to the drawings in Appendix A and B.

Table 3: Defects of the Maltings Building Wall

Approx. Chainage	Defects	Photo ID
319m	Brick staining due to the outlet of a pipe above the wall.	P46
332m	A narrow 140mm long hole through the wall.	P47
356m – 368m	Areas of existing repaired brickwork.	P48

4. CONCLUSION

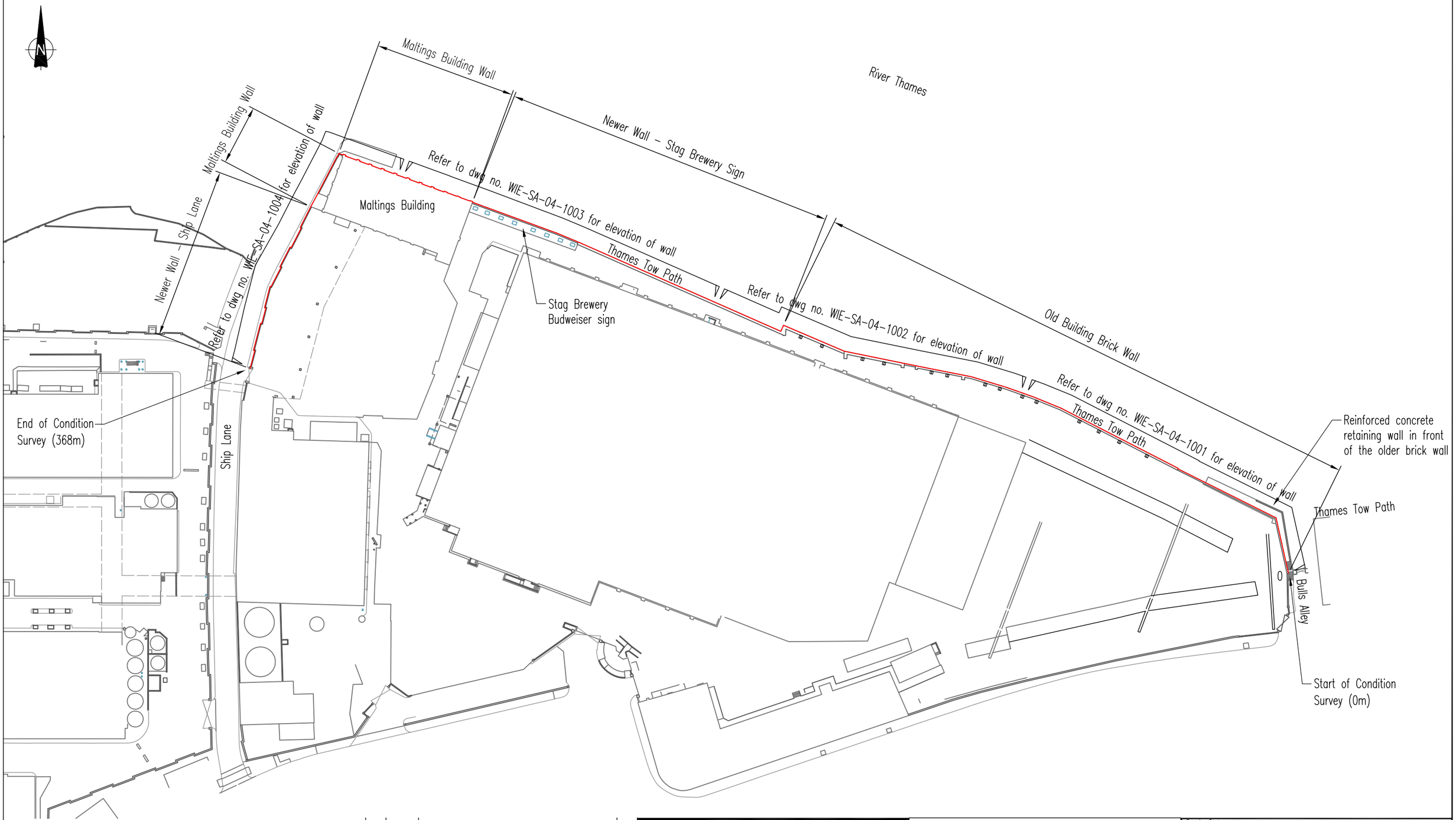
The Thames River wall was found to be in poor to fair condition, generally with the following defects:

- Cracks in the brickwork
- Loss of mortar
- Cracking and damaged render
- Holes in the wall
- Surface spalling of the bricks
- Vegetation growing on or against the wall
- Graffiti

APPENDICES

A. Drawings

WIE-SA-04-1000 Rev A01	*Thames Defence Wall Condition Survey Defect Plan*
WIE-SA-04-1001 Rev A01	*Thames Defence Wall Condition Survey Defect Elevation Sketch (Sheet 1 of 4)*
WIE-SA-04-1002 Rev A01	*Thames Defence Wall Condition Survey Defect Elevation Sketch (Sheet 2 of 4)*
WIE-SA-04-1003 Rev A01	*Thames Defence Wall Condition Survey Defect Elevation Sketch (Sheet 3 of 4)*
WIE-SA-04-1004 Rev A01	*Thames Defence Wall Condition Survey Defect Elevation Sketch (Sheet 4 of 4)*



KEY:
—— = CONDITION SURVEY EXTENT

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1:1 0 10 20 30 40 50

1. THIS CONDITION SURVEY WAS CARRIED OUT ON 16TH SEPTEMBER BY TLR & TSC.
2. MINOR VEGETATION GROWTH, GRAFFITI AND WEAR OF THE BRICKS ARE PRESENT ALONG THE LENGTH OF WALL.
3. WALL COMPOSED OF MANY DIFFERENT BRICK WALL SECTIONS. STEEL COLUMNS INSTALLED BEHIND THE EASTERN HALF OF THE WALL AT INTERVALS IN ORDER TO PROVIDE SUPPORT (0m TO 163m). NEWER SECTION OF WALL FROM 163m TO 257m. MALTINGS BUILDING SECTION OF WALL RUNS FROM 257m TO 318m. NEWER SECTION OF WALL RUNS FROM 318m TO 368m.

GENERAL NOTES

Rev	Date	Description	By
A01	14.12.16	ISSUED FOR INFORMATION	TLR

Amendments

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Project
STAG BREWERY, MORTLAKE

Title
THAMES RIVER WALL
CONDITION SURVEY
DEFECT PLAN

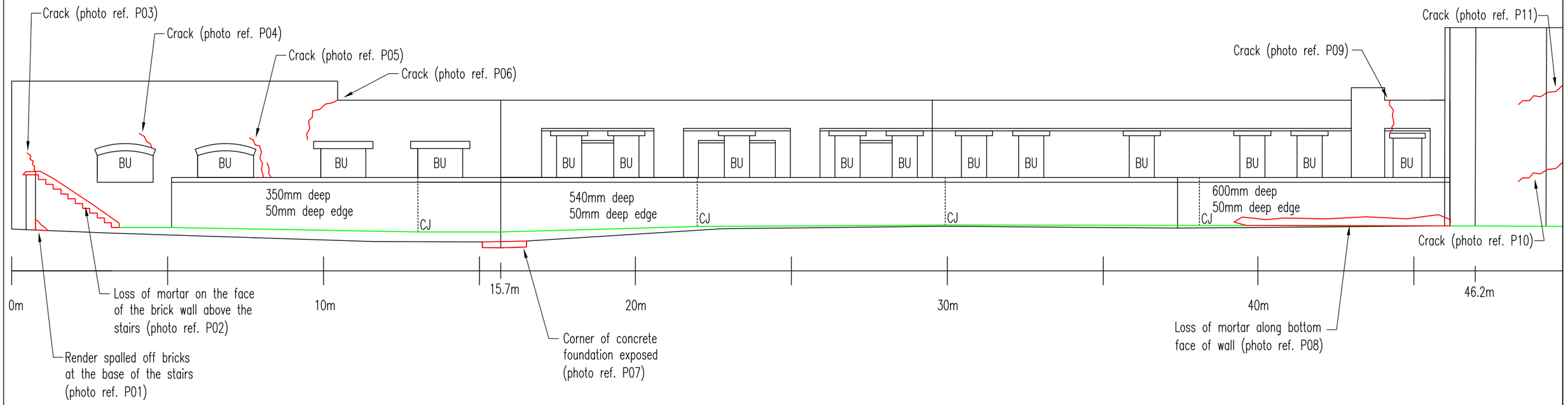
Client
DARTMOUTH CAPITAL ADVISORS LTD

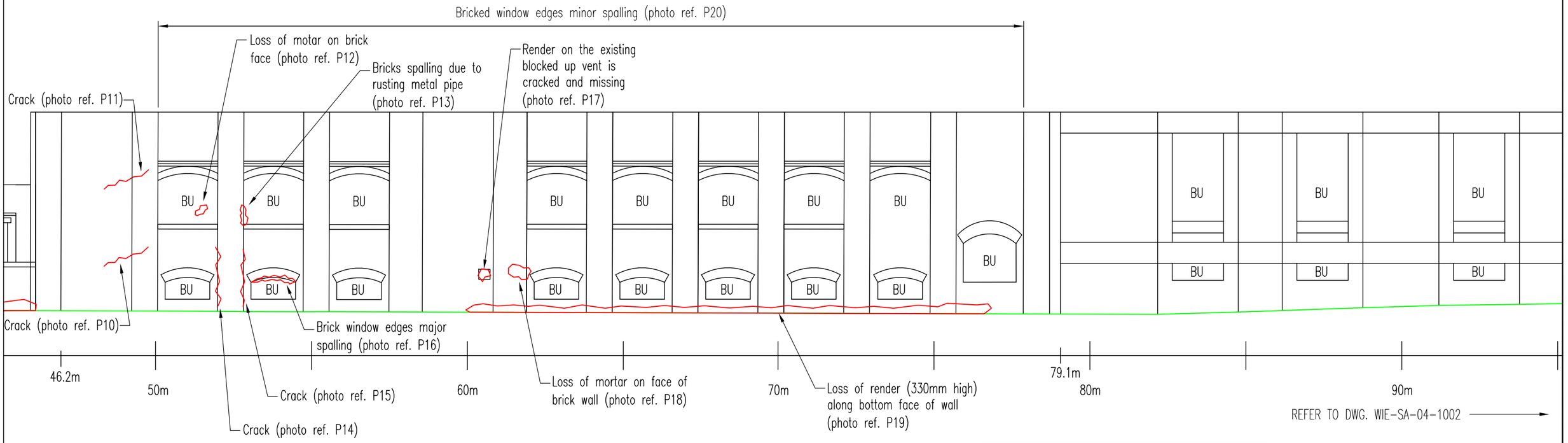
Drawing Status
PRELIMINARY

Designed by TLR	Checked by AAK	Project No WIE10667	
Drawn by TLR	Date DECEMBER 2016		
Scales @ A3 work to figured dimensions only 1:1000		Computer File No WIE-10667-SA-04-1000.dwg	

Publisher	Zone	Category	Number	Revision
WIE	SA	04	1000	A01

A3L-Wat-S





KEY:
BU = BRICKED UP
CJ = CONSTRUCTION JOINT

1:125 0 1m 2m 3m 4m 5m 6m

1:1 0 10 20 30 40 50

1. THIS CONDITION SURVEY WAS CARRIED OUT ON 16TH SEPTEMBER BY TLR & TSC.
2. MINOR VEGETATION GROWTH, GRAFFITI AND WEAR OF THE BRICKS ARE PRESENT ALONG THE LENGTH OF WALL.
3. WALL COMPOSED OF MANY DIFFERENT BRICK WALL SECTIONS. STEEL COLUMNS INSTALLED BEHIND THE EASTERN HALF OF THE WALL AT INTERVALS IN ORDER TO PROVIDE SUPPORT (0m TO 163m). NEWER SECTION OF WALL FROM 163m TO 257m. MALTINGS BUILDING SECTION OF WALL RUNS FROM 257m TO 318m. NEWER SECTION OF WALL RUNS FROM 318m TO 368m.

GENERAL NOTES

Rev	Date	Description	By
A01	14.12.16	ISSUED FOR INFORMATION	TLR

Amendments

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Project
STAG BREWERY, MORTLAKE

Title
THAMES RIVER WALL
CONDITION SURVEY
DEFECT ELEVATION SKETCH
(SHEET 1 of 4)

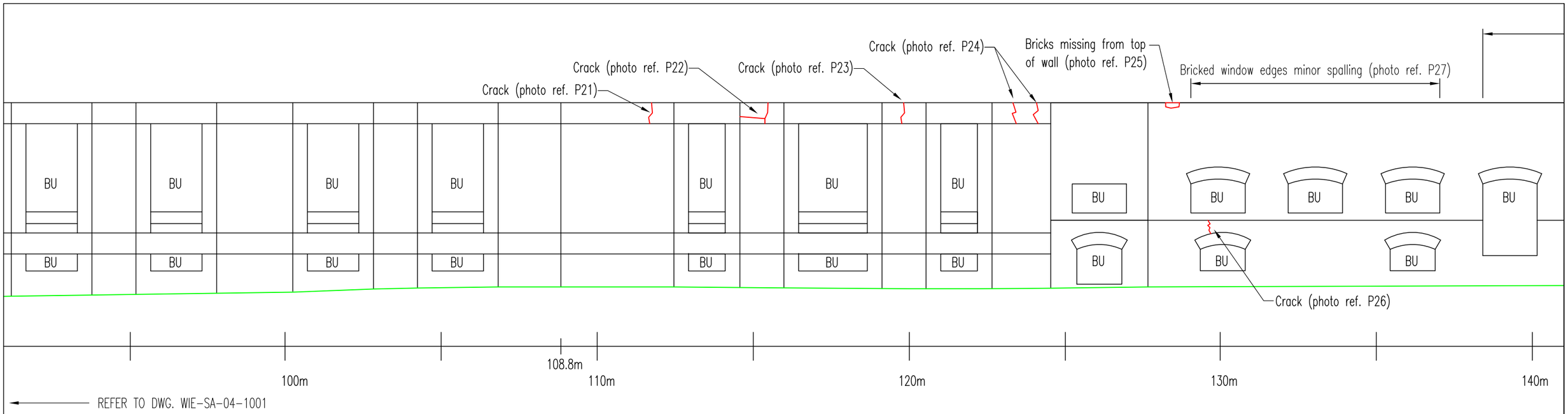
Client
DARTMOUTH CAPITAL ADVISORS LTD

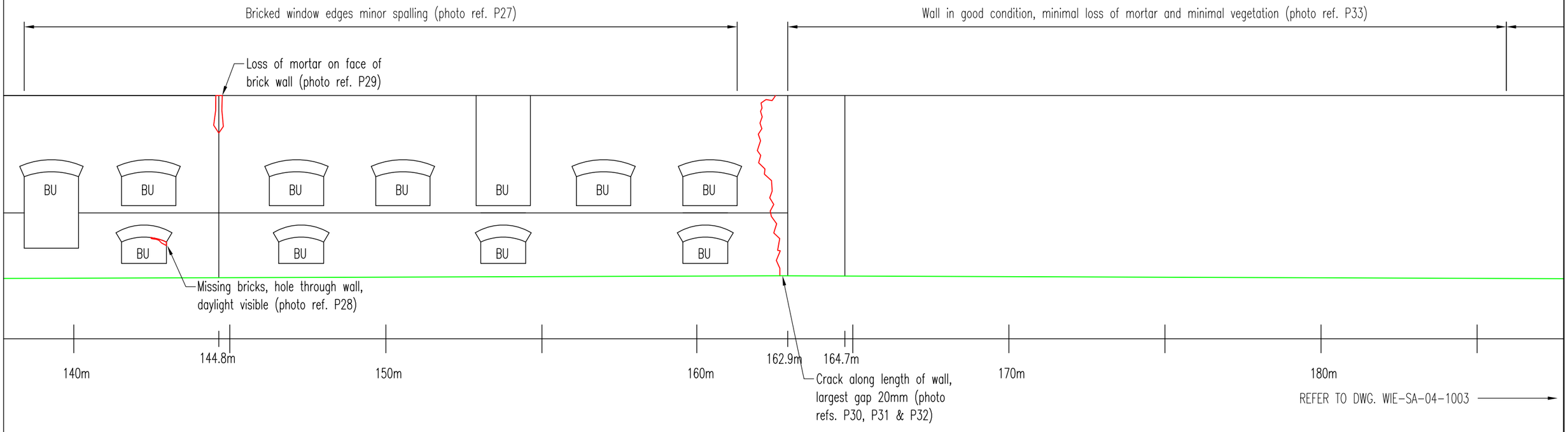
Drawing Status
PRELIMINARY

Designed by TLR	Checked by AAK	Project No WIE10667	
Drawn by TLR	Date DECEMBER 2016		
Scales @ A3 work to figured dimensions only 1:125		Computer File No WIE-10667-SA-04-1001.dwg	

Publisher	Zone	Category	Number	Revision
WIE	SA	04	1001	A01

A3L-Wat-S





KEY:
BU = BRICKED UP

1:125 0 1m 2m 3m 4m 5m 6m

1:1 0 10 20 30 40 50

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GENERAL NOTES

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A01	14.12.16	ISSUED FOR INFORMATION	TLR

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CONDITION SURVEY
DEFECT ELEVATION SKETCH
(SHEET 1 of 4)

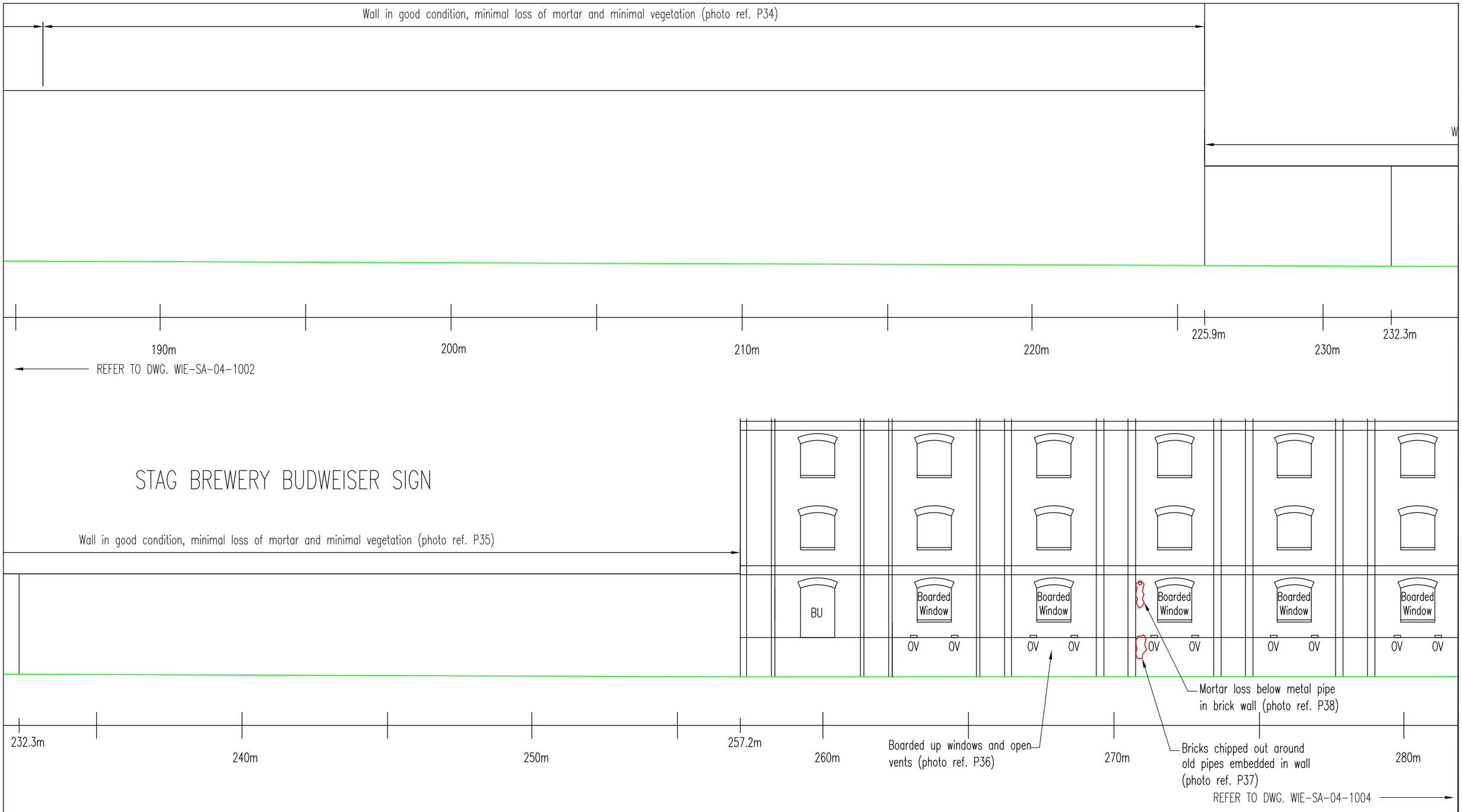
Client
DARTMOUTH CAPITAL ADVISORS LTD

Drawing Status
PRELIMINARY

Designed by TLR	Checked by AAK	Project No WIE10667	
Drawn by TLR	Date DECEMBER 2016		
Scales @ A3 work to figured dimensions only 1:125		Computer File No WIE-10667-SA-04-1002.dwg	

Publisher	Zone	Category	Number	Revision
WIE	SA	04	1002	A01

A3L-Wat-S



KEY:
BU = BRICKED UP
OV = OPEN VENT

1:125 0 1m 2m 3m 4m 5m 6m

1:1 0 10 20 30 40 50

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A01	14.12.16	ISSUED FOR INFORMATION	TLR

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Project
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THAMES RIVER WALL
CONDITION SURVEY
DEFECT ELEVATION SKETCH
(SHEET 1 of 4)

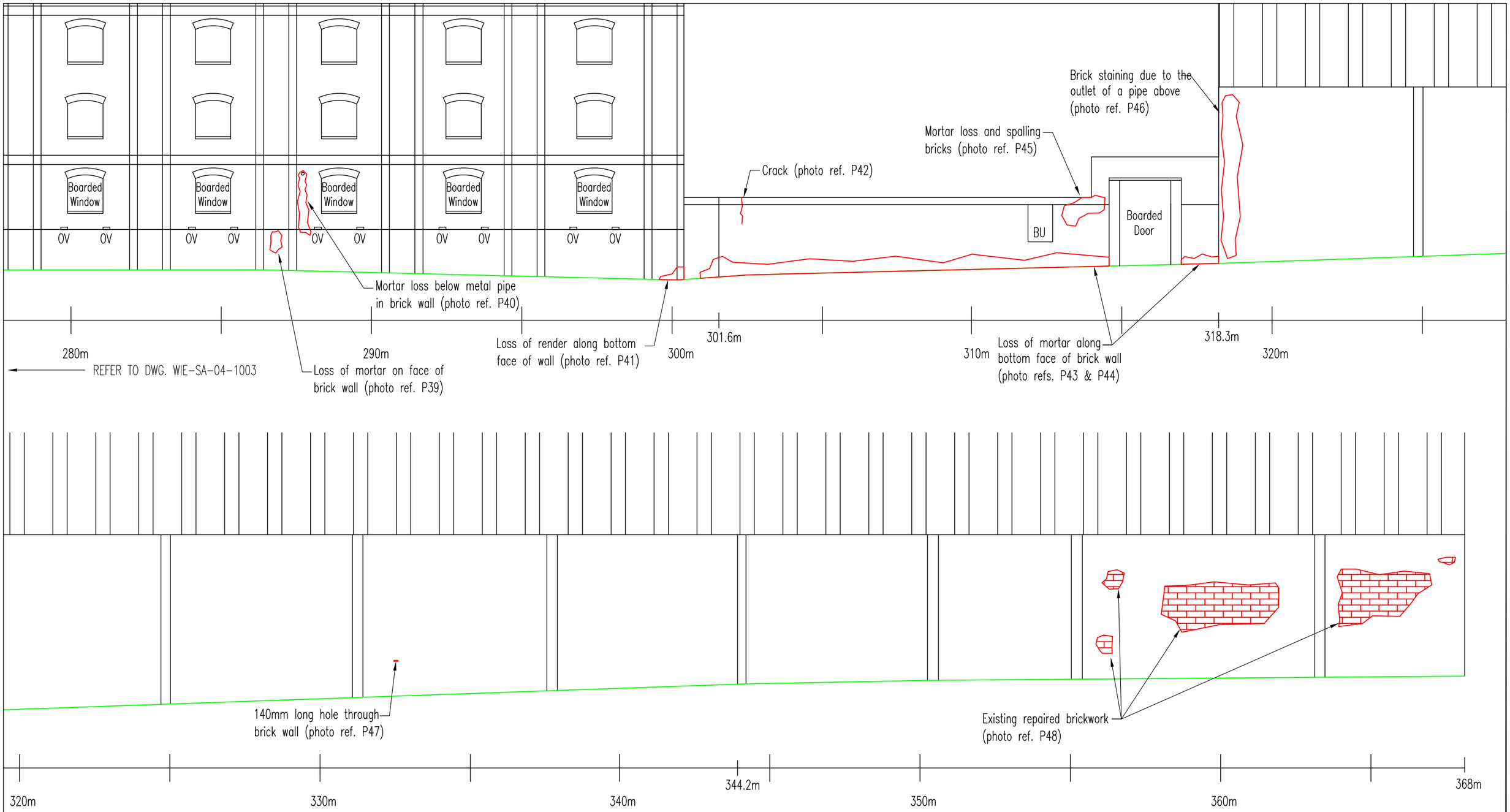
Client
DARTMOUTH CAPITAL ADVISORS LTD

Drawing Status
PRELIMINARY

Designed by TLR	Checked by AAK	Project No WIE10667	
Drawn by TLR	Date DECEMBER 2016		
Scales @ A3 work to figured dimensions only 1:125		Computer File No WIE-10667-SA-04-1003.dwg	

Publisher	Zone	Category	Number	Revision
WIE	SA	04	1003	A01

A3L-Wat-S



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Drawing Status
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Drawn by TLR	Date DECEMBER 2016		
Scales @ A3 work to figured dimensions only 1:125		Computer File No WIE-10667-SA-04-1004.dwg	

Publisher	Zone	Category	Number	Revision
WIE	SA	04	1004	A01

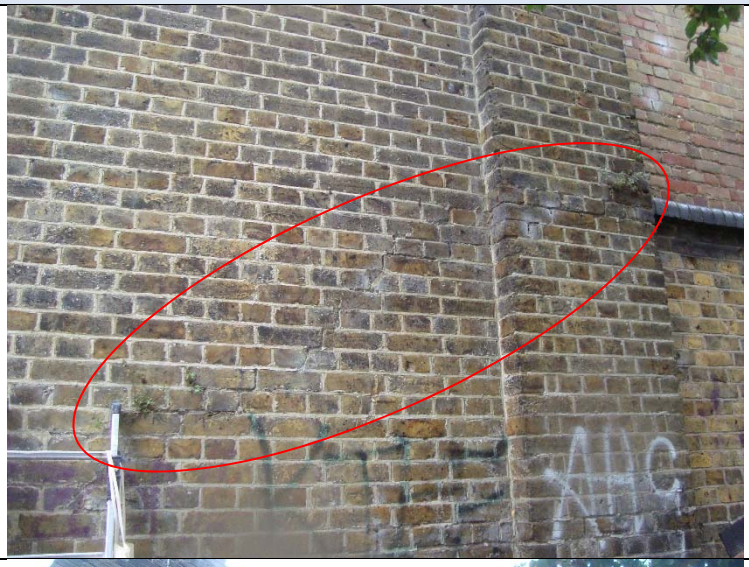
A3L-Wat-S

B. Photographs

Name	Photograph
P01 Render spalled off bricks at the base of the stairs	
P02 Loss of mortar on the face of the brick wall above the stairs	
P03 Crack propagating upwards from the top of the stairs	

Name	Photograph
P04 Crack propagating upwards from corner of a bricked up window	
P05 Crack in the brick wall extending upwards from the top of the RC wall (to the right of a bricked up window)	
P06 Crack propagating down from a change in wall height, at the top of the wall	

Name	Photograph
P07 Corner of concrete foundation exposed	
P08 Loss of mortar along bottom face of wall	
P09 Crack from the top of a bricked up window to the top of the wall	

Name	Photograph
P10 Crack running diagonally	
P11 Crack running diagonally	
P12 Loss of mortar on brick face	

Name	Photograph
P13 Bricks spalling due to rusting metal pipe	
P14 Crack	
P15 Crack	

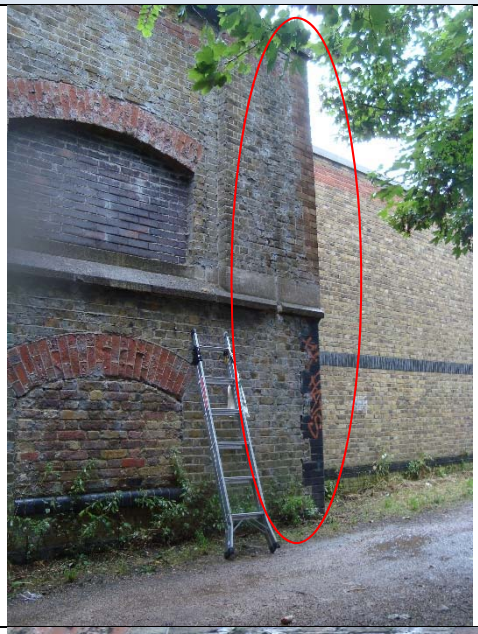
Name	Photograph
P16 Brick window edges major spalling	
P17 Render on the existing blocked up vent is cracked and missing	
P18 Loss of mortar on face of brick wall	

Name	Photograph
P19 Loss of render (330mm high) along bottom face of wall	
P20 Bricked window edges minor spalling	
P21 Crack from the top of wall	

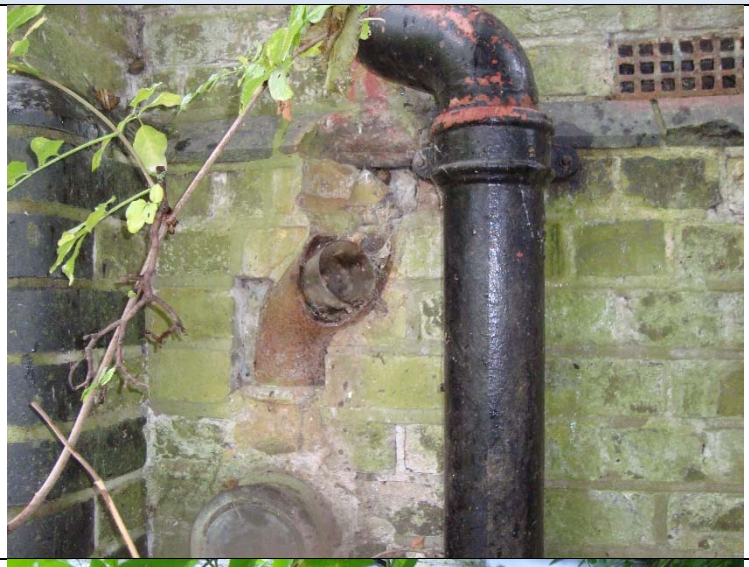
Name	Photograph
P22 Crack from the top of wall	
P23 Crack from the top of wall	
P24 Crack from the top of wall	

Name	Photograph
P25 Bricks missing from top of wall	
P26 Crack propagating upwards from the top of a bricked up window	
P27 Bricked window edges minor spalling	

Name	Photograph
P28 Missing bricks, hole through wall, daylight visible	
P29 Loss of mortar on face of brick wall	
P30 Crack along length of wall, largest gap 20mm	

Name	Photograph
P31 Crack along length of wall, largest gap 20mm	
P32 Crack along length of wall, largest gap 20mm	
P33 Wall in good condition, minimal loss of mortar and vegetation	

Name	Photograph
P34 Wall in good condition, minimal loss of mortar and vegetation	
P35 Wall in good condition, minimal loss of mortar and vegetation	
P36 Boarded up windows and open vents	

Name	Photograph
P37 Bricks chipped out around old pipes embedded in the wall	
P38 Mortar loss below metal pipe in brick wall	
P39 Loss of mortar on face of brick wall