

4.5 Site Levels

Approach to Building Levels Across the Masterplan

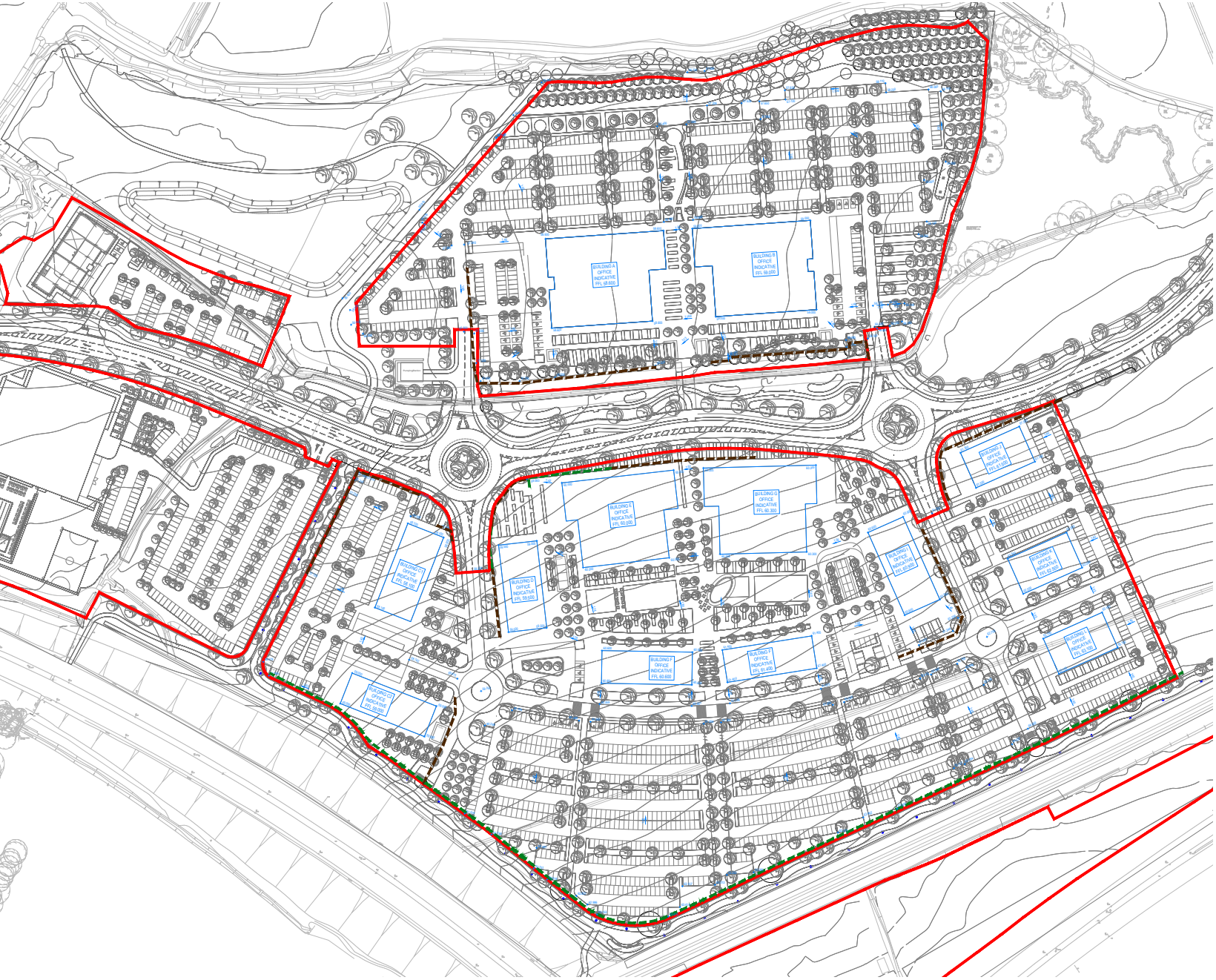
BUILDINGS A and B: The topography of this parcel is relatively flat. Ground floor slabs will therefore be set a minimum of 300mm above existing ground levels as standard and no significant land raising/lowering, retaining or earthworks are anticipated.

BUILDINGS C to L: The topography of these parcels is relatively steep, rising away from the primary road to the south towards the railway line and A264. Buildings will therefore be set at level platform, with landscaped terraces and retaining structures incorporated in order to work with the existing topography.

Buildings E and G accommodate a central street at ground floor level and accessed from both ends of the central space. Where external levels may vary the central street has the flexibility and capability to accommodate platform lifts and steps to accommodate localised level changes.

This approach provides an effective and economically viable approach. These level transitions will be dealt with through the introduction of landscaped terraces and retaining structures to deal with the relatively steep hillside.

Where necessary, steps in building platforms will be considered, particularly with buildings such as Buildings D and I where there is a greater levels difference over the footprint of the building.



Indicative levels approach, cut and fill prepared by Glanvilles for Office Masterplan Approach

4.6 Flood Risk and Drainage

Areas identified to be at risk of flooding from Chennells Brook will be avoided for any built development, including car parking areas. Building levels will be located a minimum of 300mm above the design flood level.

The site will be split into two surface water drainage catchments according to the natural topography of the site. Surface water run-off from the site will be collected via a conventional gravity pipe network and directed to attenuation basins at the low ends of the catchments.

The western catchment attenuation basin has been constructed as part of the Left-In Left-Out access and has been sized to accommodate the health and leisure parcels and the adjoining primary road. The eastern catchment attenuation basin is located in the north-west of the site.

The basins will attenuate flows before discharging to Chennells Brook watercourse at a rate restricted to greenfield run-off rates for each catchment. Additional attenuation and conveyance SuDS features will be introduced upstream of the attenuation basin within each of the development parcels.

A new foul water pumping station will be provided north of the primary road.

There are a number of existing minor drainage ditches across the site which will be culverted where necessary to facilitate road crossings, such as at the eastern end of the site where the primary road crosses the Chennells Brook.

NOTES

- 1. This drawing is to be read in conjunction with all other relevant documents and specifications.
- 2. This drawing has been prepared for information only and must not be used for costing, or construction purposes.
- 3. Do not scale from this drawing.
- 4. This drawing shows the indicative finished floor levels and external spot levels for the employment land offices option arrangement. Further levels design will be undertaken at a later planning and design stage, and FFL may vary by +2/- 6m from existing ground level Above Ordinance Datum (AOD). Generally levels fall at 1:40 between building FFLs and across parking areas. Key earthworks / embankments and retaining features are indicatively shown.

Key embankment / earthworks
Retaining walls