

4.8 Sewer Diversion Works

4.8.1 Overview

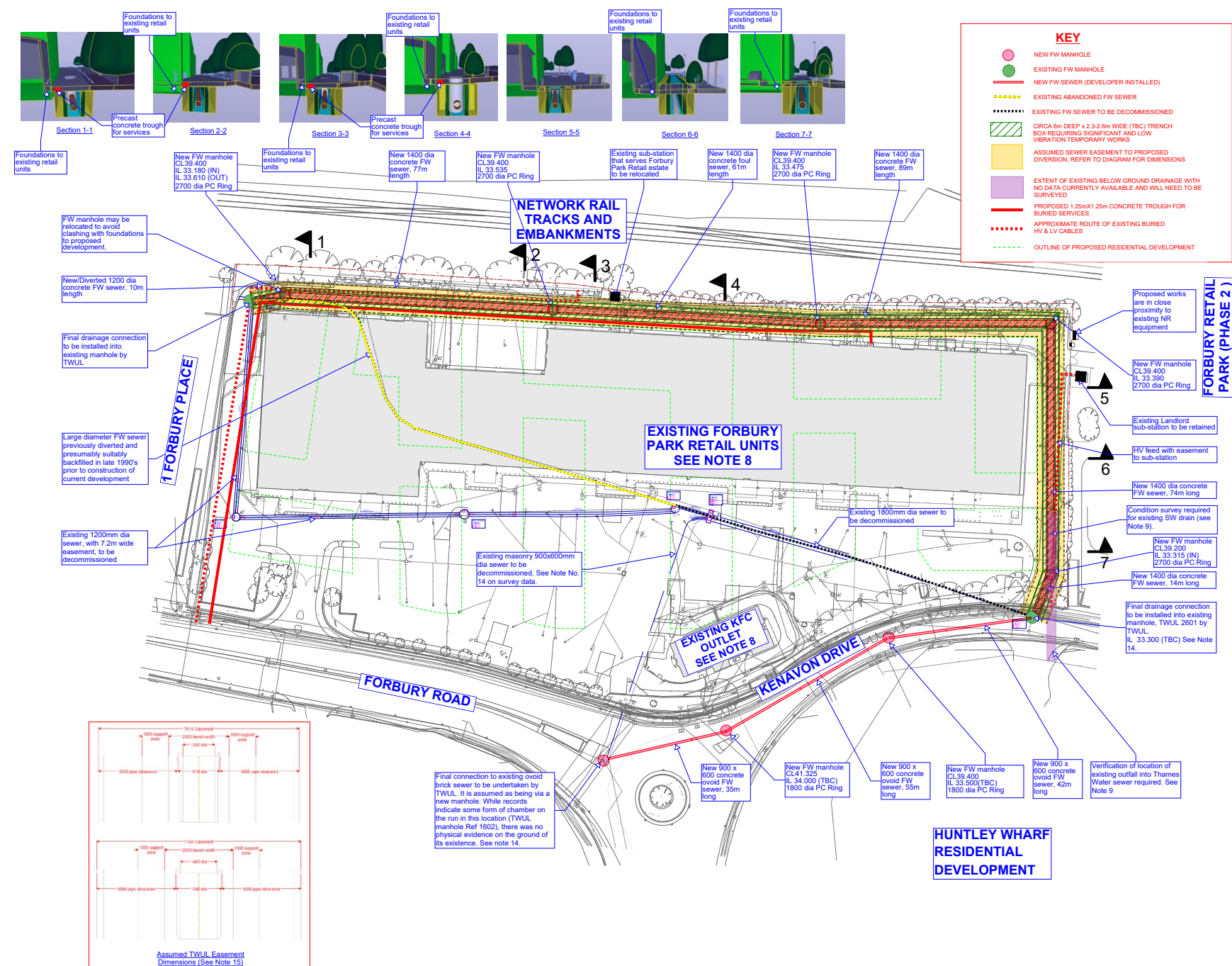
As illustrated in the adjacent diagram, an existing Thames Water foul sewer is known to exist crossing the site. This will be diverted, in agreement with Thames Water, under Section 185 of Water Industry Act, to allow the proposed development.

The existing public sewers crossing the site are proposed to be diverted. The 1200mm and 1800mm diameter sewer are proposed to be diverted within the Site along the north and east of the development, while the 900x600mm sewer is proposed to be diverted along Kenavon Drive.

The diverted sewer will be located directly underneath the new proposed servicing road around the perimeter of the site, to ensure any access requirements can be dealt with, without disrupting the public realm design.

The proposed schematic foul water sewer diversion has been accomplished via various pre-planning meetings and discussions held with TWUL to determine the best sewer diversion strategy.

For further information on the sewer diversion, please refer to the Drainage Strategy document that accompanies the submission.



Sewer Diversion Plan

4.9 Amount & Density

4.9.1 Overview

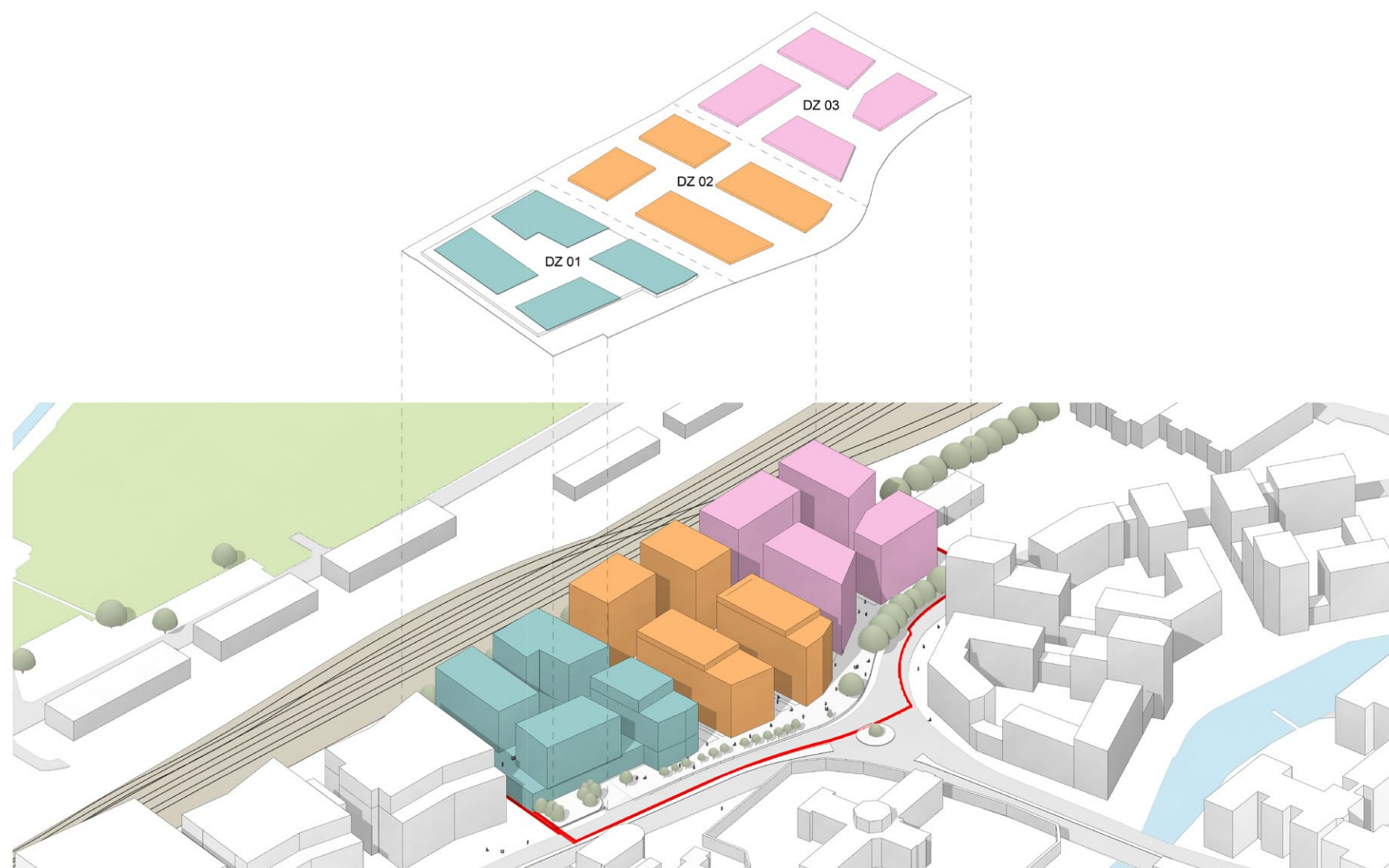
The following uses are proposed in the development:

- Residential
- Town Centre Uses (Class E)
- Ancillary management and supporting facilities, car parking, circulation, servicing and plant.

In total, it is anticipated that the illustrative Scheme could deliver approximately 1,044,371 sq. ft GEA.

The total number of homes proposed within the outline scheme is up to 820. The residential buildings will accommodate a range of dwelling sizes and unit size (that accord with Technical Housing Standards NDSS) and efficiency have been carefully considered to achieve an optimal and viable Illustrative Scheme. A proportion of larger wheelchair accessible units will also be provided within the development in accordance with SBC requirements.

Flexible uses will be distributed within the ground floor level of the buildings and residential use will be accommodated at both ground (in appropriate locations) and upper levels of the buildings.



PHASES	GEA
PHASE 1 (WESTERN BLOCKS)	260,958 sq. ft
PHASE 2 (CENTRAL BLOCKS)	316,914 sq. ft
PHASE 3 (EASTERN BLOCKS)	300,307 sq. ft
BASEMENT	166,192 sq. ft
TOTAL	1,044,371 sq. ft

4.9.2 Area Schedule

The following table is based on an illustrative scheme

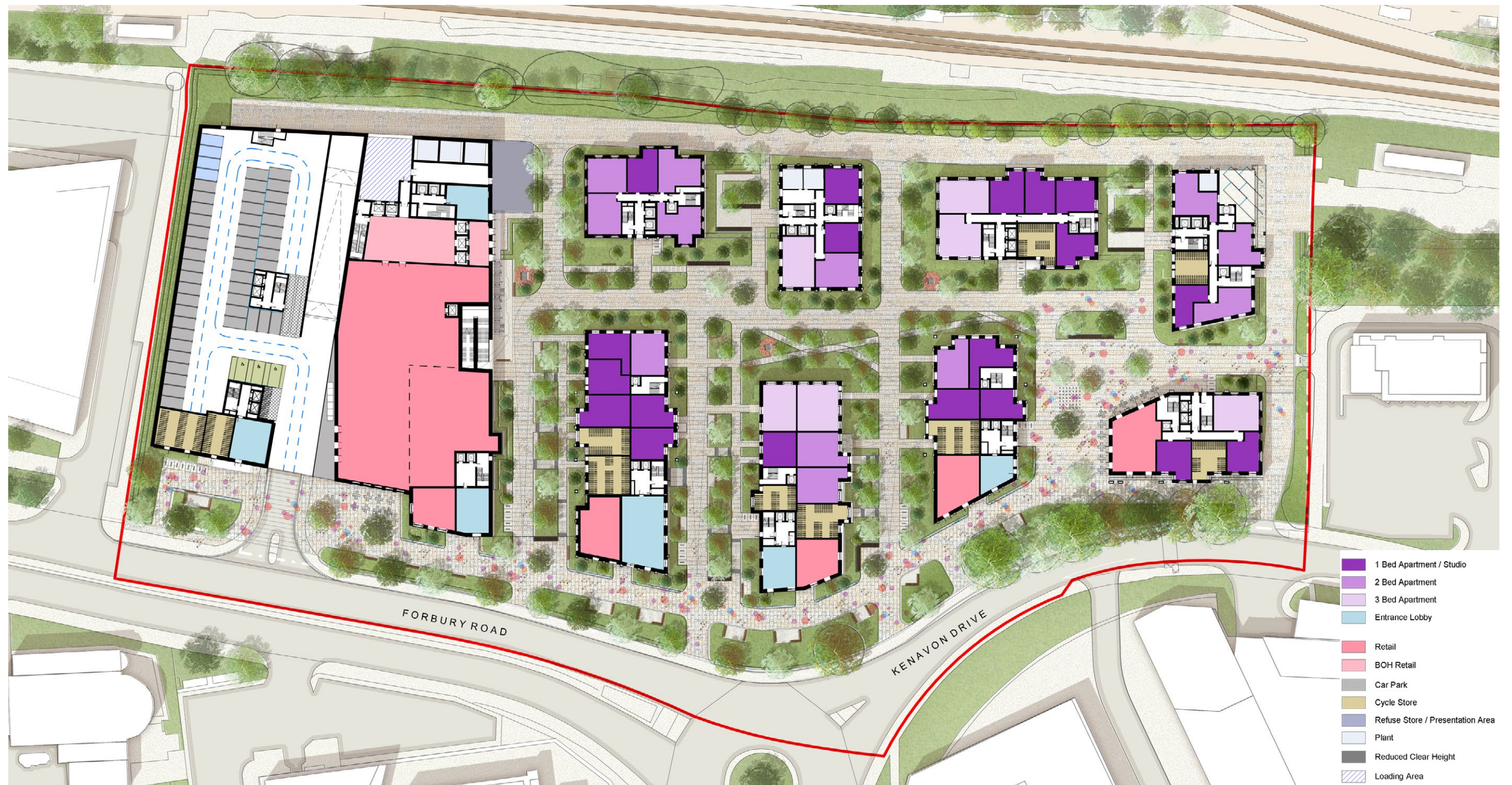
Location	Use	GEA	GIA
Western blocks WB.1, WB.2, WB.3, WB.4	Residential	19,559.4 sq. m 210,537 <i>sq. ft</i>	17,055 sq. m 183,580 <i>sq. ft</i>
	Commercial	4684.2 sq. m 50,420 <i>sq. ft</i>	4029.4 sq. m 43,372 <i>sq. ft</i>
Central blocks CB.1, CB.2, CB.3, CB.4	Residential	29,202.2 sq. m 314,330 <i>sq. ft</i>	25,509 sq. m 274,578 <i>sq. ft</i>
	Commercial	239.9 sq. m 2582 <i>sq. ft</i>	206.2 sq. m 2219.5 <i>sq. ft</i>
Eastern blocks EB.1, EB.2, EB.3. EB 4	Residential	27,621.2 sq. m 297, 314 <i>sq. ft</i>	24,044.1 sq. m 258,810 <i>sq.ft</i>
	Commercial	277.9 sq. m 2991.3 <i>sq. ft</i>	233.9 sq. m 2517.6 <i>sq. ft</i>
Basement	Car Park, plant, refuse	15,439.7 sq. m 166,192 <i>sq. ft</i>	14,987.2 sq. m 161,322 <i>sq.ft</i>
Total Residential	Residential (including basement)	91,822.5 sq. m 988,377 <i>sq. ft</i>	81,595.4 sq. m 878,292 <i>sq.ft</i>
Total Commercial	Commercial (Including basement)	5202 sq. m 55,994 <i>sq. ft</i>	4469.5 sq. m 48,109 <i>sq. ft</i>
Total Residential & Commercial		97,024.5 sq. m 1,044,371 <i>sq. ft</i>	86,064.9 sq. m 926, 402.5 <i>sq. ft</i>

Illustrative Scheme, GEA, GIA

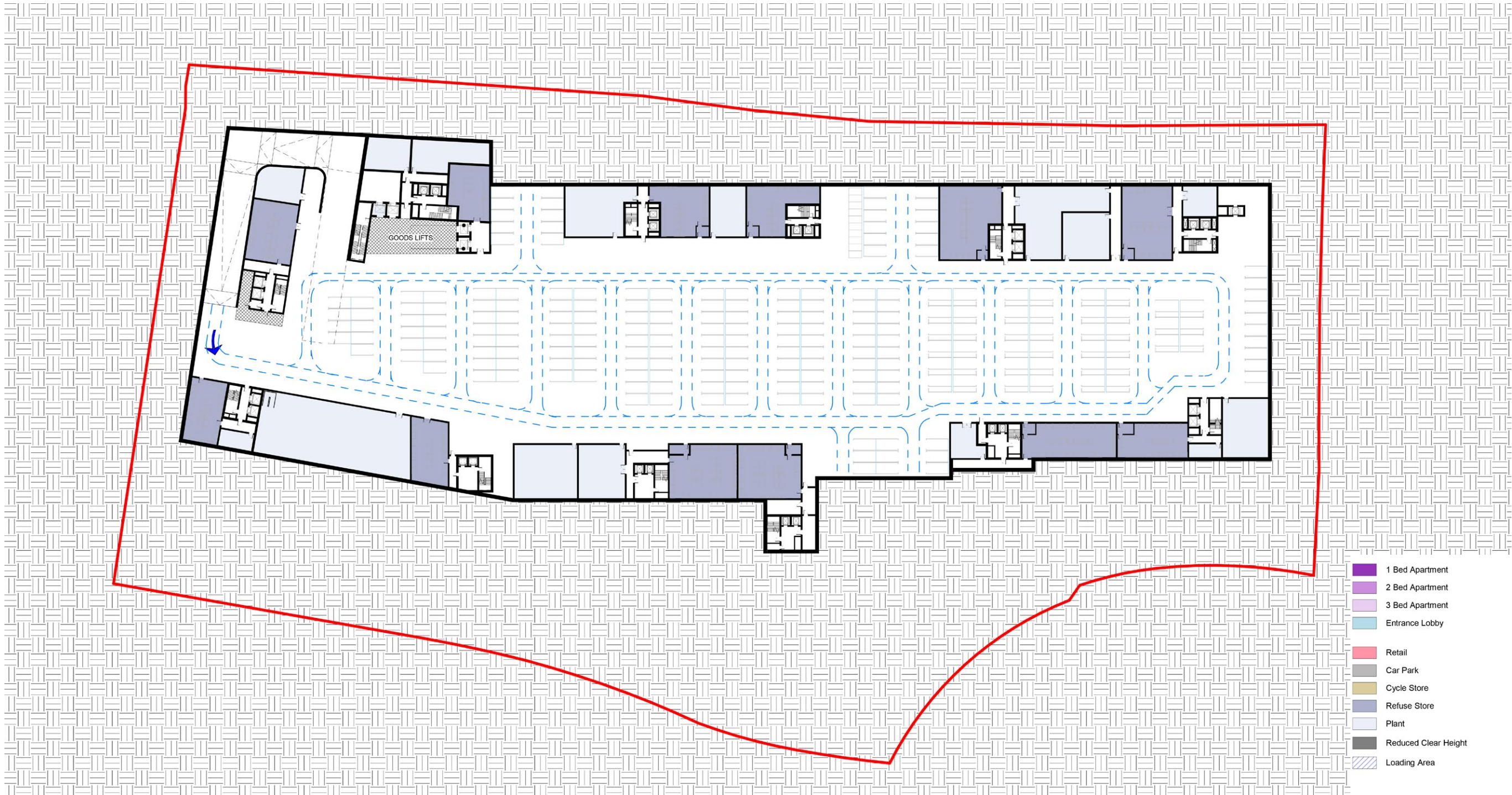
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4.10 Illustrative Plans

4.10.1 Ground Floor Plan

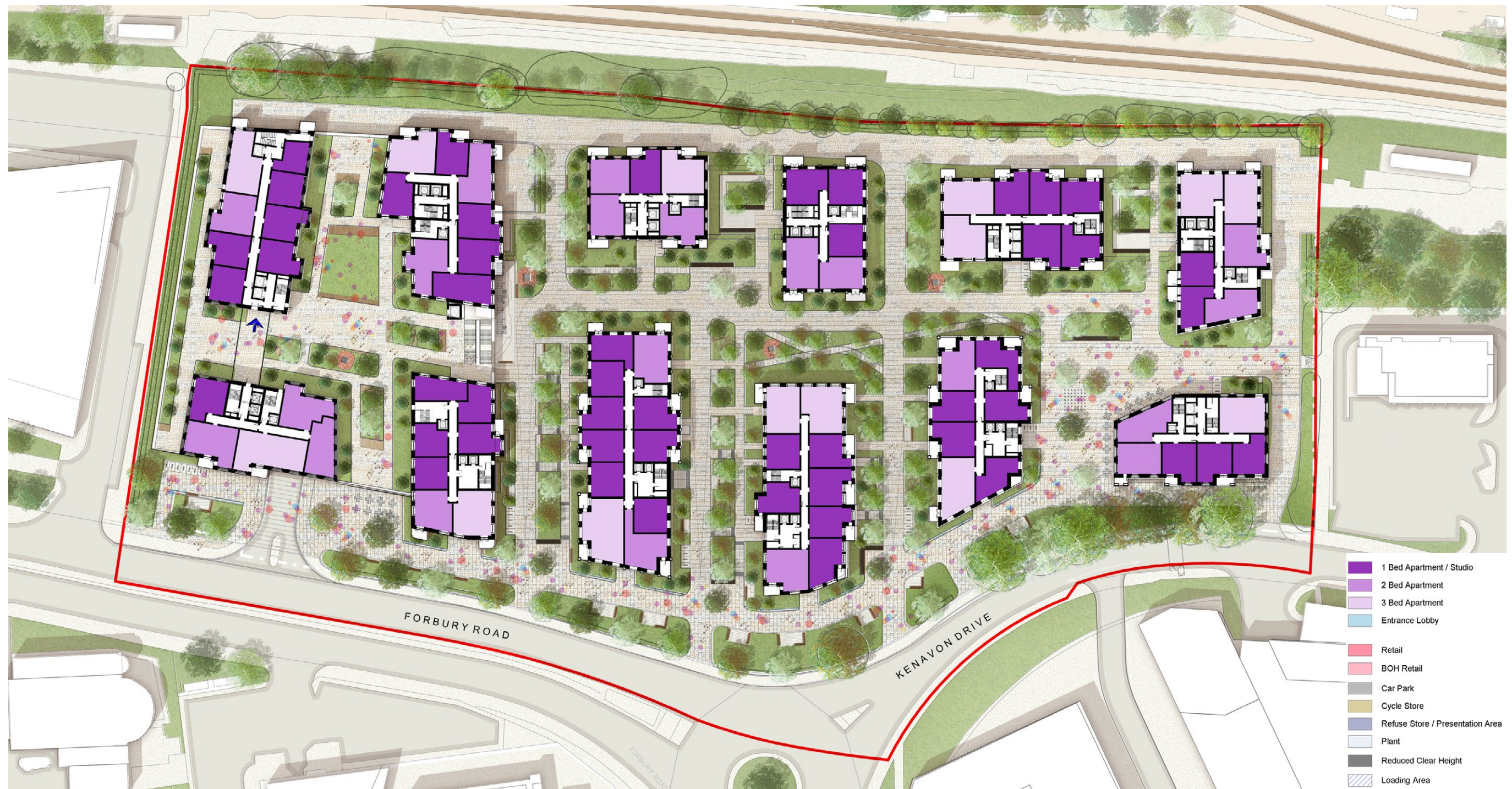


4.10.2 Basement Floor Plan

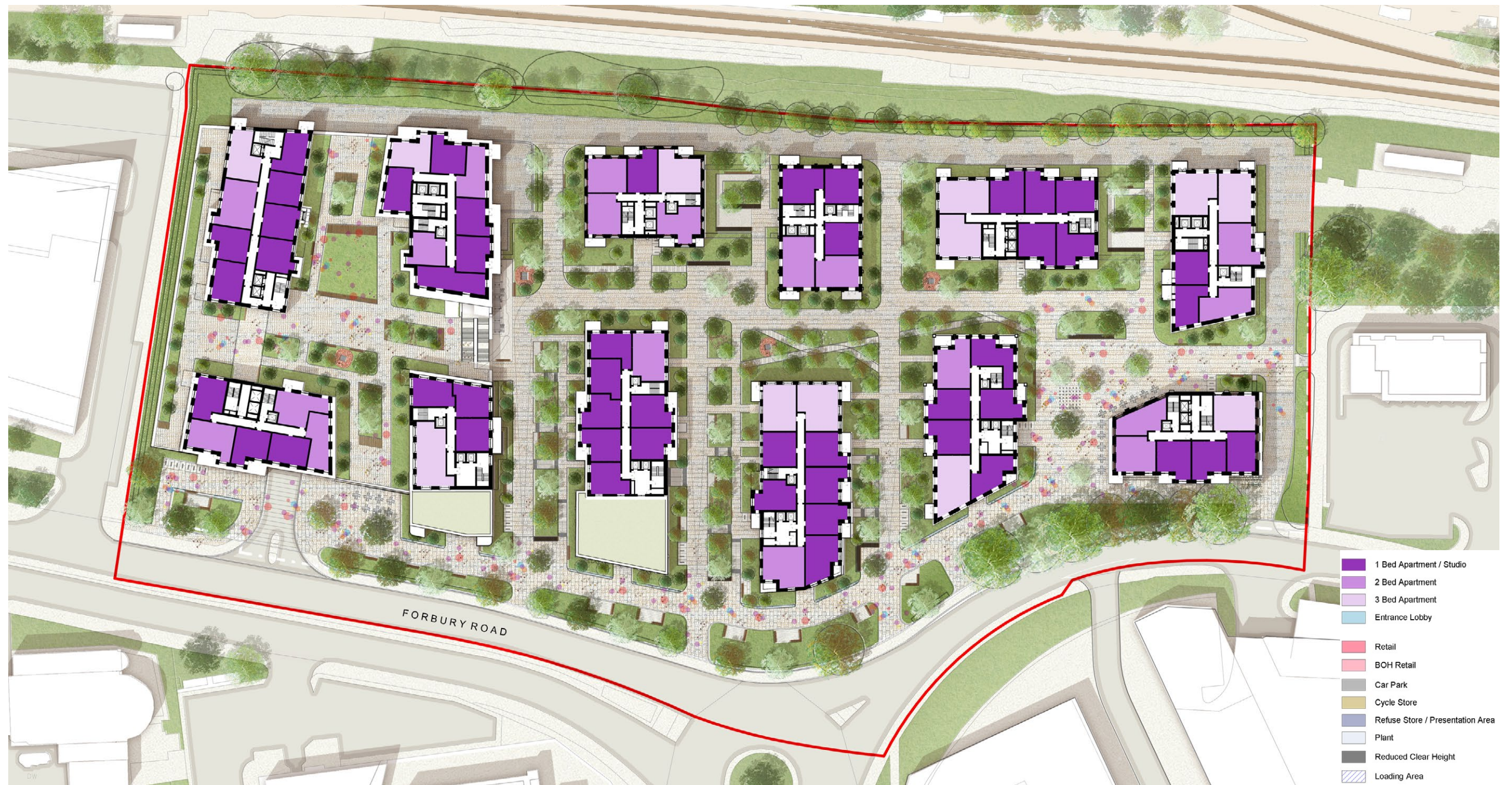


4.10 Illustrative Plans

4.10.3 Typical Floor Plan



4.10.4 Typical Floor Plan - Upper Levels

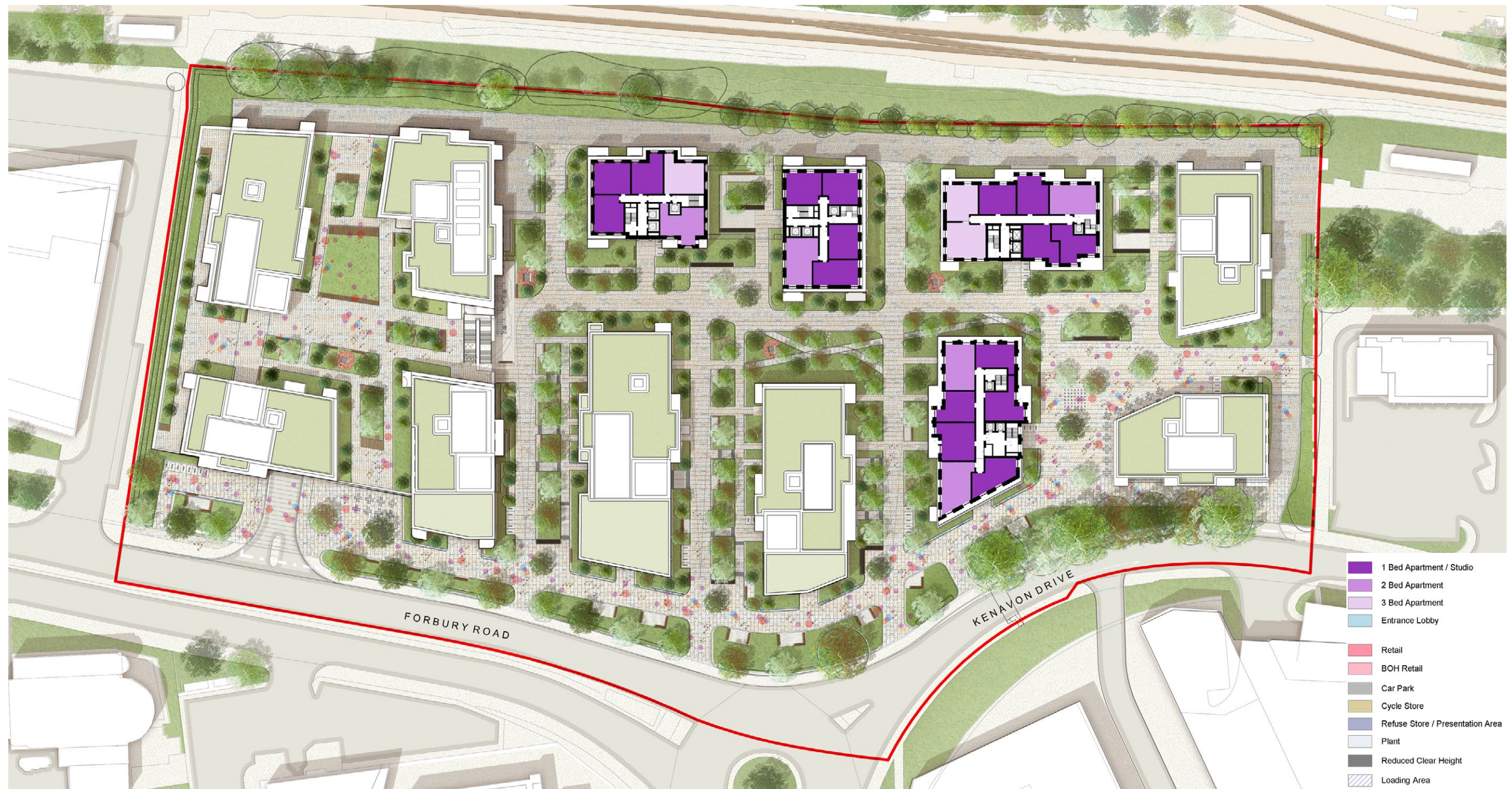


4.10.5 Typical Floor Plan - Upper Levels



4.10 Illustrative Plans

4.10.6 Typical Floor Plan - Upper Levels



4.10.7 Roof Plan



4.11 Illustrative Views



Existing View of the site



Proposed Illustrative Scheme aerial view

4.11 Illustrative Views



Existing View of the site