
Pinewood Campus

Flood Risk Assessment

784-B067697

For Planning

Legal and General Assurance (Pensions Management) Ltd

Date of third Issue 08/08/2024

Document prepared on behalf of Tetra Tech Limited. Registered in England number: 01959704



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Flood Risk Assessment
Pinewood Campus

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- Appendix E: Wokingham Borough Council Level 1 SFRA (2023)

1.0 INTRODUCTION

1.1 PURPOSE OF THIS REPORT

- 1.1.1 Tetra Tech Ltd has been commissioned by Legal and General Assurance (Pensions Management) Ltd (the 'Client') to prepare a Flood Risk Assessment (FRA) to support the Prior Approval Application for the proposed conversion from Class E to Class C3 use at Pinewood Campus, Nine Mile Ridge, Wokingham, RG40 3EW (the 'site') to provide up to 109 residential dwellings.

1.2 SCOPE OF THIS REPORT

- 1.2.1 The FRA will consider all potential sources of flood risk including 'Main Rivers', 'Ordinary Watercourses', surface water and overland flow routes, sea, groundwater, sewers, and reservoirs. It will identify the level of risk and, where necessary, propose mitigation to manage flood risk.
- 1.2.2 The assessment will be undertaken in accordance with the National Planning Policy Framework (NPPF) (Chapter 14), Planning Practice Guidance (PPG) (Flood Risk and Coastal Change), Environment Agency (EA) guidance and Wokingham Borough Council local planning policy.

1.3 LIMITATIONS OF THIS REPORT

- 1.3.1 This report has been prepared by Tetra Tech Ltd on behalf of the Client in connection with the scope of the report as described in Section 1.2 above and taking into account the particular instructions and requirements set out in Tetra Tech's fee proposal and the Client's acceptance. It is not intended for and should not be relied on by any third party and no responsibility is undertaken to any third party.
- 1.3.2 Tetra Tech Ltd accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.
- 1.3.3 This report cannot be reproduced without Tetra Tech's written consent.

2.0 SITE DESCRIPTION

2.1 SITE LOCATION

2.1.1 The site is located at Pinewood Campus, Nine Mile Ridge, Wokingham, RG40 3EW and the site's central grid reference is SU 83587 65914. The site is approximately 11.4 hectares (ha) in size. A site Location Plan is shown in Figure 2-1. The existing Class E use building is situated broadly in the centre of the site.

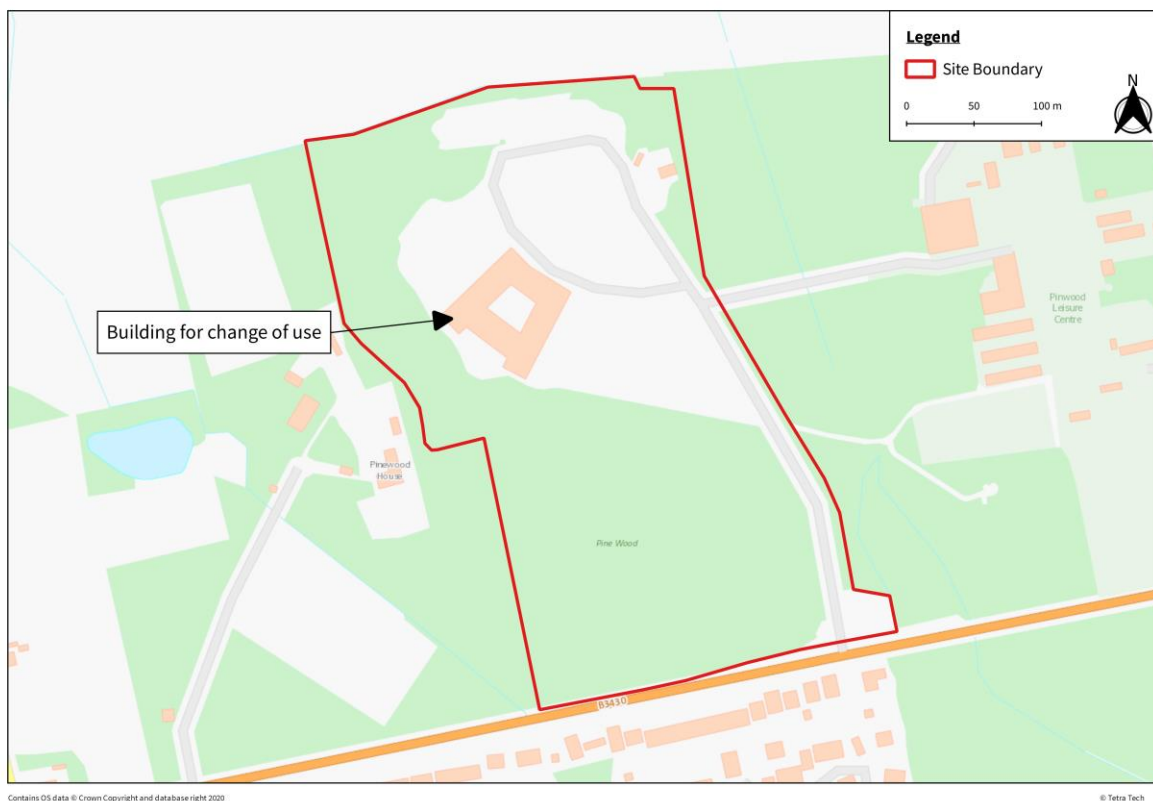


Figure 2-1 Site Boundary

2.2 SITE DESCRIPTION

2.2.1 The site comprises an existing building with associated access and car parking. The western and southern areas of the site comprise existing woodland. The building as existing is in Class E use and includes an internal courtyard made up of soft landscaping and hardstanding ground. External areas to the north and east of the building are hardstanding, comprising car parking, vehicular and pedestrian access. The site is bound by:

- Agricultural land to the north;
- Pinewood Leisure Centre and woodland to the east;

- Nine Mile Ride (B3430) to the south; and
- Pinewood House and associated forest to the west.

2.3 SITE TOPOGRAPHY

2.3.1 A review of an existing Site Elevation Plans provided by the Client, included as Appendix A, indicates existing ground floor threshold levels appear to be relatively flush with external ground.

2.3.2 A review of the 1m resolution EA LiDAR Digital Terrain Model (DTM) (refer to Figure 2-2 below) has been undertaken to establish ground levels within the site. Ground levels in the vicinity of the site are shown to slope northward, from approximately 72 m AOD in the south of the site, to 67 m AOD in the north. The site itself is situated several metres above the areas to the east and west, which are at 65 m – 68 m AOD. Ground levels at and around the existing building are at approximately 68.80 m – 69.00 m AOD. The grassed area to the northwest of the existing building is shown to be at a higher elevation at between 70 m – 71 m AOD.

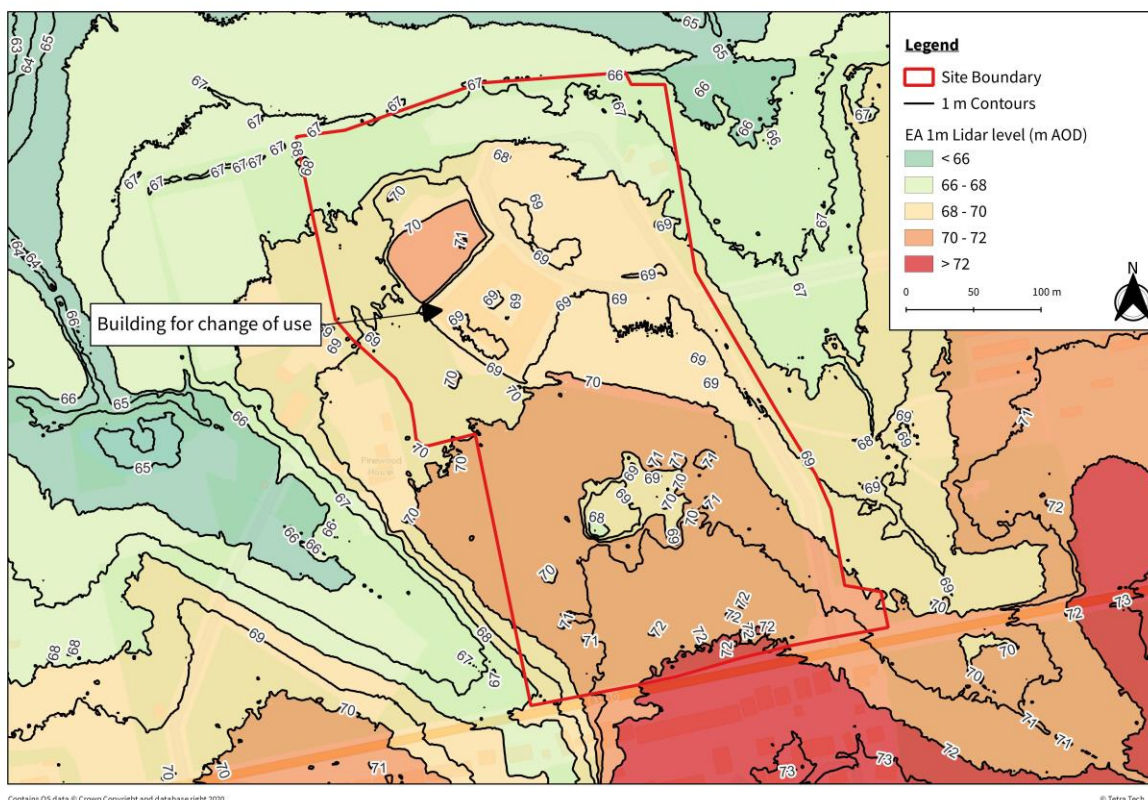


Figure 2-2 EA Composite LIDAR 1m DTM

2.4 HYDROLOGICAL SETTING

2.4.1 A review of Ordnance Survey (OS) mapping indicates the nearest watercourses to the site are the numerous streams associated with the Emm Brook which drain the Nine Mile Ride area surrounding the

site. The location of these watercourses are indicated in Figure 2-3. The watercourses drain in a generally northerly direction before discharging into Emm Brook approximately 1.2 km north of the site.

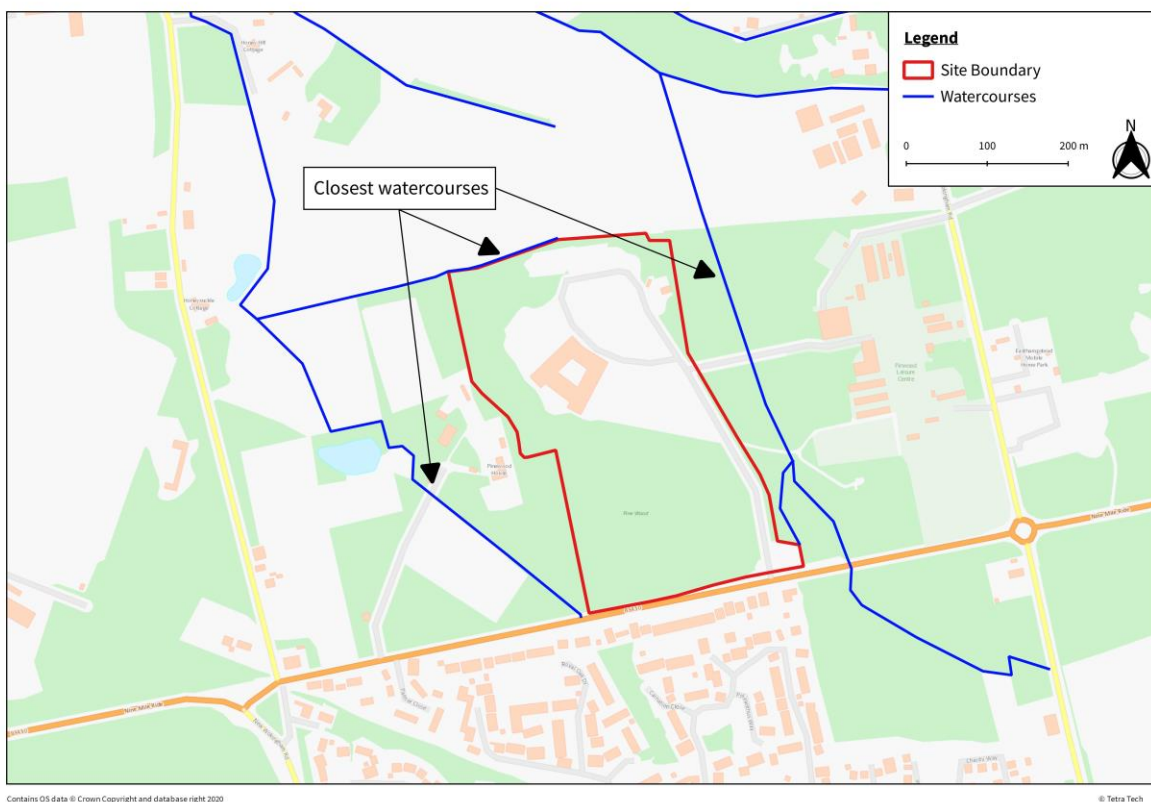


Figure 2-3 Watercourse Location map

2.5 EXISTING DRAINAGE

Private Drainage

- 2.5.1 Existing drainage plans, included as Appendix B, indicates the presence of existing on-site drainage infrastructure. Surface water runoff generated within the existing building is drained by several 225 mm diameter private surface water sewers to two geocellular crates which appear to discharge into the ground via infiltration. The existing drainage plans were submitted to Discharge Condition 18 attached to Planning Permission F/2006/9192.
- 2.5.2 Foul effluent is shown to drain via 150 mm and 225 mm private foul water sewers to a 300 mm diameter Thames Water foul sewer located at 60 m west of the existing building.

Public Drainage

- 2.5.3 Public sewer records obtained from Thames Water (included as Appendix C) indicate the following sewers within the vicinity of the site:

- A 300 mm Thames Water foul rising main runs from south to north in the west of the site, approximately 20 m west of the existing building at its closest point. To the south of the existing building, this sewer runs by gravity;
- A Thames Water Foul Rising main runs eastward along the northern perimeter of the site, approximately 120 m north of the existing building at its closest point; and
- A decommissioned Thames Water sewer runs south-westward in the south of the site, approximately 100 m south of the existing building at its closest point.

2.6 HYDROGEOLOGICAL SETTING

Soil

- 2.6.1 A review of DEFRA's online Multi Agency Geographic Information for the Countryside (MAGIC) website¹ mapping indicates that the underlying soils are classified as freely draining slightly acid loamy soils.

Geology

- 2.6.2 A review of the British Geological Survey (BGS)² online geological mapping (1:50,000 scale) indicates the site is underlain by superficial River Terrace Deposits which are described as comprising sand and gravel. This is shown to be underlain by bedrock deposits from the Bagshot Formation which is described as comprising sand.
- 2.6.3 BGS borehole records indicate there are no publicly available borehole records within the site.

Hydrogeology

- 2.6.4 A review of DEFRA's online 'Magic' mapping indicates both the superficial and bedrock deposits are classified as a Secondary A Aquifer. The EA describe Secondary A aquifers as permeable layers that can support local water supplies and may form an important source of base flow to rivers.

Source Protection Zones (SPZ)

- 2.6.5 A review of DEFRA's online 'Magic' mapping indicates that the site is not located within a groundwater Source Protection Zone (SPZ).

¹ DEFRA's Magic Online Mapping tool

² British Geological Survey (2019), Geology of Britain Viewer

3.0 PROPOSED DEVELOPMENT

- 3.1.1 The proposed development comprises the conversion of the existing three storey commercial building from Class E use to Class C3 to provide 109 residential units. Access to the proposed residential areas will be via the existing access points at ground floor. Proposed development plans are included as Appendix D.
- 3.1.2 Vehicular and pedestrian access to the site will continue to be provided via the access road to the north of the building.
- 3.1.3 There will be no increase in built footprint or hardstanding surfaces as a result of the proposed development. The site will continue to drain as per the existing situation.
- 3.1.4 The proposed development will be classified as 'More Vulnerable' development in accordance with Annex 3 of the NPPF.

4.0 FLOOD RISK

4.1 FLUVIAL & TIDAL FLOOD RISK

4.1.1 A floodplain is the area that would naturally be affected by flooding if a river rises above its banks or is inundated by the sea (coastal or tidal flooding). In England, floodplains are divided into flood zones for planning purposes. These show the extent of the natural floodplain area at risk of inundation if there were no flood defences or certain other manmade structures and channel improvements. They are divided as follows:

- Flood Zone 1 is land having a less than 1 in 1,000 (0.1%) annual probability of fluvial or tidal flooding;
- Flood Zone 2 is land having between a 1 in 100 (1%) and 1 in 1,000 (0.1%) annual probability of fluvial flooding; or land having between a 1 in 200 (0.5%) and 1 in 1,000 (0.1%) annual probability of tidal flooding; and
- Flood Zone 3 is land having a 1 in 100 or greater (>1%) annual probability of fluvial flooding; or land having a 1 in 200 or greater (>0.5%) annual probability of tidal flooding.

4.1.2 The EA's Flood Map for Planning, included as Figure 4-1, indicates an area of Flood Zone 3 adjacent to the north eastern corner of the site, however, the site and existing building is shown to be wholly located within Flood Zone 1.

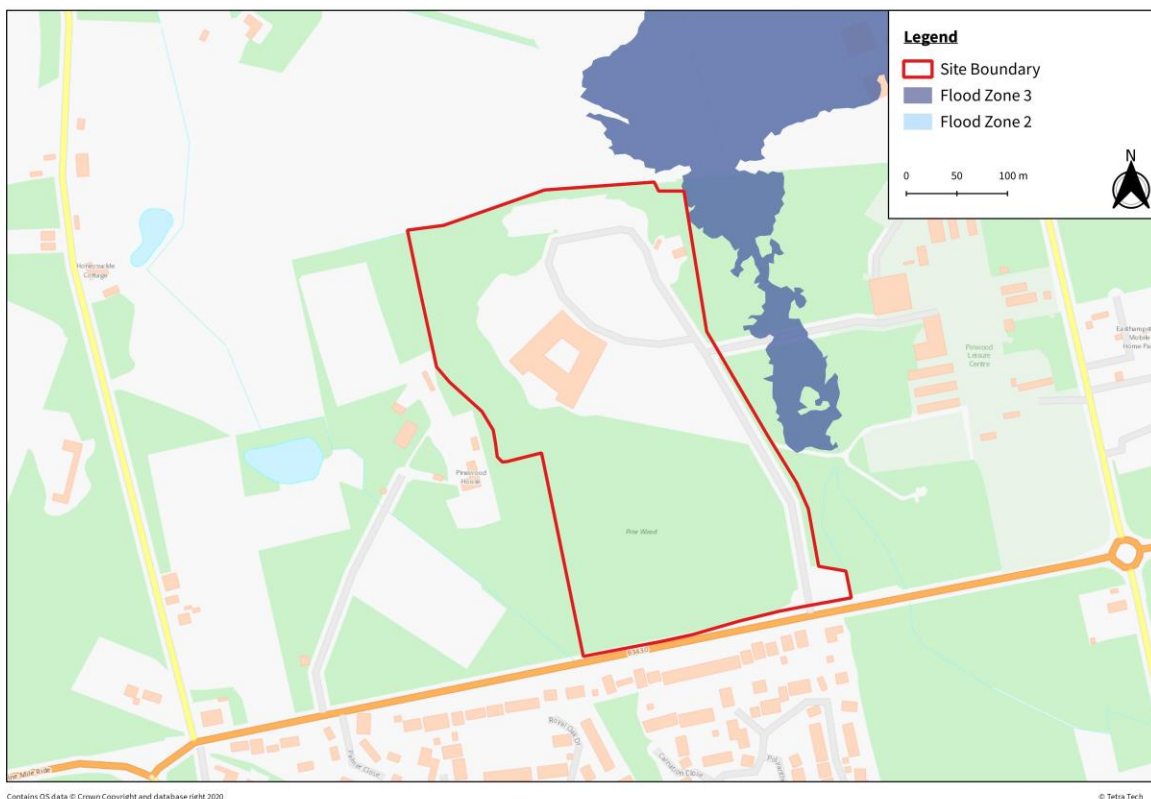


Figure 4-1 Environment Agency's Flood Map for Planning

- 4.1.3 In July 2021, the EA published updated climate change guidance which requires climate change allowances to be applied based on mapped Flood Zones, the nature and anticipated lifespan of proposed development and the river management catchment in which the site is located. According to the EA peak river flow map, the site is located within the Loddon and Tributaries Management Catchment. The EA climate change guidance requires residential development (i.e. 'More Vulnerable' development) located in Flood Zone 1 to consider the central allowance for climate change. This equates to a 14% increase in peak river flows within the Loddon and Tributaries Management Catchment for the 2080s epoch which represents development with a design life up to the year 2115.
- 4.1.4 Given that the existing building is elevated between 2 m – 3 m above, and more than 125 m from the extent of Flood Zone 3 on the eastern border of the site, it is considered that the existing building would remain within Flood Zone 1 considering the impacts of future climate change. Moreover, the topography of the surrounding area generally falls to the north thereby providing a preferential flow path away from the site.
- 4.1.5 Based on the above, the overall risk of fluvial flooding is considered to be **low**.
- 4.1.6 Given the site and surrounding areas are at a minimum topographic level of 65 m AOD, the site is considered to be at **a negligible** risk of tidal flooding.

4.2 SURFACE WATER & OVERLAND FLOWS

4.2.1 Surface water flooding can occur during high intensity rainfall events as sheet runoff from fields or hard paved areas. It is particularly prevalent in areas with significant hardstanding or poorly permeable soils (i.e. clay). This is because the grounds capacity for infiltration is reduced. In addition, the inability to enter local drainage systems also contributes to risk from this source. The risk of surface water flooding is divided as follows, as defined by the Environment Agency:

- Very low risk means that the annual probability of flooding is less than 1 in 1,000 (<0.1%).
- Low risk means that the annual probability of flooding is between 1 in 1,000 (0.1%) and 1 in 100 (1%).
- Medium risk means that the annual probability of flooding is between 1 in 100 (1%) and 1 in 30 (3.3%).
- High risk means that the annual probability of flooding of greater than 1 in 30 (>3.3%).

4.2.2 According to the EA's Surface Water Flood Map (refer to Figure 4-2), the site is shown to be predominantly at a very low risk of surface water flooding. Isolated pockets of low risk surface water flooding are shown within the courtyard area of the existing building and within external areas of the site. An area of high risk surface water flooding is shown adjacent to the eastern elevation of the existing building.

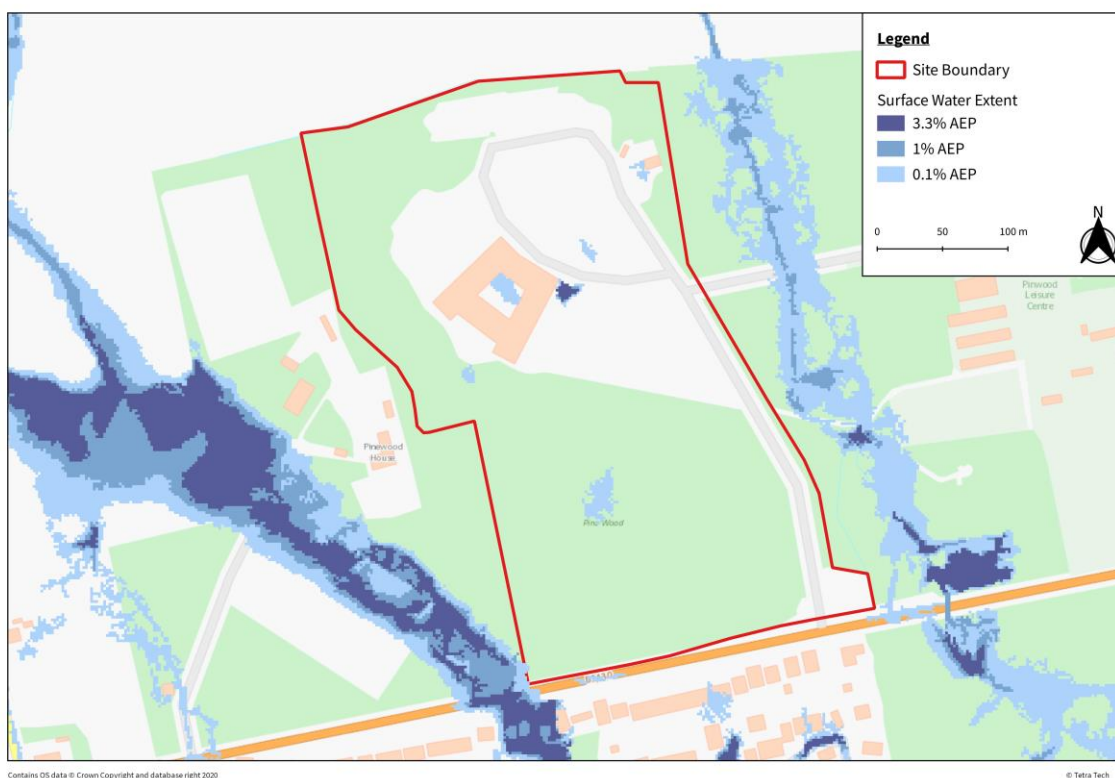


Figure 4-2 EA Flood Risk from Surface Water extent

4.2.3 A review of corresponding depth mapping indicates depths of between 300 – 900 mm within the high risk area to the east of the building. It should be noted that the Long Term Surface Water Flood Map does not

accurately consider the presence of local drainage networks or the presence of existing attenuation features (see Section 2.5 and Appendix B) and may therefore be overestimating the risk of surface water flooding.

4.2.4 A large surface water flow path is located to the west of the site, following the route of the watercourse indicated in Figure 2-3 earlier within the report. This is likely to be a proxy for fluvial flooding, however, it is noted that this flow path is trending away from the site, following that nature topography to the northwest.

4.2.5 Based on the above, the overall risk of surface water flooding is considered to be **low**.

4.3 GROUNDWATER FLOODING

4.3.1 Groundwater flooding occurs when groundwater emerges at the surface under conditions where the 'normal' range of groundwater levels and groundwater flows is exceeded. The occurrence of groundwater flooding is usually local and does not generally pose a significant risk to life due to the slow rate at which the water level rise.

4.3.2 According to the Wokingham Level 1 Strategic Flood Risk Assessment (SFRA), the site is shown to be located within an area with a 50 – 75% susceptibility to groundwater flooding (Appendix E).

4.3.3 The existing building does not include any basement levels and no basements are proposed as part of the proposed development. Therefore, there is limited possibility that groundwater would inundate the building.

4.3.4 Based on the above, the overall risk of groundwater flooding is considered to be **low**.

4.4 SEWER FLOODING

4.4.1 Sewer flooding occurs when intense rainfall overloads the sewer system capacity and/or when sewers cannot discharge properly to watercourses due to high water levels. Sewer flooding can also be caused when problems such as blockages, collapses or equipment failure occur in the sewerage system.

4.4.2 The presence of existing private and public sewers within and in the proximity of the site are described in Section 2.5. In the event of surcharging of the existing private network, or the public sewer assets in and around the site, there may be potential for flooding to occur. However, it is anticipated that flooding would be relatively shallow, of a short duration and limited to external areas of the site and therefore unlikely to impact the existing building.

4.4.3 A review of Thames Water sewer flooding history records, included at Appendix C, indicate there have been no incidents of flooding as a result of surcharging of sewers within the vicinity of the site.

4.4.4 It is recommended that the existing drainage network is surveyed and maintained in accordance with its original design intent to reduce the potential for failure and blockages, therefore, reducing the potential risk of flooding from the drainage network.

4.4.5 Based on above, overall risk of sewer flooding is considered to be **low**.

4.5 RESERVOIR FLOODING

- 4.5.1 Flooding from reservoirs occurs when a reservoir dam is overtopped or breaches due to structural failure. The consequence of such an event would be severe, however, the probability of a catastrophic dam failure is considered to be extremely low due to the management and maintenance required under the Reservoirs Act 1975.
- 4.5.2 According to the EA's Long Term Reservoir Flood Map (Figure 4-3), the site is shown to be located in an area that is not at risk of flooding in the event of reservoir failure.

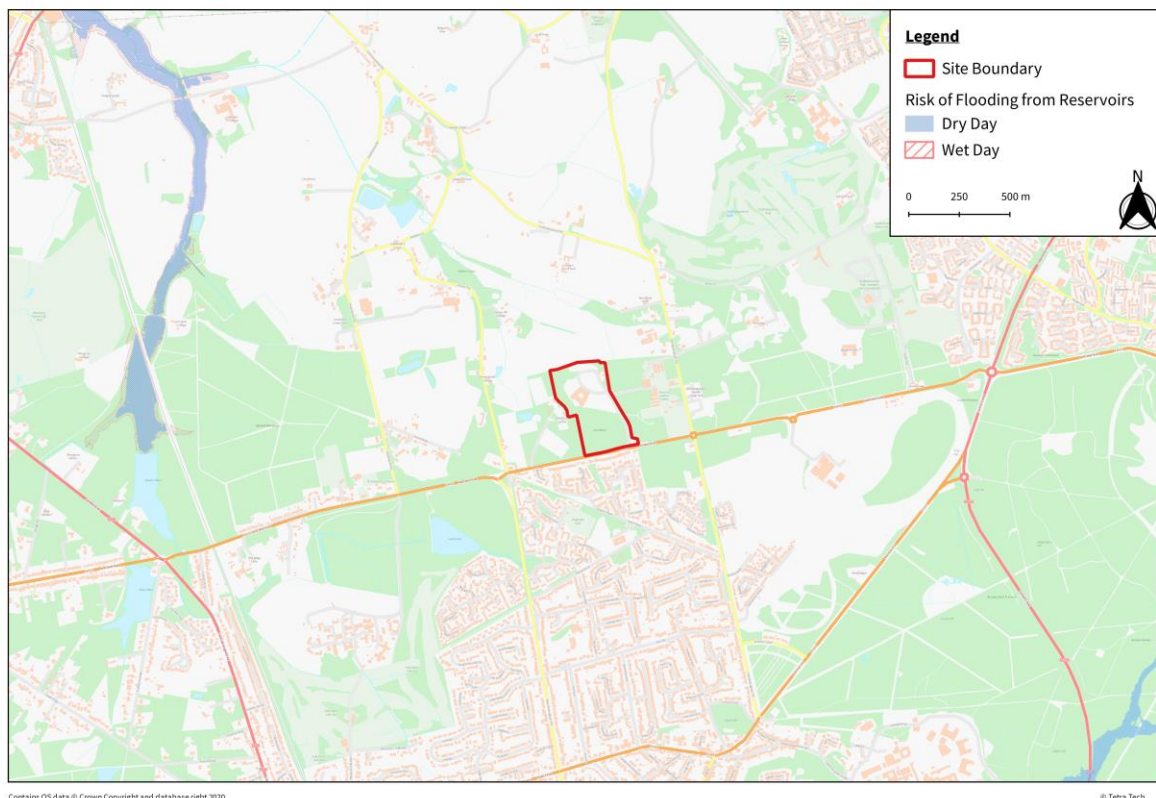


Figure 4-3 EA Long Term Reservoir Flood Map

- 4.5.3 Based on the above, the overall risk of reservoir flooding is considered to be **negligible**.

4.6 CANAL FLOODING

- 4.6.1 Flooding from a canal occurs when the canal is overtopped or breaches due to failure. No canals are located within the vicinity of the site.
- 4.6.2 Based on the above, the overall risk of canal flooding is considered to be **negligible**.

5.0 PLANNING POLICY AND FLOOD RISK

5.1 CLASS MA PRIOR DEVELOPMENT RIGHTS

- 5.1.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 3, Class MA (GPDO) constitutes the following:

“Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 of Schedule 1 to that order.”

- 5.1.2 The legislation also states that development under Class MA is permitted subject to the following conditions:

“Before beginning development under Class MA, the development must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

...

(c) flooding risks in relation to the building;”

- 5.1.3 This Flood Risk Assessment has been prepared to assess the flood risks in relation to the building under Class MA and demonstrates that the conversion of the building will not result in any adverse flood risk impacts and that it is acceptable as permitted development.

5.2 PLANNING POLICY & GUIDANCE

National Planning Policy Framework

- 5.2.1 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied with a presumption in favour of sustainable development. Chapter 14 ‘Meeting the challenge of climate change, flooding and coastal change’ sets out the Government’s policies in relation to flood risk and drainage. The NPPF aims to guide development away from areas at the highest risk of flooding during the present day and future climate change scenarios. Where development is necessary in high-risk areas, the NPPF requires development to be made safe for its lifetime without increasing flood risk elsewhere. The NPPF is supported by relevant technical guidance (NPPG) which provides advice on how to take account of and address the risk associated with flooding in the planning process.

Sequential Test

- 5.2.2 The aim of the Sequential Test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.

Exception Test

5.2.3 Where it is not possible for development to be located in areas with a lower risk of flooding, the Exception Test may not need to be applied. To pass the Exception Test, it should be demonstrated that:

- a) The development would provide wider sustainability benefits to the community that outweigh flood risk; and
- b) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Local Policy Documents

5.2.4 The site is located within the administrative boundary of the Wokingham Borough Council (WBC). The WBC Managing Development Delivery Plan was adopted in February 2014 and sets out the vision for how the borough will develop in the period to 2026. The adopted Managing Development Delivery Plan contains the following policy in relation to flood risk:

“Policy CC09: Development and Flood Risk (from all sources)”

1. *All sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding. Proposals must be consistent with the guidance in paragraphs 99-104 of the National Planning Policy Framework (NPPF); the Technical Guidance to the NPPF and demonstrate how they have used the Strategic Flood Risk Assessment (SFRA) to determine the suitability of the proposal.*
2. *Development proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development.*
3. *Development must be guided to areas of lowest flood risk by applying the sequential approach taking into account flooding from all sources and shall ensure flood risk is not worsened for the application site and elsewhere, and ideally that betterment of existing conditions is achieved. The sequential test will not be required if at least one of the following applies:*
 - a) *Replacement of an existing single residential property. However, the replacement property should, where possible, be located on the part of the site at lowest risk;*
 - b) *Conversions and change of use unless it involves a change to a more vulnerable class; and*
 - c) *Minor development, as defined in footnote 10 of the Technical Guidance Note to the NPPF.*
4. *In exceptional circumstances, new development in areas of flood risk will be supported where it can be demonstrated that:*
 - a) *The development provides wider sustainability benefits to the community that outweigh flood risk; and*
 - b) *The development will:*
 - i) *Be safe for its lifetime, taking account of the vulnerability of its users;*

- ii) *Not increase flood risk in any form elsewhere and, where possible, will reduce flood risk overall; and*
 - iii) *Incorporate flood resilient and resistant measures into the design.*
- 5. *Where required, suitable and appropriately detailed flood risk information will need to accompany a planning application. A Flood Risk Assessment (FRA) is required for:*
 - a) *All proposals in areas of known historic flooding from all sources;*
 - b) *Where there is evidence of a risk from all sources of flooding identified in the Strategic Flood Risk Assessment; and*
 - c) *Those proposals set out in footnote 20 to paragraph 103 of the NPPF.”*

5.3 DEVELOPMENT AND FLOOD RISK

Flood Risk to the Development

- 5.3.1 As assessed in Section 4.0, the site is considered to be at a negligible to low risk of flooding from all sources.
- 5.3.2 The site is located wholly within Flood Zone 1 and the proposed development is shown to be elevated between 2 m – 3 m above, and more than 125 m from, the extent of Flood Zones 3 adjacent to the north eastern corner of the site hence the existing building is likely to remain within Flood Zone 1 when accounting for future climate change. Therefore, the risk of flooding to the proposed development from fluvial sources is considered as low.
- 5.3.3 The existing building remains unaffected in the 1% AEP ‘Medium Risk’ surface water flood event, however there is a small area of high risk surface water flooding located to the east of the existing building. Surface water mapping does not accurately take into account the presence of local drainage networks or the presence of existing attenuation features (see Section 2.5 and Appendix B) and may therefore be overestimating the risk of surface water flooding.
- 5.3.4 It is recommended that the existing drainage network is surveyed and maintained in accordance with its original design intent to reduce the potential for failure and blockages, therefore, reducing the potential risk of flooding from the drainage network.

Flood Risk Arising from the Development

- 5.3.5 The exiting building is shown to be wholly located within Flood Zone 1. The proposed development comprises the conversion of the existing building to provide residential dwellings. There will be no displacement of floodwater and no requirement to consider floodplain compensation as part of the proposed development.

- 5.3.6 There will be no increase in built footprint or external hardstanding as a result of the proposed development and no increase in surface water runoff. The site will continue to drain as per the existing situation.

Sequential Test

- 5.3.7 Based on the nature of the proposed development, which comprises the change of use from Use Class E to Use Class C3, the Sequential Test is not required.
- 5.3.8 As outlined in Table 2 of the National Planning Policy Guidance (NPPG), 'More Vulnerable' Development is considered acceptable within Flood Zone 1 with no requirement for application of the Exception Test.

6.0 CONCLUSIONS

6.1 CONCLUSIONS

- 6.1.1 The proposals seek to convert the existing building from Use Class E to Use Class C3 to provide 109 apartments under Class MA of the GPDO.
- 6.1.2 According to the EA Flood Map for Planning, the north eastern boundary of the site is shown to be adjacent to Flood Zone 3, however, the site and existing building is shown to be wholly located within Flood Zone 1. Given the existing building is elevated between 2 m – 3 m above, and more than 125 m from, the extent of Flood Zones 3 on the eastern border of the site, the existing building would remain within Flood Zone 1 when accounting for future climate change as relevant. Therefore, the risk of flooding to the proposed development from fluvial sources is considered as low.
- 6.1.3 The site is considered to be at a negligible to low risk of flooding from all other sources.
- 6.1.4 The proposed development will result in no change in built footprint or hardstanding areas. Therefore, there will be no increase in flood risk to surrounding areas.
- 6.1.5 It is recommended that the existing drainage network is surveyed and maintained in accordance with its original design intent to reduce the potential for failure and blockages, therefore, reducing the potential risk of flooding from the drainage network. Therefore, the proposed conversion is deemed acceptable at this location, and it is considered that the flood risk to the site and occupants can be appropriately managed.

APPENDIX A: EXISTING SITE ELEVATIONS

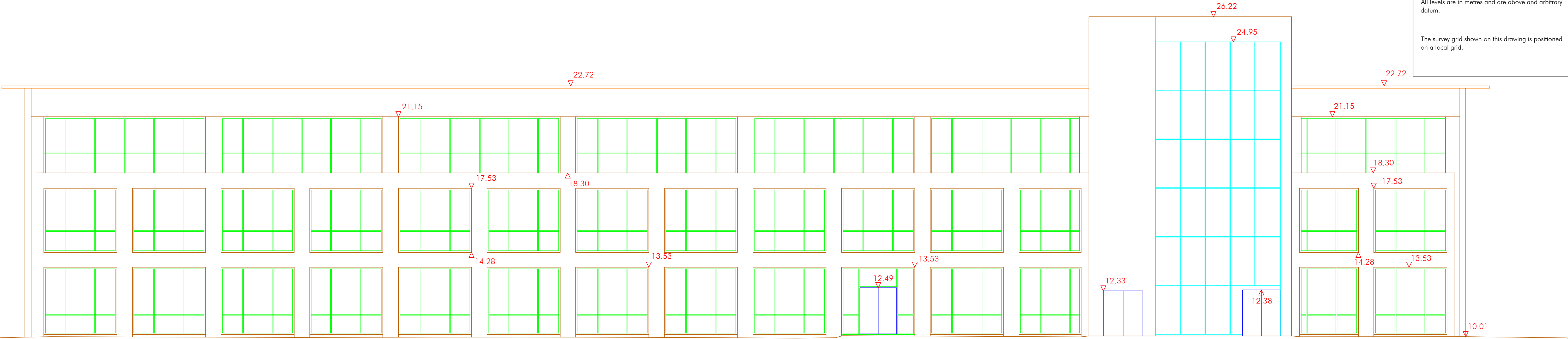
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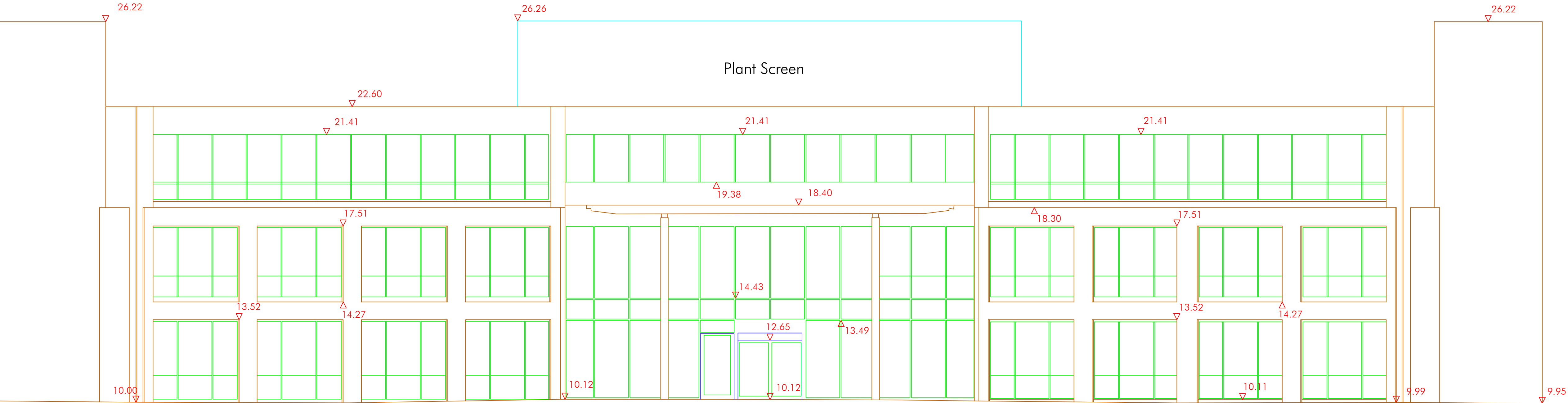
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Elevation 2



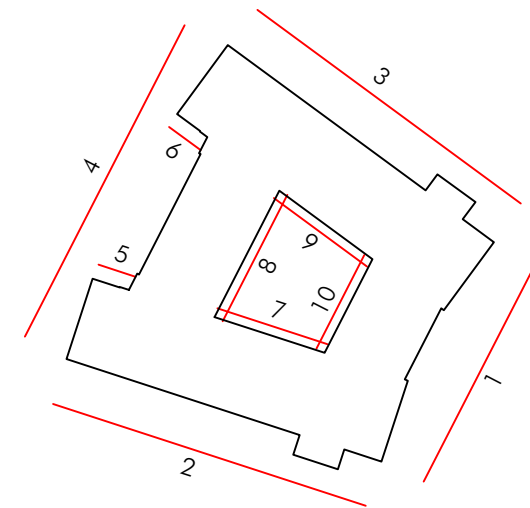
Arbitrary Datum 5.0m

Elevation 1



Arbitrary Datum 5.0m

Location Plan

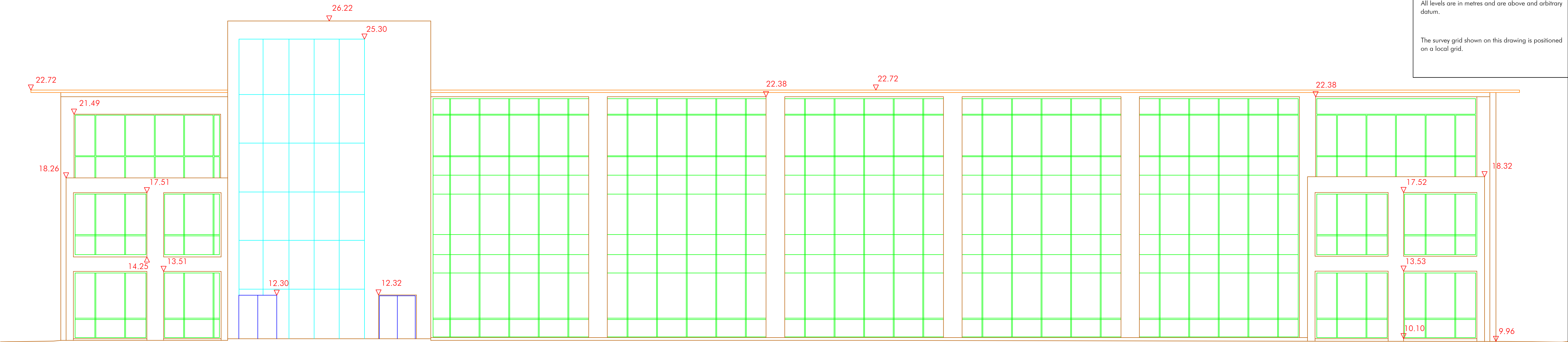


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Project:	Pinewood		
Address:	Nine Mile Ride Wokingham RG40 3EW		
Drawing:	Elevation Survey		
Date:	28/06/2024	Project No:	0573186
Scale:	1:100		
Drawn:	GL	Checked:	PF
Dwg. No.	0573186-E01		Rev. No.
			A
Project Status:			

Elevation 3



Arbitrary Datum 5.0m

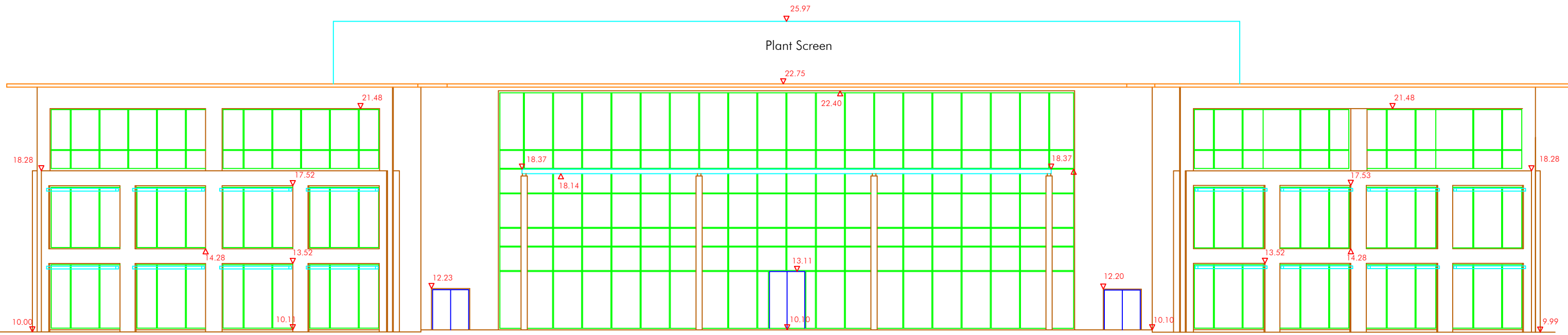
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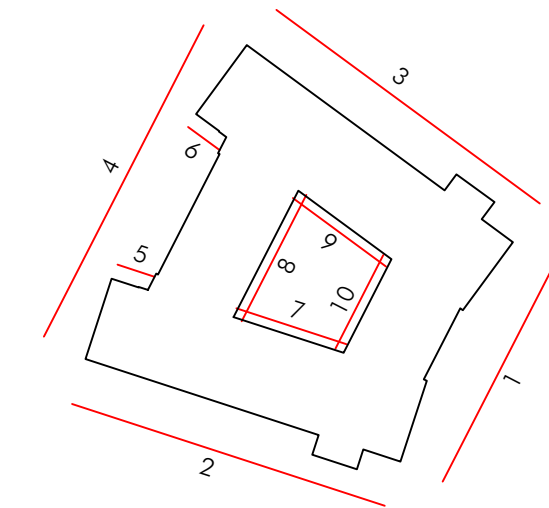
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Elevation 4



Arbitrary Datum 5.0m

Location Plan



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CBRE Limited, Henrietta House, Henrietta Place, London W1G 0NB
Switchboard : 0207 182 2000 Fax : 0207 182 3007 Web : www.cbre.com

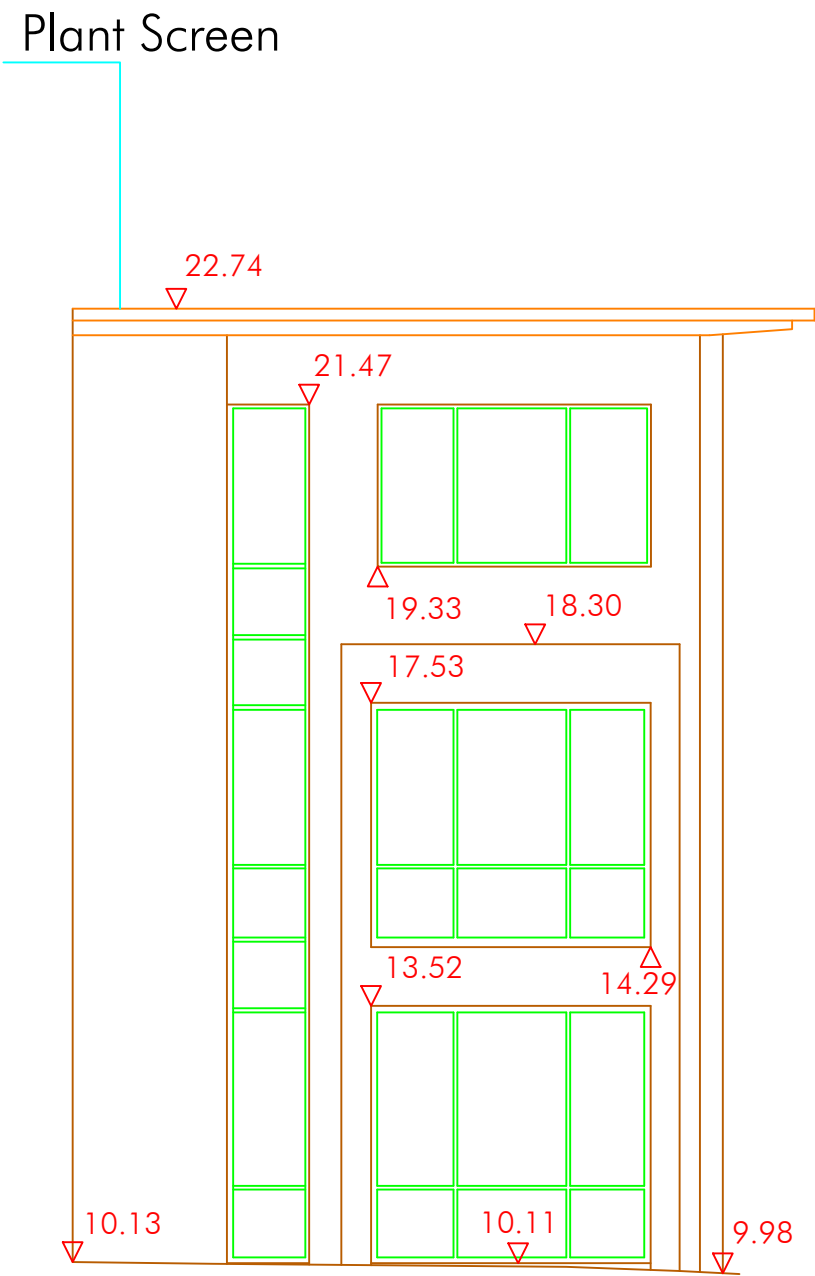
Project:	Pinewood		
Address:	Nine Mile Ride Wokingham RG40 3EW		
Drawing:	Elevation Survey		
Date:	28/06/2024	Project No:	0573186
Scale:	1:100 / 1:200		
Drawn:	GL	Checked:	PF
Dwg. No:	0573186-E02	Rev. No:	A
Project Status: FINAL			

General Note:
Care should be taken when drawings are printed to avoid image distortion.

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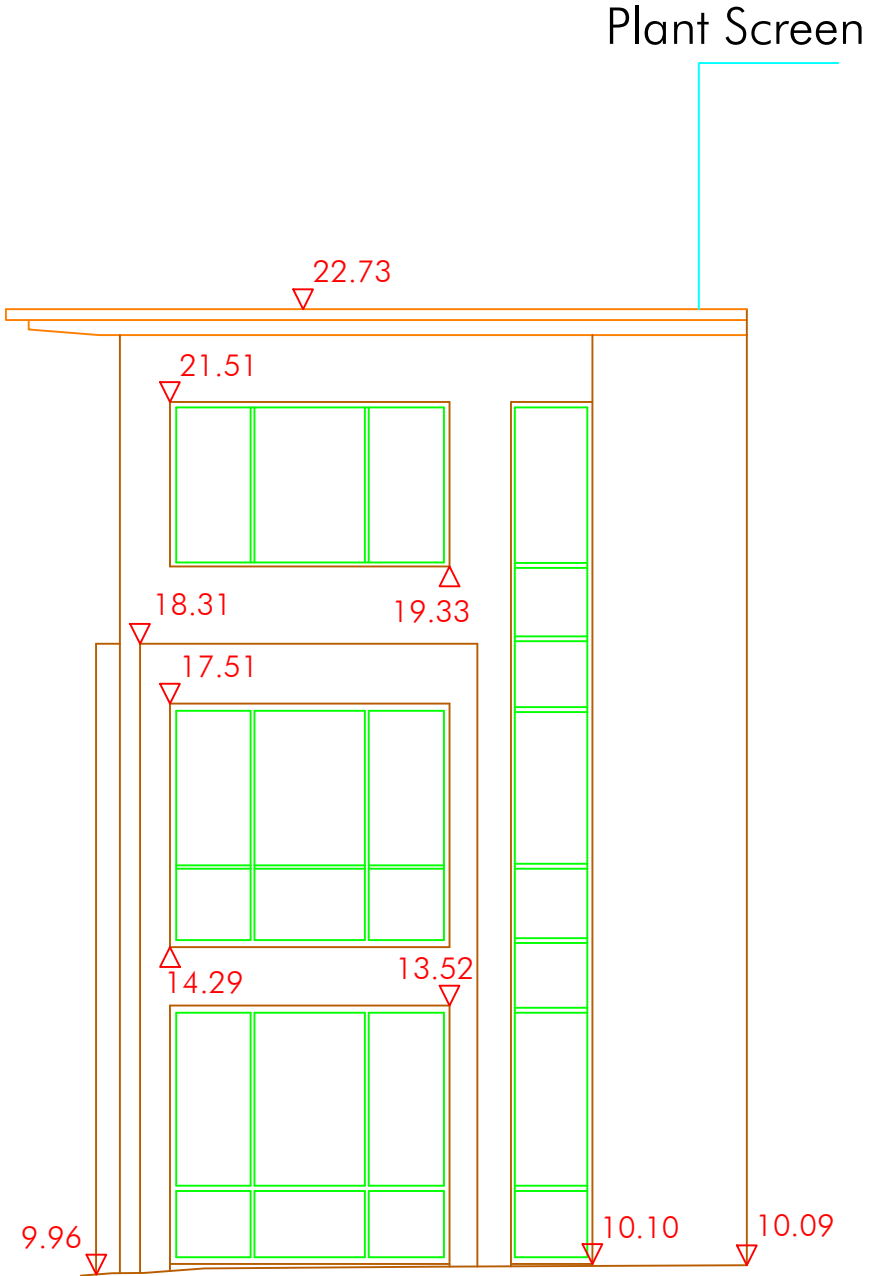
All levels are in metres and are above an arbitrary datum.
The survey grid shown on this drawing is positioned on a local grid.

Elevation 5

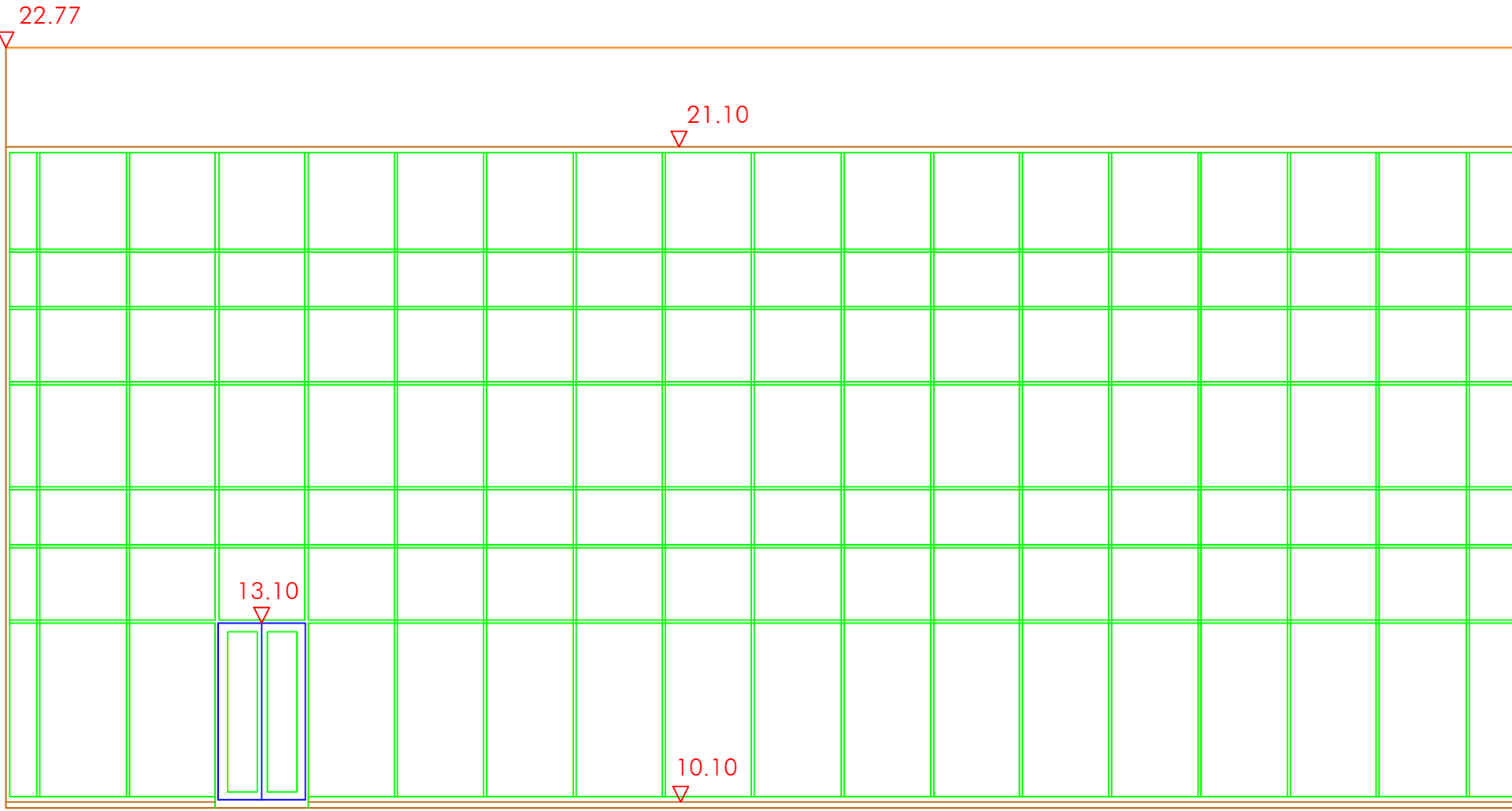


Arbitrary Datum 5.0m

Elevation 6

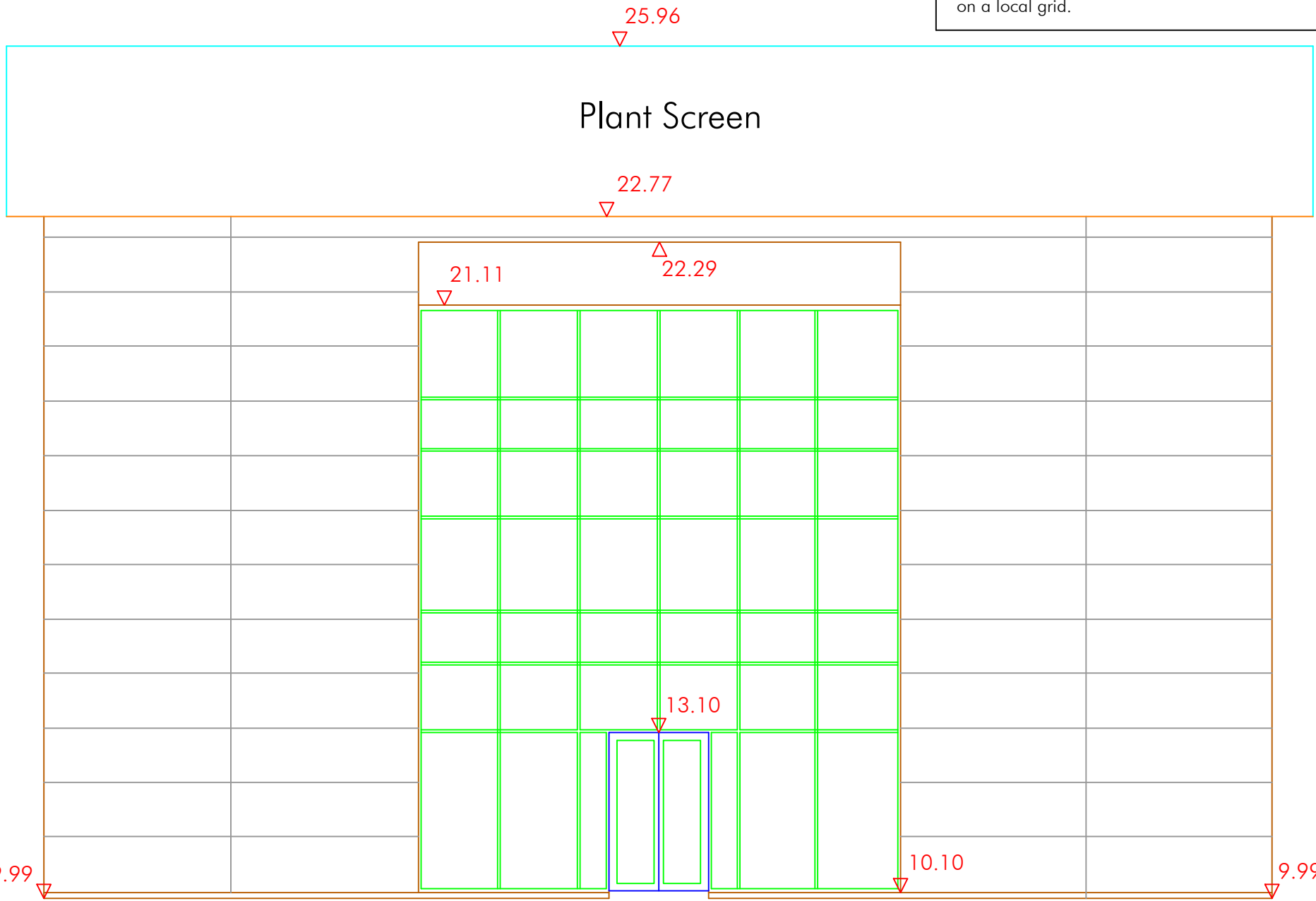


Elevation 7



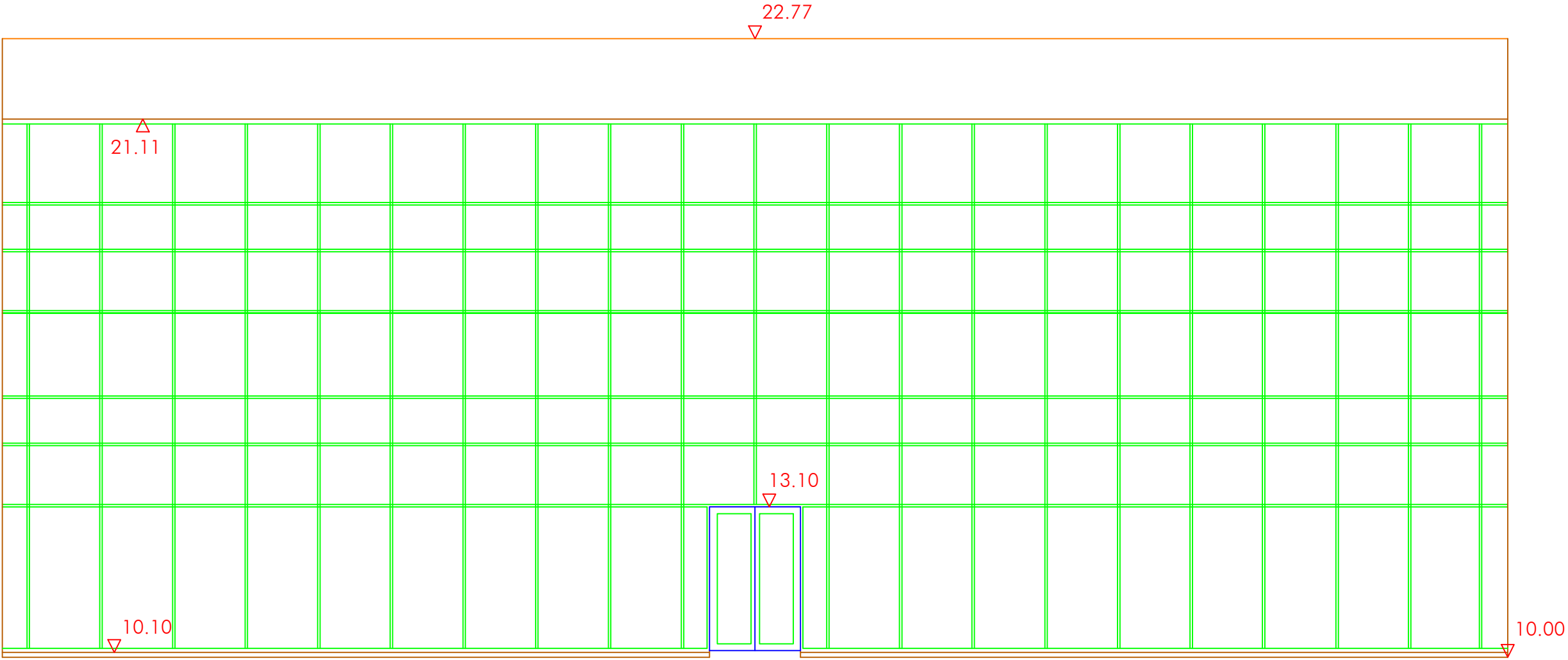
Arbitrary Datum 5.0m

Elevation 10



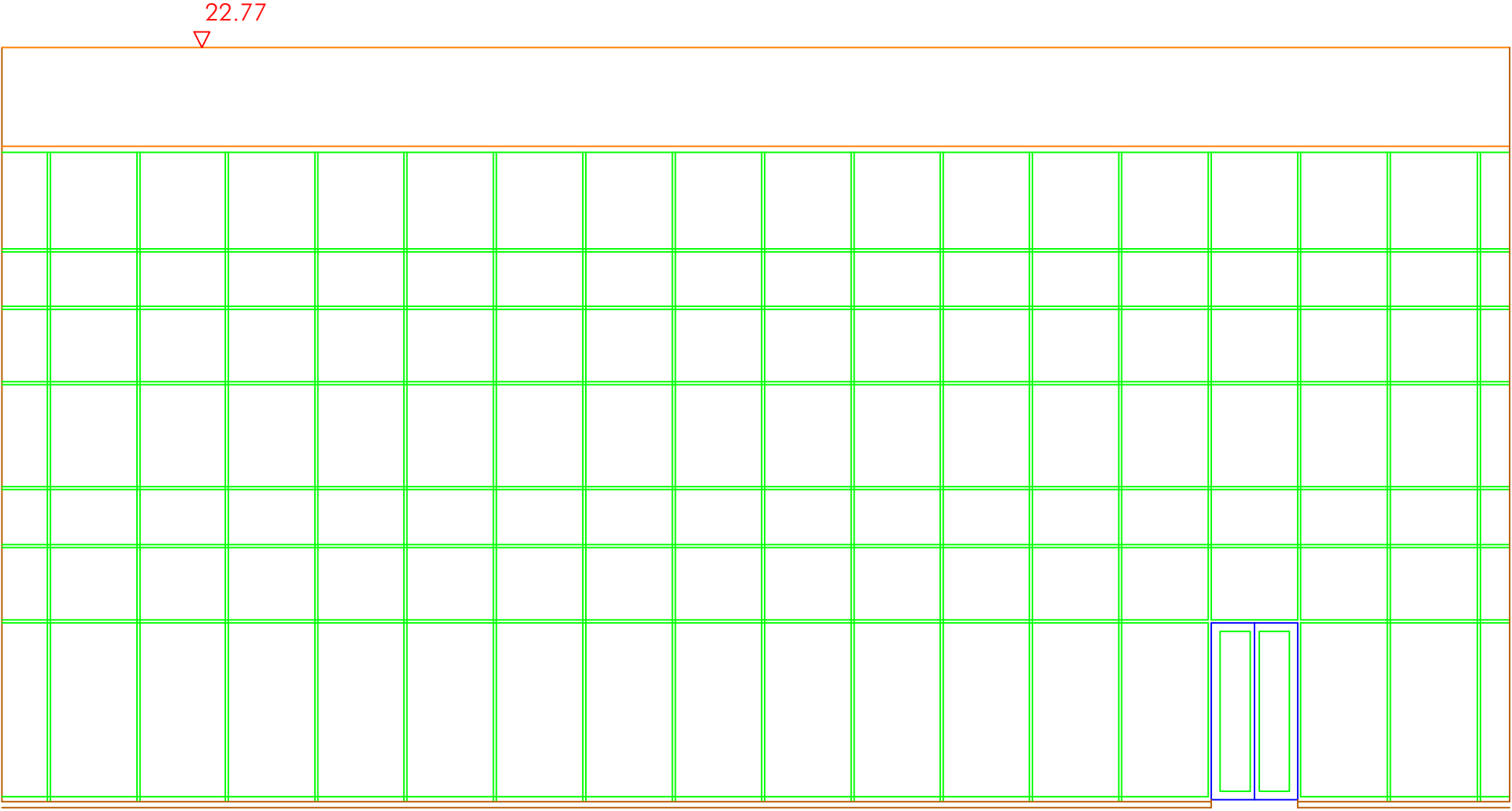
Arbitrary Datum 5.0m

Elevation 8



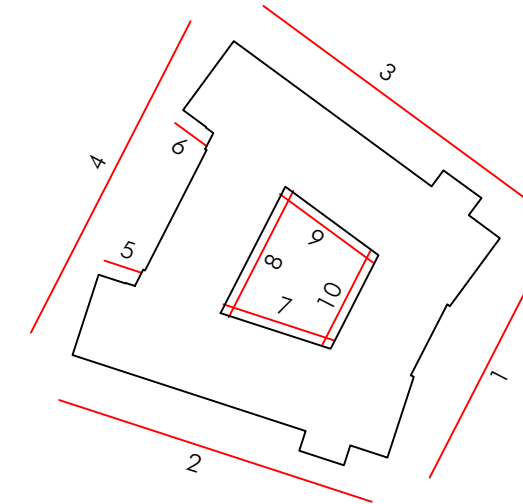
Arbitrary Datum 5.0m

Elevation 9



Arbitrary Datum 5.0m

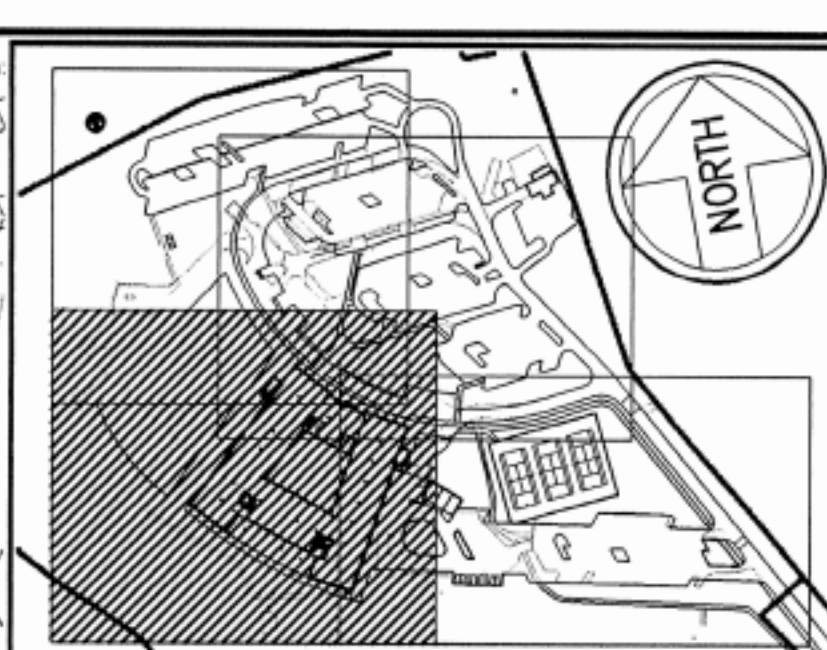
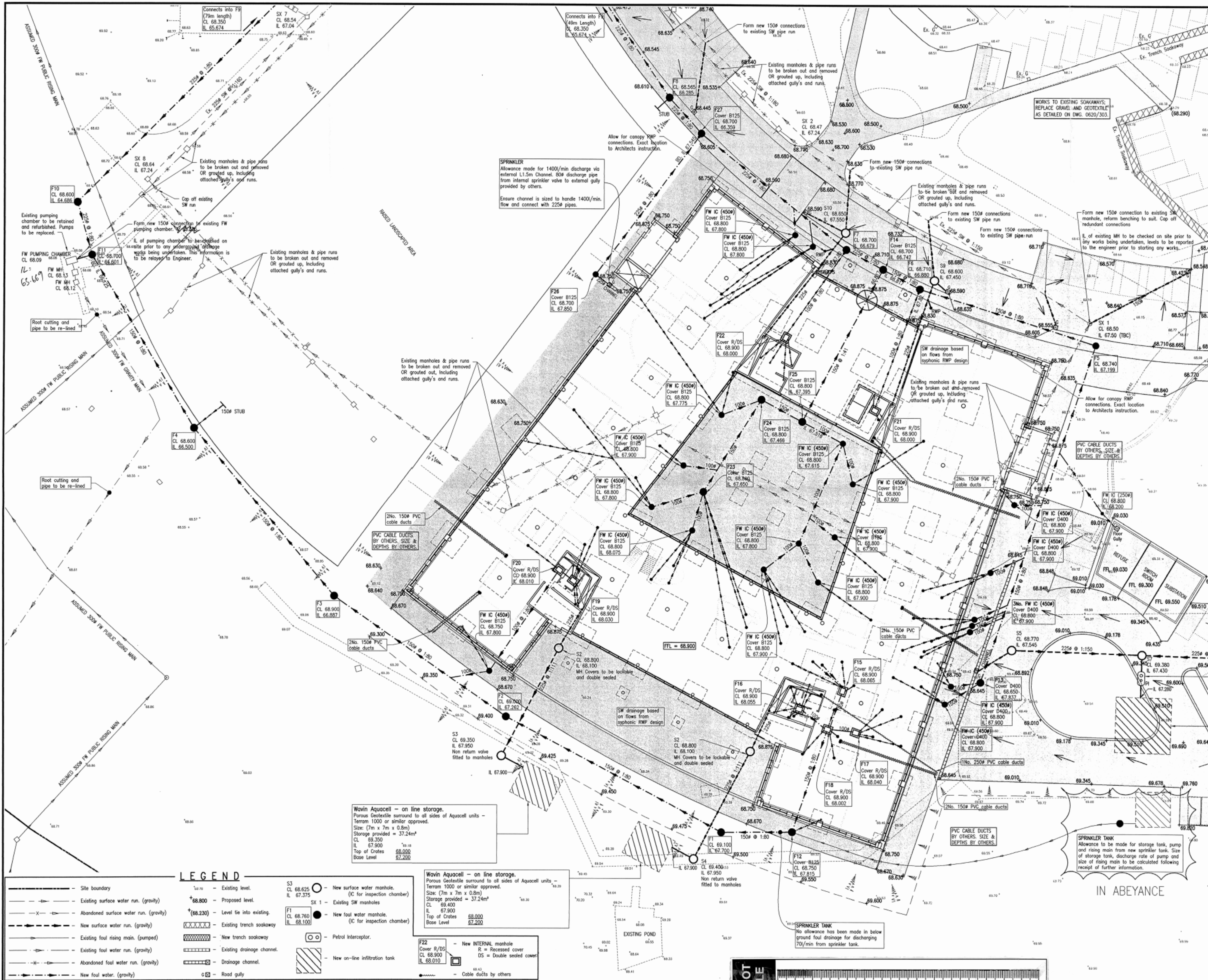
Location Plan



CBRE Limited, Henrietta House, Henrietta Place, London W1G 0NB
Switchboard : 0207 182 2000 Fax : 0207 182 3007 Web : www.cbre.com

Project:	Pinewood		
Address:	Nine Mile Ride Wokingham RG40 3EW		
Drawing:	Elevation Survey		
Date:	28/06/2024	Project No:	0573186
Scale:	1:100		
Drawn:	GL	Checked:	PF
Dwg. No.	0573186-E03		Rev. No.
			A
Project Status:			

APPENDIX B: SITE DRAINAGE PLAN



NEW HARDSTANDING PAVEMENT CONSTRUCTION
(SEE DWG.0620/303 FOR MAKE UP DETAILS)

NOTES:

- FOR GENERAL NOTES ON PROPOSED SW & FW DRAINAGE SYSTEM REFER TO DWG. 0620/302.
- EXISTING SW DRAINAGE TO EXISTING CAR PARKS REQUIRES SURVEYING TO ESTABLISH EXISTING DRAIN RUNS & OUTFALLS PRIOR TO WORKS COMMENCING ON-SITE.
- ALL DRAIN POINT LOCATIONS REQUIRED AT BASE BUILD STAGE EXTRACTED FROM SILCOCK DAWSON & PARTNERS DWGS. 60543-D-101-P4, 102-P4, 103-P1 & 104-P4. IDENTIFIED THUS.
- ALL DRAIN POINT & CABLE DUCT LOCATIONS REQUIRED FOR INTERNAL FIT-OUT ARE EXTRACTED FROM MH ASSOCIATES DWG. 794/G/103 REV. 4. IDENTIFIED THUS.
- FOUL FLOW CALCULATIONS FOR INTERNAL FIT-OUT BASED ON FLOW RATES OBTAINED FROM BENNETT INTERIOR DESIGN MARKED UP DWG. D3389-S-0-100-P1 & MH ASSOCIATES DWG. 794/G/003 REV. 2.
- FOR SETTING OUT OF ALL DRAIN POINTS, DUCTS & SYPHONIC RWP DOWNPIPES SLAB PENETRATIONS REFER TO SILCOCK DAWSON & PARTNERS DWGS. 60543-D-101-P4, 102-P4, 103-P1 & 104-P4.

DETAILS TO MEET CONDITIONS

- 9 192

F	IL	28.06.07	Drainage within internal courtyard amended to Contractors requirements. Sprinkler discharge re-located, additional foul run F26-F27 to suit. Internal drain points revised to suit latest Silcock Dawson drawings. Drainage provision for canopy and sprinkler tank added.
E	IL	28.06.07	Internal fit-out incorporated, external drainage amended to suit. SW pipe sizes confirmed following receipt of syphonic drainage design.
D	IL	07.06.07	Existing foul run upstream of pumping chamber redundant. New foul run F8 to pump chamber. F1 to F11 amended.
C	IL	23.04.07	ISSUED FOR CONSTRUCTION
B	IL	05.04.07	Supersedes Dwg. 0620/301 Rev. D.
A	IL		ISSUED FOR COMMENT

Greenwood House,
145-147 Clarendon Street,
Kingston Upon Thames,
Surrey,
KT1 1AT
Tel: 020 8541 5544
Fax: 020 8547 1435
Email: info@bradbrook.co.uk
Web: www.bradbrook.co.uk
bradbrook
consulting
Civil & Structural Engineers
Kingston, London, Norwich

TERRACE HILL PROJECTS LIMITED
Case Officer

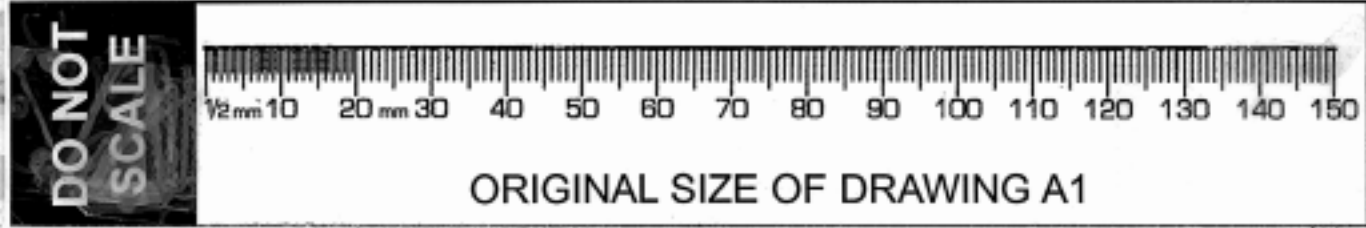
NINE MILE RIDE
PINWOODS, WOKINGHAM
10 DEC 2007

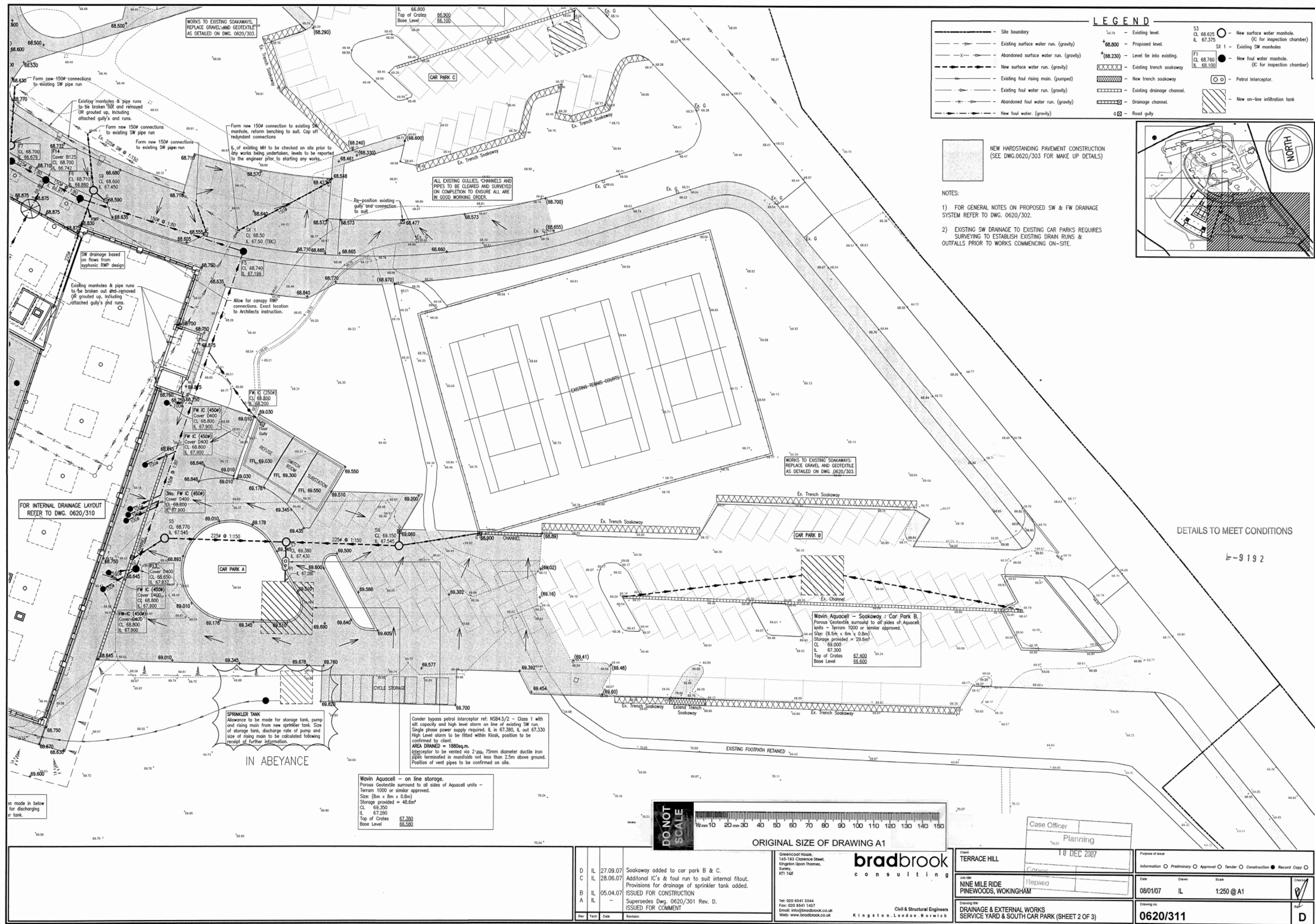
DRAINAGE & EXTERNAL WORKS
PROPOSED BUILDINGS (SHEET 1 OF 3)

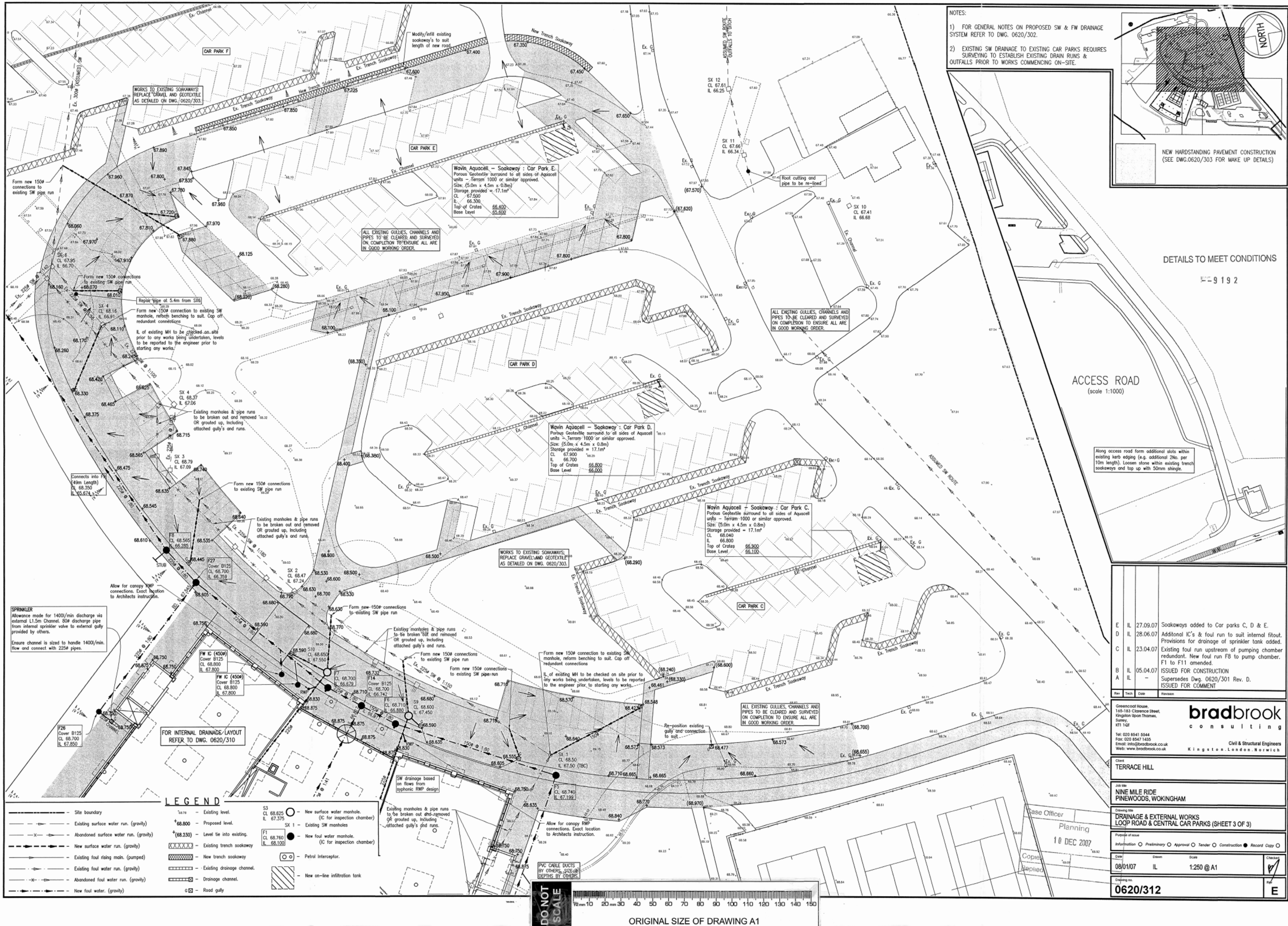
Information ☐ Preliminary ☐ Approval ☐ Tender ☐ Construction ☒ Record Copy ☐

Date: 08.01.07 Drawn: IL Scale: 1:250 @ A1

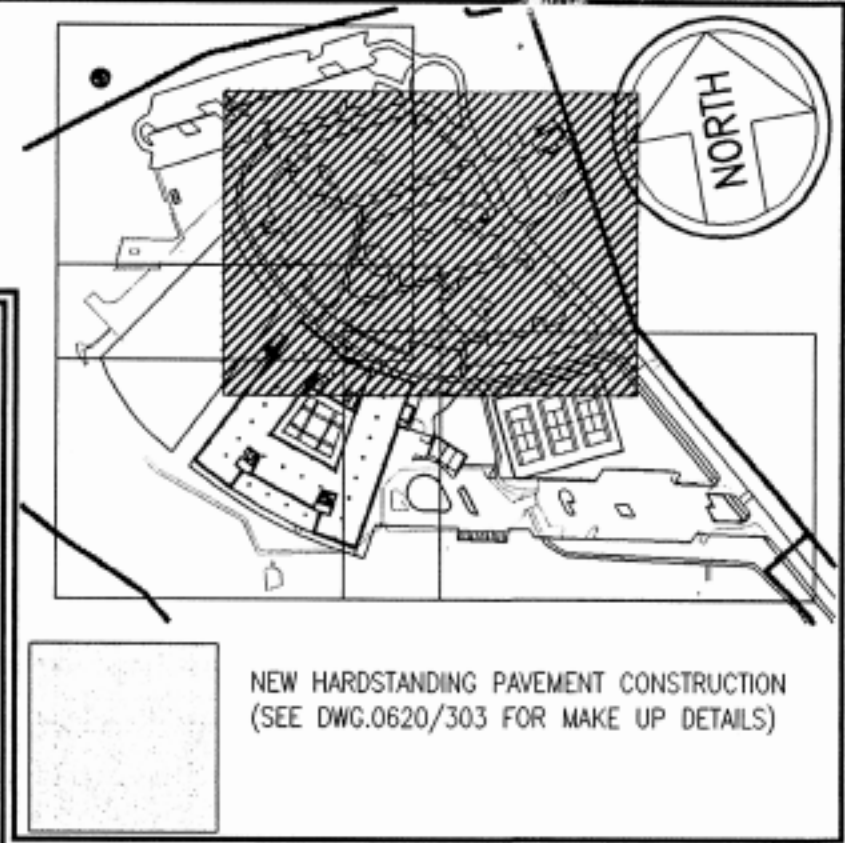
Drawing no: 0620/310







NOTES:
1) FOR GENERAL NOTES ON PROPOSED SW & FW DRAINAGE SYSTEM REFER TO DWG. 0620/302.
2) EXISTING SW DRAINAGE TO EXISTING CAR PARKS REQUIRES SURVEYING TO ESTABLISH EXISTING DRAIN RUNS & OUTFALLS PRIOR TO WORKS COMMENCING ON-SITE.



DETAILS TO MEET CONDITIONS

9192

ACCESS ROAD
(scale 1:1000)

Along access road form additional slots within existing kerb edging (e.g. additional 20m per 10m length). Loosen stone within existing trench soakaways and top up with 50mm shingle.

E	IL	27.09.07	Soakaways added to Car parks C, D & E.
D	IL	28.06.07	Additional IC's & foul run to suit internal fitout. Provisions for drainage of sprinkler tank added.
C	IL	23.04.07	Existing foul run upstream of pumping chamber redundant. New foul run F8 to pump chamber. F1 to F11 amended.
B	IL	05.04.07	ISSUED FOR CONSTRUCTION
A	IL	-	Supersedes Dwg. 0620/301 Rev. D. ISSUED FOR COMMENT
Rev	Tech	Date	Revision

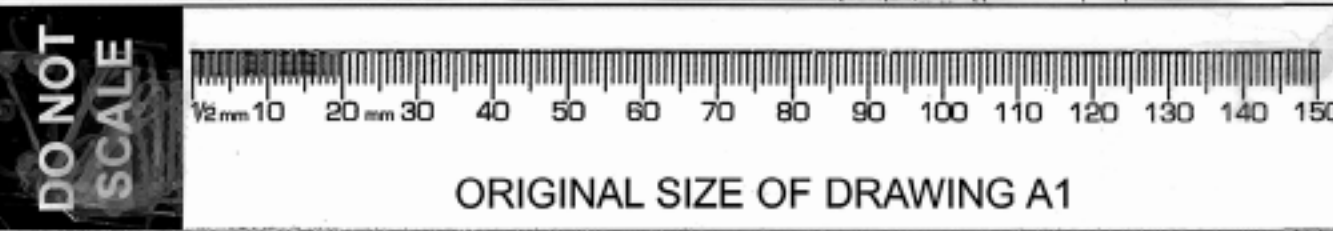
Greencroft House,
165-163 Clarence Street,
Kingston upon Thames,
Surrey,
KT1 1QT
Tel: 020 8541 5544
Fax: 020 8547 1435
Email: info@bradbroom.co.uk
Web: www.bradbrook.co.uk
bradbroom
consulting
Civil & Structural Engineers
Kingston, London, Norwich

Client
TERRACE HILL

Job No
**NINE MILE RIDE
PINEWOODS, WOKINGHAM**

Drawing title
**DRAINAGE & EXTERNAL WORKS
LOOP ROAD & CENTRAL CAR PARKS (SHEET 3 OF 3)**

Purpose of issue	
Information	☐ Preliminary ☐ Approval ☐ Tender ☐ Construction ☐ Record Copy ☐
Date	08/01/07
Drawn	IL
Scale	1:250 @ A1
Checked	
Drawing no.	0620/312
Rev	E



APPENDIX C: THAMES WATER SEWER RECORDS AND SEWER FLOOD HISTORY

Tetra Tech Europe
3 Sovereign Square 3 Sovereign Square

LEEDS
LS1 4ER

Search address supplied Pinewoods Campus
1
Geranium Close
Crowthorne
RG45 6UY

Your reference Pinewood Campus Wokingham

Our reference ALS/ALS Standard/2024_5017273

Search date 8 July 2024

Notification of Price Changes

From 1st April 2024 Thames Water Property Searches will be increasing the prices of its CON29DW Residential and Commercial searches along with the Asset Location Search. Costs will rise in line with RPI as per previous years, which is sat at 6%.

Customers will be emailed with the new prices by February 28th 2024.

Any orders received with a higher payment prior to the 1st April 2024 will be non-refundable. For further details on the price increase please visit our website at www.thameswater-propertysearches.co.uk.



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0800 009 4540

Search address supplied: Pinewoods Campus, 1, Geranium Close, Crowthorne, RG45 6UY

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, 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 address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

The following quartiles have been printed as they fall within Thames' sewerage area:

SU8366SE
SU8366SW
SU8365NE
SU8365NW

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.

This report 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.

Following examination of our statutory maps, Thames Water has been unable to find

any plans of water mains within this area. If you require a connection to the public water supply system, please write to:

New Connections / Diversions
Thames Water
Network Services Business Centre
Brentford
Middlesex
TW8 0EE

Tel: 0845 850 2777
Fax: 0207 713 3858
Email: developer.services@thameswater.co.uk

The following quartiles have not been printed as they are out of Thames' water catchment area. For details of the assets requested please contact the water company indicated below:

SU8366SE	South East
SU8366SW	South East
SU8365NE	South East
SU8365NW	South East

South East Water Ltd
Rocfort Road
Snodland
Kent
ME6 5AH

Tel: 0845 301 0845
Website: www.southeastwater.co.uk

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.

Payment for this Search

A charge will be added to your suppliers account.

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. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational 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

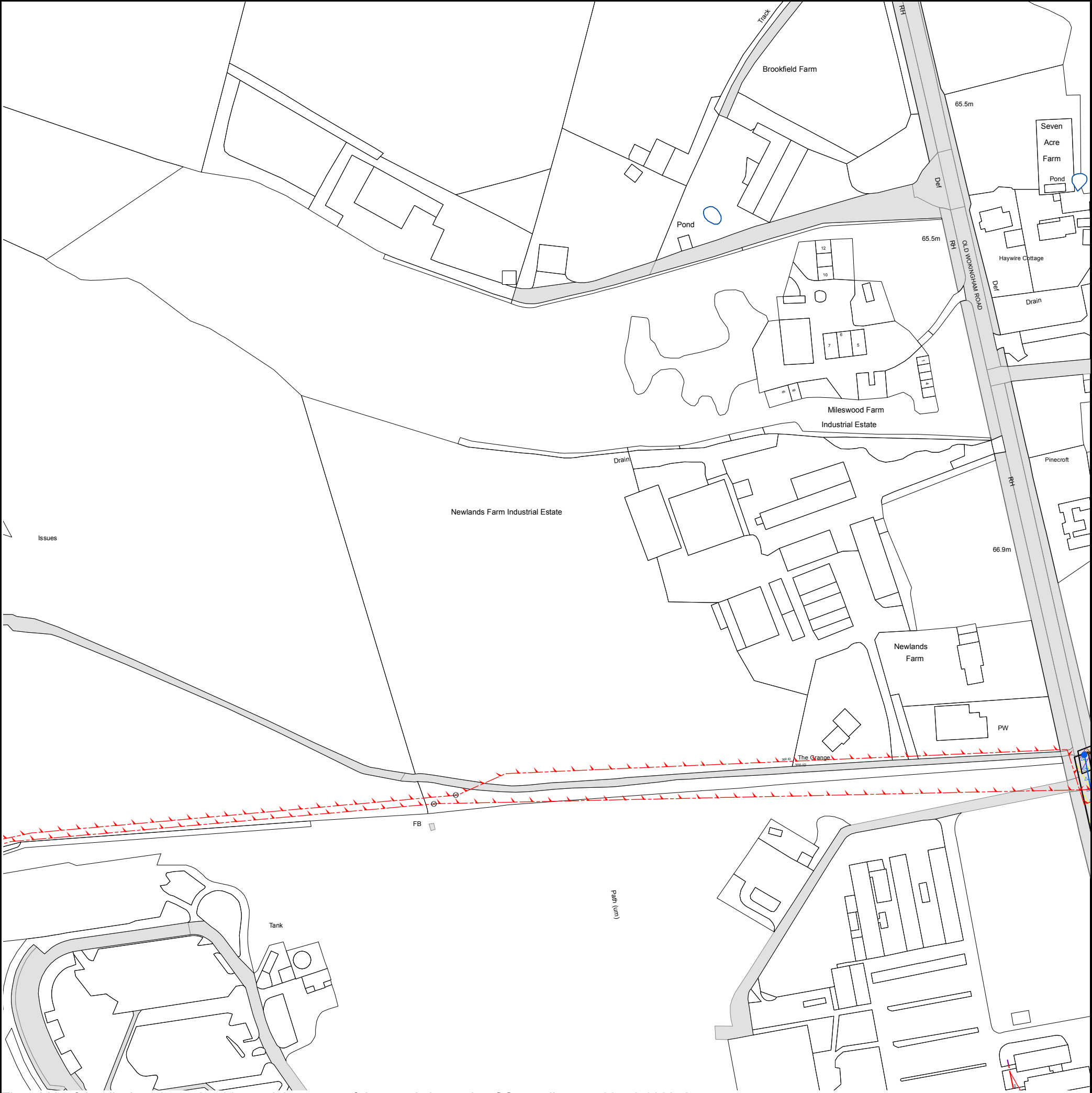
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water operational issues or 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



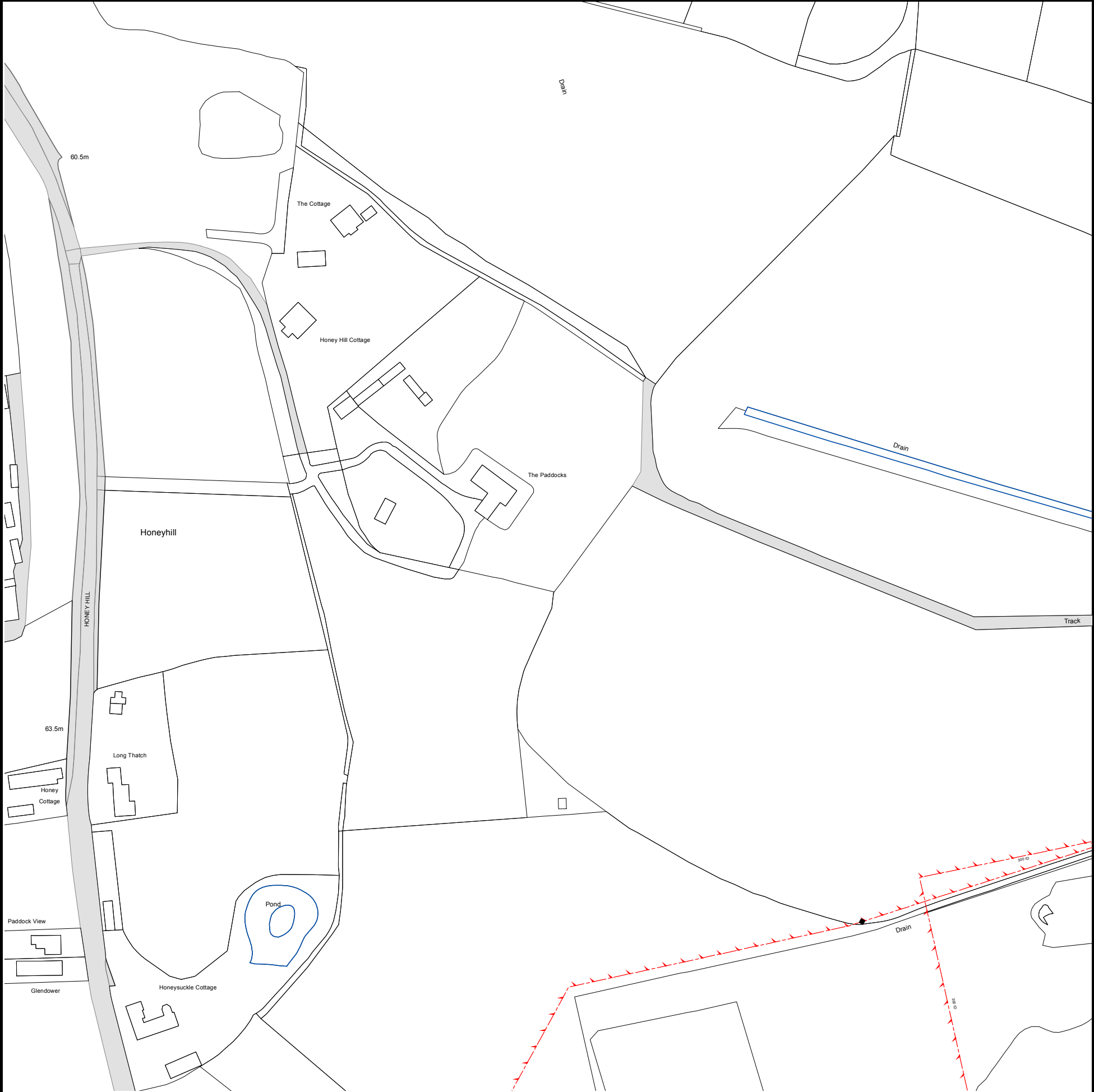
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 483750,166250

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 (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 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
9101 911B	68.43 n/a	67.51 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.		



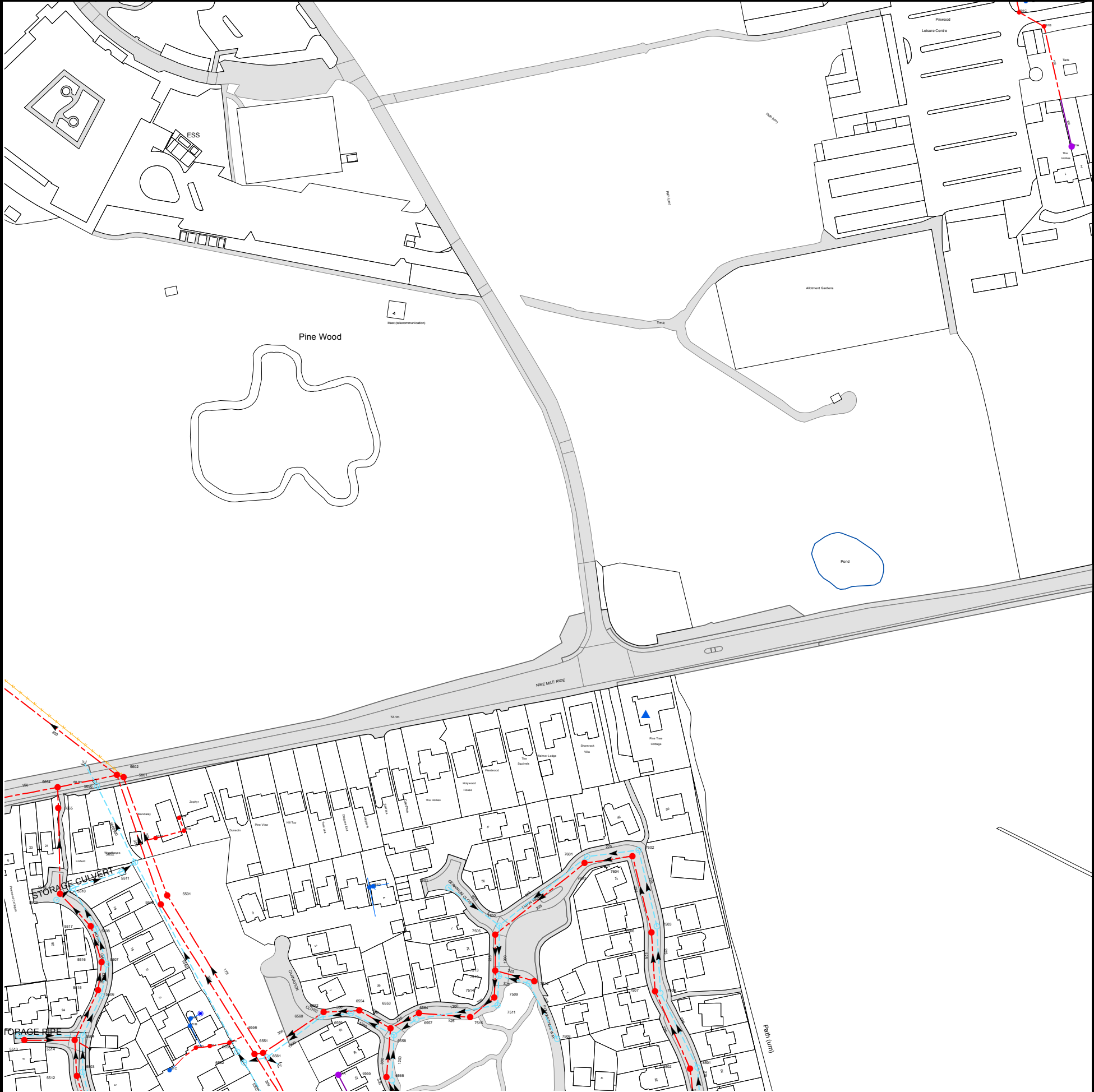
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 483250,166250

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

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
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.		



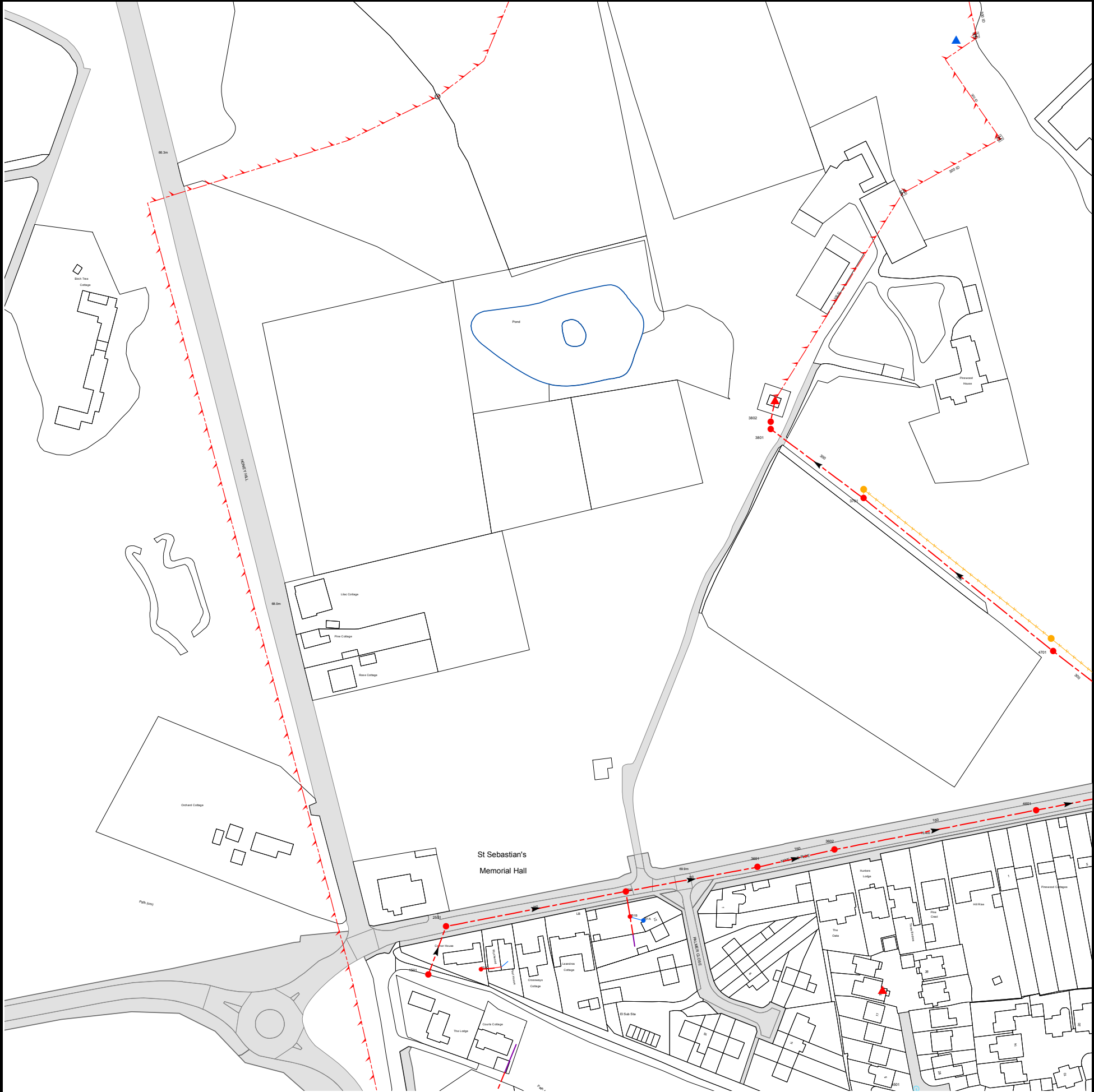
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The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted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

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
991A	n/a	n/a
991B	n/a	n/a
991C	n/a	n/a
991D	n/a	n/a
6562	n/a	n/a
6561	n/a	n/a
6556	n/a	n/a
6551	n/a	n/a
6550	n/a	n/a
7508	76.15	75.25
6558	70.65	69.44
6553	70.2	68.85
6557	70.6	69.17
7515	70.45	69.7
6560	n/a	n/a
6559	70.65	69.67
6564	70.45	69.9
6552	70.2	70
6554	70.2	69
7511	72.4	71.3
7514	70.6	68.85
7509	74.8	73.7
7512	73.25	72.6
7510	73	70.48
7513	n/a	n/a
7505	n/a	n/a
7502	72.85	71.1
651E	n/a	n/a
7501	72.6	72
651D	n/a	n/a
7603	n/a	n/a
8502	n/a	n/a
8501	72.8	71.23
7504	72.85	71.55
7507	n/a	n/a
7506	n/a	n/a
7503	72.85	72.25
7601	73.25	70.75
7604	n/a	n/a
7602	73	70.39
551C	n/a	n/a
551D	n/a	n/a
551E	n/a	n/a
651C	n/a	n/a
6565	73	72.25
6555	72.4	71
651A	n/a	n/a
5504	n/a	n/a
5505	n/a	n/a
551B	n/a	n/a
551A	n/a	n/a
5506	n/a	n/a
5515	n/a	n/a
5507	n/a	n/a
5516	n/a	n/a
5508	n/a	n/a
5517	n/a	n/a
5502	n/a	n/a
5509	n/a	n/a
5501	n/a	n/a
5518	n/a	n/a
5510	n/a	n/a
5511	n/a	n/a
5652	n/a	n/a
561C	n/a	n/a
561B	n/a	n/a
561A	n/a	n/a
5655	n/a	n/a
5654	n/a	n/a
5650	68.13	66.43
5601	68.44	65.76
5602	68.41	65.51
5513	n/a	n/a
5514	n/a	n/a
5512	n/a	n/a
5503	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.		



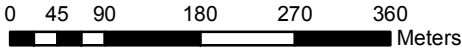
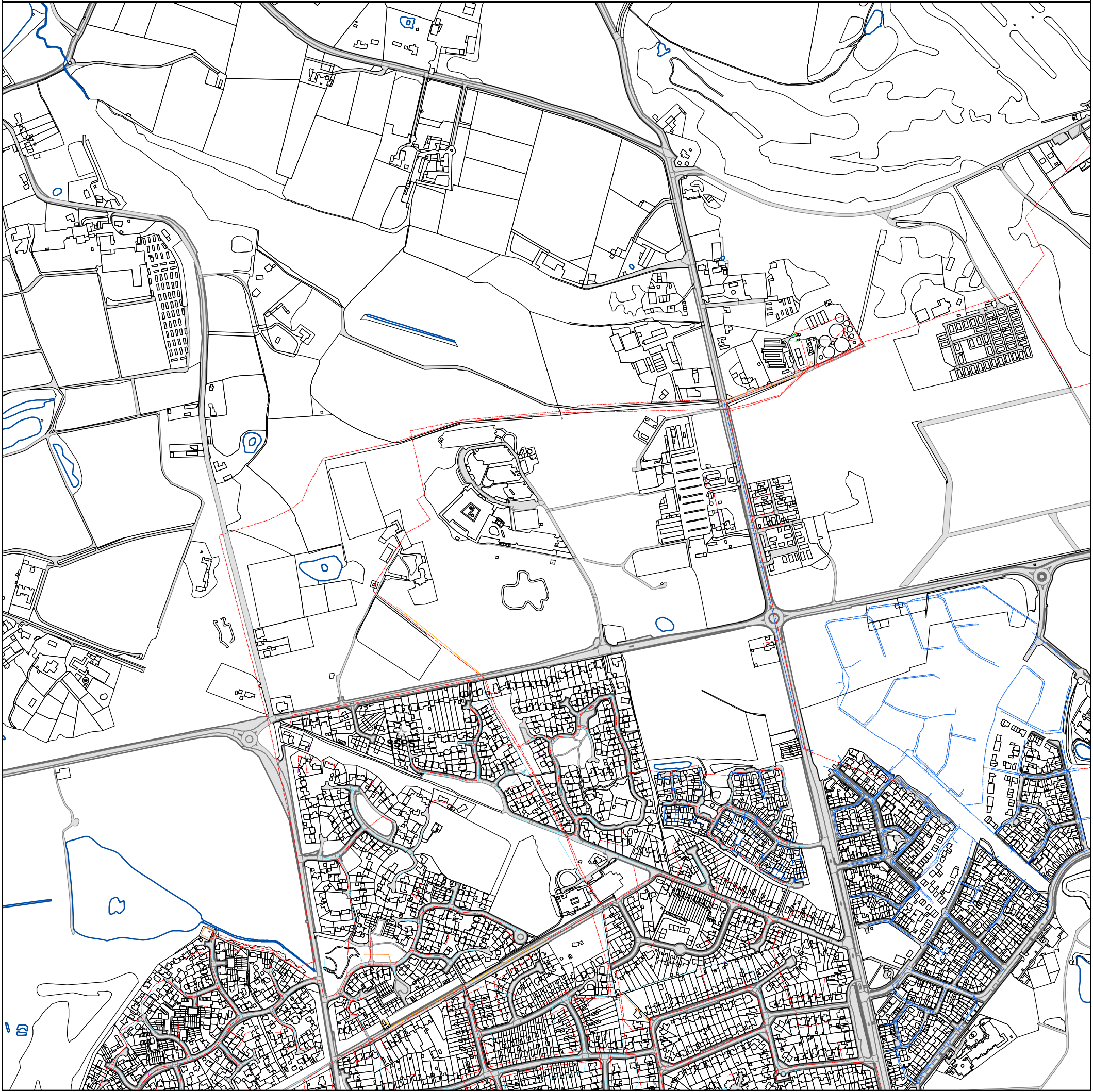
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 483250,165750

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

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
4601	68.89	67.34
4701	n/a	n/a
4501	n/a	n/a
1501	70.17	68.96
251C	n/a	n/a
2501	70.03	68.72
251A	n/a	n/a
251B	n/a	n/a
2502	69.82	68.21
3601	70.31	67.87
3602	70.51	67.69
3701	65.94	64.45
3801	65.52	64.08
3802	65.38	64.03
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: Krishna1
Print Date: 08/07/2024
Map Centre: 483668,165886
Grid Reference: SU8365NE

Comments:

ALS/ALS Standard/2024_5017273

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

REFERENCE	COVER LEVEL	INVERT LEVEL
5805	77.04	74.24
5407		
5051	70.26	69.48
5655		
5905	72.89	70.78
3007	67.85	64.93
5652		
5951	77.38	76.53
5423		
3251	71.13	69.69
6004	72.95	71.96
6551		
9003	75.8	74.03
9050	75.76	74.42
5150	71.56	70.15
5903	75.6	73.82
5958	75.55	74.8
1008		
7102	72.94	71.22
7903	74.86	73.73
5201	73.17	70.43
6455	73	70.22
7104		
7201	71.7	69.76
6350	70.31	68.54
6002	74.33	73.34
7952		
5001		
7513		
7511	72.4	71.3
7510	73	70.48
6556		
2002	66.96	62.96
2350	71.6	69.52
5505		
1007		
8904	74.82	73.22
8403	74.65	72.68
9101	68.43	67.51
6452		
2004	67.17	63.53
5510		
3450	71.58	69.05
3352	71.53	68.83
3157	67.48	65.91
3006	67.65	65.04
6552	70.2	70
6052	71.72	70.8
6469		
7509	74.8	73.7
4151	70.09	68.25
4001		
4404		
0951	66.88	64.49
2951	69.6	67.96
2352	71.78	68.32
2450	71.54	69.12
9956		
0050	77.16	76.2
0201	77.86	75.91
0250	77.96	76.79
9003		
1901	80.15	78.49
1006		
7203	71.88	70.24
6050	74.17	73.39
3252	68.86	67.23
5907	75.41	72.05
5151	72.02	70.41
6906	77.36	76.47
7359		
7906	75.09	74.11
7251	71.92	70.32
3906	67.95	65.56
3155	67.14	65.72
3601	70.31	67.87
3902	67.9	66.69
3802	65.38	64.03
0052	65.63	63.86
9205	76.12	74.51
9206	76.65	74.97

REFERENCE	COVER LEVEL	INVERT LEVEL
5404		
5509		
5654		
5518		
3051	67.92	65.43
3009	67.34	64.44
5901	78.41	77.51
5414		
3159	67.51	65.76
4050	67.42	65.92
6150	72.43	70.88
9901	78.28	76.63
9252	76.17	75.27
9202	76.1	74.71
5513		
5009		
1202	78.85	78.09
9054		
7002	73.59	72.39
5507		
5250	73.14	70.39
5412		
7901	75	73.5
9203	76.39	75.07
6457	73.85	72.75
6352		
5856		
7514	70.6	68.85
7505		
7353	73	70.67
7502	72.85	71.1
6904	77.69	75.85
2351	72.29	69.39
5251	73.03	69.85
0150	76.63	75.58
8502		
8501	72.8	71.23
9150		
6101	73.18	71.84
2803	71.79	69.08
5003	70.27	68.6
5514		
3150	66.75	65.41
3106	67.23	65.3
3301	71.22	68.21
6560		
7950	74.85	73.7
6353		69.47
7202	71.09	69.22
2001	66.93	62.92
4203	72.8	70.08
4408		
0902	66.83	64
2052	67.08	65.84
2302	71.83	67.67
2053	67.09	65.29
0954	69.5	68.31
2903	83.99	82.2
0101	67.84	66.93
0952	77.56	76.56
0104		
0101	77.2	76.35
1201		
1950	80.49	79.29
6565	73	72.25
3201	68.99	66.73
3053	67.41	66
5511		
5953	76.67	75.72
7603		
7601	73.25	70.75
7907	75.49	74.46
7356	74.8	74.2
3153	66.68	65.08
3104	67.28	65.5
3102	66.7	64.7
3801	65.52	64.08
0003	65.63	63.52
3158	69.28	68.02
9902	77.38	
1901	68.1	65.9

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REFERENCE	COVER LEVEL	INVERT LEVEL
1001	66.11	63.39
9903	69.21	66.49
2953	68.76	67.23
9905	68.66	65.85
0950	77.55	76.95
0051	76.58	75.78
0802	71.37	69.25
0151	77.96	77.18
1201	78.76	77.29
4601	68.89	67.34
8954	67.59	66.11
0054	65	63.61
0952	66.89	64.77
6555	72.4	71
8003	74.08	72.3
8951	74.75	73.03
8055	74.82	73.4
4353	72.18	70.23
7001	73.5	
7604		
5004	70.3	68.3
5908	72.25	69.56
5508		
5515		
5516		
3101	66.72	64.36
3302	71.32	68.32
3151	66.6	65.04
5006	71.86	70.24
4202	72.39	69.91
3154	67.22	65.43
3103	67.4	65.21
3056	67.34	65.79
6550		
3156	66.71	65.21
5517		
5409		
1950	68.06	66.51
9904	68.58	65.64
0001	76.62	75.25
9004		
1006	67.07	64.29
9950	68.89	66.63
0901	77.47	76.61
0953	79.11	78.04
0152	78.37	77.33
7205	71.12	69.03
7508	76.15	75.25
9051		
9050		
5504		
5804	77.16	75.31
5902	78.11	75.62
4250	71.86	69.07
0903	79.12	77.53
1053	68.33	66.84
8301		
1202	67.86	
0955	67.78	65.45
0051	65.8	64.24
0152	64.76	63.56
0153	64.61	63.53
8905	66.88	65.25
8901	67.57	65.8
8951	67.62	66.35
0001	66.28	63.59
7103	72.95	71.21
9350	76.72	75.81
9251	75.92	75.04
5252	72.65	71.06
6554	70.2	69
6355		69.14
5056	71.17	69.99
5956		
5952	77.08	76.13
5501		
7007	74.36	73.62
3903	68.55	67.15
1055	66.72	64.72
1501	70.17	68.96
4254	71.47	69.44

REFERENCE	COVER LEVEL	INVERT LEVEL
9957		
2501	70.03	68.72
2401	78.2	73.32
0001	69.69	67.91
3401	78.13	73.79
0951	77.54	76.64
0004	77.42	76.12
1005		
1207		
8904	67.77	65.88
0005	65.04	62.98
0903	66.94	64.22
8950	68.25	66.75
6553	70.2	68.85
8004	74.02	72.66
0252	76.84	76
2950	71.12	69.42
7905	75.35	74.15
7250	72.03	71.24
9250	76.34	75.53
6102	72.98	71.13
5002	72.62	70.03
5405		
5506		
3050	67.6	65.56
3055	67.23	66.07
3451	71.74	69.69
5950	77.4	76.36
5410		
3602	70.51	67.69
3304	72	69.56
3250	70.75	69.84
3701	65.94	64.45
3011	66.85	63.81
3202	71.17	67.31
5408		
1105	64.73	62.27
1050	66.14	63.71
0003	76.76	75.38
9954	68.59	66.2
9053		
2202	69.33	
9002		
0105	77.99	
0103	78.32	76.17
7053	74.18	73.36
8251	74.89	73.96
1203	79.54	78.92
9901	68.83	66
5503		
5955	72.5	70.56
5957	72.52	71.27
5961		
4201	71.9	69.73
0904	79.16	77.78
1054	67.04	64.99
9255	75.35	74.45
4156	70.73	67.63
0053	65.51	63.8
0004	65.53	63.37
0150	64.88	63.61
0104	64.54	62
8955	66.87	65.63
8907	66.25	64.83
8957	66.25	64.55
7951	75.28	74.21
7150	72.67	70.91
9151		
5050		
6467		
5512		
6451	73	72.4
5005	70.91	68.99
5502		
5411		
5007		
7515	70.45	69.7
5413		
1052	67.93	66.47
4406		
4350	71.42	69.33

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REFERENCE	COVER LEVEL	INVERT LEVEL
4403		
4104	70.84	67.5
1951	68.42	67.14
3350	71.72	68.91
0906	67.77	64.92
7357	73.25	72.65
0953	67.29	64.98
1103	66.13	63.03
1151	66.22	64.12
1007	66.76	64.08
2902		
2204	68.79	
7504	72.85	71.55
8006		
8906	74.83	73.93
9852	79.86	79.07
9253	76.28	75.3
6051	75.02	73.28
6564	70.45	69.9
8201	74	73.02
8902	75.25	73.54
7354	73.85	72.6
8001	74.85	73.26
0901	67.33	65.17
8953	66.83	65.87
8952	67.05	65.73
8956	66.95	65.48
4701		
4003	69.28	67.79
0002	76.24	74.77
8052		
4051		
4401		
4351	71.51	69.2
4154	68.57	66.61
4402		
6354		69.32
6458		
1101	66.24	63.72
1005	67.33	65.53
1150	66.22	64.28
1004		
7004	74.24	73.28
8250	74.8	74
4152	70.06	67.57
4252	72.78	69.68
6950	78.18	77.54
6470		
7252	71.97	70.23
2902	71.02	68.91
0102	64.76	62.5
0101	64.95	62.72
2151	66.3	63.72
0050	66.31	64.03
3057	67.41	65.38
3952	67.86	66.11
7101		
7507		
9002	75.69	74
8350	73.94	72.84
8905	74.48	72.93
7301	70.47	68.49
7909	75.25	74.3
6905	77.58	76.69
9952	68.42	66.21
9902	68.26	65.31
9201	75.36	73.75
6103		
3008	67.68	64.68
6902	77.7	76.72
6951	76.7	75.72
7602	73	70.39
641F		68.58
641A		67.65
641E		68.62
641C		68.85
831C		
391C		
501B		
1501	74.98	72.48
291A		

REFERENCE	COVER LEVEL	INVERT LEVEL
4204	71.32	69.57
4407		
1056	66.66	65.27
3950		
7512	73.25	72.6
7355		
8903	66.75	65.5
1104	65.88	62.53
1004	67.85	65.99
3303	71.98	69.18
2901	82.47	80.34
2201	68.76	
8953	74.68	73.57
8351	74.8	73.95
8056	73.51	72.5
9301		
6557	70.6	69.17
6456	74	73.25
6351		
8950	75.17	73.24
7352	72.4	71.12
7908	76.28	75.3
8051	74.95	73.75
0950	67.24	65.81
8902	66.99	65.42
8906	66.9	65.05
4854	73.03	71.8
4101	70.06	66.43
8852		
0202	76.97	75.83
8002	75.12	73.17
4501		
4103	68.62	65.81
4502		
4157	70.31	67.92
6472		
6901	78.36	77.16
9052		
1102	66.33	63.59
1051	67.39	65.85
9001	75.37	73.66
7953		
7253	71.19	69.64
8203	74.84	73.29
4002		
6450	69.5	68.16
6559	70.65	69.67
7902	74.99	73.57
7206		
0905	67.24	64.4
0103	64.63	62.3
2003	67.44	63.21
2901	70.07	68.07
3253	70.98	67.98
3010	67.1	65.04
7050	73.39	71.27
7506		
7503	72.85	72.25
8401		
8903	74.95	73.36
7501	72.6	72
7302	73.45	72.85
7204	71.13	69.45
9958		
9951	68.32	65.94
9953	69.11	67.11
6561		
3052	67.69	65.42
3105	66.75	64.59
6003	74.34	73.45
6466	69.57	67.99
641D		67.84
641G		68.04
631A		69.23
641B		67.72
831B		
391B		
391D		
1601	75.25	71.13
151A		
291B		

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REFERENCE	COVER LEVEL	INVERT LEVEL
291C		
001E		
091A		
2203	69.23	
4251	72.32	69.47
5101	72.88	70.82
1205	68.44	
8901	76.96	75.24
6471		
5650	68.13	66.43
191D		
4102	68.98	66.01
8005	73.5	71.66
7358	74.8	73.7
9851	80.08	78.99
0801	72.12	69.85
9955	68.71	66.44
8050		
2051	66.7	65.24
1003	68.26	66.39
0151	64.73	63.89
8402	72.65	70.95
6468		
0904	67.53	65.18
7051	73.63	72.5
7054	73.93	72.86
7052	73.39	72.51
5202	73.11	70.21
4301		
5401	72.73	70.52
6101	73.01	71.74
3201		
5201	71.58	70.31
0902	70.68	68.69
0901	70.87	68.9
201A		
2152		
5008	70.23	68.1
5055		
9204	76.5	75.18
191B		
241A		
521A		
541B		
241C		
001A		
641J		
071A		
091B		
821A		
561B		
5601	68.44	65.76
091A		
001C		
641H		
001A		
651A		
551A		
551C		
551E		
591A		
5904	76.52	73.32
331A		
001B		
421A		
991A		
1003		
1001		
811B		
091D		
3801	70.01	67.97
381B		
501D		
821C		
821E		
0701	74.03	
1203	67.34	66.76
2502	69.82	68.21
151B		
6053		
091F		

REFERENCE	COVER LEVEL	INVERT LEVEL
001D		
191E		
6907	76.66	75.76
4153	68.86	66.94
7954	75.92	74.69
5954	75.65	74.14
8202	72.92	71.2
2903	69.72	67.72
2904	68.77	66.8
3351	71.44	68.61
191C		
2952	69.86	68.45
6903	77.19	76.34
0251	77.27	76.22
6562		
7904	74.84	73.84
9254	75.79	75.01
4352	71.88	69.94
6558	70.65	69.44
9001		
5406		
0102	77.8	76.15
4405		
7003	73.64	72.46
7005	73.94	72.9
7006	74.39	73.29
701A		
6001	74.94	73.88
3301		
6201		
5301	71.64	
5402	74.22	71.14
6501	74.08	71.84
091E		
981E		
701B		
7956	74.89	73.99
5906	72.94	72.12
7955	75.21	74.22
191A		
411A		
241B		
521B		
391A		
541A		
381D		
071B		
641I		
091C		
561A		
5602	68.41	65.51
561C		
091C		
091B		
001C		
0002	65.75	63.69
001B		
551B		
551D		
651C		
591B		
631B		
331B		
001D		
3905	68.71	67.29
901A		
1002		
811A		
001A		
3904		
381A		
5052	70.54	69.74
821B		
821D		
501A		
1204	67.19	64.38
251A		
251B		
4855	74.4	73.5
091G		
911B		

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REFERENCE	COVER LEVEL	INVERT LEVEL
121A		
911A		
931A		
111A		
651D		
701C	73.09	71.42
701E	73.1	71.16
701G	73.1	72.4
991B		
611A		
511A		
441B		
441D		
011C		
011E		
291D		
911B		
911D		
241D		
921B		
021A	75.22	75.16
031R	76.68	75.038
031K	76.744	75.1
031G	77.18	75.25
931K	75.866	74.422
031C	77.17	75.44
031A	76.77	74.94
121B	78.85	77.01
131C	78.67	77.245
041H	76.419	74.86
121D	78.52	76.67
941I	75.739	74.365
021B	77.39	75.45
031I	76.74	74.77
941D	75.22	73.73
941L	75.3	74.075
021D	77.87	76
931G	76.546	74.966
031O	77.448	75.981
931B	75.85	74.01
131D	78.097	76.672
041I	76.206	74.655
031D	77.57	75.72
021C	77.87	76
031B	76.77	74.77
141B	77.466	76.041
931E	76.28	74.44
021F	77.181	75.526
841D	75.43	73.5
131B	79.295	77.87
041B	76.42	74.52
941H	75.438	74.285
041A	77.77	75.93
041L	76.6	75.432
031L	76.74	75.315
031J	77.139	75.714
841C	75.1	73.04
031Q	76.884	75.165
021J		
033D		
931S		
941R		
033R		
942M		
942P		
031Z		
033H		
042Y		
131F		
042M		
942B		
033G		
041V		
032R		
032Z		
131R		
033L		
033Y		
121F		
021I		
931Y		

REFERENCE	COVER LEVEL	INVERT LEVEL
191F		
891A		
251C		
011A		
651E		
701D	73.1	71.63
701F	73.05	71.53
991A		
991C		
611B		
441A		
441C		
011B		
011D		
011F		
991D		
911C		
501E		
921A		
021E	77.373	75.948
141A	77	75.34
041C	76.62	75.08
841B	75.43	73.13
041E	75.89	74.16
941J	75.644	74.288
941B	75.61	73.79
931H	76.293	74.808
941G	75.667	74.416
931C	76.19	74.27
141C	77.162	75.801
941A	75.68	73.65
041F	75.93	74.11
031E	77.59	75.76
041K	75.897	74.397
041J	75.95	74.448
031F	77.42	75.57
041G	77.737	76.319
941C	75.76	73.92
931I	76.18	74.57
121C	78.86	77.01
031P	77.608	76.158
131A	78.2	76.34
031N	77.17	75.528
931J	76.204	74.848
031H	76.9	74.91
941F	76.3	74.43
941K	75.534	74.235
041D	76.12	74.49
041M	76.107	74.862
941E	75.33	73.64
841E	75.736	74.539
841F	75.3	74.06
841A	75.42	73.27
931F	76.56	74.63
031M	77.548	76.048
141D	76.89	75.72
121A	78.52	76.67
032S		
043K		
941M		
931U		
043I		
131T		
131U		
942D		
042Z		
942J		
032U		
131K		
931Z		
043M		
032P		
021H		
841G		
131M		
942K		
032I		
841J		
041N		
131I		
131J		

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REFERENCE	COVER LEVEL	INVERT LEVEL
043N		
021G		
043J		
031W		
042R		
032D		
131O		
041X		
033P		
932E		
033N		
043C		
841R		
942S		
042H		
042I		
931M		
841Q		
033V		
033M		
033J		
032B		
041T		
032N		
021L		
042T		
932F		
941N		
121E		
941X		
941O		
131S		
942L		
032J		
042Q		
932H		
131V		
942G		
942U		
033T		
941P		
032K		
841I		
931W		
931P		
032O		
032C		
942R		
042P		
021K		
043A		
032V		
042V		
131X		
032Y		
931X		
931N		
932B		
033S		
042F		
942E		
941T		
121H		
033Q		
841M		
042U		
941V		
131P		
031V		
034B		
033O		
032Q		
841H		
042C		
031Y		
421C		
341A		
241E		
991B		
191G		
121J		

REFERENCE	COVER LEVEL	INVERT LEVEL
033X		
932K		
931V		
941U		
931Q		
032M		
141E		
033F		
042K		
932J		
032W		
033A		
041U		
042A		
033E		
032E		
041Y		
131H		
032L		
841N		
841P		
032G		
841K		
032T		
121I		
131W		
043G		
831D		
043H		
942N		
942O		
033C		
043D		
033Z		
032H		
942T		
031S		
931R		
041Q		
041Z		
841O		
131E		
043E		
931L		
043L		
041P		
942H		
042B		
932I		
041O		
121G		
942C		
041R		
033W		
932D		
031T		
043O		
032A		
042E		
042D		
131L		
041W		
942Q		
032F		
042L		
932L		
131N		
131Q		
841L		
942I		
034A		
131G		
042N		
042S		
421B		
411B		
341B		
991A		
391E		
491A		
841S	74.36	72.56

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

ALS/ALS Standard/2024_5017273

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

REFERENCE	COVER LEVEL	INVERT LEVEL
043P	76.107	74.862

REFERENCE	COVER LEVEL	INVERT LEVEL
201C		



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.

Payment Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment within 14 days of the date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service or will be held to be invalid.
4. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
5. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
6. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 980 8800.

If you are unhappy with our service, you can speak to your original goods or customer service provider. If you are still not satisfied with the outcome provided, we will refer the matter to a Senior Manager for resolution who will provide you with a response.

If you are still dissatisfied with our final response, and in certain circumstances such as you are buying a residential property or commercial property within certain parameters, The Property Ombudsman will investigate your case and give an independent view. The Ombudsman can award compensation of up to £25,000 to you if he finds that you have suffered actual financial loss and/or aggravation, distress, or inconvenience because of your search not keeping to the Code. Further information can be obtained by visiting www.tpos.co.uk or by sending an email to admin@tpos.co.uk.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0300 034 2222 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking
Please Call 0800 009 4540 quoting your invoice number starting CBA or ADS	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.

Sewer Flooding

History Enquiry



Property
Searches

Tetra Tech Europe

Search address supplied Pinewoods Campus
1
Geranium Close
Crowthorne
RG45 6UY

Your reference Pinewood Campus Wokingham

Our reference SFH/SFH Standard/2024_5017274

Received date 8 July 2024

Search date 8 July 2024



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0800 009 4540

Sewer Flooding

History Enquiry



Property
Searches

Search address supplied: Pinewoods Campus,1, Geranium
Close,Crowthorne, RG45 6UY

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

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

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



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0800 009 4540

History of Sewer Flooding

Is the requested address or area at risk of flooding due to overloaded public sewers?

The flooding records held by Thames Water indicate that there have been no incidents of flooding in the requested area as a result of surcharging public sewers.

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website www.thameswater.co.uk



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW



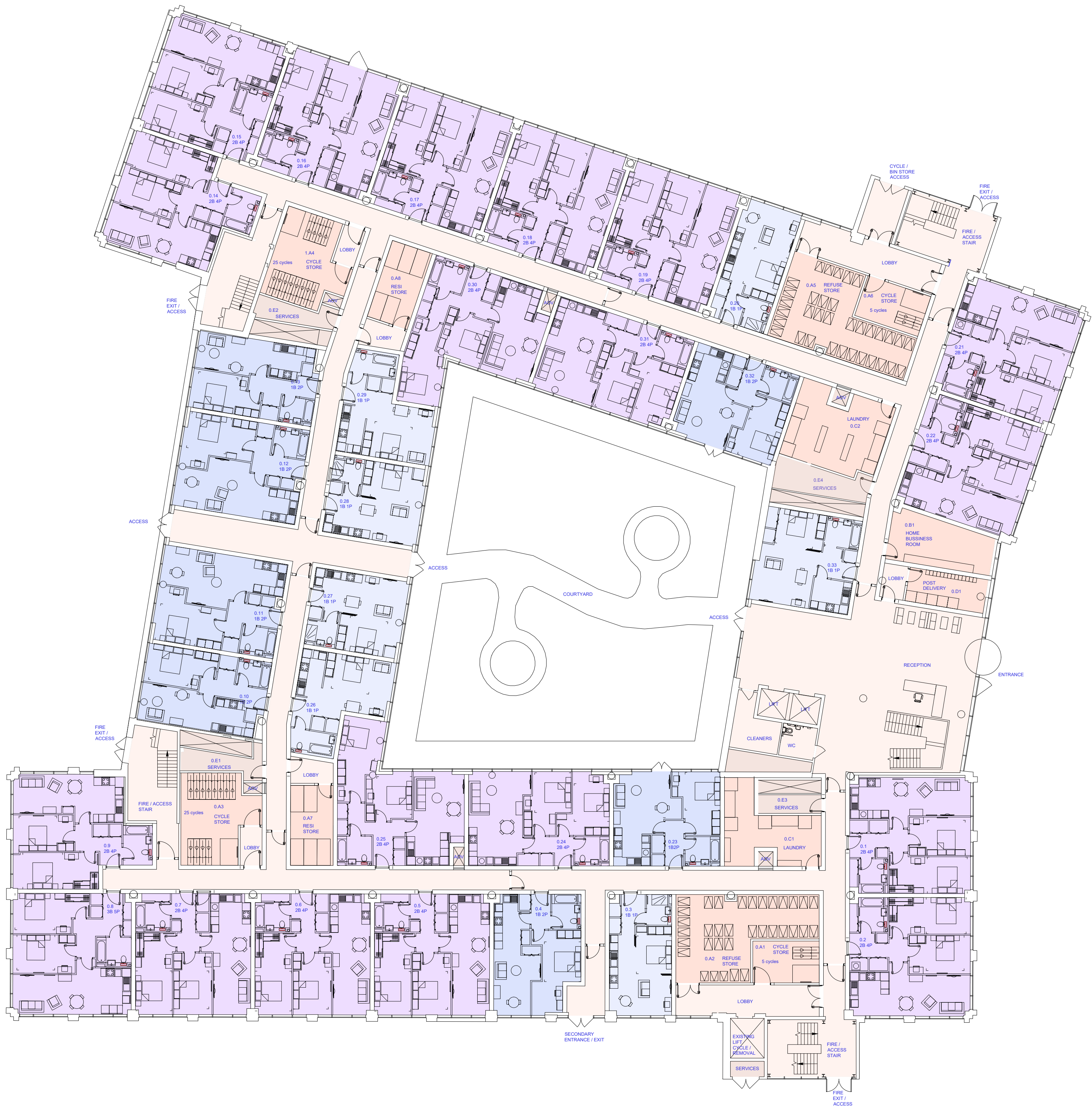
searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0800 009 4540

APPENDIX D: DEVELOPMENT PROPOSALS

NOTES:
Copyright Chetwoods (London) Limited. No implied licence exists.
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
Subject to statutory approvals and survey.
Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.
Please note the information contained within this drawing is solely for the benefit of the employer and should not be relied upon by third parties.
The CDM hazard management procedures for the Chetwoods aspects of the design of this project are to be found on the "Chetwoods - Hazard Analysis and Design Risk Assessment" and/or drawings. The full project design teams comprehensive set of hazard management procedures are available from the Principle Designer appointed for the project.



- 1 BED / 1 PERSON DWELLING
- 1 BED / 2 PERSON DWELLING
- 2 BED / 3 PERSON DWELLING
- 2 BED / 4 PERSON DWELLING
- CIRCULATION
- SUPPLEMENTARY AREAS
- PLANT

KEY

D	- annotation updates / graphic updates	06.8.24	dt
C	- internal revisions to team comments	05.8.24	ch
	- units 0.23 / 0.32 / 0.33 / 1.26 / 1.35 / 2.28 / 2.37 revised		
	- first & second internal cycle stores removed		
B	- internal revisions to team comments	25.7.24	dt
A	- revision to north point	18.7.24	dt
	- adjustments to internal layouts		
	- privacy railings added to ground floor		

Rev	Revision Description	Date	Author/Reviewer
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PLANNING

Ground Floor, Unit B, Dickens Court
13-16 Britton Street, London, EC1M 6JH
www.chetwoods.com



PROPOSED GROUND FLOOR PLAN 1:200 @ A1

0m 5m 10m 20m 30m 40m 50m



Project

Pinewood, Wokingham, RG40 3EW
Prior Approval Application

Client

Legal and General Assurance
(Pension Management) Limited

Drawing Title

proposed
ground floor plan

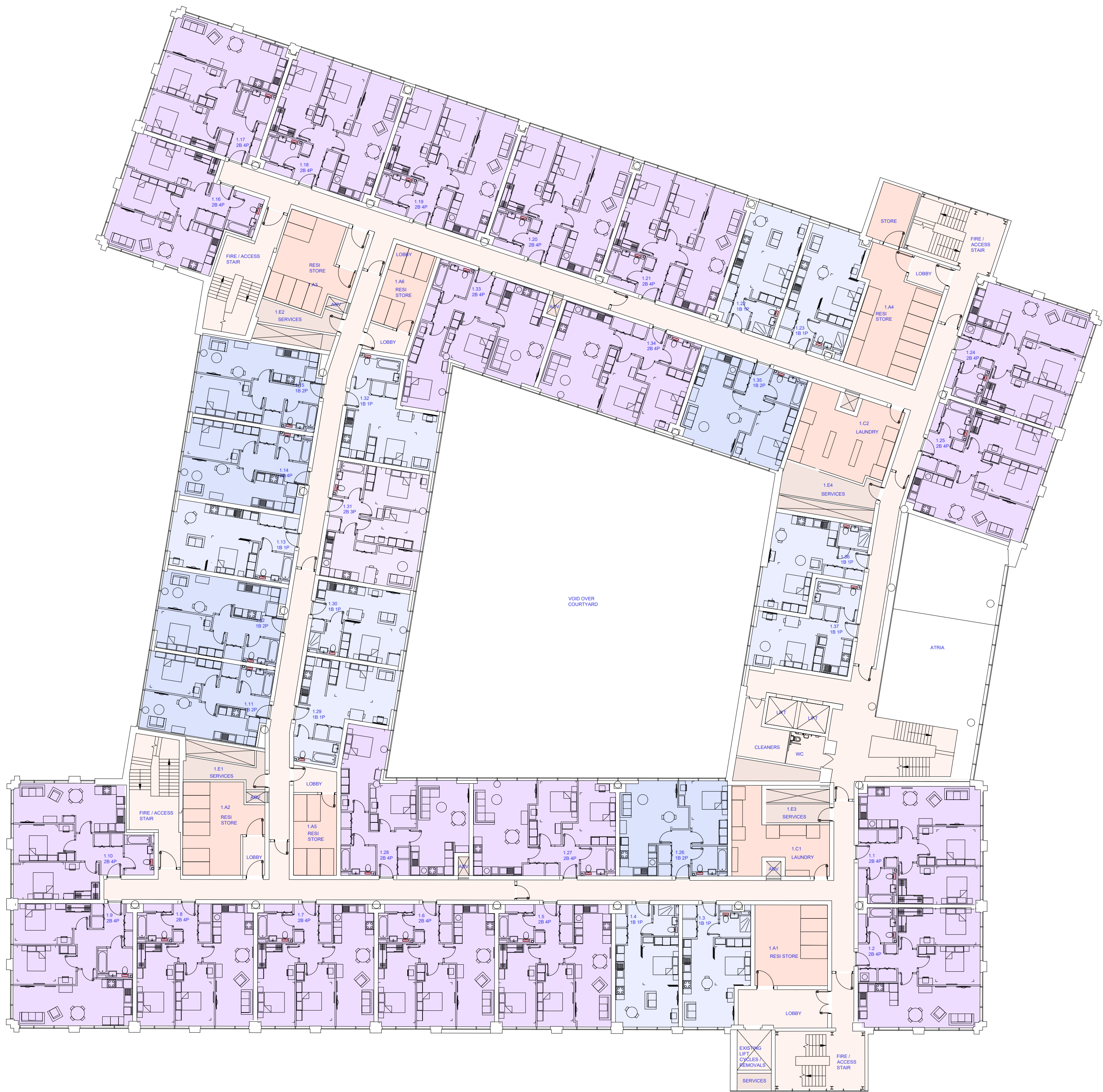
Scale	Size	Drawn	Checked	Date
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1:200 A1 15.7.24

Project	Originator	Zone	Level	Type	Role	Number	Rev.
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5730 PL 2100 D

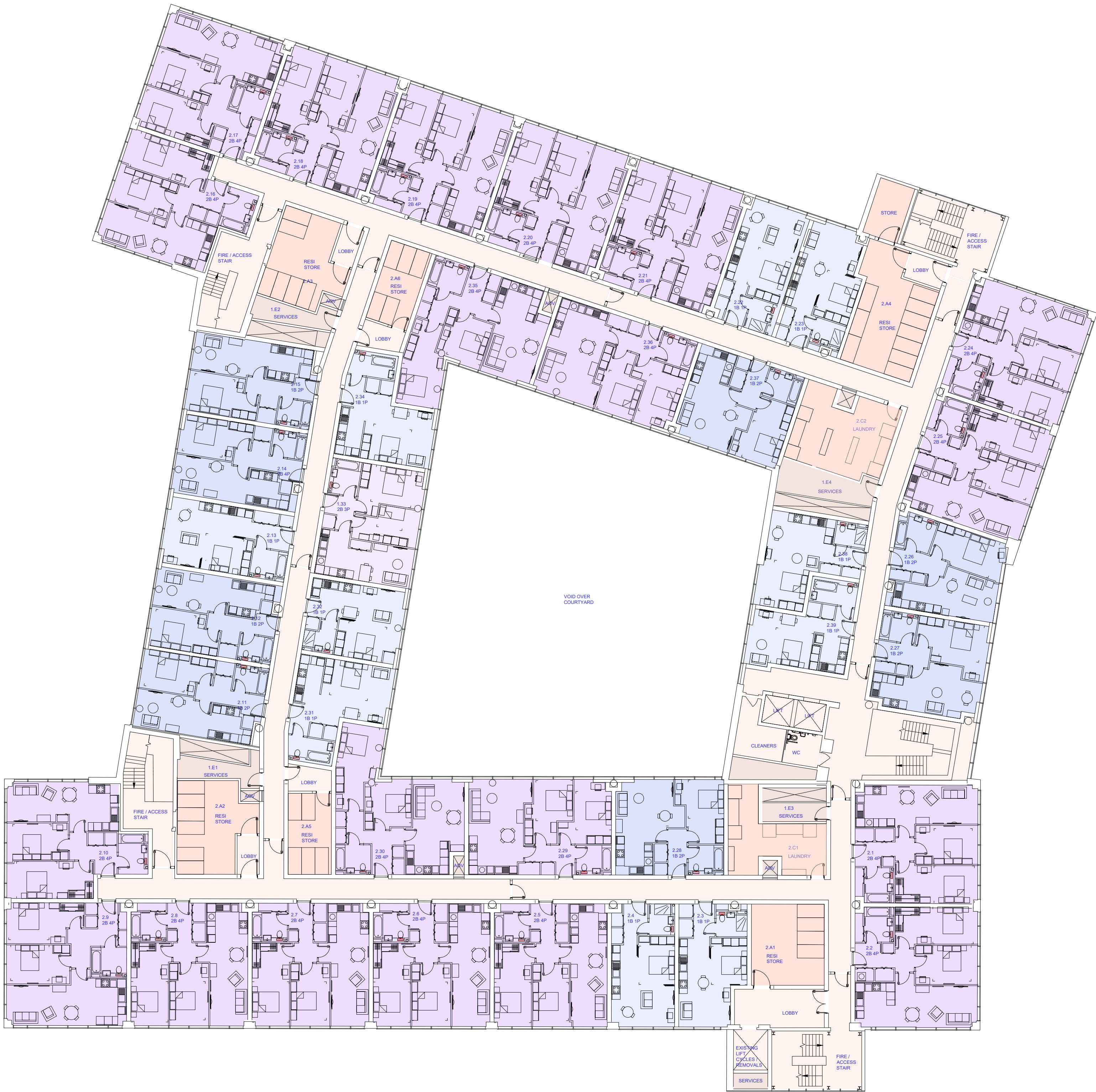
NOTES:
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Subject to statutory approvals and survey.
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Subject to statutory approvals and survey.
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- 1 BED / 1 PERSON DWELLING
- 1 BED / 2 PERSON DWELLING
- 2 BED / 3 PERSON DWELLING
- 2 BED / 4 PERSON DWELLING
- CIRCULATION
- SUPPLEMENTARY AREAS
- PLANT

KEY



PROPOSED SECOND FLOOR PLAN 1:200 @ A1

0m 5m 10m 20m 30m 40m 50m



D	- graphic updates	06.8.24	dt
C	- internal revisions to team comments	05.8.24	ch
	- units 0.23 / 0.32 / 0.33 / 1.26 / 1.35 / 2.28 / 2.37 revised		
	- first & second internal cycle stores removed		
B	- internal revisions to team comments	25.7.24	dt
A	- revision to north point	18.7.24	dt
	- adjustments to internal layouts		

Rev	Revision Description	Date	Author/Reviewer
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PLANNING

Ground Floor, Unit B, Dickens Court44 (0)20 7490 2400
13-16 Britton Street, London, EC1Mwww.chetwoods.com
55X



Project

Pinewood, Wokingham, RG40 3EW
Prior Approval Application

Client

Legal and General Assurance
(Pension Management) Limited

Drawing Title

proposed
second floor plan

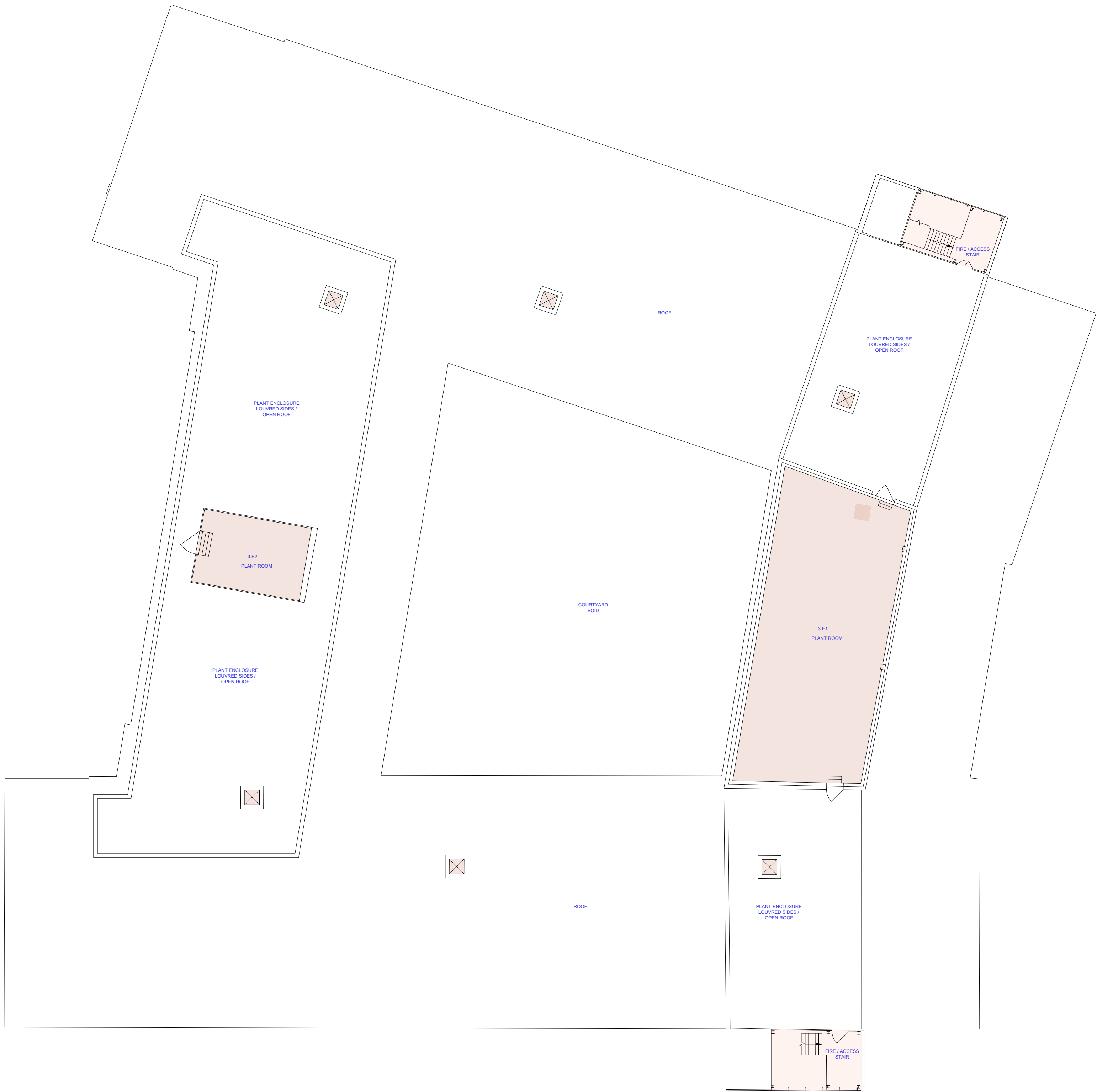
Scale	Size	Drawn	Checked	Date
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1:200	A1			15.7.24
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Project	Originator	Zone	Level	Type	Role	Number	Rev.
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5730						PL 2120	D
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Subject to statutory approvals and survey.
Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.
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PROPOSED ROOF PLAN 1:200 @ A1

- 1 BED / 1 PERSON DWELLING
- 1 BED / 2 PERSON DWELLING
- 2 BED / 3 PERSON DWELLING
- 2 BED / 4 PERSON DWELLING

- CIRCULATION
- SUPPLEMENTARY AREAS
- PLANT

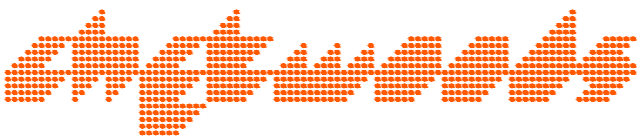
KEY

A - revision to north point 22.7.24 dt
- open plan enclosures added

Rev	Revision Description	Date	Author/Reviewer
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PLANNING

Ground Floor, Unit B, Dickens Court44 (0)20 7490 2400
13-16 Britton Street, London, EC1Mwww.chetwoods.com
55X



Project

Pinewood, Wokingham, RG40 3EW
Prior Approval Application

Client

Legal and General Assurance
(Pension Management) Limited

Drawing Title

proposed
roof plan

Scale	Size	Drawn	Checked	Date
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1:200 A1 15.7.24

Project	Originator	Zone	Level	Type	Role	Number	Rev.
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5730 PL 2130 A