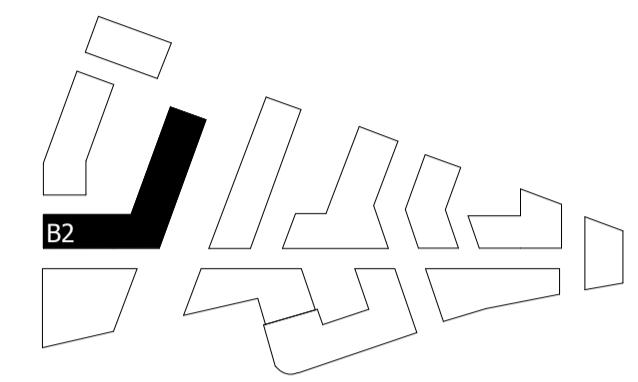
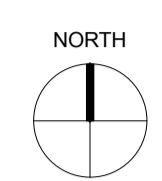



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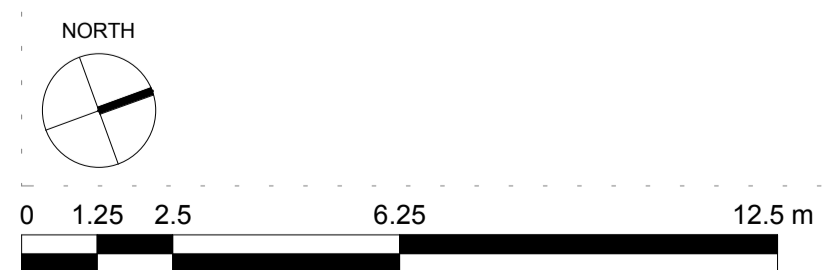
 Available roof space for brown/green roof and PVs

GLA SUBMISSION	06/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-
Revision description	Date	Check	Rev

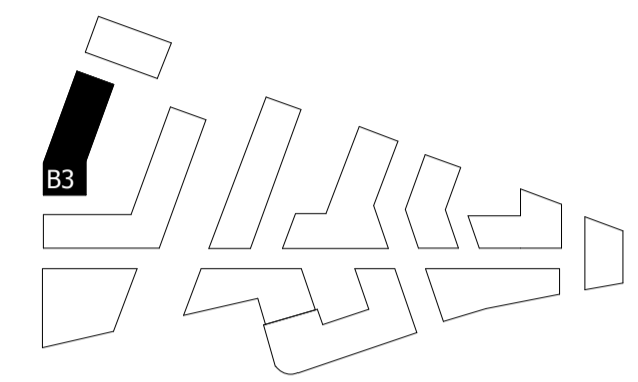
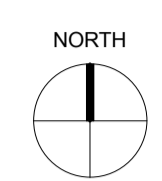
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Drawing
BUILDING 02 - PROPOSED ROOF PLAN

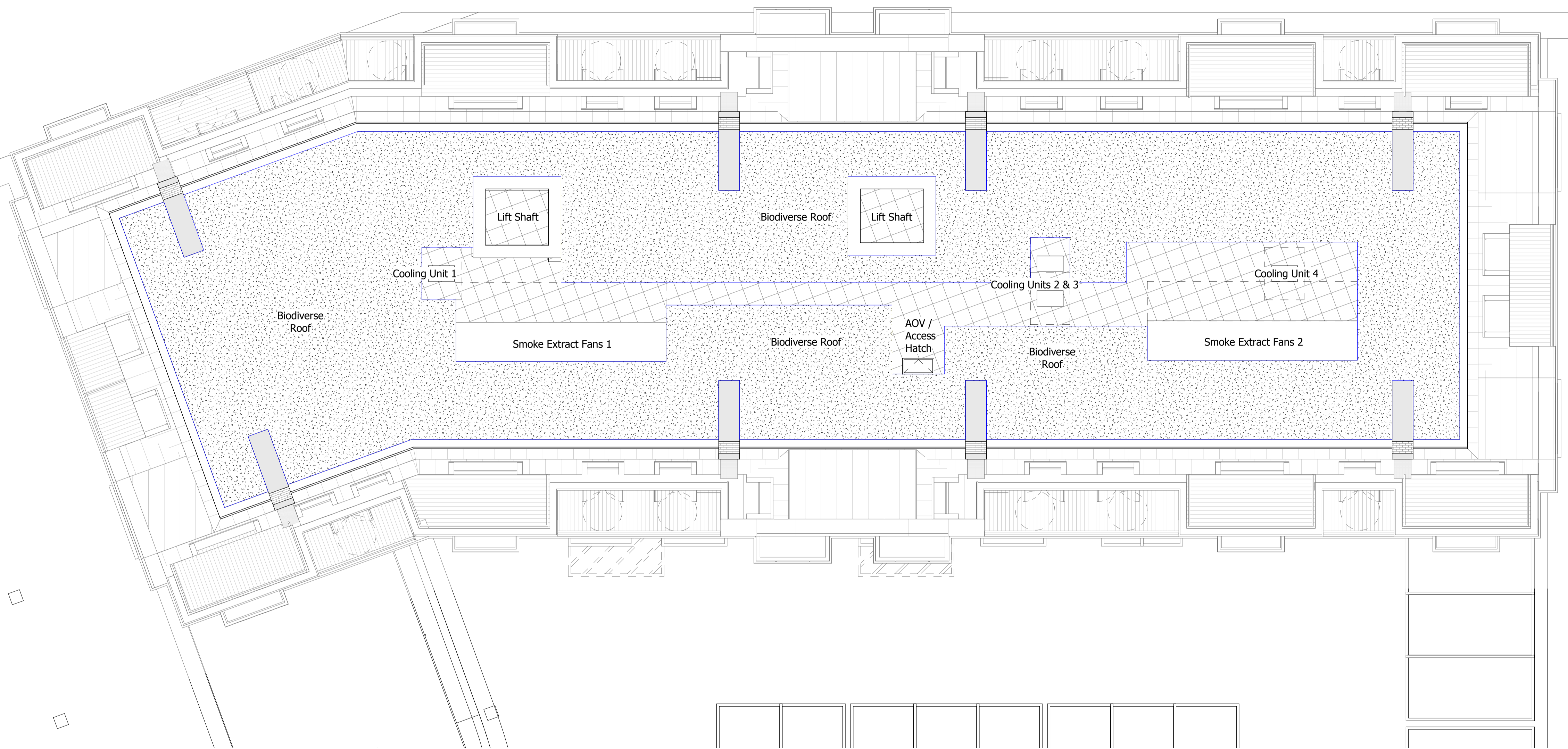
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RKL	09/04/19	1:125 @ A1 1:250 @ A3
Job Number	Drawing number	Revision
18125	C645_B02_P_RF_001	C



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 AVAILABLE ROOF SPACE FOR BROWN/GREEN ROOF AND PVs



GLA SUBMISSION	06/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

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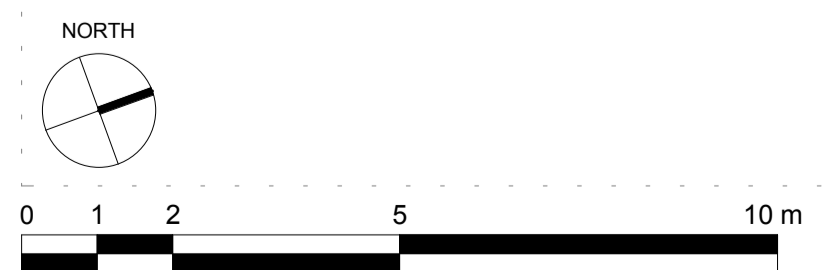
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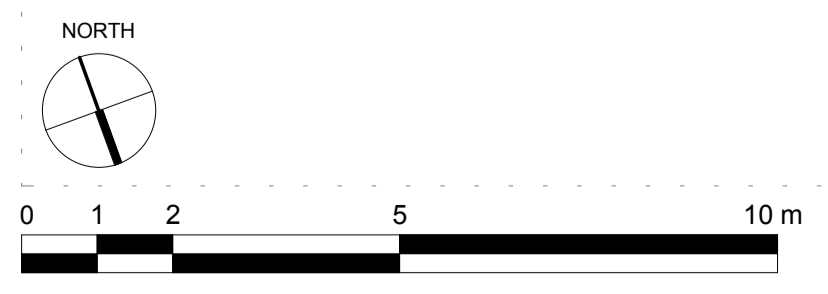
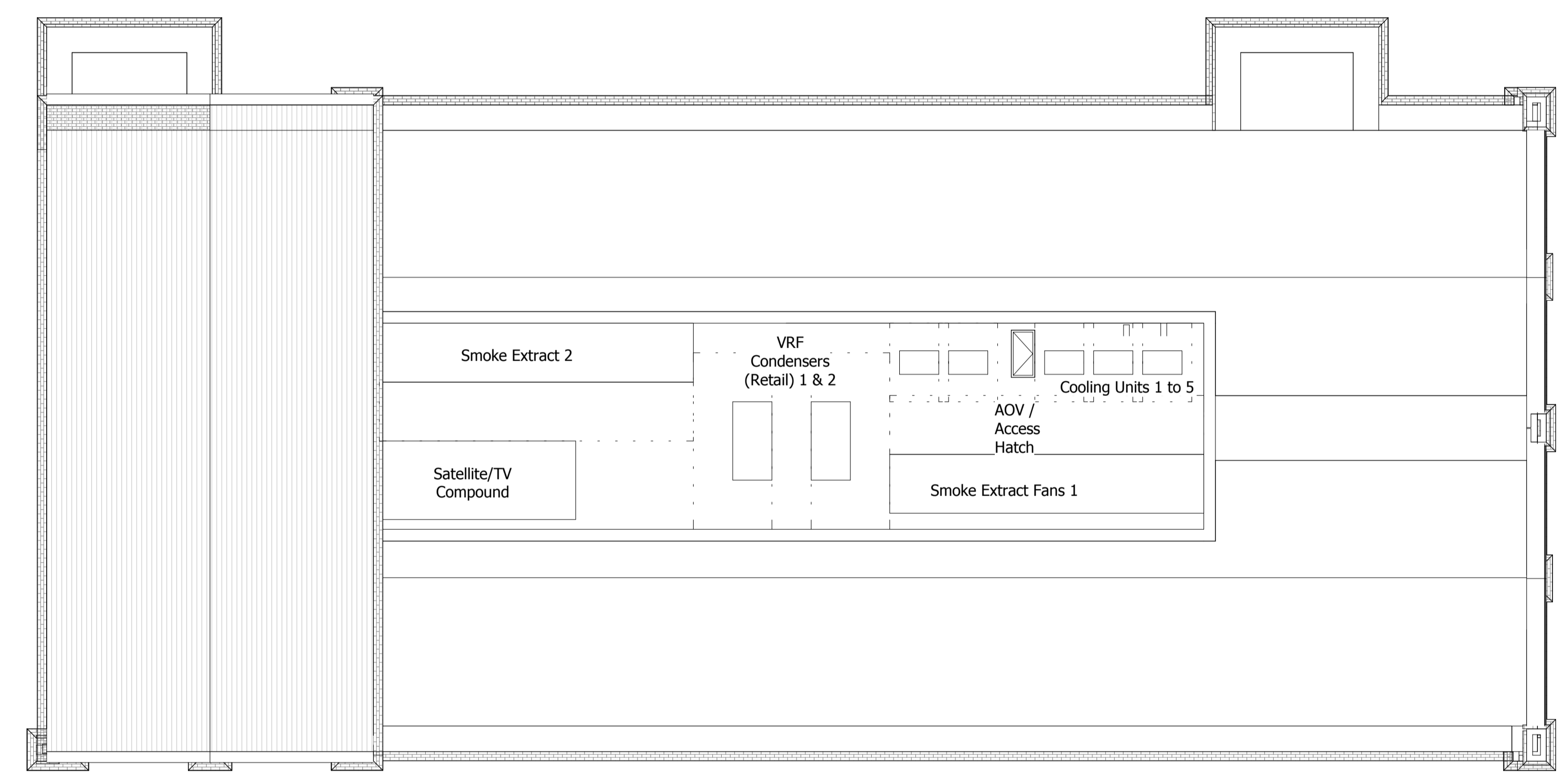
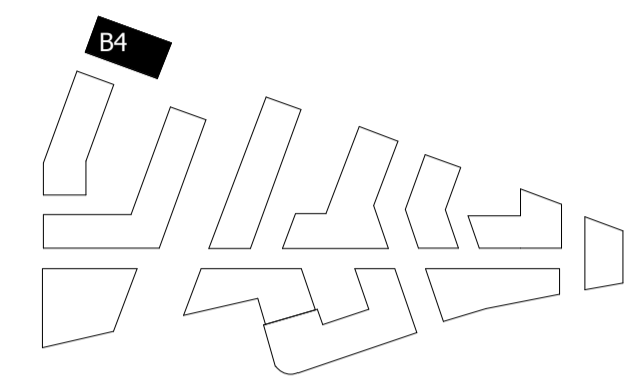
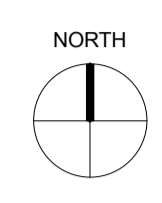
Drawing
BUILDING 03 - PROPOSED ROOF PLAN

Drawn	Date	Scale
AJ	13/09/19	1:100 @ A1 1:200 @ A3
Job Number	Drawing number	Revision
18125	C645_B03_P_RF_001	C



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GLA SUBMISSION	06/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-
Revision description	Date	Check	Rev

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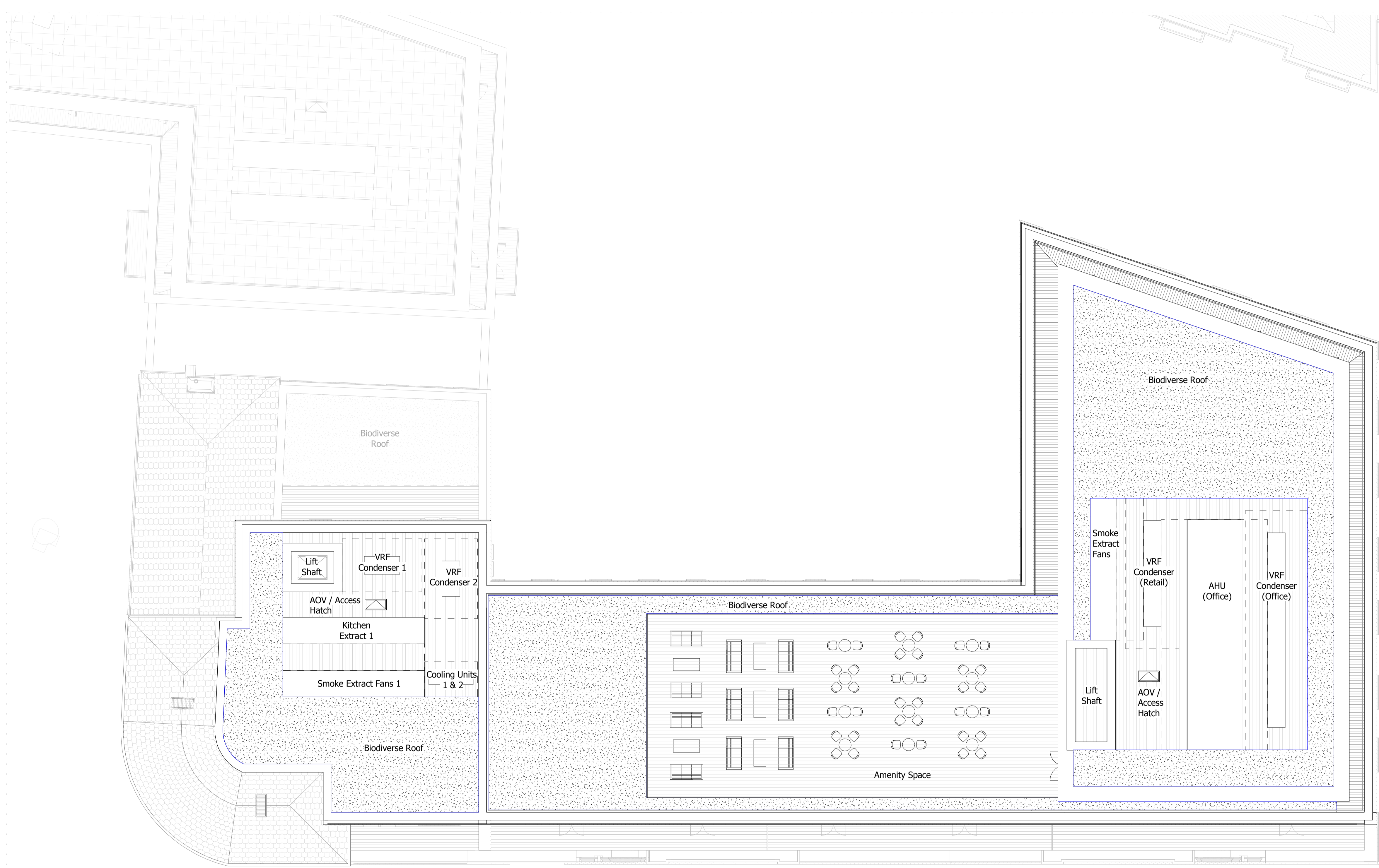
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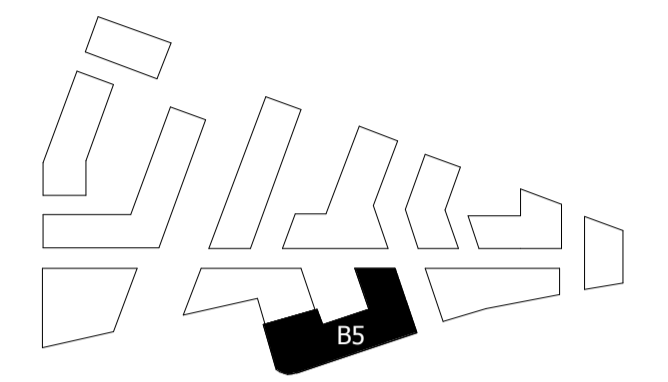
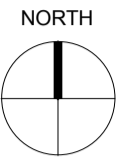
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Drawing
BUILDING 04 - PROPOSED ROOF LEVEL

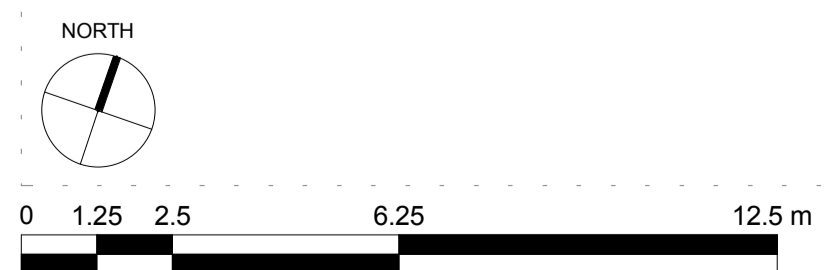
Drawn	Date	Scale
NSH	09/06/19	1:100 @ A1 1:200 @ A3
Job Number	Drawing number	Revision
18125	C645_B04_P_RF_001	C



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 Available roof space for brown/green roof and PVs



GLA SUBMISSION	06/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-
Revision description	Date	Check	Rev

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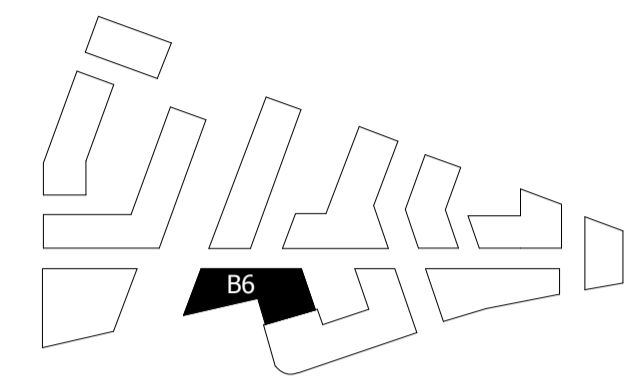
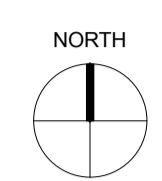
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Stag Brewery
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Drawing
BUILDING 05 - PROPOSED ROOF PLAN

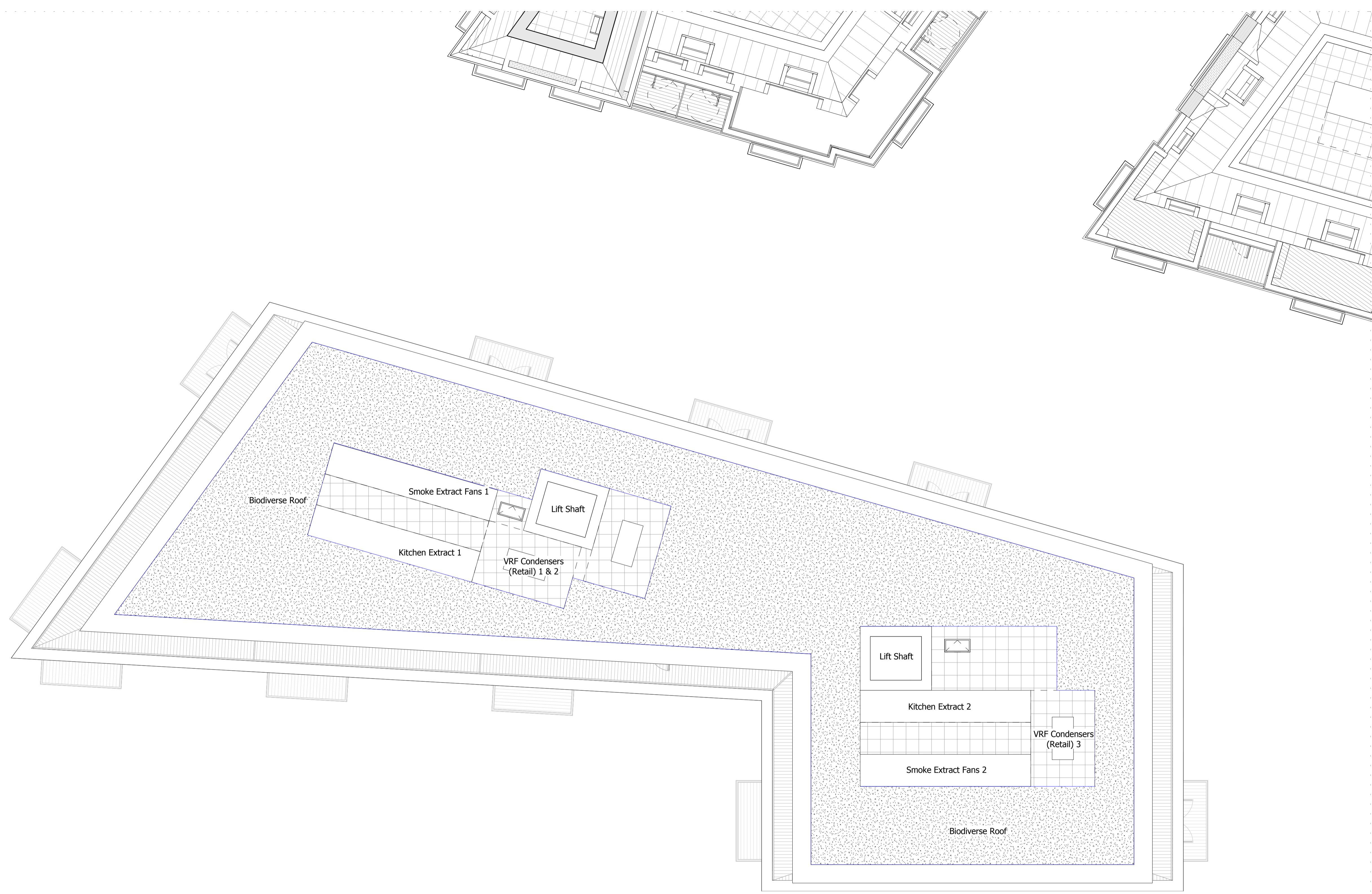
Drawn	Date	Scale
NSH	09/06/19	1:125 @ A1 1:250 @ A3
Job Number	Drawing number	Revision
18125	C645_B05_P_RF_001	C

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 Available roof space for brown/green roof and PVs



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DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

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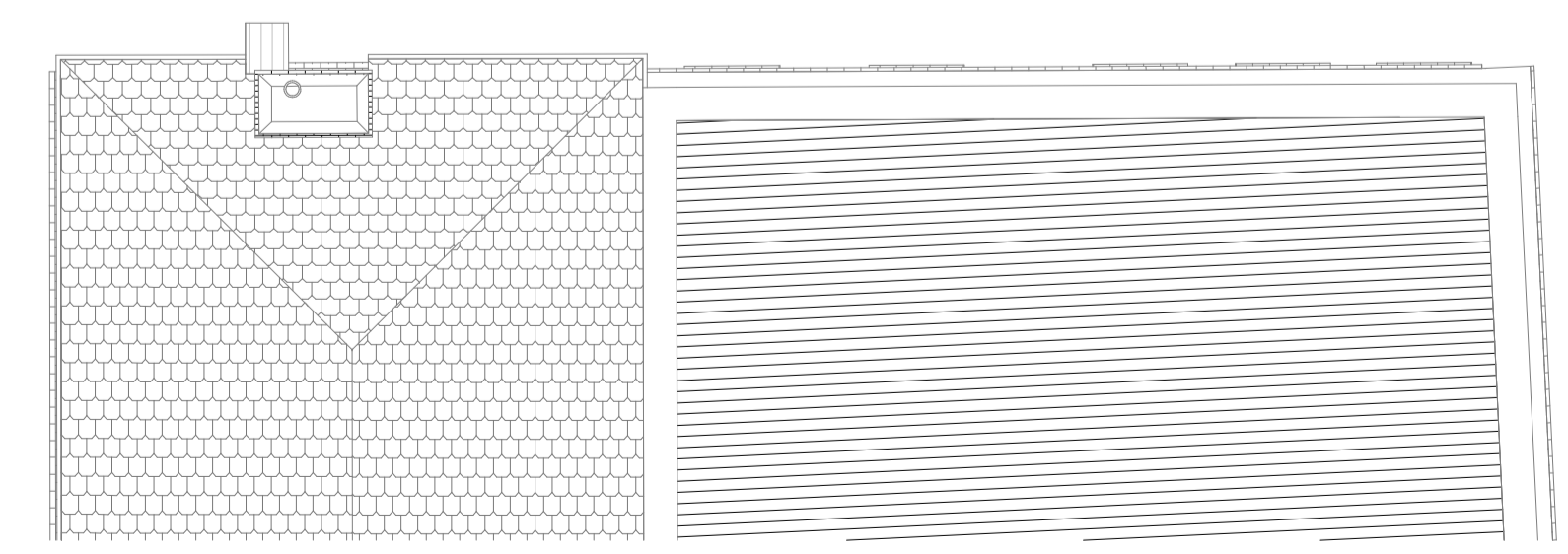
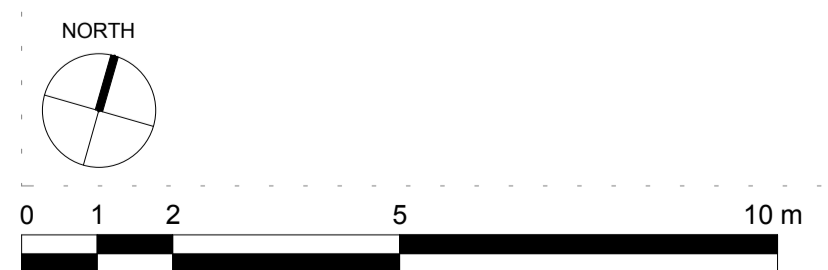
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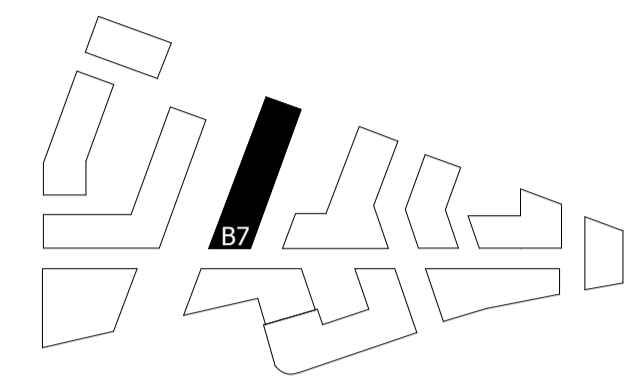
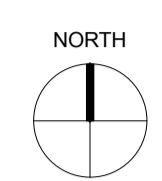
Drawing
BUILDING 06 - PROPOSED ROOF PLAN


Drawn	Date	Scale
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Job Number	Drawing number	Revision
18125	C645_B06_P_RF_001	C

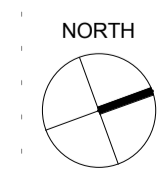
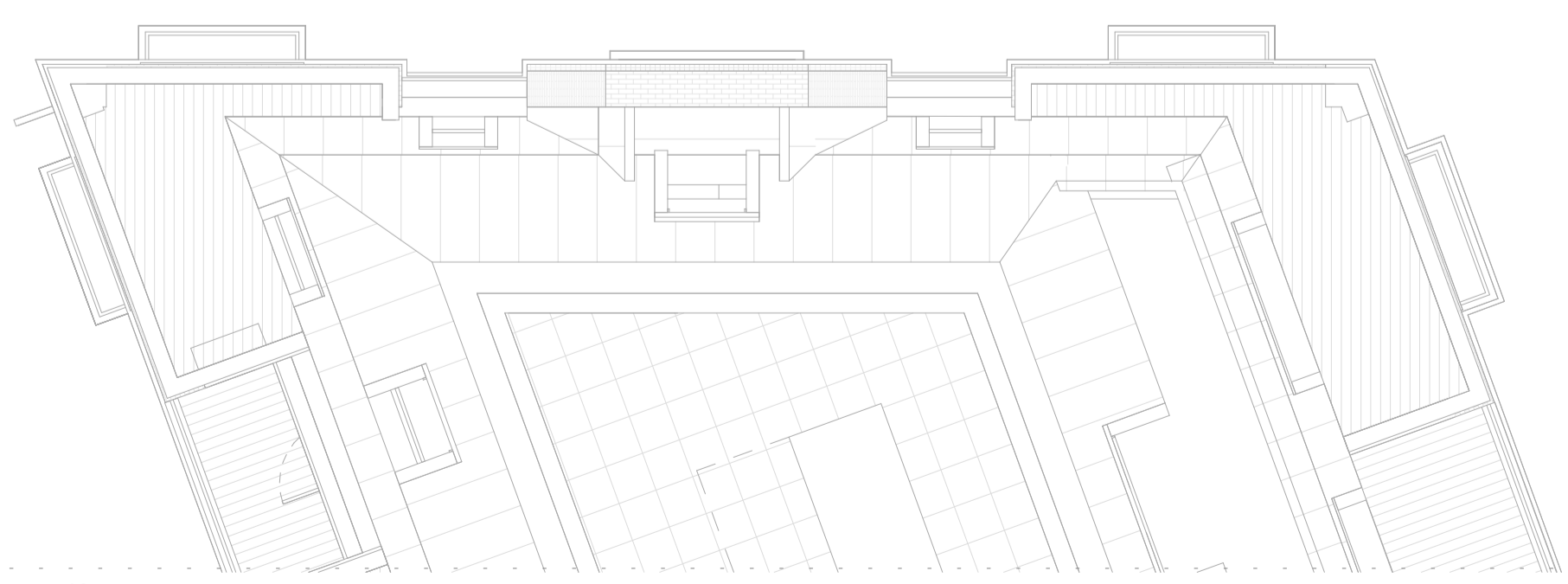
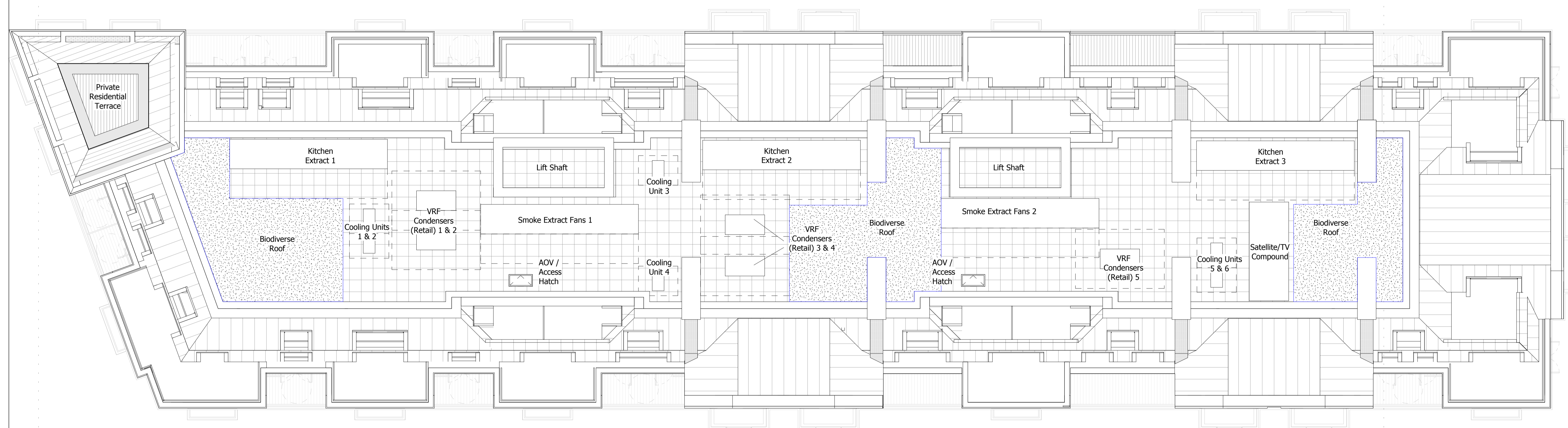


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 Available roof space for brown/green roof and PVs



GLA SUBMISSION	06/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

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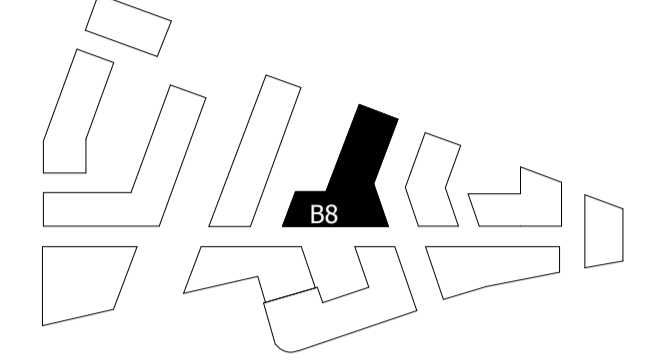
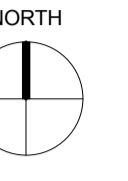
Drawing
BUILDING 07 - PROPOSED ROOF PLAN

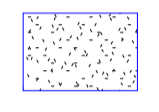
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EmK	13/09/19	1:100 @ A1 1:200 @ A3
Job Number	Drawing number	Revision
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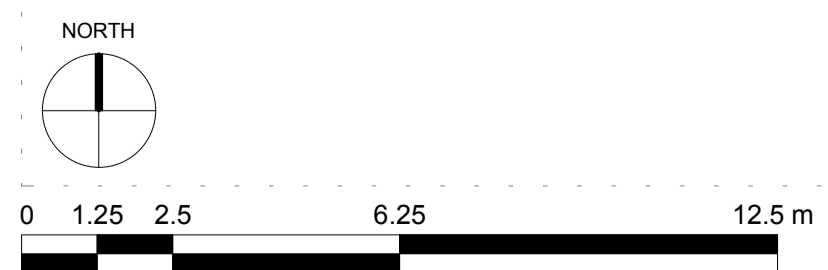


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 Available roof space for brown/green roof and PVs



GLA SUBMISSION	06/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-
Revision description	Date	Check	Rev

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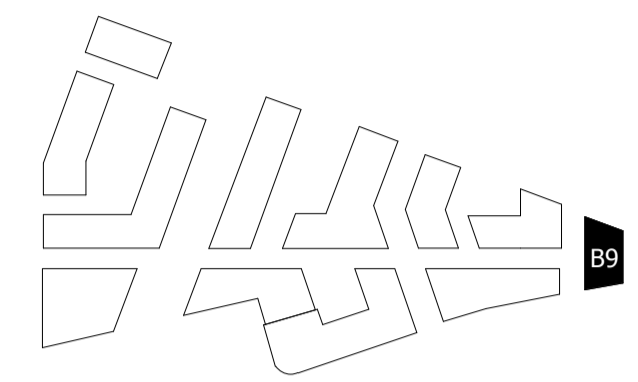
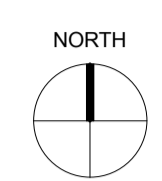
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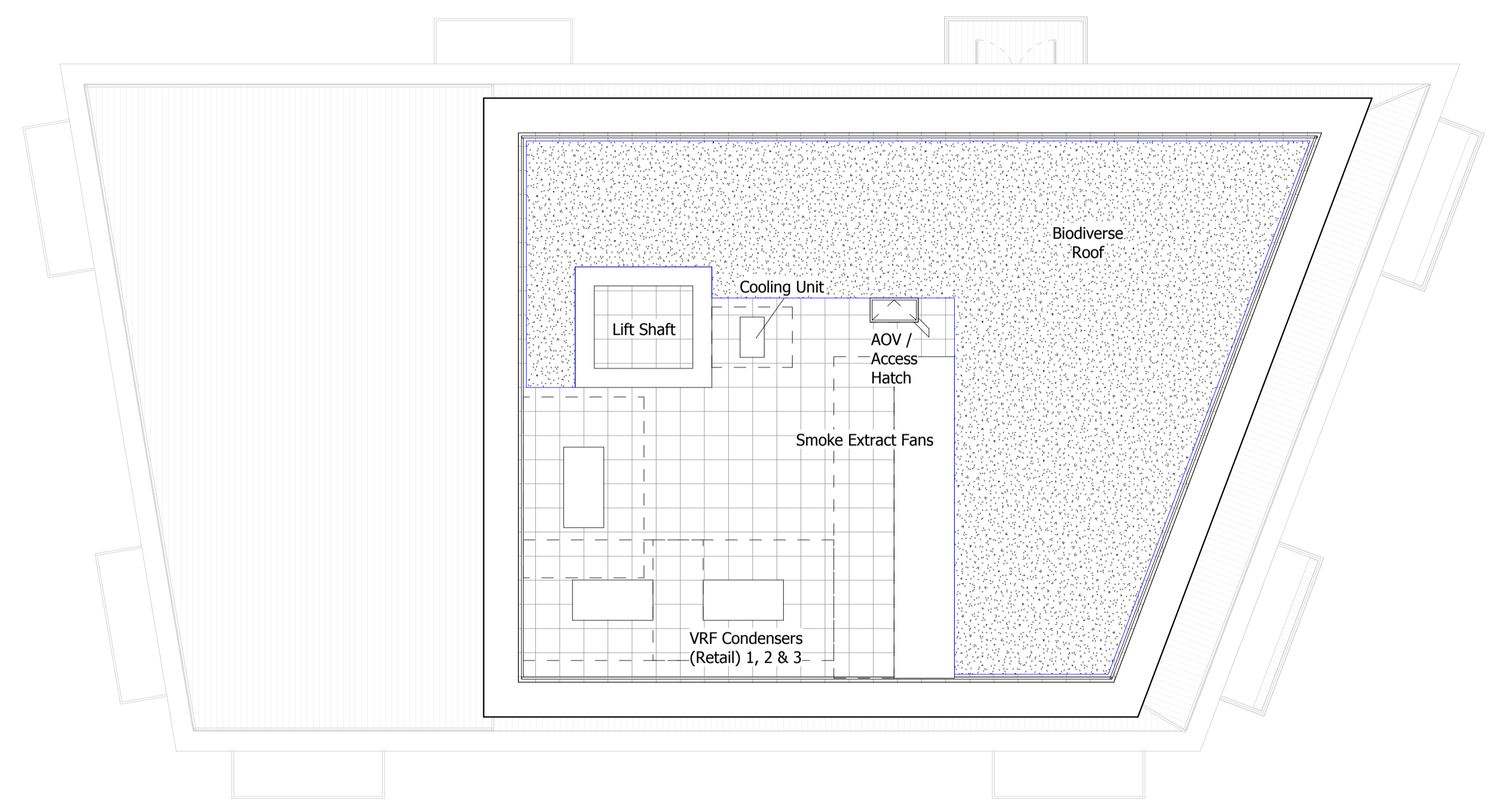
Drawing BUILDING 08 - PROPOSED ROOF PLAN

Drawn	Date	Scale
EmK	13/09/19	1:125 @ A1 1:250 @ A3
Job Number	Drawing number	Revision
18125	C645_B08_P_RF_001	C

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 AVAILABLE ROOF SPACE FOR BROWN/GREEN ROOF AND PVS



GLA SUBMISSION	06/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

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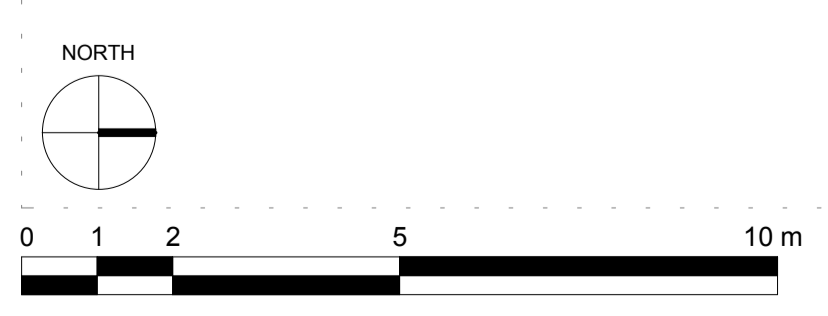
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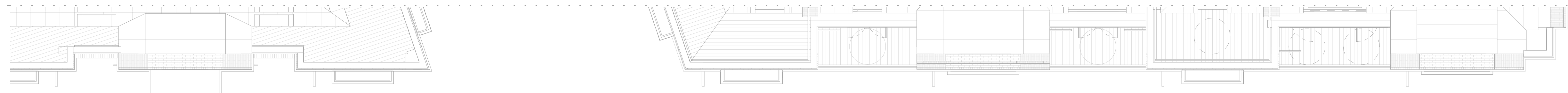
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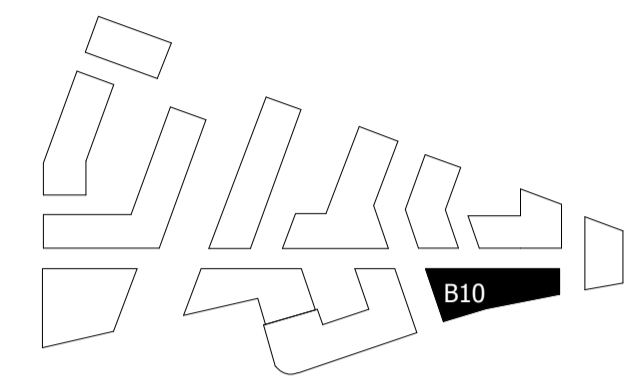
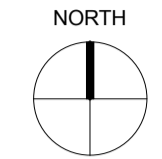
Drawing
BLUILDING 09 - PROPOSED ROOF PLAN


Drawn	Date	Scale
EmK	13/09/19	1:100 @ A1 1:200 @ A3
Job Number	Drawing number	Revision
18125	C645_B09_P_RF_001	C

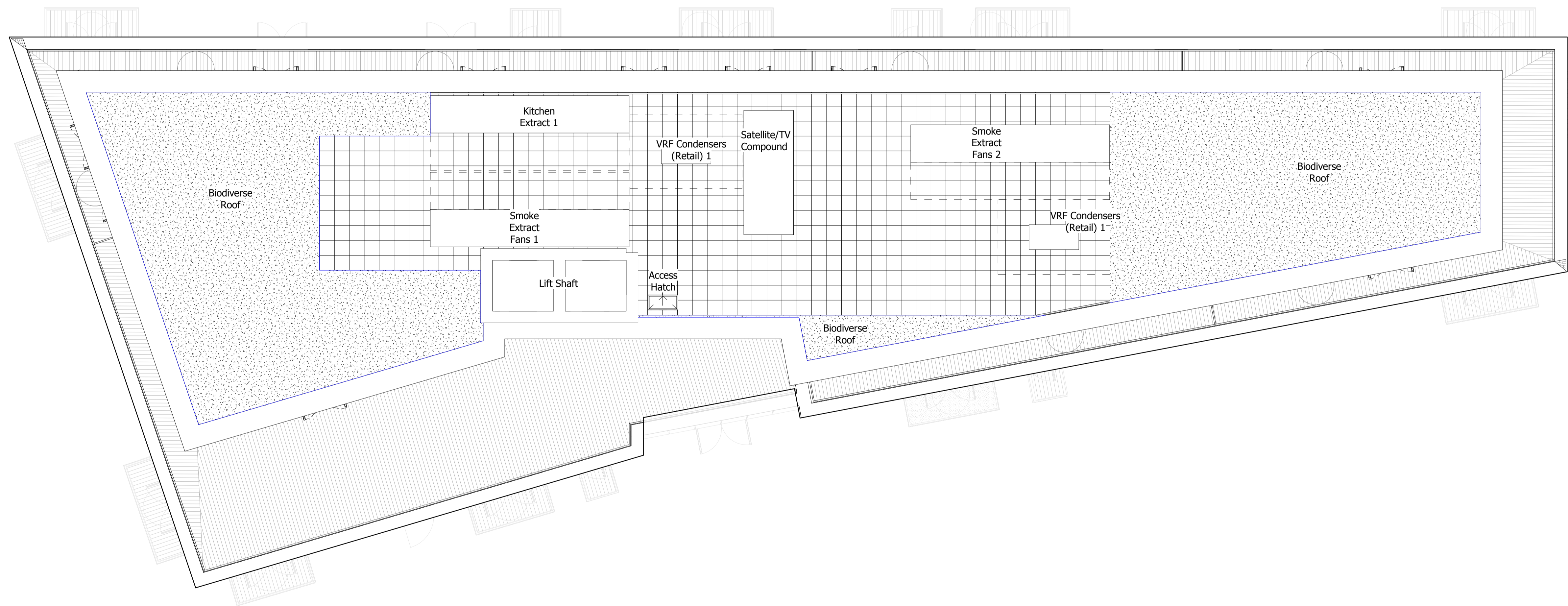




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 AVAILABLE ROOF SPACE FOR BROWN/GREEN ROOF AND PVs



GLA SUBMISSION	06/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	-	KH	-
Revision description	Date	Check	Rev

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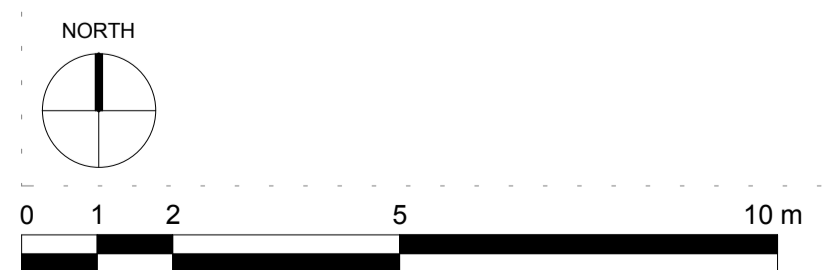
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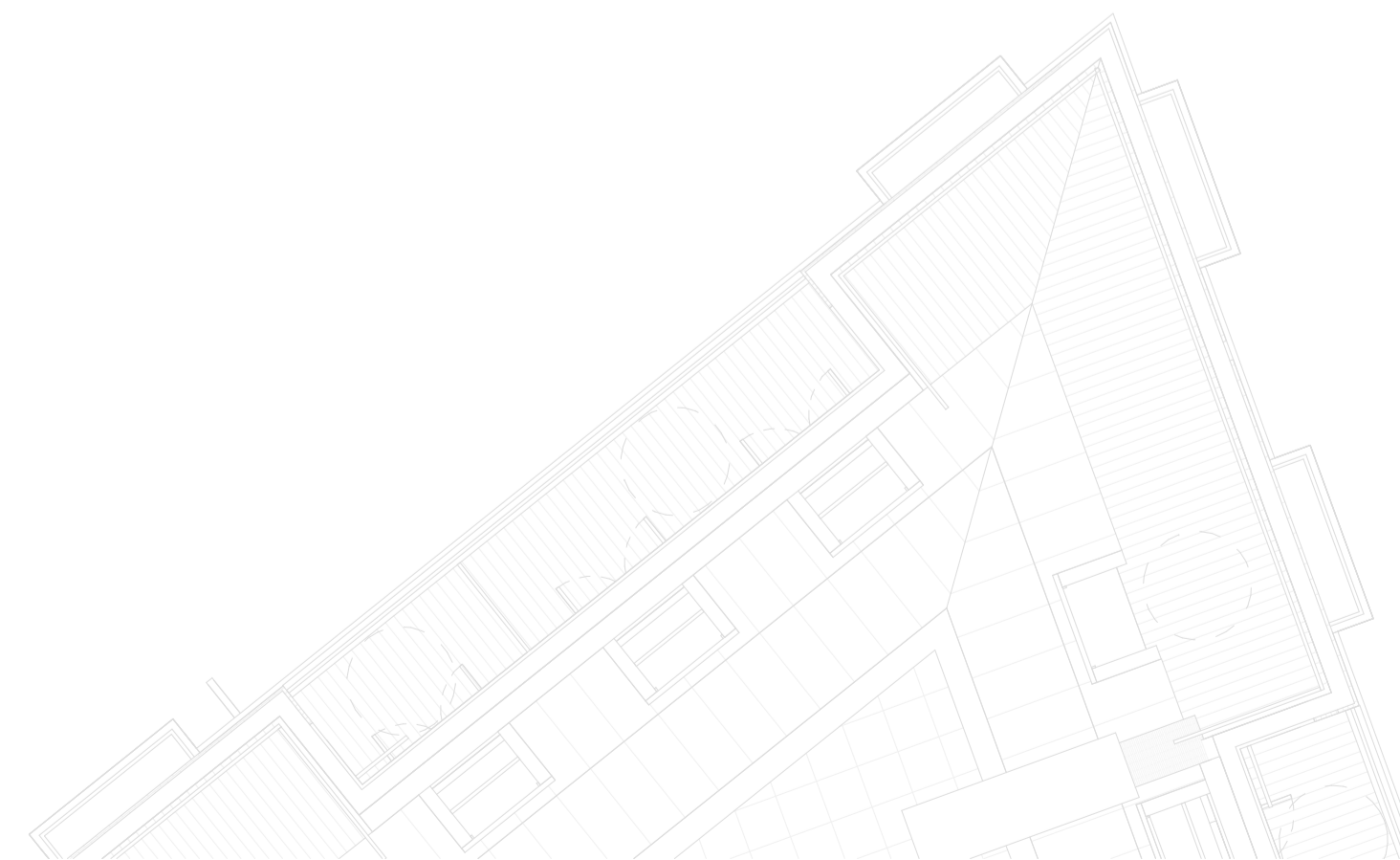
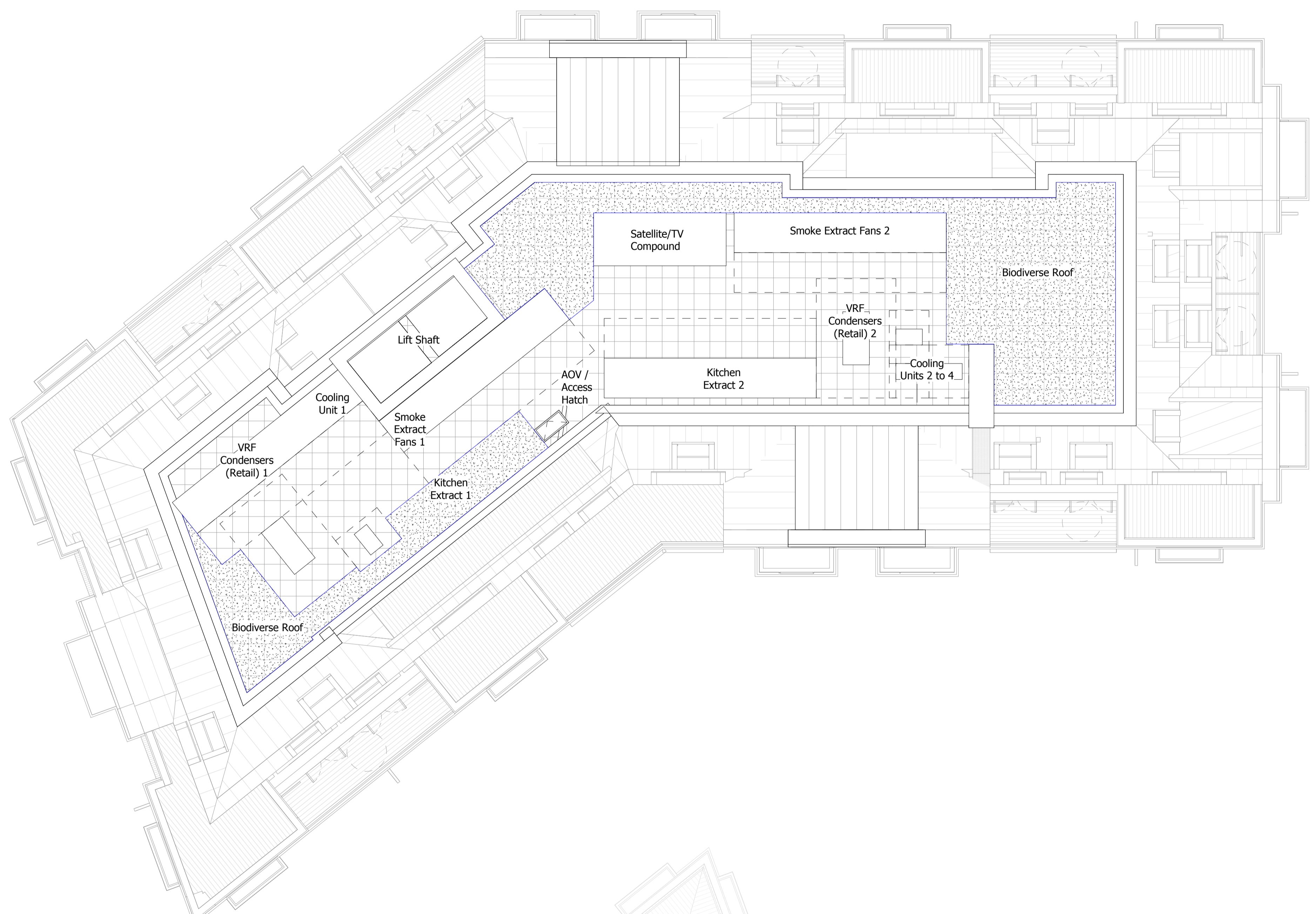
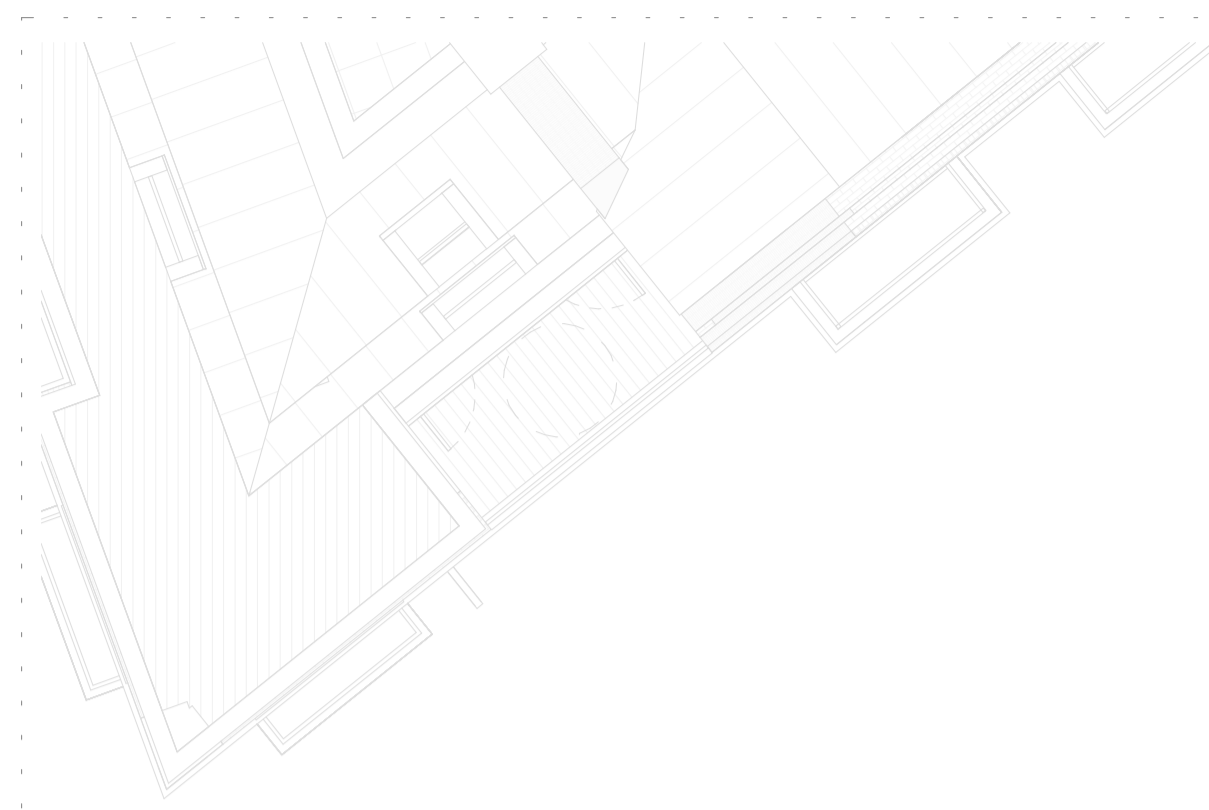
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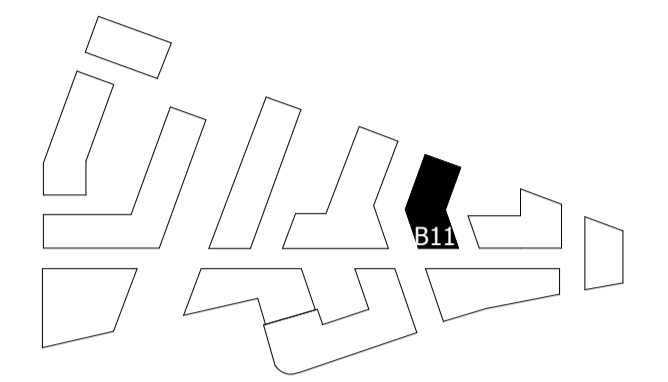
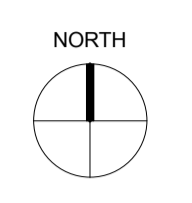
Drawing
BUILDING 10 - PROPOSED ROOF PLAN

Drawn	Date	Scale
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Job Number	Drawing number	Revision
18125	C645_B10_P_RF_001	C

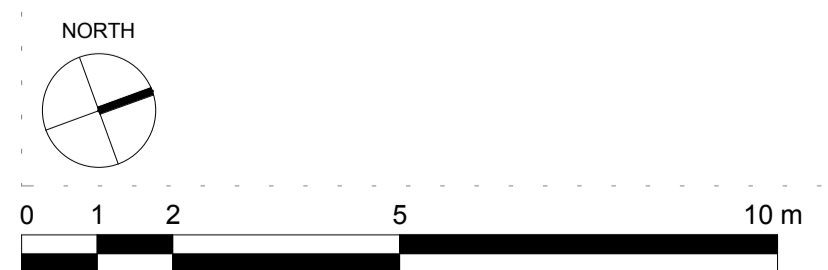




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AVAILABLE ROOF SPACE FOR BROWN/GREEN ROOF AND PVs



GLA SUBMISSION	06/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW		KH	-

Revision description	Date	Check	Rev

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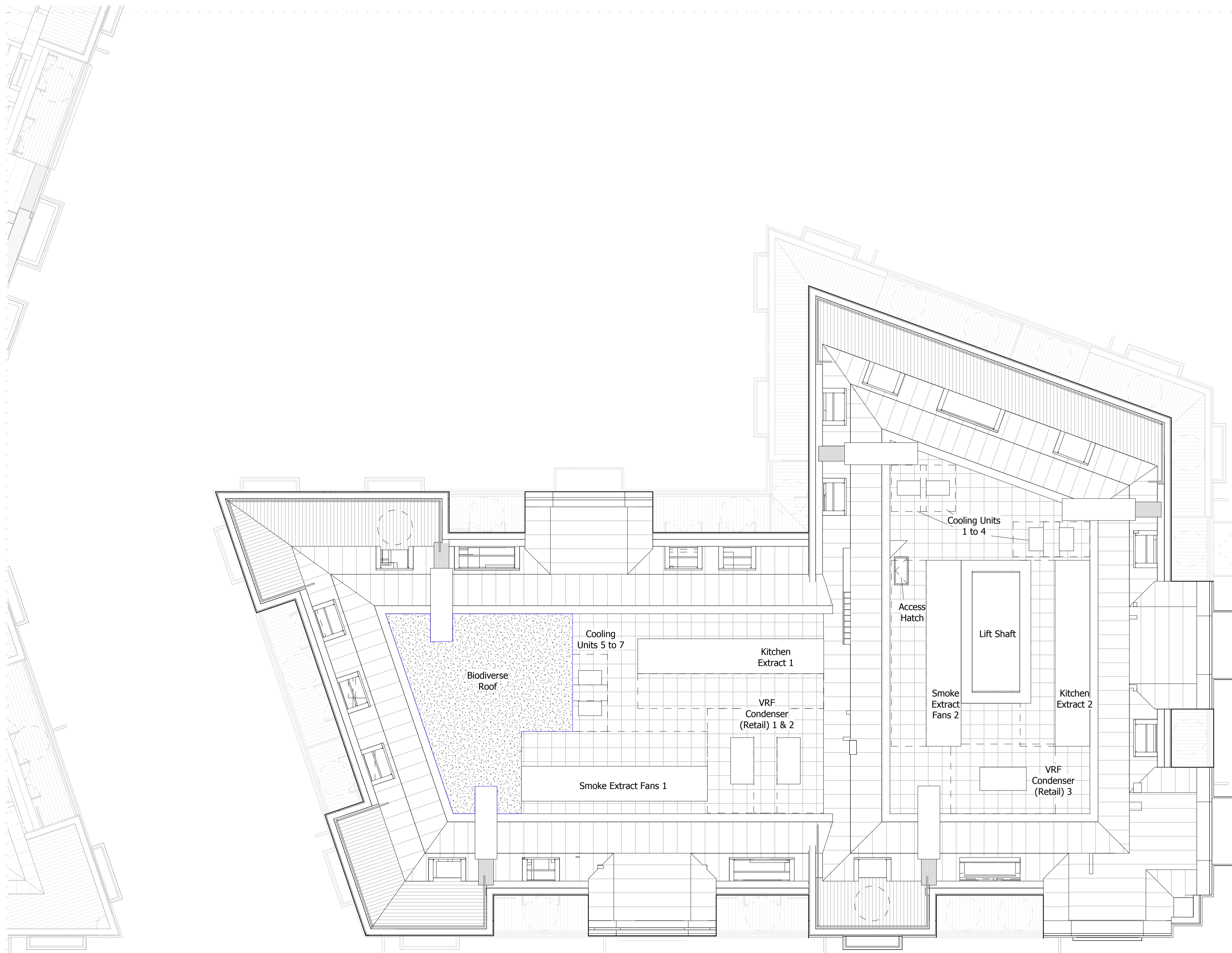
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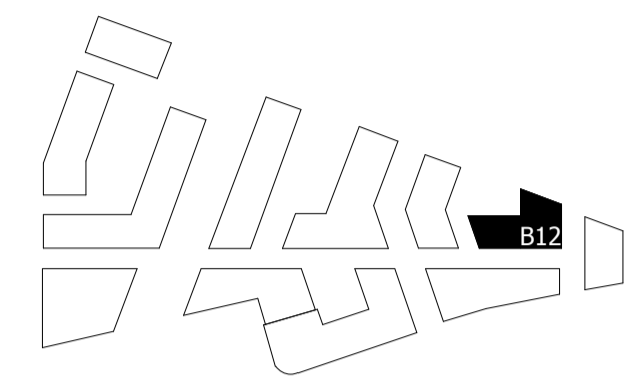
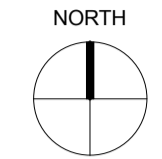
Project
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Drawing
BUILDING 11 - PROPOSED ROOF PLAN

Drawn	Date	Scale
KHO	26/10/19	1:100 @ A1 1:200 @ A3
Job Number	Drawing number	Revision
18125	C645_B11_P_RF_001	C



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 AVAILABLE ROOF SPACE FOR BROWN/GREEN ROOF AND PVs

GLA SUBMISSION	06/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	-	KH	-
Revision description	Date	Check	Rev

SQUIRE & PARTNERS

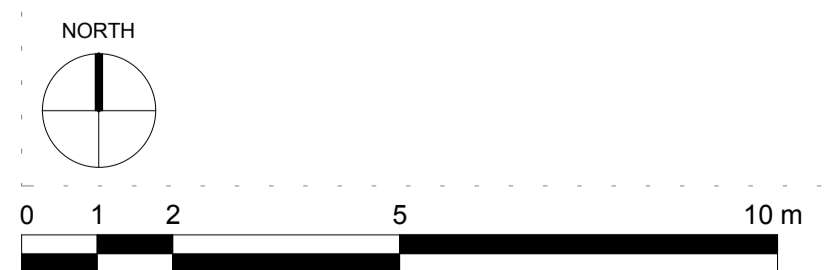
The Department Store
 248 Ferndale Road London SW9 8FR
 T: 020 7278 5555 F: 020 7239 0495

info@squireandpartners.com
 www.squireandpartners.com

Project
Stag Brewery
 Richmond

Drawing
BUILDING 12 - PROPOSED ROOF PLAN

Drawn	Date	Scale
KHO	13/09/19	1:100 @ A1 1:200 @ A3
Job Number	Drawing number	Revision
18125	C645_B12_P_RF_001	C





B. Thames Water Correspondence

Appendices

The Former Stag Brewery, Mortlake
Project Number: WIE15582
Document Reference: WIE15582-106-R-2-6-1-DS

Sewer Flooding

History Enquiry



Waterman Infrastructure & Environment

Search address supplied Stag Brewing Co Ltd
The Stag Brewery
Mortlake
London
SW14 7ET

Your reference WIE10667

Our reference SFH/SFH Standard/2016_3238633

Received date 22 January 2016

Search date 23 January 2016

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504

E searches@thameswater.co.uk

I www.thameswater-propertysearches.co.uk

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Sewer Flooding

History Enquiry



Search address supplied: Stag Brewing Co Ltd, The Stag
Brewery, Mortlake, London, SW14 7ET

This search is recommended to check for any sewer flooding in a specific address or area

TWUL, trading as Property Searches, are responsible in respect of the following:-

- (i) any negligent or incorrect entry in the records searched;
- (ii) any negligent or incorrect interpretation of the records searched;
- (iii) and any negligent or incorrect recording of that interpretation in the search report
- (iv) compensation payments

Thames Water Utilities Ltd

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Reading RG1 8DB

Sewer Flooding

History Enquiry



History of Sewer Flooding

Is the requested address or area at risk of flooding due to overloaded public sewers?

The flooding records held by Thames Water indicate that there have been no incidents of flooding in the requested area as a result of surcharging public sewers.

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website www.thameswater.co.uk

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I www.thameswater-propertysearches.co.uk

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No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 520250,175750
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

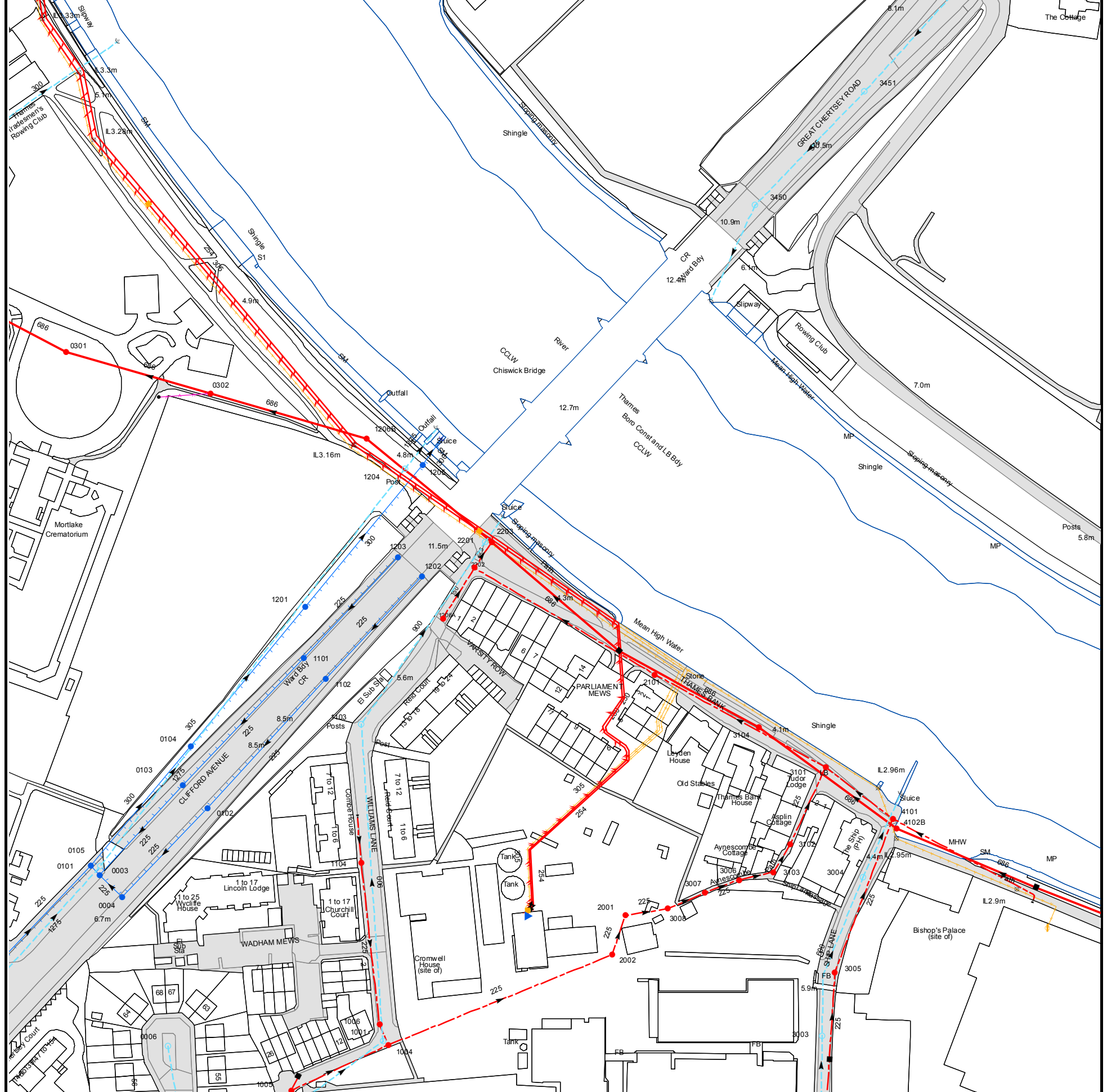
Manhole Reference	Manhole Cover Level	Manhole Invert Level
4512	6.54	4.41
4601	6.78	4.11
46MK	n/a	n/a
46NE	n/a	n/a
46NL	n/a	n/a
4605	6.03	4.3
4604	5.92	2.97
4603	6.02	4.11
4602	5.92	2.18
46MN	n/a	n/a
46NH	n/a	n/a
46LN	n/a	n/a
461A	n/a	n/a
4508	6.77	5.28
4507	n/a	n/a
4506	6.76	5.22
4501	6.75	4.26
451B	n/a	n/a
451A	n/a	n/a
4502	6.44	3.91
4510	6.45	3.59
4511	6.34	3.37
4504	6.33	2.52
4503	6.45	2.92
4513	6.36	3.22
4505	n/a	2.86
4802	5.35	.8
4716	n/a	n/a
4706	6.33	4.22
4717	n/a	n/a
4707	n/a	n/a
4801	5.22	1.38
4708	n/a	n/a
4714	5.95	3.74
4718	n/a	n/a
4705	5.87	2.69
4713	5.79	1.65
4715	5.75	2.45
4711	6.05	2.52
4712	n/a	n/a
4703	5.84	1.98
4804	5.05	2.06
4803	4.95	n/a
4908	4.97	n/a
4905	5.03	2.59
4904	5.02	.89
4903	5.08	.89
4907	4.94	2.32
4902	4.86	1.96
4906	4.96	n/a
4901	4.93	2.36
35LH	n/a	n/a
35LJ	n/a	n/a
3502	6.37	5.2
3501	6.57	5.49
4509	5.71	5.46
351A	n/a	n/a
361A	n/a	n/a
3611	6.7	4.84
3610	6.8	4.74
3609	6.77	4.77
3604	6.76	4.09
46ME	n/a	n/a
3605	6.78	3.94
36LL	n/a	n/a
36LM	n/a	n/a
3603	n/a	n/a
36NC	n/a	n/a
36NL	n/a	n/a
36NK	n/a	n/a
36NH	n/a	n/a
36MM	n/a	n/a
361B	n/a	n/a
3802	5.33	3.22
39MJ	n/a	n/a
39NE	n/a	n/a
391A	n/a	n/a
38LK	n/a	n/a
38MK	n/a	n/a
38ML	n/a	n/a
39ND	n/a	n/a
39NK	n/a	n/a
3904	5.14	2.68
3907	5.99	1.99
39NJ	n/a	n/a
39NC	n/a	n/a
3902	4.98	3.64
3903	6	1.53
3906	5.17	2.03
3908	n/a	n/a
3905	5.19	2.25

Manhole Reference	Manhole Cover Level	Manhole Invert Level
3901	5.2	1.62
361C	n/a	n/a
3608	6.19	5.48
36MJ	n/a	n/a
36MH	n/a	n/a
36NF	n/a	n/a
36ML	n/a	n/a
361D	n/a	n/a
3602	5.82	3.69
3701	6.15	3.48
3702	6.16	4.58
271D	n/a	n/a
371B	n/a	n/a
2701	5.59	2.87
371A	n/a	n/a
371D	n/a	n/a
371C	n/a	n/a
1603	6.29	5.13
1506	6.76	5.16
1503	6.75	4.86
26MK	n/a	n/a
26ME	n/a	n/a
26LF	n/a	n/a
26LE	n/a	n/a
26LN	n/a	n/a
26LM	n/a	n/a
26LD	n/a	n/a
26LL	n/a	n/a
2601	6.27	4.87
2602	6.33	5.17
2510	6.72	4.76
2508	6.68	5.12
26HD	n/a	n/a
2502	6.83	5.04
2503	6.67	4.98
261A	n/a	n/a
26FN	n/a	n/a
2604	n/a	n/a
251B	n/a	n/a
251A	n/a	n/a
35MN	n/a	n/a
3607	6.32	4.48
3606	6.55	4.89
35NF	n/a	n/a
35MJ	n/a	n/a
3601	6.58	4.51
16NK	n/a	n/a
16ME	n/a	n/a
16LM	n/a	n/a
271A	n/a	n/a
271C	n/a	n/a
26MF	n/a	n/a
271B	n/a	n/a
27NM	n/a	n/a
26HM	n/a	n/a
26HL	n/a	n/a
2702	6.33	5.28
281A	n/a	n/a
261B	n/a	n/a
2703	5.61	2.87
2603	n/a	n/a
3804	4.67	4.08
3801	n/a	n/a
1809	5.06	3.86
1804	5.11	n/a
1805	5.12	2.35
1801	5.09	.25
2808	5.07	3.63
381D	n/a	n/a
2807	5.2	3.42
381C	n/a	n/a
381B	n/a	n/a
2803	5.26	2.16
2802	5.28	.38
381A	n/a	n/a
38NL	n/a	n/a
38NH	n/a	n/a
38NM	n/a	n/a
38NJ	n/a	n/a
2809	5.07	n/a
2805	5.19	2.78
2806	5.3	3.26
3803	4.87	3.65
38LM	n/a	n/a
2801	5.32	.44
38MM	n/a	n/a
2804	5.33	1.95
38LL	n/a	n/a
16JM	n/a	n/a
26KL	n/a	n/a
06NL	n/a	n/a
26KK	n/a	n/a
16LH	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
26KJ	n/a	n/a
1604	6.26	5.46
16LD	n/a	n/a
1601	6.28	4.59
26KD	n/a	n/a
16KM	n/a	n/a
26KC	n/a	n/a
16KJ	n/a	n/a
16MM	n/a	n/a
26JN	n/a	n/a
16KE	n/a	n/a
261C	n/a	n/a
1606	6.33	5.49
1602	6.34	5.24
26JJ	n/a	n/a
26JH	n/a	n/a
26JF	n/a	n/a
161A	n/a	n/a
16MN	n/a	n/a
16NG	n/a	n/a
26HN	n/a	n/a
16LN	n/a	n/a
0613	6.15	4.12
0606	n/a	n/a
0614	6.16	3.64
0506	n/a	n/a
0610	6.19	5.11
0517	n/a	n/a
0611	n/a	n/a
0604	6.15	3.68
0516	n/a	n/a
0504	6.97	4.62
0609	6.14	4.77
0515	6.78	3.96
0501	6.94	4.13
151A	n/a	n/a
151C	n/a	n/a
151B	n/a	n/a
16JJ	n/a	n/a
1508	6.71	4.9
1504	6.71	5.25
1502	6.89	5.09
16LL	n/a	n/a
1505	6.86	5.41
16MF	n/a	n/a
1605	6.3	5.42
09ND	n/a	n/a
09NM	n/a	n/a
09NJ	n/a	n/a
09NL	n/a	n/a
091A	n/a	n/a
0903	n/a	n/a
0904	5.55	3.51
0901	n/a	n/a
0902	5.59	1.67
09MN	n/a	n/a
19NE	n/a	n/a
19NL	n/a	n/a
19NM	n/a	n/a
19NF	n/a	n/a
19NH	n/a	n/a
19MK	n/a	n/a
19MJ	n/a	n/a
19MF	n/a	n/a
19MH	n/a	n/a
18ME	n/a	n/a
1901	n/a	n/a
0807	5.16	2.54
07NK	n/a	n/a
0804	5.18	1.83
0802	5.19	.09
0703	5.21	3.38
0701	5.18	2.31
0702	n/a	n/a
0605	6.1	2.99
0809	5.08	2.26
0808	5.06	2.47
07ML	n/a	n/a
07NE	n/a	n/a
0805	5.1	1.16
0801	5.15	.14
08NM	n/a	n/a
18NJ	n/a	n/a
18MN	n/a	n/a
18NK	n/a	n/a
18NC	n/a	n/a
18NL	n/a	n/a
18ND	n/a	n/a
18NM	n/a	n/a
1808	5.26	2.26
1807	5.17	2.41
1806	5	2.43
1802	5.16	.2

Manhole Reference	Manhole Cover Level	Manhole Invert Level
1803	5.03	2.03
05LD	n/a	n/a
05LE	n/a	n/a
07LK	n/a	n/a
07KN	n/a	n/a
08NE	n/a	n/a
08NC	n/a	n/a
0803	5.12	.01
07LM	n/a	n/a
07LD	n/a	n/a
071B	n/a	n/a
07NM	n/a	n/a
0806	5.16	2.62
071A	n/a	n/a
07ME	n/a	n/a
07LJ	n/a	n/a
0507	6.41	5.15
0503	6.36	4.68
0607	5.99	4.16
0608	6	4.7
25ML	n/a	n/a
25MN	n/a	n/a
35LD	n/a	n/a
35LE	n/a	n/a
35LF	n/a	n/a
2506	6.95	5.58
2501	6.76	5.28
2504	6.82	5.1
35LC	n/a	n/a
2507	6.79	5.15
2505	6.65	5.28
25MJ	n/a	n/a
35NK	n/a	n/a

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.



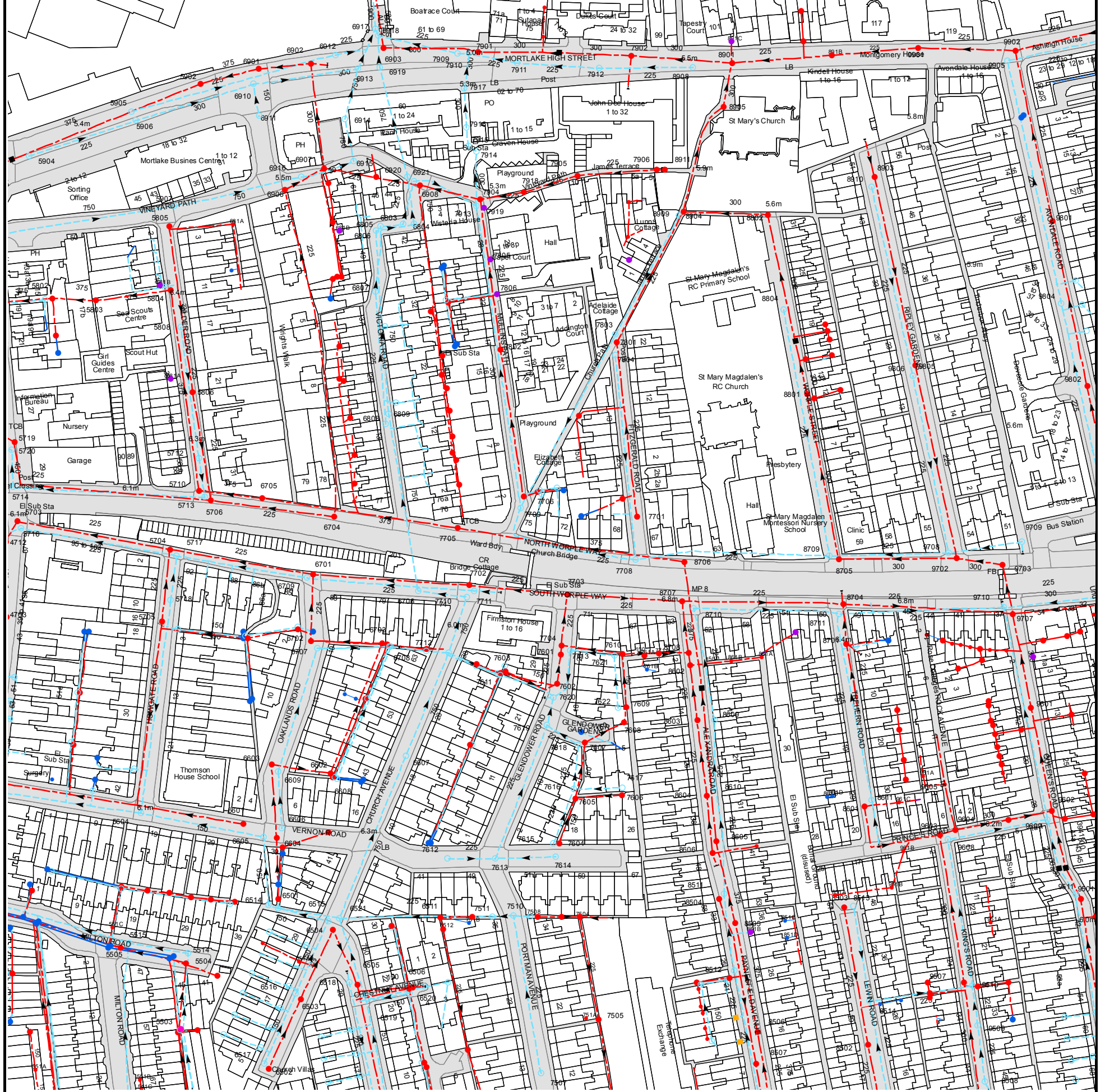
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Manhole Reference	Manhole Cover Level	Manhole Invert Level
3103	6.12	1.37
1104	5.93	4.19
3102	5.77	1.35
4102B	n/a	-4.73
4101	3.47	1.08
0102	n/a	n/a
0103	n/a	n/a
3101	4.14	.92
0104	n/a	n/a
3104	n/a	-4.82
1103	5.88	1.73
1102	n/a	n/a
2101	n/a	n/a
1101	n/a	n/a
1206A	5.06	4
1201	n/a	n/a
1202	n/a	n/a
2202	4.53	.29
1203	n/a	n/a
2201	n/a	n/a
2203	n/a	-4.99
1204	n/a	n/a
1205	4.62	2.02
1206B	n/a	-5.07
0302	n/a	-5.16
3450	10.79	1.9
3451	9.23	2.01
0003	n/a	n/a
0105	n/a	n/a
0101	n/a	n/a
0301	n/a	-5.24
2002	n/a	n/a
2001	n/a	n/a
3008	n/a	n/a
3007	6.65	1.7
3006	6.59	1.59
3003	6.06	2.01
3005	5.56	1.22
3004	4.81	1.77
0004	n/a	n/a
0006	5.52	4.54
1005	6.3	3.66
1006	6.3	1.96
1001	6.3	1.96
1004	6.26	2.79

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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 520750,175750
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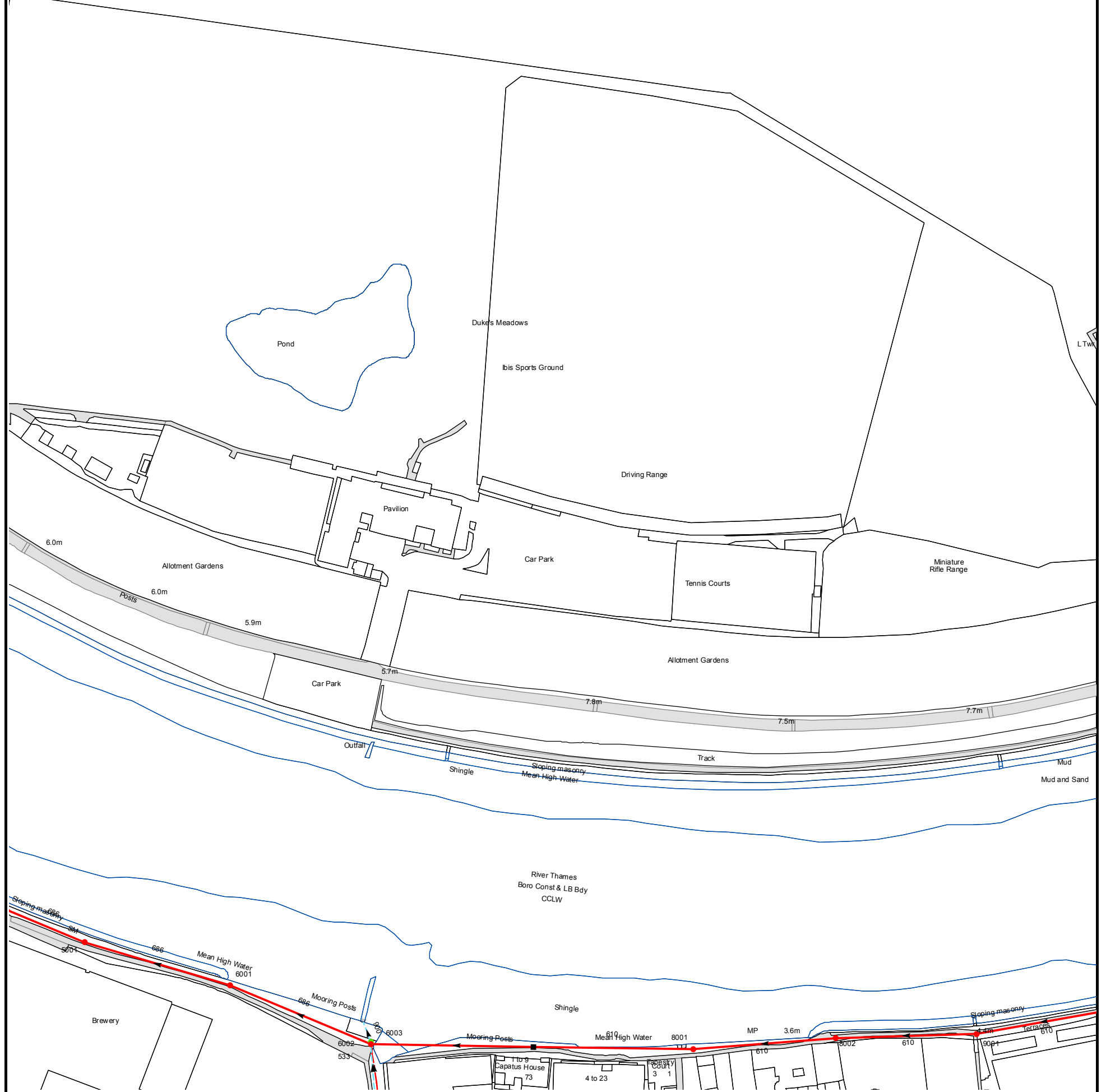
Manhole Reference	Manhole Cover Level	Manhole Invert Level
96MD	n/a	n/a
971E	n/a	n/a
96LF	n/a	n/a
96LE	n/a	n/a
96LL	n/a	n/a
96LM	n/a	n/a
96LN	n/a	n/a
96MC	n/a	n/a
96ME	n/a	n/a
9710	6.67	4.13
971F	n/a	n/a
9707	6.64	2.63
96LK	n/a	n/a
9601	6.12	2.72
97MJ	n/a	n/a
9609	6.31	4.48
9602	6.33	2.85
96KN	n/a	n/a
97MK	n/a	n/a
96KF	n/a	n/a
97MN	n/a	n/a
96LD	n/a	n/a
96LC	n/a	n/a
971G	n/a	n/a
851C	n/a	n/a
851D	n/a	n/a
851A	n/a	n/a
8503	6.32	4.8
8513	6.29	5.27
951D	n/a	n/a
951B	n/a	n/a
951C	n/a	n/a
961B	n/a	n/a
95NC	n/a	n/a
9603	6.17	4.47
9608	6.18	4.65
9604	6.14	4.4
9507	5.96	4.66
9510	5.92	4.84
95HH	n/a	n/a
951A	n/a	n/a
96NM	n/a	n/a
95HJ	n/a	n/a
9511	5.91	4.65
9501	6.01	2.93
95JC	n/a	n/a
8804	5.61	4.52
88MF	n/a	n/a
8801	5.95	2.33
88LM	n/a	n/a
88MK	n/a	n/a
88MM	n/a	n/a
88MN	n/a	n/a
8709	6.12	3.86
88MH	n/a	n/a
8705	6.09	2.51
88LN	n/a	n/a
9806	5.91	4.13
9805	5.91	3.33
9708	6.06	3.86
9702	6.14	2.54
9703	6.11	n/a
9709	5.94	4.62
9804	5.62	4.66
98KJ	n/a	n/a
98KE	n/a	n/a
98KC	n/a	n/a
9802	5.7	3.13
9801	5.44	2.75
8802	5.62	2.12
8910	5.9	4.51
8903	5.91	3.91
99MM	n/a	n/a
99MN	n/a	n/a
9905	5.4	4.49
891B	n/a	n/a
9902	5.43	n/a
9901	5.71	2.13
89ND	n/a	n/a
89NE	n/a	n/a
861A	n/a	n/a
871A	n/a	n/a
861C	n/a	n/a
861D	n/a	n/a
8711	6.83	4.51
8704	6.85	4.1
8701	6.37	4.24
87NH	n/a	n/a
8601	6.19	4.92
8611	6.14	4.94
97MM	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
96MJ	n/a	n/a
96MK	n/a	n/a
961C	n/a	n/a
96ML	n/a	n/a
96MM	n/a	n/a
961A	n/a	n/a
971A	n/a	n/a
97MF	n/a	n/a
9605	6.24	5
971B	n/a	n/a
96KL	n/a	n/a
971C	n/a	n/a
971D	n/a	n/a
97MD	n/a	n/a
96KJ	n/a	n/a
96LH	n/a	n/a
7709	6.39	3.48
7706	6.29	3.83
77MK	n/a	n/a
77NF	n/a	n/a
77NC	n/a	n/a
77NH	n/a	n/a
7602	6.24	4.7
7601	6.39	4.58
7704	6.45	4.56
77MN	n/a	n/a
7703	6.89	4.35
7713	6.37	4.63
77KN	n/a	n/a
7621	n/a	n/a
7610	n/a	n/a
77MC	n/a	n/a
7708	6.18	3.64
7701	6.1	3.73
761A	n/a	n/a
761B	n/a	n/a
771A	n/a	n/a
8707	6.77	4.33
8706	6.16	1.91
8708	6.38	4.35
8602	6.35	4.39
8710	6.83	4.66
861B	n/a	n/a
7917	5.32	2.72
7916	5.32	2.75
7915	5.31	2.8
7910	n/a	2.98
7914	5.41	2.87
7913	5.07	3.02
7901	4.94	1.5
7904	5.06	2.39
7919	n/a	n/a
7805	n/a	n/a
7911	5.13	3.41
7918	5.14	2.67
791B	n/a	n/a
791A	n/a	n/a
7905	5.32	2.96
7912	5.21	3.71
781A	n/a	n/a
791C	n/a	n/a
781B	n/a	n/a
7902	5.37	1.76
7906	5.76	3.88
8911	n/a	n/a
8909	5.67	4.34
8904	5.68	2.08
8908	5.52	3.96
8905	5.55	1.97
891C	n/a	n/a
8901	5.61	1.86
7613	6.53	4.74
7614	6.39	5.01
8606	6.3	4.55
861E	n/a	n/a
7615	n/a	n/a
7604	n/a	n/a
66NH	n/a	n/a
66NL	n/a	n/a
8605	6.32	2.1
7605	n/a	n/a
8604	6.3	4.52
7606	n/a	n/a
7616	n/a	n/a
8610	6.29	4.09
7617	n/a	n/a
7618	6.11	5.01
76JF	n/a	n/a
76HC	n/a	n/a
7607	6.16	5.12
76MJ	n/a	n/a
7619	6.37	4.27
7608	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
8603	6.25	4.44
8609	6.27	4.84
7622	n/a	n/a
7609	n/a	n/a
7620	6.3	4.27
6520	6.28	4.78
6506	6.31	5.29
65LM	n/a	n/a
65MK	n/a	n/a
65MM	n/a	n/a
65NE	n/a	n/a
65NC	n/a	n/a
6511	n/a	n/a
6512	n/a	n/a
7612	6.38	4.92
75NG	n/a	n/a
75NF	n/a	n/a
751B	n/a	n/a
75NH	n/a	n/a
7511	6.4	4.85
7510	6.39	4.86
7508	6.1	5.05
75NM	n/a	n/a
7507	6.51	5.34
75NL	n/a	n/a
77LF	n/a	n/a
6808	5.94	4.75
68LJ	n/a	n/a
78KN	n/a	n/a
6809	5.95	3.03
78LH	n/a	n/a
68JM	n/a	n/a
68JC	n/a	n/a
68LL	n/a	n/a
68MD	n/a	n/a
68JF	n/a	n/a
68JD	n/a	n/a
7804	n/a	n/a
7802	5.84	3.2
68MF	n/a	n/a
78NM	n/a	n/a
78ML	n/a	n/a
7801	5.67	3.09
7803	5.69	3.92
68LC	n/a	n/a
68KH	n/a	n/a
78ME	n/a	n/a
78NF	n/a	n/a
68ND	n/a	n/a
7806	n/a	n/a
6807	5.66	4.37
68MN	n/a	n/a
6907	5.38	2.03
69NK	n/a	n/a
68NH	n/a	n/a
6912	4.72	2.17
68MM	n/a	n/a
681B	n/a	n/a
68ML	n/a	n/a
6914	5.5	1.63
6915	5.27	1.67
6913	4.82	1.52
6917	4.57	1.51
69NC	n/a	n/a
6806	5.34	2.58
6918	4.6	1.82
6919	4.82	2.06
6805	5.36	3.72
6903	4.71	1.07
6803	5.3	3.44
6920	4.9	2.26
6921	4.91	3.31
6804	5.26	2.5
6908	4.96	2.33
68NM	n/a	n/a
78LM	n/a	n/a
7909	4.94	2.63
6707	6.05	4.43
6704	6.04	4.24
67KL	n/a	n/a
67LF	n/a	n/a
67LD	n/a	n/a
6703	5.93	4.58
67MJ	n/a	n/a
67ML	n/a	n/a
6708	5.92	4.26
6706	6.73	3.34
67MH	n/a	n/a
67MK	n/a	n/a
7712	6.05	3.64
77LH	n/a	n/a
77LK	n/a	n/a
7705	6.46	1.76

Manhole Reference	Manhole Cover Level	Manhole Invert Level
77LE	n/a	n/a
7710	6.73	3.44
7702	6.75	4.27
7711	6.78	4.67
76HK	n/a	n/a
76FF	n/a	n/a
7611	5.99	4.16
76FH	n/a	n/a
76NL	n/a	n/a
76NM	n/a	n/a
7603	6.02	4.9
65NM	n/a	n/a
55JL	n/a	n/a
6501	n/a	n/a
55JK	n/a	n/a
65KE	n/a	n/a
66LD	n/a	n/a
66LF	n/a	n/a
6604	6.22	5.14
6605	6.21	5.01
66LE	n/a	n/a
6606	6.26	4.81
6601	n/a	n/a
66LK	n/a	n/a
66LN	n/a	n/a
6608	n/a	n/a
66LJ	n/a	n/a
66LM	n/a	n/a
6602	n/a	n/a
6609	6.09	4.68
6603	6.08	4.75
6607	6.03	3.82
66ND	n/a	n/a
66LH	n/a	n/a
66LL	n/a	n/a
66MM	n/a	n/a
661B	n/a	n/a
661A	n/a	n/a
5514	6.58	5.12
55MN	n/a	n/a
65NL	n/a	n/a
65JJ	n/a	n/a
65JE	n/a	n/a
65HN	n/a	n/a
65HK	n/a	n/a
651B	n/a	n/a
6514	n/a	n/a
65HF	n/a	n/a
65KC	n/a	n/a
65JD	n/a	n/a
65HM	n/a	n/a
6516	6.27	5.28
65HJ	n/a	n/a
651A	n/a	n/a
6503	6.31	4.79
65HE	n/a	n/a
6515	6.33	5.14
6504	n/a	n/a
6521	6.31	4.13
6518	6.37	5.51
6505	6.36	4.54
6519	6.32	4.23
65KK	n/a	n/a
65LC	n/a	n/a
65LF	n/a	n/a
65MD	n/a	n/a
57NH	n/a	n/a
5803	n/a	1.33
5705	n/a	n/a
58LK	n/a	n/a
5704	6.83	3.79
581A	n/a	n/a
5718	6.57	5.16
5804	6.28	1.37
5717	6.88	4.38
57ML	n/a	n/a
5808	6.27	5.43
5806	6.21	4.15
5710	6.2	1.5
5712	6.26	5.22
5713	6.04	4.5
5706	6.04	3.81
67NM	n/a	n/a

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 520750,176250
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available



















Manhole Reference	Manhole Cover Level	Manhole Invert Level
8002	n/a	-4.15
9001	n/a	-4.06
8001	n/a	-4.23
6003	3.64	.92
6002	n/a	-4.41
6001	n/a	-4.49
5001	n/a	-4.57

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ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

-  **Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  Trunk Surface Water
-  Trunk Foul
-  Storm Relief
-  Trunk Combined
-  Vent Pipe
-  Bio-solids (Sludge)
-  Proposed Thames Surface Water Sewer
-  Proposed Thames Water Foul Sewer
-  Gallery
-  Foul Rising Main
-  Surface Water Rising Main
-  Combined Rising Main
-  Sludge Rising Main
-  Proposed Thames Water Rising Main
-  Vacuum





Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  Air Valve
-  Dam Chase
-  Fitting
-  Meter
-  Vent Column




Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir





End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  Outfall
-  Undefined End
-  Inlet






Other Symbols

Symbols used on maps which do not fall under other general categories








-  Public/Private Pumping Station
-  Change of characteristic indicator (C.O.C.I.)
-  Invert Level
-  Summit

Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  Culverted Watercourse
-  Proposed
-  Abandoned Sewer

Notes:

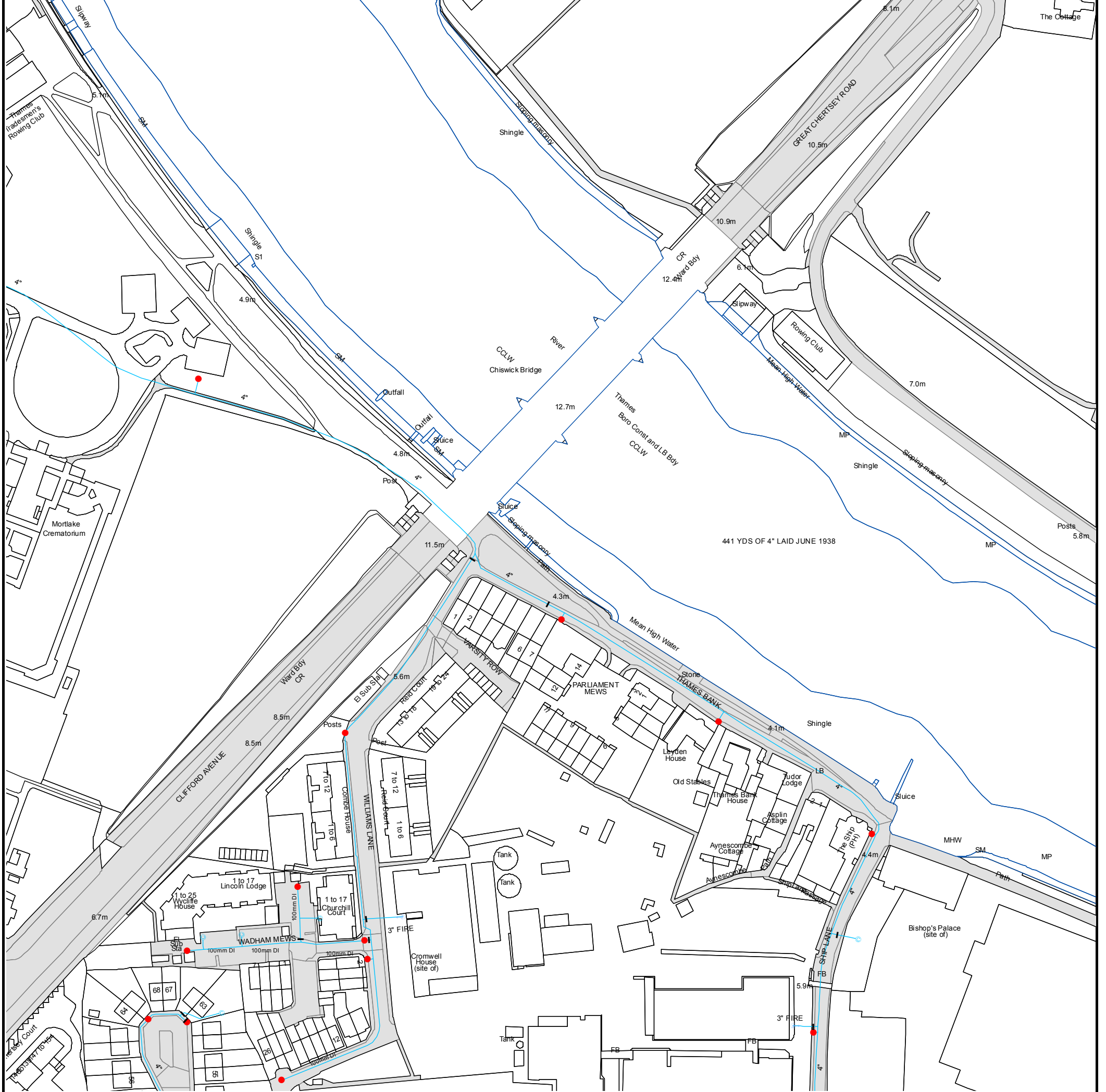
- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 520250,175750

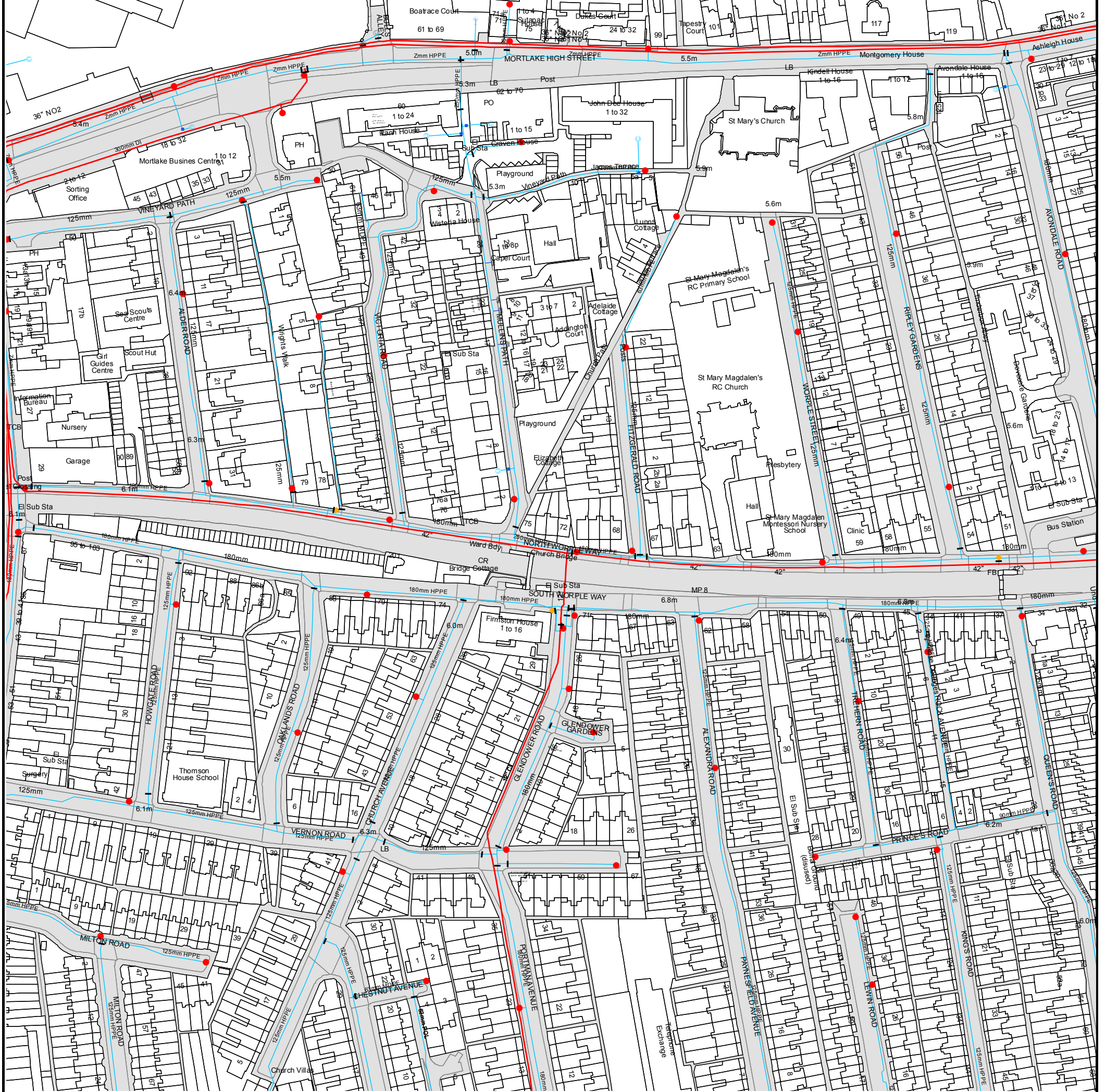
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 520250,176250
 The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 520750,176250
 The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

- 4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED** **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

- | **General Purpose Valve**
- ◆ **Air Valve**
- ▲ **Pressure Control Valve**
- X **Customer Valve**

Hydrants

- **Single Hydrant**

Meters

- **Meter**

End Items

Symbol indicating what happens at the end of a water main.

- | **Blank Flange**
-] **Capped End**
- **Emptying Pit**
- ⊙ **Undefined End**
- ⊞ **Manifold**
- ⊕ **Customer Supply**
- ⊗ **Fire Supply**

Operational Sites

- ⊕ **Booster Station**
- ⊖ **Other**
- ⊗ **Other (Proposed)**
- ▲ **Pumping Station**
- ▲ **Service Reservoir**
- ⊕ **Shaft Inspection**
- ⊖ **Treatment Works**
- ⊙ **Unknown**
- ⊞ **Water Tower**

Other Symbols

- **Data Logger**

Other Water Pipes (Not Operated or Maintained by Thames Water)

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.



Miss Nora Balboni
Pickfords Wharf
Clink Street
SE1 9DG



Our ref: DS6041473



0800 009 3921

Monday to Friday, 8am to 5pm

13 May 2018

Pre-planning enquiry: Confirmation of sufficient capacity

Dear Miss Balboni

Thank you for providing information on your development **Stag Brewery, Mortlake, SW14 7QR, OS grid ref. 520380, 176003.**

Redevelopment of the former Stag Brewery site to provide mix use development (Flats: 687, Primary School for 1200 pupils, Cinema: 475 seats, Sports Hall: 189 people, Hotel: 20 rooms, Car Home: 220 beds, Offices: 2424m², Warehouse: 5113m²). Foul Water discharging by gravity into multiple outfalls. Surface Water to be attenuated and discharged by gravity and pump into multiple outfalls (50% betterment anticipated from existing sw run-off). Surface Water from the north-eastern part of the site discharging into the River Thames.

If your proposals progress in line with the details you've provided (drawings ref: WIE SA 92 0004 Rev A05, WIE SA 92 0005 Rev A05, WIE SA 92 0006 Rev A05, WIE SA 92 0007 Rev A05) we're pleased to confirm that there will be sufficient sewerage capacity to serve your development.

However, Thames Water has concerns with capacity to the West of the development based on the proposed flows and connection points. We request that the developer updates Thames Water in advance of building phases as they come forwards in order to ensure that any investigative or upgrade works can be carried out before development commences.

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.

Please note that you must 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 sewerage capacity.

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 0203 577 8082.

Yours sincerely

Artur Jaroma

Thames Water

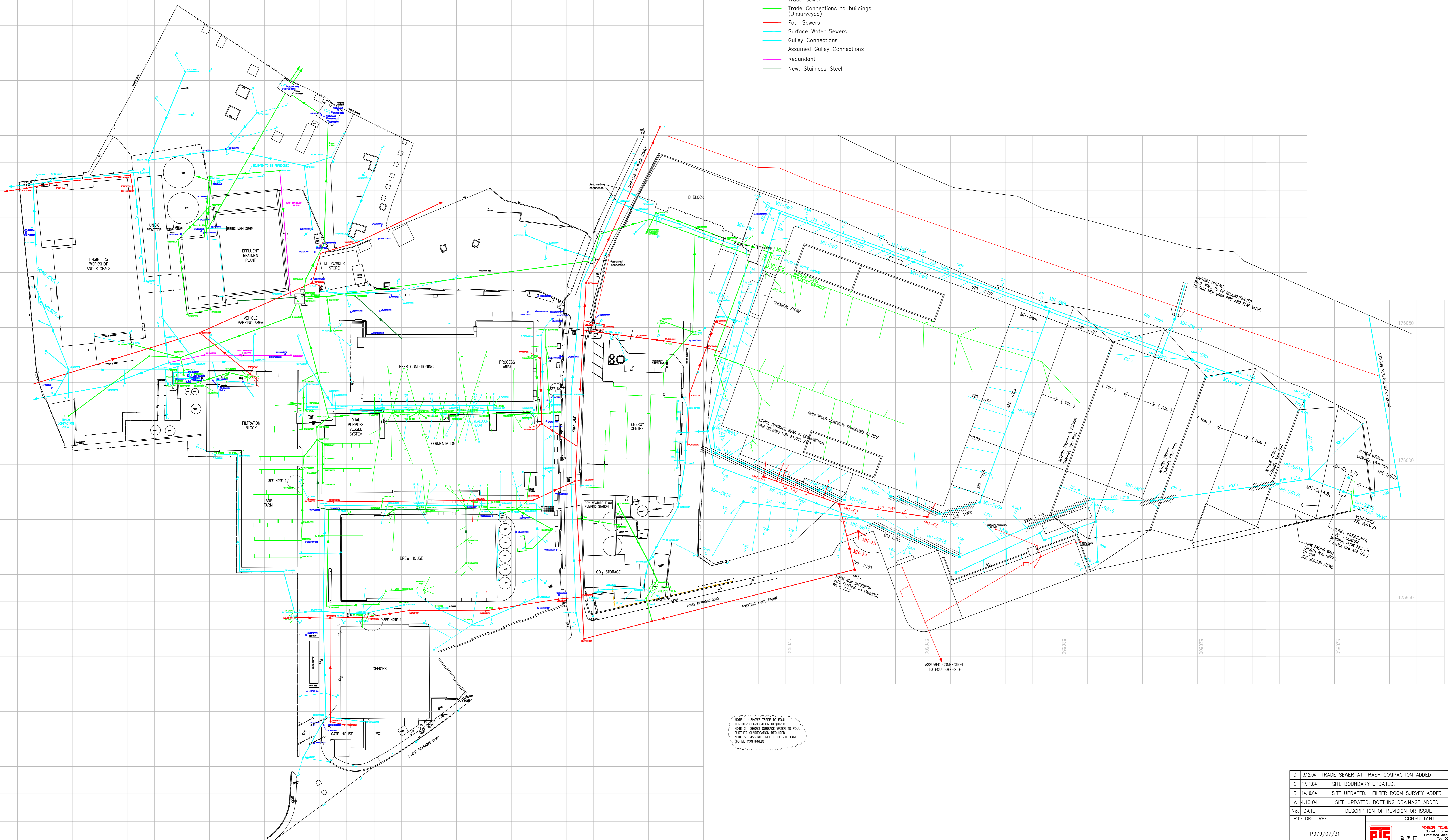


C. Onsite Drainage Records

Appendices

The Former Stag Brewery, Mortlake
Project Number: WIE15582
Document Reference: WIE15582-106-R-2-6-1-DS

- LEGEND**
- Trade Sewers
 - Trade Connections to buildings (Unsurveyed)
 - Foul Sewers
 - Surface Water Sewers
 - Gully Connections
 - Assumed Gully Connections
 - Redundant
 - New, Stainless Steel



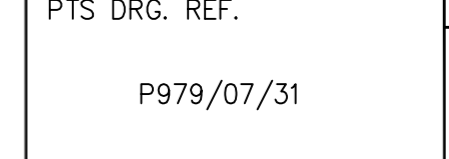
NOTE 1 - SHOWS TRADE TO FOUL FURTHER CLARIFICATION REQUIRED
 NOTE 2 - SHOWS SURFACE WATER TO FOUL FURTHER CLARIFICATION REQUIRED
 NOTE 3 - ASSUMED NOTE TO SHIP LANE (TO BE CONFIRMED)

D 11.10.04	TRADE SEWER AT TRASH COMPACTION ADDED	TR	ACJ	
C 17.11.04	SITE BOUNDARY UPDATED.	TR	ACJ	
B 14.10.04	SITE UPDATED. FILTER ROOM SURVEY ADDED	TR	ACJ	
A 4.10.04	SITE UPDATED. BOTTLING DRAINAGE ADDED	TR	ACJ	
No. DATE	DESCRIPTION OF REVISION OR ISSUE	BY	CHK.	PROJ. ENG. APPROVAL

PTS ORG. REF.	CONSULTANT	PPTS PROJ. REF.
P979/07/31	BAO BENTON & BOWLES ANHEUSER-BUSCH COMPANIES	

ESR	DESIGNED	DRAWN	CHECKED	SCALE 1:500 @ A0	DATE	KEY PLAN

BLDG. NAME		BLDG. No.	
ENGINEER APPROVED		OWNER APPROVED	
PLANT	BLDG. No.	DIV.	DWG. No.
STAG	O	M	1016



D. Greater London Authority Correspondence

Appendices

Nora Balboni

From: Katherine Wood <Katherine.Wood@london.gov.uk>
Sent: 08 February 2019 17:12
To: Nora Balboni; Stuart McTaggart; Abby Crisostomo
Cc: Anna Gargan; Suzanne Robson
Subject: RE: Stag Brewery (GLA ref: 4172a/b) drainage strategy

Hi Nora,

Apologies, I should have confirmed with you that Stuart had reviewed this response and confirmed that it addressed outstanding issues on drainage.

Kind regards,

Katherine

Katherine Wood
Team Leader, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 5743
www.london.gov.uk/what-we-do/planning
katherine.wood@london.gov.uk

From: Nora Balboni <nora.balboni@watermangroup.com>
Sent: 08 February 2019 17:07
To: Stuart McTaggart <Stuart.McTaggart@london.gov.uk>; Abby Crisostomo <Abby.Crisostomo@london.gov.uk>; Katherine Wood <Katherine.Wood@london.gov.uk>
Cc: Anna Gargan <AGargan@geraldeve.com>; Suzanne Robson <SRobson@geraldeve.com>
Subject: FW: Stag Brewery (GLA ref: 4172a/b) drainage strategy

Hi Stuart

Hope you are well. Have you had the chance to look at the Briefing Note?

Kind regards,

Nora Balboni
Flood Risk Engineer
Waterman Infrastructure & Environment Ltd

Pickfords Wharf | Clink Street | London SE1 9DG
t +44 207 928 7888 | d +44 3300 602 725
www.watermangroup.com | [LinkedIn](#) | [Twitter](#)

From: Nora Balboni
Sent: 08 January 2019 16:22
To: 'Stuart McTaggart' <Stuart.McTaggart@london.gov.uk>
Cc: 'Anna Gargan' <AGargan@geraldeve.com>; 'Abby Crisostomo' <Abby.Crisostomo@london.gov.uk>; 'Katherine Wood' <Katherine.Wood@london.gov.uk>; Ellen Smith <ellen.smith@watermangroup.com>; Donal O'Donovan

<donal.odonovan@watermangroup.com>; Harry Chetty <harry.chetty@watermangroup.com>

Subject: RE: Stag Brewery (GLA ref: 4172a/b) drainage strategy

Hi Stuart

Happy new year, I hope you had a great break.

Please find attached the Briefing Note outlining the amendments to the drainage strategy for the Stag Brewery development as per our agreements below.

Let me know if you have any queries.

Kind regards,

Nora Balboni
Flood Risk Engineer
Waterman Infrastructure & Environment Ltd

Pickfords Wharf | Clink Street | London SE1 9DG
t +44 207 928 7888 | d +44 3300 602 725
www.watermangroup.com | [LinkedIn](#) | [Twitter](#)

From: Nora Balboni

Sent: 12 December 2018 09:24

To: Stuart McTaggart <Stuart.McTaggart@london.gov.uk>

Cc: Anna Gargan <AGargan@geraldev.com>; Ellen Smith <ellen.smith@watermangroup.com>; Donal O'Donovan <donal.odonovan@watermangroup.com>; Abby Crisostomo <Abby.Crisostomo@london.gov.uk>; Katherine Wood <Katherine.Wood@london.gov.uk>

Subject: RE: Stag Brewery (GLA ref: 4172a/b) drainage strategy [Filed 12 Dec 2018 09:24]

Hi Stuart

Thank you for confirming.

As discussed, we will provide a Briefing Note which will cover the following:

- Amended drainage strategy plan to show permeable paving extents;
- Volume calculations to estimate the attenuation available within the permeable paving sub-base and rain garden feature to show that a restriction of surface water runoff beyond the minimum 50% requirement is achieved;
- Sports pitch in south-west of site removed from surface water calculations under the assumption that it would drain freely, subject to ground investigations during detailed design; and
- Summary of all SuDS included.

Kind regards,

Nora Balboni
Flood Risk Engineer
Waterman Infrastructure & Environment Ltd

Pickfords Wharf | Clink Street | London SE1 9DG
t +44 207 928 7888 | d +44 3300 602 725
www.watermangroup.com | [LinkedIn](#) | [Twitter](#)

From: Stuart McTaggart <Stuart.McTaggart@london.gov.uk>

Sent: 11 December 2018 15:23

To: Nora Balboni <nora.balboni@watermangroup.com>

Cc: Anna Gargan <AGargan@geraldev.com>; Ellen Smith <ellen.smith@watermangroup.com>; Donal O'Donovan <donal.odonovan@watermangroup.com>; Abby Crisostomo <Abby.Crisostomo@london.gov.uk>; Katherine Wood

<Katherine.Wood@london.gov.uk>

Subject: Re: Stag Brewery (GLA ref: 4172a/b) drainage strategy [Filed 12 Dec 2018 09:17]

Hi Nora,

To summarise our chat earlier:

1. The intent of the original drainage strategy was to show that it is possible within site constraints to meet the absolute minimum requirements of London Plan policy 5.13.
2. We would like to see that all efforts have been made to get as close to possible to the policy targets (i.e. greenfield runoff, drainage hierarchy, and a preference for SuDS with multiple benefits). We expect that on large sites such as this the policy targets should be able to be met in most cases.
3. Waterman will produce an addendum to the drainage strategy to more clearly show how the drainage will integrate SuDS with multiple benefits and identify an approximate maximum reduction in discharge rate. Where appropriate the reduction in discharge rate can be caveated with assumptions/risks that need confirmation during detailed design (e.g. infiltration rates of the subgrade below the 3G pitch).

Regards,

Stuart McTaggart

Flood Risk, Drainage & Water Policy Officer

Development, Enterprise & Environment

Greater London Authority

City Hall, The Queens Walk, London SE1 2AA

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From: Nora Balboni <nora.balboni@watermangroup.com>

Sent: 04 December 2018 10:32

To: Stuart McTaggart <Stuart.McTaggart@london.gov.uk>

Cc: Anna Gargan <AGargan@geraldeve.com>; Ellen Smith <ellen.smith@watermangroup.com>; Donal O'Donovan <donal.odonovan@watermangroup.com>

Subject: RE: GLA Flood Feedback

Hi Stuart

Thanks for your comments. Please feel free to give me a call to discuss as I don't have your contact number.

We understand that developments should aim to achieve greenfield runoff rates, or as close as feasible. To endeavour to achieve this we took the following approach:

1. As per the drainage hierarchy, the amount of surface water that could be discharged into the River Thames was maximised by incorporating the innovative shallow conveyance channel system;
2. For the remaining site, where discharge into the Thames was not feasible due to levels or crossing third party land, as many tanks were incorporated as possible. The horizontal constraints for the tanks include the basement extent, proposed building outlines, and landscaping. The vertical constraints include the required soil depth for tree pits and achieving a gravity connection into the surrounding sewer network. London Borough of Richmond accepted the 50% restriction during pre-application consultation. Conscious that the constraints of the site preclude a greater reduction in runoff, Thames Water were consulted to ensure that the surrounding sewer network has sufficient capacity. Thames Water confirmed capacity for both surface and foul water flows. It is important to note that the surface water flows from the development are only conveyed within the Thames Water network for maximum of 350m before discharging into the River Thames.

We are keen to find a solution to reduce runoff further to find an agreeable solution. I would appreciate your thoughts on the following options:

- Allowing the proposed sports pitch to drain freely, i.e. excluding it from the surface water calculations and therefore reducing the size requirement for the tank beneath the MUGA pitch. Subject to levels I could explore the possibility of directing surface water from other areas into this tank, reducing the restriction beyond the 50% mark. In the current strategy we assumed that the pitch would need to be positively drained due to the underlying London Clay to avoid potential water logging beneath the pitch. However, if no other areas would drain towards the pitch, allowing it to free drain could be considered.
- We took a conservative approach when designing the current drainage strategy, assuming 100% impermeable proposed area (discounting the park area in the south eastern corner of the site). We did not quantify the attenuation available within the rain garden along the green link and within the permeable paving, to demonstrate the worst-case scenario that the minimum required restriction (i.e. 50%) can be achieved within the tanks themselves. I will do a quick calculation to demonstrate the additional attenuating volume that these features would hold, reducing the restriction beyond the 50% mark.
- Exploring further areas for incorporation of permeable paving.
- The current proposals do not include for blue roofs. However, green roofs are proposed throughout the development, which, although not quantifiable, provide a betterment to the surface water runoff regime.

Let me know whether you find the above agreeable, I will then amend the drainage strategy drawing to show the constraints to the attenuation volumes and incorporate any changes, and will re-issue for you to review.

Kind regards,

Nora Balboni
Flood Risk Engineer
Waterman Infrastructure & Environment Ltd

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From: Anna Gargan
Sent: 28 November 2018 16:51
To: 'Ellen Smith'; 'Nora Balboni'
Cc: Guy Duckworth; Susie Taylor; Neil Henderson
Subject: GLA Flood Feedback

Hi Ellen / Nora,

I hope you are well.

The GLA has provided the following response to Flood comments issued on 20 November 2018.

Please can you review and respond. The officer states that he is happy to speak with you directly.

Kind regards,
Anna

"I have reviewed the Applicant's second response to our Stage 1 comments. Following our previous response at the end of October the final point of contention appears to be the proposed discharge rate where the site will drain to the public sewer.

It is noted that the London Plan and DEFRA national guidance require a development to achieve as close to greenfield runoff rate as possible (approximately a >90% reduction from pre-development rates for a brownfield site). In this case the Applicant is proposing to reduce the discharge by 50%, well short of the policy requirements. The Applicant should calculate the greenfield runoff rate and provide calculations showing the attenuation storage required to meet this discharge rate. The Applicant should then seek to include additional attenuation storage to get as close to this value as possible. Our original comments suggested building the biodiverse roofs as green/blue roofs to provide additional storage and this has not been addressed to date. The Applicant should then provide a clear drawing or markup clearly showing the constraints to expanding attenuation storage if discharge at greenfield runoff rate is not proposed.

I am happy to discuss directly with the Applicant's consultant to resolve this if required.

Regards,

Stuart McTaggart
Flood Risk, Drainage & Water Policy Officer
Development, Enterprise & Environment
Greater London Authority
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E. Existing and Proposed Drainage Strategy Plan

Appendices