

July 2024

The Aylesham Centre, Peckham

Flood Risk Assessment

Document reference: AC19



Berkeley
Designed for life

FLOOD RISK ASSESSMENT

Aylesham Centre
Redevelopment

Aylesham Centre
Hanover Park
London
SE15 5EW

Prepared for:
Berkeley Homes
(Capital) PLC
July 2024
Project Number:
RMA-C2669



environmental planning consultancy

Reference: AC19

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1 INTRODUCTION

Background

- 1.1 RMA Environmental Limited was commissioned by Trium Environmental LLP on behalf of Berkeley Homes (Capital) PLC to prepare a Flood Risk Assessment (FRA) in support of a full (detailed) planning application for the phased redevelopment of the Aylesham Centre located on Hanover Park in the London Borough Southwark, SE15 5EW (i.e. the Site).
- 1.2 This FRA has been prepared in accordance with the National Planning Policy Framework (NPPF), associated Planning Practice Guidance (PPG) and Environment Agency (EA) standing advice on flood risk for new development.

Site Location and Land Use

- 1.3 The site covers an area of approximately 2.7 hectares (ha) and is located within the administrative boundary of the London Borough of Southwark ('LBS') (the Local Planning Authority ('LPA')). The Site accommodates the Aylesham Centre alongside an associated surface car park (353 spaces), service yard, and petrol filling station. The Aylesham Centre comprises retail units fronting on to Rye Lane with additional retail units within a covered mall, including a Morrison supermarket.
- 1.4 The site is in an urban area and is centred around National Grid Reference (NGR) TQ 34272 76642 (refer to Figure 1.1). The Site is located within Peckham town centre, Rye Lane bounds the Site to the west, Hanover Park to the south and Mckerrell Road to the east. Peckham Bus Station, fronting onto Peckham High Street, bounds the Site to the north.
- 1.5 Further details on site topography, geology and hydrology are set out in Section 2.

Proposed Development

- 1.6 The scheme proposals (hereafter referred to as 'the Proposed Development') will comprise of a the demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated basement car parking (Use Class E(a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis); dwellings (Use Class C3); landscaping; and associated works (refer to Appendix A).

Requirements for a Flood Risk Assessment

- 1.7 The requirements for FRA are provided in the NPPF and associated PPG. Paragraph 167 of the NPPF (July 2023) requires that a site-specific FRA should be submitted with planning applications for:
 - for all development in Flood Zones 2 or 3;
 - all sites greater than 1 ha in Flood Zone 1;

- land which has been identified by the EA as having critical drainage problems;
- in an area within Flood Zone 1 where land is identified in a strategic flood risk assessment as being at increased flood risk in the future; and/or
- an area within Flood Zone 1 that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

1.8 The EA's Flood Zones are defined as follows:

- Flood Zone 1 is defined as land with little or no flood risk (an annual exceedance probability [AEP] of flooding of less than 0.1%);
- Flood Zone 2 is defined as having a medium flood risk (an AEP of between 0.1% and 0.5% for tidal areas or 0.1% and 1.0% for rivers); and
- Flood Zone 3 is defined as high risk (with an AEP of greater than 0.5% for tidal areas or greater than 1.0% for rivers).

1.9 FRAs should describe and assess all flood risks (from rivers, the sea, surface water, reservoirs, sewers and groundwater) to and from the development and demonstrate how they will be managed, including an evaluation of climate change effects.

2 BASELINE ENVIRONMENTAL CONDITIONS

Topography

- 2.1 A site-specific topographic survey has been undertaken and is provided as Appendix B. This indicates that the Site slopes towards the north; the highest level is approximately 8.98 metres Above Ordnance Datum (mAOD) along the southern boundary, falling to between 5.60 mAOD along the northern boundary.

Hydrology

- 2.2 From a review of EA and Ordnance Survey (OS) mapping, the closest 'main river'¹ is the Ravensbourne River which is located approximately 3.0 km east of the Site. The second closest 'main river' is the River Thames which is located approximately 3.2 km north of the Site.
- 2.3 A 'lost watercourse'² is located approximately 370 m south of the Site known as the 'River Peck' which is culverted/routed underground.

Geology and Hydrogeology

- 2.4 According to the British Geological Survey (BGS) online viewer, the entire Site is underlain by the superficial deposits of the Interglacial Lacustrine Deposits comprising of clay and silt. The entire Site is further underlain by the bedrock geology of the Lambeth Group comprising of clay, silt and sand.
- 2.5 From reviewing the BGS 1:50,000 map series England and Wales Sheet 270 for South London, it shows the Site to be located in an area of previously worked ground. In addition, the Groundsure report identifies that the area of worked ground appears to be located within the southern extent of the Site. The BGS map also shows that the bedrock geology of the Lambeth Group is further underlain by the Thanet Sand Formation and Upper, Middle and Lower Chalk Group Formations.
- 2.6 BGS hold historical borehole records for the UK and there are two available borehole records located on Site, the first is located in the far north-western corner of the Site (TQ37NW138) which was drilled to a depth of 53.64 m. Groundwater was encountered within this borehole at a depth of 8.5 m within the Lambeth Group and had the following geological sequence:
- likely made ground (approximately 3.4 m thick);

¹ Main Rivers described by the EA as the following "usually larger rivers and streams" the rest of which are described as Ordinary Watercourses.

² Described as a covered channel in which water flows, typically known as a culvert.

- river drift deposits (Interglacial Lacustrine Deposits) (approximately 2.4 m thick);
 - Woolwich and Reading beds (Lambeth Group) (approximately 12.5 m thick);
 - Thanet sand formation (approximately 10.0 m thick); and
 - upper chalk (approximately 25.5 m thick).
- 2.7 The second borehole record is located along the northern boundary of the Site (TQ37NW387) and was drilled to a depth of 15.24 m and indicates that made ground is approximately 0.30 m thick which is then underlain by clay and sands.
- 2.8 Ground investigations have been carried out for local developments as detailed within the Basement Impacts Assessment that has been submitted as a separate document within this application. Selected data is available and has been reviewed. Groundwater was recorded to the north of the site at a level of between 3 mAOD to 4.5 mAOD, some 1.74 to 3.93 m below ground level, however these are likely perched water levels local to those positions; regional groundwater from deeper boreholes is more likely to be at ~0 mAOD based on local data.
- 2.9 The superficial deposits of Interglacial Lacustrine Deposits is classified by the EA as 'Unproductive Strata' and these are defined as *"rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow"*.
- 2.10 The Lambeth Group and Thanet Sands are classified by the EA as Secondary A Aquifer and these rock types are described as *"permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers"*.
- 2.11 The underlying chalk bedrock geology is classified as Principal Aquifer and is defined by the EA as *"layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer"*.
- 2.12 On review of the borehole data, groundwater is likely to be present in the Lambeth Group Thanet Sands and underlying chalk and there is the potential for groundwater within these units to be in hydraulic continuity.
- 2.13 The Site is not located within a groundwater Source Protection Zone (SPZ).

3 EXTERNAL FLOOD RISK

Flooding Mechanisms

- 3.1 The EA's flood map for planning shows that the entire Site is located within Flood Zone 1 (low risk) and, therefore, has little or no flood risk from rivers and/or the sea (refer to Figure 3.1). The closest land within Flood Zone 2 (medium risk) is located approximately 320 m to the north, at an elevation approximately 4 m lower than the Site and, therefore, it is considered that the Site will remain within Flood Zone 1 for its operational lifetime.
- 3.2 The EA's risk of surface water flood risk mapping identifies that the majority of the Site has a very low surface water flood risk (refer to Figure 3.2); however, the mapping indicates that there is an area of ponding with up to a high surface water flood risk and this is discussed further below.
- 3.3 When reviewing the EA reservoir flood risk map, the western half of the Site is shown to be located within an area with reservoir flooding when river levels are normal. This is discussed further below.
- 3.4 The London Borough of Southwark Strategic Flood Risk Assessment (SFRA; 2017) indicates that the Site is located in an area that is not at risk of groundwater flooding, however, local site investigation data indicated that the groundwater table is at approximately 0 mAOD and the Proposed Development includes a single storey basement, the risk of groundwater flooding has been considered below.
- 3.5 The SFRA (2017) includes mapping that shows the total properties that have flooded by overloaded sewers by postcode areas. This shows that the Site is located within an area with 1 – 2 properties that have flooded by overloaded sewers. Overall the risk of flooding from sewers is considered to be low.

Historic Flooding

- 3.6 The SFRA (2017) has been reviewed to identify any specific records of flooding at or within the vicinity of the Site. The SFRA (2017) does pinpoint a localised flood incident on Peckham High Street north of the Site, although there is no further details on this (refer to Map A2 of the SFRA).
- 3.7 The EA's Historic Flood Map identifies that the EA do not hold any records of flooding at or within the vicinity of the Site.

Surface Water Flooding

- 3.8 The EA's risk of surface water flood risk mapping identifies that the majority of the Site has a very low surface water flood risk (refer to Figure 3.2); however, the mapping indicates that there is an area of ponding with up to a high surface water flood risk located in the central western part of the Site.

- 3.9 During a low and medium surface water flood risk event the area in the central western part of the Site has a depth of flooding of up to 600 mm (refer to Figure 3.3). During a high surface water flood event this area of ponding has up to 300 mm depth of flooding.
- 3.10 It is assumed that this area of ponded surface water flood risk is localised and is associated with lower site levels within the car park to the current shopping centre on Site. As well as this, the EA's "probable overland flow pathway" map shows that there are no predicted flow pathways within the Site.
- 3.11 When assessing this against the Proposed Development, this area of localised ponding is situated where Ayelsham Garden is located and external ground levels around Block F and within the Gardens is recommended to be lowered to ensure that should any surface water pond within this location it ponds within the gardens and away from any building, as per the existing scenario.
- 3.12 There are other areas within the Site where minimal surface water ponding is shown to occur during a low risk event. These areas are located between Blocks J and G in the centre of the Site, within Linear Park that is located in the central eastern extent of the Site and a small area of ponding where the replacement supermarket is proposed to be located in the east of the Site.
- 3.13 Surface water flood risk does not appear to have significant connectivity to areas outside of the site boundary (i.e. the areas at risk originate within the Site and do not comprise flow paths). Therefore, appropriate mitigation would be provided through the implementation of the drainage strategy summarised in Section 4 and it is considered unlikely that surface water flooding would adversely affect the Site.
- 3.14 Post-development, it is considered that any ponding of surface water in extreme rainfall events will be re-distributed to the new low points within the Site (i.e. areas of open space, the proposed public dock and roads) and managed as part of the Sustainable Drainage System.

Reservoir Flooding

- 3.15 When reviewing the EA Reservoir flood risk map, the western half of the Site is shown to be located within an area with reservoir flooding when river levels are normal (refer to Figure 3.4).
- 3.16 The SFRA states that *"Reservoir flooding is extremely unlikely to happen and there has been no loss of life in the UK from reservoir flooding since 1925. The EA is the enforcement authority for the Reservoirs Act 1975 in England, responsible for ensuring regular inspection and maintenance"*.
- 3.17 All reservoirs over 25,000 m³ capacity are regularly inspected and supervised by reservoir panel engineers, therefore ensuring that they are maintained in a stable condition.
- 3.18 It is therefore considered that flood risk to the Site from reservoirs is negligible to low.

Groundwater Flooding

- 3.19 The London Borough of Southwark Strategic Flood Risk Assessment (SFRA; 2017) indicates that the Site is located in an area that is not at risk of groundwater flooding. However, local site investigation data indicated that the groundwater table is at approximately 0 mAOD within the Lambeth Group. The Lambeth group is a permeable aquifer and is assumed to be hydraulically connected to the underlying Thanet Sands and Chalk which are classified as permeable aquifers.
- 3.20 The current Site includes a single storey basement used as a car park with a Finished Floor Level (FFL) of around 4.85 m AOD (2.58 m below ground level (bgl)) that is located beneath the existing Morrisons in the western part of the Site. The Proposed Development includes redeveloping the Site and relocating the supermarket to the eastern part of the Site and the proposals includes a new single storey basement to serve the supermarket in the east of the Site. The new basement will be larger in extent than the existing basement and will have a FFL of around 3.8 mAOD (approximately 4.9 m bgl).
- 3.21 Given that local site investigation data indicates the groundwater table is at approximately 0 mAOD the proposed basement is not considered to extend beneath the water table surface. However, a site specific investigation is to be carried out including borehole with groundwater monitoring to confirm these groundwater assumptions.
- 3.22 Should any ponded water from excavations occur then water will be pumped into temporary (baffled) holding tanks within the Site to remove suspended sediment before discharge to surface water or to the ground (subject to an appropriate consent, where required). If oil is observed in the water from the excavation, it will be diverted through temporary oil interceptors prior to being discharged. Dewatering activities may require a temporary abstraction license, and this would need to be discussed with the EA prior to commencement of construction works. This will be detailed within the CEMP as standard mitigation measures.
- 3.23 Once built, it is considered that the presence of the basement within the Proposed Development will not result in the rise in groundwater locally and it is considered very unlikely that groundwater would emerge at the surface. This is because should in the unlikely event groundwater interruption occur as a result of the development, the Lambeth Group, Thanet Sand and chalk that underlie the Site are classified as Secondary A Aquifers and Principal Aquifers and therefore are permeable with relatively high transmissivity which would freely allow vertical and lateral migration of groundwater.

Safe Access/Egress

- 3.24 Access/egress for the Site will be off Hanover Park to the south and Peckham High Street to the north the Site, located entirely in Flood Zone 1 (low risk) and is therefore considered to be safe.
- 3.25 It is concluded that future occupants of the development would be safe during the design flood event for the operational lifetime of the development.

- 3.26 As confirmed in the EAs surface water flood maps, Peckham High Street to the north, Rye Lane to the west and Clayton Road to the east have up to high risk of surface water flooding and are affected by surface water flow paths.
- 3.27 Hanover Park directly to the south of the Site is not shown to be affected by a surface water flood event and is considered to be the safest access egress route out of the Site should a surface water flood event occur. Although the wider road network beyond Hanover Park is at risk of surface water flooding.
- 3.28 Alternatively, the buildings within the Site would not be affected by a surface water flood event and therefore could act as areas of safe refuge should a surface water flood event occur along the access roads into and out of the Site.

Land Use Vulnerability

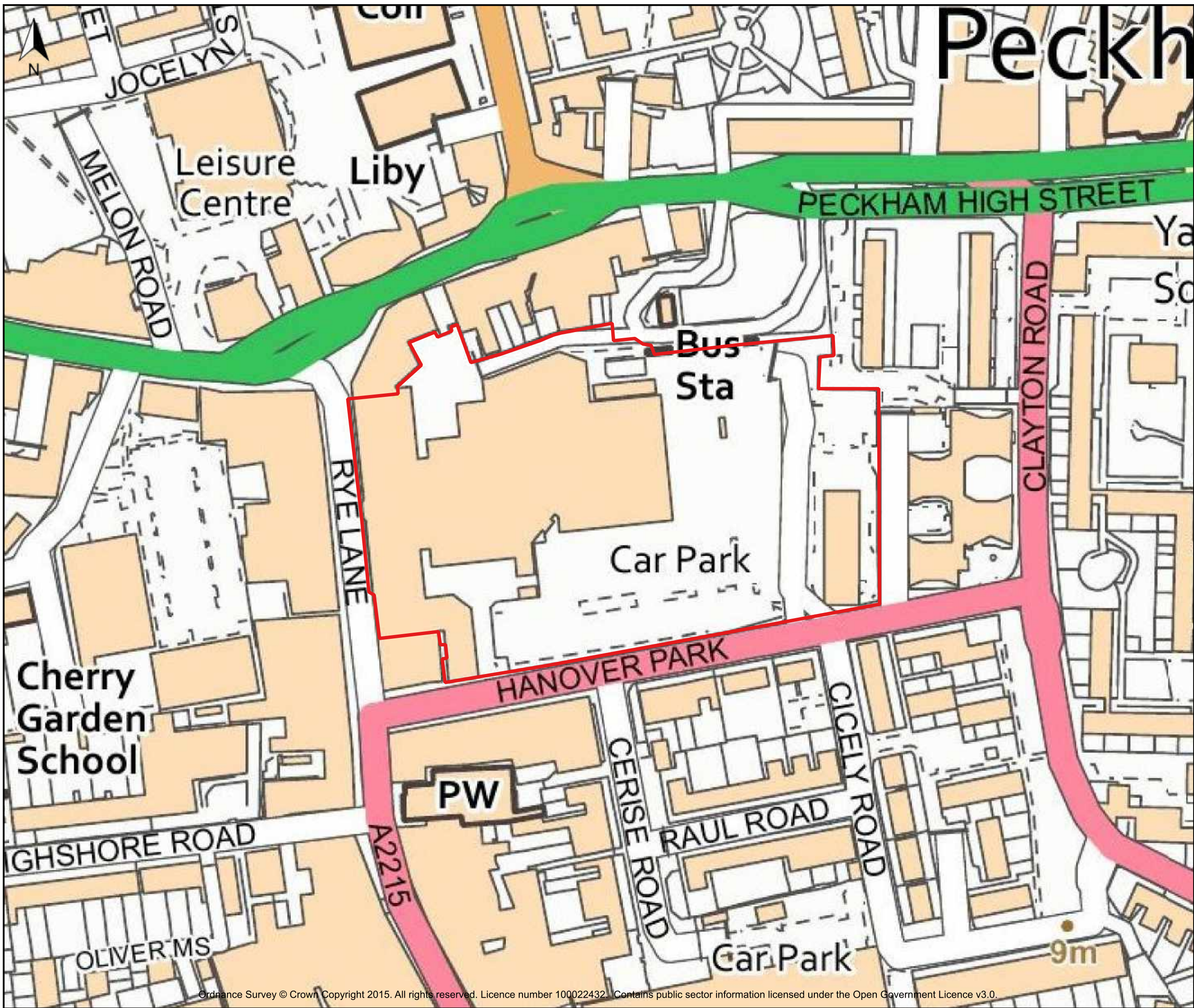
- 3.29 Annex 3 of the NPPF sets out a schedule of land uses based on their vulnerability or sensitivity to flooding. According to Annex 3 of the NPPF, the development is classified as a land use that is 'more vulnerable' to flooding. Referring to Table 3 of the PPG, all land uses are considered appropriate within Flood Zone 1.
- 3.30 Therefore, on the basis of land use vulnerability, the Proposed Development should be deemed appropriate in planning policy terms in its proposed location.

4 CONCLUSIONS

- 4.1 RMA Environmental Limited was commissioned by Trium Environmental LLP on behalf of Berkeley Homes (North East London) Plc to prepare a Flood Risk Assessment (FRA) in support of a full planning application for the phased redevelopment of the Aylesham Centre located on Hanover Park Road in the London Borough Southwark, SE15 5EW (i.e. the Site).
- 4.2 The EA's flood map for planning shows that the entire Site is located within Flood Zone 1 (low risk) and, therefore, has little or no flood risk from rivers and/or the sea. The closest land within Flood Zone 2 (medium risk) is located approximately 320 m to the north, at an elevation approximately 4 m lower than the Site and, therefore, it is considered that the Site will remain within Flood Zone 1 for its operational lifetime.
- 4.3 The EA's risk of surface water flood risk mapping identifies that the majority of the Site has a very low surface water flood risk (refer to Figure 3.2); however, the mapping indicates that there is an area of ponding with up to a high surface water flood risk. During a low and medium surface water flood risk event the area in the central western part of the Site has up to 600 mm flooding. During a high surface water flood event this area of ponding has up to 300 mm depth of flooding.
- 4.4 When assessing this against the Proposed Development, this area of localised ponding is situated where Aylesham Garden is located and external ground levels around Block F and within the Gardens is recommended to be lowered to ensure that should any surface water pond within this location it ponds within the gardens and away from any building, as per the existing scenario.
- 4.5 Post-development, it is considered that any ponding of surface water in extreme rainfall events will be re-distributed to the new low points within the Site (i.e. areas of open space, the proposed public dock and roads) and managed as part of the Sustainable Drainage System.
- 4.6 When reviewing the EA reservoir flood risk map, the western half of the Site is shown to be located within an area with reservoir flooding when river levels are normal. All reservoirs over 25,000 m³ capacity are regularly inspected and supervised by reservoir panel engineers, therefore ensuring that they are maintained in a stable condition. It is therefore considered that flood risk to the Site from reservoirs is negligible to low.
- 4.7 The London Borough of Southwark Strategic Flood Risk Assessment (SFRA; 2017) indicates that the Site is located in an area that is not at risk of groundwater flooding. However, local site investigation data indicated that the groundwater table is at approximately 0 mAOD within the Lambeth Group. The Lambeth group is a permeable aquifer and is assumed to be hydraulically connected to the underlying Thanet Sands and Chalk which are classified as permeable aquifers.
- 4.8 The Proposed Development includes redeveloping the Site and relocating the supermarket to the eastern part of the Site and the proposals includes a new single storey basement to serve the supermarket in the east of the Site. The new basement will be larger in extent

- than the existing basement and will have a FFL of around 3.8 mAOD (approximately 4.9 m bgl).
- 4.9 Given that local site investigation data indicates the groundwater table is at approximately 0 mAOD the proposed basement is not considered to extend beneath the water table surface. However, a site specific investigation is to be carried out including borehole with groundwater monitoring to confirm these groundwater assumptions.
- 4.10 Once built, it is considered that the presence of the basement within the Proposed Development will not result in the rise in groundwater locally and it is considered very unlikely that groundwater would emerge at the surface. This is because should in the unlikely event groundwater interruption occur as a result of the development, the Lambeth Group, Thanet Sand and chalk that underlie the Site are classified as Secondary A Aquifers and Principal Aquifers and therefore are permeable with relatively high transmissivity which would freely allow vertical and lateral migration of groundwater.
- 4.11 The SFRA (2017) includes mapping that shows the total properties that have flooded by overloaded sewers by postcode areas. This shows that the Site is located within an area with 1 – 2 properties that have flooded by overloaded sewers. Overall the risk of flooding from sewers is considered to be low.
- 4.12 Access/egress for the Site will be off Hanover Park to the south and Peckham High Street to the north the Site, located entirely in Flood Zone 1 (low risk) and is therefore considered to be safe. Hanover Park directly to the south of the Site is not shown to be affected by a surface water flood event and is considered to be the safest access egress route out of the Site should a surface water flood event occur. Alternatively, the buildings within the Site would not be affected by a surface water flood event and therefore could act as areas of safe refuge should a surface water flood event occur along the access roads into and out of the Site.
- 4.13 Annex 3 of the NPPF sets out a schedule of land uses based on their vulnerability or sensitivity to flooding. According to Annex 3 of the NPPF, the development is classified as a land use that is 'more vulnerable' to flooding. Referring to Table 3 of the PPG, all land uses are considered appropriate within Flood Zone 1.
- 4.14 The surface water drainage strategy forms a separate document to the FRA. The proposed drainage strategy will ensure that the Proposed Development will not increase flood risk at the Site or elsewhere.
- 4.15 This FRA has therefore demonstrated that the Proposed Development will be safe and that it would not increase flood risk elsewhere.

Figures



Key
Application Site

Figure 1.1: Site Location Plan

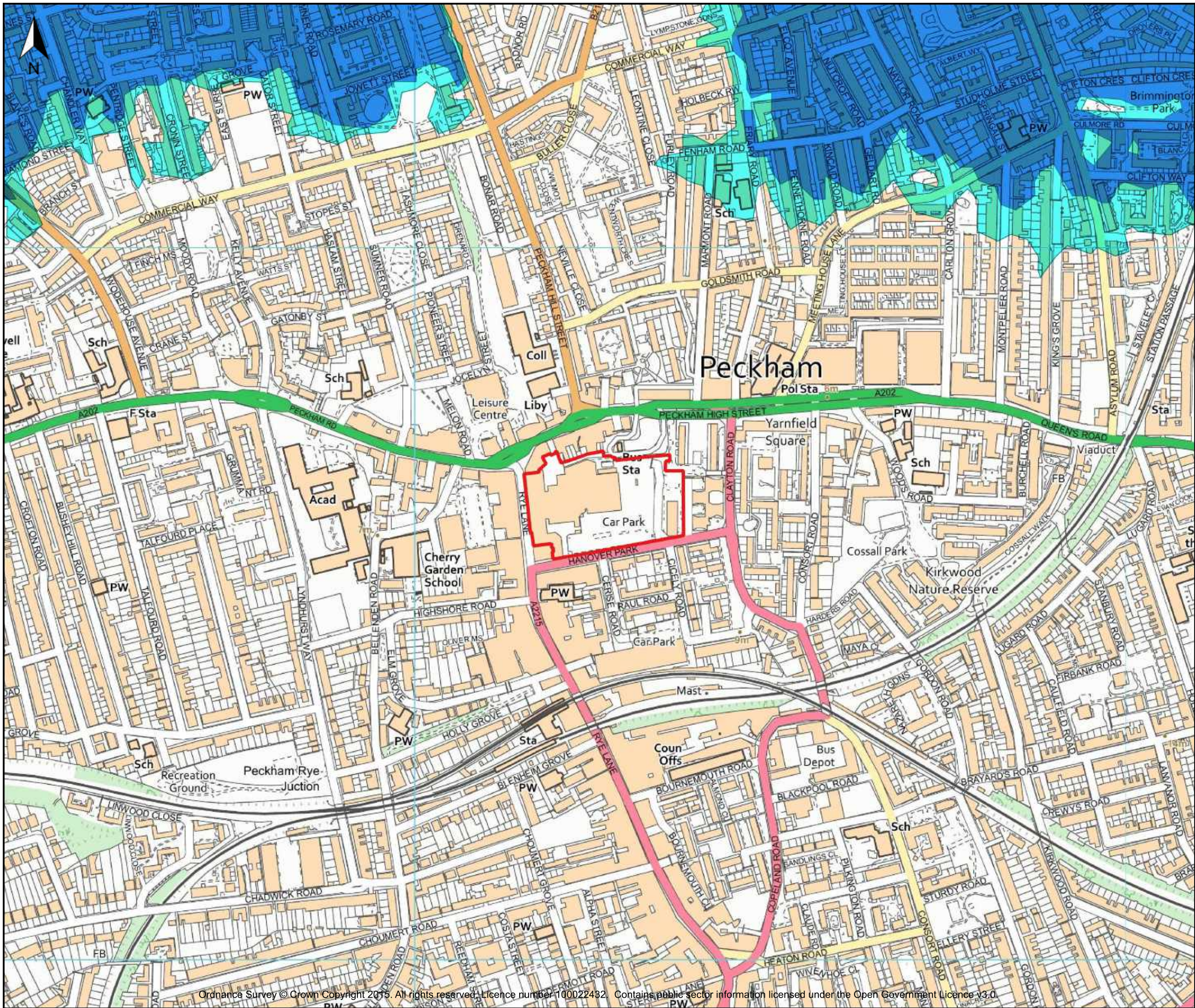
Client: Berkeley Homes (North East London) Plc

Project: Aylesham Centre

Project No.: C2669



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Key

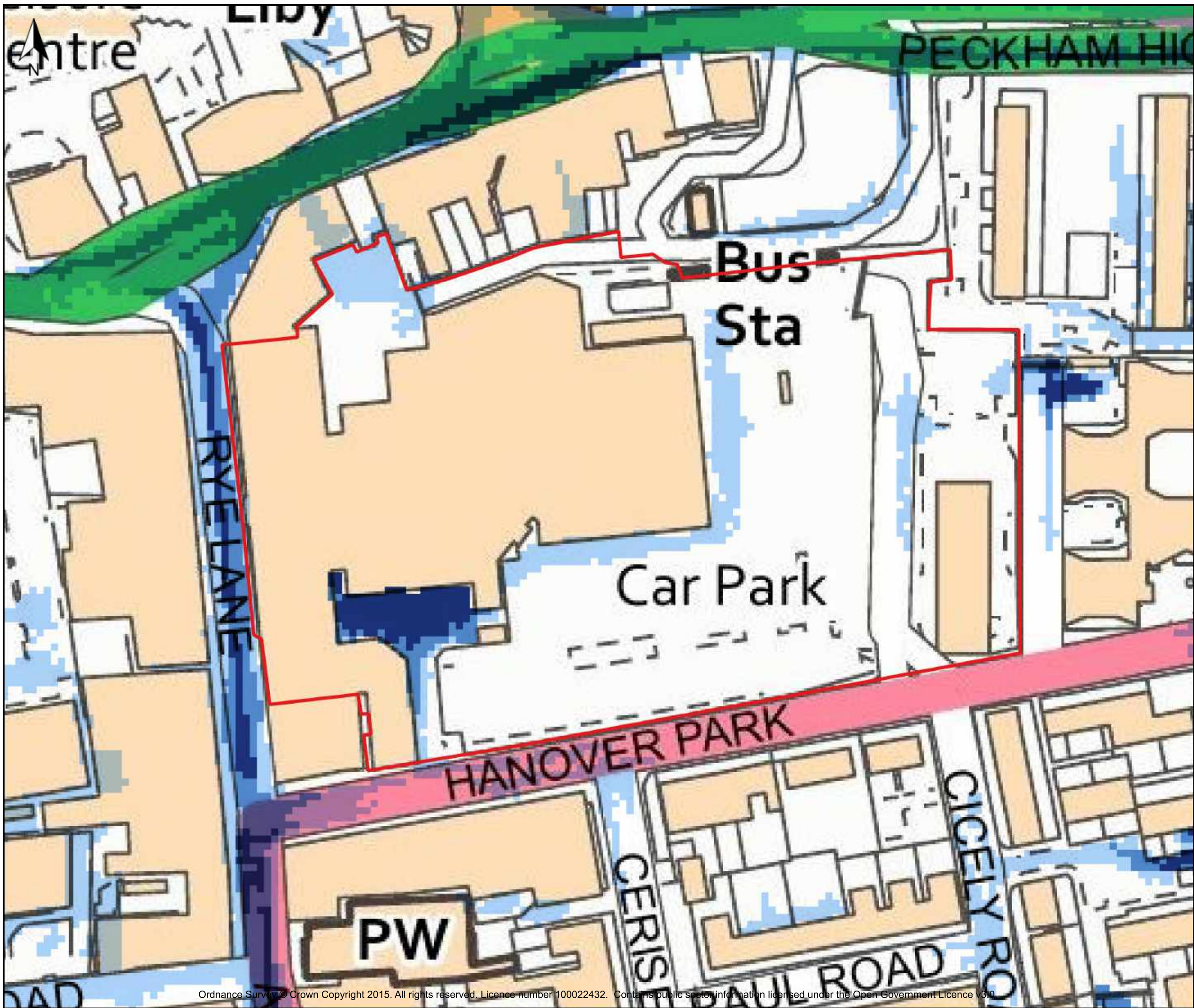
- Application Site
- Flood Zone 2
- Flood Zone 3

Figure 3.1: EA's Flood Map for Planning

Client:	Berkeley Homes (North East London) Plc
Project:	Aylesham Centre
Project No.:	C2669



Drawn: MS	Checked: RM	Date: 18/04/24	Scale: 1:5,000@A3
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Key

- Application Site
- Low Risk
- Medium Risk
- High Risk

Figure 3.2: EA's Surface Water Flood Map

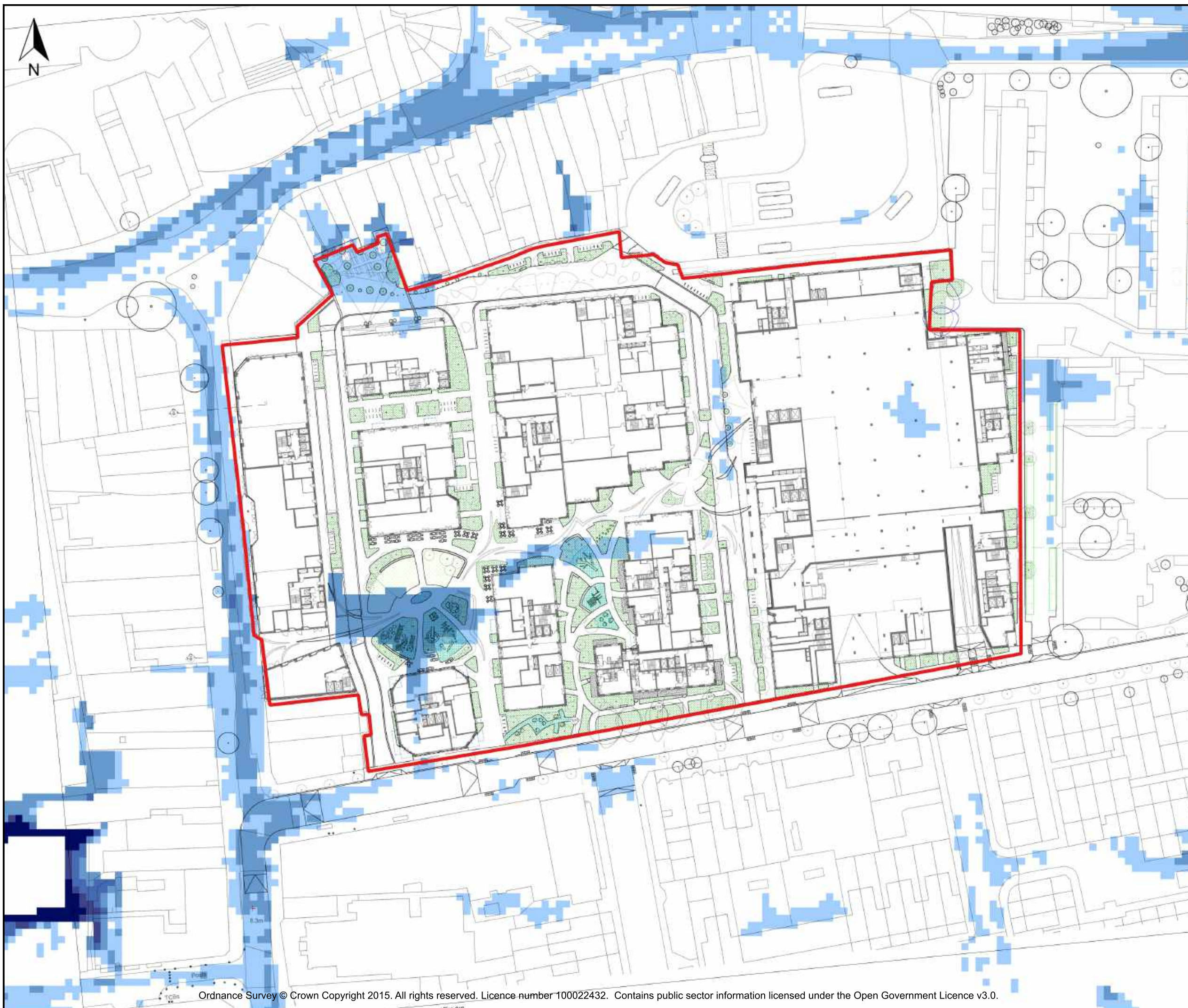
Client: **Berkeley Homes (North East London) Plc**

Project: **Aylesham Centre**

Project No.: **C2669**



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Key

 Application Site

Flood Depths

- Below 150 mm
- 150 mm - 300 mm
- 300 mm - 600 mm
- 600 mm - 900 mm
- 900 mm - 1200 mm
- Over 1200 mm

Figure 3.3: **EA's Low Surface Water Flood Depth Map**

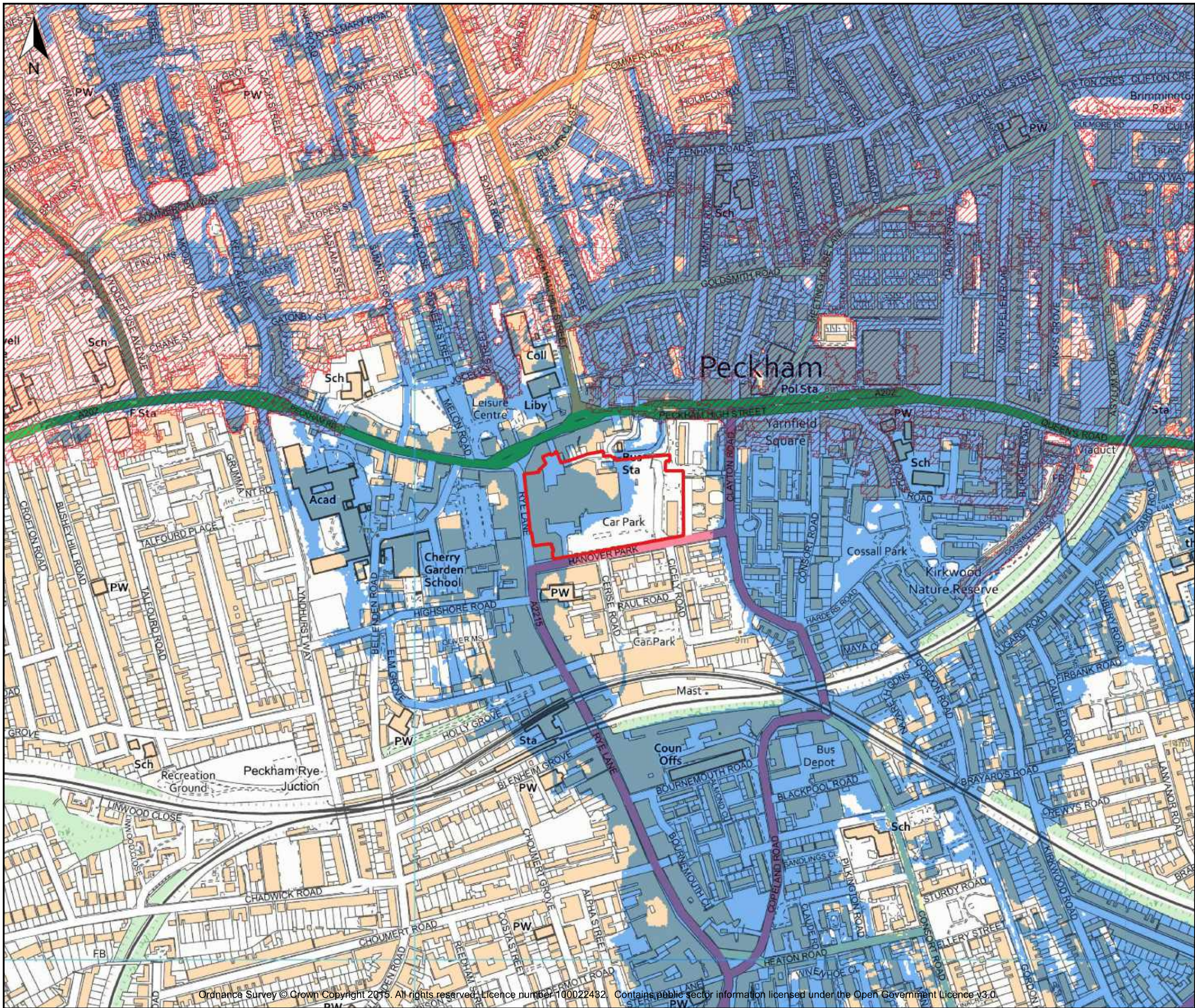
Client: **Berkeley Homes (North East London) Plc**

Project: **Aylesham Centre**

Project No.: **C2669**



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Key

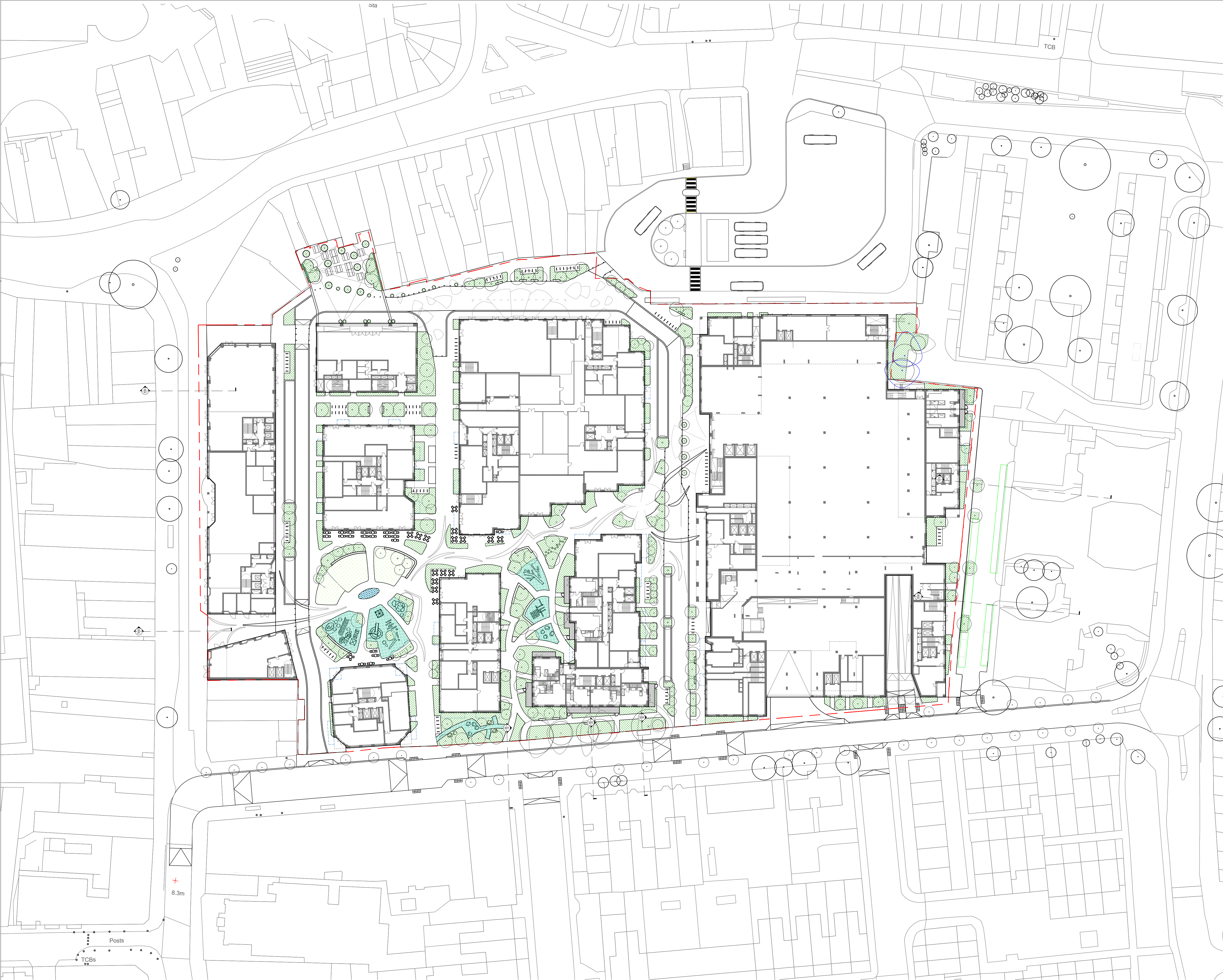
-  Application Site
-  Reservoir Flooding when River Levels are Normal
-  Reservoir Flooding when there is also Flooding from Rivers

Figure 3.4: EA's Reservoir Flood Map	
Client:	Berkeley Homes (North East London) Plc
Project:	Aylesham Centre
Project No.:	C2669



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Appendix A: Proposed Layout



rev	details	by	date
00	For Information	MH	22.12.2023
01	For Information	DF	15.03.2024
02	For Information	DF	11.04.2024
03	For Information	DF	17.04.2024
04	First Draft Submission	MH	26.04.2024

Legend	
	Application Boundary
	Rubber paving to play area
	Granite kerb to service route, loading bays and car parking
	Colourful feature seating element
	Amphitheater seating to match colourful seating element materiality
	Timber bench
	Picnic bench
	Moveable table and chairs to retail spill out
	Cycle stands
	Bollard
	Indicative natural play elements with natural materials
	Indicative rock play element
	Water jet feature
	Caterany Lighting
	Shrub and perennial planting
	Lawn
	Climbing plants
	Existing tree to be retained
	Proposed tree
	Proposed Tree Plan
	Moveable planters with perennial planting

Notes

1.0 Do not scale from drawing, use figured dimensions only
1.1 All dimensions to be checked onsite
1.2 This drawing to be read in conjunction with all other Gillespies drawings and specifications

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AYLESHAM CENTRE

Ground Floor General Arrangement Plan

FOR INFORMATION

23.04.2024

P21673-00-001-GIL-0100

1:500 @ A1

23.04.2024

04

Berkeley Group

Gillespies



CLIENT:

BERKELEY HOMES

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ALL INTERNAL LAYOUTS ARE INDICATIVE ONLY.

NOTES: KEY

- Block Reference (Commercial)
Block Reference (Market Sale and Intermediate)
Block Reference (Social Rent)
Site Boundary and Context (Information as issued 25/01/24 - see Notes)
Phase Line
600mm Boundary Line Offset
2000mm Boundary Line Offset
Phase 1 Facade Line & Offset
Existing Morrisons Facade Line & Offset
Topography Survey (as received 02/12/23)

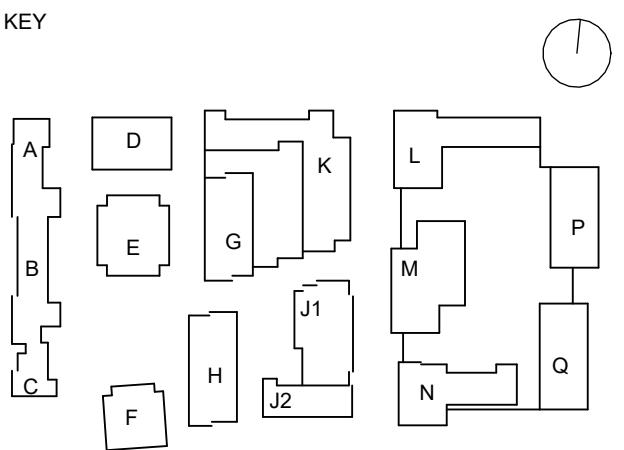
- Residential Lobby
F&B
Retail
Morrisons Cafe
Morrisons Lobby
Morrisons Service Yard
1B1P
1B2P
2B3P-Duplex
3B5P-Duplex
Ancillary/Plant/BOH
Office
Leisure
Cycle Store
Morrisons Check Out
Morrisons Sales Floor
2B4P
2B4P-WAU
2B4P-Duplex
3B6P-Duplex

NOTES

- Areas in m²
Elevation in m
Dims in mm
1. Context information is indicative. From Topo Survey Drawing L32801, SP 221223, B, Sent. issued 28/01/24.
2. Spot heights (AOD) are indicative subject to Landscape and Servicing design development.
3. Drawing is issued as WIP. Subject to ongoing design development through WSP.
4. Indicative column layout in Morrisons to be coordinated with SE.
5. Servicing tracking as issued by Transport Consultant 04/03/24.
6. Landscape information as issued 18/04/24.
7. Building Naming - Each building is served by at least one primary core, other than A, B and C (Pine Lane Building) which shares two cores.

DRAFT STAGE 2				
P09	Stage 2 Interim Issue for EIA coordination	EG	JN	24.04.24
P08	Stage 2 Interim Issue for EIA coordination	EG	JN	22.04.24
P07	Stage 2 Interim Issue for EIA pre-EIA for coordination	EG	JN	19.04.24
P06	Stage 2 Interim Issue pre-EIA for coordination	EG	JN	12.04.24
P05	Stage 2 Interim Issue pre-EIA for coordination	EG	JN	03.04.24
P04	Stage 2 Interim DC3 Issue	EG	JN	08.03.24
P03	Stage 2 DC2 Issue	EG	JN	02.02.24
P02	Stage 2 DC1 Issue	MM	JN	27.12.23
P01	Stage 1 Issue	MM	SW	31.10.23

REV	DESCRIPTION	DR	CHK	QA	DATE
 dRMM de Rijke Marsh Morgan Architects Magdalen House 136-148 Isley Street London, SE1 2TU T +44 (0)20 7863 0777 E email@drmm.co.uk W www.drmm.co.uk					



TITLE
GA PLAN - BASEMENT

PROJECT
AYLESHAM CENTRE PECKHAM

PROJECT STATUS
STAGE 2

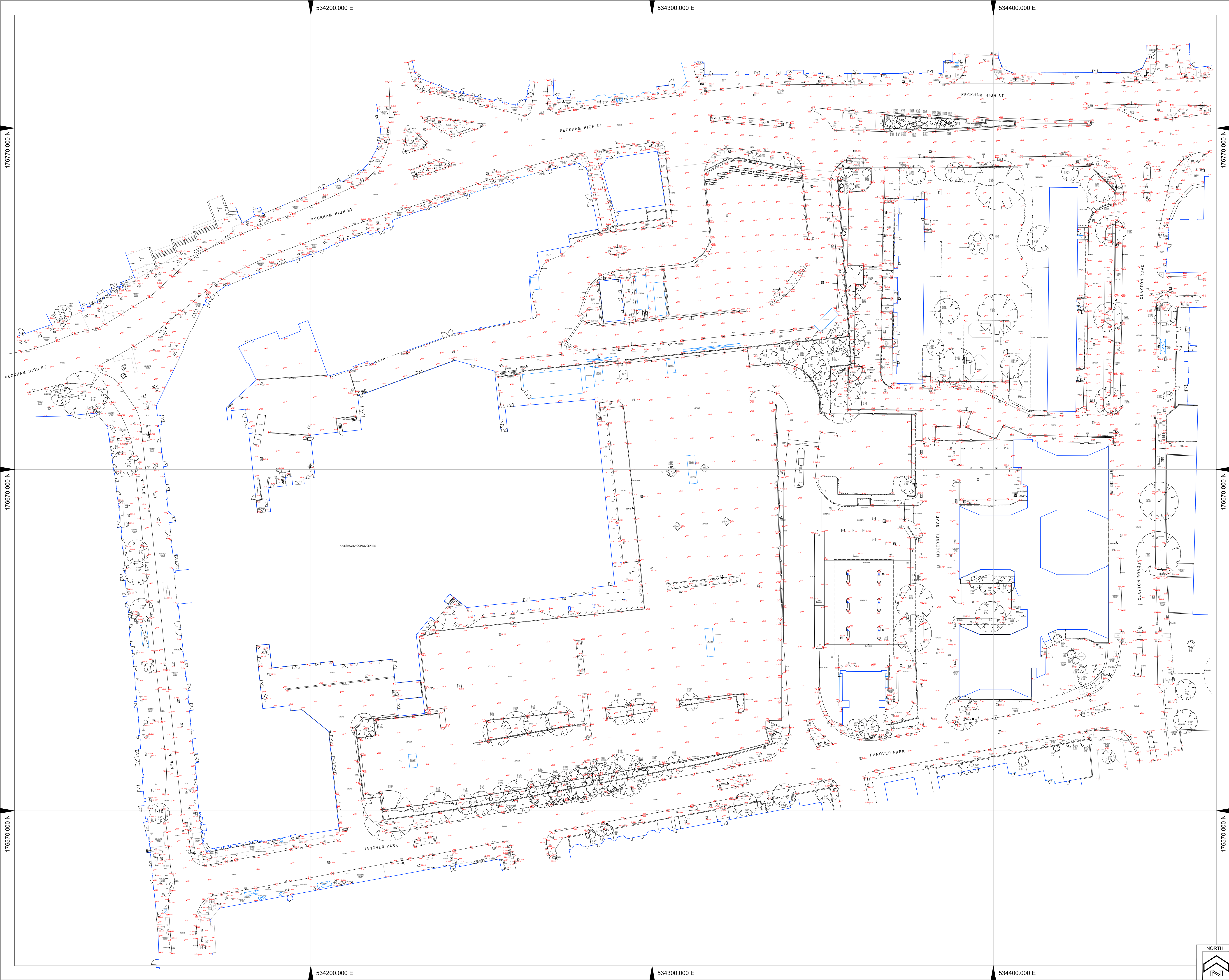
SCALE
1 : 500

SIZE
A1

DRAWING NO
ASCP-DRM-XX-BS-DGA-A-002030

REVISION
P09

Appendix B: Topographical Survey



DATE	REVISIONS

CONTROL SURVEY STATIONS			
SURVEY ORIENTATED TO ORDNANCE SURVEY GRID USING SIMULTANEOUS STATIC GPS BASELINE OBSERVATIONS BETWEEN SURVEY CONTROL STATIONS 03 AND 22 USING A MINIMUM 2 HOUR OBSERVATION PERIOD. OSTN15 USED			
SURVEY LEVELS RELATED TO ORDNANCE SURVEY DATUM USING			
STATIC GPS BASELINE OBSERVATIONS BETWEEN SURVEY STATIONS 03 AND 22 USING A MINIMUM 2 HOUR OBSERVATION PERIOD. OSTN15 USED			
STATION	EASTING (M)	NORTHING (M)	LEVEL (M)
STN1	534286.790	176566.207	8.923
STN2	534322.154	176577.976	9.001
STN3	534350.647	176589.998	8.590
STN4	534394.030	176596.934	7.949
STN5	534434.046	176609.784	6.989
STN6	534436.117	176648.375	6.548
STN7	534435.840	176680.847	6.262
STN8	534436.016	176719.548	6.059
STN9	534435.962	176752.772	5.613
STN11	534428.982	176759.604	5.563
STN12	534397.842	176759.376	5.739
STN13	534355.855	176758.826	5.953
STN22	534337.847	176655.886	7.822
STN23	534227.008	176554.639	8.608
STN24	534165.824	176557.692	8.194

ABBREVIATIONS (WHERE APPLICABLE)		
A/C	AIR CONDITIONING	N/A
B	BOLLARD	NO ACCESS
BOE	BRICK ON EDGE COPING	OH
BT	BRITISH TELECOM COVER	OVERHEAD
CATV	CABLE TV COVER	RAD
CF	CEILING FALL	RADIATOR
CL	COVER LEVEL	RL
CONC	CONCRETE FINISH	ROOF LIGHT
CPD	CUPBOARD	RS
CPT	CARPET FLOOR FINISH	ROAD SIGN
CPS	CONCRETE PAVING SLABS	RSL
DK	DROP KERB	ROLLED STEEL JOIST
DP	DOWN PIPE	RSS
ER	EARTH ROD	ROLLED STEEL STANCHION
EVCP	EV CHARGING POINT	RWP
FAR	FLAT ASPHALT ROOF	RAIN WATER PIPE
FB	FLOWER BED	SAR
FC	FALSE CEILING	SLOPING ASPHALT ROOF
FH	FIRE HYDRANT	SC
FHR	FIRE HOSE REEL	STRUCTURAL CEILING
G	GULLY	SGR
GM	GAS METER	SLOPING GLASS ROOF
GPO	TELECOM COVER	SP
GV	GAS VALVE	SSR
HT	HEIGHT	SLOPING SLATE ROOF
IC	INSPECTION COVER	STR
LL	LOW LEVEL	SLOPING TILED ROOF
LP	LAMP POST	SVP
		SOIL & VENT PIPE
		TCB
		TRAFFIC CONTROL BOX
		TL
		TRAFFIC LIGHT
		TIP
		TACTILE PAVING
		U
		URINAL
		VP
		VENT PIPE
		WC
		TOILET
		WHB
		WASH HAND BASIN
		WMV
		WATER METER VALVE
		WSC
		WATER STOP COCK
		WT
		WATER TANK

LEGEND (WHERE APPLICABLE)	
---	LINE INDICATES OVERHEAD OR HIDDEN DETAIL
---	INDICATES CENTRE OF STEEL RAILING OR FENCES
C. 0000	CILL HEIGHT TO OPENING FROM FINISHED FLOOR LEVEL
SP. 0000	SPRING HEIGHT TO ARCH FROM CILL LEVEL
H. 0000	HEAD HEIGHT TO OPENING FROM CILL LEVEL
+ 10.00	CROSS INDICATES POSITION OF LEVEL
DL 10.00	INDICATES POSITION OF DEDUCED LEVEL
0000	INDICATES RELEVANT CEILING, BEAM OR SOFFIT HEIGHT
0000	EXISTING TREE (SPREAD & HEIGHTS - NEAREST METRE)
0000	G. GIRTH
0000	H. HEIGHT
0000	S. SPREAD

PLEASE NOTE (WHERE APPLICABLE)	
1. THE ACCURACY OF THIS SURVEY DRAWING IS DEPENDENT UPON THE SCALE AT WHICH IT IS PRODUCED. USERS SHOULD NOT RE-SCALE THIS DRAWING WITHOUT WRITTEN CONSENT.	
2. WHILST ALL REASONABLE CARE HAS BEEN TAKEN IN LOCATING THE UNDERGROUND SERVICES SHOWN ON THIS DRAWING, THE COMPLETENESS OR THE ACCURACY OF THE INFORMATION CANNOT BE GUARANTEED. USERS SHOULD SATISFY THEMSELVES WITH REGARD TO THE TYPE, SIZE AND ROUTE OF SERVICES BEFORE CONNECTIONS ARE AUTHORISED.	
3. THE ABILITY TO SCALE FROM THIS SURVEY DRAWING IS DEPENDENT ON THE STABILITY OF THE DRAWING MATERIAL. USERS SHOULD VERIFY, BY THE SCALE OF THE SURVEY GRID, THE ACCURACY OF THE DRAWING MATERIAL PRIOR TO SCALING DIMENSIONAL INFORMATION.	

ORDNANCE SURVEY RELATED MARK	
TRAVERSE CONTROL STATION 02	
VALUE = 09.001m	

TITLE				
SITE PLAN				
PROJECT				
AYLESHAM CENTRE				
CLIENT				
BERKELEY HOMES				
SCALE	DRAWN	DATE	DRAWING	REVISION
1:500@A1	F.M./M.C.	FEB 2022	10042/01	
Michael Gallie THE STANDARD OF MEASUREMENT™				
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