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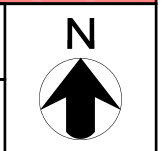


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17 June 2022

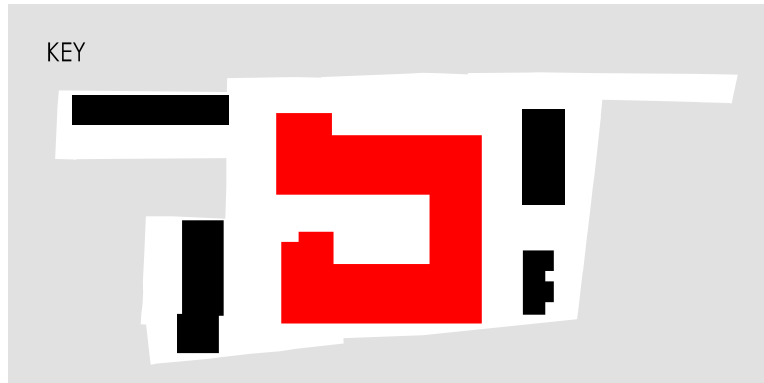
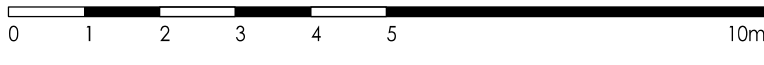
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Appendix E - Development Proposals

GENERAL NOTES
 1. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) STANDARDS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



RESIDENTIAL CYCLE PARKING
 COMMERCIAL BIKE STORES



BLOCK B1: BASEMENT PLAN

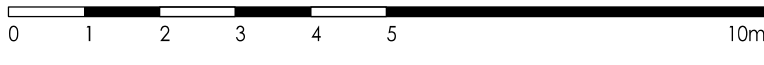
2019.04.01	PP	DOC
2019.04.01	PP	DOC
2019.04.01	PP	DOC
2019.04.01	PP	DOC

AHR ARCHITECTS
 31-35 KIRBY STREET
 LONDON, EC1N 8TE
 TEL: 020-7837-9789
 WWW.AHR.CO.UK

CLIENT	Notting Hill Genesis
PROJECT	St Clare SCL-AHR Block B1 Basement Plan
STATUS	PLANNING
DATE	2019.04
DRAWING NO.	B1-B1-DR-A-20-010-P1
VERSION	P03

GENERAL NOTES

1. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT DOCUMENT. THE CONTRACT DOCUMENTS SHALL BE THE CONTRACT DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



- COMMERCIAL LINES
- RESIDENTIAL BIN + BIKE STORES
- COMMERCIAL BIN + BIKE STORES



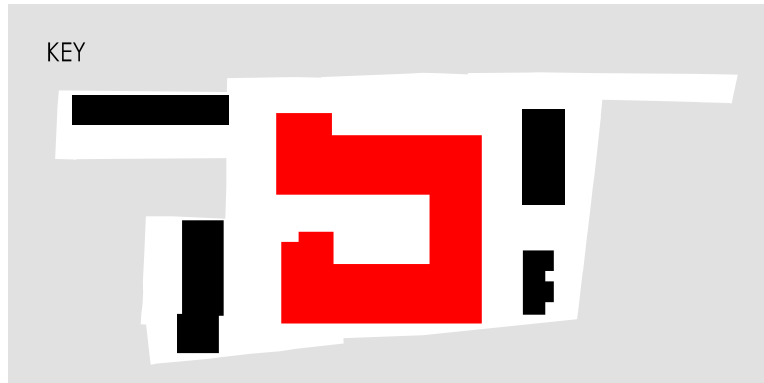
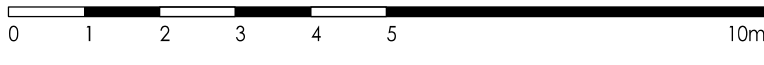
BLOCK B1: GROUND FLOOR PLAN

DATE	DESCRIPTION	BY	CHKD
2019.04	PREPARED FOR NEW PLANNING APPLICATION	PP	DCS
2019.04	REVISION	PP	DCS
2019.04	REVISION	PP	DCS

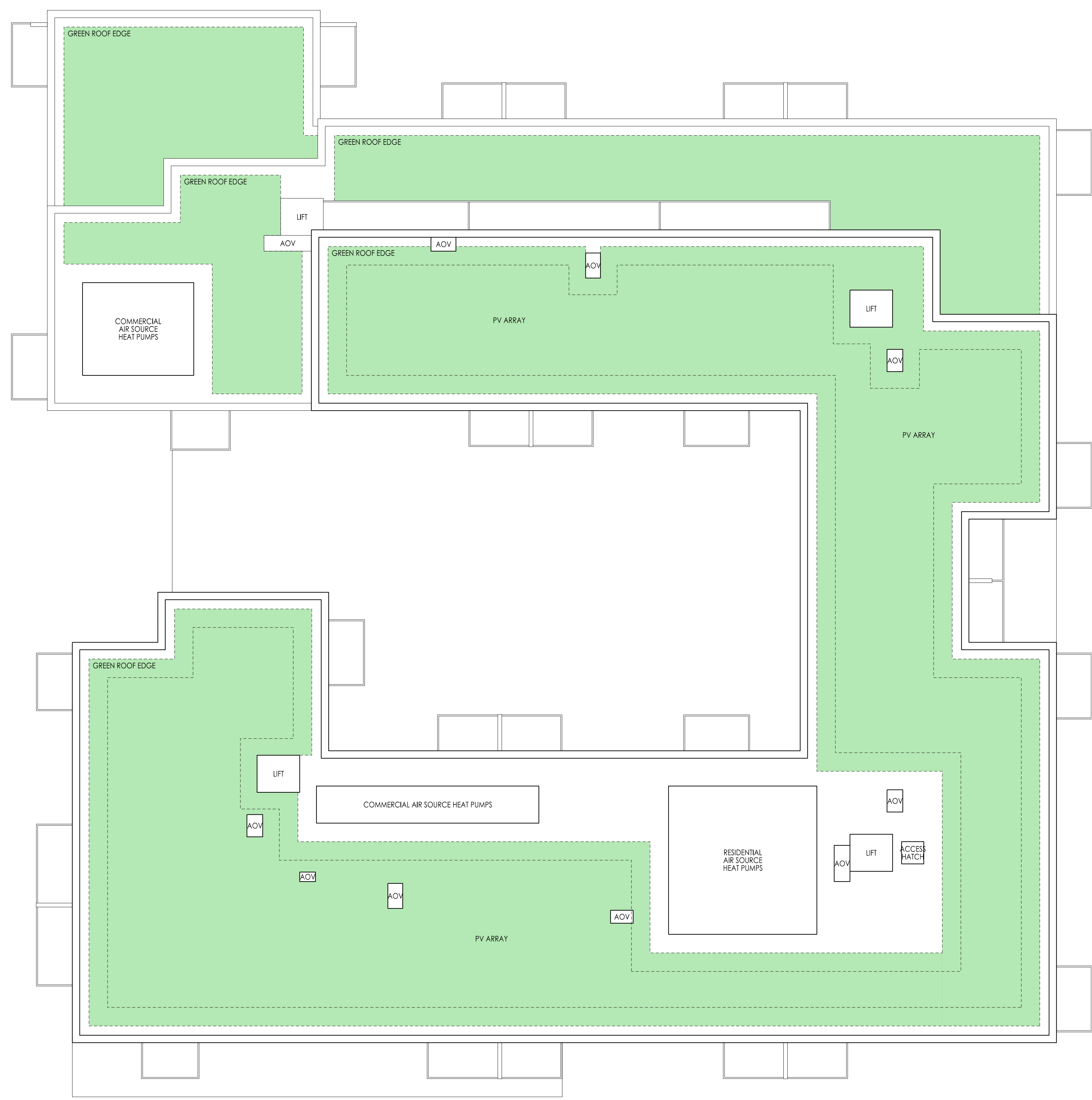
AHR ARCHITECTS
 31-35 KIRBY STREET
 LONDON, EC1N 8TE
 TEL: 020-7837-9789
 WWW.AHR.CO.UK

PROJECT	Notting Hill Genesis
DRAWING TITLE	St Clare SCL-AHR Block B1 Ground Floor Plan
STATUS	PLANNING
DATE	2019.04
DRAWING NO.	B1-00-DR-A-20-011-P1
VERSION	P02

GENERAL NOTES
 1. THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.
 2. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND SURROUNDINGS AND HAS TAKEN INTO ACCOUNT THE LOCAL CONTEXT AND CHARACTER OF THE AREA.
 3. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND SURROUNDINGS AND HAS TAKEN INTO ACCOUNT THE LOCAL CONTEXT AND CHARACTER OF THE AREA.
 4. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND SURROUNDINGS AND HAS TAKEN INTO ACCOUNT THE LOCAL CONTEXT AND CHARACTER OF THE AREA.
 5. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND SURROUNDINGS AND HAS TAKEN INTO ACCOUNT THE LOCAL CONTEXT AND CHARACTER OF THE AREA.



GREEN ROOFS
 (COMBINED AREA = 1397.4 sq m)



BLOCK B1: ROOF PLAN

2019/04/01	PRELIMINARY FOR PERMITTING APPLICATION	PP	DCS
2019/04/01	APP FOR APPROVAL	PP	DCS
2019/04/01	FINAL	PP	DCS
2019/04/01	REVISED	PP	DCS

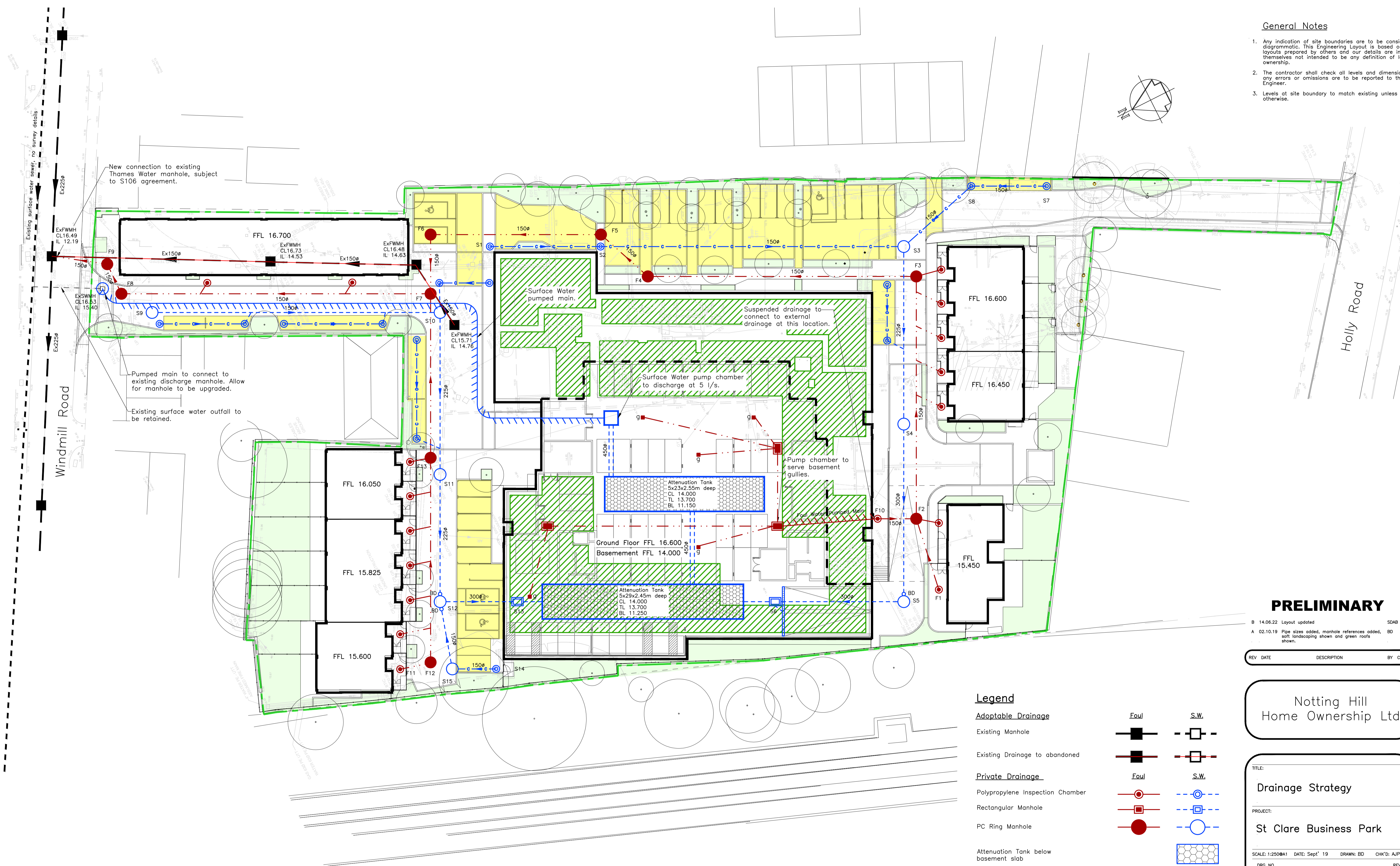
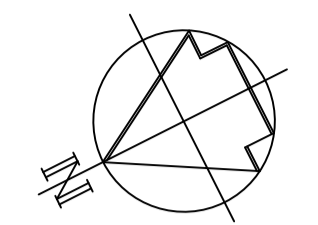
AHR ARCHITECTS
 31-35 KIRBY STREET
 LONDON, EC1N 8TE
 TEL: 020-7837-9789
 www.ahr.co.uk

CLIENT	Notting Hill Genesis
PROJECT	St Clare SCL-AHR Block B1 Roof Plan
STATUS	PLANNING
SCALE	1:1000 (A0) / 1:250 (A3)
DATE	2019.04
DRAWING NO.	B1-R1-DR-A-20-016-P1
VERSION	P03

Appendix F – Indicative Drainage Layout and Calculations

General Notes

- Any indication of site boundaries are to be considered diagrammatic. This Engineering Layout is based on layouts prepared by others and our details are in themselves not intended to be any definition of land ownership.
- The contractor shall check all levels and dimensions, any errors or omissions are to be reported to the Engineer.
- Levels at site boundary to match existing unless noted otherwise.



PRELIMINARY

B 14.06.22 Layout updated SDAB AJP
 A 02.10.19 Pipe sizes added, manhole references added, BD AJP
 soft landscaping shown and green roofs shown.

REV	DATE	DESCRIPTION	BY	CHK'D

Notting Hill Home Ownership Ltd

TITLE:
Drainage Strategy

PROJECT:
St Clare Business Park

SCALE: 1:250@A1 DATE: Sept' 19 DRAWN: BD CHK'D: AJP
 DRG NO. 12153-CIV-200 REV. B

Legend

Adoptable Drainage	Foul	S.W.
Existing Manhole		
Existing Drainage to abandoned		
Private Drainage	Foul	S.W.
Polypropylene Inspection Chamber		
Rectangular Manhole		
PC Ring Manhole		
Attenuation Tank below basement slab		
Collector Drain		
Other		
Site Boundary		
Permeable Paving		
Soft Landscaping		
Green Roof		

Drainage Notes

- Infiltration of surface water is not considered appropriate for this site due to thickness of made ground and depth of groundwater levels.
- Surface water will discharge to the adjacent adopted surface water sewer. Due to site levels relative to the sewer it will be necessary to provide a pumped surface water system. Discharge will be restricted to 5 l/s.
- Surface water attenuation will provided onsite to accommodate a 1 in 100 +40% CC event. This will be provided in below ground attenuation tanks located below Block 1.

Tully De'Ath consultants
 Engineering at its Best

T: 01342 828 000
 E: info@tullydeath.com
 W: www.tullydeath.com

Sheridan House Hartfield Road
Forest Row
East Sussex RH18 5EA



Date 11/09/2019 12:09
File

Designed by mfd
Checked by

XP Solutions

Source Control 2018.1

ICP SUDS Mean Annual Flood

Input


Return Period (years) 100 SAAR (mm) 600 Urban 0.000
Area (ha) 0.857 Soil 0.300 Region Number Region 6

Results l/s

QBAR Rural 1.3
QBAR Urban 1.3

Q100 years 4.2

Q1 year 1.1
Q30 years 3.0
Q100 years 4.2

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Sheridan House Hartfield Road Forest Row East Sussex RH18 5EA		St Clare Basement Attenuation
Date 22/06/2022 15:46 File Basement Tanks.SRCX		
XP Solutions		
		Designed by andrew Checked by
		Source Control 2016.1.1

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

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m ³)	Status
15 min Summer	12.148	0.998	3.5	259.5	O K
30 min Summer	12.435	1.285	3.8	334.1	O K
60 min Summer	12.720	1.570	4.1	408.3	O K
120 min Summer	13.091	1.941	4.5	504.6	O K
180 min Summer	13.294	2.144	4.7	557.5	O K
240 min Summer	13.417	2.267	4.8	589.4	O K
360 min Summer	13.536	2.386	4.9	620.3	O K
480 min Summer	13.571	2.421	5.0	629.6	O K
600 min Summer	13.565	2.415	5.0	627.8	O K
720 min Summer	13.533	2.383	4.9	619.7	O K
960 min Summer	13.430	2.280	4.8	592.7	O K
1440 min Summer	13.217	2.067	4.6	537.3	O K
2160 min Summer	12.984	1.834	4.4	476.7	O K
2880 min Summer	12.821	1.671	4.2	434.4	O K
4320 min Summer	12.584	1.434	4.0	372.8	O K
5760 min Summer	12.402	1.252	3.8	325.6	O K
7200 min Summer	12.257	1.107	3.6	287.9	O K
8640 min Summer	12.136	0.986	3.5	256.3	O K
10080 min Summer	12.031	0.881	3.5	229.0	O K
15 min Winter	12.148	0.998	3.5	259.5	O K
30 min Winter	12.436	1.286	3.8	334.3	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
15 min Summer	157.295	0.0	263.9	23
30 min Summer	101.874	0.0	285.6	38
60 min Summer	62.992	0.0	422.7	68
120 min Summer	39.741	0.0	533.3	126
180 min Summer	29.845	0.0	601.2	186
240 min Summer	24.124	0.0	643.0	246
360 min Summer	17.585	0.0	656.9	364
480 min Summer	13.911	0.0	664.3	484
600 min Summer	11.537	0.0	668.7	602
720 min Summer	9.871	0.0	671.5	722
960 min Summer	7.674	0.0	674.5	932
1440 min Summer	5.344	0.0	670.1	1144
2160 min Summer	3.711	0.0	897.1	1532
2880 min Summer	2.871	0.0	925.4	1936
4320 min Summer	2.019	0.0	976.0	2768
5760 min Summer	1.585	0.0	1021.5	3576
7200 min Summer	1.325	0.0	1068.0	4392
8640 min Summer	1.151	0.0	1112.2	5192
10080 min Summer	1.027	0.0	1158.2	5960
15 min Winter	157.295	0.0	263.9	23
30 min Winter	101.874	0.0	285.6	37


Tully De'Ath Ltd		Page 2
Sheridan House Hartfield Road Forest Row East Sussex RH18 5EA		St Clare Basement Attenuation
Date 22/06/2022 15:46 File Basement Tanks.SRCX		Designed by andrew Checked by
XP Solutions		Source Control 2016.1.1



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

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m ³)	Status
60 min Winter	12.721	1.571	4.1	408.6	O K
120 min Winter	13.094	1.944	4.5	505.5	O K
180 min Winter	13.299	2.149	4.7	558.9	O K
240 min Winter	13.424	2.274	4.8	591.2	O K
360 min Winter	13.546	2.396	4.9	623.0	O K
480 min Winter	13.586	2.436	5.0	633.3	O K
600 min Winter	13.584	2.434	5.0	632.8	O K
720 min Winter	13.558	2.408	5.0	626.0	O K
960 min Winter	13.467	2.317	4.9	602.4	O K
1440 min Winter	13.245	2.095	4.7	544.6	O K
2160 min Winter	12.980	1.830	4.4	475.8	O K
2880 min Winter	12.785	1.635	4.2	425.0	O K
4320 min Winter	12.473	1.323	3.9	343.9	O K
5760 min Winter	12.224	1.074	3.6	279.2	O K
7200 min Winter	12.018	0.868	3.5	225.7	O K
8640 min Winter	11.826	0.676	3.5	175.9	O K
10080 min Winter	11.577	0.427	3.5	111.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
60 min Winter	62.992	0.0	423.1	66
120 min Winter	39.741	0.0	533.4	124
180 min Winter	29.845	0.0	601.2	182
240 min Winter	24.124	0.0	642.4	242
360 min Winter	17.585	0.0	656.0	358
480 min Winter	13.911	0.0	663.2	472
600 min Winter	11.537	0.0	667.3	586
720 min Winter	9.871	0.0	669.8	698
960 min Winter	7.674	0.0	672.2	916
1440 min Winter	5.344	0.0	665.8	1168
2160 min Winter	3.711	0.0	896.6	1624
2880 min Winter	2.871	0.0	925.5	2076
4320 min Winter	2.019	0.0	975.7	2980
5760 min Winter	1.585	0.0	1021.4	3816
7200 min Winter	1.325	0.0	1067.5	4688
8640 min Winter	1.151	0.0	1113.1	5544
10080 min Winter	1.027	0.0	1158.2	6152

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Sheridan House Hartfield Road Forest Row East Sussex RH18 5EA	St Clare Basement Attenuation	
Date 22/06/2022 15:46 File Basement Tanks.SRCX	Designed by andrew Checked by	
XP Solutions	Source Control 2016.1.1	


Rainfall Details

Rainfall Model	FEH	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.900
FEH Rainfall Version	2013	Cv (Winter)	0.900
Site Location	GB 514183 170874	Shortest Storm (mins)	15
Data Type	Point	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.746

Time (mins) Area			Time (mins) Area		
From:	To:	(ha)	From:	To:	(ha)
0	4	0.373	4	8	0.373

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Sheridan House Hartfield Road Forest Row East Sussex RH18 5EA		St Clare Basement Attenuation
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XP Solutions		
Source Control 2016.1.1		

Model Details

Storage is Online Cover Level (m) 16.600

Tank or Pond Structure

Invert Level (m) 11.150

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)	Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	260.0	1.400	260.0	2.800	260.0	4.200	260.0
0.200	260.0	1.600	260.0	3.000	260.0	4.400	260.0
0.400	260.0	1.800	260.0	3.200	260.0	4.600	260.0
0.600	260.0	2.000	260.0	3.400	260.0	4.800	260.0
0.800	260.0	2.200	260.0	3.600	260.0	5.000	260.0
1.000	260.0	2.400	260.0	3.800	260.0		
1.200	260.0	2.600	260.0	4.000	260.0		


Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0086-5000-2650-5000
Design Head (m)	2.650
Design Flow (l/s)	5.0
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	86
Invert Level (m)	10.950
Minimum Outlet Pipe Diameter (mm)	100
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	2.650	5.0
Flush-Flo™	0.375	3.5
Kick-Flo®	0.763	2.8
Mean Flow over Head Range	-	3.7

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	2.6	1.200	3.5	3.000	5.3	7.000	7.9
0.200	3.3	1.400	3.7	3.500	5.7	7.500	8.2
0.300	3.5	1.600	3.9	4.000	6.1	8.000	8.4
0.400	3.5	1.800	4.2	4.500	6.4	8.500	8.7
0.500	3.4	2.000	4.4	5.000	6.7	9.000	8.9
0.600	3.3	2.200	4.6	5.500	7.0	9.500	9.1
0.800	2.9	2.400	4.8	6.000	7.3		
1.000	3.2	2.600	5.0	6.500	7.6		


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Sheridan House Hartfield Road Forest Row East Sussex RH18 5EA	St Clare Failure Scenario 30 Year Event - Zero Discharge	
Date 01/10/2019 14:24 File Basement Pump Exceedanc...	Designed by bd Checked by	
XP Solutions	Source Control 2018.1	

Summary of Results for 30 year Return Period

Outflow is too low. Design is unsatisfactory.

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m ³)	Status
15 min Summer	11.766	1.616	0.0	145.5	O K
30 min Summer	11.926	1.776	0.0	187.3	O K
60 min Summer	12.092	1.942	0.0	230.5	O K
120 min Summer	12.338	2.188	0.0	294.4	O K
180 min Summer	12.481	2.331	0.0	331.5	O K
240 min Summer	12.577	2.427	0.0	356.6	O K
360 min Summer	12.702	2.552	0.0	388.9	O K
480 min Summer	12.780	2.630	0.0	409.2	O K
600 min Summer	12.836	2.686	0.0	423.9	O K
720 min Summer	12.880	2.730	0.0	435.2	O K
960 min Summer	12.944	2.794	0.0	452.0	O K
1440 min Summer	13.034	2.884	0.0	475.4	O K
2160 min Summer	13.134	2.984	0.0	501.4	O K
2880 min Summer	13.218	3.068	0.0	523.2	O K
4320 min Summer	13.373	3.223	0.0	563.4	O K
5760 min Summer	13.515	3.365	0.0	600.5	O K
7200 min Summer	13.654	3.504	0.0	636.6	O K
8640 min Summer	14.017	3.867	0.0	672.0	O K
10080 min Summer	14.042	3.892	0.0	707.0	O K
15 min Winter	11.766	1.616	0.0	145.5	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
15 min Summer	86.238	0.0	0.0	19
30 min Summer	55.498	0.0	0.0	34
60 min Summer	34.145	0.0	0.0	64
120 min Summer	21.810	0.0	0.0	124
180 min Summer	16.368	0.0	0.0	184
240 min Summer	13.206	0.0	0.0	244
360 min Summer	9.602	0.0	0.0	364
480 min Summer	7.578	0.0	0.0	484
600 min Summer	6.280	0.0	0.0	604
720 min Summer	5.373	0.0	0.0	724
960 min Summer	4.185	0.0	0.0	964
1440 min Summer	2.935	0.0	0.0	1444
2160 min Summer	2.063	0.0	0.0	2164
2880 min Summer	1.615	0.0	0.0	2884
4320 min Summer	1.159	0.0	0.0	4324
5760 min Summer	0.927	0.0	0.0	5768
7200 min Summer	0.786	0.0	0.0	7208
8640 min Summer	0.691	0.0	0.0	8648
10080 min Summer	0.623	0.0	0.0	10088
15 min Winter	86.238	0.0	0.0	19

Tully De'Ath Ltd		Page 2
Sheridan House Hartfield Road Forest Row East Sussex RH18 5EA	St Clare Failure Scenario 30 Year Event - Zero Discharge	
Date 01/10/2019 14:24 File Basement Pump Exceedanc...	Designed by bd Checked by	
XP Solutions	Source Control 2018.1	

Summary of Results for 30 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m ³)	Status
30 min Winter	11.926	1.776	0.0	187.3	O K
60 min Winter	12.092	1.942	0.0	230.5	O K
120 min Winter	12.338	2.188	0.0	294.4	O K
180 min Winter	12.481	2.331	0.0	331.5	O K
240 min Winter	12.577	2.427	0.0	356.6	O K
360 min Winter	12.702	2.552	0.0	388.9	O K
480 min Winter	12.780	2.630	0.0	409.2	O K
600 min Winter	12.836	2.686	0.0	423.9	O K
720 min Winter	12.880	2.730	0.0	435.2	O K
960 min Winter	12.944	2.794	0.0	452.0	O K
1440 min Winter	13.034	2.884	0.0	475.4	O K
2160 min Winter	13.134	2.984	0.0	501.4	O K
2880 min Winter	13.218	3.068	0.0	523.2	O K
4320 min Winter	13.373	3.223	0.0	563.4	O K
5760 min Winter	13.515	3.365	0.0	600.5	O K
7200 min Winter	13.654	3.504	0.0	636.6	O K
8640 min Winter	14.017	3.867	0.0	672.0	O K
10080 min Winter	14.042	3.892	0.0	707.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
30 min Winter	55.498	0.0	0.0	34
60 min Winter	34.145	0.0	0.0	64
120 min Winter	21.810	0.0	0.0	124
180 min Winter	16.368	0.0	0.0	184
240 min Winter	13.206	0.0	0.0	244
360 min Winter	9.602	0.0	0.0	364
480 min Winter	7.578	0.0	0.0	484
600 min Winter	6.280	0.0	0.0	604
720 min Winter	5.373	0.0	0.0	724
960 min Winter	4.185	0.0	0.0	964
1440 min Winter	2.935	0.0	0.0	1444
2160 min Winter	2.063	0.0	0.0	2164
2880 min Winter	1.615	0.0	0.0	2884
4320 min Winter	1.159	0.0	0.0	4324
5760 min Winter	0.927	0.0	0.0	5768
7200 min Winter	0.786	0.0	0.0	7208
8640 min Winter	0.691	0.0	0.0	8648
10080 min Winter	0.623	0.0	0.0	10088