



The Former Stag Brewery, Mortlake

Drainage Strategy

February 2023




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

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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

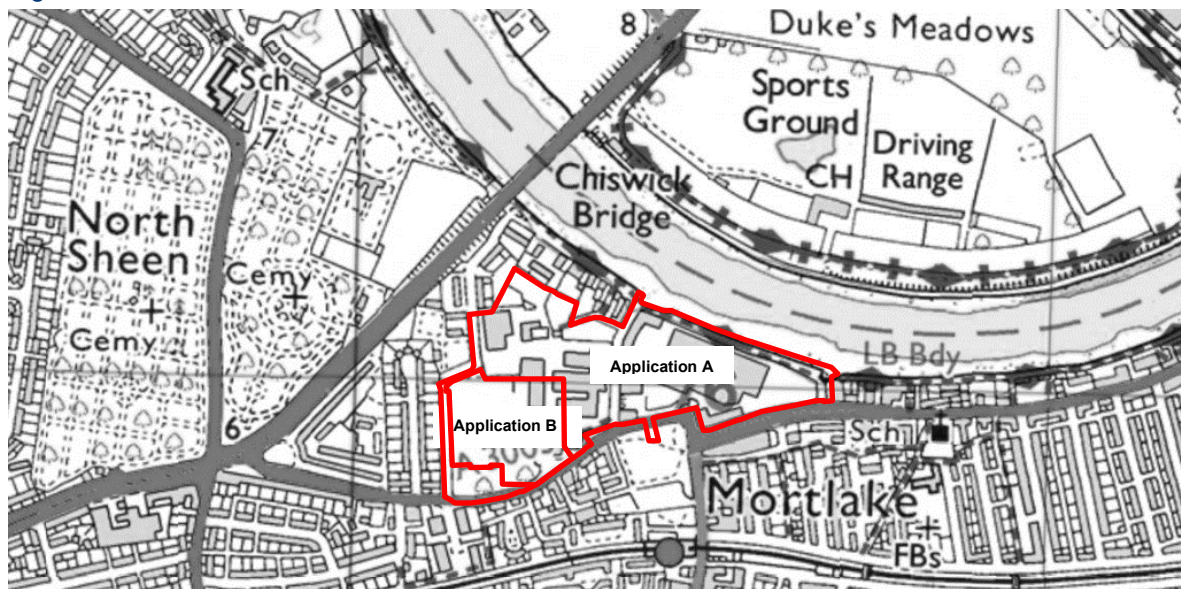
Site Description

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



Source: www.bing.com/maps

2. Planning Policy and Guidance

National Planning Policy Framework

- 2.1. The National Planning Policy Frameworkⁱ (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 Systemsⁱⁱⁱ 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. 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, 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

- 4.8. 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.
- 4.9. 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

- 4.10. 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.
- 4.11. 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

- 4.12. 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.
- 4.13. 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.
- 4.14. The potential for SuDS was considered throughout the design process with workshops being held by the design team to discuss the various constraints and opportunities for each of the SuDS devices. In line with the London Plan Policy SI13 “Sustainable Drainage”, rainwater harvesting and permeable 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 J.

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

- 4.15. 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

- 4.16. 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.
- 4.17. Rainwater harvesting butts are proposed throughout the Development to increase water efficiency and reduce the amount of surface water runoff.

Permeable Paving (Lined)

- 4.18. 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 E). Rainwater would percolate through the granular sub-base prior to being attenuated in geo-cellular tanks located beneath.

Rain Gardens

- 4.19. 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

- 4.20. Due to the constrained urban nature of the Site, lined geo-cellular attenuation tanks are required to significantly restrict surface water runoff. If deemed 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 sustainable solution as it is self-maintaining and 100% recyclable.

Proposed Surface Water Drainage Strategy

Discharge to River Thames

- 4.21. 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 F). 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.
- 4.22. 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 G), 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 G includes tide locking calculations).
- 4.23. 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.
- 4.24. 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).
- 4.25. 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.
- 4.26. 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 G) indicate no flooding for the 1 in 100 year plus 40% climate change storm event.

Discharge to Thames Water Sewers

- 4.27. 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.
- 4.28. 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.
- 4.29. The greenfield runoff rate (Q100) has been calculated to be 7.7 l/s/ha (or 37.4 l/s for the Site) (Appendix H). The existing runoff rate has been calculated 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 H) for the Site.
- 4.30. 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 H) 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	43.44	2.4	257	95
East part of the Site – 2	0.25	35.90	1.9	214	95
East part of the Site – 3	0.18	26.17	1.4	152	95
West part of the – School	1.31	187.18	10.1	1178	95
West part of the Site – 4	1.07	153.30	8.3	922	95
West part of Site – 5	0.92	131.88	7.1	825	95
West part of the Site – 6	0.79	112.76	6.1	323	95
Sub-Total	4.84	690.64	37.4	3876	95

Catchment	Area (ha)	Existing Rate (l/s)	Proposed Rate (l/s)	Attenuation (m ³)	Betterment (%)
Total*	5.69	812	37.4	3876	95

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

- 4.31. 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.
- 4.32. The proposed geo-cellular tanks are proposed outside of the basement extent and below the extent of the proposed tree pits.
- 4.33. 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.
- 4.34. 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.

Water Quality

- 4.35. 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 K). 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.
- 4.36. 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

- 4.37. 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.
- 4.38. The PPG sets out the requirement for developers to consider the operation, management and maintenance of all SuDS.

- 4.39. 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., and 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 E).
- 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 I).
- 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. Although the scheme proposals have changed since then, the proposed flow rates have decreased for surface water and slightly increased for foul water, thus it is not anticipated that the network has sufficient capacity to serve the Development. A pre-planning enquiry to confirm sewer network capacity was provided to Thames Water in February 2023 and is awaiting a response. This is expected to be confirmed as part of a forthcoming planning condition.
- 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 E. 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 a 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

SQUIRE & PARTNERS

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 (Cafe)	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														
7					1,029			1,029						
6					16,848			16,848				1,477		1,477
5					20,239			20,239				1,485		1,485
4					20,638			20,638				6,956		6,956
3					20,638			20,638	8,612		8,612	6,956		6,956
2		5,168		5,168	20,638			20,638	10,543		10,543	6,956		6,956
1		10,376		10,376	20,638			20,638	10,722		10,722	6,956		6,956
G		10,376		10,376	20,239			20,239	10,722		10,722	6,956		6,956
B1	4,314	4,603	1,491	10,408	13,694	6,220	1,424	21,338	10,722		10,722	5,756	967	6,723
B2	9,834			9,834					9,528	2,105	11,633	2,176	4,780	6,956
	6,702			6,702										
Total sqf	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	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

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Combined Plot 1A						
Building Level	Residential (Private)	Flexible Use	Cinema	Office	Car Park	PLOT 1A TOTAL
	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
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
Total	254,168	13,458	20,850	30,523	84,924	403,923

	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>
Total	23,613	1,250	1,937	2,836	7,890	37,525

Stag Brewery

Schedule of Gross External Areas - Revised Enlarged Scheme

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Combined Plot 1B						
Building Level	Residential (Private)	Flexible Use	Hotel	Office	Car Park	PLOT 1B TOTAL
	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
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						
Total	271,632	31,283	20,855	22,594	81,527	427,891

	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>
Total	25,235	2,906	1,937	2,099	7,574	39,752

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Building 9			Building 10				Building 11			Building 12			Combined Plot 1C						
Residential (Private)	Flexible Use	TOTAL	Residential (Potential Affordable)	Flexible Use	Car Park	TOTAL	Residential (Private)	Flexible Use	TOTAL	Residential (Private)	Flexible Use	TOTAL	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.	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.
3,032		3,032	4,250			4,250	7,721		7,721	5,456		5,456	12	0	0	0	0		0
5,499		5,499	9,803			9,803	9,245		9,245	7,771		7,771	11	0	0	0	0		0
5,499		5,499	9,803			9,803	9,570		9,570	8,838		8,838	10	0	0	0	0		0
5,499		5,499	9,803			9,803	9,570		9,570	8,838		8,838	9	0	0	0	0		0
1,228	4,271	5,499	9,803			9,803	9,245		9,245	8,838		8,838	8	0	0	0	0		0
			5,486	1,200	3,100	9,786	6,318	3,546	9,864	4,952	4,506	9,458	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						
20,757	4,271	25,028	48,948	1,200	3,100	53,248	70,809	3,546	74,355	62,369	4,506	66,875	Total	153,935	48,948	202,883	13,523	50,719	267,125
1,928	397	2,325	4,547	111	288	4,947	6,578	329	6,908	5,794	419	6,213	Total	14,301	4,547	18,848	1,256	4,712	24,817

Stag Brewery

Schedule of Gross External Areas - Revised Enlarged Scheme

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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.	Total	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		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	Total	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		29,678	5,840	35,517

Stag Brewery

Schedule of Gross External Areas - Revised Enlarged Scheme

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13.07.22

Building 18		Building 19		Combined Plot 2B		
Residential (Potential Affordable)	TOTAL	Residential (Potential Affordable)	TOTAL	Building Level	Residential (Potential Affordable)	PLOT 2B TOTAL
<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>		<i>sq.ft.</i>	<i>sq.ft.</i>
10,362	10,362			12	0	0
27,921	27,921			11	0	0
34,221	34,221	10,087	10,087	10	0	0
36,741	36,741	15,804	15,804	9	0	0
36,741	36,741	15,804	15,804	8	0	0
36,741	36,741	15,804	15,804	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		
<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	Total	<i>sq.ft.</i>	<i>sq.ft.</i>
182,727	182,727	57,499	57,499		240,226	240,226
<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	Total	<i>sq.m</i>	<i>sq.m</i>
16,976	16,976	5,342	5,342		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
<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>		<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
10,274	10,274	5,382	5,382	12				
10,274	10,274	5,382	5,382	11				
10,274	10,274	5,382	5,382	10				
				9				
				8				
				7				
				6				
				5				
				4				
				3				
				2	15,656	15,656	1,320	1,320
				1	15,656	15,656	39,596	39,596
				G	15,656	15,656	41,842	41,842
				B1			40,271	40,271
				B2				
<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	Total	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
30,822	30,822	16,146	16,146		46,968	46,968	123,029	123,029
<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	Total	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>
2,863	2,863	1,500	1,500		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
	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
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
Total	1,046,153	289,174	1,335,327	58,265	53,117	20,855	20,850	123,029	280,027	1,891,469
Total	97,190	26,865	124,055	5,413	4,935	1,937	1,937	11,430	26,015	175,722

SQUIRE & PARTNERS

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														
7					807			807						
6					15,248			15,248				627		627
5					18,105			18,105				1,148		1,148
4					18,644			18,644	7,744	7,744		6,121		6,121
3		5,126		5,126	18,644			18,644	9,306	9,306		4,556		4,556
2		9,241		9,241	18,644			18,644	9,462	9,462		6,121		6,121
1		9,241		9,241	18,644			18,644	9,462	9,462		6,121		6,121
G	3,861	4,067	1,313	9,241	18,105			18,105	9,462	9,462		5,203	810	6,013
B1	9,241			9,241	12,646	5,634	1,034	19,314	8,619	1,834	10,453	1,887	4,226	6,113
B2	4,186			4,186										
Total sqf	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	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
	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
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
Total	225,326	11,983	17,288	27,675	82,301	364,573
Total	20,933	1,113	1,606	2,571	7,646	33,870

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
	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
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						
Total	243,791	27,834	18,998	20,414	79,433	390,470
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
8,349		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
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

Stag Brewery

Schedule of Gross Internal Areas - Hybrid 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.
4,371	4,371	3,783	3,783	5,116	5,116	6,725	6,725	6,314	6,314	12	0	0	0
4,371	4,371	3,783	3,783	12,958	12,958	10,531	10,531	6,314	6,314	11	0	0	0
7,462	7,462	6,203	6,203	12,958	12,958	10,531	10,531	10,328	10,328	10	0	0	0
7,462	7,462	6,203	6,203	12,958	12,958	10,531	10,531	10,328	10,328	9	0	0	0
7,462	7,462	6,203	6,203	12,958	12,958	10,531	10,531	10,328	10,328	8	0	0	0
7,462	7,462	6,203	6,203	12,958	12,958	10,531	10,531	10,328	10,328	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			
38,590	38,590	32,378	32,378	95,822	95,822	59,380	59,380	64,268	64,268	Total	290,438	59,543	349,981
3,585	3,585	3,008	3,008	8,902	8,902	5,517	5,517	5,971	5,971	Total	26,982	5,532	32,514

Stag Brewery

Schedule of Gross Internal Areas - Hybrid Scheme

Rev J

13.07.22

Building 18		Building 19		Combined Plot 2B		
Residential (Potential Affordable)	TOTAL	Residential (Potential Affordable)	TOTAL	Building Level	Residential (Potential Affordable)	PLOT 2B 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	0	0
				7	0	0
				6	0	0
9,310	9,310			5	9,310	9,310
25,403	25,403			4	25,403	25,403
31,467	31,467	8,944	8,944	3	40,411	40,411
34,080	34,080	14,515	14,515	2	48,595	48,595
34,080	34,080	14,515	14,515	1	48,595	48,595
34,080	34,080	14,515	14,515	G	48,595	48,595
				B1		
				B2		
sq.ft.	sq.ft.	sq.ft.	sq.ft.	Total	sq.ft.	sq.ft.
168,420	168,420	52,489	52,489		220,909	220,909
sq.m	sq.m	sq.m	sq.m	Total	sq.m	sq.m
15,647	15,647	4,876	4,876		20,523	20,523

Stag Brewery

Schedule of Gross Internal Areas - Hybrid 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
<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>		<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
8,817	8,817	4,561	4,561	12				
8,817	8,817	4,561	4,561	11				
8,817	8,817	4,561	4,561	10				
				9				
				8				
				7				
				6				
				5				
				4				
				3			813	813
				2	13,378	13,378	26,312	26,312
				1	13,378	13,378	34,967	34,967
				G	13,378	13,378	38,219	38,219
				B1				
				B2				
<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	Total	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
26,451	26,451	13,683	13,683		40,134	40,134	100,311	100,311
<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	Total	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>	<i>sq.m</i>
2,457	2,457	1,271	1,271		3,729	3,729	9,319	9,319

Stag Brewery

Schedule of Gross Internal Areas - Hybrid 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
	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>	<i>sq.ft.</i>
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
Total	934,520	264,268	1,198,788	51,495	48,089	18,998	17,288	100,311	269,212	1,704,181
Total	86,819	24,551	111,370	4,784	4,468	1,765	1,606	9,319	25,010	158,322

Stag Brewery

Schedule of (Residential) NSA - Hybrid Scheme

Rev J

13.07.22

Building 6 (Private)														TOTALS	TOTALS
Flat/Unit No.															
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.		
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	0	0	0	0	0	0	0	Studio
1	0	0	0	0	0	0	0	3	0	0	0	0	0	4	1B2P
0	0	0	0	0	0	3	0	0	0	0	0	0	0	3	2B3P
3	1	1	3	0	0	0	0	3	0	0	0	0	0	11	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	3	3	0	0	0	0	0	0	0	0	0	0	0	6	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)
														24	

Stag Brewery

Schedule of (Residential) NSA - Hybrid Scheme

Rev J

13.07.22

Building 8 (Private)																									TOTALS	TOTALS	
Flat/Unit No.																											
1		2		3		4		5		6		7		8		9		10		11		12		13		NSA sq.m.	NSA sq.ft.
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.		
1B2P	88	1B2P	88	3B6P	122	3B6P	142			1B2P	65	1B2P	64	1B2P	50	2B3P	77	2B4P	84	2B4P	94	3B5P	98			440	4,736
3B6P	94	3B5P	94	1B2P	50	3B5P	118	2B4P	109	2B4P	80	2B4P	71	2B4P	71	2B3P	65	1B2P	61	4B7P	135	2B4P	96	3B5P	106	997	10,732
3B6P	99	3B6P	102	1B2P	50	2B4P	118	1B2P	57	2B4P	81	2B4P	71	2B4P	71	2B3P	68	2B3P	65	3B5P	100	3B6P	126	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	94	3B6P	94	1B2P	50	3B5P	120	1B2P	57	2B4P	80	2B4P	71	2B4P	71	2B3P	68	2B3P	65	3B5P	100	3B6P	126	3B5P	106	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	0	Studio
2	1	7	1	6	1	1	1	1	0	2	0	0	0	22	1B2P
0	0	1	0	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	0	31	2B4P
0	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	0	14	3B5P
7	6	1	1	0	0	0	0	0	0	0	4	0	0	19	3B6P
0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	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)
														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 11 (Private)														TOTALS	TOTALS		
Flat/Unit No.													NSA sq.m.			NSA sq.ft.	
1	2	3	4	5	6	7	Beds		NSA		Beds						NSA
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	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	0	Studio
1	1	1	1	1	1	0	6	11	1B2P
0	0	0	0	0	0	0	0	0	2B3P
0	1	7	0	7	6	0	21	21	2B4P
0	0	0	0	0	0	0	0	0	3B4P
0	0	0	0	0	0	0	0	0	3B5P
7	6	0	6	0	0	0	19	19	3B6P
0	0	0	1	0	0	0	1	1	4B7P
0	0	0	0	0	0	0	0	0	4B8P
0	0	0	0	0	0	0	0	0	4 Bed (H)
									52

Stag Brewery

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Building 13 (Private)																			TOTALS	TOTALS
Flat/Unit No.																				
1	2	3	4	5	6	7	8	9	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.			
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	0	3	0	3	Studio
0	2	5	4	4	1	0	0	0	0	16	1B2P
1	0	1	0	0	0	1	0	0	0	3	2B3P
3	4	0	2	0	3	3	0	3	0	18	2B4P
0	0	0	0	0	0	0	0	0	0	0	3B4P
0	0	0	0	0	0	0	0	0	0	0	3B5P
2	0	0	0	0	0	0	0	0	0	2	3B6P
0	0	0	0	0	0	0	0	0	0	0	4B7P
0	0	0	0	0	0	0	0	0	0	0	4B8P
0	0	0	0	0	0	0	0	0	0	0	4 Bed (H)
										42	

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Building 14 (Private)														TOTALS	TOTALS	
Flat/Unit No.													NSA sq.m.			NSA sq.ft.
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.			
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	0	Studio
0	3	0	1	1	3	0	0	8	1B2P
0	2	0	0	0	0	0	0	2	2B3P
5	0	6	5	3	0	3	0	22	2B4P
0	0	0	0	0	0	0	0	0	3B4P
1	1	0	0	0	0	0	0	2	3B5P
0	0	0	0	0	0	0	0	0	3B6P
0	0	0	0	0	0	0	0	0	4B7P
0	0	0	0	0	0	0	0	0	4B8P
								0	4 Bed (H)
								34	

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Building 15 (Private)																												TOTALS	TOTALS		
Flat/Unit No.																										NSA sq.m.	NSA sq.ft.				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	NSA sq.m.	NSA sq.ft.														
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	1B2P	59	1B2P	58	1B2P	55	1B2P	55	2B4P	84	2B4P	84	1B2P	53	1B2P	53	1B2P	58	1B2P	53	1B2P	53	2B4P	84	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	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	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	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	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	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	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	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

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Building 17 (Private)																													
Flat/Unit No.																										TOTALS	TOTALS		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	NSA sq.m.	NSA sq.ft.														
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	0	4	4	4	0	0	0	22	Studio
0	5	4	0	0	0	1	5	0	0	0	0	4	4	0	23	1B2P
0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	2B3P
5	0	0	0	0	4	4	0	1	0	0	0	0	0	4	18	2B4P
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	3B5P
2	2	2	2	0	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	0	4B7P
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4B8P
															0	4 Bed (H)
															73	

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

																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	1	2B3P
3	2	3	2	0	0	0	0	0	0	0	0	0	0	0	0	48	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	1	3B5P
2	3	0	1	3	3	3	3	3	3	3	3	3	2	2	2	63	3B6P
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	4B7P
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	4B8P
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4 Bed (H)
																119	

Stag Brewery

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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	NSA sq.m.	NSA sq.ft.														
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	0	Studio
0	0	2	0	2	2	0	0	2	0	0	0	0	2	2	12	1B2P
0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	2	2B3P
0	3	1	1	1	1	1	0	1	3	0	0	0	0	0	12	2B4P
0	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	0	3	3B5P
3	0	1	2	0	1	2	4	0	0	2	2	0	0	0	17	3B6P
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	4B8P
0	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

Rev J

13.07.22

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

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

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%						

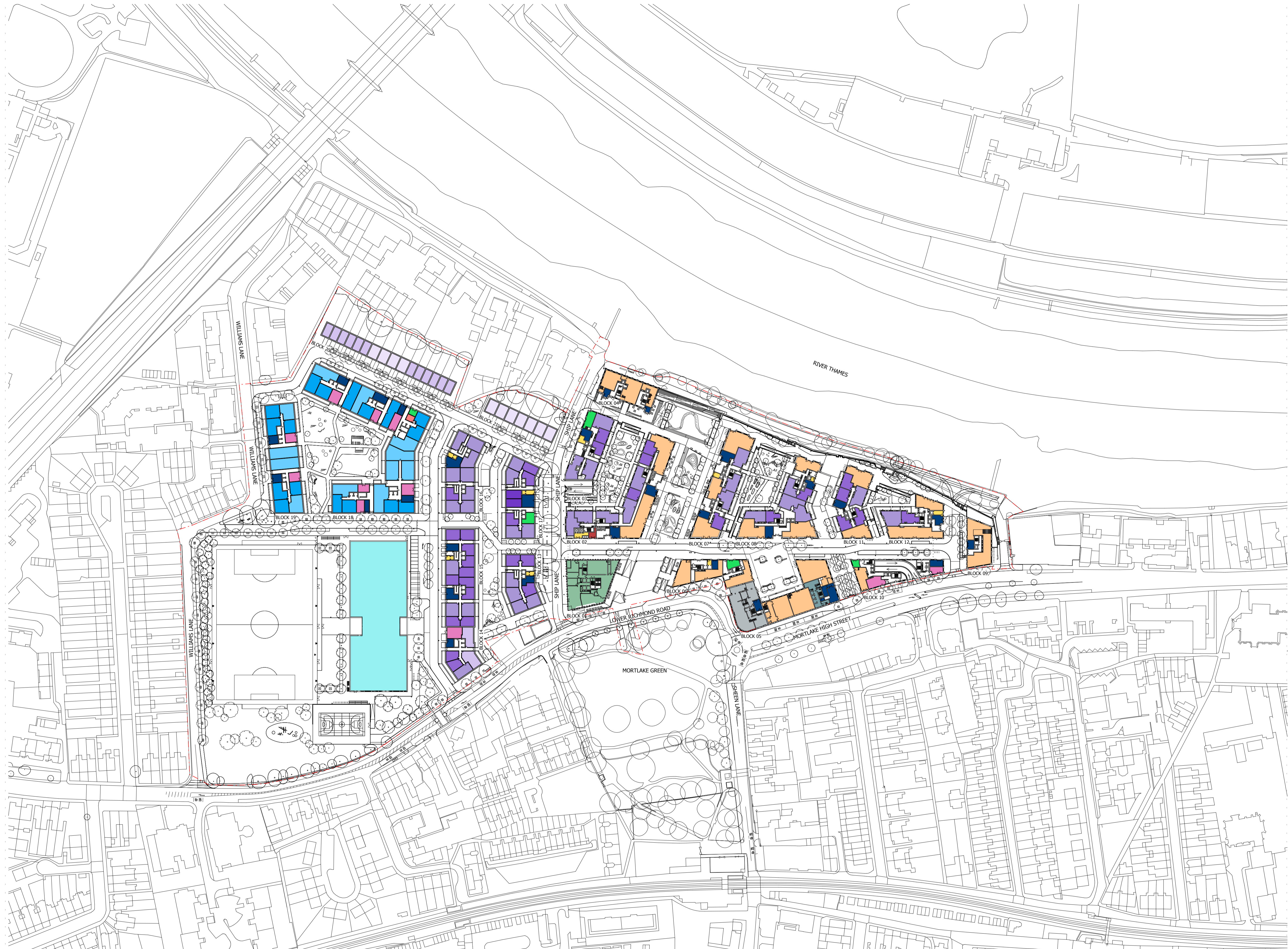
Development Area 2

	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:

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

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

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	-

Revision description	Date	Check	Rev

SQUIRE & PARTNERS

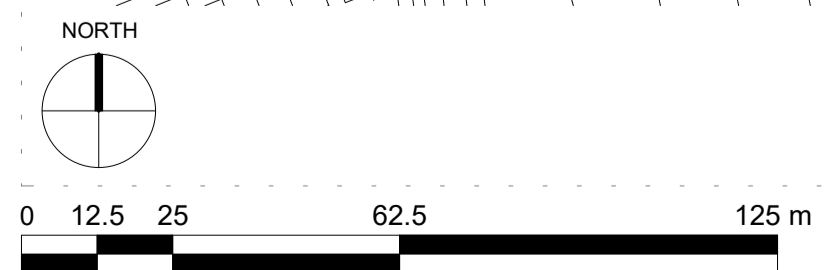
The Department Store
 248 Ferndale Road London SW9 8FR
 T: 020 7278 5555 F: 020 7239 0495

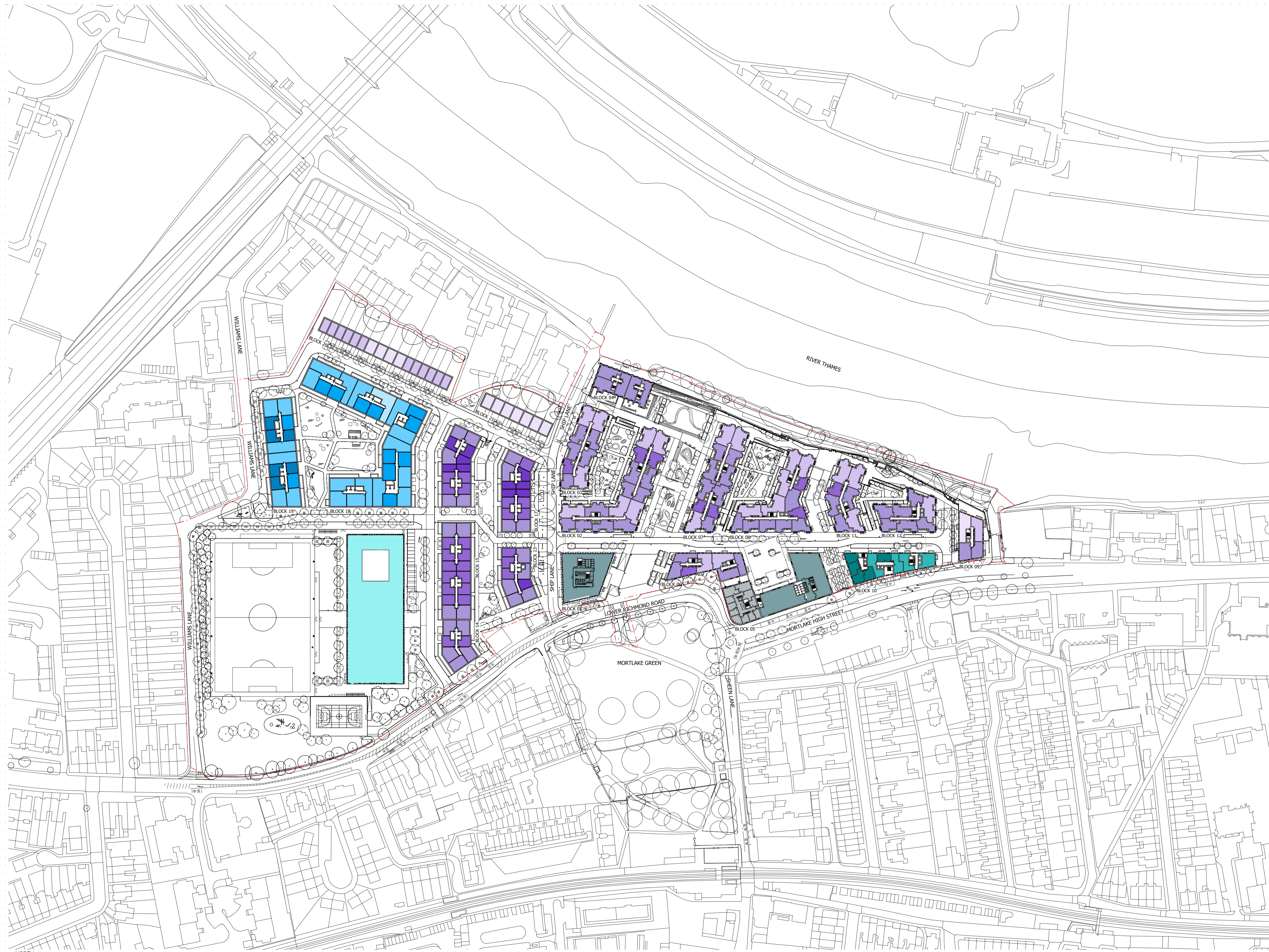
info@squireandpartners.com
 www.squireandpartners.com

Project
Stag Brewery
 Richmond

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





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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

LBURUT 2 APPLICATION AMENDMENTS	21/07/22	BJ	F
LBURUT 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	-

Revision description	Date	Check	Rev
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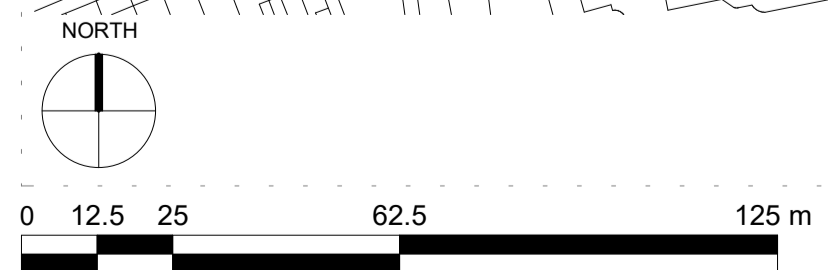
The Department Store
 248 Ferndale Road London SW9 8FR
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 www.squireandpartners.com

Project
Stag Brewery
 Richmond

PROPOSED MASTERPLAN TYPICAL FLOOR LEVEL

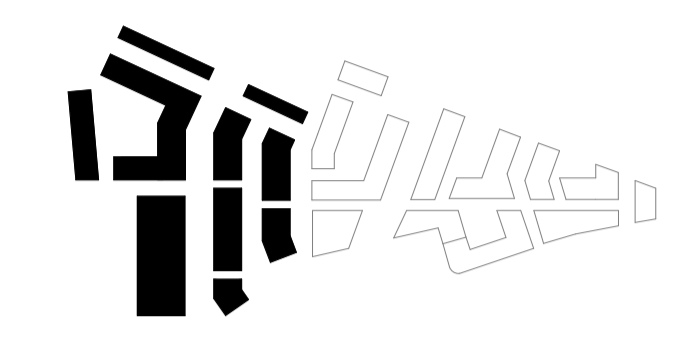
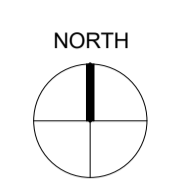
Drawn	Date	Scale
TC	18/01/18	1:1250 @ A1 1:2500 @ A3
Job Number	Drawing number	Revision
18125	C645_MP_P_TY_001	F





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

NOTE:
[Red dashed line] 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

LBURT 2 APPLICATION AMENDMENTS	21/07/22	BJ	E
LBURT 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	-

Revision description	Date	Check	Rev

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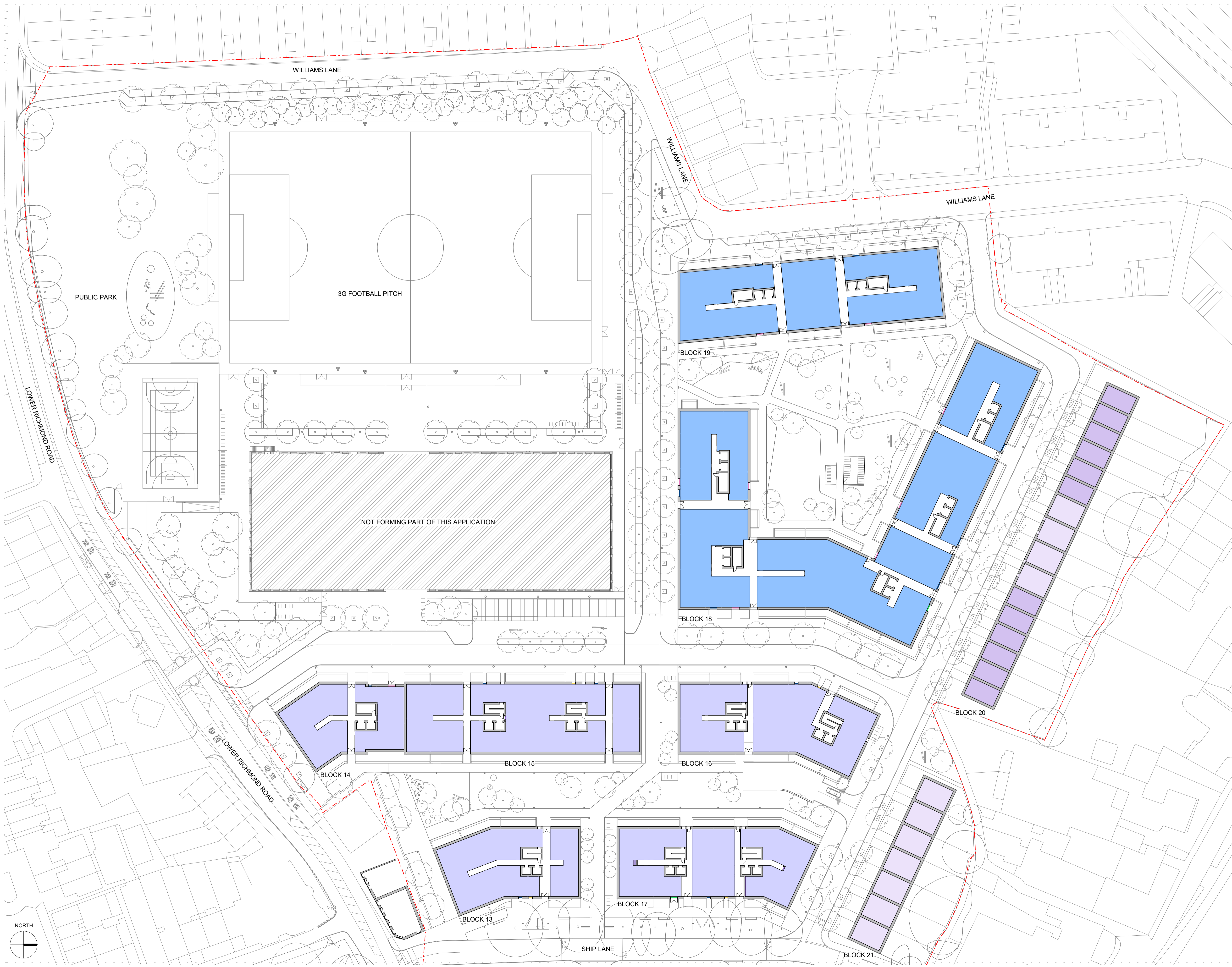
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Richmond

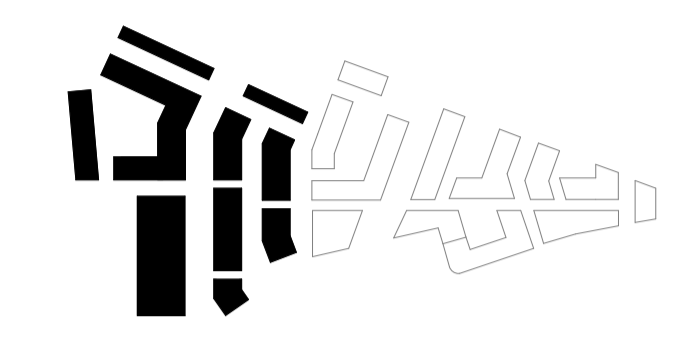
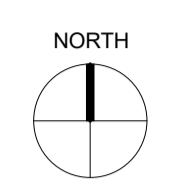
PROPOSED DEVELOPMENT AREA 02 GROUND LEVEL PLAN

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



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

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

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	-

Revision description	Date	Check	Rev

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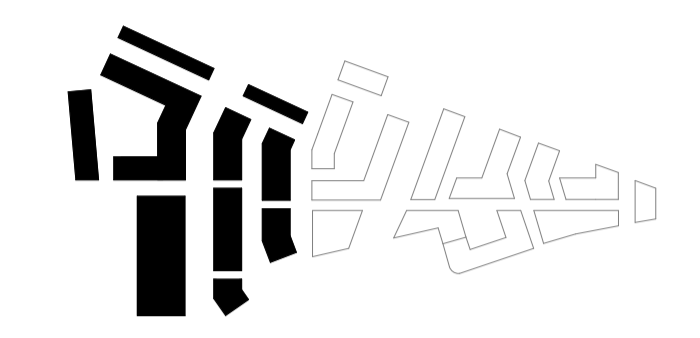
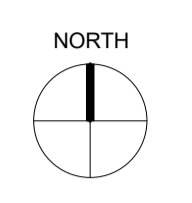
Project
Stag Brewery
Richmond

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



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

NOTE:
 [Red dashed line] WHEELCHAIR ACCESSIBLE UNIT / CONVERTIBLE UNIT

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

LBURT 2 APPLICATION AMENDMENTS	21/07/22	BJ	E
LBURT 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	-

Revision description	Date	Check	Rev

SQUIRE & PARTNERS

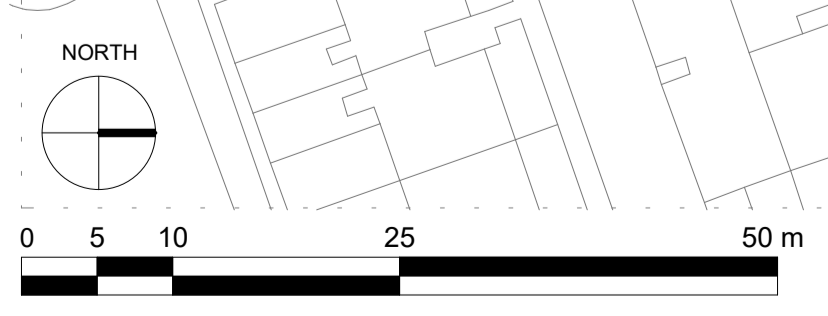
The Department Store
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Project
Stag Brewery
 Richmond

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

Appendices

The Former Stag Brewery, Mortlake

Project Number: WIE18671

Document Reference: WIE18671-104-R-11-5-1-DS

Sewer Flooding

History Enquiry



Waterman Infrastructure & Environment

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

Your reference WIE10667

Our reference SFH/SFH Standard/2016_3238633

Received date 22 January 2016

Search date 23 January 2016

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504

E searches@thameswater.co.uk

I www.thameswater-propertysearches.co.uk

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

Sewer Flooding

History Enquiry



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

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

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

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

Thames Water Utilities Ltd

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



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

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



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

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

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

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

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

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

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

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

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

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

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

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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 520750,176250
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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available



















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

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ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

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





Sewer Fittings

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

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




Operational Controls

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

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir






End Items

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

-  Outfall
-  Undefined End
-  Inlet






Other Symbols

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








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

Areas

Lines denoting areas of underground surveys, etc.

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

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

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

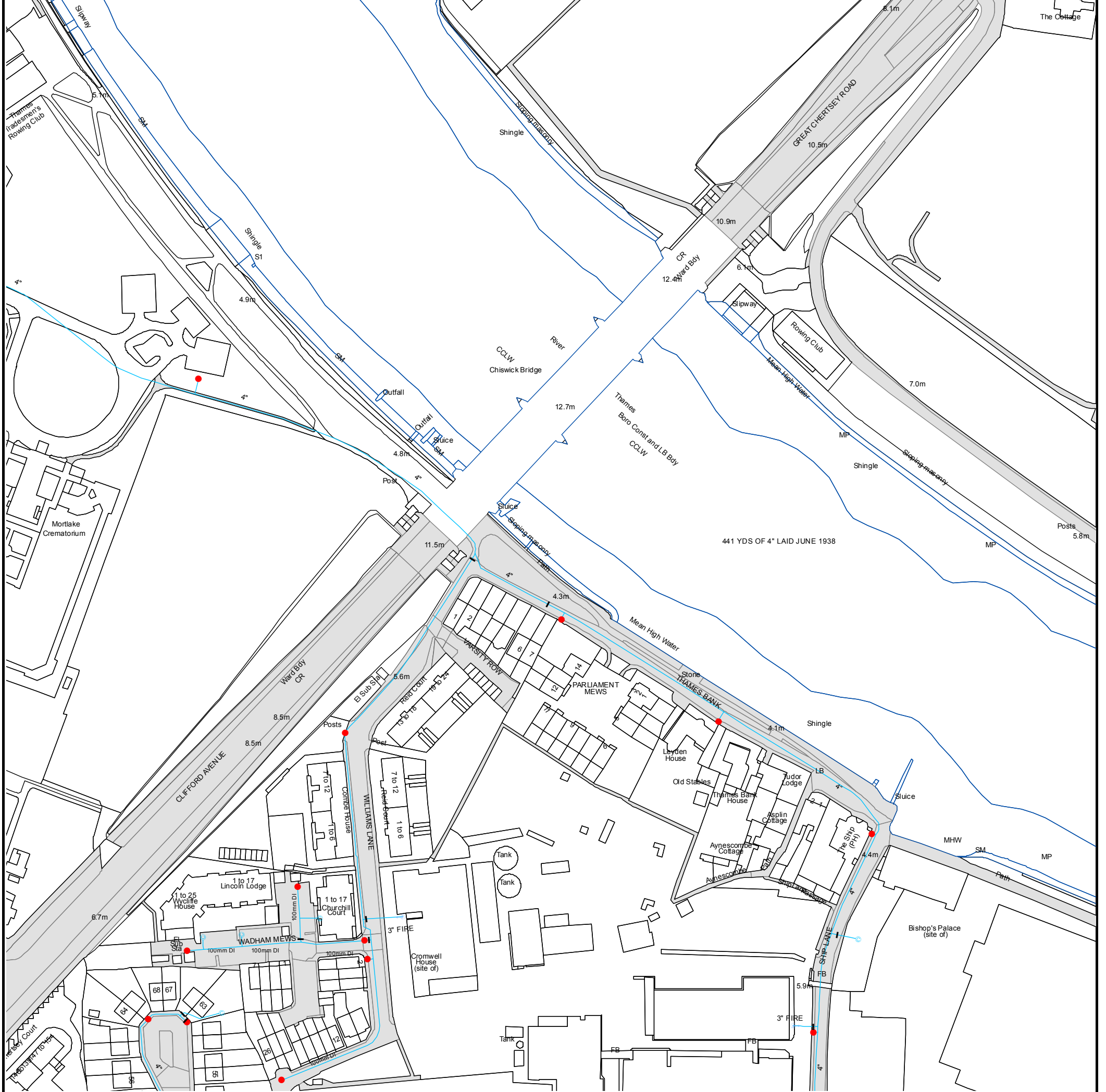
Notes:

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



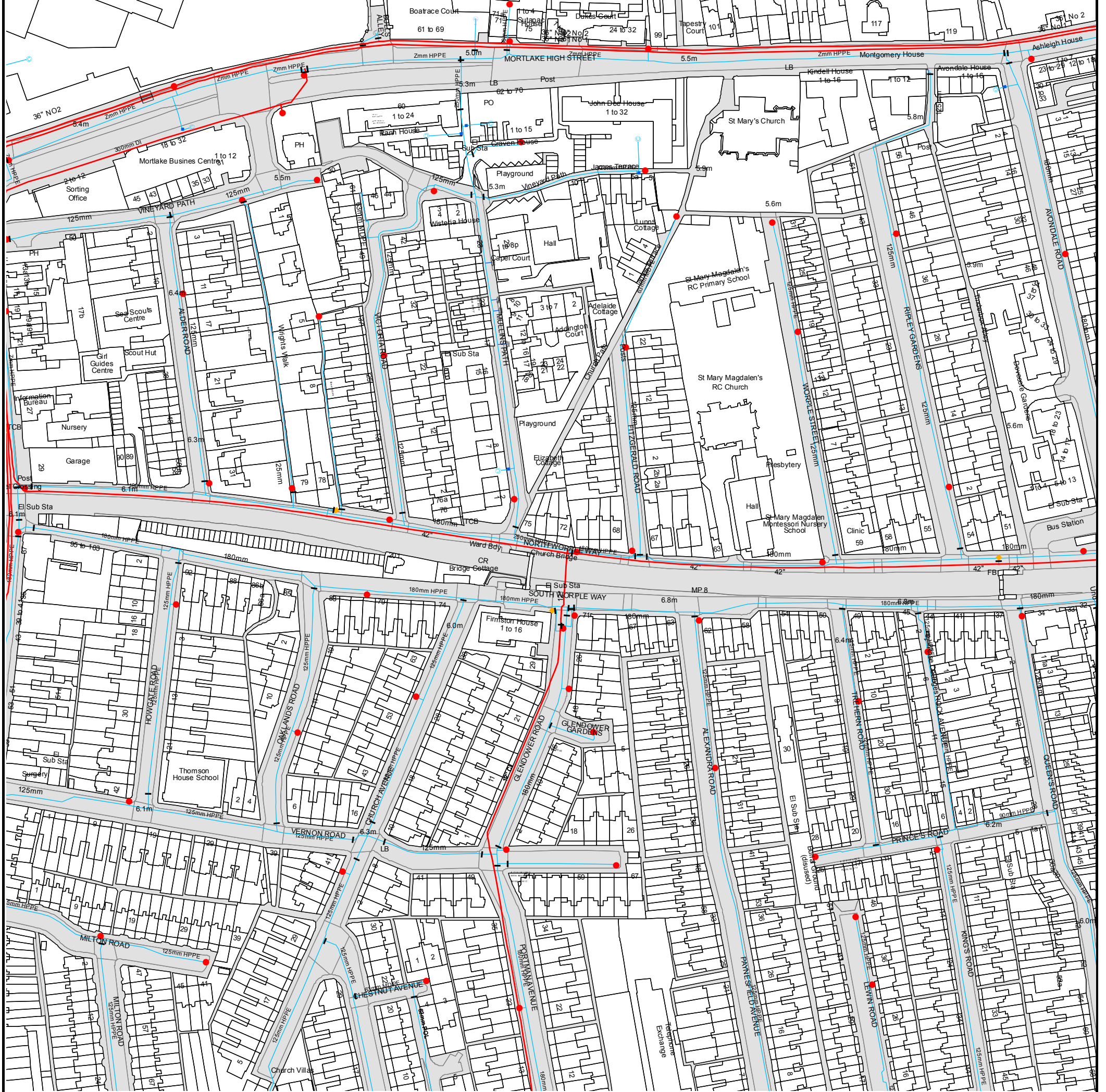
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 520250,175750
 The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated.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

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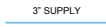



ALS Water Map Key


Water Pipes (Operated & Maintained by Thames Water)


- 
4" **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.


- 
16" **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.

- 
3" SUPPLY **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.

- 
3" FIRE **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.





- 
3" METERED **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.

- 
Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.


- 
Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

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

Valves

-  General Purpose Valve
-  Air Valve
-  Pressure Control Valve
-  Customer Valve

Hydrants








-  Single Hydrant

Meters










-  Meter

End Items

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

-  Blank Flange
-  Capped End
-  Emptying Pit
-  Undefined End
-  Manifold
-  Customer Supply
-  Fire Supply



Operational Sites

-  Booster Station
-  Other
-  Other (Proposed)
-  Pumping Station
-  Service Reservoir
-  Shaft Inspection
-  Treatment Works
-  Unknown
-  Water Tower

Other Symbols

-  Data Logger

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

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

C. Onsite Drainage Records

Appendices

The Former Stag Brewery, Mortlake

Project Number: WIE18671

Document Reference: WIE18671-104-R-11-5-1-DS