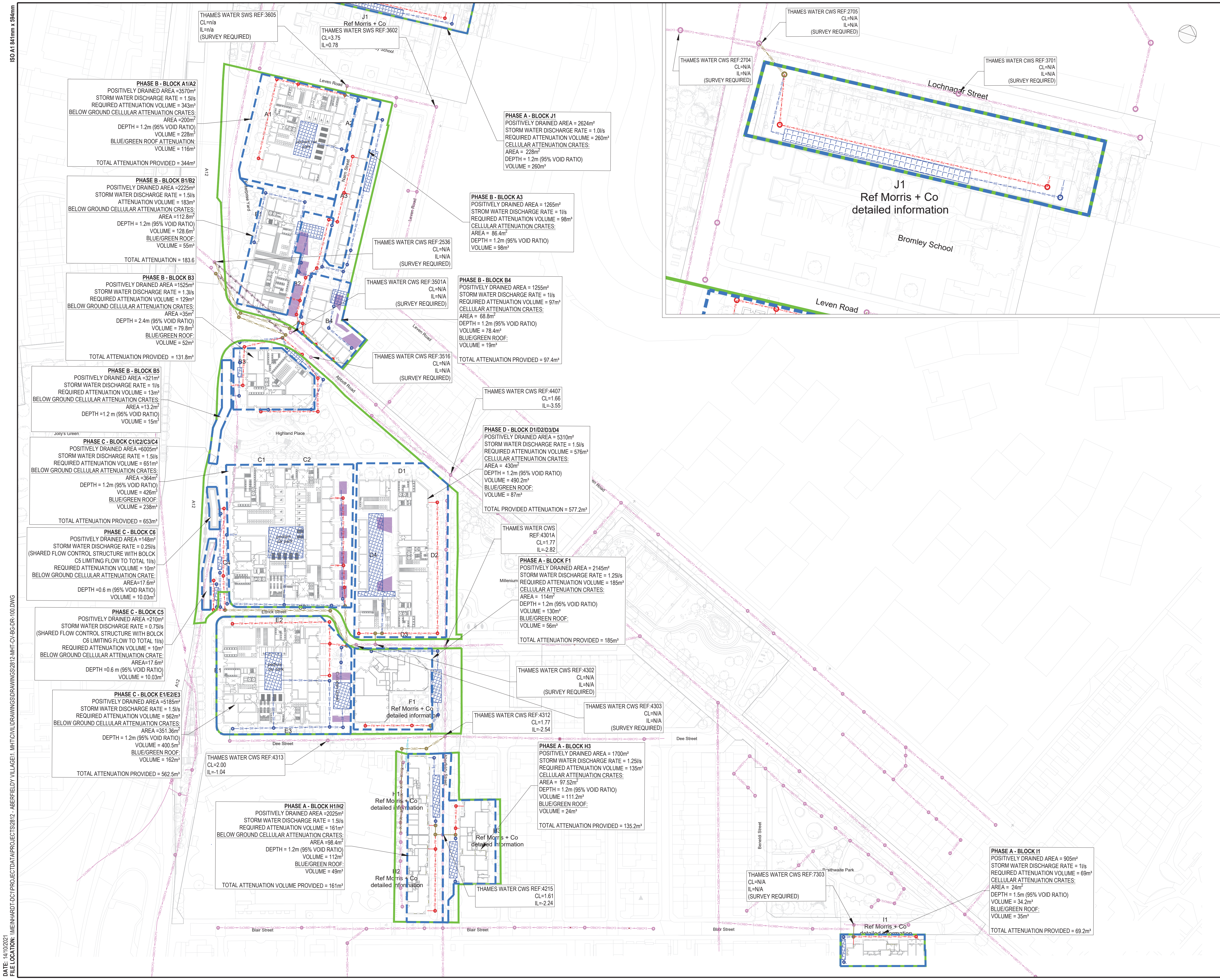

ISSUED FOR INFORMATION

REV	DESCRIPTION	BY	DATE
P01	STAGE 2 ISSUE	LH	20/08/21
P02	SUSTAINABILITY PRESENTATION	LB	25/08/21
P03	DRAFT STAGE 2+ ISSUED FOR PLANNING	LH	17/09/21
P04	ISSUED FOR PLANNING	LB	14/10/21

NOTES:

1. DO NOT SCALE FROM THIS DRAWING
2. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
3. THIS DRAWING IS FOR INFORMATION ONLY.
4. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND CONSULTANTS DRAWINGS AND SPECIFICATIONS.
5. PERMEABLE PAVING TO BE UTILIZED IN PRIVATELY MANAGED PUBLIC SPACE WHERE FEASIBLE.
6. THIS DRAWING IS BASED ON:
   - THAMES WATER ASSET RECORDS DATED NOVEMBER 2020
   - LEVITT BERNSTEIN ARCHITECTURAL MASTERPLAN 3663 - 100A - Proposed LGF Plan - Scenario A - P10, DATED: 10/08/21
   - TOPOGRAPHICAL & UTILITIES COMBINED SURVEY FULL SITE V2

TOTAL DISCHARGE RATE FROM SITE IS EQUAL TO THE GREENFEILD RUNOFF RATE OF 18.73 L/S.

KEY:

- ASSUMED PROPERTY BOUNDARY
- PROPOSED SURFACE WATER SEWER
- EXISTING SURFACE WATER SEWER
- PROPOSED FOUL WATER SEWER
- EXISTING COMBINED WATER SEWER
- PROPOSED COMBINED WATER SEWER
- ABANDONED SEWER
- PROPOSED SURFACE WATER MANHOLE
- EXISTING FOUL WATER MANHOLE
- PROPOSED FOUL WATER MANHOLE
- EXISTING COMBINED WATER SEWER
- PROPOSED COMBINED WATER MANHOLE
- PROPOSED BELOW GROUND SURFACE WATER ATTENUATION TANK
- SUDS PLANTER (BIO-RETENTION)
- ASSUMED POSITIVELY DRAINED BLOCK AREA

CDM RESIDUAL CIVIL / STRUCTURAL DESIGN RISKS

MEINHARDT
10 Aldersgate Street, London EC1A 4JU
Telephone: +44 (0)20 7831 7969
www.meinhardt.co.uk

PROJECT
ABERFELDY VILLAGE MASTERPLAN

CLIENT
ECOWORLD

TITLE
BELOW GROUND DRAINAGE MASTERPLAN

DISCIPLINE			SCALE
CIVIL			1:1000
DRAWN	DESIGNED	CHECKED	APPROVED
LH	LH	LB	LB
DRAWING No			ISSUE
2812-MHT-CV-BG-DR-100			P04

ISO A1 841mm x 594mm

BLOCK A1/A2

ROOF AREA = 2110m²

BLUE/GREEN ROOF ATTENUATION:
ROOF AREA AVAILABLE FOR BLUE/GREEN ROOF = 1386 x 0.5 = 693m²

ATTENUATION VOLUME PROVIDED BY BLUE/GREEN ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 65m³

PODIUM BLUE ROOF:
PODIUM BLUE ROOF AREA = 543m²

ATTENUATION VOLUME PROVIDED BY PODIUM BLUE ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 51m³

TOTAL ATTENUATION VOLUME PROVIDED = 116m³

BLUE/GREEN ROOF DISCHARGE RATE DESIGNED BY SPECIALIST AT LATER DESIGN STAGE.

BLOCK B1/B2

ROOF AREA = 1289m²

ASSUMED ROOF AREA AVAILABLE FOR BLUE/GREEN ROOF = 1175 x 0.5 = 587.5m²

ATTENUATION VOLUME PROVIDED BY BLUE/GREEN ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 55m³

BLUE/GREEN ROOF DISCHARGE RATE DESIGNED BY SPECIALIST AT LATER DESIGN STAGE.

BLOCK B4

ROOF AREA = 488m²

ROOF AREA AVAILABLE FOR BLUE/GREEN ROOF = 409 x 0.5 = 204.5m²

ATTENUATION VOLUME PROVIDED BY BLUE/GREEN ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 19m³

BLUE/GREEN ROOF DISCHARGE RATE DESIGNED BY SPECIALIST AT LATER DESIGN STAGE.

BLOCK B3

ROOF AREA = 1095m²

ROOF AREA USED BY MEP PLANT/FIXED FURNITURE = 85m²
<50% TOTAL BLUE/GREEN ROOF AREA THEREFORE ASSUMPTION OKAY.

ROOF AREA AVAILABLE FOR BLUE/GREEN ROOF = 1095 x 0.5 = 547.5m²

ATTENUATION VOLUME PROVIDED BY BLUE/GREEN ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 52m³

BLUE/GREEN ROOF DISCHARGE RATE DESIGNED BY SPECIALIST AT LATER DESIGN STAGE.

BLOCK C1/C2/C3/C4

ROOF AREA = 4349m²

BLUE/GREEN ROOF ATTENUATION:
ROOF AREA AVAILABLE FOR BLUE/GREEN ROOF = 2598 x 0.5 = 1299m²

ATTENUATION VOLUME PROVIDED BY BLUE/GREEN ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 123.4m³

PODIUM BLUE ROOF:
PODIUM BLUE ROOF AREA = 1210m²

ATTENUATION VOLUME PROVIDED BY PODIUM BLUE ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 114.95m³

TOTAL ATTENUATION VOLUME PROVIDED = 238m³

BLUE/GREEN ROOF DISCHARGE RATE DESIGNED BY SPECIALIST AT LATER DESIGN STAGE.

BLOCK D1/D2/D3/D4

ROOF AREA = 2320m²

ROOF AREA AVAILABLE FOR BLUE/GREEN ROOF = 1833 x 0.5 = 916.5m²

ATTENUATION VOLUME PROVIDED BY BLUE/GREEN ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 87m³

BLUE/GREEN ROOF DISCHARGE RATE DESIGNED BY SPECIALIST AT LATER DESIGN STAGE.

BLOCK E1/E2/E3

ROOF AREA = 3062m²

BLUE/GREEN ROOF ATTENUATION:
ROOF AREA AVAILABLE FOR BLUE/GREEN ROOF = 1948 x 0.5 = 974m²

ATTENUATION VOLUME PROVIDED BY BLUE/GREEN ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 92m³

PODIUM BLUE ROOF:
PODIUM BLUE ROOF AREA = 746m²

ATTENUATION VOLUME PROVIDED BY PODIUM BLUE ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 70m³

TOTAL ATTENUATION VOLUME PROVIDED = 162m³

BLUE/GREEN ROOF DISCHARGE RATE DESIGNED BY SPECIALIST AT LATER DESIGN STAGE.

BLOCK F1

ROOF AREA = 1017m²

ROOF AREA USED BY MEP PLANT/FIXED FURNITURE = 235m²

ROOF AREA AVAILABLE FOR BLUE/GREEN ROOF = 834 - 235 = 599m²

ATTENUATION VOLUME PROVIDED BY BLUE/GREEN ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 56m³

BLUE/GREEN ROOF DISCHARGE RATE DESIGNED BY SPECIALIST AT LATER DESIGN STAGE.

BLOCK H1/H2

ROOF AREA = 1184m²

ROOF AREA USED BY MEP PLANT/FIXED FURNITURE = 72m²

ROOF AREA AVAILABLE FOR BLUE/GREEN ROOF = 593 - 72 = 521m²

ATTENUATION VOLUME PROVIDED BY BLUE/GREEN ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 49m³

BLUE/GREEN ROOF DISCHARGE RATE DESIGNED BY SPECIALIST AT LATER DESIGN STAGE.

BLOCK H3

ROOF AREA = 723m²

ROOF AREA USED BY MEP PLANT/FIXED FURNITURE = 163m²

ROOF AREA AVAILABLE FOR BLUE/GREEN ROOF = 415 - 163 = 252m²

ATTENUATION VOLUME PROVIDED BY BLUE/GREEN ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 24m³

BLUE/GREEN ROOF DISCHARGE RATE DESIGNED BY SPECIALIST AT LATER DESIGN STAGE.

BLOCK I1

ROOF AREA = 609m²

ROOF AREA USED BY MEP PLANT/FIXED FURNITURE = 135m²

ROOF AREA AVAILABLE FOR BLUE/GREEN ROOF = 511 - 135 = 376m²

ATTENUATION VOLUME PROVIDED BY BLUE/GREEN ROOF AT 0.1m DEPTH & 0.95 VOID RATIO = 35m³

BLUE/GREEN ROOF DISCHARGE RATE DESIGNED BY SPECIALIST AT LATER DESIGN STAGE.

NOTE:

A 50% REDUCTION IN BLUE/GREEN ROOF PLAN AREA IS APPLIED WHERE ROOF PLANT AREAS ARE UNKNOWN. THIS REDUCTION IS EXCLUDING PODIUM BLUE ROOF AREAS.

KEY:

- PROPOSED PODIUM DECK BLUE ROOF AREA
- PROPOSED BLUE OR GREEN ROOF AREA
- PROPOSED BLUE ROOF AREA

CDM RESIDUAL CIVIL / STRUCTURAL DESIGN RISKS

ISSUED FOR INFORMATION

REV	DESCRIPTION	BY	DATE
P01	STAGE 2 ISSUE	LH	20/08/21
P02	DRAFT STAGE 2+ FOR PLANNING	LH	17/09/21
P03	ISSUED FOR PLANNING	LB	14/10/21

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5. THIS DRAWING IS BASED ON:
   - LEVITT BERNSTEIN ARCHITECTURAL MASTERPLAN DWG REF; 3663 - 130 - Proposed Roof plan - Scenario A - P6.
   - MORRIS AND COMPANY ROOF PLANS A303-MCO-BF-R1-DR-A-01122, A303-MCO-BH-R1-DR-A-01138 & A303-MCO-BI-R1-DR-A-01158.

MEINHARDT
10 Aldersgate Street, London EC1A 4JU
Telephone: +44 (0)20 7831 7969
www.meinhardt.co.uk

PROJECT
ABERFELDY VILLAGE MASTERPLAN

CLIENT
ECOWORLD

TITLE
ROOF MASTERPLAN

DISCIPLINE			SCALE
CIVIL			1:1000
DRAWN	DESIGNED	CHECKED	APPROVED
LH	LH	LB	CM
DRAWING No			ISSUE
2812-MHT-CV-BG-DR-101			P03

DATE: 14/10/2021
FILE LOCATION: \\MEINHARDT.DC1\PROJECTDATA\PROJECTS\2812 - ABERFIELDY VILLAGE\1. MHT\CIVIL\DRAWINGS\DRAWINGS\2812-MHT-CV-RF-DR-101.DWG

Appendix D – Tower Hamlets SUDS Proforma

GREATER**LONDON**AUTHORITY

1. Project & Site Details

Project / Site Name (including sub-catchment / stage / phase where appropriate)	Aberfeldy Village
Address & post code	Poplar Riverside, Aberfeldy Village, E14, London
OS Grid ref. (Easting, Northing)	E 538365
	N 181398
LPA reference (if applicable)	
Brief description of proposed work	The Aberfeldy Village Masterplan aims to deliver, up to 1628 new homes, new workspace, a new high street, new and improved open space and the pedestrianisation of the A12 Abbott Road
Total site Area	48334 m^2
Total existing impervious area	37000 m^2
Total proposed impervious area	36418 m^2
Is the site in a surface water flood risk catchment (ref. local Surface Water Management Plan)?	no
Existing drainage connection type and location	Traditional piped system, multiple connection points
Designer Name	Luke Boustead
Designer Position	Senior Engineer
Designer Company	Meinhardt

2. Proposed Discharge Arrangements

2a. Infiltration Feasibility

Superficial geology classification	Alluviam - Clay, Silt, S
Bedrock geology classification	London Clay Formation
Site infiltration rate	1.12x10 -4 and 2.55x10 m/s
Depth to groundwater level	m below ground level
Is infiltration feasible?	No

2b. Drainage Hierarchy

	Feasible (Y/N)	*Proposed (Y/N)*
1 store rainwater for later use	N	N
2 use infiltration techniques, such as porous surfaces in non-clay areas	N	N
3 attenuate rainwater in ponds or open water features for gradual release	N	N
4 attenuate rainwater by storing in tanks or sealed water features for gradual release	Y	Y
5 discharge rainwater direct to a watercourse	N	N
6 discharge rainwater to a surface water sewer/drain	N	N
7 discharge rainwater to the combined sewer.	Y	Y

2c. Proposed Discharge Details

Proposed discharge location	locations to Thames Water public combine
Has the owner/regulator of the discharge location been consulted?	o Thames Water. Response received confirr

TOWER HAMLETS

GREATER**LONDON**AUTHORITY

LoDEG

3. Drainage Strategy

3a. Discharge Rates & Required Storage				
	Greenfield (GF) runoff rate (l/s)	*Existing discharge rate (l/s)*	*Required storage for GF rate (m^3)*	*Proposed discharge rate (l/s)*
Qbar	18.8			
1 in 1				18.8
1 in 30				18.8
1 in 100				18.8
1 in 100 + CC				18.8
Climate change allowance used		40%		
3b. Principal Method of Flow Control		Vortex Flow control (Hydro-Brake or similar)		

3c. Proposed SuDS Measures			
	Catchment area (m^2)	*Plan area (m^2)*	*Storage vol. (m^3)*
Rainwater harvesting	0		0
Infiltration systems	0		0
Green roofs	7000	3500	335
Blue roofs	11000	6500	620
Filter strips	0	0	0
Filter drains	0	0	0
Bioretention / tree pits	3500	730	0
Pervious pavements	0	0	0
Swales	0	0	0
Basins/ponds			0
Attenuation tanks	48334		2000
Total	**69834**	**10730**	**2955**

4. Supporting Information

4a. Discharge & Drainage Strategy	*Page/section of drainage report*
Infiltration feasibility (2a) – geotechnical factual and interpretive reports, including infiltration results	Section 2.1.3
Drainage hierarchy (2b)	Section 2.1.3
Proposed discharge details (2c) – utility plans, correspondence / approval from owner/regulator of discharge location	Appendix B
Discharge rates & storage (3a) – detailed hydrologic and hydraulic calculations	Appendix C
Proposed SuDS measures & specifications (3b)	Throughout report

4b. Other Supporting Details	*Page/section of drainage report*
Detailed Development Layout	Appendix B
Detailed drainage design drawings, including exceedance flow routes	Appendix B
Detailed landscaping plans	Appendix E
Maintenance strategy	Section 2.5
Demonstration of how the proposed SuDS measures improve:	Section 2
a) water quality of the runoff?	Section 2.1.5
b) biodiversity?	Section 2.1.6
c) amenity?	Section 2.1.6

Appendix E – Architects Plans

Proposed tree

Existing tree (remained)

Existing tree (removed)

Lawn

Screening planting

Planting

River Lea or Lee

Bow Creek

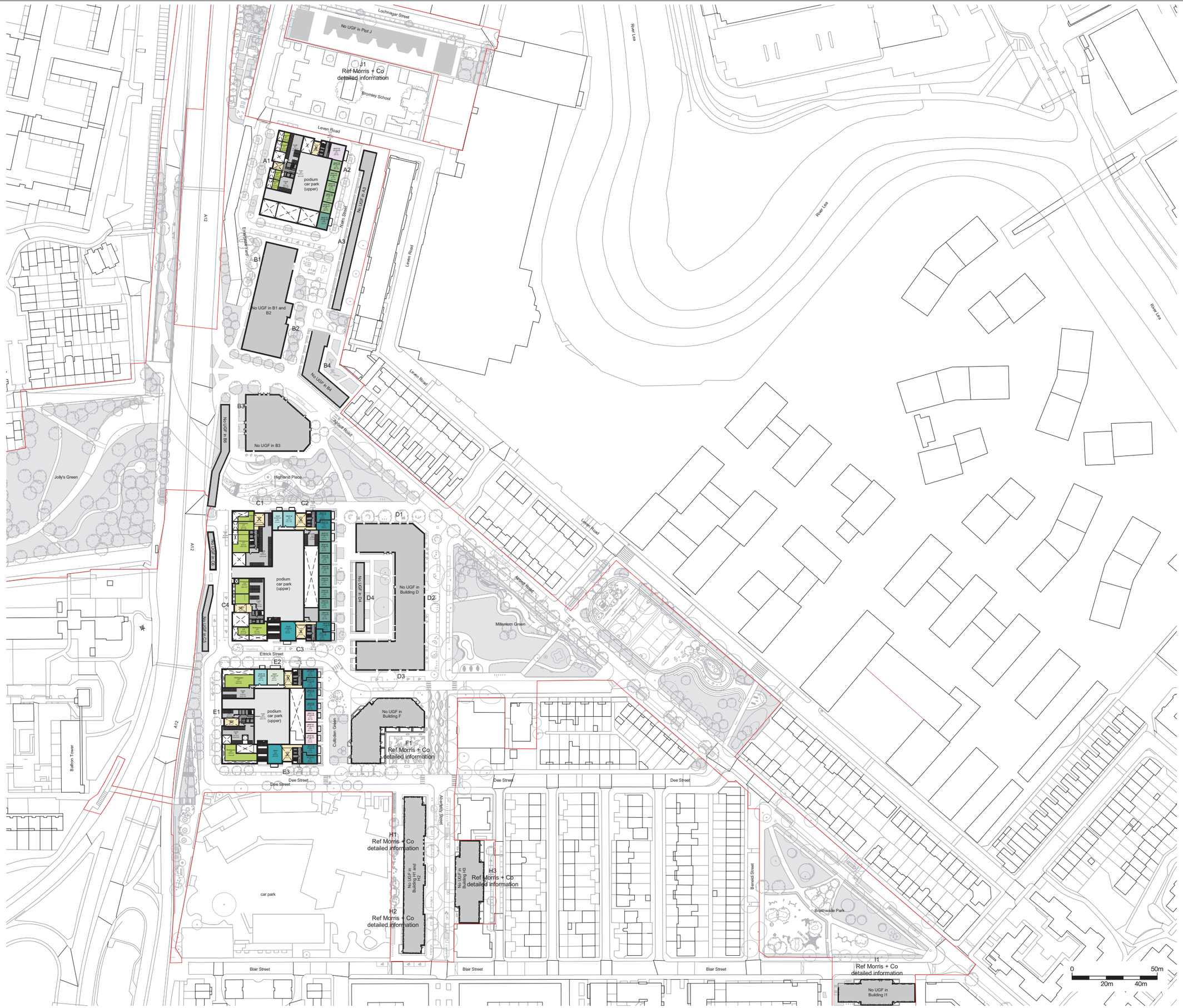
Mud

Ettrick Street

Dee Street

1:1,000

50m



Notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
6. This document is prepared for the sole use of EcoWorld London and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

Accommodation Key

- 1B2P
- 1B2P W
- 2B4P
- 2B4P M
- 3B5P
- 3B5P H
- 3B5P M
- 3B6P M
- 4B7P H
- 4B7P M
- 4B8P M
- Core
- Cycle
- Estate Management Hub
- Lobby
- Plant
- Post Room
- Refuse
- Residents Amenity Hub
- Retail
- Workspace

Rev	Date	Description	Drawn / Checked
P2	06/08/21	Design Freeze Issue	LA
P1	05/07/21	For Information	LS

Project name

Aberfeldy New Masterplan

Drawing number — Rev

3663 - LBA - Site - 01 - DR - A - 100B — **P2**

Drawing

Proposed UGF Plan - Scenario A

Purpose of issue

Information

Scale — Date

1 : 1000 @ A1 — 20/11/20

Client

EcoWorld London

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Bonded Warehouse
18 Lower Byrom Street
Manchester M3 4AP
+44 (0)161 669 8740

Levitt Bernstein
levittbernstein.co.uk

J:\3663 Aberfeldy New MP\CAD\Revit\Architecture\Model Files\3663-DOC-R20-Central.rvt

Appendix: Water Resources, Drainage and Flood Risk

Clean Water

Your reference: DS6085769

Your site address: Aberfeldy, Abbott Road, Poplar E14 0NE

Mr Kiel Jordaan
Aberfeldy New Village LLP
25 Victoria Street
London
SW1H 0EX

Clean water capacity report

Status: Capacity concerns
Date: 20th July 2021
Validity: Valid until 19th July 2022 or for the duration of your Local Authority planning permission when this report is used to support your application.

We confirm that there will be sufficient capacity on our clean water network to serve the following properties on your development: 99 residential houses.

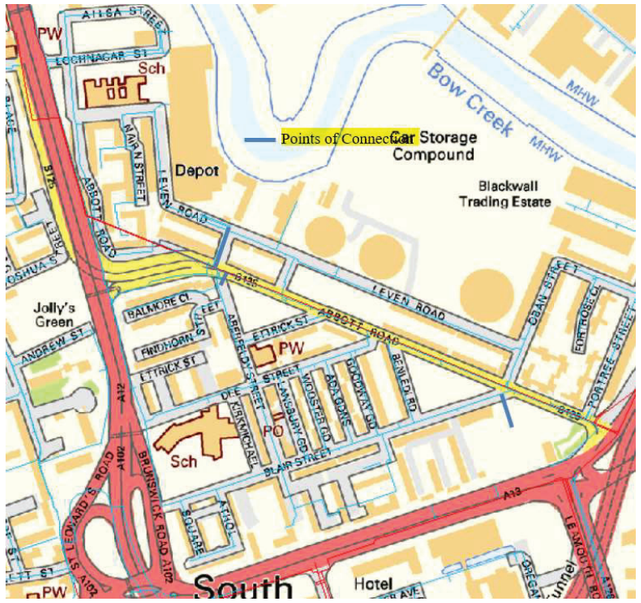
However, we're unable to confirm capacity for your whole development consisting of 219 residential houses and 1,379 residential flats without further investigation. How to make a request for us to progress with network modelling activity is listed in the accompanying email.

Please be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to these, then the contents of this report will become invalid and a new assessment will be needed.

Please note that the below POC is based on desktop study and it might change after capacity check study or site-specific survey.

Nearest point of connection / Your preferred point of connection

9" main on Abbott Road.



Clean Water

Contaminated land

If your site is on contaminated land, any new water pipes laid should be barrier pipe which is more expensive. If you think this is not the case you will need to provide a soil report when applying for new mains and services.

Diversions

From our records we don't anticipate that any clean water assets need to be diverted to accommodate your proposals.

Building water

It's important that you apply for a building water supply before you start using water on site even if you believe your supply is already metered. We need to ensure your account is properly set up and you have the correct meter for your supply or fines maybe imposed. Apply here.

Fire hydrant and sprinkler demand

Please note that we cannot confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes. Valve operations must be carried out by our Network Service Technician which can be booked on 0800 316 9800.

Asset location search

If you need help in identifying the location of existing water mains and sewers, you can get this information from any property search provider. We have a Property Searches team who will carry out an asset location search, which provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth (for which a fee is payable). You can find out more online or by calling us on 0845 070 9148.

Issued on behalf of the Clean Water Pre-Planning team, Developer Services, Thames Water, Clearwater Court, Vastern Road, Reading, RG1 8DB

Appendix: Water Resources, Drainage and Flood Risk

Annex 1: Flood Risk Assessment
Annex 2: Drainage Strategy
Annex 3: Thames Water – Potable Water Supply Correspondence
Annex 4: Sustainable Urban Drainage System (SuDS) Proforma

The London Sustainable Drainage Proforma

Introduction

This proforma is intended to accompany a drainage strategy prepared for a planning application where required by national or local planning policy. It should be used to summarise the key outputs from the strategy to allow assessing officers at the Lead Local Flood Authority (LLFA) to quickly assess compliance with sustainable drainage (SuDS)

The proforma is divided into 4 sections, which are intended to be used as follows:

1. Site and project information - Provide summary details of the development, site and drainage
2. Proposed discharge arrangement – Summarise site ground conditions to determine potential for infiltration. Select a surface water discharge method (or mix of methods) following the hierarchical approach set out in the London Plan.
3. Drainage strategy – Prioritise SuDS measures that manage runoff as close to source as possible and contribute to the four main pillars of SuDS; amenity, biodiversity, water quality and water quantity.
4. Supporting information – Provide cross references to the page or section of the drainage strategy report where the detailed information to support each element can be found. This may be more than one reference

Policy

Drainage strategies for developments in the London Borough of Tower Hamlets need to comply with the following policies on SuDS:

1. London Borough of Tower Hamlets Local Plan policy DM13
2. London Plan policy 5.13 and draft New London Plan policy SI13
3. The National Planning Policy Framework (NPPF)

Technical Guidance

- Post-development surface water discharge rate should be limited to greenfield runoff rates. Proposals for higher discharge rates should be agreed with the LLFA ahead of submission of the Planning Application. Clear evidence should be provided with the Planning Application to show why greenfield rates cannot be achieved.
- Greenfield runoff rate is the runoff rate from a site in its natural state, prior to any development. This should be calculated using one of the runoff estimation methods set out in Table 24.1 of CIRIA C753 The SuDS
- Attenuation storage volumes required to reduce post-development discharge rates to greenfield rates should be calculated using one of the runoff estimation methods set out in Table 24.1 of CIRIA C753 The SuDS
- 'CC' refers to climate change allowance from the current Environment Agency guidance.
- An operation and maintenance strategy for proposed SuDS measures should be submitted with the Planning Application and include the details set out in section 32.2 of CIRIA C753 The SuDS Manual. The manual should be site-specific and not directly reproduce parts of The SuDS Manual.
- Other useful sources of guidance are:
  - Tower Hamlets Sustainable Drainage guidance
  - The London Plan Sustainable Design and Construction SPG
  - DEFRA non-statutory technical standards for sustainable drainage
  - Environment Agency climate change guidance
  - CIRIA C753 The SuDS Manual

1. Project & Site Details

Project / Site Name (including sub-catchment / stage / phase where appropriate)	Aberfeldy Village
Address & post code	Poplar Riverside, Aberfeldy Village, E14, London
OS Grid ref. (Easting, Northing)	E 538365
	N 181398
LPA reference (if applicable)	
Brief description of proposed work	The Aberfeldy Village Masterplan aims to deliver, up to 1628 new homes, new workspace, a new high street, new and improved open space and the pedestrianisation of the A12 Abbott Road vehicular underpass
Total site Area	48334 m^2
Total existing impervious area	37000 m^2
Total proposed impervious area	36418 m^2
Is the site in a surface water flood risk catchment (ref. local Surface Water Management Plan)?	no
Existing drainage connection type and location	Traditional piped system, multiple connection points
Designer Name	Luke Boustead
Designer Position	Senior Engineer

2. Proposed Discharge Arrangements

2a. Infiltration Feasibility

Superficial geology classification	Alluviam - Clay, Silt, S
Bedrock geology classification	London Clay Formation
Site infiltration rate	1.12x10 -4 and 2.55x10 m/s
Depth to groundwater level	m below ground level
Is infiltration feasible?	No

2b. Drainage Hierarchy

	Feasible (Y/N)	*Proposed (Y/N)*
1 store rainwater for later use	N	N
2 use infiltration techniques, such as porous surfaces in non-clay areas	N	N
3 attenuate rainwater in ponds or open water features for gradual release	N	N
4 attenuate rainwater by storing in tanks or sealed water features for gradual release	Y	Y
5 discharge rainwater direct to a watercourse	N	N
6 discharge rainwater to a surface water sewer/drain	N	N
7 discharge rainwater to the combined sewer.	Y	Y

2c. Proposed Discharge Details

Proposed discharge location	locations to Thames Water public combine
Has the owner/regulator of the discharge location been	o Thames Water. Response received confirr

	Designer Company	Meinhardt		consulted?	

3. Drainage Strategy

3a. Discharge Rates & Required Storage				
	Greenfield (GF) runoff rate (l/s)	*Existing discharge rate (l/s)*	*Required storage for GF rate (m^3)*	*Proposed discharge rate (l/s)*
Qbar	18.8			
1 in 1				18.8
1 in 30				18.8
1 in 100				18.8
1 in 100 + CC				18.8
Climate change allowance used		40%		
3b. Principal Method of Flow Control		Vortex Flow control (Hydro-Brake or similar)		

3c. Proposed SuDS Measures			
	Catchment area (m^2)	*Plan area (m^2)*	*Storage vol. (m^3)*
Rainwater harvesting	0		0
Infiltration systems	0		0
Green roofs	7000	3500	335
Blue roofs	11000	6500	620
Filter strips	0	0	0
Filter drains	0	0	0
Bioretention / tree pits	3500	730	0
Pervious pavements	0	0	0
Swales	0	0	0
Basins/ponds			0
Attenuation tanks	48334		2000
Total	**69834**	**10730**	**2955**

4. Supporting Information

4a. Discharge & Drainage Strategy	*Page/section of drainage report*
Infiltration feasibility (2a) – geotechnical factual and interpretive reports, including infiltration results	Section 2.1.3
Drainage hierarchy (2b)	Section 2.1.3
Proposed discharge details (2c) – utility plans, correspondence / approval from owner/regulator of discharge location	Appendix B
Discharge rates & storage (3a) – detailed hydrologic and hydraulic calculations	Appendix C
Proposed SuDS measures & specifications (3b)	Throughout report

4b. Other Supporting Details	*Page/section of drainage report*
Detailed Development Layout	Appendix B
Detailed drainage design drawings, including exceedance flow routes	Appendix B
Detailed landscaping plans	Appendix E
Maintenance strategy	Section 2.5
Demonstration of how the proposed SuDS measures improve:	Section 2
a) water quality of the runoff?	Section 2.1.5
b) biodiversity?	Section 2.1.6
c) amenity?	Section 2.1.6

Appendix: Archaeology

Annex 1: Archaeological Desk Based Assessment

Appendix: Archaeology

Annex 1: Archaeological Desk Based Assessment

THAMES VALLEY

ARCHAEOLOGICAL

SERVICES

Aberfeldy Village, Lighterman Point, Poplar, London Borough of Tower Hamlets

Archaeological Desk-based Assessment

by Steve Preston

Site Code: AVL 20/188
(TQ 3850 8140)

Aberfeldy Village, Lighterman Point, Poplar, London Borough of Tower Hamlets

Archaeological Desk-based Assessment

for Ecoworld London

by Steve Preston

Thames Valley Archaeological Services Ltd

Site Code AVL 20/188

December 2020

revised October 2021

Summary

Site name: Aberfeldy Village, Lighterman Point, Poplar, London Borough of Tower Hamlets

Grid reference: TQ 3850 8140

Site activity: Archaeological desk-based assessment

Project coordinator: Elspeth St John-Brooks

Site supervisor: Steve Preston

Site code: AVL20/188

Area of site: *c.* 7.8 ha

Summary of results: There are no known heritage assets on the site itself. It is not considered that the development would have any negative impact on the settings of several nearby listed buildings. The site lies in the Lea Valley Archaeological Priority Area which may hold evidence from the earliest prehistory onwards, and in which the chance of exceptional organic survival in waterlogged conditions where the potential for palaeoenvironmental reconstruction is also high. Within the immediate environs of the site, there is significant evidence of Neolithic and Bronze Age occupation, although later periods are less well represented, until the important post-medieval industrial and commercial history of the area, chiefly focussed on shipbuilding. The size of the area increases the chances of archaeological remains of some period being present simply by chance. While the area has been repeatedly redeveloped since the late 19th century, which will probably have removed most if not all shallow archaeological remains, previous work in the area has demonstrated the presence of often quite deep alluvial deposits which may have protected archaeologically relevant levels below or within them, and the development of the area may also have involved raising the ground rather than cutting down in some instances, further protecting deeply buried levels. It is considered that it will be necessary to provide further information about the archaeological potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits where necessary.

Report edited/checked by: Steve Ford✓ 31.12.20

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Aberfeldy Village, Lighterman Point, Poplar, London Borough of Tower Hamlets Archaeological Desk-based Assessment

by Steve Preston

Report 20/188

Introduction

This archaeological desk-based assessment has been prepared by Thames Valley Archaeological Services and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbot Road (the "Site") on behalf of The Aberfeldy New Village LLP' ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development".

The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail and workspace floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.

This report is an assessment of the archaeological potential of the Site. The project was commissioned by Ms Gemma Hale of EcoWorld London, 25 Victoria Street London SW1H 0EX and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area. This assessment will form the basis of an input into an Environmental Statement that will accompany the application in order to inform the planning process with regard to potential archaeological implications.

Site description, location and geology

The site is located at Aberfeldy Village in Poplar, within the London Borough of Tower Hamlets in central London (Fig. 1) and is formally described as comprising: Abbott Road; Aberfeldy Street; Balmore Close; Blairegowrie House; Heather House; Jura House; Tartan House; Thistle House; Kilbrennan House; Blairgowrie House; Nos. 33-35 Findhorn Street; Nairn Street Estate; while Leven Road Open Space and Braithwaite [Brathewaite] Park are included for their enhancement.