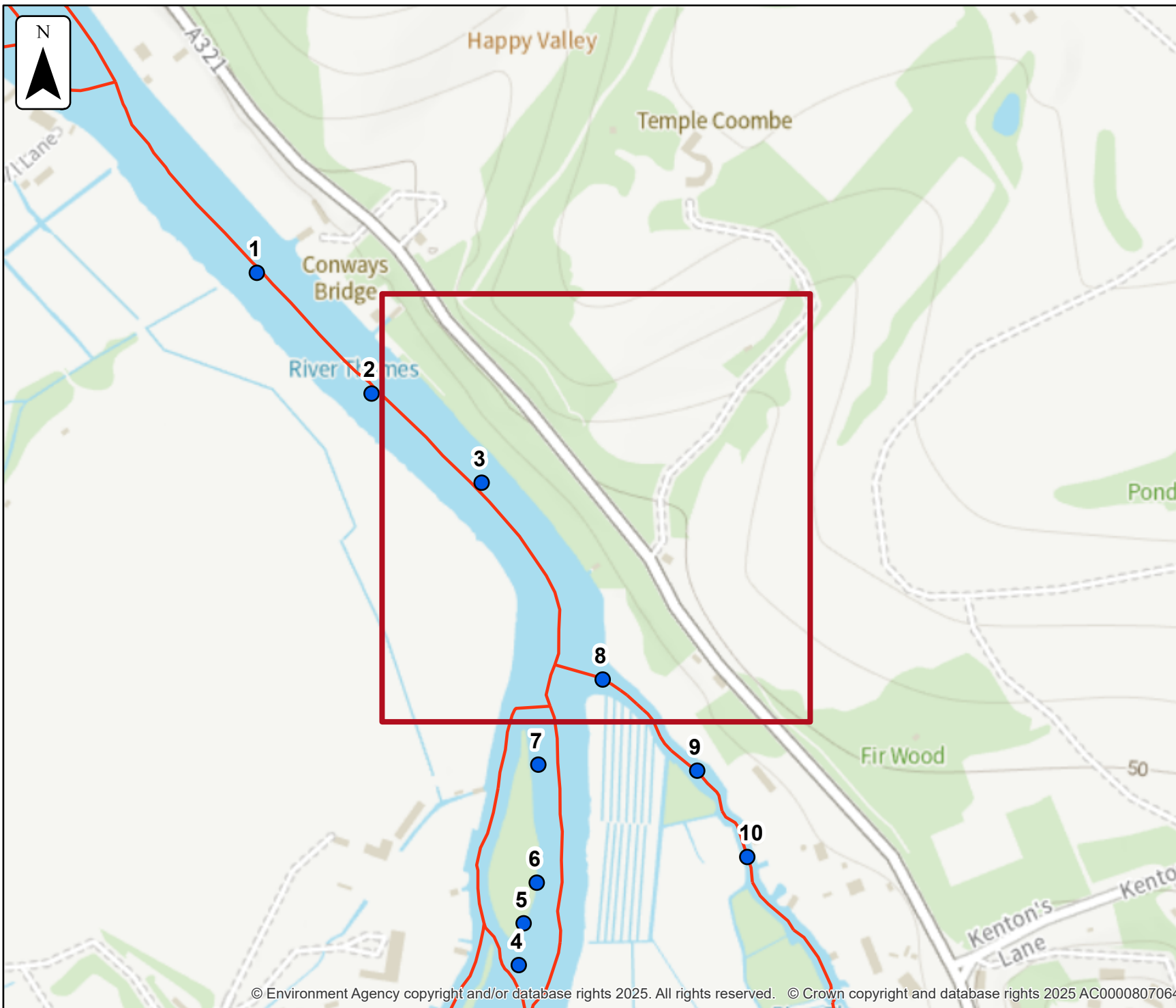




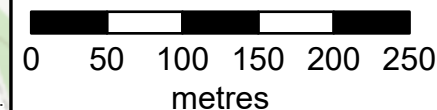
No defences exist modelled fluvial node locations

Location (easting/northing)
477956/181152

Scale Created
1:5,000 2 Jun 2025

Model name
**Thames (Sonning to
Hurley) 2019**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

No defences exist

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1418125	477626	181380	32.58	32.93	33.09	33.23	33.32	33.42	33.51	33.58	33.75	34.58
2	1418442	477738	181263	32.61	32.96	33.12	33.26	33.36	33.46	33.55	33.62	33.79	34.64
3	1418255	477845	181177	32.63	32.98	33.15	33.29	33.38	33.49	33.58	33.65	33.82	34.66
4	1417991	477881	180709	32.72	33.06	33.24	33.38	33.47	33.57	33.66	33.73	33.90	34.70
5	1418379	477885	180749	32.72	33.06	33.24	33.38	33.47	33.58	33.67	33.73	33.90	34.70
6	1418238	477898	180788	32.70	33.05	33.22	33.37	33.46	33.56	33.66	33.72	33.89	34.70
7	1418143	477899	180903	32.69	33.03	33.20	33.35	33.44	33.54	33.63	33.70	33.86	34.69
8	1418411	477962	180986	32.69	33.03	33.21	33.35	33.45	33.55	33.64	33.70	33.87	34.69
9	1418290	478054	180897	32.70	33.04	33.22	33.36	33.45	33.56	33.65	33.71	33.88	34.70
10	1418407	478102	180813	32.70	33.05	33.23	33.38	33.47	33.57	33.66	33.73	33.89	34.70

Data in this table comes from the Thames (Sonning to Hurley) 2019 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

No defences exist

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1418125	477626	181380	216.38	253.22	289.13	318.30	331.76	347.13	358.85	366.37	384.31	448.51
2	1418442	477738	181263	216.38	257.30	290.18	316.13	327.82	341.73	352.36	359.28	375.62	398.58
3	1418255	477845	181177	216.39	257.35	284.48	307.45	317.77	330.42	340.13	346.47	361.52	383.18
4	1417991	477881	180709	208.23	255.88	284.89	309.0	320.60	334.81	346.57	354.27	372.09	396.15
5	1418379	477885	180749	208.22	255.71	285.91	312.04	325.59	341.14	354.95	364.0	386.24	415.02
6	1418238	477898	180788	208.32	255.91	284.76	309.51	322.18	337.33	350.68	359.35	380.46	409.13
7	1418143	477899	180903	208.80	257.90	290.42	317.77	331.39	347.75	361.02	369.69	389.58	416.23
8	1418411	477962	180986	7.47	14.55	18.36	22.01	24.07	26.70	28.80	30.36	34.46	44.94
9	1418290	478054	180897	6.52	12.52	16.47	20.07	22.18	24.62	26.53	27.83	31.38	37.76
10	1418407	478102	180813	6.73	13.17	17.14	20.47	22.28	24.32	25.82	26.82	29.93	34.58

Data in this table comes from the Thames (Sonning to Hurley) 2019 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.



No defences exist modelled fluvial extent and height

Location (easting/northing)
477956/181152

Scale Created
1:2,500 2 Jun 2025

Model name
**Thames (Sonning to
Hurley) 2019**

 Selected area

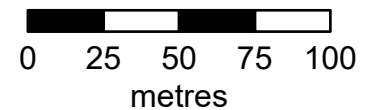
 Main river

Modelled 2D grid

Water level in mAOD

-  0 - 4.375
-  4.375 - 8.75
-  8.75 - 13.125
-  13.125 - 17.5
-  17.5 - 21.875
-  21.875 - 26.25
-  26.25 - 30.625
-  30.625 - 35.0
-  35.0 - 39.375

This map shows the
0.1% AEP height data



Sample point data

No defences exist

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
1	477769	180965	NoData	33.00	33.19	33.33	33.43	33.53	33.62	33.69	33.85	34.68
2	477861	180965	NoData	33.03	33.20	33.35	33.44	33.54	33.63	33.70	33.87	34.69
3	477953	180965	32.69	33.03	33.21	33.35	33.44	33.54	33.64	33.70	33.87	34.69
4	478045	180965	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	34.69
5	478137	180965	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	477769	181057	NoData	32.99	33.17	33.31	33.40	33.50	33.60	33.67	33.83	34.67
7	477861	181057	NoData	33.00	33.18	33.32	33.42	33.52	33.61	33.68	33.85	34.67
8	477953	181057	32.67	33.02	33.19	33.33	33.43	33.53	33.62	33.69	33.85	34.68
9	478045	181057	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	478137	181057	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	477769	181149	NoData	32.97	33.15	33.29	33.38	33.48	33.58	33.65	33.82	34.66
12	477861	181149	32.64	32.99	33.16	33.30	33.39	33.50	33.59	33.66	33.83	34.66

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
13	477953	181149	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	478045	181149	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	478137	181149	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	477769	181241	32.62	32.96	33.13	33.27	33.36	33.47	33.56	33.63	33.80	34.65
17	477861	181241	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	477953	181241	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	478045	181241	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	478137	181241	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	477769	181333	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	477861	181333	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	477953	181333	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	478045	181333	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
25	478137	181333	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			32.70	33.04	33.22	33.36	33.45	33.55	33.64	33.71	33.88	34.69

Data in this table comes from the Thames (Sonning to Hurley) 2019 model. Height values are shown in mAOD, and depth values are shown in metres. Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

No defences exist

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	477769	180965	NoData	0.68	0.86	1.01	1.10	1.20	1.29	1.36	1.53	2.35
2	477861	180965	NoData	0.25	0.43	0.57	0.66	0.76	0.85	0.92	1.09	1.91
3	477953	180965	0.21	0.30	0.39	0.49	0.58	0.68	0.77	0.84	1.01	1.82
4	478045	180965	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	1.60
5	478137	180965	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	477769	181057	NoData	0.88	1.06	1.20	1.29	1.39	1.49	1.55	1.72	2.56
7	477861	181057	NoData	0.50	0.68	0.82	0.92	1.02	1.11	1.18	1.35	2.18
8	477953	181057	1.17	1.25	1.29	1.33	1.35	1.37	1.40	1.41	1.45	1.65
9	478045	181057	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
10	478137	181057	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	477769	181149	NoData	0.93	1.10	1.24	1.34	1.44	1.53	1.60	1.77	2.61
12	477861	181149	4.53	4.87	5.04	5.18	5.28	5.38	5.47	5.54	5.71	6.55

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	477953	181149	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	478045	181149	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	478137	181149	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	477769	181241	4.08	4.41	4.58	4.72	4.81	4.91	5.00	5.07	5.24	6.07
17	477861	181241	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	477953	181241	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	478045	181241	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	478137	181241	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	477769	181333	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	477861	181333	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	477953	181333	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
24	478045	181333	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	478137	181333	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			4.90	5.24	5.41	5.55	5.65	5.75	5.84	5.91	6.08	6.91

Data in this table comes from the Thames (Sonning to Hurley) 2019 model. Height values are shown in mAOD, and depth values are shown in metres. Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



**No defences exist
climate change
modelled fluvial
extent and height**

Location (easting/northing)
477956/181152

Scale Created
1:2,500 2 Jun 2025

Model name
**Thames (Sonning to
Hurley) 2019**

 Selected area

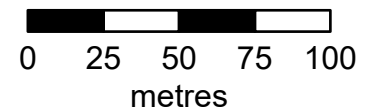
 Main river

Modelled 2D grid

Water level in mAOD

-  0 - 4.5
-  4.5 - 9.0
-  9.0 - 13.5
-  13.5 - 18.0
-  18.0 - 22.5
-  22.5 - 27.0
-  27.0 - 31.5
-  31.5 - 36.0
-  36.0 - 40.5

This map shows the
1% AEP +70% height data



Sample point data

No defences exist climate change

Label	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Depth	Depth	Depth
1	477769	180965	34.04	34.52	35.15	1.71	2.19	2.82
2	477861	180965	34.05	34.53	35.16	1.27	1.75	2.38
3	477953	180965	34.05	34.53	35.16	1.19	1.67	2.29
4	478045	180965	NoData	NoData	35.16	NoData	NoData	2.04
5	478137	180965	NoData	NoData	NoData	NoData	NoData	NoData
6	477769	181057	34.02	34.51	35.14	1.91	2.40	3.03
7	477861	181057	34.03	34.52	35.15	1.53	2.02	2.65
8	477953	181057	34.04	34.52	35.15	1.50	1.61	1.77
9	478045	181057	NoData	NoData	NoData	NoData	NoData	NoData
10	478137	181057	NoData	NoData	NoData	NoData	NoData	NoData
11	477769	181149	34.00	34.50	35.13	1.95	2.45	3.09
12	477861	181149	34.01	34.51	35.14	5.89	6.39	7.02

Label	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Depth	Depth	Depth
13	477953	181149	NoData	NoData	NoData	NoData	NoData	NoData
14	478045	181149	NoData	NoData	NoData	NoData	NoData	NoData
15	478137	181149	NoData	NoData	NoData	NoData	NoData	NoData
16	477769	181241	33.99	34.49	35.12	5.42	5.91	6.54
17	477861	181241	NoData	NoData	NoData	NoData	NoData	NoData
18	477953	181241	NoData	NoData	NoData	NoData	NoData	NoData
19	478045	181241	NoData	NoData	NoData	NoData	NoData	NoData
20	478137	181241	NoData	NoData	NoData	NoData	NoData	NoData
21	477769	181333	NoData	NoData	NoData	NoData	NoData	NoData
22	477861	181333	NoData	NoData	NoData	NoData	NoData	NoData
23	477953	181333	NoData	NoData	NoData	NoData	NoData	NoData
24	478045	181333	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Depth	Depth	Depth
25	478137	181333	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			34.06	34.54	35.16	6.26	6.75	7.39

Data in this table comes from the Thames (Sonning to Hurley) 2019 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Wokingham.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

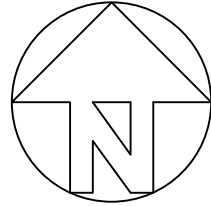
Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

Help and advice

Contact the Thames Environment Agency team at enquiries_thm@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.
All drawings to be printed in colour.

LEGEND

- Proposed Building
- S73 Planning Boundary
- Design Flood Extent - 34.53m

Notes

- Refer to Appendix C of PCY-EWD-ZZ-RP-001 for full details of the EA flood zone and flood level mapping.

NOT FOR CONSTRUCTION

P01	10.07.26	JDI	Tke	Planning Issue
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Rev	Date	By	Chk	Description
-----	------	----	-----	-------------

ElliottWood

Fitzrovia • Wimbledon • Nottingham
• info@elliottwood.co.uk
• +44(0)20-7499-5888

Project
Project Conway

Drawing Title
Riverside Flood Node Plan

Scale	EWP Project	Date	Drawn
1:500 @ A1	2240267	July 2026	JDI

Design Phase	Status	Revision
For Information	S2	P01

[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.]
PCY-EWD-RP-ZZ-DR-C-0005

EA Node 7
E: 477699
N: 180903
1% AEP +35% CC Flood Level: 34.53m

EA Node 8
E: 477962
N: 180986
1% AEP +35% CC Flood Level: 34.53m

E: 477985
N: 181040
Design Flood Level: 34.53m

E: 477991
N: 181005
Design Flood Level: 34.53m

E: 478017
N: 180998
Design Flood Level: 34.53m

FFL: 34.830

FFL: 34.830

Appendix D: Thames Water Asset Records

Elliott Wood
ELLIOT WOOD PARTNERSHIP LTD, 5
LONDON
W1T 4AH

Search address supplied Upper Culham House
Kentons Lane
Upper Culham
Reading
RG10 8NX

Your reference 2240267 - Project Conway

Our reference ALS/ALS Standard/2025_5156298

Search date 7 May 2025

Keeping you up-to-date

Notification of price changes

We're changing our report prices from 4th June 2025. The price will increase by 3.5% based on Retail Price Index (RPI).

Find our new prices on our website thameswater.co.uk/property-searches

Any Questions? We're happy to talk through the changes with you – give our Property Searches team a call on 0800 009 4540 .



Thames Water Utilities Ltd
Property Searches,
Clearwater Court, Vastern Road, Reading RG1 8DB



property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches



0800 009 4540

Search address supplied: Upper Culham House, Kentons Lane, Upper Culham, Reading, RG10 8NX

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position and size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the contact details below:

Thames Water Utilities Ltd
Property Searches
Clearwater Court
Vastern Road
Reading
RG1 8DB

Email: property.searches@thameswater.co.uk

Web: thameswater.co.uk/propertysearches

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority. Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners. The public sewer map relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus. The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies. For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can



also arrange for a full flow and pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. You can do this by emailing customer.feedback@thameswater.co.uk with the email subject header 'Enquiry – TWOSA', along with details of the request.

If you have any questions regarding sewer connections, budget estimates, diversions or building over issues please direct them to our service desk which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

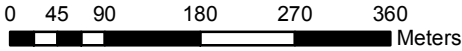


The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 478844,181824
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. 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.

Based on the Ordnance Survey Map (2024) with the Sanction of the controller of H.M. Stationery Office, License no. AC0000849556 Crown Copyright Reserved.

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
n/a	n/a	n/a
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.		



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 before any works are undertaken. Crown copyright Reserved

Scale: 1:7160
Width: 2000m
Printed By: SEswara1
Print Date: 08/05/2025
Map Centre: 478844,181824
Grid Reference: SU7881NE

Comments:

ALS/ALS Standard/2025_5156298

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
4702		
571A		
5702	99.1	97.61
281A		

REFERENCE	COVER LEVEL	INVERT LEVEL
4701	96.74	94.72
5703	99.15	98.25
5701	99.25	96.75



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

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

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer		Culverted Watercourse
	Proposed		Decommissioned Sewer
	Content of this drainage network is currently unknown		Ownership of this drainage network is currently unknown

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

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		Meter
	Dam Chase		Vent
	Fitting		

Operational Controls

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

	Ancillary		Drop Pipe
	Control Valve		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.

	Inlet		Outfall
	Undefined End		

Other Symbols

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

	Change of Characteristic Indicator		Public / Private Pumping Station
	Invert Level		Summit

Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Chamber
	Operational Site

Ducts or Crossings

	Casement	Ducts may contain high voltage cables. Please check with Thames Water.
	Conduit Bridge	
	Subway	
	Tunnel	

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. 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, please contact Property Searches on 0800 009 4540.



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 478844, 181824.
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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Asset Location Search - Water 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

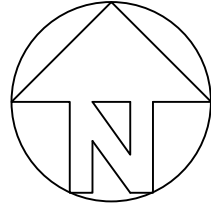
Other Symbols

- Data Logger
- Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

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.

Appendix E: Flood Evacuation Plan



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.
All drawings to be printed in colour.

- LEGEND
- 1%AEP+35% CC Flood Extent
 - 34.53m Contour
 - Proposed Building
 - Proposed Raised Boardwalk
 - S73 Planning Boundary
 - Flood Evacuation Route

Notes

- The evacuation procedure shown on this drawing is a secondary measure. Occupants of the buildings are to evacuate upon receipt of notification of an upcoming flood event from the Environment Agency.

It is proposed that the riverside tunnel (accessed via the south portal) is the means of evacuation for anyone present at riverside during a flood event.

The tunnel can be exited via the north portal which has an FFL of 47.0m.

Site Plan
1:500

NOT FOR CONSTRUCTION

P01	10.07.26	JDI	Tke	Planning Issue
Rev	Date	By	Chk	Description

ElliottWood
Fitzrovia • Wimbledon • Nottingham
• info@elliottwood.co.uk
• +44(0)20-7499-5888

Project
Project Conway

Drawing Title
Riverside Flood Evacuation Plan

Scale	As Shown	EWPP Project	2240267	Date	July 2026	Drawn	JDI
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Design Phase	For Information	Status	S2	Revision	P01
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[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.]
PCY-EWD-RP-ZZ-DR-C-0004

The proposed pavilion building FFL has been set 300mm above the design flood level. The walkway between the pavilion and the tunnel portal has been set at the same level to allow for anyone in the building at the time of a flood event to evacuate along the raised boardwalk to the tunnel portal and further north away from the flood water. This raised boardwalk is a secondary means of evacuation. The primary evacuation procedure is to use EA flood alert and warning system to evacuate the area in advance of a flood event occurring.

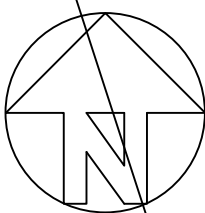
In the event of a flood curing, the south tunnel portal is to be evacuated via the highlighted route.

Extent of 1% AEP +35% climate change flood level (34.53m)

Extent of 1% AEP +35% climate change flood level (34.53m)

Riverside Plan
1:250

Appendix F: Flood Compensation Modelling



Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Lowered Levels	1.000	1.000	20400.704sq.m	29.951 Cu. M.	0.000 Cu. M.	29.951 Cu. M.<Cut>
Totals			20400.704sq.m	29.951 Cu. M.	0.000 Cu. M.	29.951 Cu. M.<Cut>

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

Do not scale from this drawing.

All drawings to be printed in colour.

Localised lowering of existing levels to assist overland exceedance flow routes and provide additional floodplain storage

Localised lowering of existing levels to assist
overland exceedance flow routes and provide
additional floodplain storage

LEGEND

 Proposed building

 Areas to be locally lowered

NOT FOR CONSTRUCTION

P01	17.07.26	JDI	TKe	Issued for Planning
Rev	Date	By	Chk	Description

ElliottWood

Fitzrovia • Wimbledon • Nottingham
• info@elliottwood.co.uk
• +44(0)20-7499-5888

Project
Project Conway

Drawing Title
Riverside Pavilion Below
Ground Drainage
Plan

Scale	EWPP Project	Date	Drawn
1:250 @ A1	2240267	January 2026	JDI
Design Phase	Status	Revision	
For Information	S2	P01	
[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.]			
PCY-FWD-RP-ZZ-DR-C-0008			

Appendix G: EA FRA Checklist

Flood Risk Assessment (FRA) Checklist

This document should be attached to the front of the Flood Risk Assessment (FRA) issued to Local Planning Authorities (LPA) in support of a development proposal which may be at risk of flooding. This document is not a substitute for a FRA. Please note, under our responsibilities as a statutory consultee we will review any submitted FRA only in respect to fluvial and tidal risk. Your FRA should also consider other sources of flooding such as surface water, drainage, and ground water flooding.

1. Development Proposal

Site name	Conway Estate, Riverside Pavillion and Tunnel Portals
National Grid Reference (NGR)	SU 77995 81032
Flood Risk Assessment	Reference/Title: Conway Estate, Riverside Pavillion and Tunnel Portals Flood Risk Assessment Date: 10.07.26
Existing site use & vulnerability classification	The site currently consists of an existing vacant summerhouse, wooden boathouse, woodland areas and open soft landscaping to the centre of the site. Vulnerability classed as water compatible.
Proposed site use & vulnerability classification	As per Section 4 of the FRA. Replacement pavilion and tunnel portal. Vulnerability classed as water compatible.

2. Flood Risk

Flood Zone(s) affecting the site/property	Flood Zones 1,2&3.
Sources of flooding affecting the site	Fluvial, Groundwater
Have you considered flood storage compensation?	Yes/No **

3. Please provide a node map and accompanying table in the Flood Risk Assessment similar to the example given (see Appendix A). You should clearly demonstrate the highest and most representative flood levels for your proposed development. For example, if it is a small extension (< 250 square metres) then approximately 5-10 nodes would be sufficient. For larger sites, approximately 10 to 20 nodes would be appropriate.

4. Mitigation

Finished floor levels (in mAOD) for each proposed floor.	34.83mAOD, a freeboard of 300mm has been applied for the setting of the FFLs as described in the Wokingham SFRA.
Have you considered a freeboard for these Finished Floor Levels?***	
Drawing reference showing Finished Floor Levels for proposed development	Please refer to Appendix B of the FRA which contains the architectural drawings for the development.
Have you considered suitable internal and external access for safe refuge above the flood level?	Yes/No-Refer to Section 8 of the FRA and Appendix E for a flood evacuation plan.

5. Proximity to the watercourse/ flood defence/ culvert

Are the proposed developments on, over, under or within 8 metres of a fluvial main river or 16 metres of a tidal main river or flood defence?	Yes/No-We acknowledge that a FRAP will be required for works with 16m of the River Thames. Refer to Appendix B of the FRA for architectural plans including proposed sections. If yes, please provide a cross section drawing in your planning application showing the distance of the proposed development in relation to the watercourse/flood defence/culvert. The measurement should be taken from the closest point of the proposed development to the top of bank/ landward face of a flood defence or culvert. If yes, this may require a Flood Risk Activity Permit. https://www.gov.uk/guidance/flood-risk-activities-environmental-permits
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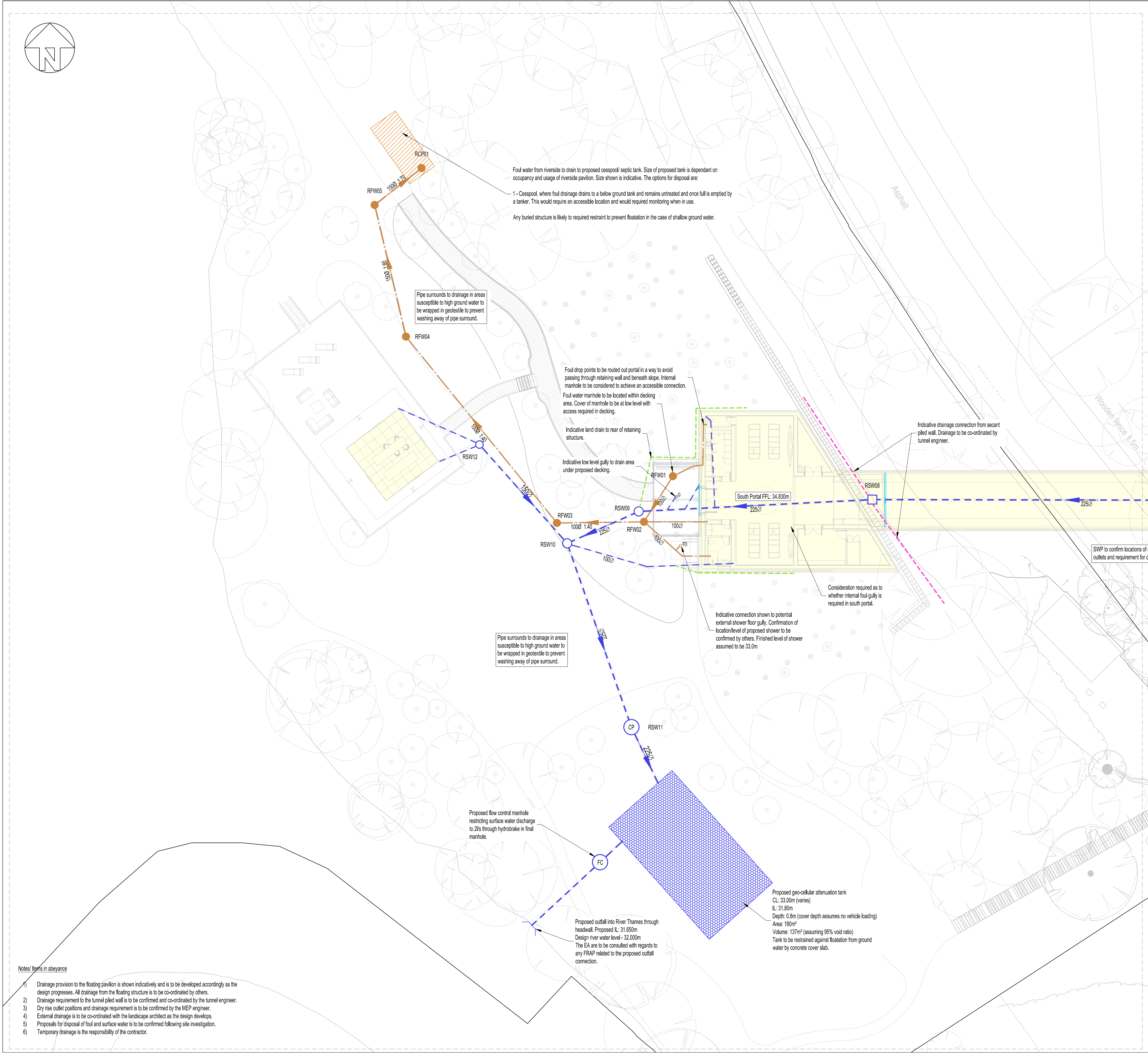
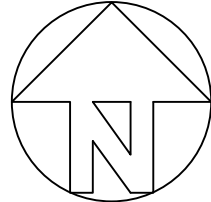
Map Many of our flood datasets are available online:

Flood Map For Planning ([Flood Zone 2](#), [Flood Zone 3](#), [Flood Storage Areas](#), [Flood Defences](#), [Areas Benefiting from Defences](#), , [Risk of Flooding from Rivers and Sea](#), [Historic Flood Map](#), [Current Flood Warnings](#))

**** Please be aware floodplain compensation may be required for your site. Floodplain compensation is normally required when the proposed site use has an increased built footprint in relation to the existing site use and lies primarily in Flood Zone 3, which is considered the fluvial floodplain. This is normally demarked in the modelled data by the 1 in 100 + Climate Change flood return period.**

***** Please refer to the Local Authority's SFRA for further guidance on freeboard requirements for each type of development**

Appendix H: Proposed Drainage Drawings



Notes/ Items in abeyance

- 1) Drainage provision to the floating pavilion is shown indicatively and is to be developed accordingly as the design progresses. All drainage from the floating structure is to be co-ordinated by others.
- 2) Drainage requirement to the tunnel piled wall is to be confirmed and co-ordinated by the tunnel engineer.
- 3) Dry rise outlet positions and drainage requirement is to be confirmed by the MEP engineer.
- 4) External drainage is to be co-ordinated with the landscape architect as the design develops.
- 5) Proposals for disposal of foul and surface water is to be confirmed following site investigation.
- 6) Temporary drainage is the responsibility of the contractor.

Below ground drainage notes

1. The location and level of existing drainage connections and existing services is to be checked prior to commencement of drainage works. Any variance to the details on this drawing and the schedule is to be brought to the attention of the Engineer.
2. The design is based on the information available on the date of issue from other parties (eg. Architect and M&E Engineer). It is subject to change resulting from updates to the available information from others.
3. The drawings are to be read in conjunction with the NBS specifications, associated manhole schedule and standard drainage detail drawings where applicable.
4. The positions of foul and surface water drainage points are indicative only, refer to the architects drawings for setting out details.
5. Private foul and surface water drainage is to be constructed in accordance with Building Regulations Part H, BS EN 752 and BS EN 12056.
6. Drains at basement level are to be constructed using cast iron (Ensign or equivalent) and flexibly jointed to BS 437.
7. Drains at ground level are to be constructed using vitrified clay pipes to BS EN 295-1 super strength specification (Hepworth Supersleve) or similar approved.
8. All soil connections under buildings to be 100mm diameter laid at a minimum gradient of 1/40 unless noted otherwise.
9. All surface water connections to be 150mm diameter and to be laid at a minimum gradient of 1/80 unless noted otherwise .
10. All soil connections and rainwater pipes should be roddable from ground level.
11. Rainwater down pipes are to connect to a drain via a rest bend. Where drainage is combined a P trap must also be provided.
12. In cases of in situ concrete floor slabs, drains are to be cast integral with the slab where pipe cover to the crown is less than 300mm. Note special provisions apply to basement floor slabs - see detailed drainage and structural drawings. Concrete encasement to be reinforced as per drainage detail.
13. In cases of suspended floors where a void of 300mm or more exists below floor drains are to be suspended using a proprietary hanger system or cast integral with the floor.
14. Where drains pass through foundations or other rigid structures a lintel or sleeve is to be used and provision for flexibility is to be made using rocker pipes.
15. Backfilling of drain trenches adjacent to building or other structures is to be in accordance with diagram 8 of the Building Regulations.
16. Existing foundations and retaining walls must not be undermined by new drainage runs unless agreed in writing with the structural engineer. Contractor to submit method statements and temporary works proposals to the structural engineer for comment prior to commencement of works.
17. All drainage excavations should be risk assessed by the contractor to ensure trench safety / stabilisation measures are considered during the construction period. Any excavations left exposed should be inspected by a competent person on a daily basis. Ground conditions should be monitored and tool box talks should include site investigation information to aid the contractors ongoing risk assessment and method of excavation. All excavations should be assessed by a competent person for confined spaces requirements.
18. The contractor is to consider phasing of the drainage installation and are to provide temporary drainage measures they determine are required.
19. SUDS are to be installed in accordance with the recommendations made within the CIRIA SuDS Manual C753 (with particular attention drawn to chapter 31) and CIRIA Guidance on the Construction of SuDS C788. It is the responsibility of the contractor to consider construction programme of SuDS.
20. Detailed design of geocellular attenuation crates is a CDP item and should be based on level, layout and volume details shown. Detailed design information should be provided to the civil engineer to pass comment.
21. All manhole cover levels shown are approximate and are to suit the final ground or building levels .
22. Manhole covers in block paved areas are to be recessed unless noted otherwise.
23. All internal manhole covers are to be non-ventilating and double sealed.
24. All external foul and combined water manhole covers in footpaths and paved areas (other than roads) are to be non-ventilating and single sealed unless noted otherwise.
25. All external surface water manhole covers are to be non-ventilating unless noted otherwise.
26. All manhole covers are to be installed square to paving, kerb lines or buildings.
27. Inspection chambers are to have a reduced access piece when the depth is greater than 1.2m to the base of the chamber.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

All drawings to be printed in colour.

LEGEND

- Foul water manhole
- Surface water manhole
- Proposed foul water
- Proposed surface water
- Proposed linear channel with heelguard grating
- Proposed threshold drain with brick slot upstand
- Geocellular surface water soakaway (to contractor design)
- Proposed building/tunnel
- Proposed perforated pipe

NOT FOR CONSTRUCTION

P01	17.07.26	JDI	Tke	Issued for Planning
Rev	Date	By	Chk	Description

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• info@elliottwood.co.uk
• +44(0)20-7499-5888

Project
Project Conway

Drawing Title
**Riverside Pavilion Below
Ground Drainage
Plan**

Scale	SWP Project	Date	Drawn
1:250 @ A1	2240267	January 2026	JDI

Design Phase	Status	Revision
For Information	S2	P01

[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.]
PCY-EWD-RP-ZZ-DR-C-0007

Appendix I: Proposed Drainage Calculations

Project Conway : Riverside Surface Water Drainage	Date: 17/07/0026			
	Designed by: JDi	Checked by: TKe	Approved By: TKe	
Report Details: Type: Stormwater Controls Storm Phase: Riverside Drainage - Submerged	Company Address:			



Riverside Attenuation Tank

Type : Cellular Storage

Dimensions

Exceedance Level (m)	33.000
Depth (m)	0.800
Base Level (m)	31.800
Number of Crates Long	20
Number of Crates Wide	18
Number of Crates High	2
Porosity (%)	95
Crate Length (m)	1
Crate Width (m)	0.5
Crate Height (m)	0.4
Total Volume (m³)	137.200

Inlets

Inlet (1)

Inlet Type	Point Inflow
Incoming Item(s)	Pipe (10)
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet

Outgoing Connection	Pipe (11)
Outlet Type	Free Discharge

Project Conway : Riverside Surface Water Drainage		Date: 17/07/0026			
		Designed by: JDi	Checked by: TKe		Approved By: TKe
Report Details: Type: Manhole Schedule Storm Phase: Riverside Drainage - Submerged		Company Address:			

Name	Cover Level (m) Invert Level (m)		Connection Details				Type
Coordinates (m)	Depth (m)	Manhole Size (m)	Incoming Connections	Connection Type	Connection Invert (m)	Connection Size (mm)	Junction Type
			Outgoing Connections				Cover
RSWMH01	44.000 43.550	Diameter / Length: 0.600	{1} Pipe	Pipe	43.550	Diam/Width:225	Manhole
E:478170.698 N:180973.179	0.450		{a} Pipe (1)	Pipe	43.550	Diam/Width:225	Not Applicable
RSWMH02	40.810 40.360	Diameter / Length: 0.600	{1} Pipe (1)	Pipe	40.360	Diam/Width:225	Manhole
E:478145.247 N:180994.284	0.450		{a} Pipe (2)	Pipe	40.360	Diam/Width:225	Not Applicable
RSWMH03	40.260 39.810	Diameter / Length: 0.600	{1} Pipe (2)	Pipe	39.810	Diam/Width:225	Manhole
E:478129.145 N:181005.585	0.450		{a} Pipe (3)	Pipe	39.810	Diam/Width:225	Not Applicable
RSWMH04	40.000 39.550	Diameter / Length: 0.600	{1} Pipe (3)	Pipe	39.550	Diam/Width:225	Manhole
E:478111.438 N:181013.974	0.450		{a} Pipe (4)	Pipe	39.550	Diam/Width:225	Not Applicable
RSWMH05	39.800 39.350	Diameter / Length: 0.600	{1} Pipe (4)	Pipe	39.350	Diam/Width:225	Manhole
E:478095.688 N:181018.668	0.450		{a} Pipe (5)	Pipe	39.350	Diam/Width:225	Not Applicable

Project Conway : Riverside Surface Water Drainage		Date: 17/07/0026			
		Designed by: JDi	Checked by: TKe		Approved By: TKe
Report Details: Type: Manhole Schedule Storm Phase: Riverside Drainage - Submerged		Company Address:			

Name	Cover Level (m) Invert Level (m)		Connection Details				Type
Coordinates (m)	Depth (m)	Manhole Size (m)	Incoming Connections	Connection Type	Connection Invert (m)	Connection Size (mm)	Junction Type
			Outgoing Connections				Cover
RSWMH06	38.900 38.450	Diameter / Length: 0.600 Width: 0.600	{1} Pipe (5)	Pipe	38.450	Diam/Width:225	Manhole
E:478077.585 N:181021.177	0.450		{a} Pipe (6)	Pipe	38.450	Diam/Width:225	Not Applicable
RSWMH08	34.500 33.800	Diameter / Length: 1.200	{1} Pipe (6) (1)	Pipe	33.800	Diam/Width:225	Manhole
E:478007.818 N:181020.084	0.700		{a} Pipe (7)	Pipe	33.800	Diam/Width:225	Not Applicable
North Portal	47.000 46.550	Diameter / Length: 0.150					Manhole
E:478187.593 N:180959.045	0.450		{a} Pipe	Pipe	46.550	Diam/Width:225	Not Applicable
RSWMH07	34.830 34.380	Diameter / Length: 0.600 Width: 0.600	{1} Pipe (6)	Pipe	34.380	Diam/Width:225	Manhole
E:478032.113 N:181021.265	0.450		{a} Pipe (6) (1)	Pipe	34.380	Diam/Width:225	Not Applicable
RSWMH09	33.500 32.800	Diameter / Length: 1.200	{1} Pipe (7)	Pipe	32.800	Diam/Width:225	Manhole
E:478000.231 N:181016.619	0.700		{2} Pipe (9)	Pipe	32.800	Diam/Width:150	
			{a} Pipe (8)	Pipe	32.800	Diam/Width:225	Not Applicable

Project Conway : Riverside Surface Water Drainage		Date: 17/07/0026			
		Designed by: JDi	Checked by: TKe		Approved By: TKe
Report Details: Type: Manhole Schedule Storm Phase: Riverside Drainage - Submerged		Company Address:			

Name	Cover Level (m) Invert Level (m)	Manhole Size (m)	Connection Details				Type
Coordinates (m)	Depth (m)		Incoming Connections	Connection Type	Connection Invert (m)	Connection Size (mm)	Junction Type
			Outgoing Connections				Cover
RSWMH11	33.500 33.000	Diameter / Length: 1.200					Manhole
E:477990.440 N:181027.097	0.500						
			{a} Pipe (9)	Pipe	33.000	Diam/Width:150	Not Applicable
RSWMH10	33.100 31.900	Diameter / Length: 1.200	{1} Pipe (8)	Pipe	32.400	Diam/Width:225	Manhole
E:478006.559 N:180997.118	1.200						
			{a} Pipe (10)	Pipe	32.400	Diam/Width:225	Not Applicable
RSWMH12	33.200 31.750	Diameter / Length: 1.200	{1} Pipe (11)	Pipe	31.750	Diam/Width:225	Manhole
E:478006.209 N:180979.949	1.450						
			{a} Pipe (12)	Pipe	31.750	Diam/Width:100	Not Applicable
Outfall	33.200 31.700	Diameter / Length: 1.200	{1} Pipe (12)	Pipe	31.700	Diam/Width:100	Manhole
E:477998.889 N:180972.477	1.500						
							Not Applicable

Project Conway : Riverside Surface Water Drainage		Date: 17/07/0026			
		Designed by: JDi	Checked by: TKe		Approved By: TKe
Report Details: Type: Inflow Summary Storm Phase: Riverside Drainage - Submerged		Company Address:			

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Floating Pavillion	RSWMH11		Time of Concentration	0.020	100	0	100	0.020
North Portal Catchment	North Portal		Time of Concentration	0.109	100	0	100	0.109
South Portal 1	RSWMH08		Time of Concentration	0.015	100	0	100	0.015
South Portal 2	RSWMH08		Time of Concentration	0.016	100	0	100	0.016
TOTAL		0.0		0.160				0.160

Project Conway : Riverside Surface Water Drainage	Date: 17/07/0026			
	Designed by: JDi	Checked by: TKe	Approved By: TKe	
Report Details: Type: Network Design Criteria Storm Phase: Riverside Drainage - Submerged	Company Address:			

Flow Options

Peak Flow Calculation	(UK) Modified Rational Method
Min. Time of Entry (mins)	5
Max. Travel Time (mins)	30

Pipe Options

Lock Slope Options	None
Design Options	Minimise Excavation
Design Level	Level Soffits
Min. Cover Depth (m)	1.200
Min. Slope (1:X)	500.00
Max. Slope (1:X)	40.00
Min. Velocity (m/s)	1.0
Max. Velocity (m/s)	3.0
Use Flow Restriction	☐
Reduce Channel Depths	☐

Manhole Options

Apply Offset	☐
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Project Conway : Riverside Surface Water Drainage	Date: 17/07/0026			
	Designed by: JDi	Checked by: TKe	Approved By: TKe	
Report Details: Type: Outfall Details Storm Phase: Riverside Drainage - Submerged	Company Address:			

Outfalls

Outfall	Outfall Type	Gated	Fixed Surcharged Level (m)	Level Curve
Outfall	Fixed Surcharged Level	☐	32.000	
FEH : 2 years: +0 %: 15 mins: Summer			32.000	
FEH : 2 years: +0 %: 15 mins: Winter			32.000	
FEH : 30 years: +0 %: 15 mins: Summer			32.000	
FEH : 30 years: +0 %: 15 mins: Winter			32.000	
FEH : 100 years: +40 %: 15 mins: Summer			32.000	
FEH : 100 years: +40 %: 15 mins: Winter			32.000	
FEH : 2 years: +0 %: 30 mins: Summer			32.000	
FEH : 2 years: +0 %: 30 mins: Winter			32.000	
FEH : 30 years: +0 %: 30 mins: Summer			32.000	
FEH : 30 years: +0 %: 30 mins: Winter			32.000	
FEH : 100 years: +40 %: 30 mins: Summer			32.000	
FEH : 100 years: +40 %: 30 mins: Winter			32.000	
FEH : 2 years: +0 %: 60 mins: Summer			32.000	
FEH : 2 years: +0 %: 60 mins: Winter			32.000	
FEH : 30 years: +0 %: 60 mins: Summer			32.000	
FEH : 30 years: +0 %: 60 mins: Winter			32.000	
FEH : 100 years: +40 %: 60 mins: Summer			32.000	
FEH : 100 years: +40 %: 60 mins: Winter			32.000	
FEH : 2 years: +0 %: 120 mins: Summer			32.000	
FEH : 2 years: +0 %: 120 mins: Winter			32.000	
FEH : 30 years: +0 %: 120 mins: Summer			32.000	
FEH : 30 years: +0 %: 120 mins: Winter			32.000	
FEH : 100 years: +40 %: 120 mins: Summer			32.000	
FEH : 100 years: +40 %: 120 mins: Winter			32.000	
FEH : 2 years: +0 %: 240 mins: Summer			32.000	
FEH : 2 years: +0 %: 240 mins: Winter			32.000	
FEH : 30 years: +0 %: 240 mins: Summer			32.000	
FEH : 30 years: +0 %: 240 mins: Winter			32.000	
FEH : 100 years: +40 %: 240 mins: Summer			32.000	
FEH : 100 years: +40 %: 240 mins: Winter			32.000	
FEH : 2 years: +0 %: 360 mins: Summer			32.000	
FEH : 2 years: +0 %: 360 mins: Winter			32.000	

Project Conway : Riverside Surface Water Drainage	Date: 17/07/0026			
	Designed by: JDi	Checked by: TKe	Approved By: TKe	
Report Details: Type: Outfall Details Storm Phase: Riverside Drainage - Submerged	Company Address:			

FEH : 30 years: +0 %: 360 mins: Summer			32.000	
FEH : 30 years: +0 %: 360 mins: Winter			32.000	
FEH : 100 years: +40 %: 360 mins: Summer			32.000	
FEH : 100 years: +40 %: 360 mins: Winter			32.000	
FEH : 2 years: +0 %: 480 mins: Summer			32.000	
FEH : 2 years: +0 %: 480 mins: Winter			32.000	
FEH : 30 years: +0 %: 480 mins: Summer			32.000	
FEH : 30 years: +0 %: 480 mins: Winter			32.000	
FEH : 100 years: +40 %: 480 mins: Summer			32.000	
FEH : 100 years: +40 %: 480 mins: Winter			32.000	
FEH : 2 years: +0 %: 960 mins: Summer			32.000	
FEH : 2 years: +0 %: 960 mins: Winter			32.000	
FEH : 30 years: +0 %: 960 mins: Summer			32.000	
FEH : 30 years: +0 %: 960 mins: Winter			32.000	
FEH : 100 years: +40 %: 960 mins: Summer			32.000	
FEH : 100 years: +40 %: 960 mins: Winter			32.000	
FEH : 2 years: +0 %: 1440 mins: Summer			32.000	
FEH : 2 years: +0 %: 1440 mins: Winter			32.000	
FEH : 30 years: +0 %: 1440 mins: Summer			32.000	
FEH : 30 years: +0 %: 1440 mins: Winter			32.000	
FEH : 100 years: +40 %: 1440 mins: Summer			32.000	
FEH : 100 years: +40 %: 1440 mins: Winter			32.000	

Project Conway : Riverside Surface Water Drainage	Date: 17/07/0026			
	Designed by: JDi	Checked by: TKe	Approved By: TKe	
Report Title: Rainfall Analysis Criteria	Company Address:			

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Default
Urban Creep	Apply Global Value
Urban Creep Global Value (%)	0
Junction Flood Risk Margin (mm)	300
Prefill Manhole Sumps	☐
Perform No Discharge Analysis	☐

Project Conway : Riverside Surface Water Drainage		Date: 17/07/0026			
		Designed by: JDi	Checked by: TKe		Approved By: TKe
Report Details: Type: Junctions Summary Storm Phase: Riverside Drainage - Submerged		Company Address:			



FEH: 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
RSWMH01	FEH: 2 years: +0 %: 15 mins: Winter	44.00 0	43.55 0	43.598	0.048	16.6	0.017	0.000	16.3	7.743	OK
RSWMH02	FEH: 2 years: +0 %: 15 mins: Winter	40.81 0	40.36 0	40.425	0.065	16.3	0.023	0.000	15.8	7.736	OK
RSWMH03	FEH: 2 years: +0 %: 15 mins: Winter	40.26 0	39.81 0	39.891	0.081	15.8	0.029	0.000	15.2	7.732	OK
RSWMH04	FEH: 2 years: +0 %: 15 mins: Winter	40.00 0	39.55 0	39.634	0.084	15.2	0.030	0.000	14.7	7.726	OK
RSWMH05	FEH: 2 years: +0 %: 15 mins: Winter	39.80 0	39.35 0	39.407	0.057	14.7	0.020	0.000	14.3	7.722	OK
RSWMH06	FEH: 2 years: +0 %: 15 mins: Winter	38.90 0	38.45 0	38.495	0.045	14.3	0.016	0.000	13.9	7.722	OK
RSWMH08	FEH: 2 years: +0 %: 15 mins: Winter	34.50 0	33.80 0	33.847	0.047	17.8	0.053	0.000	17.5	9.903	OK
North Portal	FEH: 2 years: +0 %: 15 mins: Winter	47.00 0	46.55 0	46.595	0.045	16.7	0.001	0.000	16.6	7.745	OK
RSWMH07	FEH: 2 years: +0 %: 15 mins: Winter	34.83 0	34.38 0	34.446	0.066	13.9	0.024	0.000	13.0	7.696	OK
RSWMH09	FEH: 2 years: +0 %: 15 mins: Winter	33.50 0	32.80 0	32.883	0.083	20.5	0.094	0.000	19.3	11.284	OK
RSWMH11	FEH: 2 years: +0 %: 15 mins: Winter	33.50 0	33.00 0	33.037	0.037	3.0	0.042	0.000	2.9	1.406	OK
RSWMH10	FEH: 2 years: +0 %: 15 mins: Winter	33.10 0	31.90 0	32.465	0.565	19.3	0.639	0.000	19.1	10.691	OK
RSWMH12	FEH: 2 years: +0 %: 960 mins: Winter	33.20 0	31.75 0	32.092	0.342	1.7	0.386	0.000	1.2	59.444	Surcharged
Outfall	FEH: 2 years: +0 %: 120 mins: Summer	33.20 0	31.70 0	32.000	0.300	1.7	0.000	0.000	1.7	9.534	OK

Project Conway : Riverside Surface Water Drainage		Date: 17/07/0026			
		Designed by: JDi	Checked by: TKe		Approved By: TKe
Report Details: Type: Junctions Summary Storm Phase: Riverside Drainage - Submerged		Company Address:			



FEH: 30 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
RSWMH01	FEH: 30 years: +0 %: 15 mins: Winter	44.00 0	43.55 0	43.627	0.077	41.3	0.028	0.000	40.7	19.214	OK
RSWMH02	FEH: 30 years: +0 %: 15 mins: Winter	40.81 0	40.36 0	40.471	0.111	40.7	0.040	0.000	39.5	19.203	OK
RSWMH03	FEH: 30 years: +0 %: 15 mins: Winter	40.26 0	39.81 0	39.953	0.143	39.5	0.052	0.000	38.3	19.200	OK
RSWMH04	FEH: 30 years: +0 %: 15 mins: Winter	40.00 0	39.55 0	39.694	0.144	38.3	0.052	0.000	37.2	19.191	OK
RSWMH05	FEH: 30 years: +0 %: 15 mins: Winter	39.80 0	39.35 0	39.444	0.094	37.2	0.034	0.000	36.5	19.185	OK
RSWMH06	FEH: 30 years: +0 %: 15 mins: Winter	38.90 0	38.45 0	38.523	0.073	36.5	0.026	0.000	35.7	19.185	OK
RSWMH08	FEH: 30 years: +0 %: 15 mins: Winter	34.50 0	33.80 0	33.878	0.078	45.9	0.088	0.000	45.3	24.641	OK
North Portal	FEH: 30 years: +0 %: 15 mins: Winter	47.00 0	46.55 0	46.622	0.072	41.5	0.001	0.000	41.3	19.216	OK
RSWMH07	FEH: 30 years: +0 %: 15 mins: Winter	34.83 0	34.38 0	34.492	0.112	35.7	0.040	0.000	34.1	19.150	OK
RSWMH09	FEH: 30 years: +0 %: 15 mins: Winter	33.50 0	32.80 0	32.952	0.152	52.6	0.171	0.000	50.3	28.096	OK
RSWMH11	FEH: 30 years: +0 %: 15 mins: Winter	33.50 0	33.00 0	33.060	0.060	7.5	0.068	0.000	7.4	3.482	OK
RSWMH10	FEH: 30 years: +0 %: 15 mins: Winter	33.10 0	31.90 0	32.507	0.607	50.3	0.687	0.000	49.9	27.505	OK
RSWMH12	FEH: 30 years: +0 %: 240 mins: Winter	33.20 0	31.75 0	32.180	0.430	2.0	0.486	0.000	1.7	38.801	Surcharged
Outfall	FEH: 30 years: +0 %: 360 mins: Winter	33.20 0	31.70 0	32.000	0.300	1.7	0.000	0.000	1.7	53.171	OK

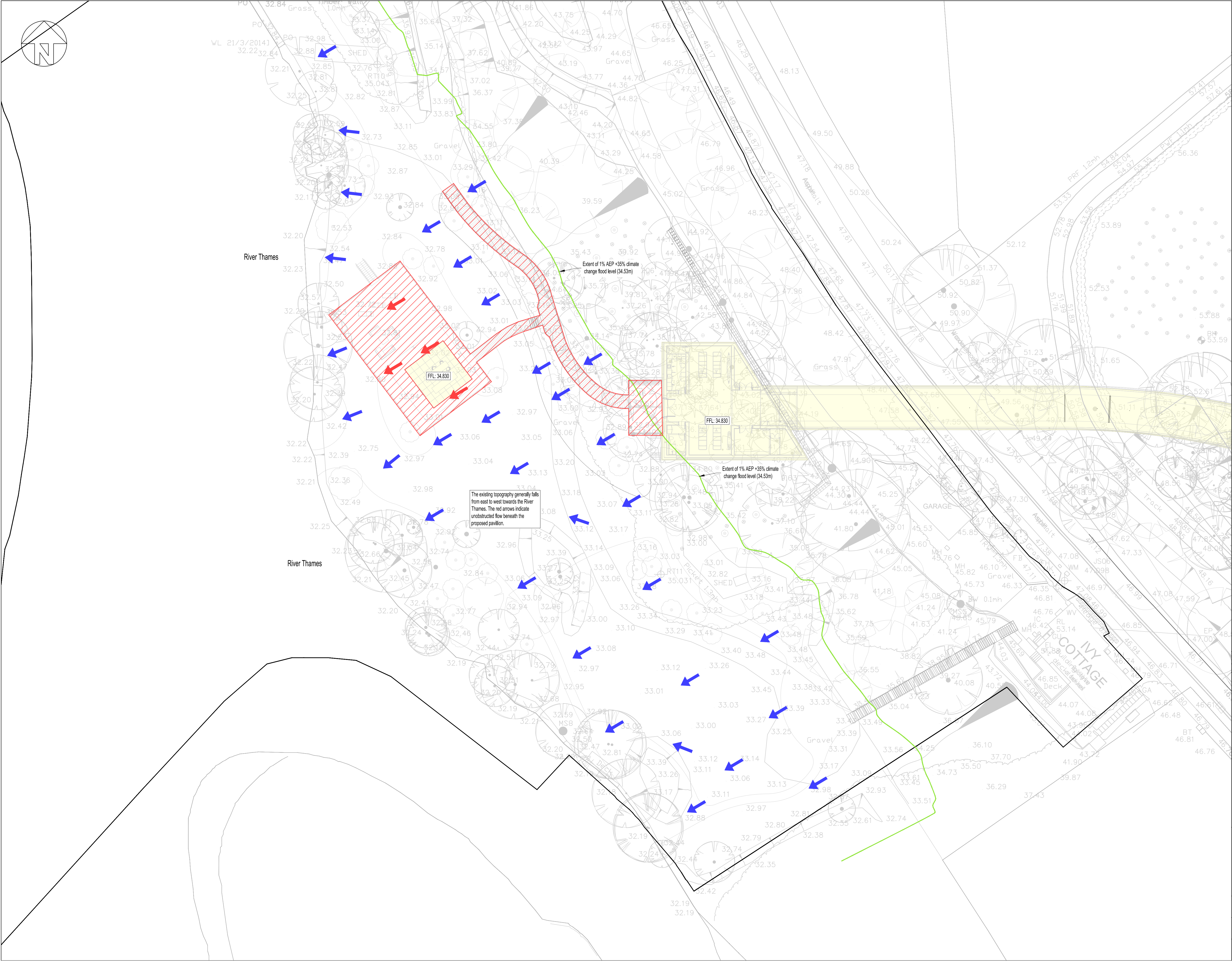
Project Conway : Riverside Surface Water Drainage		Date: 17/07/0026			
		Designed by: JDi	Checked by: TKe		Approved By: TKe
Report Details: Type: Junctions Summary Storm Phase: Riverside Drainage - Submerged		Company Address:			



FEH: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
RSWMH01	FEH: 100 years: +40 %: 15 mins: Winter	44.00 0	43.55 0	43.656	0.106	74.8	0.038	0.000	73.8	34.784	OK
RSWMH02	FEH: 100 years: +40 %: 15 mins: Summer	40.81 0	40.36 0	40.516	0.156	70.2	0.056	0.000	69.5	31.028	Flood Risk
RSWMH03	FEH: 100 years: +40 %: 15 mins: Summer	40.26 0	39.81 0	40.169	0.359	69.5	0.129	0.000	66.4	31.034	Flood Risk
RSWMH04	FEH: 100 years: +40 %: 15 mins: Winter	40.00 0	39.55 0	39.825	0.275	66.3	0.099	0.000	66.3	34.763	Flood Risk
RSWMH05	FEH: 100 years: +40 %: 15 mins: Winter	39.80 0	39.35 0	39.487	0.137	66.3	0.049	0.000	66.0	34.758	OK
RSWMH06	FEH: 100 years: +40 %: 15 mins: Winter	38.90 0	38.45 0	38.550	0.100	66.0	0.036	0.000	64.0	34.759	OK
RSWMH08	FEH: 100 years: +40 %: 15 mins: Winter	34.50 0	33.80 0	33.905	0.105	81.1	0.118	0.000	80.3	44.656	OK
North Portal	FEH: 100 years: +40 %: 15 mins: Winter	47.00 0	46.55 0	46.651	0.101	75.2	0.002	0.000	74.8	34.789	OK
RSWMH07	FEH: 100 years: +40 %: 15 mins: Winter	34.83 0	34.38 0	34.543	0.163	64.0	0.059	0.000	59.6	34.719	Flood Risk
RSWMH09	FEH: 100 years: +40 %: 15 mins: Winter	33.50 0	32.80 0	33.258	0.458	89.7	0.518	0.000	84.0	50.947	Flood Risk
RSWMH11	FEH: 100 years: +40 %: 15 mins: Winter	33.50 0	33.00 0	33.305	0.305	13.6	0.345	0.000	9.4	6.304	Flood Risk
RSWMH10	FEH: 100 years: +40 %: 15 mins: Winter	33.10 0	31.90 0	32.547	0.647	84.0	0.732	0.000	83.3	50.346	OK
RSWMH12	FEH: 100 years: +40 %: 30 mins: Winter	33.20 0	31.75 0	32.182	0.432	1.8	0.489	0.000	1.7	4.844	Surcharged
Outfall	FEH: 100 years: +40 %: 30 mins: Winter	33.20 0	31.70 0	32.000	0.300	1.7	0.000	0.000	1.7	5.472	OK

Appendix J: Exceedance Flow Route Plan



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

Do not scale from this drawing.

All drawings to be printed in colour.

LEGEND

- Proposed Building
- S73 Planning Boundary
- Design Flood Extent - 34.53m
- Overland Flow Route
- Overland Flow Route Beneath Building

Notes

- Refer to Appendix C of PCY-EWD-ZZ-RP-001 for full details of the EA flood zone and flood level mapping.

NOT FOR CONSTRUCTION

P01	17.07.26	JDI	Tke	Planning Issue
Rev	Date	By	Chk	Description

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Project

Project Conway

Drawing Title

Riverside Exceedance Flow Plan

Scale	EWP Project	Date	Drawn
1:500 @ A1	2240267	July 2026	JDI
Design Phase	Status	Revision	
For Information	S2	P01	
[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.]			
PCY-EWD-RP-ZZ-DR-C-0006			

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