

SITELINE SUDS		
GREEN/BLUE ROOF AREA (m ²)	PERMEABLE PAVING (m ²)	ATTENUATION TANK (m ³)
TBC	TBC	1568m ³

LEGEND

FWMH

FWMH

FOUL WATER MANHOLES

SWMH

SWMH

SURFACE WATER MANHOLES

CWMH

CWMH

COMBINED WATER MANHOLES

SITE BOUNDARY

DENOTES RESIDENTIAL BLOCK OUTLINE

DENOTES INDICATIVE LOCATION OF OUTFALL TO THAMES WATER SEWER

INDICATIVE ROUTING OF ABOVE GROUND SURFACE WATER DRAINAGE

DENOTES AREA OF SOFT LANDSCAPING

INTENSIVE/ EXTENSIVE GREEN OVERLAYING 100mm BLUE ROOF

BLUE ROOF STORAGE CRATES 100mm DEPTH

BELOW GROUND GEOCELLULAR ATTENUATION TANK

ROOF CATCHMENT AREA

LANDSCAPING DRAINAGE TO BE TAKEN THROUGH HIGH LEVEL BASEMENT

TREE ROOT PROTECTION AREA

1. ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS IN METRES.

2. THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND SPECIFICATIONS.

3. THIS DRAWING HAS BEEN PRODUCED ELECTRONICALLY AND MAY HAVE BEEN PHOTO REDUCED OR ENLARGED WHEN COPIED. HENCE, DO NOT RELY ON ANY SCALES QUOTED. WORK ONLY TO FIGURED DIMENSIONS (DO NOT SCALE). ALL DIMENSIONS TO BE CHECKED ON SITE. ANY ERRORS OR OMISSIONS TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

C.D.M.

SIGNIFICANT RISKS AND HAZARDS:

1. BELOW GROUND STORAGE VOLUME IS DEPENDENT ON GREEN/BLUE ROOF AREAS.

2. AREA EAST OF MORRISONS DOES NOT HAVE SUFFICIENT SPACE TO ROUTE SURFACE WATER CATCHMENT TO OUTFALL WITHIN THE BELOW GROUND AREA.

KEY DESIGN DECISIONS TO REDUCE OR ELIMINATE HAZARDS:

1. BLUE ROOF AREA AND CATCHMENT HAS BEEN INCORPORATED TO CONFIRM THE BELOW GROUND STORAGE, ANY CHANGES TO THE BLUE ROOF AREA AND CATCHMENT WILL AFFECT BELOW GROUND STORAGE VOLUMES REQUIRED.

2. CATCHMENT EAST OF MORRISONS TO BE PICKED UP WITHIN HIGH LEVEL SUSPENDED DRAINAGE DRAINAGE TO BE ROUTED WEST TO EXTERNAL DRAINAGE NETWORK.

THIS DRAWING IS BASED ON THE FOLLOWING CONSULTANTS' FILES

TOPO SURVEY: 10042-01

DATE RECEIVED: 16.03.22

LANDSCAPE LAYOUT: P21673-00-001-GL-0100 GA Landscape Plan Ground Floor

DATE RECEIVED: 14.04.24

ARCHITECT LAYOUT: ASCP-09N-XX-RF-DGA-A-002021-P04

DATE RECEIVED: 11.03.24

P01 26.04.24 JB ISSUED FOR DRAFT PLANNING REVIEW

Rev. Date By Details Of Revision

Client

BERKELEY HOMES

Project

AYLESHAM CENTRE PECKHAM

Title

FULL SITE SUDS STRATEGY

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PRELIMINARY

Drawn JB

AD Scale 1:250

Date 29/07/24

Eng. WR

Chk. JK

App'd. JK

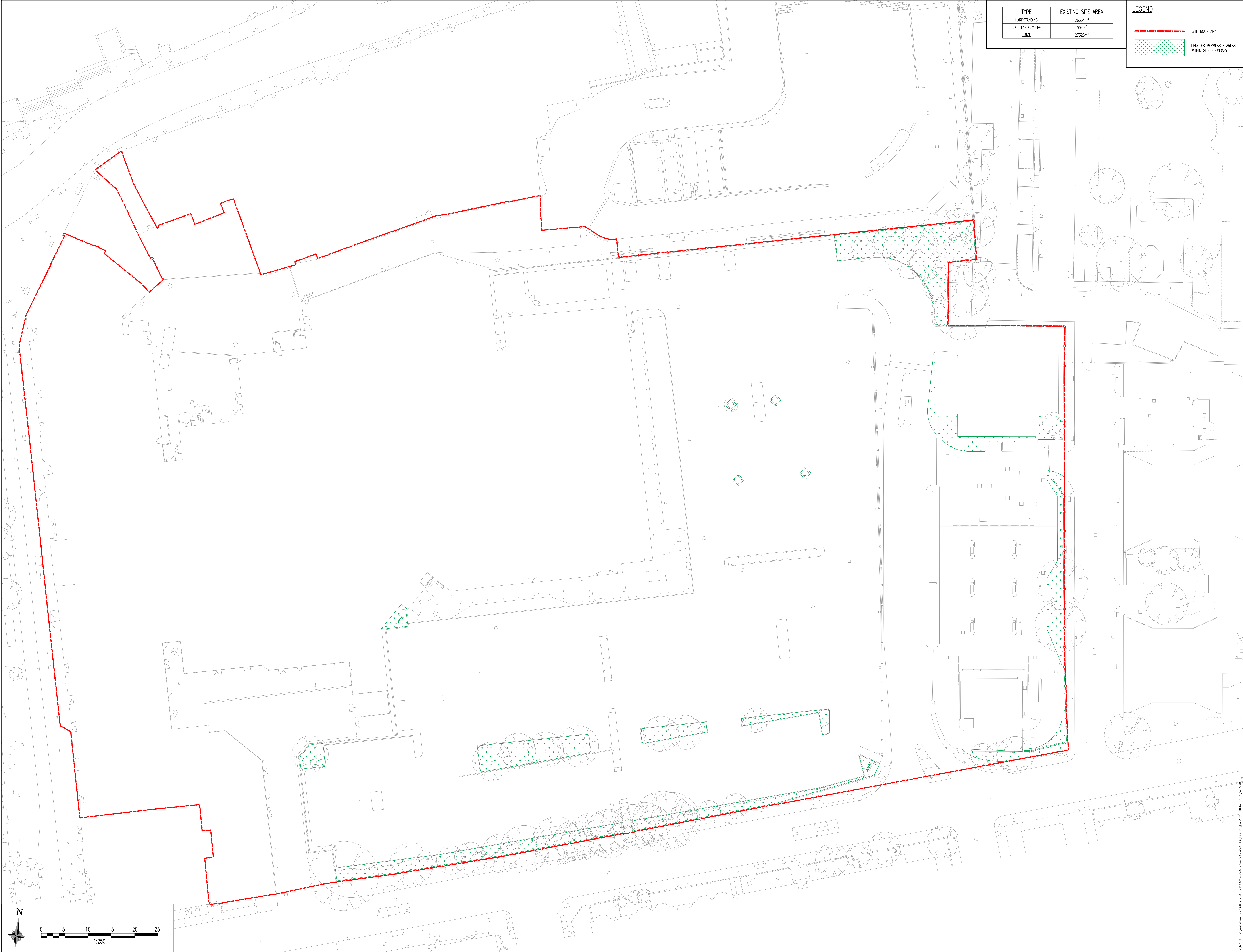
WA Ref. 5659

Subsity.

Actual Dimension = 80mm

Drawing No. ASPC-WAL-ZZ-DGA-C-003800

Rev. P01



TYPE	EXISTING SITE AREA
HARDSTANDING	26334m ²
SOFT LANDSCAPING	994m ²
TOTAL	27328m ²

LEGEND

--- SITE BOUNDARY

■ DENOTES PERMEABLE AREAS WITHIN SITE BOUNDARY

- Notes**
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THIS DRAWING IS BASED ON THE FOLLOWING CONSULTANTS FILES

TOPO SURVEY:
10042-01
DATE RECEIVED: 16.03.22

Rev.	Date	By	Details Of Revision
P01	26.04.24	JB	ISSUED FOR DRAFT PLANNING REVIEW

Client
BERKELEY HOMES

Project
AYLESHAM CENTRE PECKHAM

Title
EXISTING PERMEABLE AREAS PLAN



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Status
PRELIMINARY

Drawn	JB	AS Scale	1:250		
Date	APR 24	Eng.	WR	Chk.	JK
WA Ref.	5659			App'x.	JK
				Suitability	

Drawing No.	Rev.
ASPC-WAL-ZZ-ZZ-DCA-C-003900	P01

TYPE	EXISTING SITE AREA
HARDSTANDING	24891m ²
SOFT LANDSCAPING	24371m ²
TOTAL	27326m ²

N.B. SOFT LANDSCAPED AREA NOTED AT GROUND LEVEL ONLY. ADDITIONAL SOFT LANDSCAPING AT ROOF LEVEL IS NOT INCLUDED IN THIS TABLE. REFER TO ARCHITECTURAL ROOF PLANS.

LEGEND

--- SITE BOUNDARY

--- DENOTES AREA OF PERMEABLE SOFT LANDSCAPING

Notes

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LANDSCAPE LAYOUT:
P21673-00-001-GL-0100 GA Landscape Plan Ground Floor
DATE RECEIVED: 14.04.24

P01 26.04.24 JB ISSUED FOR DRAFT PLANNING REVIEW

Rev. Date By Details Of Revision

Client

Project

AYLESHAM CENTRE PECKHAM

Title

PROPOSED PERMEABLE AREAS PLAN

Status

PRELIMINARY

Drawn JB AD Scales 1:250

Date 26/04/24 Eng. WR Chk. JK App'g. JK

WA Ref. 5659

Subsidiary

ACTUAL DIMENSIONS = 30mm

Drawing No.

ASP-C-WAL-ZZ-ZZ-DGA-C-003901

Rev.

P01

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Project:
THE AYLESHAM CENTRE,
PECKHAM

Drawing Title:
BLUE ROOF AREA AND CATCHMENT PLAN

Scale: 1:500	Job No:
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Drawing No:
5609-WAL-SK-240612-WR002

Rev:	A						
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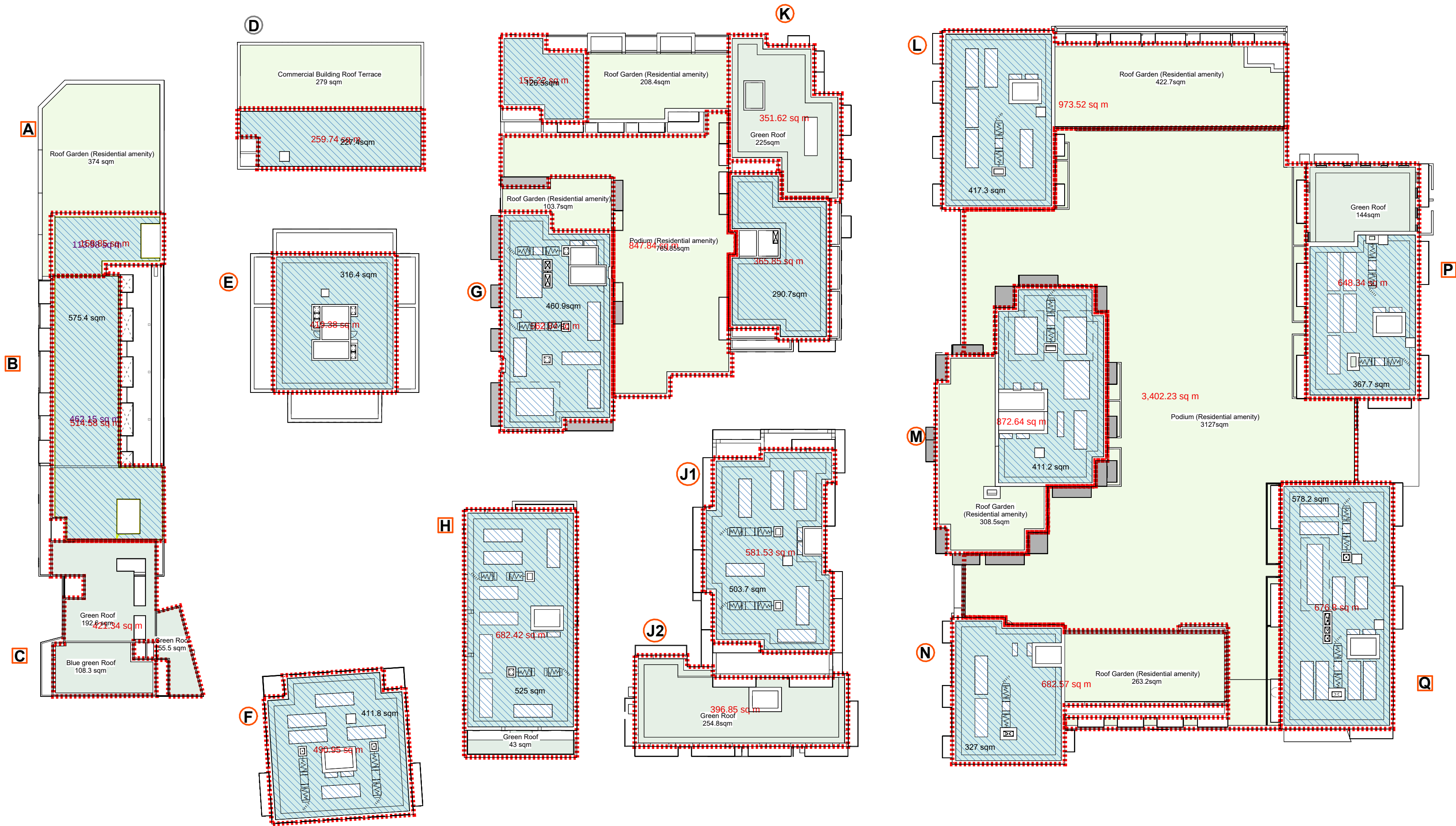
CATCHMENT AREA

BLUE ROOF WITH 100mm
CRATE SYSTEM

GREEN ROOF WITH 100mm UNDERLYING BLUE ROOF CRATE SYSTEM	XXm²
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PODIUM (RESIDENTIAL AMENITY) WITH 100mm UNDERLYING BLUE ROOF CRATE SYSTEM

ROOF GARDEN (RESIDENTIAL AMENITY) WITH 100mm UNDERLYING BLUE ROOF CRATE SYSTEM ONLY ON BUILDINGS: L, M, N. NO BLUE ROOF CONSIDERED ELSEWHERE	XXm ²
---	------------------

 XXm^2 



Walsh

The Clove Building, 4 Maguire Street,
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Tel: 020 7089 6800

Project:
THE AYLESHAM CENTRE,
PECKHAM

Drawing Title:
OVERLAND SURFACE WATER
EXCEEDANCE FLOW ROUTING

Scale:
NTS

Job No:

Drawing No:
5609-WAL-SK-240612-WR001

Rev: A

SOFT LANDSCAPE -
OVERLAND FLOW NOT
CONSIDERED HERE



AREA OF LOCAL
PONDING DURING
EXCEEDANCE EVENT



POSITIVE DRAINAGE
DIRECTION



RIDGE/VALLEY TO BE
INTRODUCED



Key

EX
+0.00 Existing spot level

FFL
+0.00 Finished floor level

+0.00 Proposed spot level

1:21 slope from building entrance

Stair access

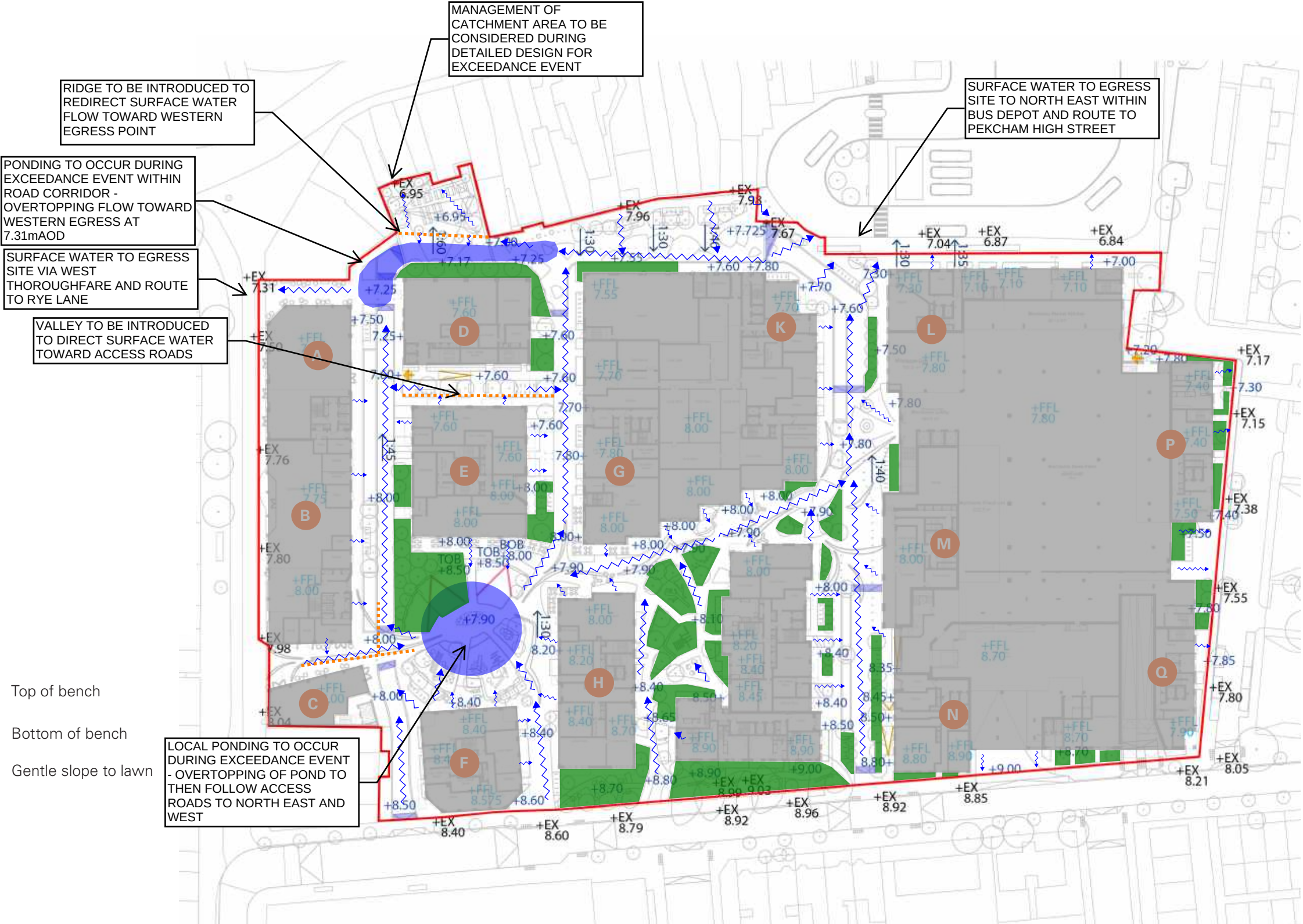
Raised Table

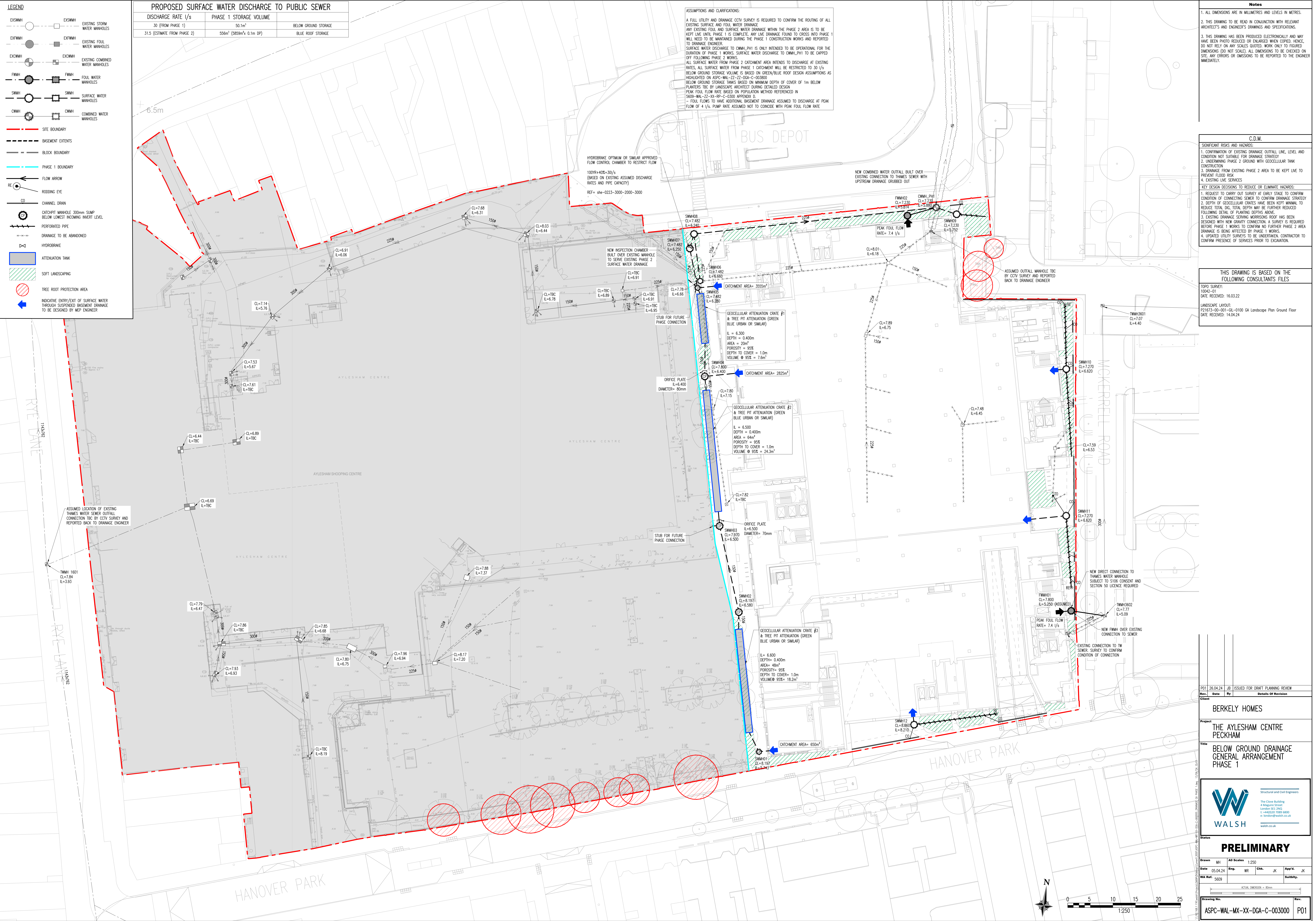
Building Name

TOB
+0.00 Top of bench

BOB
+0.00 Bottom of bench

Gentle slope to lawn





LEGEND

EXISTING STORM WATER MANHOLES
EXISTING FOUL WATER MANHOLES
EXISTING COMBINED WATER MANHOLES
FOUL WATER MANHOLES
SURFACE WATER MANHOLES
COMBINED WATER MANHOLES

SITE BOUNDARY
BASEMENT EXTENTS
BLOCK BOUNDARY
PHASE 1 BOUNDARY
FLOW ARROW
RODDING EYE
CHANNEL DRAIN
CATCHPIT MANHOLE 300mm SUMP BELOW LOWEST INCOMING INVERT LEVEL
PERFORATED PIPE
DRAINAGE TO BE ABANDONED
HYDROBRAKE
ATTENUATION TANK
SOFT LANDSCAPING
TREE ROOT PROTECTION AREA
INDICATIVE ENTRY/EXIT OF SURFACE WATER THROUGH SUSPENDED BASEMENT DRAINAGE TO BE DESIGNED BY MEP ENGINEER

PROPOSED SURFACE WATER DISCHARGE TO PUBLIC SEWER		
DISCHARGE RATE l/s	PHASE 1 STORAGE VOLUME	
30 (FROM PHASE 1)	50.1m³	
31.5 (ESTIMATE FROM PHASE 2)	556m³ (589mm x 0.1m DP)	
		BELOW GROUND STORAGE BLUE ROOF STORAGE

ASSUMPTIONS AND CLARIFICATIONS:

A FULL UTILITY AND DRAINAGE CCTV SURVEY IS REQUIRED TO CONFIRM THE ROUTING OF ALL EXISTING SURFACE AND FOUL WATER DRAINAGE. ANY EXISTING FOUL AND SURFACE WATER DRAINAGE WITHIN THE PHASE 2 AREA IS TO BE KEPT LIVE UNTIL PHASE 1 IS COMPLETE. ANY LIVE DRAINAGE FOUND TO CROSS INTO PHASE 1 WILL NEED TO BE MAINTAINED DURING THE PHASE 1 CONSTRUCTION WORKS AND REPORTED TO DRAINAGE ENGINEER.

SURFACE WATER DISCHARGE TO CWMH-PPH IS ONLY INTENDED TO BE OPERATIONAL FOR THE DURATION OF PHASE 1 WORKS. SURFACE WATER DISCHARGE TO CWMH-PPH IS TO BE CAPPED OFF FOLLOWING PHASE 2 WORKS.

ALL SURFACE WATER FROM PHASE 2 CATCHMENT AREA INTENDS TO DISCHARGE AT EXISTING RATES. ALL SURFACE WATER FROM PHASE 1 CATCHMENT WILL BE RESTRICTED TO 30 l/s BELOW GROUND STORAGE VOLUME IS BASED ON GREEN/BLUE ROOF DESIGN ASSUMPTIONS AS HIGHLIGHTED ON ASPC-WAL-ZZ-ZZ-DGA-C-003000.

BELOW GROUND STORAGE TANKS BASED ON MINIMUM DEPTH OF COVER OF 1m BELOW PLANTERS TBC BY LANDSCAPE ARCHITECT DURING DETAILED DESIGN.

PEAK FOUL FLOW RATE BASED ON POPULATION METHOD REFERENCED IN 5609-WAL-ZZ-ZZ-RP-C-0000 APPENDIX D.

FOUL FLOWS TO HAVE ADDITIONAL BASEMENT DRAINAGE ASSUMED TO DISCHARGE AT PEAK FLOW OF 4 l/s. PUMP RATE ASSUMED NOT TO COINCIDE WITH PEAK FOUL FLOW RATE.

Notes

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C.D.M.

SIGNIFICANT RISKS AND HAZARDS:

- CONFIRMATION OF EXISTING DRAINAGE OUTFALL LINE, LEVEL AND CONDITION NOT SUITABLE FOR DRAINAGE STRATEGY.
- UNDERMINING PHASE 2 GROUND WITH GEOCELLULAR TANK CONSTRUCTION.
- DRAINAGE FROM EXISTING PHASE 2 AREA TO BE KEPT LIVE TO PREVENT FLOOD RISK.
- EXISTING LIVE SERVICES.

KEY DESIGN DECISIONS TO REDUCE OR ELIMINATE HAZARDS:

- REQUEST TO CARRY OUT SURVEY AT EARLY STAGE TO CONFIRM CONDITION OF CONNECTING SEWER TO CONFIRM DRAINAGE STRATEGY.
- DEPTH OF GEOCELLULAR CRATES HAVE BEEN KEPT MINIMAL TO REDUCE TOTAL DGS. TOTAL DEPTH MAY BE FURTHER REDUCED. FOLLOWING DETAIL OF PLANTING DEPTHS ABOVE.
- EXISTING DRAINAGE SERVING WARDROOMS ROOF HAS BEEN DESIGNED WITH NEW GRADY CONNECTION. A SURVEY IS REQUIRED BEFORE PHASE 1 WORKS TO CONFIRM NO FURTHER PHASE 2 AREA DRAINAGE IS BEING AFFECTED BY PHASE 1 WORKS.
- UPDATED UTILITY SURVEYS TO BE UNDERTAKEN. CONTRACTOR TO CONFIRM PRESENCE OF SERVICES PRIOR TO EXCAVATION.

THIS DRAWING IS BASED ON THE FOLLOWING CONSULTANTS FILES

TOPO SURVEY:
10042-01
DATE RECEIVED: 16.03.22

LANDSCAPE LAYOUT:
P21073-00-001-01-0100 GA Landscape Plan Ground Floor
DATE RECEIVED: 14.04.24

Rev. **Date** **By** **Issued For**

P01 26.04.24 JB ISSUED FOR DRAFT PLANNING REVIEW

Client

BERKELY HOMES

Project

THE AYLESHAM CENTRE
PECKHAM

Title

BELOW GROUND DRAINAGE
GENERAL ARRANGEMENT
PHASE 1

WALSH
Structural and Civil Engineers
The Clove Building
4 Magpie Street
London SE1 2ND
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Status

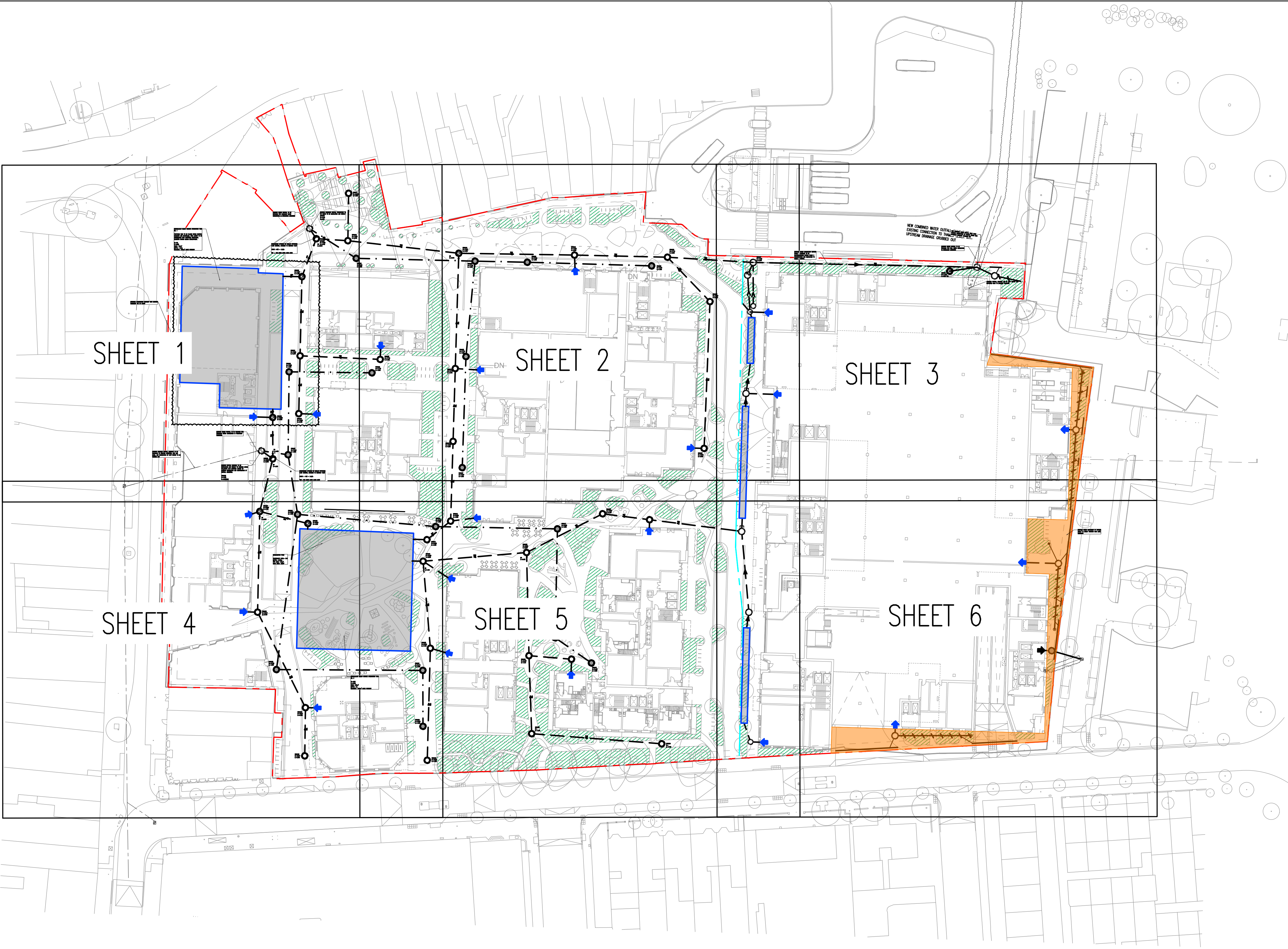
PRELIMINARY

Drawn **MH** **AS Scale** 1:250

Date 05.04.24 **Eng.** WR **Chk.** JK **App'd.** JK

WA Ref. 5609 **Suitability.**

Drawing No. ASPC-WAL-MX-ZZ-DGA-C-003000 **Rev.** P01



ASSUMPTIONS AND CLARIFICATIONS

- DISCHARGE LOCATIONS TO THE PUBLIC SEWER ARE ASSUMED BASED ON 'MEINHARDT – EXISTING DRAINAGE SKETCH AND CCTV SURVEY SCOPE DRAWING 2029–C–SK005' AND 'PLOWMAN CRAVEN TOPOGRAPHICAL SURVEY DRAWING NO. 37515T-01-3 REV B' A CCTV LINE, LEVEL AND CONDITION SURVEY IS REQUIRED TO CONFIRM THE EXISTING CONNECTIONS AND ANY REMEDIATIONS REQUIRED WHERE IT IS PROPOSED TO REUSE THESE
- THE SITEWIDE DRAINAGE STRATEGY IS BASED ON THE DISCHARGE FROM SITE AT GREENFIELD RUN-OFF RATES CALCULATED AT 6.3l/s
- IT IS PROPOSED TO DISCHARGE PHASE 1 AS PER EXISTING ESTIMATED RUN-OFF RATES SUBJECT TO PLANNING APPROVAL

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C.D.M.

SIGNIFICANT RISKS AND HAZARDS:
NO ABNORMAL RISKS IDENTIFIED

KEY DESIGN DECISIONS TO REDUCE OR ELIMINATE HAZARDS:

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LANDSCAPE LAYOUT:
P21673-00-001-GIL-0100 GA Landscape Plan Ground Floor
DATE RECEIVED: 14.04.24

Rev.	Date	By	Details Of Revision
P01	26.04.24	JB	ISSUED FOR DRAFT PLANNING REVIEW

Client
BERKELEY HOMES

Project
AYLESHAM CENTRE
PECKHAM

Title
BELOW GROUND
DRAINAGE SITEWIDE
LAYOUT



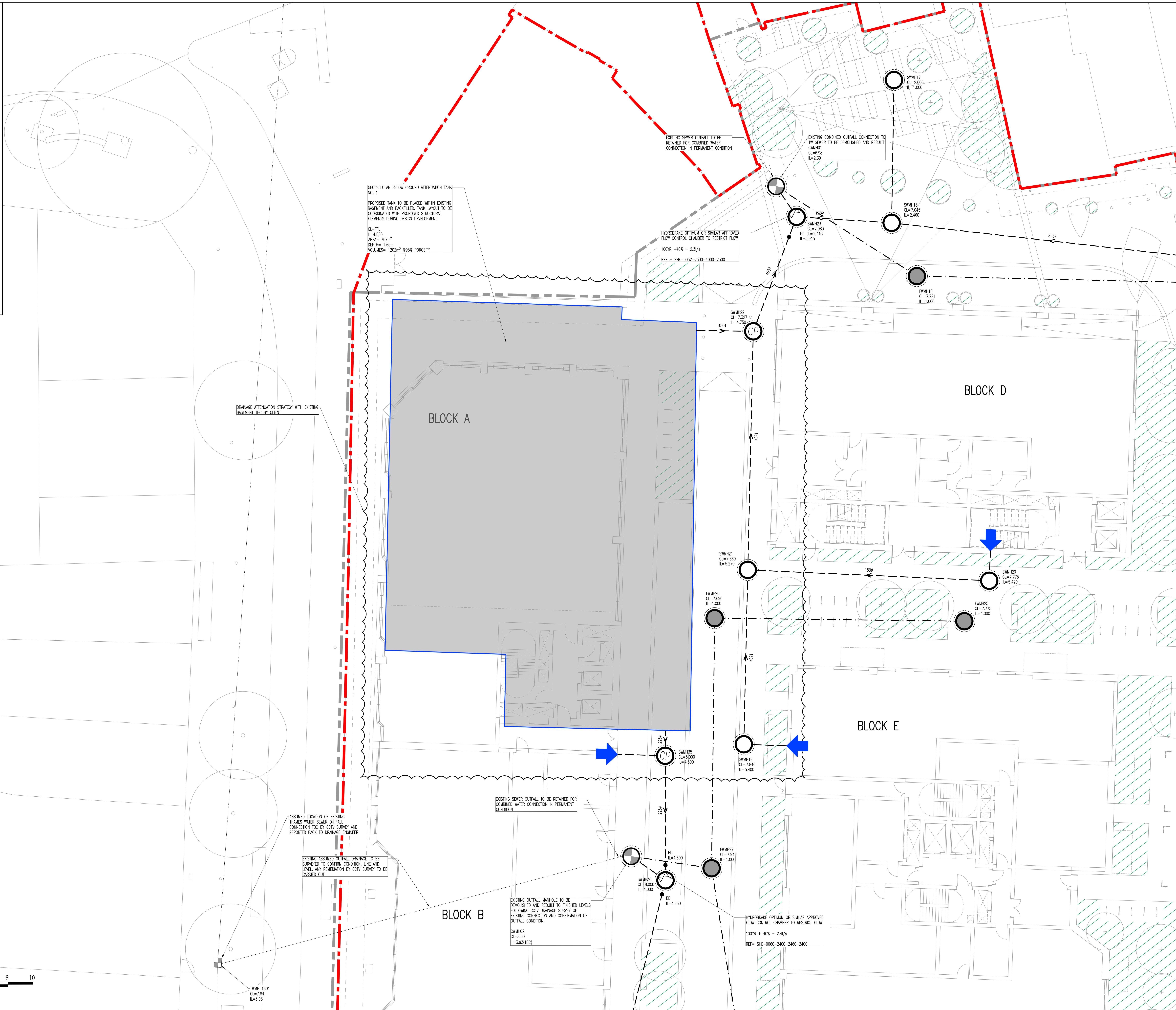
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Status
PRELIMINARY

Drawn	JB	A1 Scales	1:500
Date	APR'24	Eng.	WR
WA Ref.	5609	Chk.	JK
		App'd.	JK
		Suitbty.	

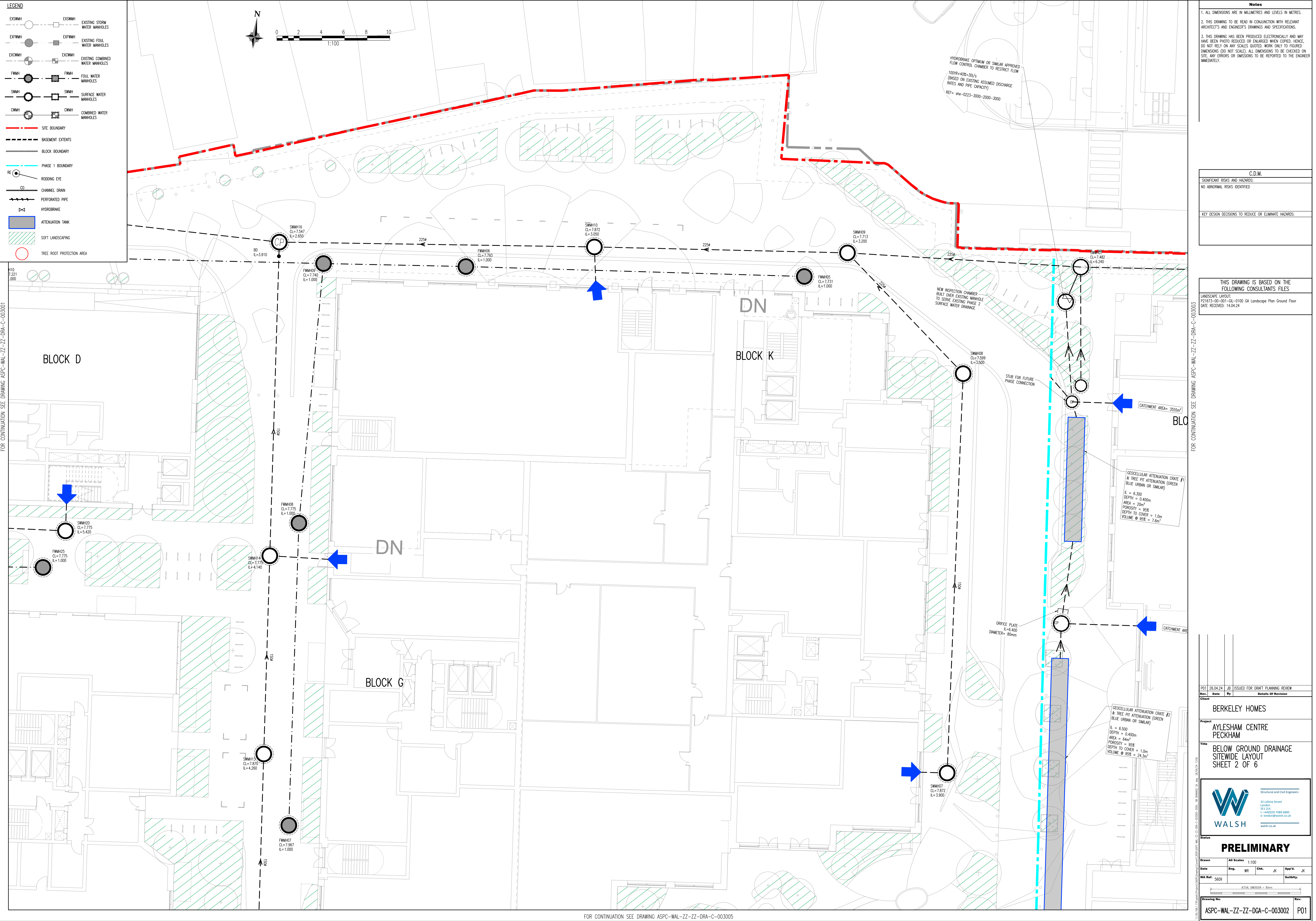
Drawing No.	Rev.
ASPC-WAL-ZZ-ZZ-DGA-C-003000	P01



THIS DRAWING IS BASED ON THE FOLLOWING CONSULTANTS FILES	
LANDSCAPE LAYOUT: P21673-00-001-GIL-0100 GA Landscape Plan Ground Floor DATE RECEIVED: 14.04.24	

FOR CONTINUATION SEE DRAWING ASPC-WAI-77-77-DRA C-003002

[illegible]



Notes

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C.D.M.

SIGNIFICANT RISKS AND HAZARDS:
NO ABNORMAL RISKS IDENTIFIED

KEY DESIGN DECISIONS TO REDUCE OR ELIMINATE HAZARDS:

THIS DRAWING IS BASED ON THE FOLLOWING CONSULTANTS FILES

LANDSCAPE LAYOUT:
P21673-00-001-GL-0100 GA Landscape Plan Ground Floor
DATE RECEIVED: 14.04.24

Rev.

Date

By

Details Of Revision

P01

26.04.24

JB

ISSUED FOR DRAFT PLANNING REVIEW

Client

Berkeley Homes

Project

Aylesham Centre
Peckham

Title

Below Ground Drainage
Sewerage Layout
Sheet 2 of 6

Structural and Civil Engineers

W

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Status

PRELIMINARY

Drawn

AD

Scale

1:100

App'd

JK

Date

Eng

WR

Chk

JK

App'd

JK

WA Ref

5659

Subsity

Actual Dimensions

As Shown

Drawing No.

ASPC-WAL-ZZ-DCA-C-003002

Rev.

P01

FOR CONTINUATION SEE DRAWING ASPC-WAL-ZZ-ZZ-DRA-C-003001

FOR CONTINUATION SEE DRAWING ASPC-WAL-ZZ-ZZ-DRA-C-003003

FOR CONTINUATION SEE DRAWING ASPC-WAL-ZZ-ZZ-DRA-C-003005

Appendix D Peak Foul Flows

Document Ref: 5609-WAL-ZZ-XX-CA-CV-0001

Revision: P01

Project: The Aylesham Centre - Peckham

Job No: 5609

Date: 11-Jun-24

Design of Total Foul Flow from Development - Population Method

Accommodation Schedule:

BLOCK	Residential									Retail (Exc. Supermarket)		Commercial other		Supermarket/BOH		All
	1B1P	1B2P	2P3P	2B4P	3B5P	3P6P		Population	Peak Design Flow	Gross Area	Peak Design Flow	Gross Area	Peak Design Flow	Daily users	Peak Design Flow	Peak Design Flow
PERSONS/UNIT	1	2	3	4	5	6		No	l/s	m2	l/s	m2	l/s	No.	l/s	l/s
A	0	4	0	2	12	0		76	0.7	459	0.2		0.0		0.0	0.8
B	0	0	0	24	0	0		96	0.9	401	0.1		0.0		0.0	1.0
C	0	4	2	1	10	0		68	0.6	401	0.1		0.0		0.0	0.7
D	0	0	0	0	0	0		0	0.0	2,725	0.9		0.0		0.0	0.9
E	16	40	3	15	2	2		187	1.7	341	0.1		0.0		0.0	1.8
F	0	0	0	10	0	10		100	0.9	207	0.1		0.0		0.0	1.0
G	11	23	0	23	0	14		233	2.1	276	0.1		0.0		0.0	2.2
H	0	4	7	12	20	0		177	1.6	217	0.1		0.0		0.0	1.7
J1	12	50	0	29	0	17		330	3.0	125	0.0		0.0		0.0	3.0
J2	4	4	1	10	0	2		67	0.6	0	0.0		0.0		0.0	0.6
K	8	30	14	16	7	10		269	2.4	1,259	0.4		0.0		0.0	2.8
L	18	40	10	26	0	0	94	232	2.1	16	0.0		0.0		0.0	2.1
M	15	33	6	55	6	34	149	553	5.0	0	0.0		0.0		0.0	5.0
N	6	46	9	3	0	0	64	137	1.2	96	0.0		0.0		0.0	1.3
P	0	12	21	10	18	0	61	217	2.0	0	0.0		0.0		0.0	2.0
Q	0	7	5	0	12	0	24	89	0.8	0	0.0		0.0		0.0	0.8
Morrisons								0	0.0		0.0		0.0	4,448	3.7	3.7
Total	90	297	78	236	87	89	392	2831	25.5	6523	2.2	0	0.0	4448	3.7	31.3
							877	3.2 pers per unit								

Assumptions

1. **Residential**; Assume 125l/day/person - discharged over 24 hour period with DWF 6. (Thames Water Developer Studies, 2016)
2. **Retail**; Assume 400l/day/100m2 - discharged over 10 hour period with DWF 3. (Thames Water Developer Studies, 2016)
3. **Commercial**; Assume 750l/day/100m2 - discharged over 10 hour period with DWF 3. (Thames Water Developer Studies, 2016)
4. **Restaurant; fast food (assumed for Morrisons)**; Assume 12l/person/day (Based on British Water; Flows and Loads 4) For Morrisons assume 3381 customers/day (assume all customers use deli/cafe/butcher/fishmonger) discharged over 12 hour period with DWF 3. (Ref. Average number of Morrisons customers per store per week in the United Kingdom from financial year 2009/2010 to 2020/2021* Statista)

Date: 24-Apr-24

Accomodation Schedule:

BLOCK	Retail (Exc. Morrisons)	car-wash		Commercial other		Morrisons		All
	Gross Area	Peak Design Flow	Daily Users	Peak Design Flow	Gross Area	Peak Design Flow	Daily users	Peak Design Flow
PERSONS/UNIT	m2	l/s	No.		m2	l/s	No.	l/s
	4938	1.6	100.0	2.2	294	0.2	4732	3.9
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
		0.0				0.0		0.0
Total	4938	1.6			294	0.2	4732	3.9
							#REF!	#REF! pers per unit

Assumptions

1. **Car-Wash**; Assume 160L per car (www.castlewater.co.uk) and 100 car washes per day
2. **Retail**; Assume 400l/day/100m2 - discharged over 10 hour period with DWF 3. (Thames Water Developer Studies, 2016)
3. **Commercial**; Assume 750l/day/100m2 - discharged over 10 hour period with DWF 3. (Thames Water Developer Studies, 2016)
4. **Morrisons**; Assume 12l/person/day (Based on British Water; Flows and Loads 4 Restaurant; Fast food usage used to simulate uses of deli/cafe/butcher and fishmongers) For Morrisons assume 3381 customers/day (assume all customers use deli/cafe/butcher/fishmonger) discharged over 12 hour period with DWF 3. (Ref. Average number of Morrisons customers per store per week in the United Kingdom from financial year 2009/2010 to 2020/2021* Statista)