

Appendix A

FIGURES & DRAWINGS

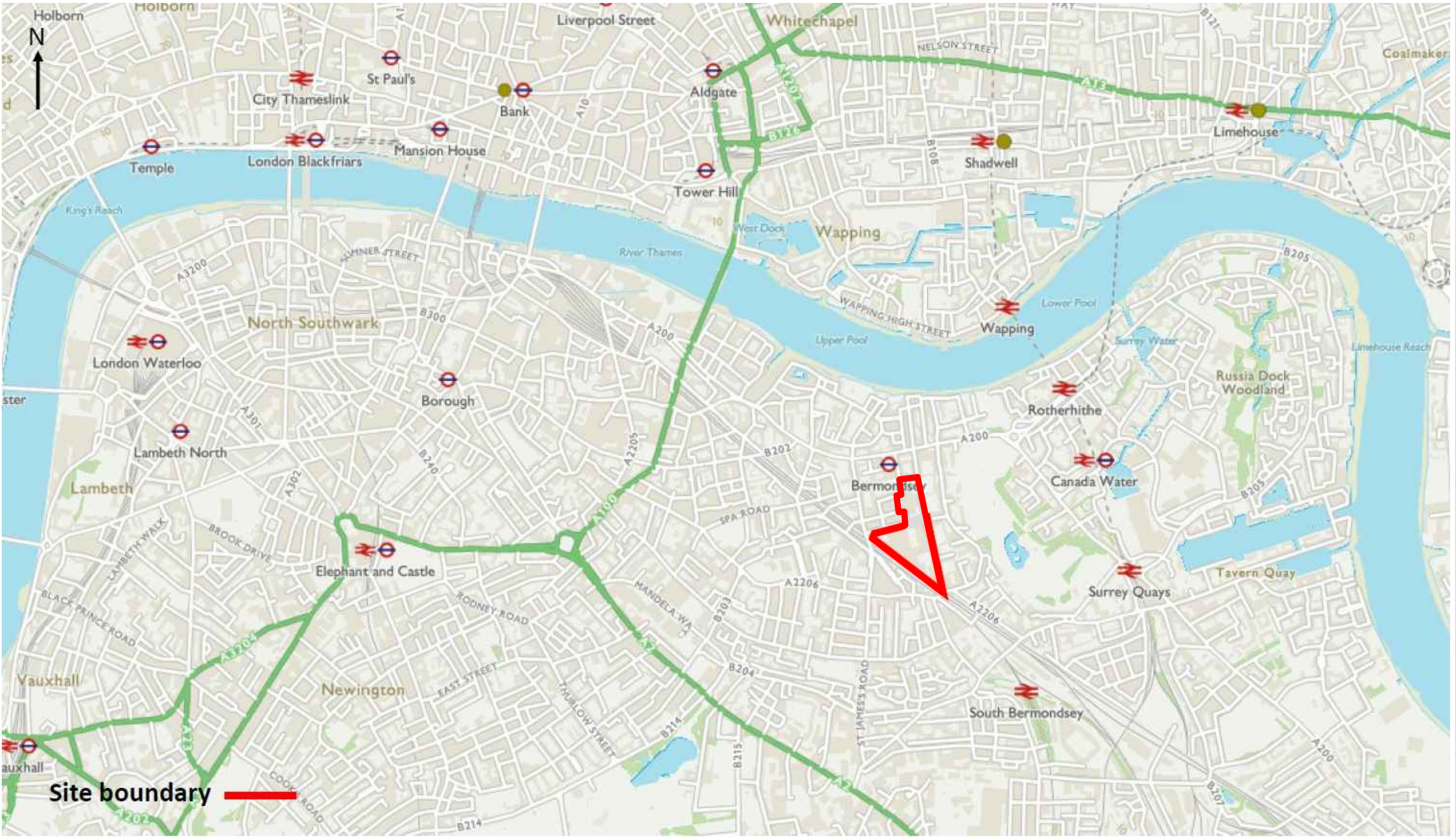


Drawing Control			
This drawing is based on the following source information			
Component	Company	Drwg/Model Ref.	Date/Issue

Safety, Health and Environmental Information

This drawing is for information purposes only. Exact dimensions and area designations to be confirmed on site.

- NOTES:**
- This drawing is to be read in conjunction with all relevant engineer's drawings, architect's drawings and specifications.
 - For setting out information, refer to the relevant architect's drawing. All elevations and levels are in metres and are related to Ordnance Datum (O.D.).
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 - Any discrepancies in the information provided should be immediately reported to the Engineer prior to the commencement of work.



P01	29.03.2021	MP	29.03.2021	DV
FIRST FOR REVIEW				
Rev	Date	By	Chkd	Appd

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 www.keltbray.com

Client

GROSVENOR

Project Title
BERMONDSEY BISCUIT FACTORY

Key Plan

Drawing Title
SITE LOCATION PLAN

Scale at A3
1:2000

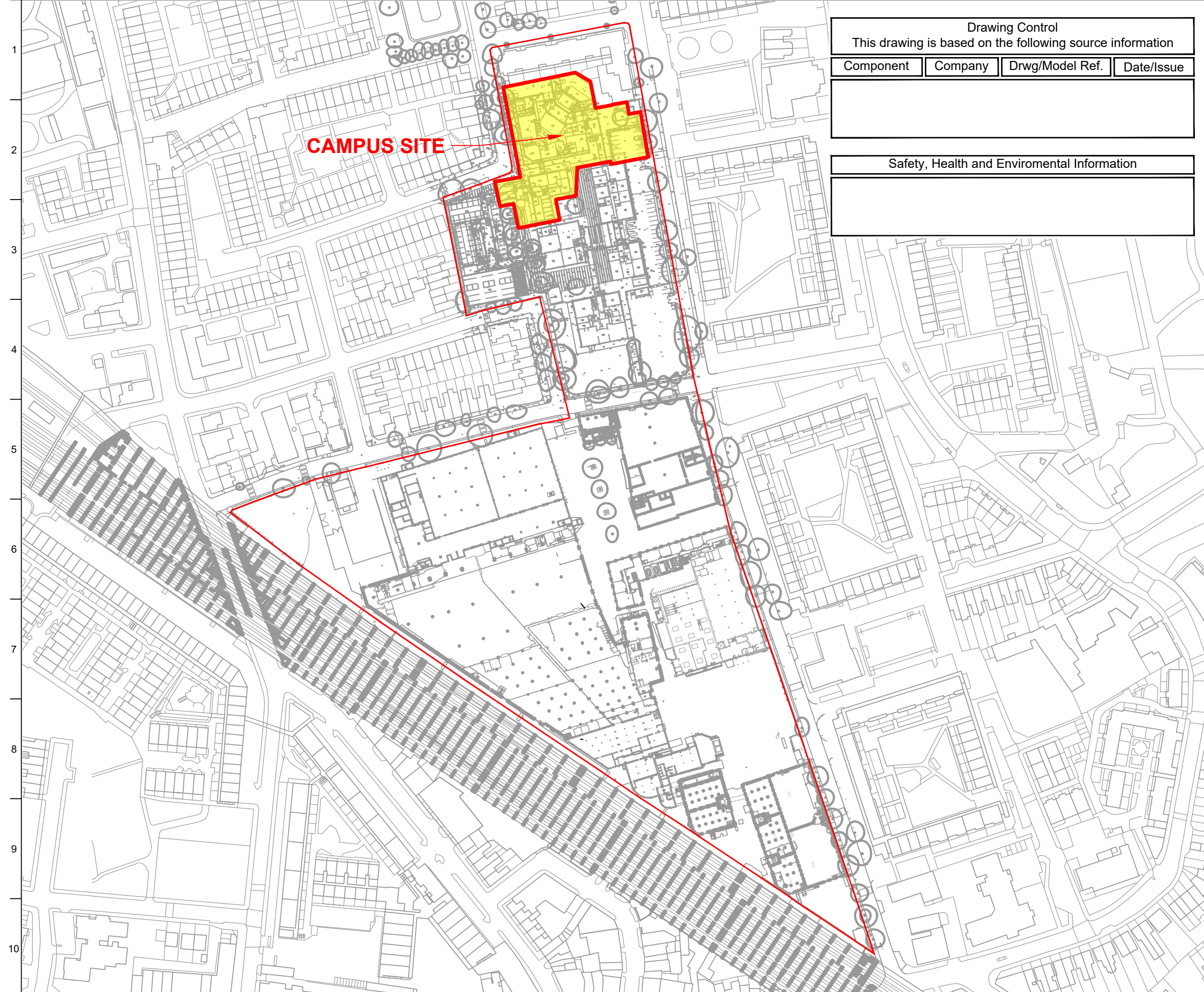
Role
X - SUBCONTRACTOR

Suitability
S2 - FOR INFORMATION

Keltbray Remediation Job No	Rev
T6347	P01

Name
BFX-KRE-X-000-XX-DR-CE-0008
Phase - Originator - Role - Zone - Level - Type - Element - Number

A3 A B C D E F G H I J



Drawing Control			
This drawing is based on the following source information			
Component	Company	Drwg/Model Ref.	Date/Issue

Safety, Health and Environmental Information

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P01	12.10.2021	WH	12.10.2021	DV
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FIRST FOR REVIEW

Rev	Date	By	Chkd	Appd



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 Client



Project Title
BERMONDSEY BISCUIT FACTORY

Key Plan

Drawing Title
CAMPUS SITE BOUNDARY

Scale at A3
1:2000

Role
X - SUBCONTRACTOR

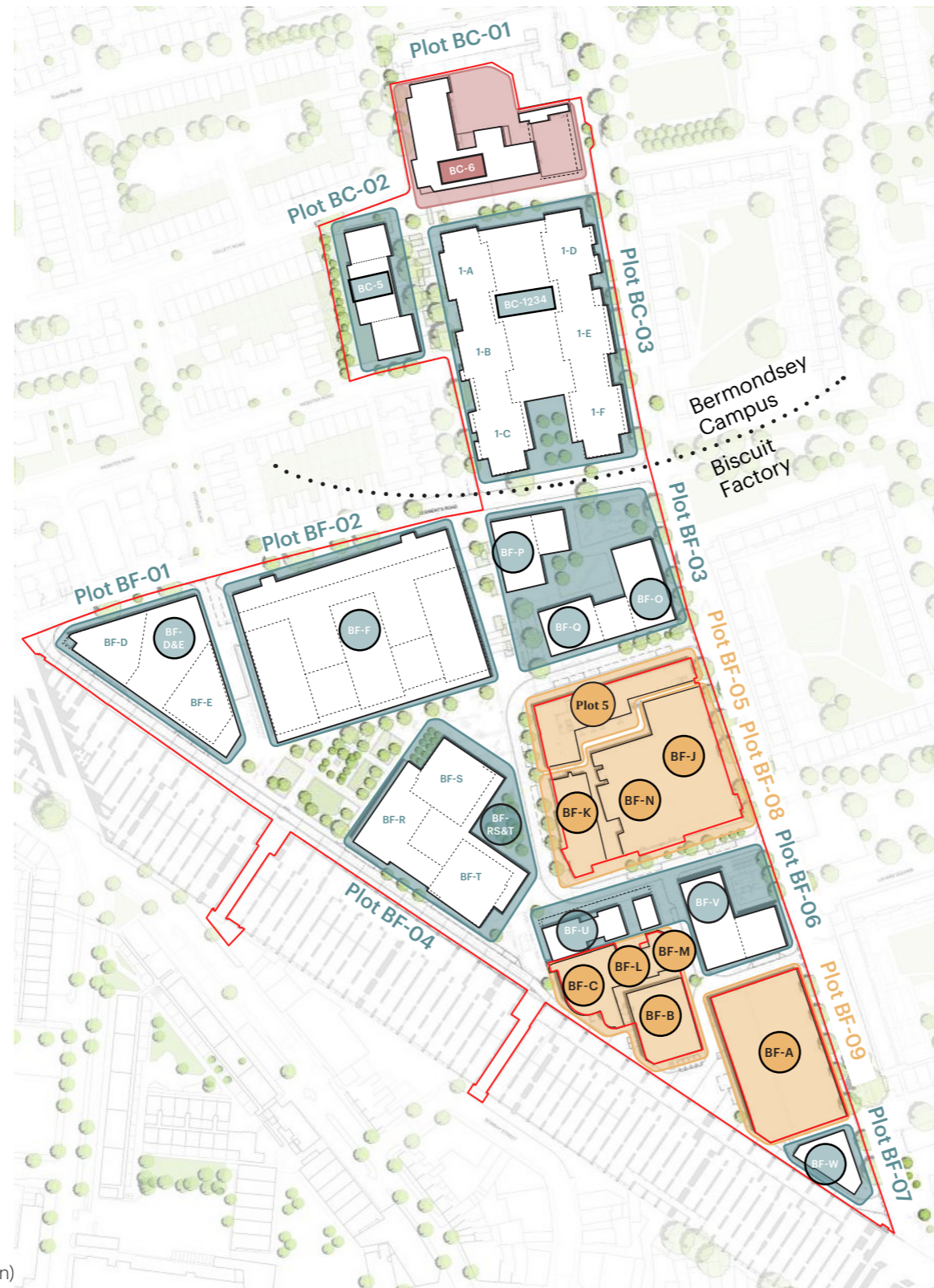
Suitability
S2 - FOR INFORMATION

Keltbray Remediation Job No	Rev
6085	P01

Name
BFX-KRE-X-000-XX-DR-CE-0101
Phase - Originator - Role - Zone - Level - Type - Element - Number

Design & Access Statement

Part C: Masterplan



- Masterplan application boundary
- School Plot
- Grosvenor building plots
- Workspace plots (do not form part of the application)

C Masterplan

- 3.0 Description of the Masterplan proposal
- 3.1 Design Concept
- 3.2 Design evolution
- 3.3 Massing / density / scale
- 3.4 Masterplan layout
- 3.5 Character of place
- 3.6 Architecture
- 3.7 Land use and Amount of Development
- 3.8 Non-Residential Use
- 3.9 Residential and Amenity
- 3.10 Access
- 3.11 Servicing
- 3.12 Sustainability

Client
Southwark GP Nominee 1 Ltd. and
Southwark GP Nominee 2 Ltd.

Structural Engineer
WSP
Tel: 020 7337 1700

MEP Engineer
Hilson Moran
Tel: 020 7940 8888

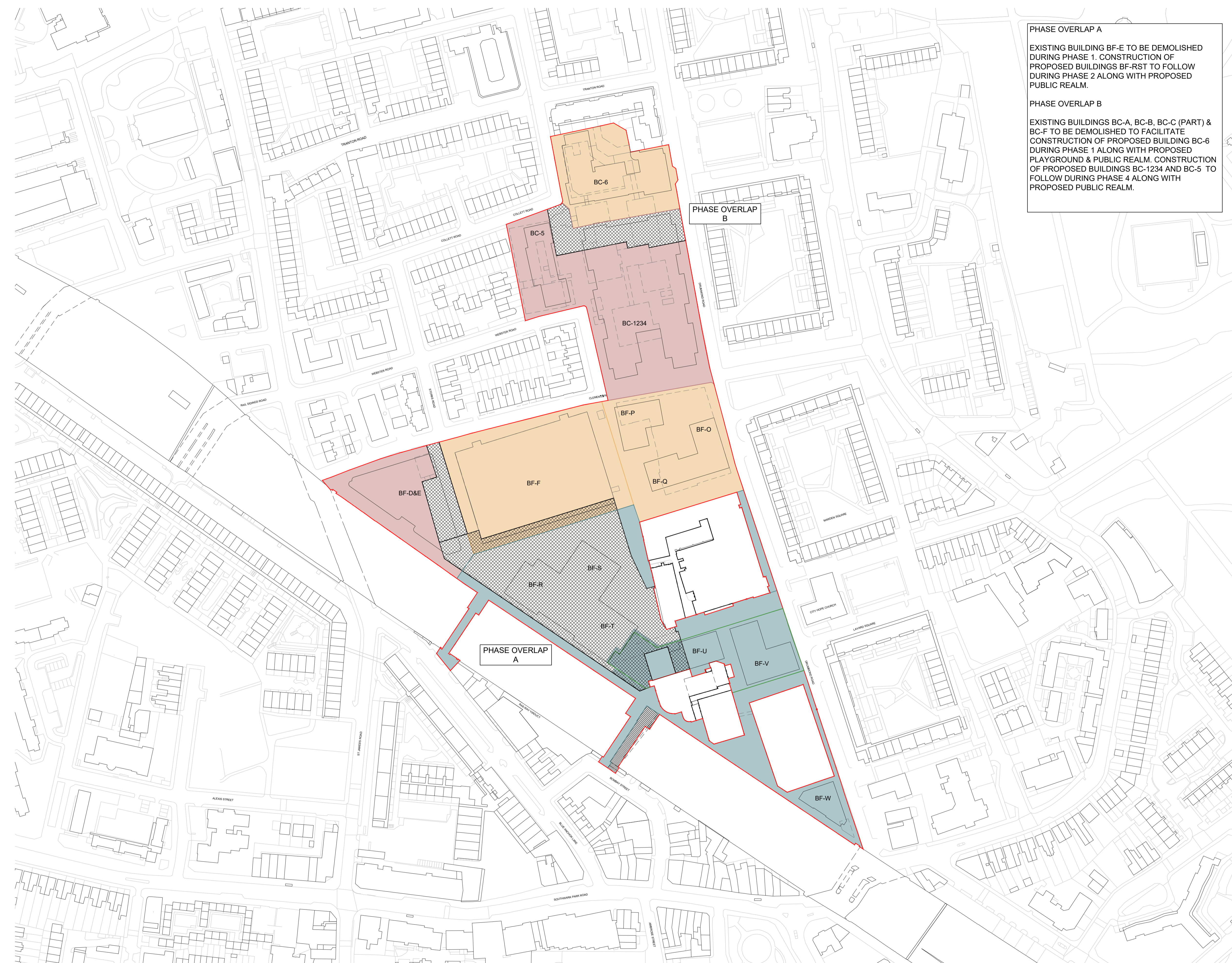
Landscape Consultant (Strategy)
Arup
Tel: 020 7636 1531

Landscape Consultant (Design)
Andy Sturgeon
Tel: 012 7367 2575

Structural Engineer (Building F)
AKT II
Tel: 020 7250 7777

PHASE OVERLAP A
EXISTING BUILDING BF-E TO BE DEMOLISHED DURING PHASE 1. CONSTRUCTION OF PROPOSED BUILDINGS BF-RST TO FOLLOW DURING PHASE 2 ALONG WITH PROPOSED PUBLIC REALM.

PHASE OVERLAP B
EXISTING BUILDINGS BC-A, BC-B, BC-C (PART) & BC-F TO BE DEMOLISHED TO FACILITATE CONSTRUCTION OF PROPOSED BUILDING BC-6 DURING PHASE 1 ALONG WITH PROPOSED PLAYGROUND & PUBLIC REALM. CONSTRUCTION OF PROPOSED BUILDINGS BC-1234 AND BC-5 TO FOLLOW DURING PHASE 4 ALONG WITH PROPOSED PUBLIC REALM.



NOTE:
1. READ IN CONJUNCTION WITH DEMOLITION PLAN AND EXISTING SITE DRAWINGS.
2. PHASING IS INDICATIVE.

No.	Issue	Check	Date
A	AMENDED PROPOSALS		16.09.19

Key Plan	

Kohn Pedersen Fox Associates (International) PA
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London WC2H 9JA
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F: +44 (0) 20 7497 1175
<http://www.kpf.com>

Proj. No. **2607** Project
Bermondsey Project
Scale 1:1250 @ A1

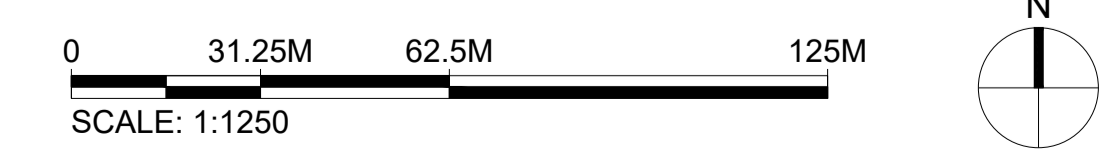
PHASING PLAN - ALL PHASES

Drawing Ref. 2607-KPF-MPLN-XX-DR-PLN-**A-0015** Rev. **A**

1 PHASING PLAN - ALL PHASES

SCALE: 1:1250

PHASE 1 PHASE 2 PHASE 3 OUTLINE COMPONENT OVERLAP BETWEEN ADJACENT PHASES



Client
Southwark GP Nominee 1 Ltd. and
Southwark GP Nominee 2 Ltd.

Structural Engineer
WSP
Tel: 020 7337 1700

MEP Engineer
Hilson Moran
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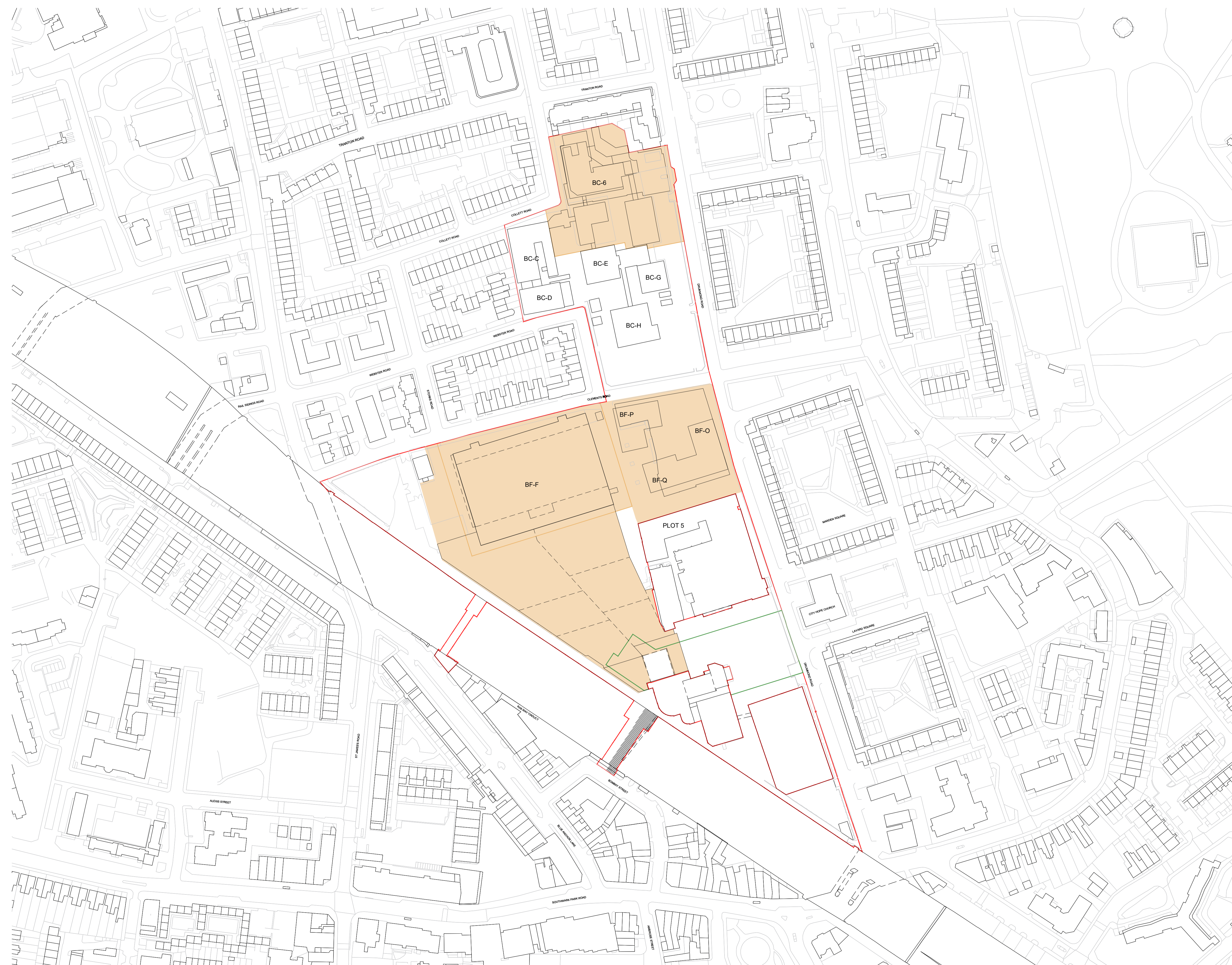
Proj. No. **2607** Project
Bermondsey Project

Scale 1:1250 @ A1
Drawn by _____ Checked by _____

Drawing Title and No.
PHASING PLAN - PHASE 1

Drawing Ref. 2607-KPF-MPLN-XX-DR-PLN-
A-0016

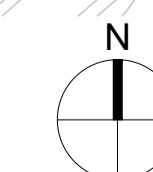
Rev. **A**



1 PHASING PLAN - PHASE 1
SCALE: 1:1250

□ PREVIOUS PHASE(S) ■ PHASE 1 ■ OUTLINE COMPONENT

0 31.25M 62.5M 125M
SCALE: 1:1250



Client
Southwark GP Nominee 1 Ltd. and
Southwark GP Nominee 2 Ltd.

Structural Engineer
WSP
Tel: 020 7337 1700

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Structural Engineer (Building F)
AKT II
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No.	Issue	Check	Date
A	AMENDED PROPOSALS		16.09.19

Key Plan

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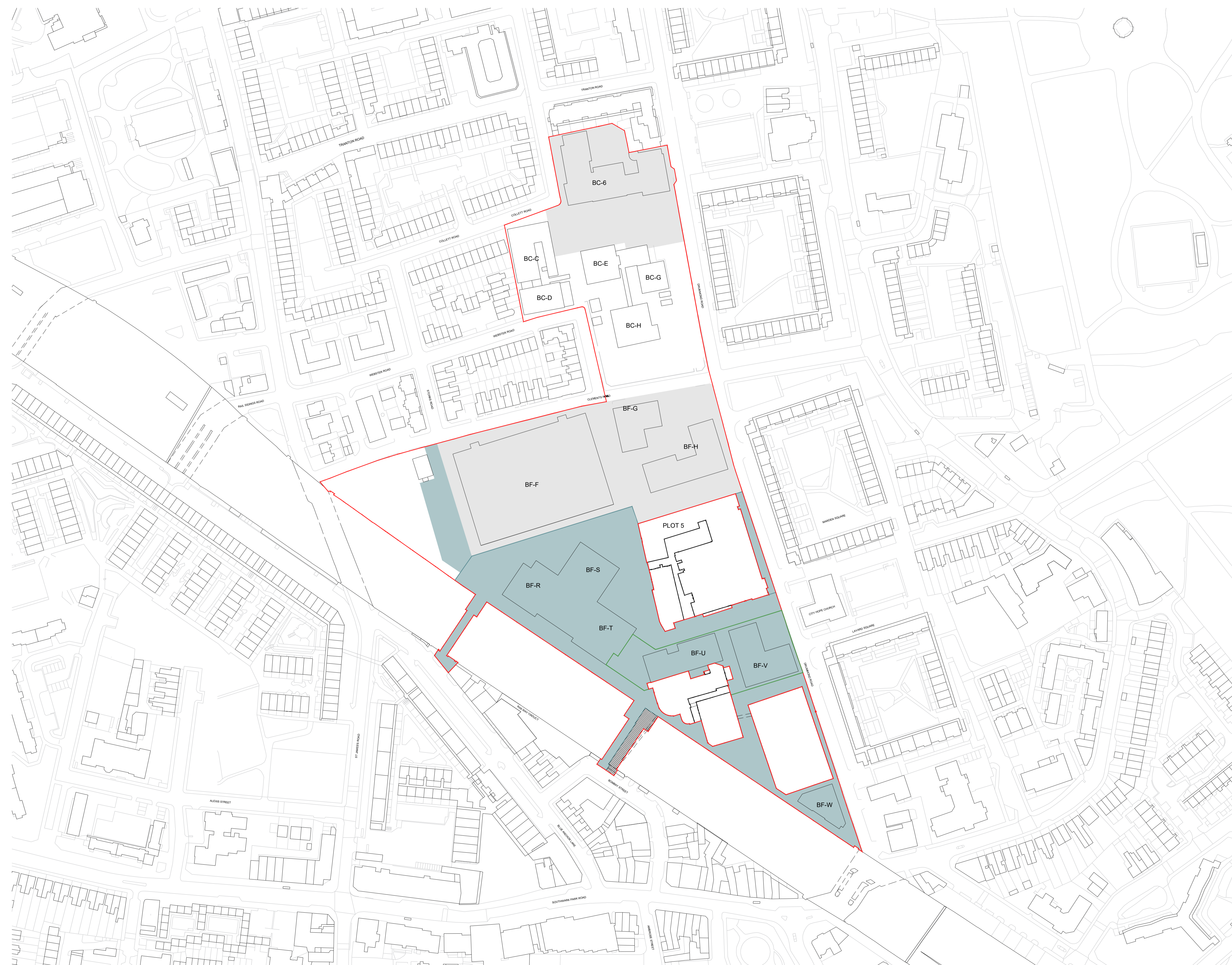
Proj. No. **2607** Project
Bermondsey Project

Scale 1:1250 @ A1
Drawn by _____ Checked by _____

Drawing Title and No.
PHASING PLAN - PHASE 2

Drawing Ref. **2607-KPF-MPLN-XX-DR-PLN-**
A-0017

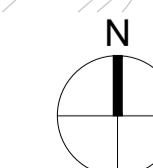
Rev. **A**



1 PHASING PLAN - PHASE 2
SCALE: 1:1250

□ PREVIOUS PHASE(S) ■ PHASE 2 □ OUTLINE COMPONENT

0 31.25M 62.5M 125M
SCALE: 1:1250



Client
Southwark GP Nominee 1 Ltd. and
Southwark GP Nominee 2 Ltd.

Structural Engineer
WSP
Tel: 020 7337 1700

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AKT II
Tel: 020 7250 7777

NOTE:
1. READ IN CONJUNCTION WITH DEMOLITION PLAN AND
EXISTING SITE DRAWINGS.
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A	AMENDED PROPOSALS	16.09.19
No.	Issue	Check Date

Key Plan

**Kohn Pedersen Fox Associates
(International) PA**
Architects and Planning Consultants

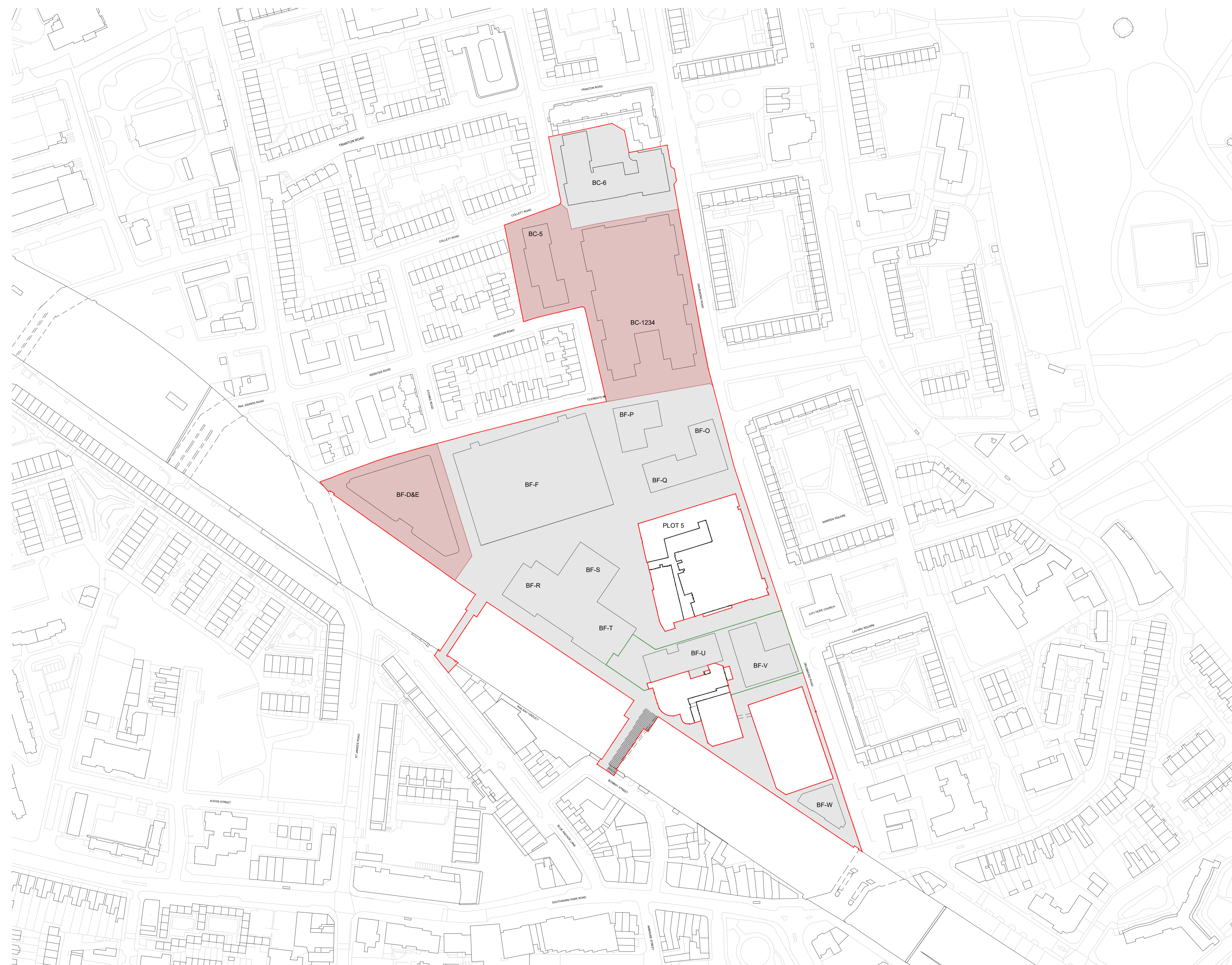
7a Langley Street
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<http://www.kpf.com>

Proj. No. **2607** Project
Bermondsey Project

Scale 1:1250 @ A1
Drawn by _____ Checked by _____

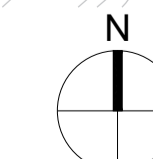
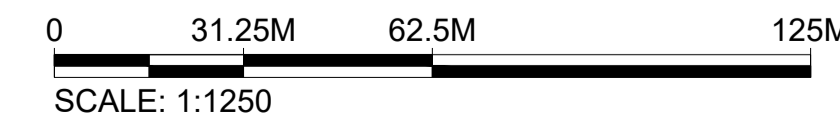
Drawing Title and No.
PHASING PLAN - PHASE 3

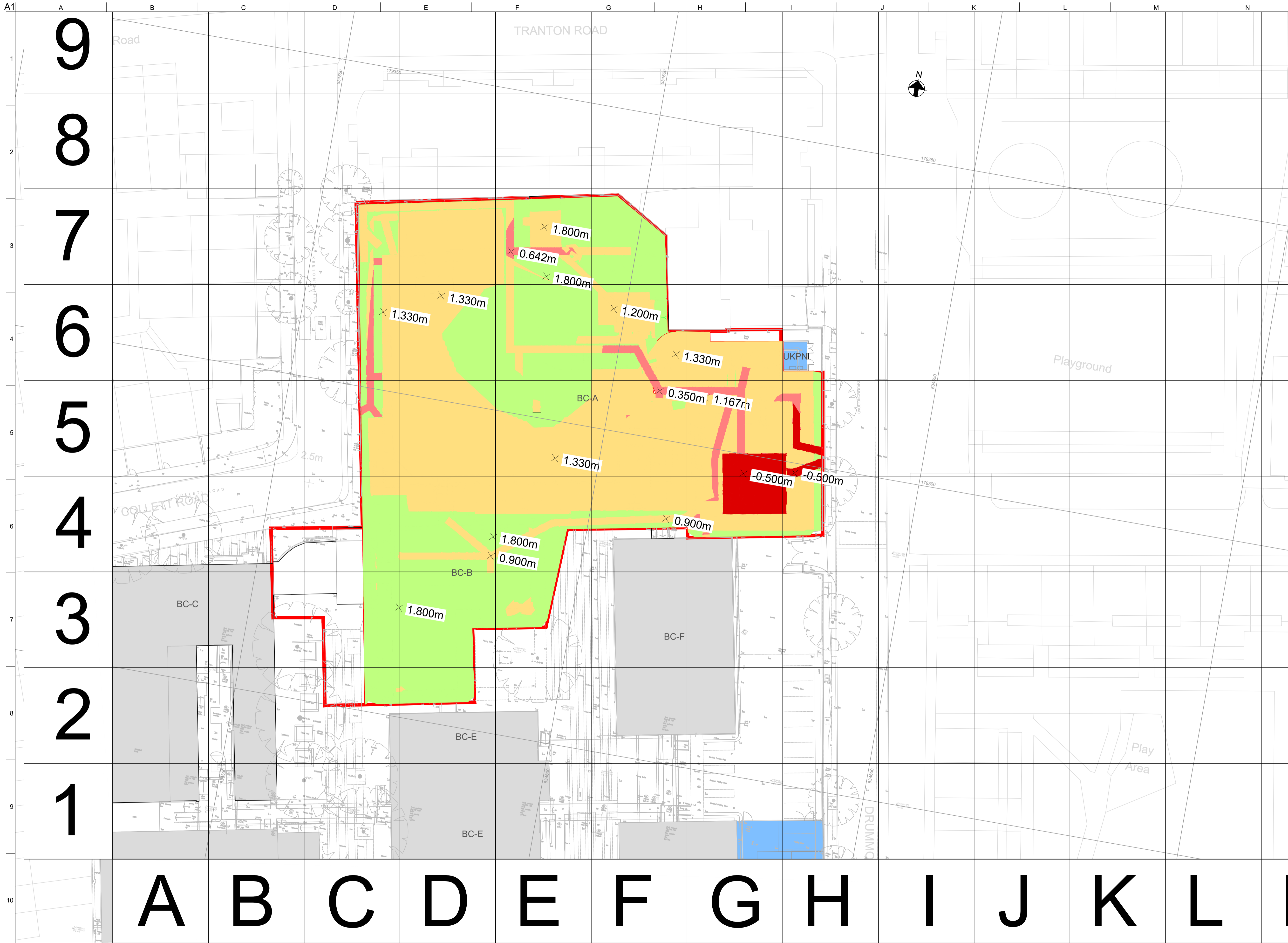
Drawing Ref. 2607-KPF-MPLN-XX-DR-PLN-
A-0018 Rev. **A**



1 PHASING PLAN - PHASE 3
SCALE: 1:1250

 PREVIOUS PHASE(S)
 PHASE 3
 OUTLINE COMPONENT





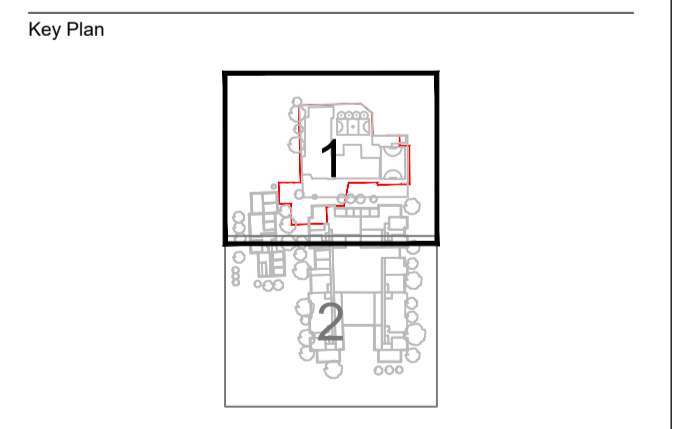
- Notes**
1. This drawing is for information purposes only and is subject to design development in future design stages.
 2. This drawing compares proposed formation levels with estimated existing to give an indication of earthworks required to achieve proposed scheme.
 3. Bulk excavation levels do not allow for localised pit excavation. It is assumed this will be undertaken under a different contract.
 4. Please refer to WSP drawing BER-WSP-BCXXX-00-DR-S-00030 for indicative pile mat levels
 5. The volumes provided on this drawing are for indicative and are information only. The volumes have been produced from assumptions on existing and proposed levels. It is expected that the Contractor confirm and validate all excavation volumes.

P01	18/11/19	CM	CM	RR
For Information				
Issue	Date	By	Chkd	Appd

ARUP
 13 Fitzroy Street
 London W1T 4BQ
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 www.arup.com

Client
Grosvenor Group

Job Title
**The Bermondsey Project
 Campus - Phase 1
 Enabling and Demolition Works**



Drawing Title
**Campus School
 External Areas Earthworks
 Indicative Formation Levels
 Isopac**

Scale at A1 1:200

Discipline Civil

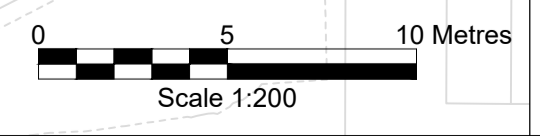
Job No
237092-00

Drawing Status
For Information

Drawing No
BER-ARP-BC03A-XX-SK-D-82001

Approximate Cut Volumes

NUMBER	MINIMUM LEVEL	MAXIMUM LEVEL	COLOUR	VOLUME
1	-4.00	-3.00	Red	46.364m ³
2	-3.00	-2.00	Orange	153.317m ³
3	-2.00	-1.00	Yellow	1137.627m ³
4	-1.00	0.00	Green	3362.909m ³





- Notes**
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 2. This drawing compares proposed formation levels with estimated existing to give an indication of earthworks required to achieve proposed scheme.
 3. Bulk excavation levels do not allow for localised pit excavation. It is assumed this will be undertaken under a different contract.
 4. Please refer to sketch BER-ARP-BFXXX-XX-SK-D-82003 for proposed excavation contours.
 5. The volumes provided on this drawing are for indicative and are information only. The volumes have been produced from assumptions on existing and proposed levels. It is expected that the Contractor confirm and validate all excavation volumes.
 6. For all excavations in close proximity to Building BF-F, please refer to AKTII design information for proposed excavation methodology.

P04	25/05/21	TB	CM	RR
Tender Addendum				
P03	29/10/20	TB	CM	RR
Tender Addendum				
P02	05/06/20	MA	CM	RR
Tender Addendum				
P01	18/03/19	AM	CM	RR
Controlled Issue - Aconex				
Issue	Date	By	Chkd	Appd

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 www.arup.com

Client
Grosvenor Group

Job Title
**The Bermondsey Project
 Biscuit Factory - Phase 1
 Enabling and Demolition Works**

Key Plan

Drawing Title
**Biscuit Factory
 External Areas Earthworks
 Indicative Formation Levels
 Isopac**

Scale at A1 1:1000
 Discipline Civil





Job No
237092-00 Drawing Status
For Information
 Drawing No
BER-ARP-BFXXX-XX-SK-D-82002 Revision


EXCAVATION DEPTH DATA

BAND	MINIMUM DEPTH	MAXIMUM DEPTH	COLOUR	VOLUME
1	-7.00	-6.00	Dark Blue	1500.210
2	-6.00	-5.00	Blue	3429.667
3	-5.00	-4.00	Light Blue	3837.549
4	-4.00	-3.00	Very Light Blue	4376.239
5	-3.00	-2.00	Lightest Blue	6777.690
6	-2.00	-1.00	Lightest Blue	13065.175
7	-1.00	0.00	Lightest Blue	18070.079

Do not scale

KEY TO HEALTH AND SAFETY SYMBOLS

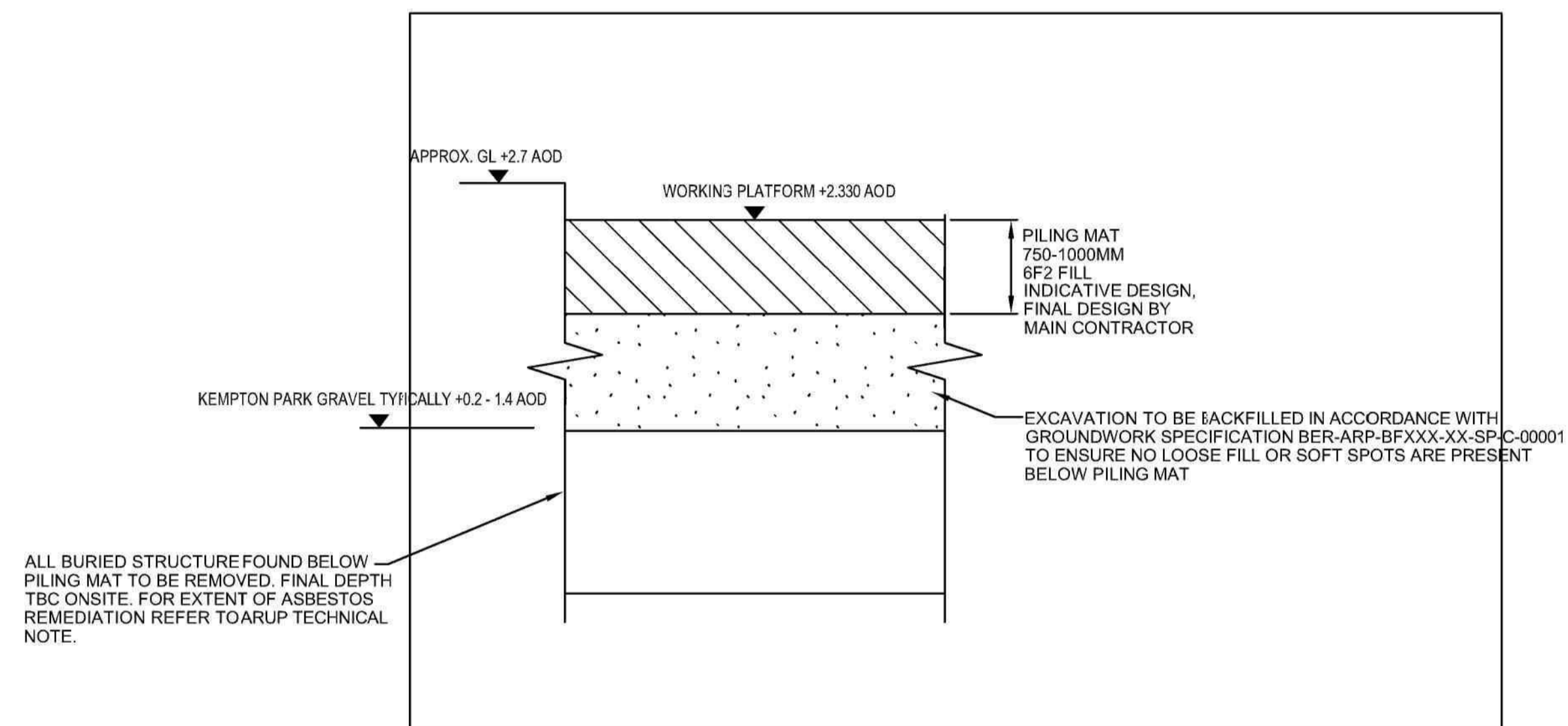
-  INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.
-  INDICATES A RESIDUAL RISK FOR INFORMATION.
-  INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.
-  INDICATES A RESIDUAL RISK AS A WARNING.

 SEE DESK STUDIES AND ENVIRONMENTAL INFORMATION BY ARUP FOR DETAILS OF ASBESTOS AND OTHER CONTAMINANTS IN GROUND

THE USE OF A PILING MAT IS TO BE REVIEWED FOLLOWING THE APPOINTMENT OF THE MAIN CONTRACTOR. THE DEMOLITION/ENABLING WORKS CONTRACTOR MUST OBTAIN APPROVAL FROM THE EMPLOYER'S AGENT BEFORE PROCEEDING WITH THIS WORK.

NOTE: PILING MAT/CAPPING LAYER SHOWN INDICATIVELY. FINAL LEVEL, DESIGN AND EXTENT IS TO BE CONFIRMED BY PILING CONTRACTOR

P01



PILE MAT DESIGN - SCHOOL (INDICATIVE)

REV	DATE	BY	DESCRIPTION	CHK	APP
P01	24/04/2020	RW	ENABLING WORKS CONCEPT ISSUE	JL	CP
B	09/03/2018	BS	UPDATED AS SHOWN	JL	CP
A	05/03/2018	BS	FIRST ISSUE	JL	CP

DRAWING STATUS: **D2 - ISSUED FOR TENDER**

wsp

WSP House, 70 Chancery Lane, LONDON WC2A 1AF
Tel: +44 (0)20 7314 5000 Fax: +44 (0)20 7314 5001
http://www.wspgroup.com

CLIENT: GROSVENOR

ARCHITECT: KPF

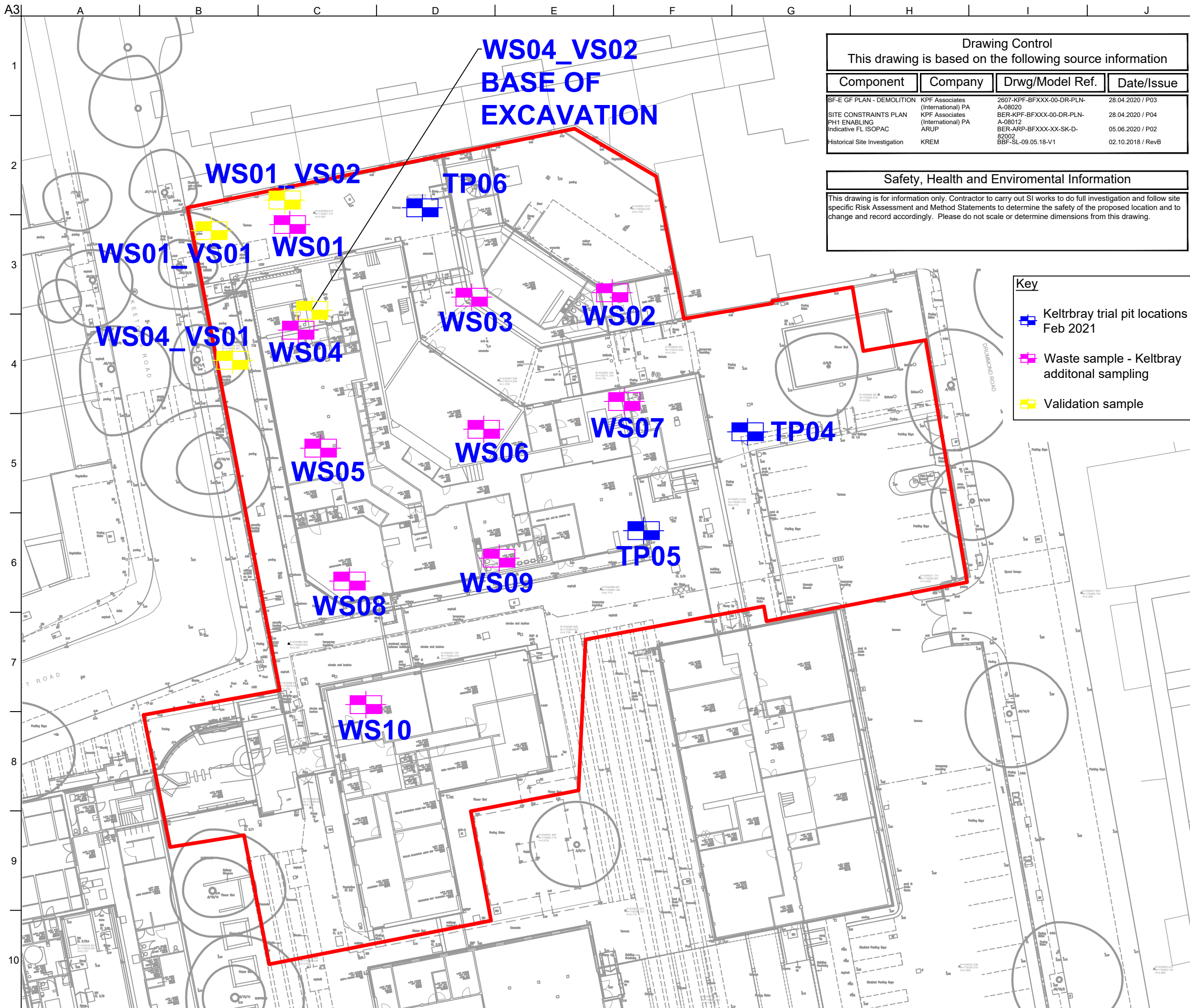
PROJECT: THE BERMONDSEY PROJECT

TITLE: INDICATIVE GROUND WORKS DESIGN

SCALE @ A1: 1:50	CHECKED: JL	APPROVED: CP
PROJECT NO: 70014266	DESIGNED: JL	DRAWN: BS
		DATE: 05/03/2018

DRAWING No: BER-WSP-BCXXX-00-DR-S-00031 P01

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Drawing Control			
This drawing is based on the following source information			
Component	Company	Drwg/Model Ref.	Date/Issue
BF-E GF PLAN - DEMOLITION	KPF Associates (International) PA	2607-KPF-BFXXX-00-DR-PLN-A-08020	28.04.2020 / P03
SITE CONSTRAINTS PLAN	KPF Associates (International) PA	BER-KPF-BFXXX-00-DR-PLN-A-08012	28.04.2020 / P04
PH1 ENABLING	ARUP	BER-ARP-BFXXX-XX-SK-D-82002	05.06.2020 / P02
Indicative FL ISOPAC	ARUP	BER-ARP-BFXXX-XX-SK-D-82002	05.06.2020 / P02
Historical Site Investigation	KREM	BBF-SL-09.05.18-V1	02.10.2018 / RevB

Safety, Health and Environmental Information

This drawing is for information only. Contractor to carry out SI works to do full investigation and follow site specific Risk Assessment and Method Statements to determine the safety of the proposed location and to change and record accordingly. Please do not scale or determine dimensions from this drawing.

Key

- Keltbray trial pit locations Feb 2021
- Waste sample - Keltbray additional sampling
- Validation sample

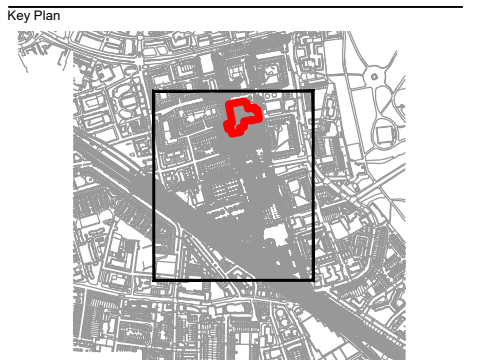
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Rev	Date	By	Chkd	Appd
P04	12.10.2021	WH	12.10.2021	DV
CAMPUS SITE TESTING UPDATED				
P03	24.02.2021	MP	24.02.2021	DV
TP28 to TP32 ADDED & Historical SI				
P02	03.02.2021	MP	03.02.2021	DV
ADDED UNDERLAY ARUP FL ISOPAC				
P01	20.01.2021	MP	20.01.2021	DV
FIRST FOR REVIEW				

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 www.keltbray.com
 Client

GROSVENOR

Project Title
BERMONDSEY BISCUIT FACTORY



Drawing Title
PROPOSED CAMPUS SI LOCATIONS

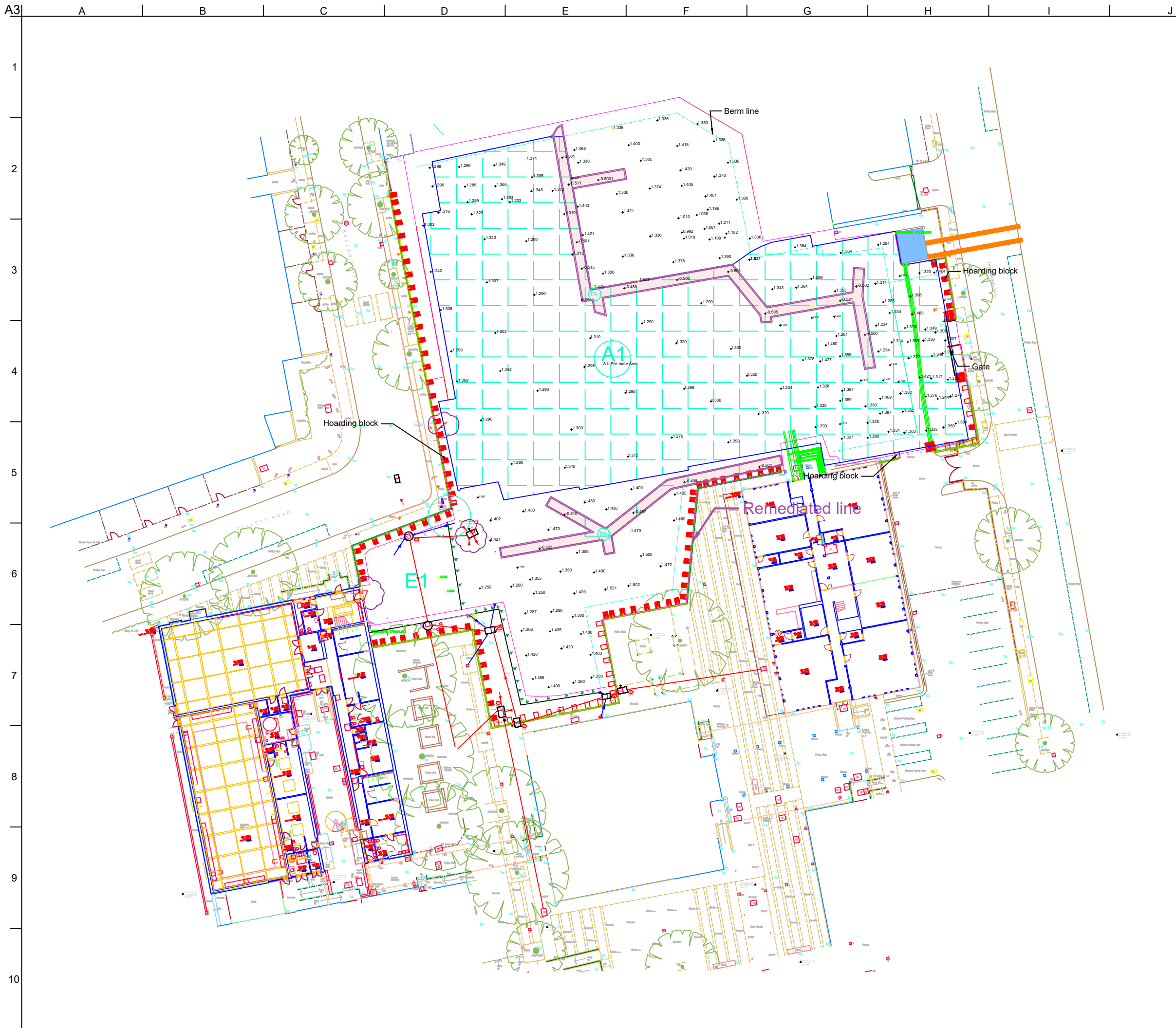
Scale at A3
1:2000

Role
X - SUBCONTRACTOR

Suitability
S2 - FOR INFORMATION

Keltbray Remediation Job No T6347	Rev P04
---	-------------------

Name
BFX-KRE-X-000-XX-DR-CE-0003
Phase - Originator - Role - Zone - Level - Type - Element - Number



- NOTES:**
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P01	14.10.2021	RT	14.10.2021	SC
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CONSTRUCTION RECORD				
Rev	Date	By	Chkd	Appd



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 www.keltbray.com
 Client



Project Title
BERMONDSEY BISCUIT FACTORY

Key Plan

Drawing Title
CAMPUS DIG AS BUILT

Scale at A3
1:500

Role
X - SUBCONTRACTOR

Suitability
CR - CONSTRUCTION RECORD

Keltbray Remediation Job No	Rev
6085	C01

Name
BFX-KRE-X-000-XX-DR-CE-0104
Phase - Originator - Role - Zone - Level - Type - Element - Number