The Former Stag Brewery, Mortlake

Drainage Strategy

April 2023

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Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

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Comments

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Executive Summary

This Drainage Strategy has been prepared by Waterman Infrastructure & Environment ('Waterman IE') on behalf of Reselton Properties Limited ("the Applicant") in support of two linked planning applications ("the Applications") for the comprehensive redevelopment of the former Stag Brewery Site in Mortlake ("the Site") within the London Borough of Richmond upon Thames (LBRuT).

Following refusal of earlier application this 3rd iteration of the scheme seeks to respond directly to the Mayors reasons for refusal and in doing so also addresses a number of the concerns raised by the LBRuT. The amendments can be summarised as follows:

i. A revised energy strategy is proposed in order to address the London Plan (2021) requirements;

ii. Several residential blocks have been reduced in height to better respond to the listed buildings along the Thames riverfront and to respect the setting of the Maltings building, identified as a Building of Townscape Merit (BTM) by the LBRuT;

iii. Reconfiguration of layout of Buildings 20 and 21 has been undertaken to provide lower rise buildings to better respond to the listed buildings along the Thames riverfront; and

iv. Chalkers Corner light highways mitigation works.

The school proposals (submitted under 'Application B') are unchanged. The Applicant acknowledges LBRuT's identified need for a secondary school at the Site and the applications continue to support the delivery of a school. It is expected that the principles to be agreed under the draft Community Use Agreement (CUA) will be the same as those associated with the refused school application (LBRuT ref: 18/0548/FUL, GLA ref: GLA/4172a/07).

Overall, it is considered that together, the Applications respond successfully to the concerns raised and feedback provided by stakeholders in respect of the previous schemes and during pre-application discussions on the revised Proposed Development, whilst also retaining elements of the previous scheme which were supported by stakeholders, including third parties and decision makers.

Following the submission of the two planning applications in March 2022, the Applicant has received statutory consultee comments in particular from LBRuT officers, the Health and Safety Executive (HSE), Environment Agency (EA), Thames Water and Sports England. The Applicant has sought to respond to statutory consultee comments which has necessitated some minor scheme changes to the hybrid planning application. The proposed amendments include a reduction in 14 residential units (to 1,071) and minor reduction in office (79 sqm GIA) and flexible use (55 sqm GIA) at the ground floor. Two buildings (B01- the cinema and B10) have reduced by no more than one storey each, and another building (B02) facing the riverside has undergone further development of the proposed architectural treatment. Some minor changes have also been made to the drainage, landscape, fire, waste, energy and lighting strategies.

The drainage strategy outlined in this report reflects the minor changes to the plans but follows the principles of and remains in line with the 2020 strategy approved by the GLA and LBRuT.

Surface water runoff from the northeast of the Site would discharge by gravity to the River Thames (adjacent to the northern boundary of the Site) via three outfalls. As the River Thames is tidal in this

location, direct discharge to the river would be unrestricted. The area to discharge into the River Thames has been maximised using shallow geo-cellular conveyance channels, in order to relieve the Thames Water network of flows. Surface water runoff from the remainder of the Site would discharge via gravity to the Thames Water sewer network in the surrounding highways, maximising the attenuation volume within each drainage catchment to restrict surface water flows as much as possible.

Based on an area of 5.69ha currently draining into the Thames Water network, the existing discharge rate was calculated to be 812.3 l/s. The incorporation of permeable paving, rain gardens, and underground attenuation tanks achieves a reduction of surface water flows to the greenfield runoff rate of 37.4l/s, equal to a 95% reduction compared to the existing rate.

Appropriate treatment would be incorporated into the drainage system to ensure that the quality of water discharged is acceptable. This would be achieved through the incorporation of green roofs, permeable paving aggregate sub-base, rain gardens, and rainwater harvesting. A biomat filtration system within the attenuation tanks and downstream defenders or similar hard engineered solution would also be incorporated if deemed necessary at detailed design to ensure discharge is appropriately treated.

Foul flows from the Site would discharge by gravity to the Thames Water sewer network. The existing and proposed foul discharge rates have been calculated using the water consumption method at 14.4l/s and 24.1 l/s respectively.

The on-Site drainage networks and Sustainable Drainage Systems would be privately managed and maintained for the lifetime of the Development, ensuring they remain fit for purpose and function appropriately. The management company / operator would be appointed post-planning. The school drainage system (Application B) would be delivered and maintained separately from the Application A site.

This report confirms that surface water runoff from the Site (Applications A and B) can be managed sustainably to ensure that flood risk is not increased elsewhere. It is considered that the information provided within this report satisfies the requirements of the National Planning Policy Framework (NPPF), the London Plan, and the London Borough of Richmond upon Thames Local Plan.

1. Introduction

1.1. This Drainage Strategy has been prepared by Waterman Infrastructure & Environment ('Waterman IE') on behalf of Reselton Properties Limited ("the Applicant") in support of two linked planning applications ("the Applications") for the comprehensive redevelopment of the former Stag Brewery Site in Mortlake ("the Site") within the London Borough of Richmond upon Thames (LBRuT).

Proposals

1.2. The Applications seek planning permission for:

Application A:

"Hybrid application to include the demolition of existing buildings to allow for comprehensive phased redevelopment of the site:

Planning permission is sought in detail for works to the east side of Ship Lane which comprise:

- *a) Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks*
- *b) Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 9 storeys plus a basement of one to two storeys below ground*
- *c) Residential apartments*
- *d) Flexible use floorspace for:*
  - *i. Retail, financial and professional services, café/restaurant and drinking establishment uses*
  - *ii. Offices*
  - *iii. Non-residential institutions and community use*
  - *iv. Boathouse*
- *e) Hotel / public house with accommodation*
- *f) Cinema*
- *g) Offices*
- *h) New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works*
- *i) Provision of on-site cycle, vehicle and servicing parking at surface and basement level*
- *j) Provision of public open space, amenity and play space and landscaping*
- *k) Flood defence and towpath works*
- *l) Installation of plant and energy equipment*

Planning permission is also sought in outline with all matters reserved for works to the west of Ship Lane which comprise:

a) *The erection of a single storey basement and buildings varying in height from 3 to 8 storeys*

b) *Residential development*

c) *Provision of on-site cycle, vehicle and servicing parking*

d) *Provision of public open space, amenity and play space and landscaping*

e) *New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works"*

Application B:

"Detailed planning permission for the erection of a three-storey building to provide a new secondary school with sixth form; sports pitch with floodlighting, external MUGA and play space; and associated external works including landscaping, car and cycle parking, new access routes and other associated works"

1.3. Together, Applications A and B described above comprise the 'Proposed Development'.

Background to Submission

1.4. The current applications follow earlier planning applications which were refused by the Greater London Authority (GLA). The refused applications were for:

a) Application A – hybrid planning application for comprehensive mixed use redevelopment of the former Stag Brewery site consisting of:

i. Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and

ii. Land to the west of Ship Lane (excluding the school) applied for in outline (referred to as 'Development Area 2' throughout).

b) Application B – detailed planning application for the school (on land to the west of Ship Lane).

c) Application C – detailed planning application for highways and landscape works at Chalkers Corner.

1.5. The LBRuT (the Council) originally resolved to grant planning permission for Applications A and B but refuse Application C.

1.6. Following the LBRuT's resolution to approve the Applications A and B, the Mayor called-in the Applications and became the determining authority. The Mayor's reasons for calling in the Applications were set out in his Stage II letter (dated 4 May 2020) but specifically related to concerns regarding what he considered was a low percentage of affordable housing being proposed for the Site and the need to secure a highways solution for the scheme following the LBRuT's refusal of Application C.

1.7. Working with the Mayor's team, the Applicant sought to meaningfully respond to the Mayor's concerns on the Applications. A summary of the revisions to the scheme made and submitted to the GLA in July 2020 is as follows:

i. Increase in residential unit provision from up to 813 units to up to 1,250 units;

ii. Increase in affordable housing provision from (up to) 17%, to 30%;

iii. Increase in height for some buildings of up to three storeys;

iv. Change to the layout of Blocks 18 and 19, conversion of Block 20 from a terrace row of housing to two four storey buildings;

v. Reduction in the size of the western basement, resulting in an overall car parking spaces reduction of 186 spaces and introduction of an additional basement storey under Block 1;

vi. Internal layout changes and removal of the nursing home and assisted living in Development Area 2;

vii. Landscaping amendments, including canopy removal of four trees on the north west corner of the Site; and

viii. Alternative options to Chalkers Corner in order to mitigate traffic impacts through works to highway land only and allow the withdrawal of Application C.

1.8. The application was amended to reflect these changes.

1.9. Notwithstanding this, and despite GLA officers recommending approval, the Mayor refused the applications in August 2021.

1.10. The Mayor's reasons for refusal in respect of Application A were:

i. height, bulk and mass, which would result in an unduly obtrusive and discordant form of development in this 'arcadian' setting which would be harmful to the townscape, character and appearance of the surrounding area;

ii. heritage impact. The proposals, by reason of its height, scale, bulk and massing would result in less than substantial harm to the significance of several listed buildings and conservation areas in the vicinity. The Mayor considered that the less than substantial harm was not clearly and convincingly outweighed by the public benefits, including Affordable Housing, that the proposals would deliver;

iii. neighbouring amenity issues. The proposal, by reason of the excessive bulk, scale and siting of Building 20 and 21 in close proximity to the rear of neighbouring residential properties in Parliament Mews and the rear gardens of properties on Thames Bank, would result in an unacceptable overbearing an unneighbourly impact, including direct overlooking of private amenity spaces. The measures in the Design Code would not sufficiently mitigate these impacts; and

iv. no section 106 agreement in place.

1.11. Application B was also refused because it is intrinsically linked with Application A and therefore could not be bought forward in isolation.

The Proposed New Scheme

1.12. This 3rd iteration of the scheme (Appendix A) seeks to respond directly to the Mayor's reasons for refusal and in doing so also addresses number of the concerns raised by the LBRuT.

1.13. The amendments can be summarised as follows:

v. A revised energy strategy is proposed in order to address the London Plan (2021) requirements;

vi. Several residential blocks have been reduced in height to better respond to the listed buildings along the Thames riverfront and to respect the setting of the Maltings building, identified as a Building of Townscape Merit (BTM) by the LBRuT;

vii. Reconfiguration of layout of Buildings 20 and 21 has been undertaken to provide lower rise buildings to better respond to the listed buildings along the Thames riverfront; and

viii. Chalkers Corner light highways mitigation works.

1.14. The school proposals (submitted under 'Application B') are unchanged. The Applicant acknowledges LBRuT's identified need for a secondary school at the Site and the applications continue to support the delivery of a school. It is expected that the principles to be agreed under the draft Community Use Agreement (CUA) will be the same as those associated with the refused school application (LBRuT ref: 18/0548/FUL, GLA ref: GLA/4172a/07).

1.15. Following the submission of the two planning applications in March 2022, the Applicant has received statutory consultee comments in particular from LBRuT officers, the Health and Safety Executive (HSE), Environment Agency (EA), Thames Water and Sports England. The Applicant has sought to respond to statutory consultee comments which has necessitated some minor scheme changes to the hybrid planning application (Application A only). The proposed amendments include a reduction in 14 residential units (to 1,071) and minor reduction in office (79 sqm GIA) and flexible use (55 sqm GIA) at the ground floor. Two buildings (B01- the cinema and B10) have reduced by no more than one storey each, and another building (B02) facing the riverside has undergone further development of the proposed architectural treatment. Some minor changes have also been made to the drainage, landscape, fire, waste, energy and lighting strategies.

1.16. Overall, it is considered that together, the Applications respond successfully to the concerns raised by stakeholders in respect of the previous schemes and during pre-application discussions on the revised Proposed Development. As a result, it is considered that the scheme now represents a balanced development that delivers the principle LBRuT objectives from the site

Site Description

1.17. The Site (Application A and B) comprises an approximately 9.25 ha parcel of land predominantly occupied by the former Stag Brewery. The former Stag Brewery Site is bounded by Lower Richmond Road to the south, the river Thames and the Thames Bank to the north, Williams Lane to the west and Bulls Alley (off Mortlake High Street) to the east. The Site is bisected by Ship Lane. The Site currently comprises a mixture of large scale industrial brewing structures, large areas of hardstanding and playing fields. The Site is centred on National Grid Reference 520380, 176003, as shown in Figure 1 overleaf.

Scope of the Report

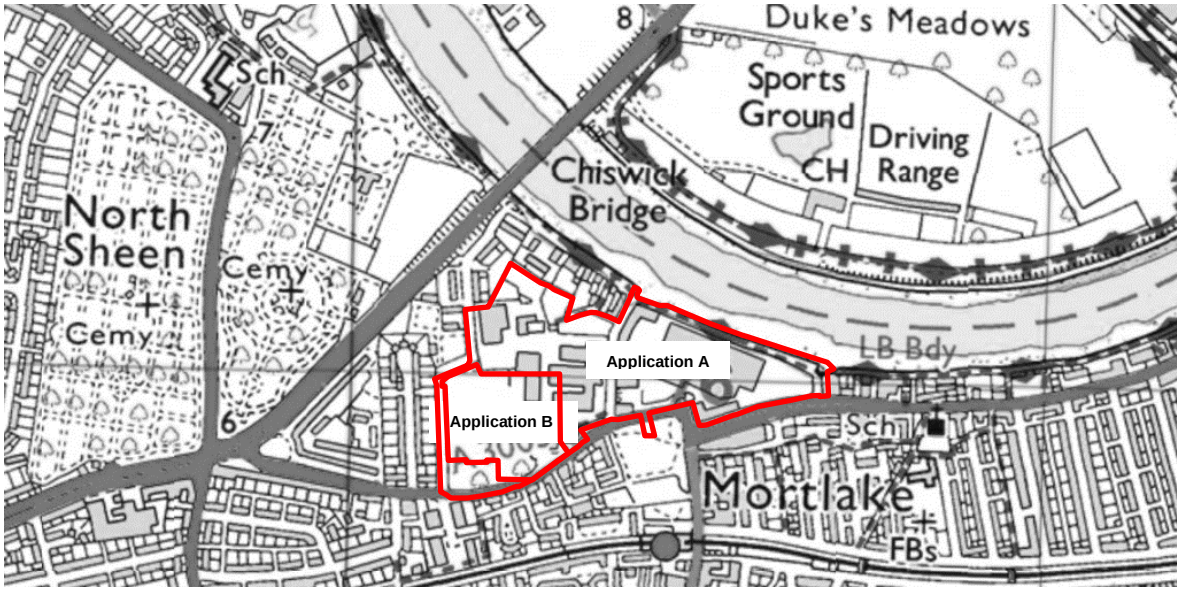
1.18. This report follows the previously submitted 2018 Drainage Strategy, May 2019 Drainage Strategy Addendum, 2020 Drainage Strategy and March 2022 Drainage Strategy to reflect the further amendments to the scheme and to address consultee comments to further reduce surface water run-off rates.

1.19. The latest changes to the scheme are covered in the preceding “The Proposed New Scheme” section of the report.

1.20. Additionally, runoff that discharges from the Site to the Thames Water sewer network has been reduced to achieve the greenfield runoff rate. This has been achieved by upsizing the proposed surface water attenuation features, as covered in the Surface Water Drainage section of the report.

1.21. The report assesses management of foul and surface water runoff from the Site, so as not to have a detrimental effect on the Site or its surroundings, in line with the National Planning Policy Framework (NPPF) and local policy.

Figure 1: Site Location



Key

Development Location

Source: www.bing.com/maps

2. Planning Policy and Guidance

National Planning Policy Framework

2.1. The National Planning Policy Framework[i] (NPPF), last revised in July 2021 is the current national policy on flood risk and drainage.

2.2. The NPPF states that when determining planning applications, Local Planning Authorities (LPA) should ensure that flood risk is not increased elsewhere. Major developments should incorporate SuDS unless there is clear evidence that this would be inappropriate. The systems used should:

- Take account of advice from the Lead Local Flood Authority (LLFA);
- Have appropriate proposed minimum operational standards;
- Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- Where possible, provide multifunctional benefits.

Planning Practice Guidance

2.3. The Planning Practice Guidance (PPG)[ii], last updated in June 2021 provides additional guidance to LPAs to ensure effective implementation of the planning policies set out within the NPPF regarding development in areas at risk of flooding.

2.4. The PPG states that developers and LPAs should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of SuDS.

Non-statutory Technical Standards for Sustainable Drainage Systems

2.5. The Non-statutory Technical Standards for Sustainable Drainage Systems[iii] was published in March 2015 and is the current guidance for the design, maintenance and operation of SuDS.

2.6. The standards set out that the peak runoff rates should be as close as is reasonably practicable to the greenfield rate, but should never exceed the pre-development runoff rate.

2.7. The standards also set out that the drainage system should be designed so that flooding does not occur on any part of the Site for a 1 in 30 year rainfall event, and that no flooding of a building (including basement) would occur during a 1 in 100 year rainfall event.

2.8. It is also noted within the standards that pumping should only be used when it is not reasonably practicable to discharge by gravity.

London Plan and London Plan Supplementary Planning Guidance

2.9. The London Plan[iv] sets out the Mayor's policies for development in London and was published in December 2020 and adopted in March 2021.

2.10. Policy SI 13 regarding Sustainable Drainage indicates that Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features. Furthermore,

the policy outlines a specific drainage hierarchy and indicates that permeable paving should be used unless there are robust justifications, these items are discussed in further detail under Section 4 of this report.

Water Industry Act

2.11. Thames Water is the local Sewerage Undertaker and provides sewerage services under the guidance of the Water Industry Act 1991.

2.12. Under Section 106 of the Water Industry Act, the developer currently maintains the automatic right to 'communicate' with the public foul water sewer system.

London Borough of Richmond Upon Thames Local Plan

2.13. LBRuT's adopted their Local Plan in 2018[v]. With regards to drainage, Policy LP21 'Flood Risk and Sustainable Drainage' states the following:

C. The Council will require the use of Sustainable Drainage Systems (SuDS) in all development proposals. Applicants will have to demonstrate that their proposal complies with the following:

1. A reduction in surface water discharge to greenfield run-off rates wherever feasible.

2. Where greenfield run-off rates are not feasible, this will need to be demonstrated by the applicant, and in such instances, the minimum requirement is to achieve at least a 50% attenuation of the site's surface water runoff at peak times based on the levels existing prior to the development.

2.14. LBRuT published a Planning Guidance Document – Delivering SuDS in Richmond[vi] in 2015, which provides further guidance on the implementation of SuDS.

2.15. It further states that to reduce the risk of surface water and sewer flooding, all development proposals in the borough that could lead to changes to or have impacts on, surface water runoff are required to follow the London Plan drainage hierarchy:

- Store rainwater for later use;
- Use infiltration techniques, such as porous surfaces in non-clay areas;
- Attenuate rainwater in ponds or open water features for gradual release to a watercourse;
- Attenuate rainwater by storing in tanks or sealed water features for gradual release to a watercourse;
- Discharge rainwater direct to a watercourse;
- Discharge rainwater to a surface water drain; and
- Discharge rainwater to a combined sewer.

3. Existing Drainage

3.1. Thames Water sewer records (Appendix B) indicate that several sewers are present in the vicinity of and crossing the Site, as indicated in Table 1.

Table 1: Existing Sewers Associated with the Site

Location	Sewer
Crossing through the north-west of the Site.	225mm diameter Thames Water foul sewer.
Within north-west of the Site.	Two Thames Water foul rising mains.
Along north-eastern boundary of the Site along Thames towpath.	686mm diameter combined Thames Water sewer.
West of the Site along Williams Lane.	900mm diameter Thames Water surface water sewer.
South of the Site along Lower Richmond Road.	600mm diameter Thames Water surface water sewer.
	750mm diameter and 225mm diameter Thames Water foul water sewer.
Centre of the Site along Ship Lane.	600mm diameter Thames Water surface water sewer.
	225mm diameter Thames Water foul water sewer.

3.2. Following review of the existing onsite drainage records for the Site (Appendix C) it is understood that existing drainage scenario is as follows:

- Existing foul flows discharge to the Thames Water sewer network;
- Existing surface water flows from the north-east of the Site discharge into the Thames via an existing outfall; and
- Existing surface water flows from the remainder of the Site discharge to the Thames Water sewer network at various connection points.

3.3. The existing drainage and connections would be confirmed by a CCTV drainage survey post planning.

4. Surface Water Drainage

4.1. Following the submission of the two planning applications in March 2022, the Applicant has received statutory consultee comments in particular from LBRuT officers, the Health and Safety Executive (HSE), Environment Agency (EA), Thames Water and Sports England. The Applicant has sought to respond to statutory consultee comments which has necessitated some minor scheme changes to the hybrid planning application. The proposed amendments include a reduction in 14 residential units (to 1,071) and minor reduction in office (79 sqm GIA) and flexible use (55 sqm GIA) at the ground floor. Two buildings (B01- the cinema and B10) have reduced by no more than one storey each, and another building (B02) facing the riverside has undergone further development of the proposed architectural treatment. Some minor changes have also been made to the drainage, landscape, fire, waste, energy and lighting strategies.

4.2. Since the initial 2018 Drainage Strategy, submitted with the 2018 Applications that LBRuT Resolved to Approve, the proposals have been developed to reflect the comments from relevant consultees. In particular, LBRuT comments as the Lead Local Flood Authority that the Development should reduce the proposed surface water run-off rate and aim to achieve the 100 year greenfield runoff rate. This latest Drainage Strategy incorporates the previous changes and comments and has now been updated to reflect the latest scheme proposals. A detailed list of the consultee comments and the resulting updates to the drainage strategy have been captured in a standalone consultee response letter (WIE18671-114-BN-1.3.4-FR&D Response).

4.3. As with the previous submissions, all existing public highway areas/land within the application boundary would continue to drain as existing. Drainage design here will be addressed as part of wider highways drainage design under the responsibility of the highway authority. Accordingly, the proposed drainage strategy included herein covers the Stag Brewery area of the Site only.

4.4. The proposed surface water drainage system would be designed to convey surface water only, with foul water being discharged separately. The design would be in accordance with BS EN 752 – Drain and Sewer Systems Outside Buildings[vii], BS EN 12056 – Gravity Drainage Systems Inside Buildings[viii], and Approved Document H of Building Regulations[ix].

4.5. In line with Building Regulations and the PPG, the following hierarchy of surface water disposal should be adhered to, in decreasing order of preference.

i. Discharge to ground;
ii. Discharge to a surface water body;
iii. Discharge to a surface water sewer; and
iv. Discharge to a combined sewer.

Discharge to Ground

4.6. According to the Preliminary Risk Assessment by Waterman[x] (January 2022), the Site is underlain by clay, with the likelihood of high groundwater due to the Site's proximity to the River Thames. The report also states the possibility of contamination due to the previous industrial uses on Site. Therefore, the use of infiltration techniques is unlikely to be feasible for the majority of the Site.

4.7. The Environment Agency have been consulted (see Appendix E) and have conditioned that, “No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority.” The condition has been proposed to mitigate against the risk of contaminants in the ground being mobilised, resulting in unacceptable levels of water pollution.

4.8. As requested by the Greater London Authority (GLA) (Appendix D), it is proposed that the 3G sports pitch proposed in the south west of the Site would drain freely into the ground. This is subject to ground investigations, which would be undertaken during detailed design. If results show that infiltration is not feasible, due to poor infiltration rate of the underlying soil or contamination (as raised by the EA), then a tank or similar attenuation feature would be provided and surface water runoff from the pitch would be directed into the surrounding Thames Water network. The GLA agreed (Appendix D) that this approach satisfies their aspirations.

Discharge to a Surface Water Body

4.9. The second most sustainable option would be to discharge directly to a surface water body. Due to the proximity to the River Thames, the north-eastern part of the Site would discharge directly into the River.

4.10. An existing residential area lies between the western part of the Site and the River Thames. As such, there is no means to provide a connection directly into the Thames from the western or south-eastern part of the Site.

Discharge to a Sewer

4.11. Thames Water sewer records (Appendix B) indicate that several surface water sewers are present in the vicinity of the Site, which ultimately connect into the River Thames. The on-Site sewer records (Appendix C) indicate that the majority of the Site currently drains into the Thames Water surface water sewer network.

4.12. Areas of the Site where a direct connection into the River Thames is not feasible would instead connect to the Thames Water sewer network as per the existing situation.

Sustainable Drainage Systems

4.13. The most sustainable way to drain surface water runoff is through the use of Sustainable Drainage Systems (SuDS), which need to be considered in relation to Site-specific constraints.

4.14. SuDS mimic the natural drainage system and provide a method of surface water drainage which can decrease the quantity of water discharged, and hence reduce the risk of flooding. In addition to reducing flood risk, SuDS features improve water quality, and provide biodiversity and amenity benefits.

4.15. The potential for SuDS was considered throughout the design process with workshops being held by the design team to discuss the various constraints and opportunites for each of the SuDS devices. In line with the London Plan Policy SI13 “Sustainable Drainage”, rainwater harvesting and parmeable paving would be incorporated along with a number of other SuDS features, as outlined in Table 2 below. A completed LBRuT SuDS proforma for the Development is provided in Appendix F.

Table 2: Sustainable Drainage Techniques

Device	Description	Constraints/Comments	✓/✗
Green / brown roofs (source control).	Provide soft landscaping at roof level which reduces surface water runoff.	Green roofs are proposed throughout the Development (Appendix A).	✓
Infiltration devices & Soakaways (source control).	Store runoff and allow water to percolate into the ground via natural infiltration.	The underlying geology, high groundwater levels, and potential contamination risks preclude the potential for formal infiltration at this stage.	✗
Pervious surfaces (source control).	Storm water is allowed to infiltrate through the surface into a storage layer, from which it can either infiltrate and / or slowly release to sewers.	The underlying geology, high groundwater levels, and potential contamination risks preclude the potential for formal infiltration. However, lined permeable paving is proposed throughout the Development.	✓
Rainwater harvesting (source control).	Reduces the annual average rate of runoff from a site by reusing water for non-potable uses e.g. toilet flushing or water butts.	Rainwater harvesting butts are proposed throughout the Development. However, the reduction of surface water runoff cannot be quantified with certainty as this would be dependent on the demand for harvested rainwater.	✓
Swales (permeable conveyance).	Broad shallow channels that convey / store runoff, and allow infiltration (ground conditions permitting).	The underlying geology, high groundwater level, and potential contamination risks preclude the potential for formal infiltration. The tight urban nature of the Site precludes the inclusion of swales.	✗
Filter drains & perforated pipes (permeable conveyance).	Trenches filled with granular materials (which are designed to take flows from adjacent impermeable areas) that convey runoff while allowing infiltration (ground conditions permitting).	The underlying geology, high groundwater level, and potential contamination risks preclude the potential for formal infiltration.	✗
Filter Strips (permeable conveyance).	Wide gently sloping areas of grass or dense vegetation that remove pollutants from runoff from adjacent areas.	The underlying geology, high groundwater level, and potential contamination risks preclude the potential for formal infiltration.	✗
Infiltration basins (end of pipe treatment).	Depressions in the surface designed to store runoff and allow infiltration through the base.	The underlying geology, high groundwater level, and potential contamination risks preclude the potential for formal infiltration.	✗

Device	Description	Constraints/Comments	✓/✗
Bioretention Systems / Rain Garden (end of pipe treatment).	A shallow landscaped depression which allows runoff to pond temporarily on the surface before filtering through vegetation and underlying soils.	The underlying geology, high groundwater and potential contamination risks preclude the potential for formal infiltration. However, a lined rain garden is proposed along the green link in the eastern part of the Site.	✓
Dry ponds (end of pipe treatment)	Depressions in the surface designed to store runoff without infiltration through the base.	Due to the proposed basement extents, the incorporation of ponds would not be feasible.	✗
Attenuation underground (end of pipe treatment)	Oversized pipes or geo-cellular tanks designed to store water below ground level.	Due to the tight urban nature of the site, attenuation tanks are required to restrict runoff to the required rates.	✓

Green Roofs

4.16. Green roofs would provide a bio-diverse habitat in addition to capturing rainwater, naturally slowing the rate of runoff, and providing water quality benefits. The proposed locations for green roofs are shown on the development proposals in Appendix A.

Rainwater Harvesting

4.17. The inclusion of rainwater harvesting would decrease the demand on potable water, and could be used for irrigation of the proposed landscaping. However, it cannot be guaranteed that there would always be sufficient demand for recycled water to ensure an empty tank is available prior to a high intensity rainfall event, when the storage is most required. Therefore, rainwater harvesting has not been taken into account in the surface water runoff calculations presented later in the drainage strategy.

4.18. Rainwater harvesting butts are proposed throughout the Development to increase water efficiency and reduce the amount of surface water runoff.

Permeable Paving (Lined)

4.19. Permeable paving would provide water quality benefits as well as attenuating flows within the lined sub-base structure. The inclusion of lined permeable paving is proposed throughout the Development (as shown on the drainage strategy drawing, Appendix G). Rainwater would percolate through the granular sub-base prior to being attenuated in geo-cellular tanks located beneath.

Rain Gardens

4.20. Rain gardens are planted areas where surface water is directed into, providing primarily water quality benefits as the water percolates through the soil as well as some attenuation. Rain gardens are proposed along the eastern edge of the green link in the eastern part of the Site.

Underground Attenuation

4.21. Due to the constrained urban nature of the Site, lined geo-cellular attenuation tanks are required to significantly restrict surface water runoff. If deemend necessary during detailed design, these would include pollutant-intercepting biomats, which float on the water and are designed to intercept and treat any potential residual emulsified oils (residual hydrocarbons) that may be present within the surface water. These provide a sutainable solution as it is self-maintaining and 100% recyclable.

Proposed Surface Water Drainage Strategy

Discharge to River Thames

4.22. In line with the drainage hierarchy, it is proposed to discharge surface water runoff from the north-east part of the Site into the adjacent River Thames. Due to the tidal nature of the Thames in this location, LBRuT accept that surface water runoff can discharge to it unrestricted (Appendix H). In the existing situation, the majority of this area drains into the Thames Water network. The proposals therefore reduce contributing area discharging into the public sewer network compared to the existing situation. The proposals to discharge to the River Thames remain unchanged since the 2018 drainage strategy.

4.23. It is important to include the potential for tide locking in the assessment, to ensure that if the outfall into the Thames becomes surcharged (i.e. if the water level in the river rises above the level of the outfall), any rain falling on the Site during this time would not cause flooding within the Development. For the purpose of this assessment the Mean High Water Spring Level (MHWS) of 4.13m AOD has been used (as indicated in the 2017 PLA Tide Table in Appendix I), plus a 1.1m for sea level rise over the next 100 years (in accordance with EA guidance). This gives a tide locking design level to be 5.23m AOD. At this design level, the outfall would be surcharged for 5.4 hours during a tidal surge (Appendix I includes tide locking calculations).

4.24. The north-east of the Site would discharge unrestricted into the River Thames via three outfalls; the existing outfall would be reused if possible subject to CCTV survey and detailed design.

4.25. A proposed single-level basement (including a sub-basement under Building 01) extends across the majority of the eastern part of the Site, restricting potential drainage routes to the River Thames and therefore the size of the catchment that could drain to the River Thames. In order to maximise the size of the catchment that could drain to the River Thames, a shallow channel system made up of permavoid tanks is proposed to convey surface water towards the River (note this is for conveyance, not attenuation).

4.26. The channels would be 150mm deep and 3,200mm in width (subject to detailed design) and laid flat above the ground floor slab. At the boundary of the basement the channels would be picked up by traditional below ground drainage and directed to the River Thames.

4.27. To ensure this system would work under storm conditions, a MicroDrainage network model has been developed. The worst-case scenario (longest channel with largest incoming catchment area) has been assessed and the potential for tide-locking has been incorporated in the analysis. The results (Appendix I) indicate no flooding for the 1 in 100 year plus 40% climate change storm event.

Discharge to Thames Water Sewers

4.28. It is proposed to discharge surface water runoff from the remaining areas of the Site (that cannot reach the River Thames directly) to the existing Thames Water network. The London Plan ideally requires developments to restrict surface water runoff to the greenfield rate. However, it states that where it can be justified that this volume cannot be incorporated within the development, 50% of the existing rate can be acceptable.

4.29. The area of the Site which currently drains into the Thames Water network is 5.69ha. This excludes the existing green area in the south-west of the Stag Brewery Site, to the south of the proposed school, as it would remain a soft landscaped park area as part of the Development. By directing flows from the north-eastern part of the Stag Brewery Site directly to the River Thames, the area that drains into the Thames Water network is reduced to 4.84ha.

4.30. The greenfield runoff rate (Q100) has been calculated to be 7.7 l/s/ha (or 37.4 l/s for the Site) (Appendix J). The existing runoff rate has been calculated as 142.8 l/s/ha for the 1 in 100 year 60 minute event using the Modified Rational Method. This gives an existing runoff rate off 812.3 l/s (Appendix J) for the Site.

4.31. The Site has been split into 7 drainage catchments, mimicking the existing situation as far as practicable. The attenuation provision within each catchment has been maximised to achieve the greenfield runoff rate. MicroDrainage Source Control module (Appendix J) was used to calculate the required attenuation, which results in a 95% reduction in existing runoff rates. Source Control includes for all storm durations and takes account of a 40% increase in rainfall intensity to account for climate change.

Table 3: Proposed Discharge Rates and Attenuation Provision

Catchment	Area (ha)	Existing Rate (l/s)	Proposed Rate (l/s)	Attenuation (m^3)	Betterment (%)
East part of the Site – 1	0.30	43.4	2.4	257	95
East part of the Site – 2	0.25	35.9	1.9	214	95
East part of the Site – 3	0.18	26.2	1.4	152	95
West part of the Site – School	1.31	187.2	10.1	1178	95
West part of the Site – 4	1.07	153.2	8.3	922	95
West part of Site – 5	0.92	131.9	7.1	825	95
West part of the Site – 6	0.79	112.8	6.1	629	95
Sub-Total	4.84	690.6	37.4	4177	95

Catchment	Area (ha)	Existing Rate (l/s)	Proposed Rate (l/s)	Attenuation (m^3)	Betterment (%)
Total*	**5.69**	**812.3**	**37.4**	**3876**	**95**

*Includes area of the Site which is proposed to discharge unrestricted into the River Thames.

4.32. The proposed drainage achieves the greenfield runoff rate, which is the ideal that drainage design should aim to achieve. The resulting 95% reduction in runoff far exceeds the minimum acceptable reduction (50%), in line with the London Plan.

4.33. The proposed geo-cellular tanks are proposed outside of the basement extent and below the extent of the proposed tree pits.

4.34. There is limited space for attenuation features to serve the proposed residential units in the north-west of the Site due to the road and pavements to be offered up for adoption. A proposed surface water sewer within the road would pick up surface water from the residential units and associated hardstanding areas and discharge into the Thames Water surface water sewer to the west. Attenuation would be provided by two offline attenuation tanks; surface water would back up into these tanks from the flow control structure prior to discharge into the public sewer.

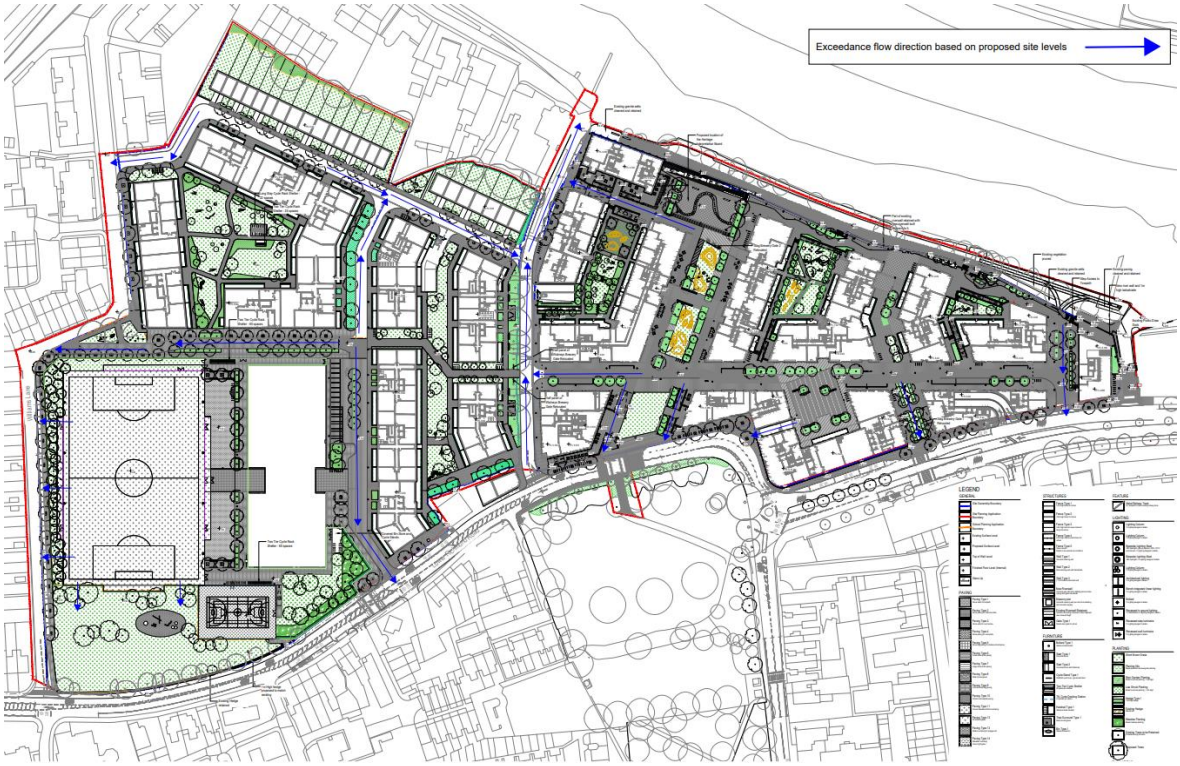
4.35. Existing surface water connections into the surrounding public sewer network would be re-used where feasible, which would be determined following a CCTV survey during detailed design. Where new connections are required, these would be made to the public sewer system through a Section 106 Agreement with Thames Water, under the Water Industry Act 1991.

4.36. Thames Water have been consulted on the proposed surface water drainage strategy and have provided confirmation of sufficient capacity in their network to receive flows from the Site, see Appendix B.

Exceedance

4.37. Exceedance of the proposed drainage network could occur due to an extreme rainfall event, i.e. one larger than the design event (1:100 + 40% climate change), or failure of the system due to lack of maintenance or blockage. The Site has been designed such that levels fall away from buildings, towards the onsite roads. Manholes are to be located within these roads. Therefore, any exceedance flows would occur or be directed towards the onsite roads where they would be conveyed along the carriageway, following the road alignment, before leaving the Site as shown on Figure 2 and within Appendix K.

Figure 2: Exceedance flow routing



Water Quality

4.38. Appropriate treatment would be incorporated into the drainage system to ensure that the quality of water discharged is acceptable in line with the CIRIA SuDS Manual[xi]. This would be achieved through the incorporation of green roofs, rain garden, and permeable paving sub-base storage, as demonstrated on the sitewide urban green factor drawing (Appendix L). A biomat filtration system, downstream defender, petrol interceptor and/or other hard engineered solution would also be incorporated if deemed necessary during detailed design to ensure discharge is appropriately treated. The GLA have confirmed (Appendix D) that the proposed SuDS provision is in line with their aspirations.

4.39. The extensive basement proposed as part of the Development includes mainly car parking. It is anticipated that any surface water within the basement would pass through a petrol interceptor prior to being pumped into the foul network; details and requirements are to be confirmed during detailed design.

Sustainable Drainage Systems Maintenance Plan

4.40. The on-Site drainage networks and SuDS would likely be privately managed and maintained for the lifetime of the Development, ensuring they remain fit for purpose and function appropriately. The management company / operator would be appointed post-planning.

4.41. The PPG sets out the requirement for developers to consider the operation, management and maintenance of all SuDS.

4.42. Post construction the on-Site management company (who would be appointed post-planning) would be responsible for the SuDS included in the scheme. Table 4 outlines what maintenance is anticipated for the proposed / potentially proposed SuDS features.

Table 4: Maintenance Plan for SuDS

SuDS and Task	Frequency
Green Roofs	
Inspect system to replace dead plants as required and ensure plants are sufficiently watered (during establishment period).	As required.
Inspect system to replace dead plants (post establishment period).	Annually (in autumn).
Remove nuisance and invasive vegetation, including weeds.	Six monthly or as required.
Inspect system to ensure substrate is not eroded and inlet / outlet drains are not blocked.	Annually or as required (after severe storms).
Rainwater Harvesting	
Inspect system for debris / blockages.	Annually or as required.
Permeable Paving	
Brushing and vacuuming.	Once a year.
Stabilise and mow contributing adjacent areas.	As required.
Removal of weeds or management using glyphosphase applied directly into the weeds.	As required.
Remediate any landscaping which, through.vegetation maintenance of soil slip, has been raised to within 50mm of the level of the paving.	As required.
Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material.	As required.
Rehabilitation of surface and upper substructure by remedial sweeping.	Every 10 to 15 years as required (if infiltration performance is reduced due to significant clogging).
Initial inspection.	Monthly for three months after installation.
Inspect for evidence of poor operation and / or weed growth – if required, take remedial action.	Three-monthly, 48 hours after large storms in first six months.
Inspect silt accumulation rates and establish appropriate brushing frequencies.	Annually.
Monitor inspection chambers.	Annually.

SuDS and Task	Frequency
Rain Garden	
Inspect infiltration surfaces for silting and ponding, record de-watering time of the facility and assess standing water levels in underdrain to determine if maintenance is necessary.	Quarterly.
Check operation of the underdrains by inspection of flows after rain.	Annually.
Assess plants for disease infection, poor growth, invasive species etc., an replace as necessary.	Quarterly.
Inspect inlets and outlets for blockage.	Quarterly.
Remove litter and surface debris and weeds.	Quarterly.
Repair minor accumulations of silt by raking away surface mulch, scarifying surface of medium and replacing mulch.	As required.
Remove and replace filter medium and vegetation above.	As required by likely to be > 20 years.
Attenuation Tank	
Inspect and identify any areas that are not operation correctly. If required, take remedial action.	Monthly for 3 months, then annually.
Remove debris from catchment surface, where it may cause risks to performance.	Monthly.
For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter, remove and replace surface infiltration medium as necessary.	Annually.
Repair/rehabilitate inlets, outlet, and overflows and vents.	As required.
Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually.
Survey inside of tank for sediment build-up and remove if necessary.	Every 5 years or as required.

5. Foul Drainage

5.1. The proposed foul drainage would be designed in accordance with BS EN 752 – Drain and Sewer Systems Outside Buildings[vii], BS EN 12056 – Gravity Drainage Systems Inside Buildings[viii], and Approved Document H of Building Regulations[ix].

5.2. It is understood that foul flows from the existing Site discharge to the Thames Water foul network in the surrounding highways. It is proposed to mimic this scenario, with new connections into the sewers on Mortlake High Street, Lower Richmond Road, Ship Lane, and Williams Lane according to the proposed building layout. The indicative connection points are shown on the drainage layout (Appendix F).

5.3. The existing and proposed foul discharge rates have been calculated using the water consumption method at 14.4 l/s and 24.1 l/s respectively (Appendix M).

5.4. It is understood from the existing onsite drainage records (Appendix C) that there are some surface water connections into the foul sewer. The proposed surface water drainage strategy will remove these connections and therefore reduce the contribution to the foul network during rainfall events. The exact reduction in surface water contribution has not been calculated as the impermeable areas contributing runoff to the foul network are yet to be verified.

5.5. Thames Water have previously confirmed (Appendix B) that there is capacity for the proposed surface water and foul flows. An updated pre-planning enquiry was submitted in February 2023 (Appendix B) and Thames Water have reconfirmed that there is sufficient capacity for the proposed surface water and foul flows.

5.6. Existing connections would be re-used where feasible. Where new connections are required, these would be made to the public sewer system through an S106 Agreement with Thames Water, under the Water Industry Act 1991.

6. Impact on Existing Drainage Infrastructure

6.1. Easements to existing drainage infrastructure crossing the Site need to be allowed for to ensure it is not impacted upon. The Development complies with all necessary easements, and where these are not possible, appropriate diversions are proposed.

6.2. The 225mm diameter Thames Water foul sewer crossing the Site is proposed to be diverted as shown on the drainage plan in Appendix G. The two rising mains only service the existing uses within the Site (now redundant and dis-used) and are proposed to be abandoned as part of the Development. An easement of 4.0m is allowed for to the combined sewer along the north-eastern boundary of the Site to ensure it is not impacted upon as it conveys off-Site flows.

7. Conclusions

7.1. The drainage strategy outlined in this report reflects the minor changes to the plans but follows the principles of and remains in line with the 2020 strategy supported by the GLA officers and LBRuT.

7.2. Surface water runoff from the northeast of the Site would discharge by gravity to the River Thames (adjacent to the northern boundary of the Site) via three outfalls. As the River Thames is tidal in this location, direct discharge to the river would be unrestricted. The area to discharge into the River Thames has been maximised using shallow geo-cellular conveyance channels, in order to relieve the Thames Water network of flows. Surface water runoff from the remainder of the Site would discharge via gravity to the Thames Water sewer network in the surrounding highways, maximising the attenuation volume within each drainage catchment to restrict surface water flows as much as possible.

7.3. In response to comments received from LBRuT on 27 May 2022, improvements to the proposed surface water run-off rates have been made since the previously submitted drainage strategy in March 2022. Based on an area of 5.69ha currently draining into the Thames Water network, the existing discharge rate was calculated to be 812.3 l/s. The incorporation of permeable paving, rain gardens, and underground attenuation tanks achieves a reduction of surface water flows to the greenfield runoff rate of 37.4l/s, equal to an 95% reduction compared to the existing rate. This improvement in the proposed surface water run-off has been achieved by increasing the size of the below ground attenuation tanks without the need for further design changes above ground or to below ground structures.

7.4. Appropriate treatment would be incorporated into the drainage system to ensure that the quality of water discharged is acceptable. This would be achieved through the incorporation of green roofs, permeable paving aggregate sub-base, rain gardens, and rainwater harvesting. A biomat filtration system within the attenuation tanks and downstream defenders or similar hard engineered solution would also be incorporated if deemed necessary at detailed design to ensure discharge is appropriately treated.

7.5. Foul flows from the Site would discharge by gravity the Thames Water sewer network. The existing and proposed foul discharge rates have been calculated using the water consumption method at 14.4l/s and 24.1 l/s respectively.

7.6. The on-Site drainage networks and Sustainable Drainage Systems would be privately managed and maintained for the lifetime of the Development, ensuring they remain fit for purpose and function appropriately. The management company / operator would be appointed post-planning. The school drainage system (Application B) would be delivered and maintained separately from the Application A site.

7.7. This report confirms that surface water runoff from the Site (Applications A and B) can be managed sustainably to ensure that flood risk is not increased elsewhere. It is considered that the information provided within this report satisfies the requirements of the National Planning Policy Framework (NPPF), the London Plan, and the London Borough of Richmond upon Thames Local Plan.

8. References

[i] Ministry of Housing, Communities and Local Government, July 2021. National Planning Policy Framework.

[ii] Ministry of Housing, Communities and Local Government, June 2021. Planning Practice Guidance.

[iii] Department for Environment, Food and Rural Affairs, March 2015. Non-statutory technical standards for sustainable drainage systems.

[iv] Greater London Authority, March 2021. London Plan.

[v] London Borough of Richmond upon Thames, July 2018: Local Plan As Adopted 3 July 2018 and 3 March 2020.

[vi] London Borough of Richmond Upon Thames, February 2015. Planning Guidance Document – Delivering SuDS in Richmond.

[vii] British Standards Institution, April 2008. BS EN 752:2008 – Drain and Sewer Systems Outside Buildings.

[viii] British Standards Institution, September 2000. BS EN 12056-2:2000 – Gravity Drainage Systems Inside Buildings.

[ix] HM Government, 2010. The Building Regulations 2010: H, Drainage and Waste Disposal.

[x] Waterman Infrastructure & Environment Ltd, 2022. Preliminary Risk Assessment.

[xi] CIRIA C753, 2015. The SuDS Manual.

APPENDICES

A. Development Proposals

Stag Brewery
Schedule of Gross External Areas - Revised Enlarged Scheme
Rev J

13.07.22

Building Level	Building 1				Building 2				Building 3			Building 4		
	Cinema	Office	Flexible Use (Café)	TOTAL	Residential (Private)	Flexible Use	Car Park	TOTAL	Residential (Private)	Car Park	TOTAL	Residential (Private)	Flexible Use	TOTAL
	sq.ft	*sq.ft*	*sq.ft*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
12														
11														
10														
9														
8					1,029			1,029						
7					16,848			16,848				1,477		1,477
6					20,239			20,239				1,485		1,485
5					20,638			20,638	8,612		8,612	6,956		6,956
4					20,638			20,638	10,543		10,543	6,956		6,956
3		5,168		5,168	20,638			20,638	10,722		10,722	6,956		6,956
2		10,376		10,376	20,638			20,638	10,722		10,722	6,956		6,956
1		10,376		10,376	20,239			20,239	10,722		10,722	5,756	967	6,723
G	4,314	4,603	1,491	10,408	13,694	6,220	1,424	21,338	9,528	2,105	11,633	2,176	4,780	6,956
B1	9,834			9,834										
B2	6,702			6,702										
Total sqf	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
	20,850	**30,523**	**1,491**	**46,162**	**154,601**	**6,220**	**1,424**	**162,245**	**60,849**	**2,105**	**62,954**	**38,718**	**5,747**	**44,465**
Total sqm	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*
	1,937	**2,836**	**139**	**4,289**	**14,363**	**578**	**132**	**15,073**	**5,653**	**196**	**5,849**	**3,597**	**534**	**4,131**

Areas are approximate only and subject to change through rights of light considerations, planning, design and development

Stag Brewery
Schedule of Gross External Areas - Revised Enlarged Scheme
Rev J

13.07.22

Combined Plot 1A						
Building Level	Residential (Private)	Flexible Use	Cinema	Office	Car Park	PLOT 1A TOTAL
	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
12	0	0				0
11	0	0				0
10	0	0				0
9	0	0				0
8	1,029	0				1,029
7	18,325	0				18,325
6	21,724	0				21,724
5	36,206	0				36,206
4	38,137	0				38,137
3	38,316	0		5,168		43,484
2	38,316	0		10,376		48,692
1	36,717	967		10,376		48,060
G	25,398	12,491	4,314	4,603	3,529	50,335
B1			9,834		81,395	91,229
B2			6,702			6,702

	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
Total	**254,168**	**13,458**	**20,850**	**30,523**	**84,924**	**403,923**

	sq.m	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*
Total	**23,613**	**1,250**	**1,937**	**2,836**	**7,890**	**37,525**

Stag Brewery

Schedule of Gross External Areas - Revised Enlarged Scheme

Rev J

13.07.22

Building 5			
Flexible Use	Hotel	Office	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*
9,485	6,435	2,708	18,628
4,543	5,129	3,338	13,010
	3,554	4,376	7,930
	5,737	12,172	17,909
sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*
14,028	**20,855**	**22,594**	**57,477**
sq.m	*sq.m*	*sq.m*	*sq.m*
1,303	**1,937**	**2,099**	**5,340**

Building 6		
Residential (Private)	Flexible Use	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*
3,433	5,137	8,570
8,570		8,570
8,570		8,570
8,570		8,570
3,701		3,701
sq.ft.	*sq.ft.*	*sq.ft.*
32,844	**5,137**	**37,981**
sq.m	*sq.m*	*sq.m*
3,051	**477**	**3,529**

Building 7		
Residential (Private)	Flexible Use	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*
8,860	6,118	14,978
14,334		14,334
14,654		14,654
14,654		14,654
14,654		14,654
14,654		14,654
11,922		11,922
457		457
sq.ft.	*sq.ft.*	*sq.ft.*
108,523	**6,118**	**114,641**
sq.m	*sq.m*	*sq.m*
10,082	**568**	**10,650**

Building 8		
Residential (Private)	Flexible Use	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*
10,746	6,000	16,746
16,254		16,254
16,374		16,374
16,374		16,374
16,374		16,374
16,374		16,374
14,884		14,884
6,497		6,497
sq.ft.	*sq.ft.*	*sq.ft.*
130,265	**6,000**	**136,265**
sq.m	*sq.m*	*sq.m*
12,102	**557**	**12,659**

Stag Brewery

Schedule of Gross External Areas - Revised Enlarged Scheme

Rev J

13.07.22

Combined Plot 1B						
Building Level	Residential (Private)	Flexible Use	Hotel	Office	Car Park	PLOT 1B TOTAL
	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
12	0	0	0	0		0
11	0	0	0	0		0
10	0	0	0	0		0
9	0	0	0	0		0
8	6,954	0	0	0		6,954
7	26,806	0	0	0		26,806
6	30,722	0	0	0		30,722
5	31,028	0	0	0		31,028
4	34,729	0	0	0		34,729
3	39,598	0	0	0		39,598
2	39,598	0	3,554	4,376		47,528
1	39,158	0	5,737	12,172		57,067
G	23,039	26,740	6,435	2,708		58,922
B1	0	4,543	5,129	3,338	81,527	94,537
B2						

	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
Total	**271,632**	**31,283**	**20,855**	**22,594**	**81,527**	**427,891**

	sq.m	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*
Total	**25,235**	**2,906**	**1,937**	**2,099**	**7,574**	**39,752**

Stag Brewery

Schedule of Gross External Areas - Revised Enlarged Scheme

Rev J

13.07.22

Building 9		
Residential (Private)	Flexible Use	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*
3,032		3,032
5,499		5,499
5,499		5,499
5,499		5,499
1,228	4,271	5,499
sq.ft.	*sq.ft.*	*sq.ft.*
20,757	**4,271**	**25,028**
sq.m	*sq.m*	*sq.m*
1,928	**397**	**2,325**

Building 10			
Residential (Potential Affordable)	Flexible Use	Car Park	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*
4,250			4,250
9,803			9,803
9,803			9,803
9,803			9,803
5,486	1,200	3,100	9,786
sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*
48,948	**1,200**	**3,100**	**53,248**
sq.m	*sq.m*	*sq.m*	*sq.m*
4,547	**111**	**288**	**4,947**

Building 11		
Residential (Private)	Flexible Use	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*
7,721		7,721
9,245		9,245
9,570		9,570
9,570		9,570
9,570		9,570
9,245		9,245
6,318	3,546	9,864
sq.ft.	*sq.ft.*	*sq.ft.*
70,809	**3,546**	**74,355**
sq.m	*sq.m*	*sq.m*
6,578	**329**	**6,908**

Building 12		
Residential (Private)	Flexible Use	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*
5,456		5,456
7,771		7,771
8,838		8,838
8,838		8,838
8,838		8,838
8,838		8,838
4,952	4,506	9,458
sq.ft.	*sq.ft.*	*sq.ft.*
62,369	**4,506**	**66,875**
sq.m	*sq.m*	*sq.m*
5,794	**419**	**6,213**

Combined Plot 1C						
Building Level	Residential (Private)	Residential (Potential Affordable)	Residential (Total)	Flexible Use	Car Park	PLOT 1C TOTAL
	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
12	0	0	0	0		0
11	0	0	0	0		0
10	0	0	0	0		0
9	0	0	0	0		0
8	0	0	0	0		0
7	13,177	0	13,177	0		13,177
6	17,016	0	17,016	0		17,016
5	18,408	4,250	22,658	0		22,658
4	21,440	9,803	31,243	0		31,243
3	23,907	9,803	33,710	0		33,710
2	23,907	9,803	33,710	0		33,710
1	23,582	9,803	33,385	0		33,385
G	12,498	5,486	17,984	13,523	3,100	34,607
B1					47,619	47,619
B2						
Total	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
	153,935	**48,948**	**202,883**	**13,523**	**50,719**	**267,125**
Total	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*
	14,301	**4,547**	**18,848**	**1,256**	**4,712**	**24,817**

Stag Brewery
Schedule of Gross External Areas - Revised Enlarged Scheme
Rev J

13.07.22

Building 13		Building 14		Building 15		Building 16		Building 17		Combined Plot 2A			
Residential (Private)	TOTAL	Residential (Private)	TOTAL	Residential (Private)	TOTAL	Residential (Private)	TOTAL	Residential (Private)	TOTAL	Building Level	Residential (Private)	Car Park	PLOT 2A TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*		*sq.ft.*	*sq.ft.*	*sq.ft.*
										12	0	0	0
										11	0	0	0
										10	0	0	0
										9	0	0	0
										8	0	0	0
				5,971	5,971					7	5,971	0	5,971
				14,135	14,135			6,975	6,975	6	21,110	0	21,110
4,957	4,957	4,343	4,343	14,135	14,135	7,476	7,476	6,975	6,975	5	37,886	0	37,886
4,957	4,957	4,343	4,343	14,135	14,135	11,543	11,543	11,325	11,325	4	46,303	0	46,303
8,260	8,260	6,782	6,782	14,135	14,135	11,543	11,543	11,325	11,325	3	52,045	0	52,045
8,260	8,260	6,782	6,782	14,135	14,135	11,543	11,543	11,325	11,325	2	52,045	0	52,045
8,260	8,260	6,782	6,782	14,135	14,135	11,543	11,543	11,325	11,325	1	52,045	0	52,045
8,260	8,260	6,782	6,782	14,135	14,135	11,543	11,543	11,325	11,325	G	52,045	0	52,045
										B1		62,857	62,857
										B2			

sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*		*sq.ft.*	*sq.ft.*	*sq.ft.*
42,954	**42,954**	**35,814**	**35,814**	**104,916**	**104,916**	**65,191**	**65,191**	**70,575**	**70,575**	**Total**	**319,450**	**62,857**	**382,307**

sq.m	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*		*sq.m*	*sq.m*	*sq.m*
3,991	**3,991**	**3,327**	**3,327**	**9,747**	**9,747**	**6,056**	**6,056**	**6,557**	**6,557**	**Total**	**29,678**	**5,840**	**35,517**

Stag Brewery

Schedule of Gross External Areas - Revised Enlarged Scheme

Rev J

13.07.22

Building 18	
Residential (Potential Affordable)	TOTAL
sq.ft.	*sq.ft.*
10,362	10,362
27,921	27,921
34,221	34,221
36,741	36,741
36,741	36,741
36,741	36,741
182,727	**182,727**
sq.m	*sq.m*
16,976	**16,976**

Building 19	
Residential (Potential Affordable)	TOTAL
sq.ft.	*sq.ft.*
10,087	10,087
15,804	15,804
15,804	15,804
15,804	15,804
57,499	**57,499**
sq.m	*sq.m*
5,342	**5,342**

Combined Plot 2B		
Building Level	Residential (Potential Affordable)	PLOT 2B TOTAL
	sq.ft.	*sq.ft.*
12	0	0
11	0	0
10	0	0
9	0	0
8	0	0
7	0	0
6	0	0
5	10,362	10,362
4	27,921	27,921
3	44,308	44,308
2	52,545	52,545
1	52,545	52,545
G	52,545	52,545
B1		
B2		
Total	**240,226**	**240,226**
Total	*sq.m*	*sq.m*
	22,318	**22,318**

Stag Brewery

Schedule of Gross External Areas - Revised Enlarged Scheme

Rev J

13.07.22

Building 20		Building 21		Combined Plot 2C			School	
Residential (Private)	TOTAL	Residential (Private)	TOTAL	Building Level	Residential (Private)	PLOT 2C TOTAL	School	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*		*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
				12				
				11				
				10				
				9				
				8				
				7				
				6				
				5				
				4				
				3			1,320	1,320
10,274	10,274	5,382	5,382	2	15,656	15,656	39,596	39,596
10,274	10,274	5,382	5,382	1	15,656	15,656	41,842	41,842
10,274	10,274	5,382	5,382	G	15,656	15,656	40,271	40,271
				B1				
				B2				
sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*		*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
30,822	**30,822**	**16,146**	**16,146**	**Total**	**46,968**	**46,968**	**123,029**	**123,029**
sq.m	*sq.m*	*sq.m*	*sq.m*		*sq.m*	*sq.m*	*sq.m*	*sq.m*
2,863	**2,863**	**1,500**	**1,500**	**Total**	**4,363**	**4,363**	**11,430**	**11,430**

Stag Brewery
Schedule of Gross External Areas - Revised Enlarged Scheme
Rev J

13.07.22

Combined Phases

Building Level	Residential (Private)	Residential (Potential Affordable)	Residential (Total)	Flexible Use	Office	Hotel	Cinema	School	Car Park	GRAND TOTAL
	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
12	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0
8	7,983	0	7,983	0	0	0	0	0	0	7,983
7	64,279	0	64,279	0	0	0	0	0	0	64,279
6	90,572	0	90,572	0	0	0	0	0	0	90,572
5	123,528	14,612	138,140	0	0	0	0	0	0	138,140
4	140,609	37,724	178,333	0	0	0	0	0	0	178,333
3	153,866	54,111	207,977	0	5,168	0	0	1,320	0	214,465
2	169,522	62,348	231,870	0	14,752	3,554	0	39,596	0	289,772
1	167,158	62,348	229,506	967	22,548	5,737	0	41,842	0	300,600
G	128,636	58,031	186,667	52,755	7,311	6,435	4,314	40,271	6,629	304,381
B1	0	0	0	4,543	3,338	5,129	9,834	0	273,398	296,242
B2							6,702			6,702

	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
Total	**1,046,153**	**289,174**	**1,335,327**	**58,265**	**53,117**	**20,855**	**20,850**	**123,029**	**280,027**	**1,891,469**

	sq.m	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*
Total	**97,190**	**26,865**	**124,055**	**5,413**	**4,935**	**1,937**	**1,937**	**11,430**	**26,015**	**175,722**

Stag Brewery
Schedule of Gross Internal Areas - Hybrid Scheme
Rev J

13.07.22

Building Level	Building 1				Building 2				Building 3			Building 4		
	Cinema	Office	Flexible Use (Café)	TOTAL	Residential (Private)	Flexible Use	Car Park	TOTAL	Residential (Private)	Car Park	TOTAL	Residential (Private)	Flexible Use	TOTAL
	sq.ft	*sq.ft*	*sq.ft*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
12														
11														
10														
9														
8					807			807						
7					15,248			15,248				627		627
6					18,105			18,105				1,148		1,148
5					18,644			18,644	7,744		7,744	6,121		6,121
4					18,644			18,644	9,306		9,306	4,556		4,556
3		5,126		5,126	18,644			18,644	9,462		9,462	6,121		6,121
2		9,241		9,241	18,644			18,644	9,462		9,462	6,121		6,121
1		9,241		9,241	18,105			18,105	9,462		9,462	5,203	810	6,013
G	3,861	4,067	1,313	9,241	12,646	5,634	1,034	19,314	8,619	1,834	10,453	1,887	4,226	6,113
B1	9,241			9,241										
B2	4,186			4,186										
Total sqf	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
	17,288	**27,675**	**1,313**	**46,276**	**139,487**	**5,634**	**1,034**	**146,155**	**54,055**	**1,834**	**55,889**	**31,784**	**5,036**	**36,820**
Total sqm	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*
	1,606	**2,571**	**122**	**4,299**	**12,959**	**523**	**96**	**13,578**	**5,022**	**170**	**5,192**	**2,953**	**468**	**3,421**

Areas are approximate only and subject to change through rights of light considerations, planning, design and development

Stag Brewery
Schedule of Gross Internal Areas - Hybrid Scheme

13.07.22

Combined Plot 1A						
Building Level	Residential (Private)	Flexible Use	Cinema	Office	Car Park	PLOT 1A TOTAL
	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
12	0	0				0
11	0	0				0
10	0	0				0
9	0	0				0
8	807	0				807
7	15,875	0				15,875
6	19,253	0				19,253
5	32,509	0				32,509
4	32,506	0				32,506
3	34,227	0		5,126		39,353
2	34,227	0		9,241		43,468
1	32,770	810		9,241		42,821
G	23,152	11,173	3,861	4,067	2,868	45,121
B1			9,241		79,433	88,674
B2			4,186			4,186

	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
Total	**225,326**	**11,983**	**17,288**	**27,675**	**82,301**	**364,573**

	sq.m	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*
Total	**20,933**	**1,113**	**1,606**	**2,571**	**7,646**	**33,870**

Stag Brewery
Schedule of Gross Internal Areas - Hybrid Scheme

13.07.22

Building 5				Building 6			Building 7			Building 8		
Flexible Use	Hotel	Office	TOTAL	Residential (Private)	Flexible Use	TOTAL	Residential (Private)	Flexible Use	TOTAL	Residential (Private)	Flexible Use	TOTAL
sq.ft.		*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
							310		310	5,759		5,759
							10,776		10,776	13,321		13,321
							12,729		12,729	14,769		14,769
							13,136		13,136	14,769		14,769
				3,132		3,132	13,136		13,136	14,769		14,769
				7,582		7,582	13,136		13,136	14,769		14,769
	3,108	3,781	6,889	7,582		7,582	13,136		13,136	14,769		14,769
	5,211	11,134	16,345	7,582		7,582	12,729		12,729	14,636		14,636
8,663	6,046	2,525	17,234	3,175	4,407	7,582	8,155	5,439	13,594	9,934	5,211	15,145
4,114	4,633	2,974	11,721									
sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
12,777	**18,998**	**20,414**	**52,189**	**29,053**	**4,407**	**33,460**	**97,243**	**5,439**	**102,682**	**117,495**	**5,211**	**122,706**
sq.m	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*
1,187	**1,765**	**1,897**	**4,848**	**2,699**	**409**	**3,109**	**9,034**	**505**	**9,539**	**10,916**	**484**	**11,400**

Stag Brewery

Schedule of Gross Internal Areas - Hybrid Scheme

Rev J

13.07.22

Combined Plot 1B						
Building Level	Residential (Private)	Flexible Use	Hotel	Office	Car Park	PLOT 1B TOTAL
	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
12	0					0
11	0					0
10	0					0
9	0					0
8	6,069					6,069
7	24,097					24,097
6	27,498					27,498
5	27,905					27,905
4	31,037					31,037
3	35,487					35,487
2	35,487		3,108	3,781		42,376
1	34,947		5,211	11,134		51,292
G	21,264	23,720	6,046	2,525		53,555
B1	0	4,114	4,633	2,974	79,433	91,154
B2						
	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
Total	**243,791**	**27,834**	**18,998**	**20,414**	**79,433**	**390,470**
	sq.m	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*
Total	**22,649**	**2,586**	**1,765**	**1,897**	**7,380**	**36,276**

Stag Brewery

Schedule of Gross Internal Areas - Hybrid Scheme

Rev J

13.07.22

Building 9		
Residential (Private)	Flexible Use	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*
2,449		2,449
4,850		4,850
4,850		4,850
4,850		4,850
1,165	3,685	4,850
sq.ft.	*sq.ft.*	*sq.ft.*
18,164	**3,685**	**21,849**
sq.m	*sq.m*	*sq.m*
1,687	**342**	**2,030**

Building 10			
Residential (Potential Affordable)	Flexible Use	Car Park	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*
3,496			3,496
8,749			8,749
8,749			8,749
8,749			8,749
8,749			8,749
4,867	1,045	2,831	8,743
sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*
43,359	**1,045**	**2,831**	**47,235**
sq.m	*sq.m*	*sq.m*	*sq.m*
4,028	**97**	**263**	**4,388**

Building 11		
Residential (Private)	Flexible Use	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*
6,822		6,822
8,074		8,074
8,349		8,349
8,349		8,349
8,349		8,349
8,074		8,074
5,846	3,017	8,863
sq.ft.	*sq.ft.*	*sq.ft.*
62,212	**3,017**	**65,229**
sq.m	*sq.m*	*sq.m*
5,780	**280**	**6,060**

Building 12		
Residential (Private)	Flexible Use	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*
4,914		4,914
6,849		6,849
7,632		7,632
7,632		7,632
7,632		7,632
7,632		7,632
4,532	3,931	8,463
sq.ft.	*sq.ft.*	*sq.ft.*
54,455	**3,931**	**58,386**
sq.m	*sq.m*	*sq.m*
5,059	**365**	**5,424**

Combined Plot 1C						
Building Level	Residential (Private)	Residential (Potential Affordable)	Residential (Total)	Flexible Use	Car Park	PLOT 1C TOTAL
	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
12	0	0	0			0
11	0	0	0			0
10	0	0	0			0
9	0	0	0			0
8	0	0	0			0
7	11,736	0	11,736			11,736
6	14,923	0	14,923			14,923
5	15,981	3,496	19,477			19,477
4	18,430	8,749	27,179			27,179
3	20,831	8,749	29,580			29,580
2	20,831	8,749	29,580			29,580
1	20,556	8,749	29,305			29,305
G	11,543	4,867	16,410	11,678	2,831	30,919
B1					45,104	45,104
B2						
Total	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
	134,831	**43,359**	**178,190**	**11,678**	**47,935**	**237,803**
Total	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*
	12,526	**4,028**	**16,554**	**1,085**	**4,453**	**22,092**

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Stag Brewery
Schedule of Gross Internal Areas - Hybrid Scheme
Rev J

13.07.22

Building 13	
Residential (Private)	TOTAL
sq.ft.	*sq.ft.*
4,371	4,371
4,371	4,371
7,462	7,462
7,462	7,462
7,462	7,462
7,462	7,462
sq.ft.	*sq.ft.*
38,590	**38,590**
sq.m	*sq.m*
3,585	**3,585**

Building 14	
Residential (Private)	TOTAL
sq.ft.	*sq.ft.*
3,783	3,783
3,783	3,783
6,203	6,203
6,203	6,203
6,203	6,203
6,203	6,203
sq.ft.	*sq.ft.*
32,378	**32,378**
sq.m	*sq.m*
3,008	**3,008**

Building 15	
Residential (Private)	TOTAL
sq.ft.	*sq.ft.*
5,116	5,116
12,958	12,958
12,958	12,958
12,958	12,958
12,958	12,958
12,958	12,958
12,958	12,958
sq.ft.	*sq.ft.*
95,822	**95,822**
sq.m	*sq.m*
8,902	**8,902**

Building 16	
Residential (Private)	TOTAL
sq.ft.	*sq.ft.*
6,725	6,725
10,531	10,531
10,531	10,531
10,531	10,531
10,531	10,531
10,531	10,531
10,531	10,531
sq.ft.	*sq.ft.*
59,380	**59,380**
sq.m	*sq.m*
5,517	**5,517**

Building 17	
Residential (Private)	TOTAL
sq.ft.	*sq.ft.*
6,314	6,314
6,314	6,314
10,328	10,328
10,328	10,328
10,328	10,328
10,328	10,328
10,328	10,328
sq.ft.	*sq.ft.*
64,268	**64,268**
sq.m	*sq.m*
5,971	**5,971**

Combined Plot 2A			
Building Level	Residential (Private)	Car Park	PLOT 2A TOTAL
	sq.ft.	*sq.ft.*	*sq.ft.*
12	0	0	0
11	0	0	0
10	0	0	0
9	0	0	0
8	0	0	0
7	5,116	0	5,116
6	19,272	0	19,272
5	34,151	0	34,151
4	41,971	0	41,971
3	47,482	0	47,482
2	47,482	0	47,482
1	47,482	0	47,482
G	47,482	0	47,482
B1		59,543	59,543
B2			
Total	*sq.ft.*	*sq.ft.*	*sq.ft.*
	290,438	**59,543**	**349,981**
Total	*sq.m*	*sq.m*	*sq.m*
	26,982	**5,532**	**32,514**

Stag Brewery

Schedule of Gross Internal Areas - Hybrid Scheme

Rev J

13.07.22

Building 18	
Residential (Potential Affordable)	TOTAL
sq.ft.	*sq.ft.*
9,310	9,310
25,403	25,403
31,467	31,467
34,080	34,080
34,080	34,080
34,080	34,080
sq.ft.	*sq.ft.*
168,420	**168,420**
sq.m	*sq.m*
15,647	**15,647**

Building 19	
Residential (Potential Affordable)	TOTAL
sq.ft.	*sq.ft.*
8,944	8,944
14,515	14,515
14,515	14,515
14,515	14,515
sq.ft.	*sq.ft.*
52,489	**52,489**
sq.m	*sq.m*
4,876	**4,876**

Combined Plot 2B		
Building Level	Residential (Potential Affordable)	PLOT 2B TOTAL
	sq.ft.	*sq.ft.*
12	0	0
11	0	0
10	0	0
9	0	0
8	0	0
7	0	0
6	0	0
5	9,310	9,310
4	25,403	25,403
3	40,411	40,411
2	48,595	48,595
1	48,595	48,595
G	48,595	48,595
B1		
B2		
Total	*sq.ft.*	*sq.ft.*
	220,909	**220,909**
Total	*sq.m*	*sq.m*
	20,523	**20,523**

Stag Brewery

Schedule of Gross Internal Areas - Hybrid Scheme

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Building 20		Building 21		Combined Plot 2C			School	
Residential (Private)	TOTAL	Residential (Private)	TOTAL	Building Level	Residential (Private)	PLOT 2C TOTAL	School	TOTAL
sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*		*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
				12				
				11				
				10				
				9				
				8				
				7				
				6				
				5				
				4				
				3			813	813
8,817	8,817	4,561	4,561	2	13,378	13,378	26,312	26,312
8,817	8,817	4,561	4,561	1	13,378	13,378	34,967	34,967
8,817	8,817	4,561	4,561	G	13,378	13,378	38,219	38,219
				B1				
				B2				

sq.ft.	*sq.ft.*
26,451	**26,451**

sq.ft.	*sq.ft.*
13,683	**13,683**

	sq.ft.	*sq.ft.*
Total	**40,134**	**40,134**

sq.ft.	*sq.ft.*
100,311	**100,311**

sq.m	*sq.m*
2,457	**2,457**

sq.m	*sq.m*
1,271	**1,271**

	sq.m	*sq.m*
Total	**3,729**	**3,729**

sq.m	*sq.m*
9,319	**9,319**

Stag Brewery
Schedule of Gross Internal Areas - Hybrid Scheme
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Combined Phases

Building Level	Residential (Private)	Residential (Potential Affordable)	Residential (Total)	Flexible Use	Office	Hotel	Cinema	School	Car Park	GRAND TOTAL
	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
12	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0
8	6,876	0	6,876	0	0	0	0	0	0	6,876
7	56,824	0	56,824	0	0	0	0	0	0	56,824
6	80,946	0	80,946	0	0	0	0	0	0	80,946
5	110,546	12,806	123,352	0	0	0	0	0	0	123,352
4	123,944	34,152	158,096	0	0	0	0	0	0	158,096
3	138,027	49,160	187,187	0	5,126	0	0	813	0	193,126
2	151,405	57,344	208,749	0	13,022	3,108	0	26,312	0	251,191
1	149,133	57,344	206,477	810	20,375	5,211	0	34,967	0	267,840
G	116,819	53,462	170,281	46,571	6,592	6,046	3,861	38,219	5,699	277,269
B1	0	0	0	4,114	2,974	4,633	9,241	0	263,513	284,475
B2				0	0	0	4,186		0	4,186

	sq.ft.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*
Total	**934,520**	**264,268**	**1,198,788**	**51,495**	**48,089**	**18,998**	**17,288**	**100,311**	**269,212**	**1,704,181**

	sq.m	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*	*sq.m*
Total	**86,819**	**24,551**	**111,370**	**4,784**	**4,468**	**1,765**	**1,606**	**9,319**	**25,010**	**158,322**

SQUIRE & PARTNERS

Stag Brewery

Schedule of (Residential) NSA - Hybrid Scheme

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Building 2 (Private)

Level	Flat/Unit No.	1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		TOTALS	TOTALS
		Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	NSA sq.m.	NSA sq.ft.
12																																			
11																																			
10																																			
9																																			
8													82																					82	883
7		2B4P	102	2B3P	73	1B2P	63	1B2P	54	3B6P	128	3B6P	128	1B2P	58	1B2P	54	1B2P	50	3B6P	119	2B4P	87	1B2P	56	1B2P	67	2B4P	81					1,120	12,056
6		3B6P	102	3B6P	103	1B2P	62	2B3P	82	2B3P	65	3B6P	120	2B4P	94	2B4P	77	2B3P	67	2B3P	67	3B6P	110	2B4P	91	3B6P	117	2B3P	66	2B4P	86	1B2P	63	1,372	14,768
5		3B6P	110	3B6P	109	1B2P	66	2B3P	85	2B3P	68	3B6P	120	2B4P	94	2B4P	79	2B3P	68	2B4P	70	3B6P	115	2B4P	99	3B6P	117	2B3P	69	2B4P	89	1B2P	66	1,424	15,328
4		3B6P	110	3B6P	109	1B2P	66	2B3P	85	2B3P	68	3B6P	120	2B4P	94	2B4P	79	2B3P	68	2B4P	70	3B6P	115	2B4P	99	3B6P	117	2B3P	69	2B4P	89	1B2P	66	1,424	15,328
3		3B6P	110	3B6P	109	1B2P	66	2B3P	85	2B3P	68	3B6P	120	2B4P	94	2B4P	79	2B3P	68	2B4P	70	3B6P	115	2B4P	99	3B6P	117	2B3P	69	2B4P	89	1B2P	66	1,424	15,328
2		3B6P	110	3B6P	109	1B2P	66	2B3P	85	2B3P	68	3B6P	120	2B4P	94	2B4P	79	2B3P	68	2B4P	70	3B6P	115	2B4P	99	3B6P	117	2B3P	69	2B4P	89	1B2P	66	1,424	15,328
1		3B6P	102	3B6P	103	1B2P	62	2B3P	82	2B3P	65	3B6P	120	2B4P	94	2B4P	77	2B3P	67	2B3P	67	3B6P	110	2B4P	91	3B6P	117	2B3P	66	2B4P	86	1B2P	63	1,372	14,768
G		1B2P	60	1B2P	51	2B4P	100	1B2P	54	2B4P	104	2B4P	85	2B4P	84	2B4P	99																	637	6,857
B1																																			
B2																																			
TOTAL																																		10,279	110,642

UNITS																		TOTAL	
Studio	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Studio
1B2P	1	1	7	2	0	0	1	1	1	0	0	1	1	0	0	6	22	1B2P
2B3P	0	1	0	6	6	0	0	0	6	2	0	0	0	6	0	0	27	2B3P
2B4P	1	0	1	0	1	1	7	7	0	4	1	6	0	1	6	0	36	2B4P
3B4P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3B4P
3B5P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3B5P
3B6P	6	6	0	0	1	7	0	0	0	1	6	0	6	0	0	0	33	3B6P
4B7P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4B7P
4B8P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4B8P
3 Bed (H)																			
4 Bed (H)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4 Bed (H)
																		118	

Wheelchair Accessible Unit

Areas are approximate only and subject to change through rights of light considerations, planning, design and development

Areas are subject to co-ordination with technical design team

Development Area 2 is applied for in outline and therefore the unit NSA areas are subject to change through detailed design and the submission of subsequent reserved matters applications

Stag Brewery

Schedule of (Residential) NSA - Hybrid Scheme

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Building 3 (Private)

Flat/Unit No. 1 Beds	1 NSA sq.m.	2 Beds	2 NSA sq.m.	3 Beds	3 NSA sq.m.	4 Beds	4 NSA sq.m.	5 Beds	5 NSA sq.m.	6 Beds	6 NSA sq.m.	7 Beds	7 NSA sq.m.	8 Beds	8 NSA sq.m.	9 Beds	9 NSA sq.m.	TOTALS NSA sq.m.	TOTALS NSA sq.ft.
3B5P	103	2B3P	82	2B4P	86	2B3P	68	2B3P	78	2B4P	90	1B2P	67					574	6,178
3B6P	97	3B6P	98	2B3P	69	1B2P	75	3B5P	109	2B3P	65	1B2P	54	2B3P	71	2B3P	70	708	7,621
3B6P	97	3B6P	99	2B3P	74	2B3P	79	3B5P	109	2B3P	65	1B2P	54	2B3P	75	2B3P	74	726	7,815
3B6P	97	3B6P	99	2B3P	74	2B3P	79	3B5P	109	2B3P	65	1B2P	54	2B3P	75	2B3P	74	726	7,815
3B6P	97	3B6P	99	2B3P	73	2B3P	79	3B5P	109	2B3P	65	1B2P	54	2B3P	75	2B3P	74	725	7,804
2B3P	101	2B4P	106	1B2P	64	1B2P	50	2B4P	90									411	4,424
																		3,870	41,656

TOTAL	
0	Studio
8	1B2P
23	2B3P
4	2B4P
0	3B4P
5	3B5P
8	3B6P
0	4B7P
0	4B8P
0	4 Bed (H)
48	

Building 4 (Private)

Flat/Unit No. 1 Beds	1 NSA sq.m.	2 Beds	2 NSA sq.m.	3 Beds	3 NSA sq.m.	4 Beds	4 NSA sq.m.	5 Beds	5 NSA sq.m.	TOTALS NSA sq.m.	TOTALS NSA sq.ft.
2B4P	31									31	334
	73									73	786
2B3P	79	2B4P	96	2B4P	94	2B4P	92	2B4P	89	450	4,844
3B6P	48	3B6P	70	3B6P	69	3B6P	62	3B6P	60	309	3,326
	79		96		94		92		89	450	4,844
2B3P	80	2B4P	96	2B4P	94	2B4P	92	2B4P	89	451	4,855
		2B4P	96	2B4P	94	2B4P	92	2B4P	89	371	3,993
										2,135	22,981

TOTAL	
0	Studio
0	1B2P
2	2B3P
13	2B4P
0	3B4P
0	3B5P
5	3B6P
0	4B7P
0	4B8P
0	4 Bed (H)
20	

Combined Plot 1A

Building Level	NSA sq.m.	NSA sq.ft.
12	0	0
11	0	0
10	0	0
9	0	0
8	82	883
7	1,151	12,389
6	1,445	15,554
5	2,448	26,350
4	2,441	26,275
3	2,600	27,986
2	2,601	27,997
1	2,468	26,565
0	1,048	11,281
B1	0	0
B2	0	0
	16,284	175,279

TOTAL PLOT 1A	
Studio	0
1B2P	30
2B3P	52
2B4P	53
3B4P	0
3B5P	5
3B6P	46
4B7P	0
4B8P	0
4 Bed (H)	0
	186

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Building 6 (Private)

Flat/Unit No.														TOTALS	TOTALS
1		*2*		*3*		*4*		*5*		*6*		*7*			
Beds	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	NSA sq.m.	NSA sq.ft.
1B2P	*51*	**2B4P**	*74*	**2B4P**	*95*									*220*	2,368
2B4P	*71*	**3B6P**	*102*	**3B6P**	*101*	**2B4P**	*72*	**2B3P**	*85*	**1B2P**	*52*	**2B4P**	*79*	*562*	6,049
2B4P	*71*	**3B6P**	*102*	**3B6P**	*101*	**2B4P**	*72*	**2B3P**	*85*	**1B2P**	*52*	**2B4P**	*79*	*562*	6,049
2B4P	*71*	**3B6P**	*102*	**3B6P**	*101*	**2B4P**	*72*	**2B3P**	*85*	**1B2P**	*52*	**2B4P**	*79*	*562*	6,049
														1,906	20,516

							TOTAL	
0	0	0	0	0	0	0	0	**Studio**
1	0	0	0	0	3	0	4	**1B2P**
0	0	0	0	3	0	0	3	**2B3P**
3	1	1	3	0	0	3	11	**2B4P**
0	0	0	0	0	0	0	0	**3B4P**
0	0	0	0	0	0	0	0	**3B5P**
0	3	3	0	0	0	0	6	**3B6P**
0	0	0	0	0	0	0	0	**4B7P**
0	0	0	0	0	0	0	0	**4B8P**
0	0	0	0	0	0	0	0	**4 Bed (H)**
							24	

Stag Brewery
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Building 7 (Private)

Flat/Unit No.																								**TOTALS**	**TOTALS**
1		*2*		*3*		*4*		*5*		*6*		*7*		*8*		*9*		*10*		*11*		*12*			
Beds	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	NSA sq.m.	NSA sq.ft.
											27													27	291
3B5P	*87*	2B3P	*73*	1B2P	*51*	1B2P	*66*	1B2P	*59*	3B5P	*102*	1B2P	*57*	**1B2P**	66	**1B2P**	*50*	**2B3P**	66	**3B5P**	86			763	8,213
3B6P	*106*	3B6P	*107*	2B3P	*71*	2B4P	*83*	2B4P	*84*	1B2P	*54*	2B3P	*66*	3B5P	*98*	1B2P	*51*	2B4P	*80*	2B4P	*81*	2B3P	*64*	945	10,172
3B6P	*114*	3B6P	*115*	2B4P	*75*	2B4P	*85*	2B4P	*89*	1B2P	*54*	2B3P	*68*	3B5P	*98*	1B2P	*51*	2B4P	*84*	2B4P	*85*	2B3P	*69*	987	10,624
3B6P	*114*	3B6P	*115*	2B4P	*75*	2B4P	*85*	2B4P	*89*	1B2P	*54*	2B3P	*68*	3B5P	*98*	1B2P	*51*	2B4P	*84*	2B4P	*85*	2B3P	*69*	987	10,624
3B6P	*114*	3B6P	*115*	2B4P	*75*	2B4P	*85*	2B4P	*89*	1B2P	*54*	2B3P	*68*	3B5P	*98*	1B2P	*51*	2B4P	*84*	2B4P	*85*	2B3P	*69*	987	10,624
3B6P	*114*	3B6P	*115*	2B4P	*75*	2B4P	*85*	2B4P	*89*	1B2P	*54*	2B3P	*68*	3B5P	*98*	1B2P	*51*	2B4P	*84*	2B4P	*85*	2B3P	*69*	987	10,624
3B6P	*106*	3B6P	*107*	2B3P	*71*	2B4P	*83*	2B4P	*84*	1B2P	*54*	2B3P	*66*	3B5P	*98*	1B2P	*51*	2B4P	*80*	2B4P	*81*	2B3P	*64*	945	10,172
2B3P	*89*	2B4P	*82*	2B4P	*85*	1B2P	*64*																	320	3,444
																								6,948	74,788

												TOTAL	
0	0	0	0	0	0	0	0	0	0	0	0	0	**Studio**
0	0	1	2	1	6	1	1	7	0	0	0	19	**1B2P**
1	1	2	0	0	0	6	0	0	1	0	6	17	**2B3P**
0	1	5	6	6	0	0	0	0	6	6	0	30	**2B4P**
0	0	0	0	0	0	0	0	0	0	0	0	0	**3B4P**
1	0	0	0	0	1	0	6	0	0	1	0	9	**3B5P**
6	6	0	0	0	0	0	0	0	0	0	0	12	**3B6P**
0	0	0	0	0	0	0	0	0	0	0	0	0	**4B7P**
0	0	0	0	0	0	0	0	0	0	0	0	0	**4B8P**
0	0	0	0	0	0	0	0	0	0	0	0	0	**4 Bed (H)**
												87	

Stag Brewery

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Building 8 (Private)

Flat/Unit No.																										TOTALS	TOTALS
1		2		3		4		5		6		7		8		9		10		11		12		13			
Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	NSA sq.m.	NSA sq.ft.
1B2P	*88*	1B2P	*88*	3B6P	*122*	3B6P	*142*																			440	4,736
3B6P	*94*	3B5P	*94*	1B2P	*50*	3B5P	*118*	2B4P	*109*	1B2P	*65*	1B2P	*64*	1B2P	*50*	2B3P	*77*	2B4P	*84*	**2B4P**	**94**	3B5P	*98*			997	10,732
3B6P	*99*	3B6P	*102*	1B2P	*50*	2B4P	*118*	1B2P	*57*	2B4P	*80*	2B4P	*71*	2B4P	*71*	2B3P	*65*	1B2P	*61*	4B7P	*135*	2B4P	*96*	3B5P	*106*	1,111	11,959
3B6P	*99*	3B6P	*102*	1B2P	*50*	2B4P	*116*	1B2P	*58*	2B4P	*81*	2B4P	*71*	2B4P	*71*	2B3P	*68*	2B3P	*65*	3B5P	*100*	3B6P	*126*	3B5P	*106*	1,113	11,980
3B6P	*99*	3B6P	*102*	1B2P	*50*	2B4P	*116*	1B2P	*58*	2B4P	*81*	2B4P	*71*	2B4P	*71*	2B3P	*68*	2B3P	*65*	3B5P	*100*	3B6P	*126*	3B5P	*106*	1,113	11,980
3B6P	*99*	3B6P	*102*	1B2P	*50*	2B4P	*116*	1B2P	*58*	2B4P	*81*	2B4P	*71*	2B4P	*71*	2B3P	*68*	2B3P	*65*	3B5P	*100*	3B6P	*126*	3B5P	*106*	1,113	11,980
3B6P	*99*	3B6P	*102*	1B2P	*50*	2B4P	*116*	1B2P	*58*	2B4P	*81*	2B4P	*71*	2B4P	*71*	2B3P	*68*	2B3P	*65*	3B5P	*100*	3B6P	*126*	3B5P	*106*	1,113	11,980
3B6P	*94*	3B6P	*94*	1B2P	*50*	3B5P	*120*	1B2P	*57*	2B4P	*80*	2B4P	*71*	2B4P	*71*	2B3P	*65*	1B2P	*62*	4B7P	*139*	2B4P	*96*	3B5P	*98*	1,097	11,808
1B2P	51	2B4P	*89*	2B3P	*83*	1B2P	*51*	2B4P	*106*	2B4P	*71*															451	4,855
																										8,548	92,010

Plot 1B Private

Building Level	NSA sq.m.	NSA sq.ft.
	0	
	0	
	0	
	0	
9	*0*	0
8	*467*	5,027
7	*1,760*	18,944
6	*2,056*	22,131
5	*2,100*	22,604
4	*2,320*	24,972
3	*2,662*	28,654
2	*2,662*	28,654
1	*2,604*	28,029
0	*771*	8,299
B1	*0*	0
B2	*0*	0
	17,402	187,313

													TOTAL	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	**Studio**
2	1	7	1	6	1	1	1	0	2	0	0	0	22	**1B2P**
0	0	1	0	0	0	0	0	7	4	0	0	0	12	**2B3P**
0	1	0	5	2	7	6	6	0	1	1	2	0	31	**2B4P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	**3B4P**
0	1	0	2	0	0	0	0	0	0	4	1	6	14	**3B5P**
7	6	1	1	0	0	0	0	0	0	0	4	0	19	**3B6P**
0	0	0	0	0	0	0	0	0	0	2	0	0	2	**4B7P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4B8P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4 Bed (H)**
													100	

PLOT 1B PRIVATE	
Studio	0
1B2P	45
2B3P	32
2B4P	72
3B4P	0
3B5P	23
3B6P	37
4B7P	2
4B8P	0
4 Bed (H)	0
	211

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Building 9 (Private)

Flat/Unit No.								TOTALS	TOTALS
1		2		3		4			
Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	NSA sq.m.	NSA sq.ft.
4B7P	*170*							170	1,830
2B3P	*88*	4B7P	*117*	3B6P	*94*	2B4P	*73*	372	4,004
2B3P	*88*	4B7P	*117*	3B6P	*94*	2B4P	*73*	372	4,004
2B3P	*88*	4B7P	*117*	3B6P	*94*	2B4P	*73*	372	4,004
								1,286	13,842

				TOTAL	
0	0	0	0	0	**Studio**
0	0	0	0	0	**1B2P**
3	0	0	0	3	**2B3P**
0	0	0	3	3	**2B4P**
0	0	0	0	0	**3B4P**
0	0	0	0	0	**3B5P**
0	0	3	0	3	**3B6P**
1	3	0	0	4	**4B7P**
0	0	0	0	0	**4B8P**
0	0	0	0	0	**4 Bed (H)**
				13	

Building 10 (Potential Affordable)

Flat/Unit No.																		TOTALS	TOTALS
1		2		3		4		5		6		7		8		9			
Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	NSA sq.m.	NSA sq.ft.
2B4P	*73*	1B2P	*53*	1B2P	*50*													176	1,894
1B2P	*50*	1B2P	*50*	1B2P	*52*	1B2P	50	2B4P	*86*	1B2P	*50*	2B4P	*71*	2B4P	*70*	2B4P	*87*	566	6,092
1B2P	*50*	1B2P	*50*	1B2P	*52*	1B2P	50	2B4P	*86*	1B2P	*50*	2B4P	*71*	2B4P	*70*	2B4P	*87*	566	6,092
1B2P	*50*	1B2P	*50*	1B2P	*52*	1B2P	50	2B4P	*86*	1B2P	*50*	2B4P	*71*	2B4P	*70*	2B4P	*87*	566	6,092
1B2P	*50*	1B2P	*50*	1B2P	*52*	1B2P	50	2B4P	*86*	1B2P	*50*	2B4P	*71*	2B4P	*70*	2B4P	*87*	566	6,092
																		2,440	26,264

									TOTAL	
0	0	0	0	0	0	0	0	0	0	**Studio**
4	5	5	4	0	4	0	0	0	22	**1B2P**
0	0	0	0	0	0	0	0	0	0	**2B3P**
1	0	0	0	4	0	4	4	4	17	**2B4P**
0	0	0	0	0	0	0	0	0	0	**3B4P**
0	0	0	0	0	0	0	0	0	0	**3B5P**
0	0	0	0	0	0	0	0	0	0	**3B6P**
0	0	0	0	0	0	0	0	0	0	**4B7P**
0	0	0	0	0	0	0	0	0	0	**4B8P**
0	0	0	0	0	0	0	0	0	0	**4 Bed (H)**
									39	

Stag Brewery

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Building 11 (Private)

Flat/Unit No.														TOTALS	TOTALS
1		2		3		4		5		6		7			
Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	NSA sq.m.	NSA sq.ft.
3B6P	*108*	2B4P	*89*	1B2P	*70*	4B7P	*148*	2B4P	*101*					516	5,554
3B6P	*110*	3B6P	*109*	2B4P	*80*	3B6P	*103*	2B4P	*87*	2B4P	*75*	1B2P	*56*	620	6,674
3B6P	*117*	3B6P	*116*	2B4P	*83*	3B6P	*109*	2B4P	*89*	2B4P	*83*	1B2P	*60*	657	7,072
3B6P	*117*	3B6P	*116*	2B4P	*83*	3B6P	*109*	2B4P	*89*	2B4P	*83*	1B2P	*60*	657	7,072
3B6P	*117*	3B6P	*116*	2B4P	*83*	3B6P	*109*	2B4P	*89*	2B4P	*83*	1B2P	*60*	657	7,072
3B6P	*117*	3B6P	*116*	2B4P	*83*	3B6P	*109*	2B4P	*89*	2B4P	*83*	1B2P	*60*	657	7,072
3B6P	*110*	3B6P	*109*	2B4P	*80*	3B6P	*103*	2B4P	*87*	2B4P	*75*	1B2P	*56*	620	6,674
1B2P	*59*	1B2P	*63*	2B4P	*91*	1B2P	*56*	1B2P	*61*					330	3,552
														4,714	50,741

							TOTAL	
0	0	0	0	0	0	0	0	**Studio**
1	1	1	1	1	0	6	11	**1B2P**
0	0	0	0	0	0	0	0	**2B3P**
0	1	7	0	7	6	0	21	**2B4P**
0	0	0	0	0	0	0	0	**3B4P**
0	0	0	0	0	0	0	0	**3B5P**
7	6	0	6	0	0	0	19	**3B6P**
0	0	0	1	0	0	0	1	**4B7P**
0	0	0	0	0	0	0	0	**4B8P**
0	0	0	0	0	0	0	0	**4 Bed (H)**
							52	

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Building 12 (Private)

Flat/Unit No.														TOTALS	TOTALS
1		2		3		4		5		6		7			
Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	NSA sq.m.	NSA sq.ft.
2B4P	*81*	2B3P	*71*	2B4P	*80*	3B6P	*106*							338	3,638
1B2P	*54*	3B5P	*97*	1B2P	*61*	2B4P	*83*	1B2P	*55*	2B4P	*73*	2B4P	*78*	501	5,393
2B3P	*71*	3B6P	*111*	2B3P	*72*	2B4P	*83*	2B4P	*74*	2B4P	*83*	2B4P	*81*	575	6,189
2B3P	*71*	3B6P	*111*	2B3P	*72*	2B4P	*83*	2B4P	*74*	2B4P	*83*	2B4P	*81*	575	6,189
2B3P	*71*	3B6P	*111*	2B3P	*72*	2B4P	*83*	2B4P	*74*	2B4P	*83*	2B4P	*81*	575	6,189
2B3P	*71*	3B6P	*111*	2B3P	*72*	2B4P	*83*	2B4P	*74*	2B4P	*83*	2B4P	*81*	575	6,189
2B3P	*71*	3B6P	*111*	2B3P	*72*	2B4P	*83*	2B4P	*74*	2B4P	*83*	2B4P	*81*	575	6,189
2B4P	*111*	1B2P	*69*											180	1,938
														3,894	41,915

Plot 1C Private

Building Level	NSA sq.m.	NSA sq.ft.
12	*0*	0
11	*0*	0
10	*0*	0
9	*0*	0
8	*0*	0
7	*854*	9,192
6	*1,121*	12,066
5	*1,232*	13,261
4	*1,402*	15,091
3	*1,604*	17,265
2	*1,604*	17,265
1	*1,567*	16,867
0	*510*	5,490
B1	*0*	0
B2	*0*	0
	9,894	106,498

Plot 1C Potential Affordable

Building Level	NSA sq.m.	NSA sq.ft.
12	*0*	0
11	*0*	0
10	*0*	0
9	*0*	0
8	*0*	0
7	*0*	0
6	*0*	0
5	*176*	1,894
4	*566*	6,092
3	*566*	6,092
2	*566*	6,092
1	*566*	6,092
0	*0*	0
B1	*0*	0
B2	*0*	0
	2,440	26,264

Combined Plot 1C

Building Level	NSA sq.m.	NSA sq.ft.
12	*0*	0
11	*0*	0
10	*0*	0
9	*0*	0
8	*0*	0
7	*854*	9,192
6	*1,121*	12,066
5	*1,408*	15,156
4	*1,968*	21,183
3	*2,170*	23,358
2	*2,170*	23,358
1	*2,133*	22,959
0	*510*	5,490
B1	*0*	0
B2	*0*	0
	12,334	132,762

Combined Phase 1

Building Level	NSA sq.m.	NSA sq.ft.
12	*0*	0
11	*0*	0
10	*0*	0
9	*0*	0
8	*549*	5,909
7	*3,765*	40,526
6	*4,622*	49,751
5	*5,956*	64,110
4	*6,729*	72,430
3	*7,432*	79,997
2	*7,433*	80,008
1	*7,205*	77,554
0	*2,329*	25,069
B1	*0*	0
B2	*0*	0
	46,020	495,355

							TOTAL	
0	0	0	0	0	0	0	0	**Studio**
1	1	1	0	1	0	0	4	**1B2P**
5	1	5	0	0	0	0	11	**2B3P**
2	0	1	6	5	6	6	26	**2B4P**
0	0	0	0	0	0	0	0	**3B4P**
0	1	0	0	0	0	0	1	**3B5P**
0	5	0	1	0	0	0	6	**3B6P**
0	0	0	0	0	0	0	0	**4B7P**
0	0	0	0	0	0	0	0	**4B8P**
0	0	0	0	0	0	0	0	**4 Bed (H)**
							48	

PLOT 1C PRIVATE	
Studio	0
1B2P	15
2B3P	14
2B4P	50
3B4P	0
3B5P	1
3B6P	28
4B7P	5
4B8P	0
4 Bed (H)	0
	113

PLOT 1C AFFORDABLE	
Studio	0
1B2P	22
2B3P	0
2B4P	17
3B4P	0
3B5P	0
3B6P	0
4B7P	0
4B8P	0
4 Bed (H)	0
	39

TOTAL PLOT 1C	
Studio	0
1B2P	37
2B3P	14
2B4P	67
3B4P	0
3B5P	1
3B6P	28
4B7P	5
4B8P	0
4 Bed (H)	0
	152

TOTAL PHASE 1	
Studio	0
1B2P	112
2B3P	98
2B4P	192
3B4P	0
3B5P	29
3B6P	111
4B7P	7
4B8P	0
4 Bed (H)	0
	549

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Building 13 (Private)

Flat/Unit No.																		TOTALS	TOTALS
1		2		3		4		5		6		7		8		9			
Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	NSA sq.m.	NSA sq.ft.
3B6P	*153*	1B2P	*50*	1B2P	*53*	2B4P	*81*											337	3,627
3B6P	*153*	1B2P	*50*	1B2P	*53*	2B4P	*81*											337	3,627
2B4P	*70*	2B4P	*83*	1B2P	*51*	1B2P	*50*	1B2P	*50*	2B4P	*85*	2B4P	*71*	S	*51*	2B4P	*70*	581	6,254
2B4P	*70*	2B4P	*83*	1B2P	*51*	1B2P	*50*	1B2P	*50*	2B4P	*85*	2B4P	*71*	S	*51*	2B4P	*70*	581	6,254
2B4P	*70*	2B4P	*83*	1B2P	*51*	1B2P	*50*	1B2P	*50*	2B4P	*85*	2B4P	*71*	S	*51*	2B4P	*70*	581	6,254
2B3P	*68*	2B4P	*76*	2B3P	*66*	1B2P	*66*	1B2P	*66*	1B2P	*62*	2B3P	*69*					473	5,091
																		2,890	31,108

									TOTAL	
0	0	0	0	0	0	0	3	0	3	**Studio**
0	2	5	4	4	1	0	0	0	16	**1B2P**
1	0	1	0	0	0	1	0	0	3	**2B3P**
3	4	0	2	0	3	3	0	3	18	**2B4P**
0	0	0	0	0	0	0	0	0	0	**3B4P**
0	0	0	0	0	0	0	0	0	0	**3B5P**
2	0	0	0	0	0	0	0	0	2	**3B6P**
0	0	0	0	0	0	0	0	0	0	**4B7P**
0	0	0	0	0	0	0	0	0	0	**4B8P**
0	0	0	0	0	0	0	0	0	0	**4 Bed (H)**
									42	

Stag Brewery

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Building 14 (Private)

Flat/Unit No.														TOTALS	TOTALS
1		2		3		4		5		6		7			
Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	NSA sq.m.	NSA sq.ft.
2B4P	73	2B3P	69	2B4P	71	2B4P	73							286	3,078
2B4P	73	2B3P	69	2B4P	71	2B4P	73							286	3,078
2B4P	76	1B2P	51	2B4P	76	2B4P	76	2B4P	81	1B2P	50	2B4P	74	484	5,210
2B4P	76	1B2P	51	2B4P	76	2B4P	76	2B4P	81	1B2P	50	2B4P	74	484	5,210
2B4P	76	1B2P	51	2B4P	76	2B4P	76	2B4P	81	1B2P	50	2B4P	74	484	5,210
3B5P	89	3B5P	92	2B4P	71	1B2P	52	1B2P	50					354	3,810
														2,378	25,597

							TOTAL	
0	0	0	0	0	0	0	0	Studio
0	3	0	1	1	3	0	8	1B2P
0	2	0	0	0	0	0	2	2B3P
5	0	6	5	3	0	3	22	2B4P
0	0	0	0	0	0	0	0	3B4P
1	1	0	0	0	0	0	2	3B5P
0	0	0	0	0	0	0	0	3B6P
0	0	0	0	0	0	0	0	4B7P
0	0	0	0	0	0	0	0	4B8P
0	0	0	0	0	0	0	0	4 Bed (H)
							34	

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Building 15 (Private)

Flat/Unit No.																																TOTALS	TOTALS
1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16			
Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	NSA sq.m.	NSA sq.ft.
4B8P	154	1B2P	65	4B8P	144																											363	3,907
2B4P	84	1B2P	55	1B2P	55	1B2P	59	1B2P	58	1B2P	55	1B2P	55	2B4P	84	2B4P	84	1B2P	53	1B2P	53	1B2P	58	1B2P	59	1B2P	53	1B2P	53	2B4P	84	1,002	10,785
2B4P	84	1B2P	55	1B2P	55	1B2P	59	1B2P	58	1B2P	55	1B2P	55	2B4P	84	2B4P	84	1B2P	53	1B2P	53	1B2P	58	1B2P	59	1B2P	53	1B2P	53	2B4P	84	1,002	10,785
2B4P	84	1B2P	55	1B2P	55	1B2P	59	1B2P	58	1B2P	55	1B2P	55	2B4P	84	2B4P	84	1B2P	53	1B2P	53	1B2P	58	1B2P	59	1B2P	53	1B2P	53	2B4P	84	1,002	10,785
2B4P	84	1B2P	55	1B2P	55	1B2P	59	1B2P	58	1B2P	55	1B2P	55	2B4P	84	2B4P	84	1B2P	53	1B2P	53	1B2P	58	1B2P	59	1B2P	53	1B2P	53	2B4P	84	1,002	10,785
2B4P	84	1B2P	55	1B2P	55	1B2P	59	1B2P	58	1B2P	55	1B2P	55	2B4P	84	2B4P	84	1B2P	53	1B2P	53	1B2P	58	1B2P	59	1B2P	53	1B2P	53	2B4P	84	1,002	10,785
2B4P	84	1B2P	55	1B2P	55	1B2P	59	1B2P	58	1B2P	55	1B2P	55	2B4P	84	2B4P	84	1B2P	53	1B2P	53	1B2P	58	1B2P	59	1B2P	53	1B2P	53	2B4P	84	1,002	10,785
1B2P	65	1B2P	55	1B2P	53	1B2P	65	1B2P	59	1B2P	52	2B3P	72	1B2P	57	1B2P	57	2B3P	72	1B2P	55	2B4P	79	1B2P	65							806	8,676
																																7,181	77,296

																TOTAL	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**Studio**
1	8	7	7	7	7	6	1	1	6	7	6	7	6	6	0	83	**1B2P**
0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2	**2B3P**
6	0	0	0	0	0	0	6	6	0	0	1	0	0	0	6	25	**2B4P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**3B4P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**3B5P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**3B6P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4B7P**
1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	**4B8P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4 Bed (H)**
																112	

Stag Brewery

Schedule of (Residential) NSA - Hybrid Scheme

Rev J

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Building 16 (Private)

Flat/Unit No.																												TOTALS	TOTALS
1		*2*		*3*		*4*		*5*		*6*		*7*		*8*		*9*		*10*		*11*		*12*		*13*		*14*			
Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	NSA sq.m.	NSA sq.ft.
2B4P	*75*	1B2P	*52*	1B2P	*52*	2B4P	*71*	2B4P	*71*	1B2P	*50*	1B2P	*50*	3B6P	*110*													531	5,716
2B4P	*71*	1B2P	*50*	1B2P	*50*	S	*44*	2B3P	*84*	S	*47*	2B4P	*70*	2B4P	*70*	S	*50*	S	*46*	S	*44*	1B2P	*52*	1B2P	*52*	2B4P	*71*	801	8,622
2B4P	*71*	1B2P	*50*	1B2P	*50*	S	*44*	2B3P	*84*	S	*47*	2B4P	*70*	2B4P	*70*	S	*50*	S	*46*	S	*44*	1B2P	*52*	1B2P	*52*	2B4P	*71*	801	8,622
2B4P	*71*	1B2P	*50*	1B2P	*50*	S	*44*	2B3P	*84*	S	*47*	2B4P	*70*	2B4P	*70*	S	*50*	S	*46*	S	*44*	1B2P	*52*	1B2P	*52*	2B4P	*71*	801	8,622
2B4P	*71*	1B2P	*50*	1B2P	*50*	S	*44*	2B3P	*84*	S	*47*	2B4P	*70*	2B4P	*70*	S	*50*	S	*46*	S	*44*	1B2P	*52*	1B2P	*52*	2B4P	*71*	801	8,622
2B4P	*71*	1B2P	*55*	2B4P	*85*	2B4P	*72*	2B4P	*80*	2B4P	*85*	2B4P	*86*	2B3P	*62*	2B4P	*72*											668	7,190
																												4,403	47,393

														TOTAL	
0	0	0	4	0	4	0	0	4	4	4	0	0	0	20	**Studio**
0	6	5	0	0	1	1	0	0	0	0	4	4	0	21	**1B2P**
0	0	0	0	4	0	0	1	0	0	0	0	0	0	5	**2B3P**
6	0	1	2	2	1	5	4	1	0	0	0	0	4	26	**2B4P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**3B4P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**3B5P**
0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	**3B6P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4B7P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4B8P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4 Bed (H)**
														73	

Stag Brewery

Schedule of (Residential) NSA - Hybrid Scheme

Rev J

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Building 17 (Private)

Flat/Unit No.

1		2		3		4		5		6		7		8		9		10		11		12		13		14		TOTALS	TOTALS
Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	NSA sq.m.	NSA sq.ft.
3B6P	*129*	3B6P	*129*	3B6P	*128*	3B6P	*128*																					514	5,533
3B6P	*129*	3B6P	*129*	3B6P	*128*	3B6P	*128*																					514	5,533
2B4P	*71*	1B2P	*50*	1B2P	*50*	S	*44*	S	*44*	2B4P	*76*	2B4P	*76*	1B2P	*60*	S	*49*	S	*44*	S	*44*	1B2P	*52*	1B2P	*52*	2B4P	*71*	783	8,428
2B4P	*71*	1B2P	*50*	1B2P	*50*	S	*44*	S	*44*	2B4P	*76*	2B4P	*76*	1B2P	*60*	S	*49*	S	*44*	S	*44*	1B2P	*52*	1B2P	*52*	2B4P	*71*	783	8,428
2B4P	*71*	1B2P	*50*	1B2P	*50*	S	*44*	S	*44*	2B4P	*76*	2B4P	*76*	1B2P	*60*	S	*49*	S	*44*	S	*44*	1B2P	*52*	1B2P	*52*	2B4P	*71*	783	8,428
2B4P	*71*	1B2P	*50*	1B2P	*50*	S	*44*	S	*44*	2B4P	*76*	2B4P	*76*	1B2P	*60*	S	*48*	S	*44*	S	*44*	1B2P	*52*	1B2P	*52*	2B4P	*71*	782	8,417
2B4P	*75*	1B2P	*55*	S	*55*	S	*55*	2B3P	*67*	2B3P	*66*	1B2P	*56*	1B2P	*57*	2B4P	*77*											563	6,060
																												4,722	50,827

														TOTAL	
0	0	1	5	4	0	0	0	4	4	4	0	0	0	22	**Studio**
0	5	4	0	0	0	1	5	0	0	0	4	4	0	23	**1B2P**
0	0	0	0	1	1	0	0	0	0	0	0	0	0	2	**2B3P**
5	0	0	0	0	4	4	0	1	0	0	0	0	4	18	**2B4P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**3B4P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**3B5P**
2	2	2	2	0	0	0	0	0	0	0	0	0	0	8	**3B6P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4B7P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4B8P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4 Bed (H)**
														73	

Stag Brewery

Schedule of (Residential) NSA - Hybrid Scheme

Rev J

13.07.22

Building 18 (Potential Social Rent)

Flat/Unit No.

1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17	
Beds	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.
2B4P	*74*	**2B4P**	*73*	**3B5P**	*95*	**2B4P**	*78*	**4B8P**	*133*	**2B4P**	*86*	**4B7P**	*125*																				
3B6P	*113*	**2B4P**	*75*	**2B4P**	*72*	**3B6P**	*110*	**3B6P**	*106*	**3B6P**	*106*	**2B4P**	*77*	**3B6P**	*118*	**3B6P**	*117*	**3B6P**	*112*	**3B6P**	*112*	**2B4P**	*77*	**3B6P**	*139*	**2B4P**	*91*	**3B6P**	*100*	**3B6P**	*119*	**3B6P**	*123*
3B6P	*107*	**3B6P**	*116*	**3B6P**	*110*	**2B4P**	*74*	**2B4P**	*77*	**2B4P**	*77*	**3B6P**	*102*	**4B8P**	*129*	**4B8P**	*130*	**2B4P**	*85*	**3B6P**	*138*	**2B4P**	*77*	**3B6P**	*134*	**2B4P**	*79*	**3B6P**	*112*	**3B6P**	*112*	**2B4P**	*77*
3B6P	*107*	**3B6P**	*129*	**3B6P**	*132*	**2B4P**	*77*	**2B4P**	*77*	**3B6P**	*130*	**4B8P**	*159*	**2B4P**	*77*	**2B4P**	*77*	**3B6P**	*126*	**2B4P**	*82*	**2B4P**	*85*	**3B6P**	*138*	**3B6P**	*131*	**2B4P**	*79*	**3B6P**	*112*	**3B6P**	*112*
3B6P	*107*	**3B6P**	*129*	**3B6P**	*132*	**2B4P**	*77*	**2B4P**	*77*	**3B6P**	*130*	**4B8P**	*159*	**2B4P**	*77*	**2B4P**	*77*	**3B6P**	*126*	**2B4P**	*82*	**2B4P**	*85*	**3B6P**	*138*	**3B6P**	*131*	**2B4P**	*79*	**3B6P**	*112*	**3B6P**	*112*
2B4P	*77*	**2B4P**	*89*	**3B6P**	*110*	**2B4P**	*116*	**3B6P**	*128*	**2B3P**	*72*	**2B4P**	*103*	**2B4P**	*72*	**2B4P**	*80*	**3B6P**	*127*	**3B6P**	140	**3B6P**	*106*	**2B4P**	*72*	**2B4P**	*77*	**3B6P**	*152*	**3B6P**	*106*	**3B6P**	*108*

0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
2	3	1	5	3	2	2	3	3	1	2	4	1	3	2	0	1
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	3	4	1	2	3	1	1	1	4	3	1	4	2	3	5	4
0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	0	2	1	1	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Stag Brewery

Schedule of (Residential) NSA - Hybrid Scheme

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18		19		20		21		22		23		24		25		TOTALS	TOTALS
Beds	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	NSA sq.m.	NSA sq.ft.
																664	7,147
3B6P	*102*	**3B6P**	*107*													1,976	21,269
3B6P	*139*	**2B4P**	*91*	**2B4P**	*75*	**3B6P**	*119*	**3B6P**	*123*	**3B6P**	*102*	**3B6P**	*107*			2,492	26,824
2B4P	*77*	**3B6P**	*139*	**2B4P**	*91*	**2B4P**	*77*	**3B6P**	*119*	**3B6P**	*123*	**3B6P**	*102*	**3B6P**	*107*	2,665	28,686
2B4P	*77*	**3B6P**	*139*	**2B4P**	*91*	**2B4P**	*77*	**3B6P**	*119*	**3B6P**	*123*	**3B6P**	*102*	**3B6P**	*107*	2,665	28,686
2B4P	*77*	**2B4P**	*73*													1,885	20,290
																12,347	**132,902**

								TOTAL	
0	0	0	0	0	0	0	0	0	**Studio**
0	0	0	0	0	0	0	0	0	**1B2P**
0	0	0	0	0	0	0	0	1	**2B3P**
3	2	3	2	0	0	0	0	48	**2B4P**
0	0	0	0	0	0	0	0	0	**3B4P**
0	0	0	0	0	0	0	0	1	**3B5P**
2	3	0	1	3	3	3	2	63	**3B6P**
0	0	0	0	0	0	0	0	1	**4B7P**
0	0	0	0	0	0	0	0	5	**4B8P**
0	0	0	0	0	0	0	0	0	**4 Bed (H)**
								119	

Stag Brewery
Schedule of (Residential) NSA - Hybrid Scheme
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Building 19 (Potential Social Rent)

Flat/Unit No.																										TOTALS	TOTALS
1		2		3		4		5		6		7		8		9		10		11		12		13		14			
Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	NSA sq.m.	NSA sq.ft.
3B6P	109	2B4P	73	2B4P	73	3B5P	87	3B5P	86	2B4P	73	2B4P	73	3B6P	119													693	7,459
3B6P	98	2B4P	70	1B2P	52	3B6P	131	1B2P	59	1B2P	59	3B6P	103	3B6P	131	1B2P	52	2B4P	70	3B6P	106	3B6P	103	1B2P	59	1B2P	59	1,152	12,400
3B6P	98	2B4P	70	1B2P	52	3B6P	131	1B2P	59	1B2P	59	3B6P	103	3B6P	131	1B2P	52	2B4P	70	3B6P	106	3B6P	103	1B2P	59	1B2P	59	1,152	12,400
3B5P	88	2B3P	64	3B6P	131	2B4P	84	2B4P	79	3B6P	131	2B3P	64	3B6P	97	2B4P	79	2B4P	84									901	9,698
																												3,898	41,958

														TOTAL	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**Studio**
0	0	2	0	2	2	0	0	2	0	0	0	2	2	12	**1B2P**
0	1	0	0	0	0	1	0	0	0	0	0	0	0	2	**2B3P**
0	3	1	1	1	1	1	0	1	3	0	0	0	0	12	**2B4P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**3B4P**
1	0	0	1	1	0	0	0	0	0	0	0	0	0	3	**3B5P**
3	0	1	2	0	1	2	4	0	0	2	2	0	0	17	**3B6P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4B7P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4B8P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4 Bed (H)**
														46	

Stag Brewery

Schedule of (Residential) NSA - Hybrid Scheme

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Plot 2A Private

Building Level	NSA sq.m.	NSA sq.ft.
12	*0*	0
11	*0*	0
10	*0*	0
9	*0*	0
8	*0*	0
7	*363*	3,907
6	*1,516*	16,318
5	*2,670*	28,740
4	*3,209*	34,541
3	*3,651*	39,299
2	*3,651*	39,299
1	*3,650*	39,288
0	*2,864*	30,828
B1	*0*	0
B2	*0*	0
	21,574	232,220

Plot 2A Potential Affordable

Building Level	NSA sq.m.	NSA sq.ft.
12	*0*	0
11	*0*	0
10	*0*	0
9	*0*	0
8	*0*	0
7	*0*	0
6	*0*	0
5	*664*	7,147
4	*1,976*	21,269
3	*3,185*	34,283
2	*3,817*	41,086
1	*3,817*	41,086
0	*2,786*	29,988
B1	*0*	0
B2	*0*	0
	16,245	174,860

Combined Plot 2A

Building Level	NSA sq.m.	NSA sq.ft.
12	*0*	0
11	*0*	0
10	*0*	0
9	*0*	0
8	*0*	0
7	*363*	3,907
6	*1,516*	16,318
5	*3,334*	35,887
4	*5,185*	55,811
3	*6,836*	73,582
2	*7,468*	80,385
1	*7,467*	80,374
0	*5,650*	60,816
B1	*0*	0
B2	*0*	0
	37,819	#####

TOTAL PLOT 2A PRIVATE	
Studio	45
1B2P	151
2B3P	14
2B4P	109
3B4P	0
3B5P	2
3B6P	11
4B7P	0
4B8P	2
	0
4 Bed (H)	0
	334

TOTAL PLOT 2A AFFORDABLE	
Studio	0
1B2P	12
2B3P	3
2B4P	60
3B4P	0
3B5P	4
3B6P	80
4B7P	1
4B8P	5
	0
4 Bed (H)	0
	165

TOTAL PLOT 2A	
Studio	45
1B2P	163
2B3P	17
2B4P	169
3B4P	0
3B5P	6
3B6P	91
4B7P	1
4B8P	7
	0
4 Bed (H)	0
	499

Stag Brewery

Schedule of (Residential) NSA - Hybrid Scheme

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Building 20 (Private)

1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		TOTALS	TOTALS
Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	Beds	NSA sq.m.	NSA sq.m.	NSA sq.ft.
	43		*43*		*43*		*43*		*43*		*43*		*56*		*56*		*56*		*56*		*43*		*43*		*43*		*43*		*43*		*43*	740	7,965
	43		*43*		*43*		*43*		*43*		*43*		*56*		*56*		*56*		*56*		*43*		*43*		*43*		*43*		*43*		*43*	740	7,965
3H	*43*	3H	*43*	3H	*43*	3H	*43*	3H	*43*	3H	*43*	4H	*56*	4H	*56*	4H	*56*	4H	*56*	3H	*43*	3H	*43*	3H	*43*	3H	*43*	3H	*43*	3H	*43*	740	7,965
																																2,220	23,896

																TOTAL	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**Studio**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**1B2P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**2B3P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**2B4P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**3B4P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**3B5P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**3B6P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4B7P**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**4B8P**
1	1	1	1	1	1	0	0	0	0	1	1	1	1	1	1	12	**3 Bed (H)**
0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	4	**4 Bed (H)**
																16	

Stag Brewery
Schedule of (Residential) NSA - Hybrid Scheme
Rev J

13.07.22

Building 21 (Private)

Flat/Unit No.														TOTALS	TOTALS
1		*2*		*3*		*4*		*5*		*6*		*7*			
Beds	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	**Beds**	NSA sq.m.	NSA sq.m.	NSA sq.ft.
	56		*56*		*56*		*56*		*56*		*56*		*56*	392	4,219
	56		*56*		*56*		*56*		*56*		*56*		*56*	392	4,219
4H	*56*	**4H**	*56*	**4H**	*56*	**4H**	*56*	**4H**	*56*	**4H**	*56*	**4H**	*56*	392	4,219
														1,176	12,658

TOTAL	
0	**Studio**
0	**1B2P**
0	**2B3P**
0	**2B4P**
0	**3B4P**
0	**3B5P**
0	**3B6P**
0	**4B7P**
0	**4B8P**
0	**3 Bed (H)**
7	**4 Bed (H)**
7	

Plot 2B Private

Building Level	NSA sq.m.	NSA sq.ft.
12	*0*	0
11	*0*	0
10	*0*	0
9	*0*	0
8	*0*	0
7	*0*	0
6	*0*	0
5	*0*	0
4	*0*	0
3	*0*	0
2	*1,132*	12,185
1	*1,132*	12,185
0	*1,132*	12,185
B1	*0*	0
B2	*0*	0
	3,396	36,554

TOTAL PLOT 2B	
Studio	0
1B2P	0
2B3P	0
2B4P	0
3B4P	0
3B5P	0
3B6P	0
4B7P	0
4B8P	0
3 Bed (H)	12
4 Bed (H)	11
	23

Combined Plot 2B

Building Level	NSA sq.m.	NSA sq.ft.
12	*0*	0
11	*0*	0
10	*0*	0
9	*0*	0
8	*0*	0
7	*0*	0
6	*0*	0
5	*0*	0
4	*0*	0
3	*0*	0
2	*1,132*	12,185
1	*1,132*	12,185
0	*1,132*	12,185
B1	*0*	0
B2	*0*	0
	3,396	36,554

TOTAL PLOT 2B	
Studio	0
1B2P	0
2B3P	0
2B4P	0
3B4P	0
3B5P	0
3B6P	0
4B7P	0
4B8P	0
3 Bed (H)	12
4 Bed (H)	11
	23

Combined Total Private (All Plots and Phases)

Building Level	NSA sq.m.	NSA sq.ft.
12	*0*	0
11	*0*	0
10	*0*	0
9	*0*	0
8	*549*	5,909
7	*4,128*	44,433
6	*6,138*	66,069
5	*8,450*	90,955
4	*9,372*	100,879
3	*10,517*	113,204
2	*11,650*	125,399
1	*11,421*	122,935
0	*6,325*	68,082
B1	*0*	0
B2	*0*	0
	68,550	737,865

TOTAL PRIVATE	
Studio	45
1B2P	241
2B3P	112
2B4P	284
3B4P	0
3B5P	31
3B6P	122
4B7P	7
4B8P	2
3 Bed (H)	12
4 Bed (H)	11
	867

Combined Total Potential Affordable (All Plots and Phases)

Building Level	NSA sq.m.	NSA sq.ft.
12	*0*	0
11	*0*	0
10	*0*	0
9	*0*	0
8	*0*	0
7	*0*	0
6	*0*	0
5	*840*	9,042
4	*2,542*	27,362
3	*3,751*	40,375
2	*4,383*	47,178
1	*4,383*	47,178
0	*2,786*	29,988
B1	*0*	0
B2	*0*	0
	18,685	201,123

TOTAL AFFORDABLE	
Studio	0
1B2P	34
2B3P	3
2B4P	77
3B4P	0
3B5P	4
3B6P	80
4B7P	1
4B8P	5
3 Bed (H)	0
4 Bed (H)	0
	204

Total NSA (Private + Potential Affordable)

Building Level	NSA sq.m.	NSA sq.ft.
12	*0*	0
11	*0*	0
10	*0*	0
9	*0*	0
8	*549*	5,909
7	*4,128*	44,433
6	*6,138*	66,069
5	*9,290*	99,997
4	*11,914*	128,241
3	*14,268*	153,579
2	*16,033*	172,578
1	*15,804*	170,113
0	*9,111*	98,070
B1	*0*	0
B2	*0*	0
	87,235	938,989

TOTAL	
Studio	45
1B2P	275
2B3P	115
2B4P	361
3B4P	0
3B5P	35
3B6P	202
4B7P	8
4B8P	7
3 Bed (H)	12
4 Bed (H)	11
	1071

Development Area 1

	Studio	1 bed	2 bed 3 person	2 bed 4 person	3 bed	4 bed	**Total**	**Habitable rooms**	**NSA (m2)**
Building 10	0	22	0	17	0	0	**39**	**95**	**2,440**
Total	-	22	-	17	-	-	**39**	**95**	**2,440**
Percentage	0%	56%	0%	44%	0%	0%			

Combined Development Areas 1 & 2

	Studio	1 bed	2 bed 3 person	2 bed 4 person	3 bed	4 bed	**Total**	**Habitable rooms**	**NSA (m2)**
	0	22	0	17	0	0	**39**	**95**	**2,440**
Total	-	22	-	17	-	-	**39**	**95**	**2,440**
Percentage	0%	56%	0%	44%	0%	0%			

Development Area 2

	1 bed	2 bed 3 person	2 bed 4 person	3 bed	4 bed	**Total**	**Habitable rooms**	**NSA (m2)**
Building 18	0	1	48	64	6	**119**	**433**	**12,347**
Building 19	12	2	12	20	0	**46**	**146**	**3,898**
Total	12	3	60	84	6	**165**	**579**	**16,245**
Percentage	7%	2%	36%	51%	4%			

Combined Development Areas 1 & 2

	1 bed	2 bed 3 person	2 bed 4 person	3 bed	4 bed	**Total**	**Habitable rooms**	**NSA (m2)**
Area 2	12	3	60	84	6	**165**	**579**	**16,245**
Total	12	3	60	84	6	**165**	**579**	**16,245**
Percentage	7%	2%	36%	51%	4%			

Areas are approximate only and subject to change through survey, planning, design and development of the proposa

Development Area 1

	Studio	1 bed	2 bed	3 bed	4 bed	**Total**	**Habitable rooms**	**NSA (m2)**
Building 10	0	22	17	0	0	**39**	**95**	**2,440**
Total	-	22	17	-	-	**39**	**95**	**2,440**
Percentage	0%	56%	44%	0%	0%			

Development Area 2

	Studio	1 bed	2 bed	3 bed	4 bed	**Total**	**Habitable rooms**	**NSA (m2)**
Building 18	0	0	49	64	6	**119**	**433**	**12,347**
Building 19	0	12	14	20	0	**46**	**146**	**3,898**
Total	-	12	63	84	6	**165**	**579**	**16,245**
Percentage	0%	7%	38%	51%	1%			

Combined Development Areas 1 & 2

	1 bed	1 bed	2 bed	3 bed	4 bed	**Total**	**Habitable rooms**	**NSA (m2)**
Area 1	-	22	17	-	-	**39**	**95**	**2,440**
Area 2	-	12	63	84	6	**165**	**579**	**16,245**
Total	-	34	80	84	6	**204**	**674**	**18,685**
Percentage	0%	17%	39%	41%	3%			

Areas are approximate only and subject to change through survey, planning, design and development of the proposal

Development Area 2 is applied for in outline and therefore the unit NSA areas are subject to change through detailed design and the submission of subsequent reserved matters applications

Development Area 1

	Studio	1 bed	2 bed	3 bed	4 bed	Total	Habitable rooms	NSA (m2)
Building 2	0	22	63	33	0	118	365	10,279
Building 3	0	8	27	13	0	48	149	3,870
Building 4	0	0	15	5	0	20	65	2,135
Building 6	0	4	14	6	0	24	74	1,906
Building 7	0	19	47	21	0	87	263	6,948
Building 8	0	22	43	33	2	100	315	8,548
Building 9	0	0	6	3	4	13	50	1,286
Building 11	0	11	21	19	1	52	166	4,714
Building 12	0	4	37	7	0	48	147	3,894
Total	-	90	273	140	7	510	1,594	43,580
Percentage	0%	18%	54%	27%	1%			

Development Area 2

	Studio	1 bed	2 bed	3 bed	4 bed	Total	Habitable rooms	NSA (m2)
Building 13	3	16	21	2	0	42	106	2,890
Building 14	0	8	24	2	0	34	96	2,378
Building 15	0	83	27	0	2	112	257	7,181
Building 16	20	21	31	1	0	73	159	4,403
Building 17	22	23	20	8	0	73	160	4,722
Building 20	0	0	0	12	4	16	84	2,220
Building 21	0	0	0	0	7	7	42	1,176
Total	45	151	123	25	13	357	904	24,970
Percentage	13%	42%	34%	7%	4%			

Combined Development Areas 1 & 2

	1 bed	1 bed	2 bed	3 bed	4 bed	Total	Habitable rooms	NSA (m2)
Area 1	-	90	273	140	7	510	1,594	43,580
Area 2	45	151	123	25	13	357	904	24,970
Total	45	241	396	165	20	867	2,498	68,550
Percentage	5%	28%	46%	19%	2%			

Areas are approximate only and subject to change through survey, planning, design and development of the proposal

Stag Brewery | **Private/ Potential Affordable Mix and Ratio | Hybrid Scheme** | 13.07.22 | Rev J

Development Area 1

	Studio	1 bed	2 bed	3 bed	4 bed	**Total Units**	Percentage	**Habitable rooms**	Percentage	**NSA (m2)**	Percentage
Private	0	90	273	140	7	**510**	93%	**1,594**	94%	**43,580**	95%
Affordable	0	22	17	0	0	**39**	7%	**95**	6%	**2,440**	5%
Total	-	112	290	140	7	**549**		**1,689**		**46,020**	
Percentage	0%	20%	53%	26%	1%						

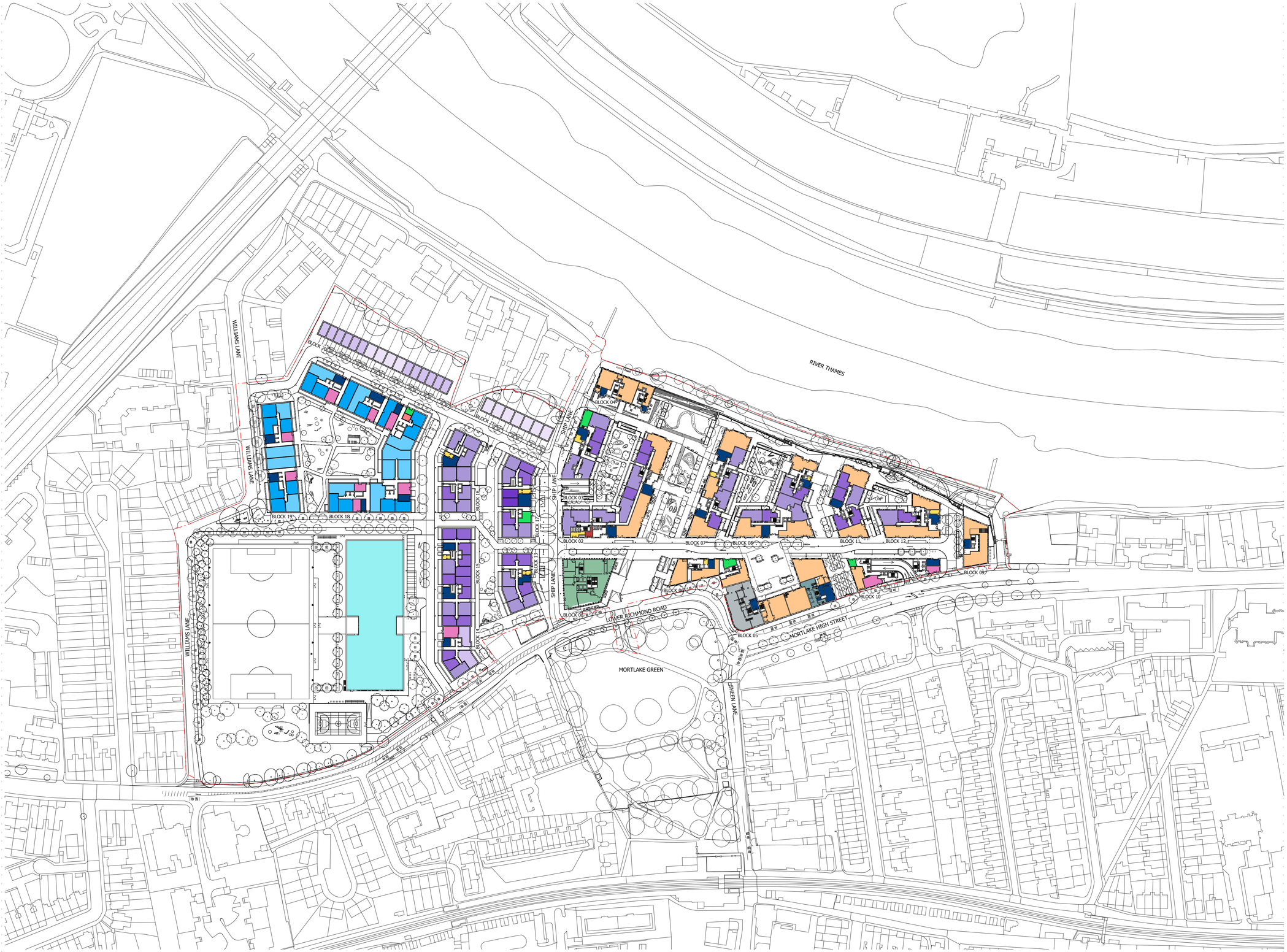
Development Area 2

	Studio	1 bed	2 bed	3 bed	4 bed	**Total Units**	Percentage	**Habitable rooms**	Percentage	**NSA (m2)**	Percentage
Private	45	151	123	25	13	**357**	68%	**904**	61%	**24,970**	61%
Affordable	0	12	63	84	6	**165**	32%	**579**	39%	**16,245**	39%
Total	45	151	123	25	13	**522**		**1,483**		**41,215**	
Percentage	9%	29%	8%	5%	1%						

Combined Development Areas 1 & 2

	Studio	1 bed	2 bed	3 bed	4 bed	**Total Units**	Percentage	**Habitable rooms**	Percentage	**NSA (m2)**	Percentage
Private	45	241	396	165	20	**867**	81%	**2,498**	79%	**68,550**	79%
Affordable	0	34	80	84	6	**204**	19%	**674**	21%	**18,685**	21%
Total	45	275	476	249	26	**1,071**		**3,172**		**87,235**	
Percentage	4%	26%	44%	23%	2%						

Areas are approximate only and subject to change through survey, planning, design and development of the proposal



NOTES:

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

NOTE: UNIT MIX AND LAYOUT FOR DEVELOPMENT AREA 2 IS INDICATIVE AT THIS STAGE

- Studio
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 4B8P
- 2B3P SR
- 2B4P SR
- 3B5P SR
- 3B6P SR
- BIKE STORE
- CAR PARK ENTRANCE
- CINEMA
- FLEXIBLE USE
- GAS METER ROOM
- HOTEL
- LV SWITCHROOM
- OFFICE
- REFUSE STORE
- SCHOOL
- SUBSTATION

Revision description	Date	Check	Rev
LBRUT 2 APPLICATION AMENDMENTS	21/07/22	BJ	F
LBRUT 2 APPLICATION	25/02/22	BJ	E
FINAL DRAFT HYBRID SUBMISSION	07/01/22	RKB	D
GLA SUBMISSION	27/04/20	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	-

SQUIRE & PARTNERS

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Project

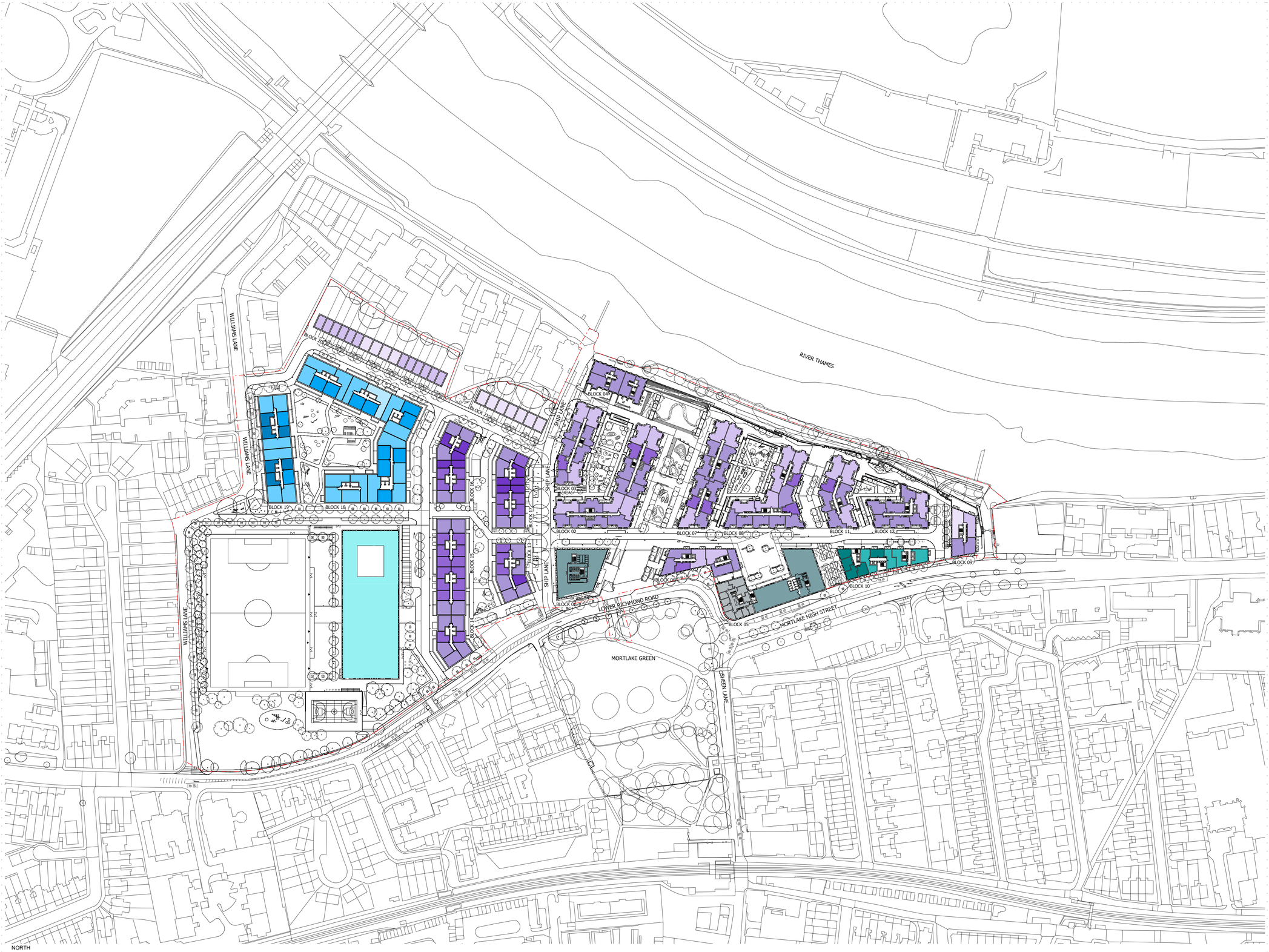
Stag Brewery
Richmond

Drawing

PROPOSED MASTERPLAN
GROUND FLOOR LEVEL

Drawn	Date	Scale
TC	18/01/18	1 : 1250 @ A1 1 : 2500 @ A3

Job Number	Drawing number	Revision
18125	C645_MP_P_00_001	F



NOTES:

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NOTE: UNIT MIX AND LAYOUT FOR DEVELOPMENT AREA 2 IS INDICATIVE AT THIS STAGE

- Studio
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 4B7P
- 4B8P
- 1B2P INT
- 2B4P INT
- 1B2P SR
- 2B4P SR
- 3B6P SR
- 4B8P SR
- HOTEL
- OFFICE
- SCHOOL

Revision description	Date	Check	Rev
LBRUT 2 APPLICATION AMENDMENTS	21/07/22	BJ	F
LBRUT 2 APPLICATION	25/02/22	BJ	E
FINAL DRAFT HYBRID SUBMISSION	07/01/22	RKB	D
GLA SUBMISSION	27/04/20	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	-

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Project

Stag Brewery
Richmond

Drawing

PROPOSED MASTERPLAN TYPICAL FLOOR LEVEL

Drawn	Date	Scale
TC	18/01/18	1 : 1250 @ A1 1 : 2500 @ A3

Job Number	Drawing number	Revision
18125	C645_MP_P_TY_001	F

NOTES:

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

NORTH

NOTE: UNIT MIX AND LAYOUT FOR DEVELOPMENT AREA 2 IS INDICATIVE AT THIS STAGE

NOTE:

WHEELCHAIR ACCESSIBLE UNIT / CONVERTIBLE UNIT

- Studio
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 4B8P
- 2B3P SR
- 2B4P SR
- 3B5P SR
- 3B6P SR
- BIKE STORE
- CAR PARK ENTRANCE
- LV SWITCHROOM
- REFUSE STORE
- SCHOOL
- SUBSTATION

Revision description	Date	Check	Rev
LBRUT 2 APPLICATION AMENDMENTS	21/07/22	BJ	E
LBRUT 2 APPLICATION	25/02/22	BJ	D
GLA SUBMISSION	27/04/20	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	-

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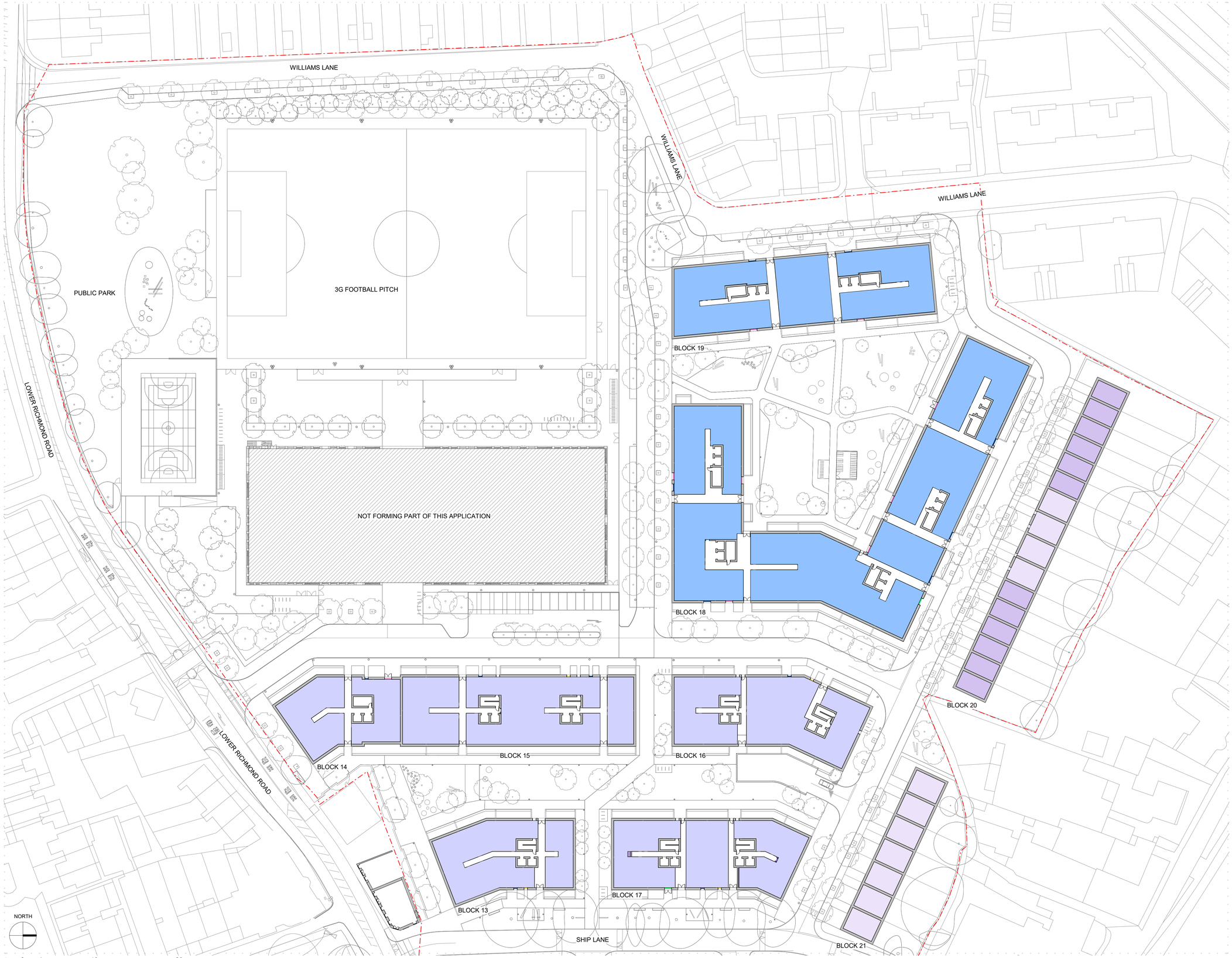
Stag Brewery
Richmond

Drawing

PROPOSED DEVELOPMENT AREA 02
GROUND LEVEL PLAN

Drawn	Date	Scale
RKL	18/01/18	1 : 500 @ A1 1 : 1000 @ A3

Job Number	Drawing number	Revision
18125	C645_Z2_P_00_001	E



NOTES:

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NORTH

NOTE: UNIT MIX AND LAYOUT FOR DEVELOPMENT AREA 2 IS INDICATIVE AT THIS STAGE

- RESIDENTIAL - PRIVATE
- RESIDENTIAL - POTENTIAL SOCIAL RENT
- SCHOOL

Revision description	Date	Check	Rev
LBRUT 2 APPLICATION AMENDMENTS	21/07/22	BJ	E
LBRUT 2 APPLICATION	25/02/22	BJ	D
LEGAL REVIEW COMMENTS	21/05/20	BJ	C
GLA SUBMISSION	27/04/20	BJ	B
DRAFT GLA SUBMISSION	24/01/20	KH	A
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	-

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Stag Brewery
Richmond

Drawing

PROPOSED DEVELOPMENT AREA 02
GROUND LEVEL PLAN

Drawn	Date	Scale
RKL	18/01/18	1 : 500 @ A1 1 : 400 @ A3

Job Number	Drawing number	Revision
18125	C645_Z2_P_00_002	E

NOTES:

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

NORTH

NOTE: UNIT MIX AND LAYOUT FOR DEVELOPMENT AREA 2 IS INDICATIVE AT THIS STAGE

NOTE:

WHEELCHAIR ACCESSIBLE UNIT / CONVERTIBLE UNIT

- Studio
- 1B2P
- 2B3P
- 2B4P
- 3B6P
- 4B8P
- 1B2P SR
- 2B4P SR
- 3B6P SR
- 4B8P SR
- SCHOOL

Revision description	Date	Check	Rev
LBRUT 2 APPLICATION AMENDMENTS	21/07/22	BJ	E
LBRUT 2 APPLICATION	25/02/22	BJ	D
GLA SUBMISSION	27/04/20	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	-

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Project

Stag Brewery
Richmond

Drawing

PROPOSED DEVELOPMENT AREA 2
TYPICAL LEVEL PLAN

Drawn	Date	Scale
RKL	18/01/18	1 : 500 @ A1 1 : 1000 @ A3

Job Number	Drawing number	Revision
18125	C645_Z2_P_TY_001	E

B. Thames Water Correspondence

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

Asset Location Search Sewer Map - ALS/ALS Standard/2016_3238630

TQ2075NW

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.

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

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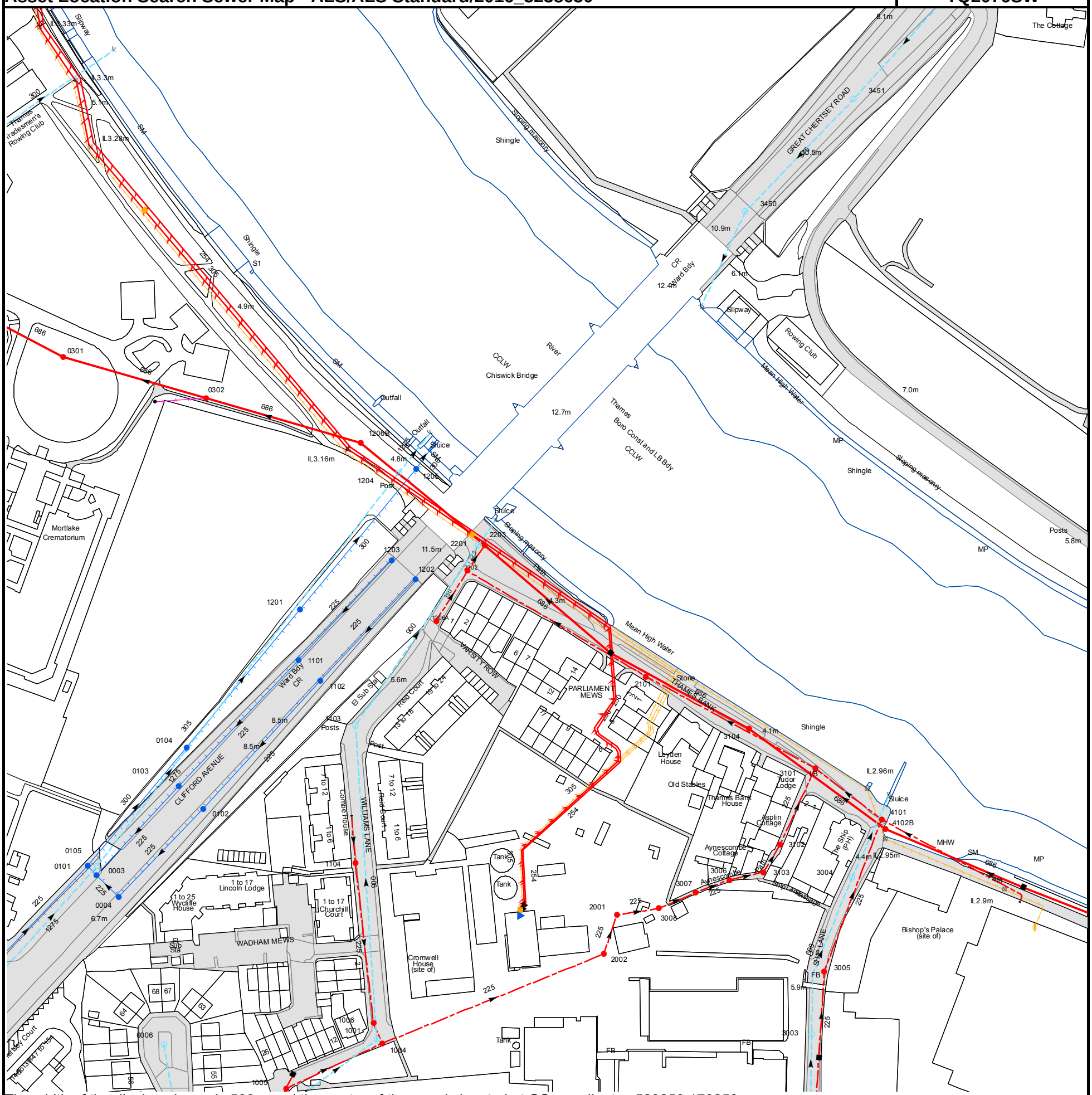
Asset Location Search Sewer Map - ALS/ALS Standard/2016_3238630

TQ2076SW



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.

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
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

Asset Location Search Sewer Map - ALS/ALS Standard/2016_3238630

TQ2075NE

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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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
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

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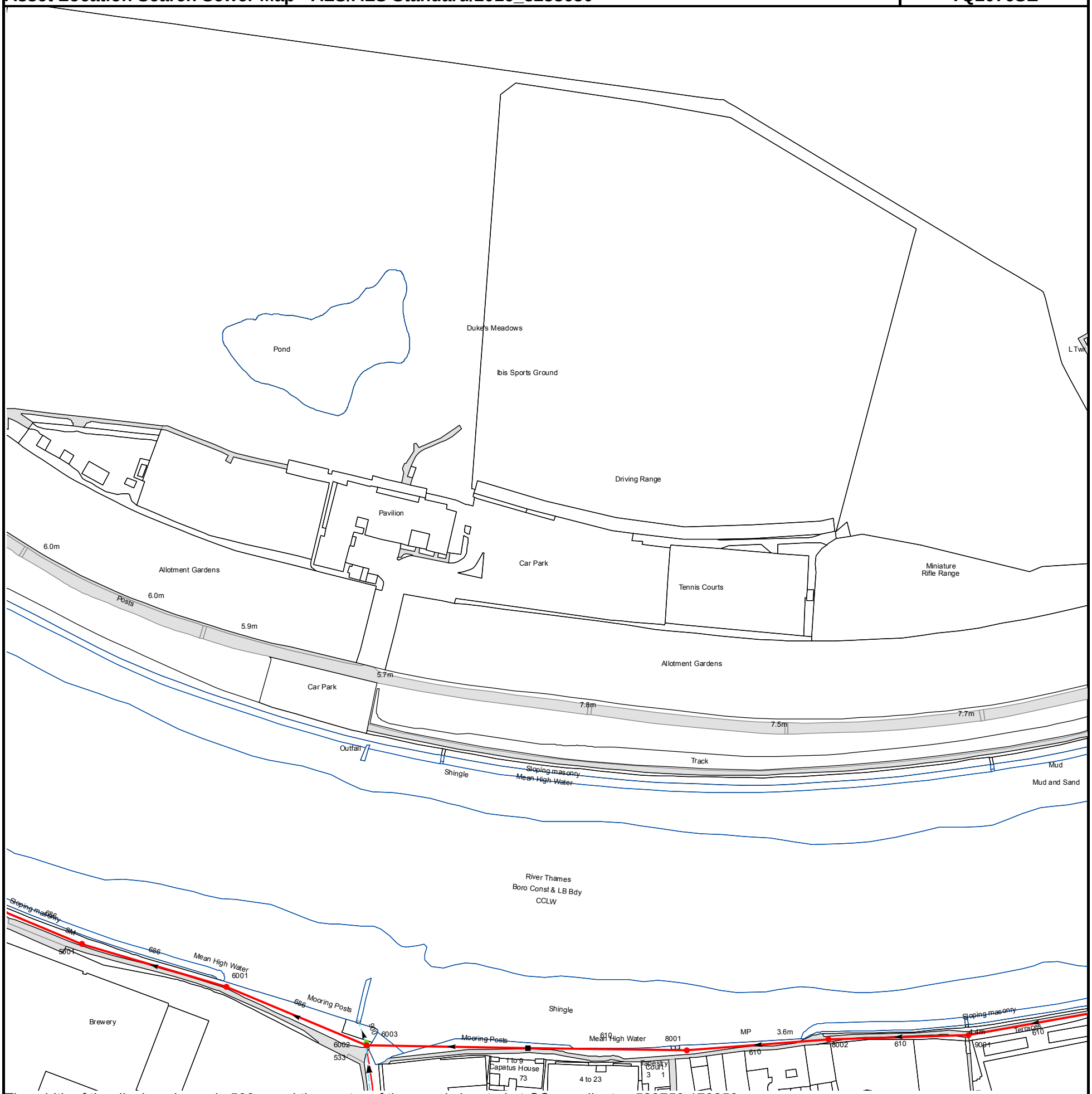
Asset Location Search Sewer Map - ALS/ALS Standard/2016_3238630	TQ2076SE



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 520750,176250

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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

Gulley

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 milimetres. 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.

Asset Location Search Water Map - ALS/ALS Standard/2016_3238630

TQ2075NW

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

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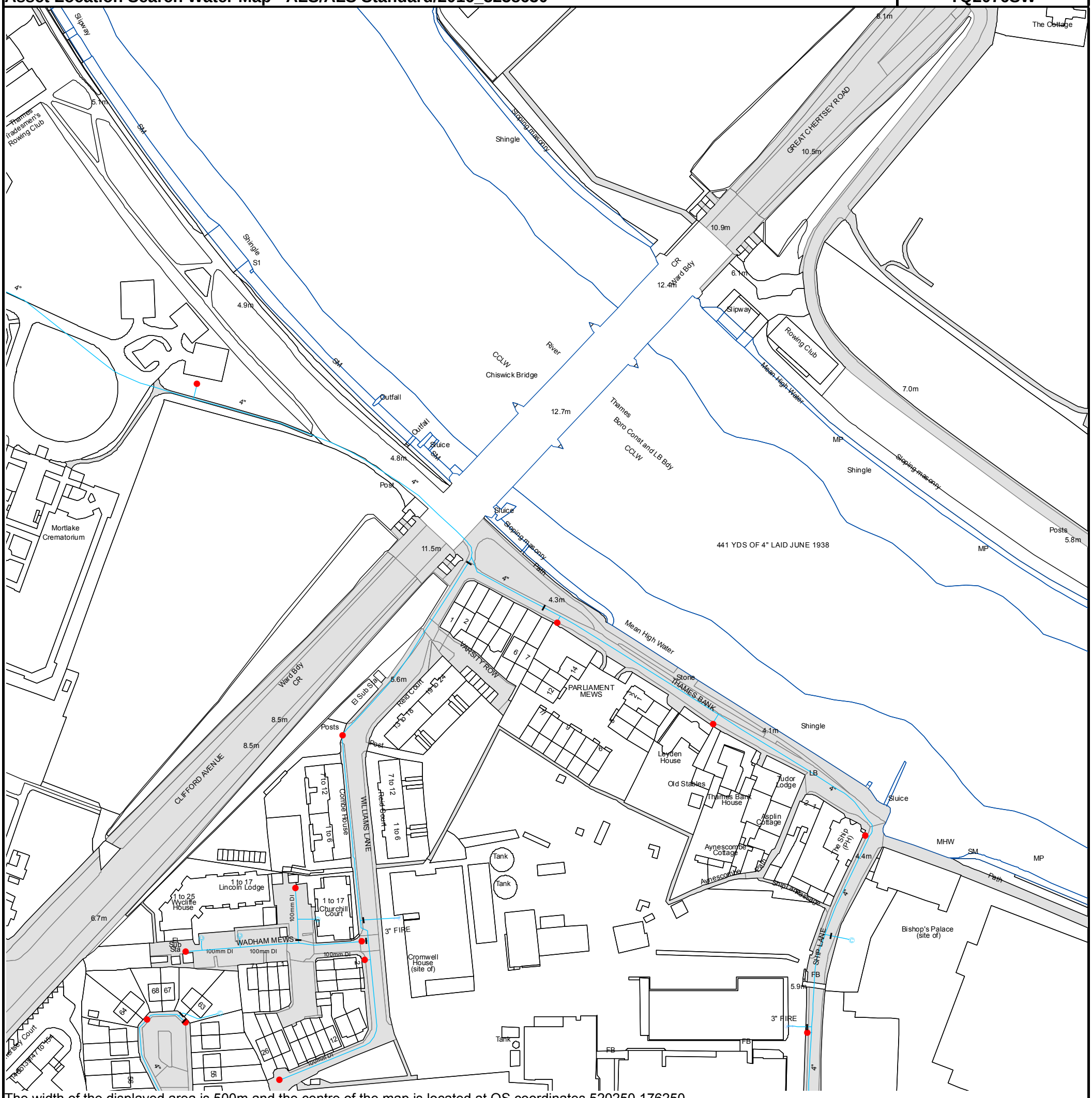
Asset Location Search Water Map - ALS/ALS Standard/2016_3238630

TQ2076SW



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 520250,176250

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