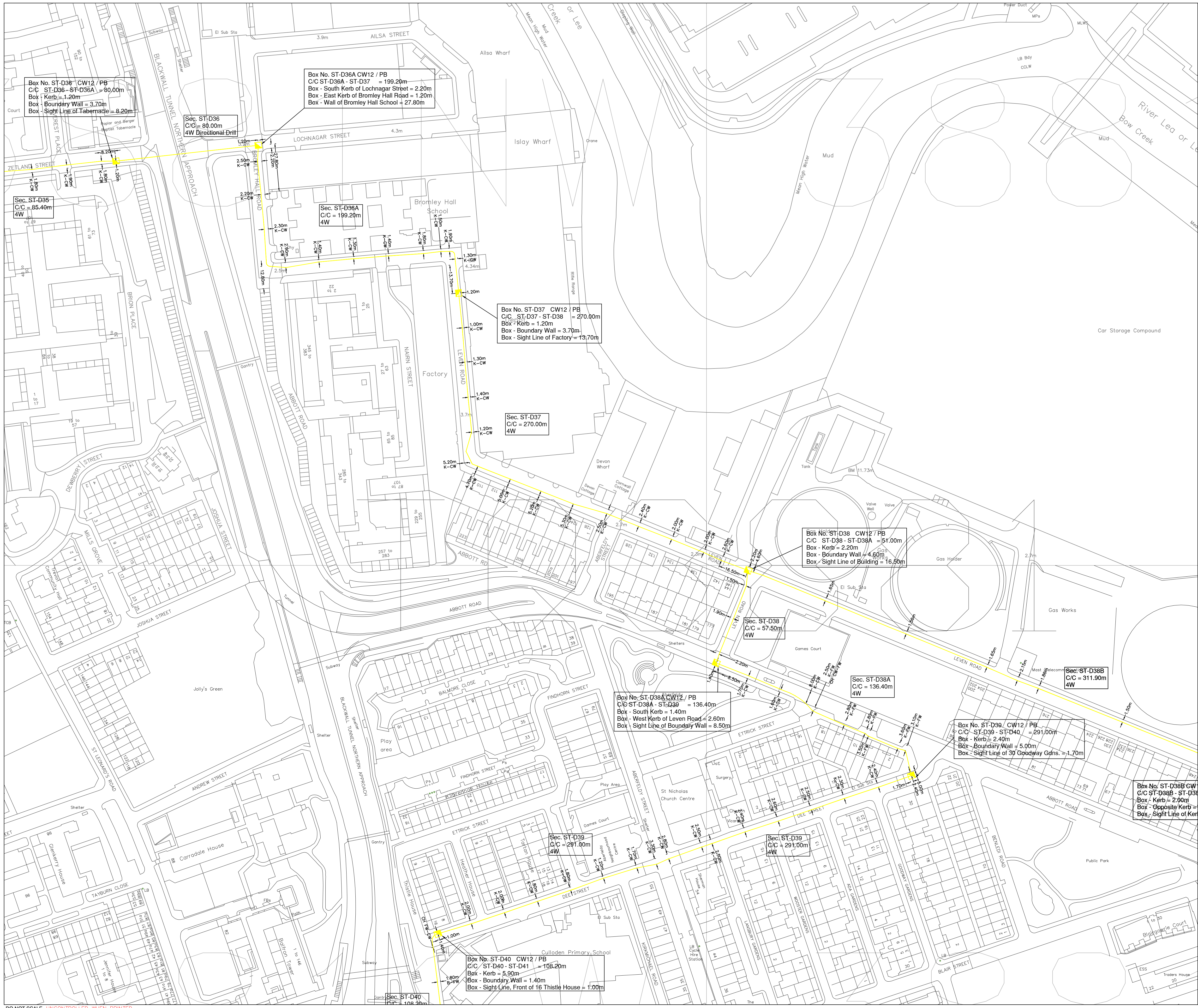


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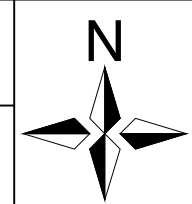
Drawing Title:
21/014 - Abbott Rd, Poplar

Drawn: RF Date: 15/06/2021 Scale: N.T.S @ A1

Drawing Number:
JSM/RF/TATA



JSM Group
Sterling House,
Mutton Lane, Potters Bar,
Hertfordshire, EN6 3AR
T: 01992 788 019



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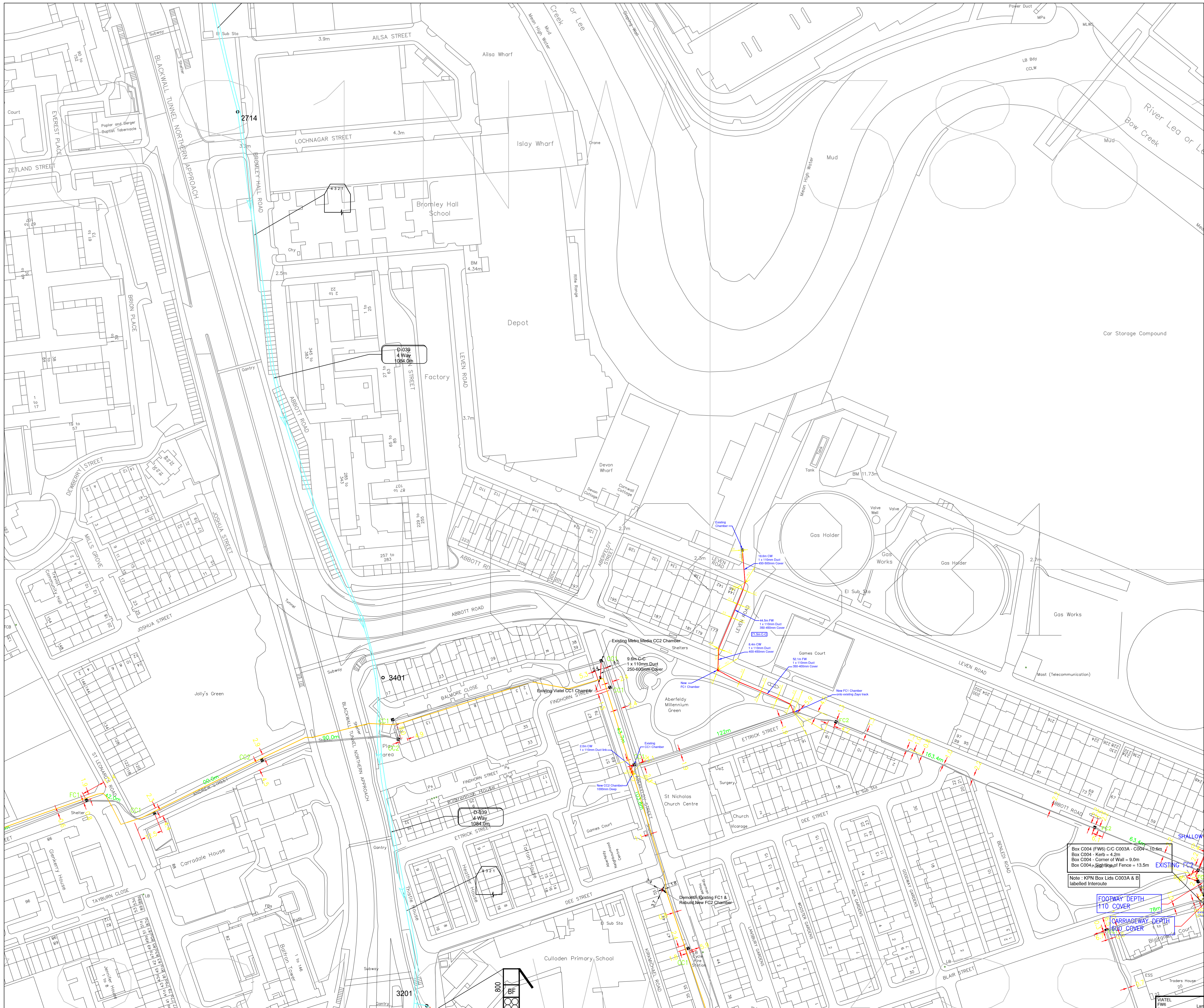
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Box C004 (FW) C-C C003A - C004 - 10.6m
Box C004 - Kerb = 4.2m
Box C004 - Corner of Wall = 9.0m
Box C004 - Sightline of Fence = 13.5m EXISTING FC2
Note: KPN Box Lids C003A & B labelled interroute

FOOTWAY DEPTH
110 COVER
CARBAGEWAY DEPTH
110 COVER

Drawing Title:
21/095 - Abbott Rd, Poplar

Drawn: RF Date: 15/06/2021 Scale: N.T.S @ A1

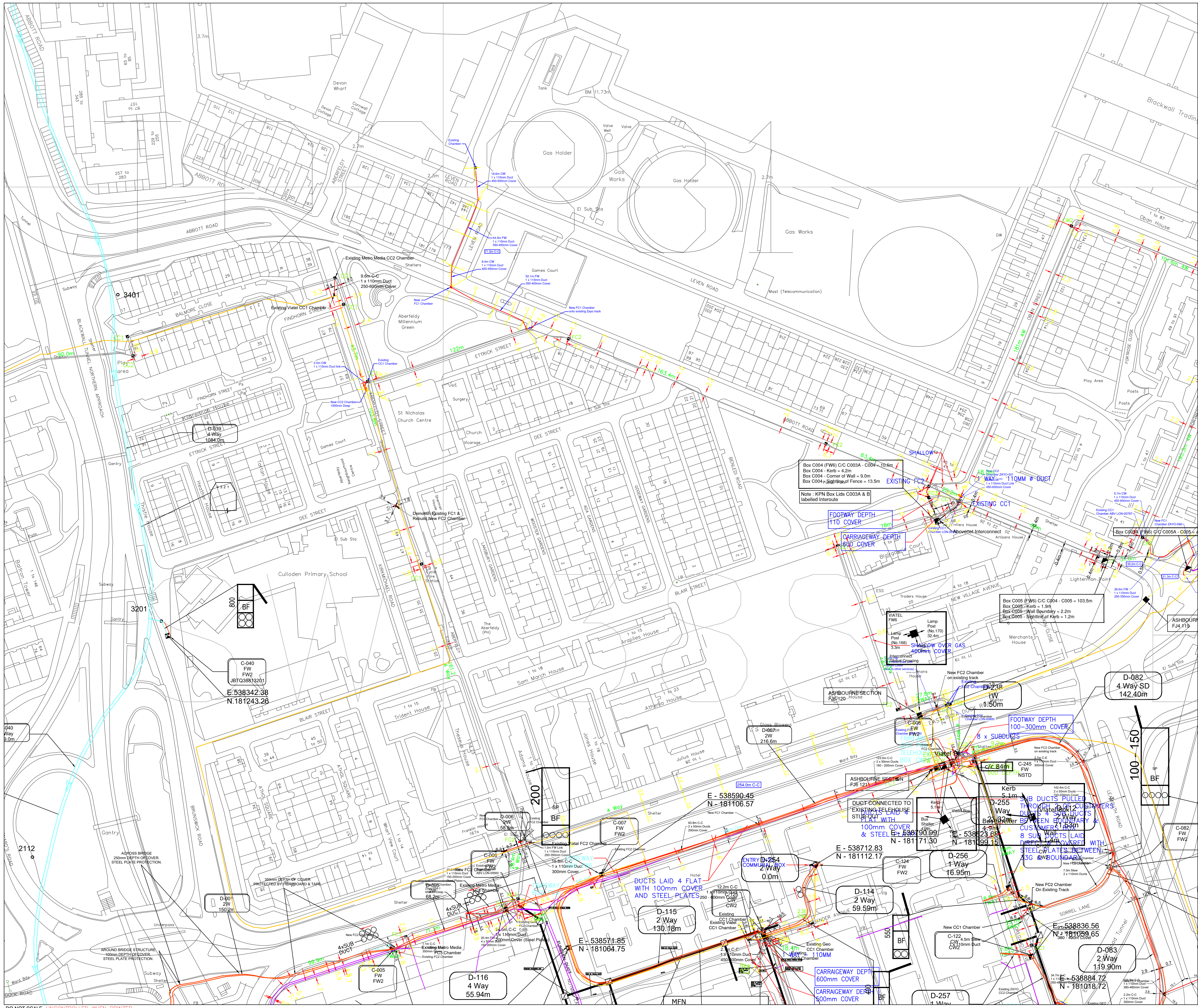
Drawing Number:
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DO NOT SCALE - UNCONTROLLED WHEN PRINTED

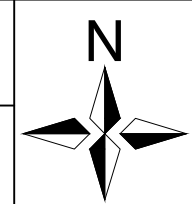
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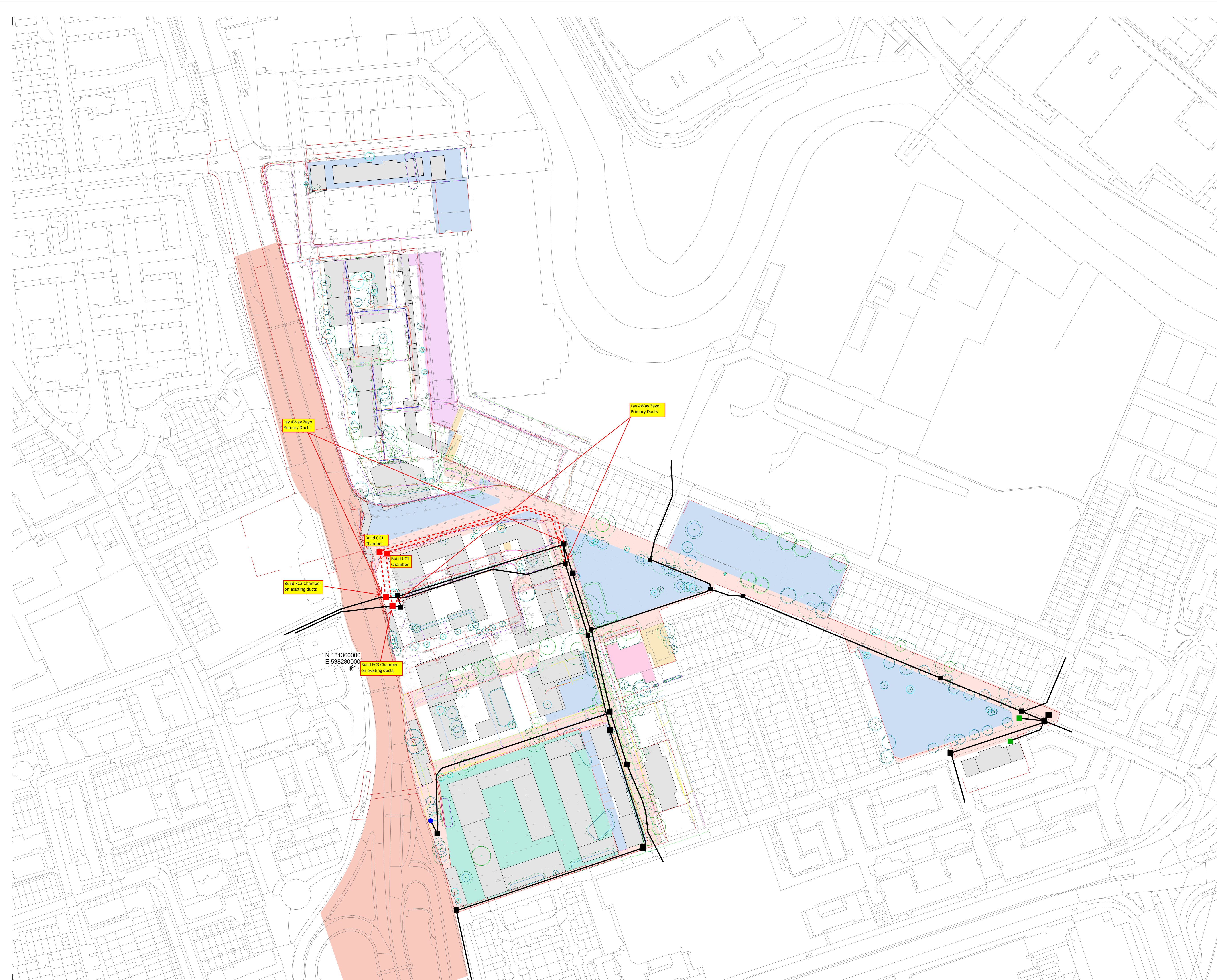
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Notes

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- Land ownership**
- Assumed to be LBTH – to be confirmed
 - Culloden Primary School (Leased from LBTH)
 - LBTH
 - London Diocesan Fund
 - Private freeholder
 - Swan Housing Association Limited
 - Transport for London

- Trees**
- Root protection Area
 - Category A - Trees with high quality and value
 - Category B - Trees with moderate quality and value
 - Category C - Trees with low quality and value
 - Category U - Trees of poor quality

- Utilities**
- British telecom
 - Communications
 - Electric
 - Gas
 - Water
 - Fibre Optic
 - Cable Television
 - Heating Pipes
 - Street Lighting Cables
 - Unknown Utility

Note:
 Flood Risk: The site is in Flood zone 3 and benefits from the flood defences along the River Lea. Risk of flooding exists due to a possible failure of the River Thames flood defence walls. EA modelling indicates maximum flood level at the site is approximately 3.67m AOD

Unexploded Ordnance Risk: Given the types of UXO that might be present on-site, all types of aggressive intrusive engineering activities may generate a significant risk pathway.

P1	18/02/21	For Information	LS
Rev	Date	Description	Drawn / Checked

Project name

Aberfeldy New Masterplan

Drawing number	Rev
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3663 - LBA - Site - 00 - DR - A - 015 **P1**

Drawing

Constraints Plan

Purpose of issue

Scale	Date
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1 : 1250 @ A1 18/02/21

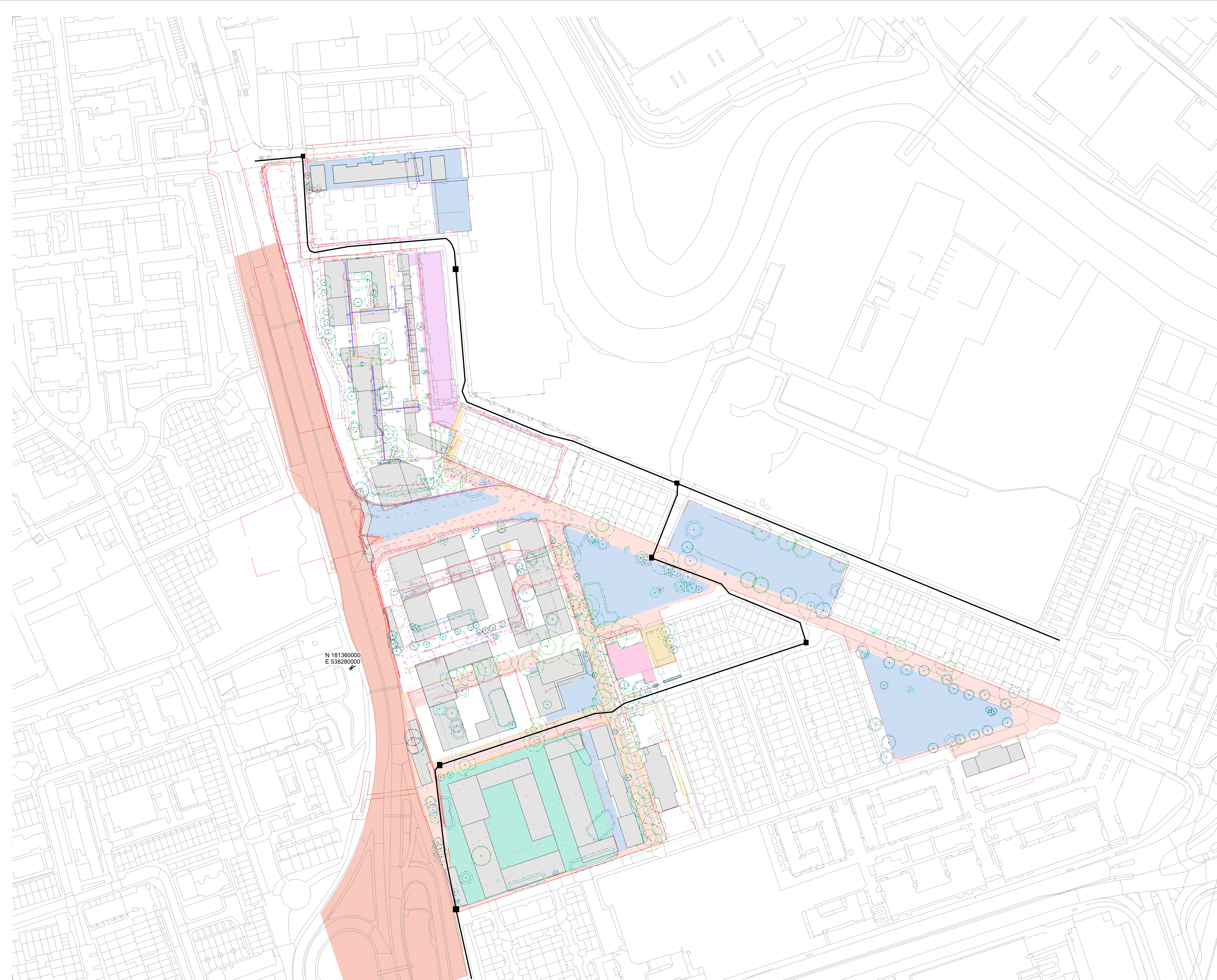
Client

EcoWorld London

Levitt Bernstein
levittbernstein.co.uk

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

Manchester
Bonded Warehouse
18 Lower Byron Street
Manchester M3 4AP
+44 (0)161 659 8740



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Aberfeldy New Masterplan

Drawing number

3663 - LBA - Site - 00 - DR - A - 015 **P1**

Drawing

Constraints Plan

Purpose of issue

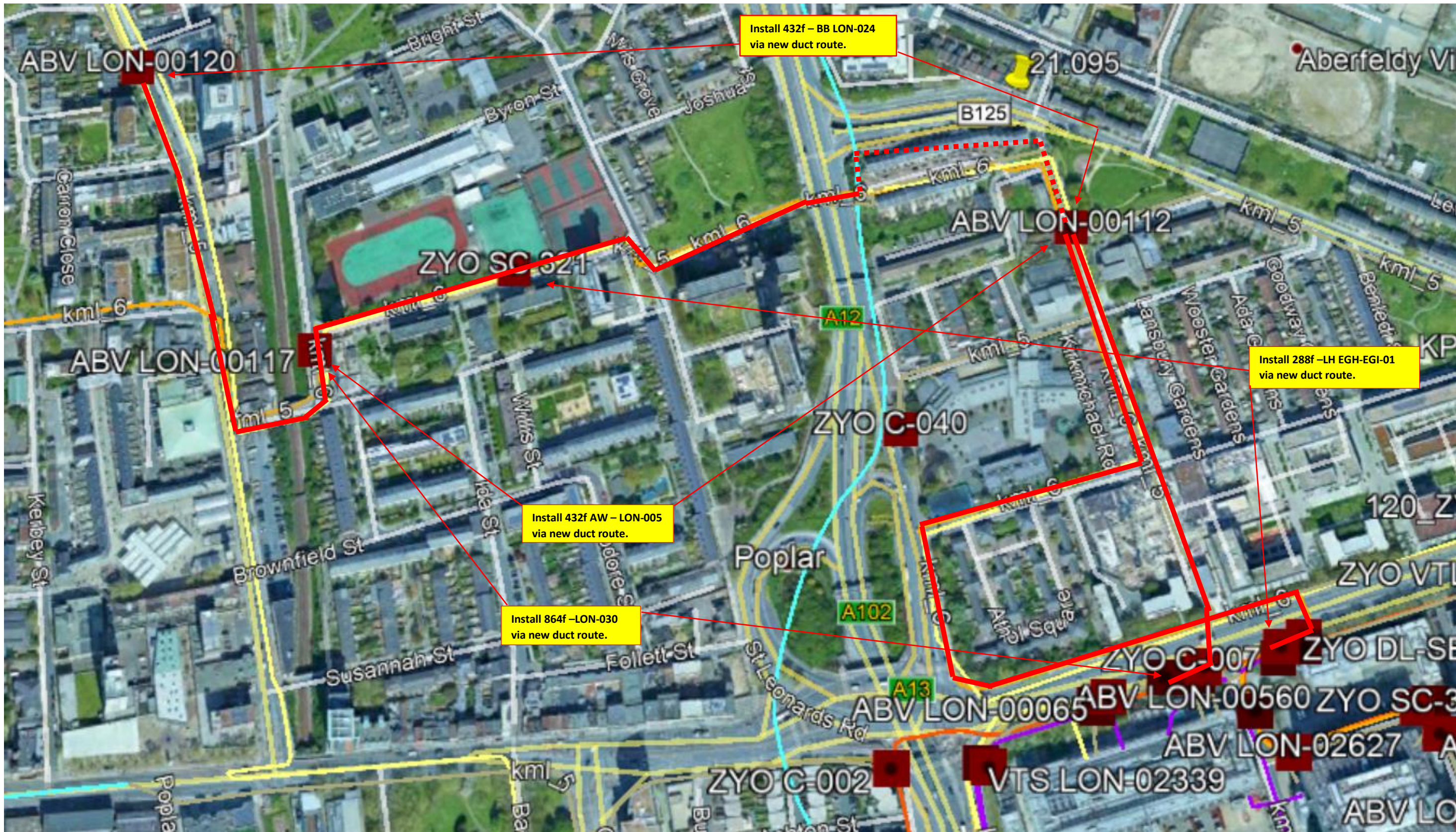
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Client: EcoWorld London

Levitt Bernstein
 levittbernstein.co.uk

London
 Thane Studios
 2-4 Thane Villas
 London N7 7PA
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 +44 (0)161 699 8740



Install 432f - BB LON-024 via new duct route.

Install 288f - LH EGH-EGI-01 via new duct route.

Install 432f AW - LON-005 via new duct route.

Install 864f - LON-030 via new duct route.

Redundant cables to be recovered after cut-overs

Appendix B – Thames Water Pre-development Enquiry and sewer plans



Mrs Maria Magdalena Burca
Ecoworld and Poplar Harca C/O Meinhardt (UK) Ltd
10 Aldersgate Street
London
EC1A 4HJ



24 March 2021

Pre-planning enquiry: Confirmation of sufficient capacity

Dear Mrs Burca,

Thank you for providing information on your development:

Aberfeldy Village, Area known as Poplar Riverside, London, E14 0HT.

Existing: 297 dwellings, primary school and commercial space (2,217sqm).

Proposed: Demolition of existing site. Phase A – 250 residential units. Foul water discharging by gravity. 50 units to MH7303, 23 units to MH3605, 75 units to MH4301A, 102 units to MH4215. Surface water discharging by gravity attenuated to 8.59l/s to manholes 7303, 3605, 4301A and 4215.

Phase B – 573 residential units, 920.3sqm of workspace, 1,894.9sqm of residential hub, 344.8sqm of estate management space and 443.3sqm of retail space. Foul water discharging by gravity. 79 units to MH3605, 222 units to MH3517 and MH2536, 160 units to MH3516. Surface water discharging by gravity attenuated to 8l/s to manholes 3605, 3517, 2536 and 3516.

Phase C – 622 residential units and 4,816.7sqm workspace. Foul water discharging by gravity to manhole 4303. Surface water discharging by gravity attenuated to 6l/s to manhole 4303.

Phase D – Primary school. Foul water discharging by gravity to manhole 4302. Surface water discharging by gravity attenuated to 3l/s to manhole 4302.

Phase E – 427 residential units and 2,808.3sqm of workspace. Foul water discharging by gravity. 220 units to the manhole upstream of MH4203 in Blair Street, 151 units to MH4202 and 78 units to MH4216.

Overall surface water discharge rates for the development will be restricted to 33.59l/s.

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent combined sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

Please note that discharging surface water to the public sewer network should only be considered after all other methods of disposal have been investigated and proven to not be viable. In accordance with the Building Act 2000 Clause H3.3, positive connection to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being: 1st Soakaways; 2nd Watercourses; 3rd Sewers.

Only when it can be proven that soakage into the ground or a connection into an adjacent watercourse is not possible would we consider a restricted discharge into the public combined sewer network.

If the peak surface water run-off discharge is then restricted to Greenfield run-off rates/a maximum of 33.59l/s as your drainage strategy indicates, then we would have no objections to the proposals.

Thames Water Planning team would ask to see why it is not practicable on the site to restrict to Greenfield run-off rates if they are consulted as part of any planning application.

In considering your surface water needs, we support the use of sustainable drainage on development sites. You'll need to show the local authority and/or lead local flood authority how you've taken into account the surface water hierarchy that we've included.

Please see the attached 'Planning your wastewater' leaflet for additional information.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

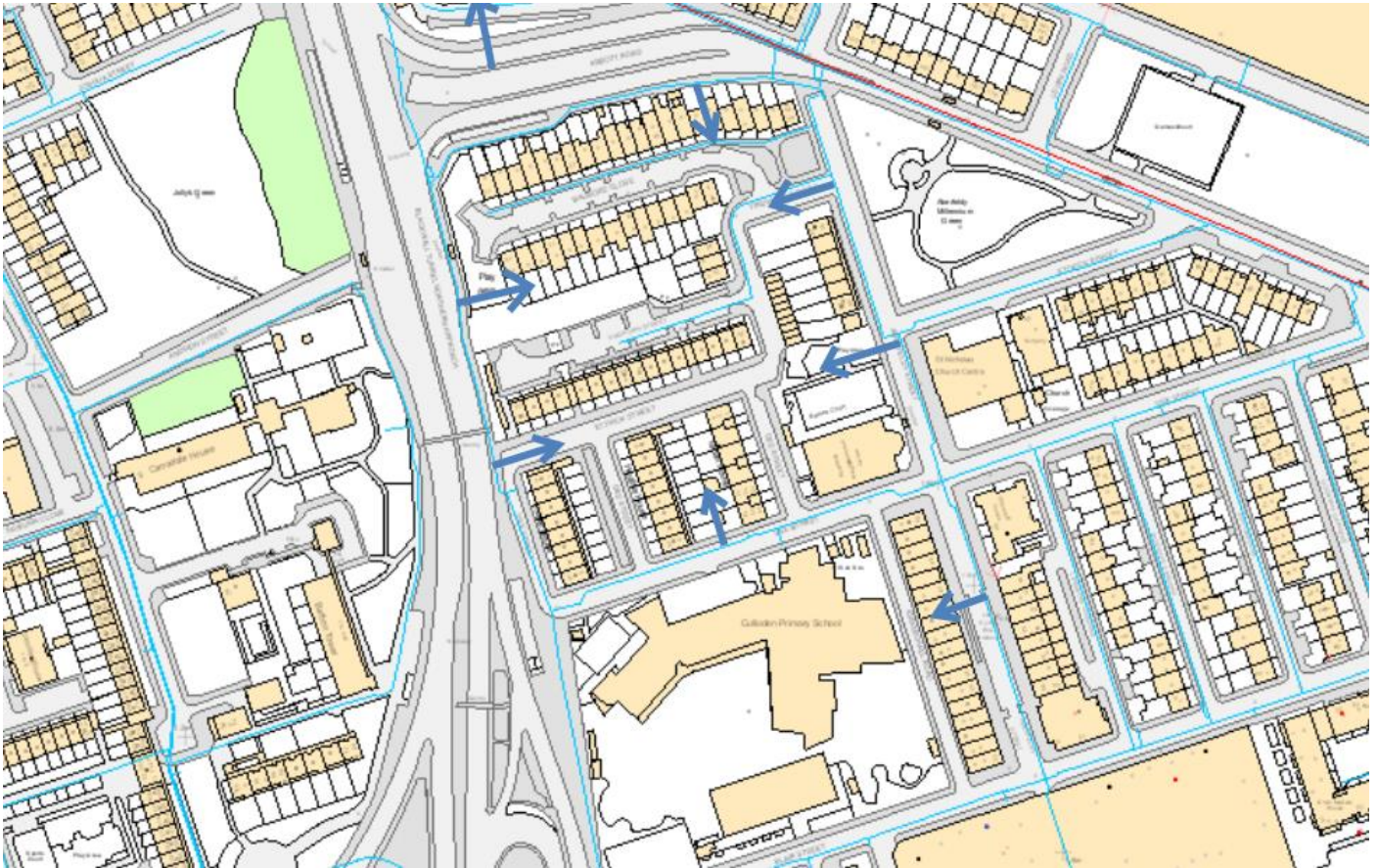
If you've any further questions, please contact me on 0203 577 9811.

Yours sincerely

Siva Rajaratnam - Adoptions Engineer

Thames Water

Appendix C – Thames Water Capacity Confirmation



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.

Building near our assets

Please [read our guide](#) 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact [us](#).

Diversions

We anticipate from our records that we'll need to divert some of our clean water apparatus to accommodate your development proposals. Please note that any diversion is charged in line with our [charging arrangements](#). You'll need to apply for this work [online](#).

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 may be 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.

Quotation process

Please use links below to find out more information about water main and services connections, including application process.

Click [here](#) for our home improvements website, or click [here](#) to apply for clean water services.



Meinhardt (UK) Ltd
10 Aldersgate Street
London
EC1A 4HJ
T: +44 (0) 20 7831 7969

www.meinhardt.co.uk