PRICE & MYERS

South Thamesmead Phase 2
The Link Outdoor Gym
London, SE2 9AN

Flood Risk Assessment

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Contents

		Page
1	**Introduction**	**3**
1.1	Relevant Policy	
2	**Site Description and Location**	**4**
2.1	Existing Drainage	
3	**Development Proposal**	**7**
4	**Flood Risk Assessment**	**8**
4.1	Flood Risk from Rivers and the Sea	
4.2	Sequential and Exception Tests	
4.3	Flood Risk from Groundwater	
4.4	Flood Risk from Surface Water and Overland Flows	
4.5	Flood Risk from Reservoirs	
4.6	Flood Risk from Sewers	
5	**Safe Access and Egress**	**13**
6	**Surface Water Drainage**	**14**
7	**Conclusions**	**15**

Appendices:

Appendix A Topographical Survey
Appendix B Thames Water Sewer Records
Appendix C Proposed Development Plans

Acronyms	
AOD	Above Ordnance Datum
CIRIA	Construction Industry Research and Information Association
DCG	Design and Construction Guidance
DEFRA	Department for Environment, Food and Rural Affairs
EA	Environment Agency
FRA	Flood Risk Assessment
LLFA	Lead Local Flood Authority
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SFRA	Strategic Flood Risk Assessment
SWMP	Surface Water Management Plan

1 Introduction

Price & Myers have been commissioned to undertake a Flood Risk Assessment (FRA) for The Link Outdoor Gym at South Thamesmead Phase 2, Thamesmead, London Borough of Bexley.

The National Planning Policy Framework (NPPF) states that an appropriate FRA will be required for all development proposals of 1 ha or greater in Flood Zone 1 and for any development within Flood Zones 2 or 3.

The EA's flood map for planning shows that the site is located in Flood Zone 3, therefore this assessment will focus on the flood risk to the site from rivers and the sea.

1.1 Relevant Policy

This FRA has been carried out in accordance with the NPPF and the accompanying Planning Practice Guidance (PPG) "Flood Risk and Coastal Change". This FRA also incorporates advice and guidance from the Environment Agency (EA), the London Borough of Bexley Strategic Flood Risk Assessment (SFRA) (November 2020) and CIRIA documents.

2 Site Description and Location

The site is located within Southmere Park within the London Borough of Bexley. The site is centred on the grid reference 547470, 180105 and the site postcode is SE2 9AN.

Figure 2.1: Site location

The site is bounded by Southmere Lake to the south, the Lakeside Event Centre to the west, a car park to the north and the South Thamesmead Phase 2 development to the west.

The application area is covered with lawn and the site levels slope from north to south towards the lake. A topographical survey is available within Appendix A. A group of trees are located to the north side of the gym area on the top of the slope, outside the application area.

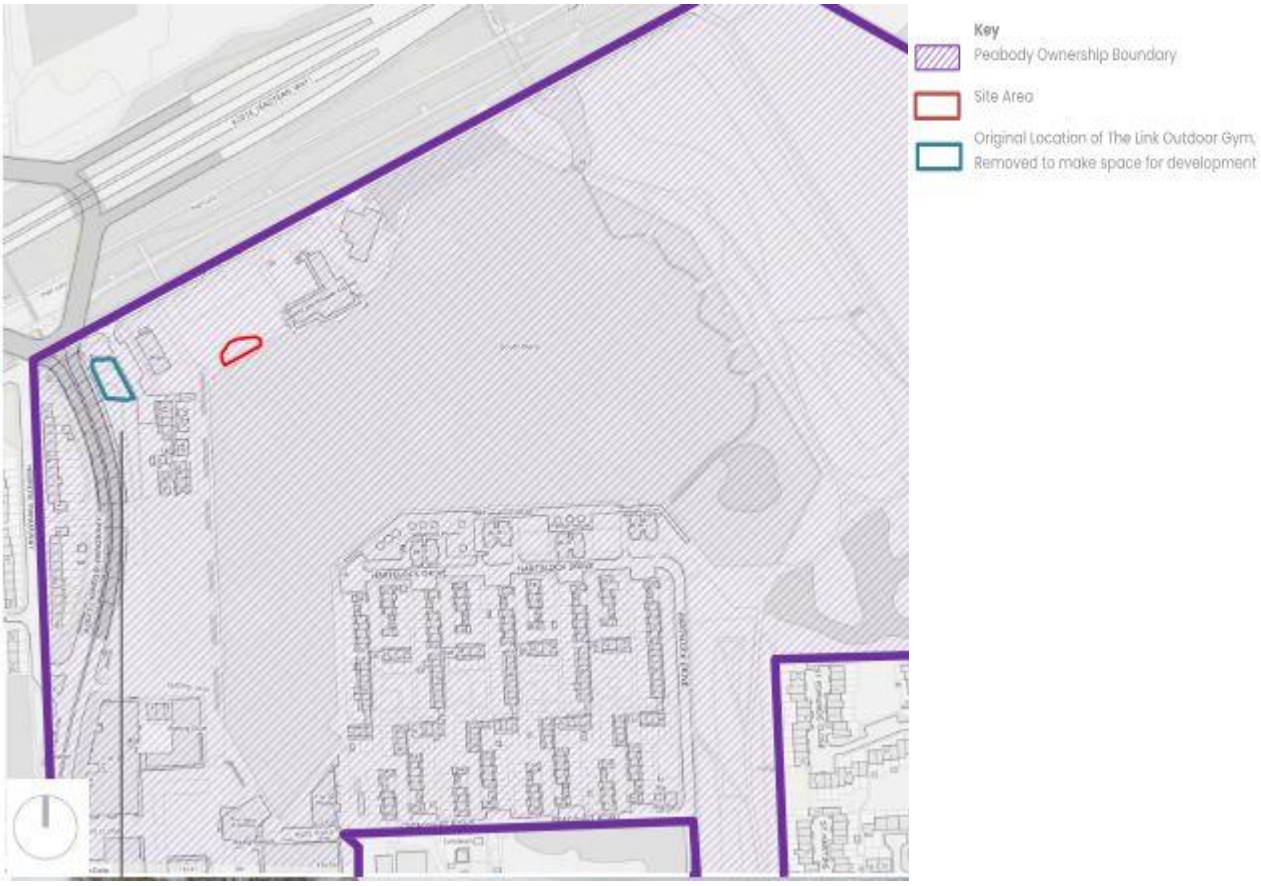


Figure 2.2: Site area

Figure 2.3: Existing site, showing site boundary

2.1 Existing Drainage

There is no existing drainage located within the site boundary. The Thames Water sewer records (available in Appendix B) show that the nearest public sewers are located within the South Thamesmead Phase 2 development to the west. An extract from the sewer records is shown in Figure 2.4 below.

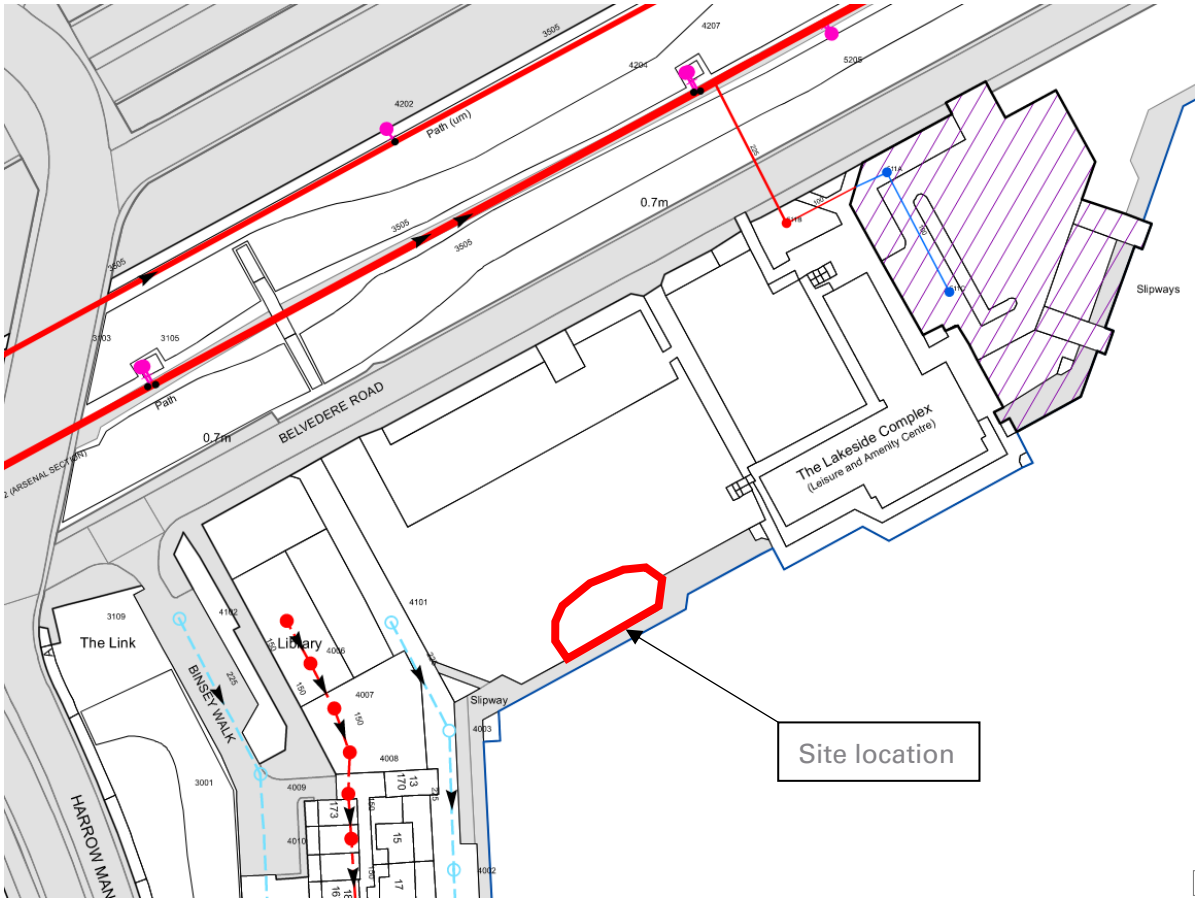


Figure 2.4: Thames Water sewer records

3 Development Proposal

The proposed works are limited to relocating gym equipment, the installation of a new exercise station and providing a safety surface for the gym equipment. The safety surface is a grass matta product, which will be in green and allow the grass to grow through, reducing the visual impact of the works on the existing slope. No works are proposed to the existing trees and all works are outside of the root protection area of the trees. All residents have access to the gym area via an existing pedestrian path. The proposed development plans are available in full in Appendix C.

Figure 3.1: Proposed layout

4 Flood Risk Assessment

4.1 Flood Risk from Rivers and the Sea

The EA's flood map for planning shows that the site is located in Flood Zone 3 and is at risk of flooding from the River Thames which is tidal at this location. Land in this flood zone is assessed as having annual probability of tidal flooding greater than 0.5%. The site is also in Flood Zone 3 associated with the Marsh Dykes. Land in this flood zone is assessed as having an annual probability of river flooding greater than 1%.

The EA's maps suggests that the site is located in an area which benefits from flood defences, however the EA's website also states that not all defences are shown on the map.

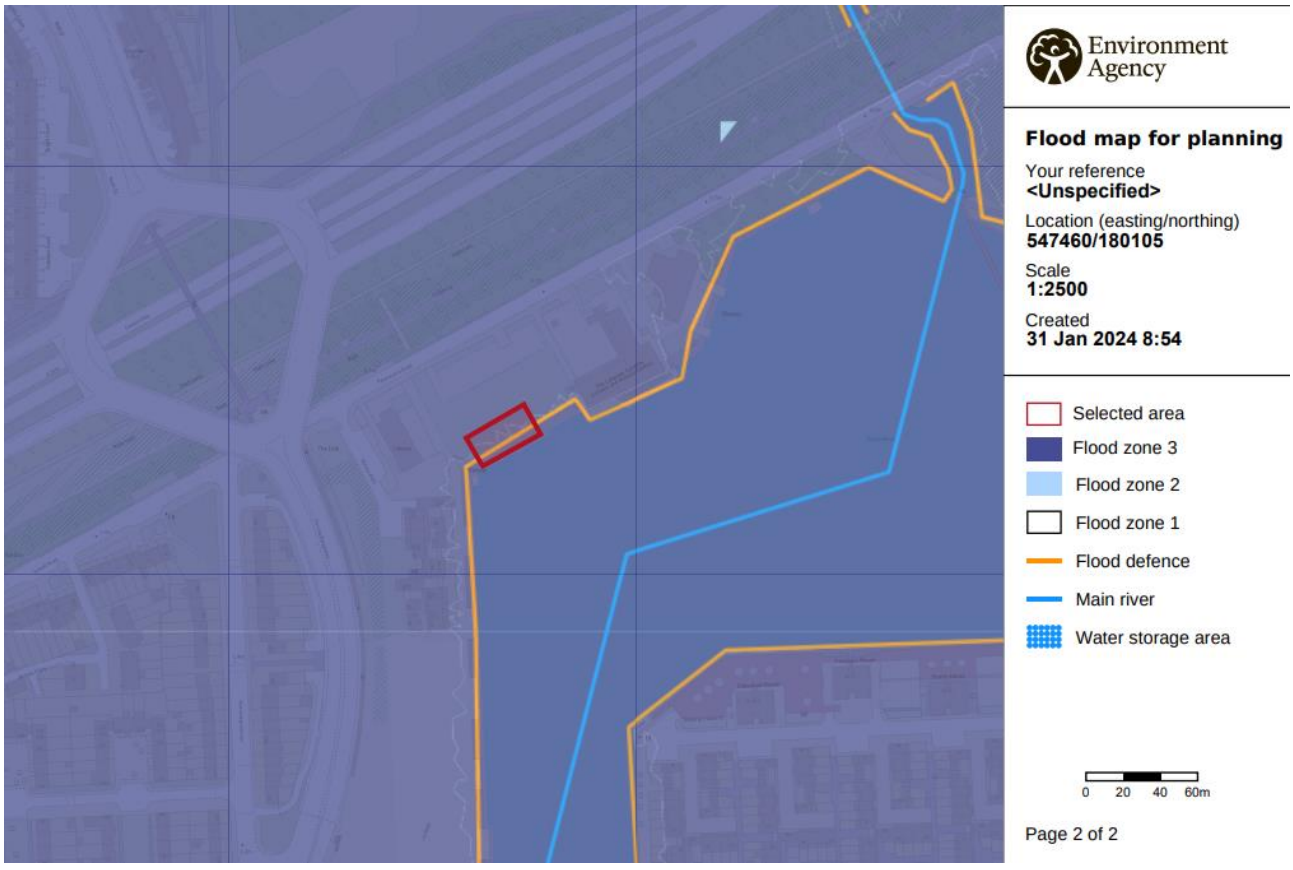


Figure 4.1: EA Flood Map for Planning

The EA's Product 4 information for the River Thames shows that the nearest upstream Node to the site is 3.7. The Extreme Water Level for this node is 6.01m AOD and will be increased to 6.95m AOD and 7.46m AOD by 2120 and 2170 respectively, due to climate change. The information shows that the current flood defence level is set at 7.10m AOD and will be increased to 8.20m AOD in the future to allow for climate change. Therefore, the actual risk of flooding from the River Thames is very low, as the flood defences currently protect and will continue to protect the site in the future.

The Marsh Dyke is located to the south of the site and is shown as a main river in Figure 4.1. The Marsh Dykes Modelling was completed in May 2020 by JBA Consulting. The outputs from this integrated model shows the flood extents from multiple sources, in the case of Marsh Dykes, flood risk from fluvial, pluvial runoff (surface water) and sewers. Extracts from the modelling are included within Figure 4.2 below.

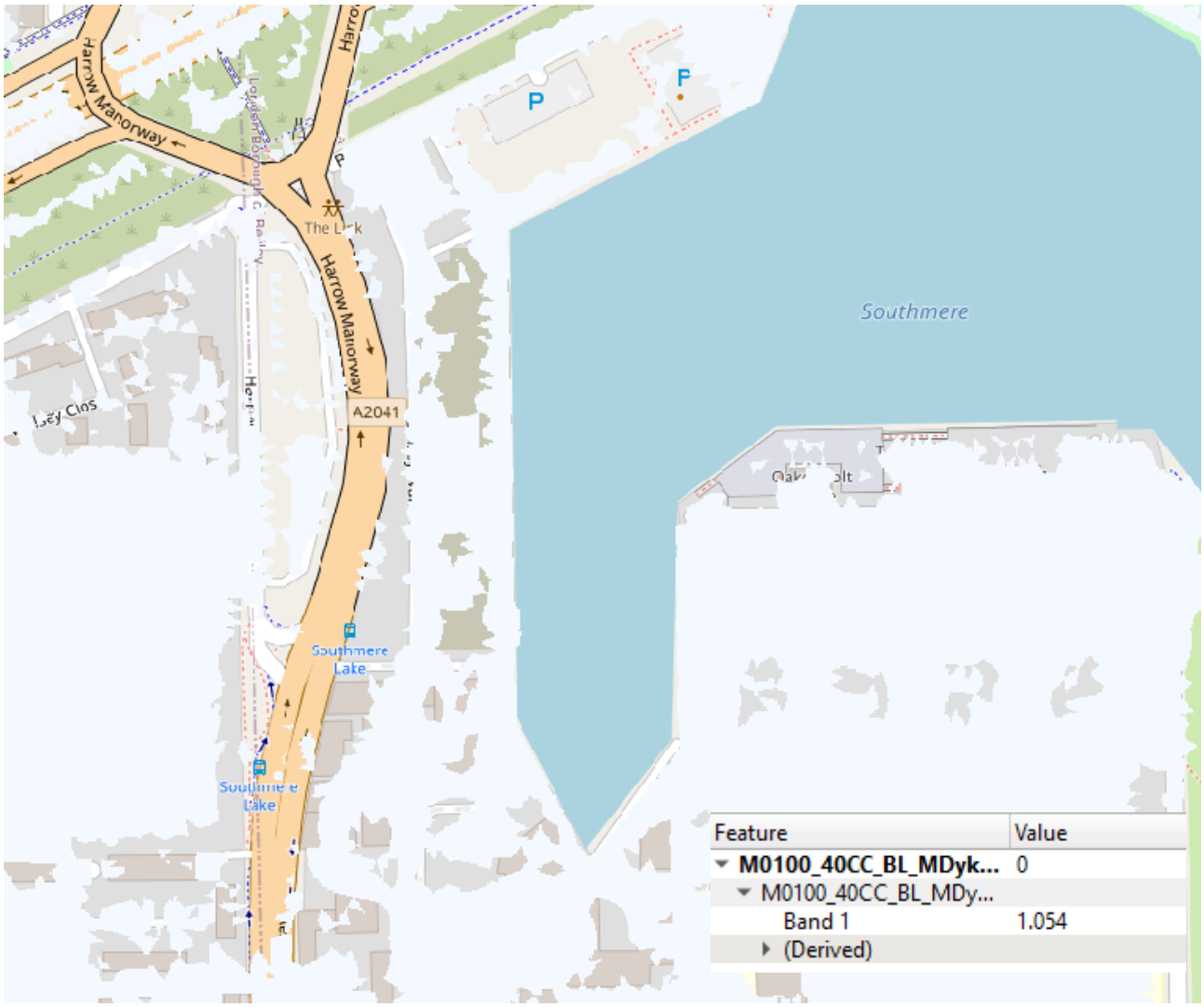


Figure 4.2: Marsh Dyke Flood Levels

The model shows that the 100 year plus 40% climate change flood level is 1.054m AOD. The site levels vary from approximately 0.8m AOD to -0.3m AOD meaning the site is at risk of flooding from the Marsh Dykes.

Flood mitigation measures are discussed in Section 5 of this report.

4.2 Sequential and Exception Tests

4.2.1 Sequential Test

In accordance with the NPPF, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where

development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. The proposed development is classified as "Water Compatible" which is appropriate in Flood Zone 3a, as Table 4.1 shows. However, the NPPF states that the Sequential Approach must be adopted within the site, locating the most vulnerable elements of the development in areas of lowest flood risk.

Flood Risk Vulnerability Classification		**Essential Infrastructure**	**Water Compatible**	**Highly Vulnerable**	**More Vulnerable**	**Less Vulnerable**
Flood Zone	**Zone 1**	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception test required	✓	✓
	Zone 3a	Exception test required	✓	×	Exception test required	✓
	Zone 3b Functional Floodplain	Exception test required	✓	×	×	×
Key: ✓ Development is appropriate. × Development should not be permitted.						

Table 4.1: Flood Risk Vulnerability and Flood Zone Compatibility from PPG "Flood Risk and Coastal Change" Table 3

Since the entire site areas is within an area at high risk of flooding, the Sequential Test can be considered to assess if the proposed development can be located elsewhere. The proposed development is for the relocation of outdoor gym equipment which serves a specific development which is within Flood Zone 3 in its entirety. It is therefore not practical to relocate the gym equipment to another site.

4.3 Flood Risk from Groundwater

Groundwater flooding occurs when water underground that is usually held in the rocks and soil (known as the water table) gets so high that it flows above the surface. The EA flood risk summary for the area states that groundwater flooding is possible in the local area when groundwater levels are high.

The impact of groundwater flooding on the proposed development is considered to be low.

4.4 Flood Risk from Surface Water and Overland Flows

Surface water flooding occurs when intense rainfall is unable to soak into the ground or enter a drainage system due to blockages or the capacity of the system being exceeded. Overland flows can also be generated by burst water mains, failed dams and any failure in a system storing or transferring water.

The EA's indicative Surface Water Flooding Map, available in Figure 4.2 below, shows that the site is at very low risk of surface water flooding which means that the chance of flooding is less than 0.1% each year.

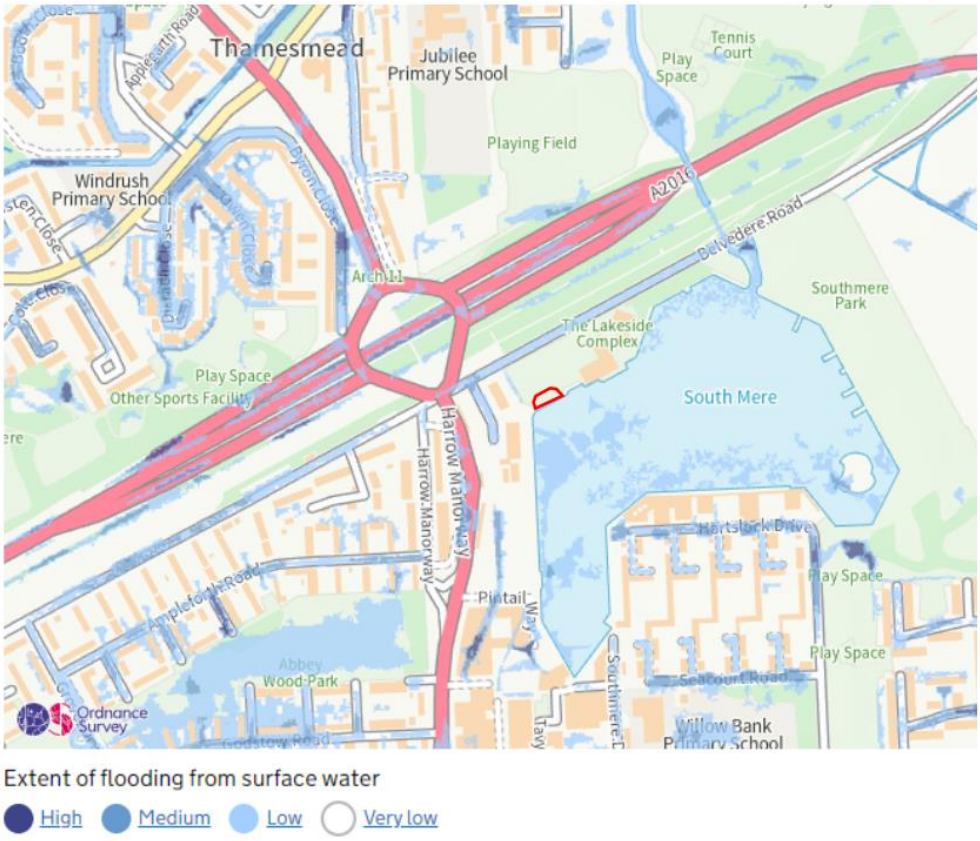


Figure 4.2: Environment Agency Surface Water Flood Risk Map

4.5 Flood Risk from Reservoirs

The EA provides information on flood risk from reservoirs. The map showing the maximum extent of flooding from reservoirs was updated in 2021 and now shows the combined effects of flooding from reservoirs and rivers. Figure 4.3 shows that the site is not at risk of reservoir flooding when river levels are normal.

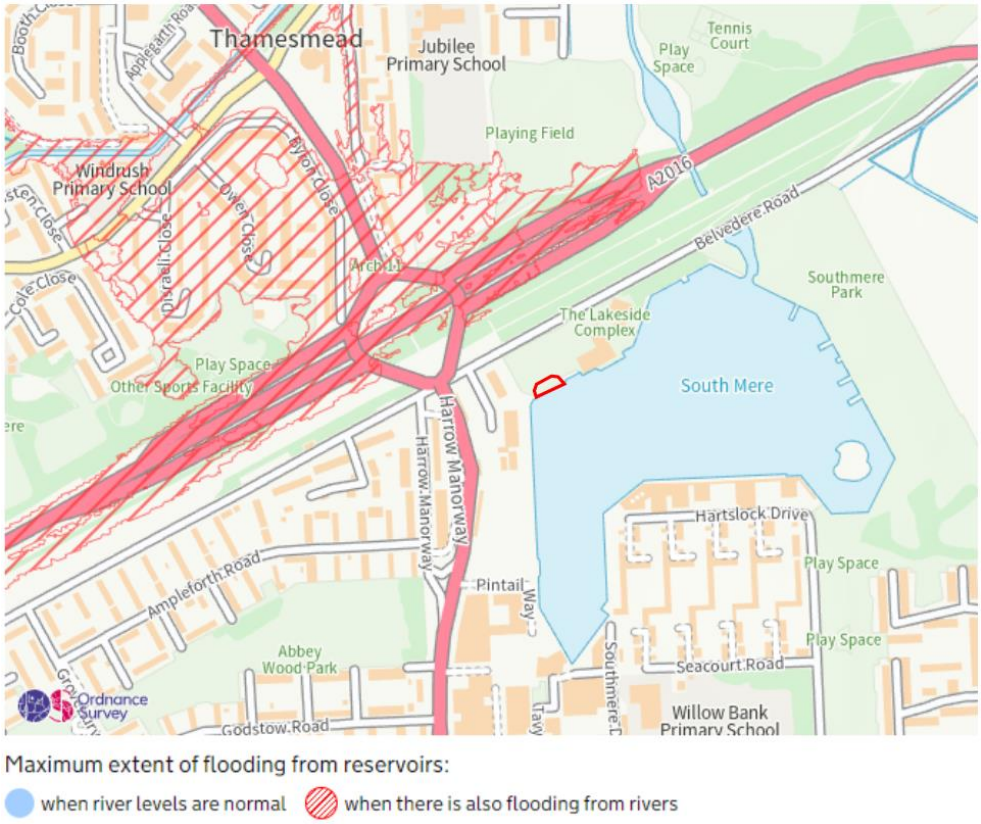


Figure 4.3: Environment Agency Risk of Reservoir Flooding Map

4.6 Flood Risk from Sewers

Sewer flooding occurs when the flow entering the sewerage network is greater than the capacity of the sewers. There are no public sewers located within the vicinity of the site and so the risk of flooding from sewers is considered to be very low.

5 Safe Access and Egress

In accordance with the PPG, a safe access to an area outside the floodplain must be provided for all new developments. Safe access should remain available at all times during the lifetime of the development. Therefore, the impact of climate change must be considered in the assessment.

In the event of a flood event associated with the Marsh Dyke, site users will be able to safely exit the site and seek refuge in the area to the north of the development where the ground levels are greater than the 100 year plus 40% climate change flood level of 1.054m AOD.

6 Surface Water Drainage

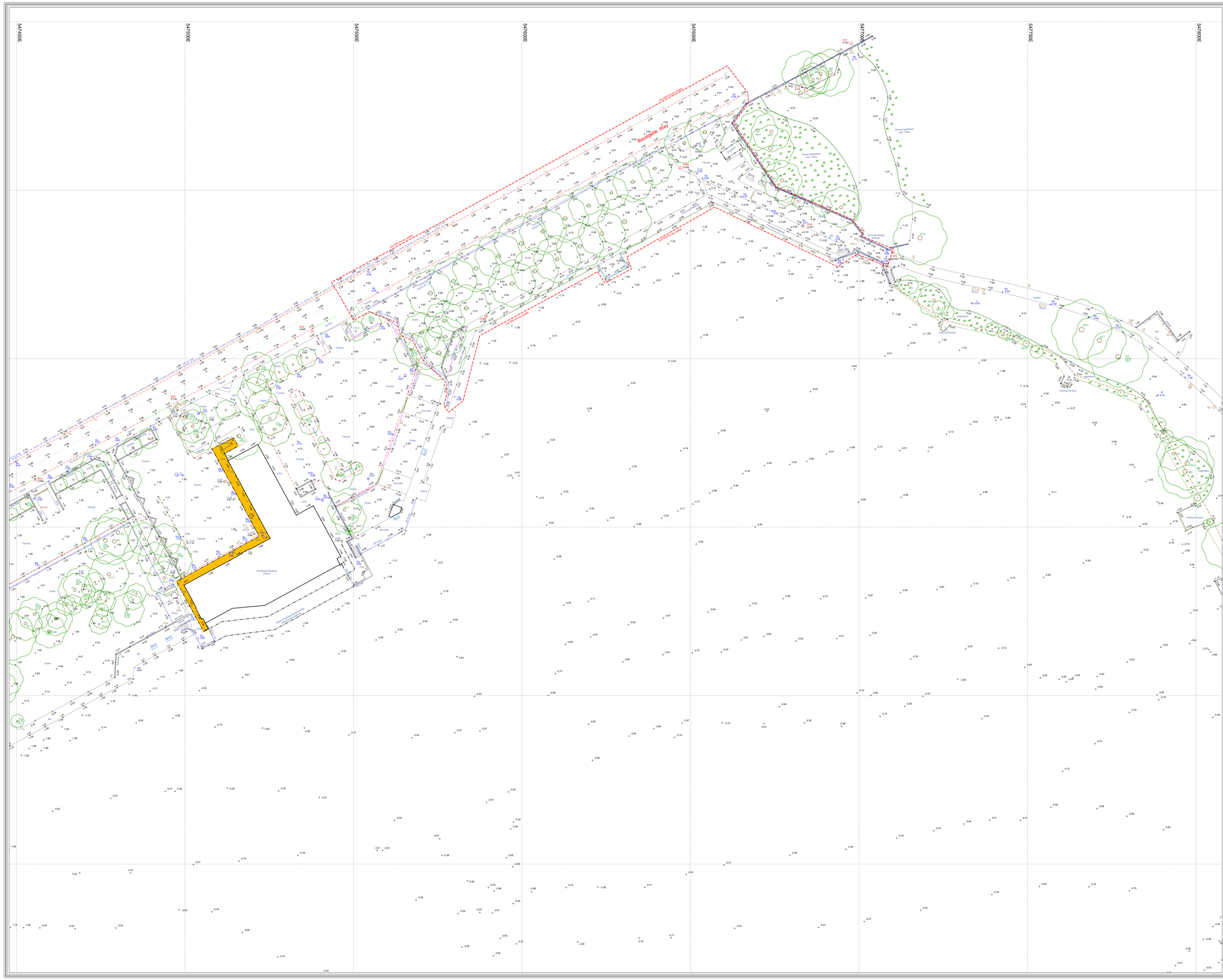
The existing site is greenfield and does not have any formal surface water drainage.

The proposals are for the gym equipment to be located on a safety surface which allows grass to grow through. Therefore, positive surface water drainage is not required and the site will continue to drain in the same way.

7 Conclusions

- The site is located within Southmere Park within the London Borough of Bexley. The site is centred on the grid reference 547470, 180105 and the site postcode is SE2 9AN.
- The proposed works are limited to relocating gym equipment, the installation of a new exercise station and providing a safety surface for the gym equipment.
- The EA's flood map for planning shows that the site is located in Flood Zone 3 and is at risk of flooding from the River Thames which is tidal at this location. Land in this flood zone is assessed as having annual probability of tidal flooding greater than 0.5%. The site is also in Flood Zone 3 associated with the Marsh Dykes. Land in this flood zone is assessed as having an annual probability of river flooding greater than 1%.
- This development is classed as a 'water-compatible development' which is classified as appropriate in Flood Zone 3 according to the NPPG.
- The proposals are for the gym equipment to be located on a safety surface which allows grass to grow through. Therefore, positive surface water drainage is not required and the site will continue to drain in the same way.

Appendix A
Topographical Survey



N

OS Note:

Some services may have been omitted due to parked vehicles. The Ordnance Survey tile is to be used as a guide only.

Surveyed Buildings

This survey has been orientated to the Ordnance Survey (O.S) National Grid OSGB36(15) via Global Navigation Satellite Systems (GNSS) and the O.S. Active Network (OS Net).

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the on-site grid and datum.

Legend:

Buildings; Wall; Kerb line; Line marking; Drop kerb; Centre line; Top of bank; Station and Name; 100.000 Station Level; Tree / Bush / Sapling; Area of Undergrowth; Woodland; Ridge Level; Eaves Level; Flat Roof Level; Gate

Fence types: IW, MR, WM, PR, PW, CL, WP, CB, BP

Overhead Cable	CVR	Cover (generic)	DrDuct	Drainage duct
Concrete edge	IC	Inspection chamber	Bo	Bollard
Tarmac edge	PInv	Pipe invert	Ill	Illuminated bollard
Grass verge	Gy	Gully	Bin	Rubbish bin
Cenopy/Overhang	Bg	Back gully	Vp	Vent pipe
Verge	Dp	Down pipe	Gl	Ground light
Bottom of bank	Pipe	Pipe above ground	Lbox	Letter box
	MH	Manhole	Stmp	Tree Stump
	WL	Water level	Sy	Sitte
	Fl	Flood light	IFL	Internal floor level
	Lp	Lamp post	THL	Threshold level
	Tp	Telegraph post	Sp	Sign post
	Ep	Electricity post	TH	Triathole
	Tl	Traffic light	BH	Borehole
	Bvs	Box stop	ELC	Electric
	Sv	Stop valve	BT	British Telecom
	St	Stop tap	Ctrol	Control box
	Ev	Earth rod	TT	Tactile
	Wm	Water meter	BP	Brick paved
	Gas	Gas valve	CPS	Concrete paving slabs
	Av	Air valve	CVR	Cover
	ICU	Unidentified inspection	Rwall	Retaining wall
	Wo	Wash out	TWL	Top of Wall Level
	Ro	Rodding eye	TCL	Tree canopy level
	BB	Belisha beacon	G	Grass
	CTel	Cable tv	MG	Multi girth
	MkI	Marker post	IC	Inspection chamber
	GmkI	Gas marker post	CL	Cover level
	So	Soffit	IL	Invert level
	Fh	Fire hydrant	UTR	Unable to raise

Rev.	Date	Description	Drawn	Q. Ref.

greenhatch group

- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Measured Building Surveys
- 3D Laser Scanning
- Revit & BIM Models

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CLIENT

Turkington Martin

PROJECT

South Mere Lake
Thamesmead
SE2 9TR

TITLE

Topographical Survey

SCALE	DATE
A1@ 1: 500	04.07.23
DRAWN: SS	QUALITY REF: GH17589
Level datum: See note	
Grid orientation: See note	
Job number: 22515	
Drawing No.: 22515_T	Rev.: 38

Comments:

This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

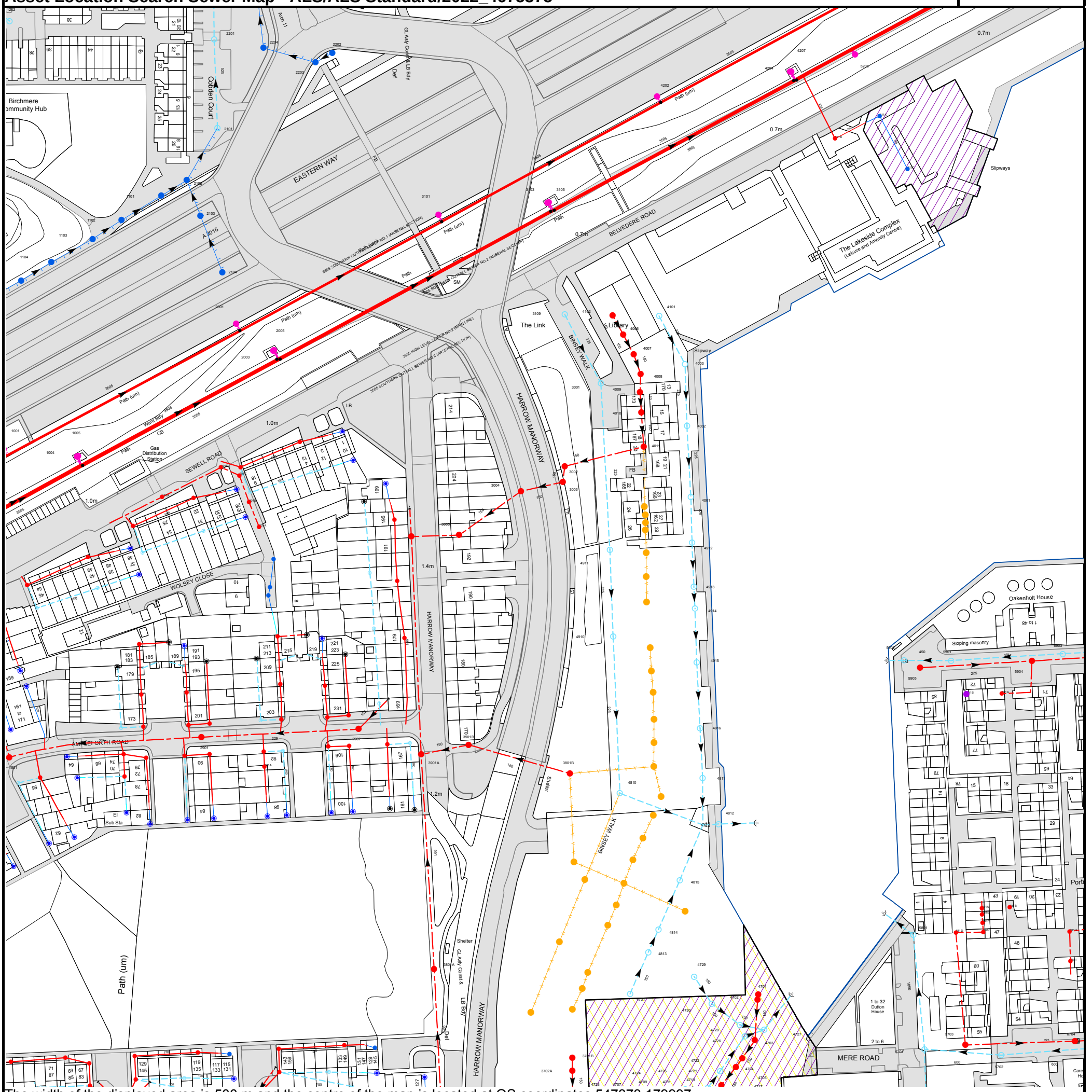
All dimensions should be checked on site prior to design and construction.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

Appendix B
Thames Water Sewer Records

Asset Location Search Sewer Map - ALS/ALS Standard/2022_4675375



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 547373,179997

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
1105	n/a	n/a
2104	n/a	n/a
1104	n/a	n/a
1103	n/a	n/a
1102	n/a	n/a
2103	n/a	n/a
1101	n/a	n/a
2102	n/a	n/a
2101	.96	-.99
2203	n/a	n/a
2202	n/a	n/a
2204	n/a	n/a
2201	1.04	-1.06
1202	.72	-.63
29ZR	n/a	n/a
30ZX	n/a	n/a
39ZS	n/a	n/a
3006	n/a	n/a
3101	n/a	n/a
3005	3.88	-1.97
3004	1.23	-1.67
3103	n/a	n/a
3105	n/a	n/a
3003	1.23	-1.56
3002	2.84	-1.54
3109	.65	-.49
3001	.68	-.6
4911	1.03	-.93
4102	1.06	-.19
4006	1.04	-.33
4007	1.05	-.71
4009	1.06	-.94
4008	1.11	-.83
4010	1.6	-.52
4011	1.03	-1.27
4913	.69	-1.15
4912	.66	-1.12
4001	.67	n/a
4002	.69	n/a
4003	.67	-.72
4101	.72	-.58
511C	.69	-.93
511B	.97	n/a
511A	.7	-1.3
4202	n/a	n/a
4204	n/a	n/a
4207	n/a	n/a
5205	n/a	n/a
19VY	n/a	n/a
29XC	n/a	n/a
19VZ	n/a	n/a
29XB	n/a	n/a
19VW	n/a	n/a
29XA	n/a	n/a
19VQ	n/a	n/a
19WT	n/a	n/a
20WV	n/a	n/a
201A	n/a	n/a
10YX	n/a	n/a
201B	n/a	n/a
20WQ	n/a	n/a
101A	n/a	n/a
20XX	n/a	n/a
201C	n/a	n/a
20XY	n/a	n/a
201D	n/a	n/a
20XV	n/a	n/a
1004	n/a	n/a
1005	n/a	n/a
20WZ	n/a	n/a
2003	n/a	n/a
2005	n/a	n/a
2001	1.61	n/a
5801	n/a	n/a
5701	n/a	n/a
581D	n/a	n/a
5703	.81	-1.84
581F	n/a	n/a
581C	n/a	n/a
5702	n/a	n/a
681H	n/a	n/a
681I	n/a	n/a
6704	.64	-2.04
4815	.63	n/a
4914	.7	-1.14
4915	.68	-1.23
4916	.67	-1.36
4811	.68	-1.48
4812	.38	-.7
5902	n/a	n/a
5905	.63	-1.79

Manhole Reference	Manhole Cover Level	Manhole Invert Level
5901	n/a	n/a
591B	n/a	n/a
581A	n/a	n/a
581E	n/a	n/a
591A	n/a	n/a
581B	n/a	n/a
5904	.61	-2.05
6903	n/a	n/a
4721	.9	-1.72
4717	.98	-.42
4722	.78	-1.73
4705	.97	-.28
4704	.96	-.22
4703	1.01	-.12
4726	.87	n/a
4727	.97	n/a
4728	.74	-.72
4730	.65	-.49
4702	1.19	.21
4701	1.18	.21
4731	.73	-.39
4729	.53	-.31
4813	.67	-.44
4814	.67	-.55
27TR	n/a	n/a
27UZ	n/a	n/a
3801A	1.54	-2.8
3701B	1.07	-.2
3702A	1.09	-.25
29QW	n/a	n/a
29WZ	n/a	n/a
2902	.67	-.91
29YW	n/a	n/a
29XZ	n/a	n/a
29ZV	n/a	n/a
39YX	n/a	n/a
39ZV	n/a	n/a
3901A	1.12	-2.88
3901B	2.07	-1.83
3801B	3.19	-1.38
4910	.61	-1.13
4810	.79	-1.53
27VW	n/a	n/a
27VQ	n/a	n/a
27VT	n/a	n/a
27UV	n/a	n/a
27UU	n/a	n/a
27TZ	n/a	n/a
27UW	n/a	n/a
18ZQ	n/a	n/a
28ZR	n/a	n/a
18YZ	n/a	n/a
18XS	n/a	n/a
281A	n/a	n/a
18VT	n/a	n/a
1801	.71	-1.85
29XW	n/a	n/a
19ZX	n/a	n/a
29XX	n/a	n/a
29XT	n/a	n/a
29XU	n/a	n/a
29XR	n/a	n/a
2901	.73	-1.33
19YT	n/a	n/a
19YS	n/a	n/a
29VY	n/a	n/a
29VZ	n/a	n/a
29TW	n/a	n/a
29TV	n/a	n/a
29QV	n/a	n/a
19WY	n/a	n/a
29UZ	n/a	n/a
29YE	n/a	n/a
29SR	n/a	n/a
19XV	n/a	n/a
29SY	n/a	n/a
17UZ	n/a	n/a
17UY	n/a	n/a
17UQ	n/a	n/a
17UT	n/a	n/a
17UV	n/a	n/a
17UU	n/a	n/a
17TY	n/a	n/a

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

Foul Sewer: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.

Surface Water Sewer: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.

Combined Sewer: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.

- Storm Sewer
- Sludge Sewer
- Foul Trunk Sewer
- Surface Trunk Sewer
- Combined Trunk Sewer
- Foul Rising Main
- Surface Water Rising Main
- Combined Rising Main
- Vacuum
- Thames Water Proposed
- Vent Pipe
- Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

- Sewer
- Culverted Watercourse
- Proposed
- Decommissioned Sewer
- Content of this drainage network is currently unknown
- Ownership of this drainage network is currently unknown

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

- Air Valve
- Meter
- Dam Chase
- Vent
- Fitting

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

- Ancillary
- Drop Pipe
- Control Valve
- Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

- Inlet
- Outfall
- Undefined End

Other Symbols

Symbols used on maps which do not fall under other general categories.

- Change of Characteristic Indicator
- Public / Private Pumping Station
- Invert Level
- Summit

Areas

Lines denoting areas of underground surveys, etc.

- Agreement
- Chamber
- Operational Site

Ducts or Crossings

- Casement

Ducts may contain high voltage cables. Please check with Thames Water.

- Conduit Bridge
- Subway
- Tunnel

Notes:

1) All levels associated with the plans are to Ordnance Datum Newlyn.
2) All measurements on the plan are metric.
3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
5) 'na' or '0' on a manhole indicates that data is unavailable.
6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

Appendix C
Proposed Development Plans

0 12.5m 31.25m 62.5m

Scale Bar in m 1:1250

NOTES:

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2. The contractor is to check and verify all levels and dimensions before construction. Any discrepancies are to be brought to the attention of Turkington Martin Landscape Architects in writing before commencing on site.

3. All dimensions in mm, unless otherwise stated.

4. Do not scale from this drawing.

5. All sub base and concrete design and specification to engineer's details. All diagrams provided here are purely indicative.

6. Waterproofing of any element to be specified by others.

7. All proprietary products shall be installed in accordance with manufacturers written instructions.

8. Plant numbers are an indication only and plants should be ordered to suit site areas in accordance with scheduled plant densities.

9. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

Existing Gym Location

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
2024.01.05	AB	For Planning	P01	TS

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CLIENT
Peabody

PROJECT TITLE
The Links GYM

DRAWING TITLE
Existing Gym Location Plan

DRAWING STATUS
For Planning

DRAWING SCALE :	DRAWN BY :	DRAWN DATE :
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REVISION :
P01

Turkington Martin LANDSCAPE ARCHITECTS

N

0 12.5m 31.25m 62.5m

Scale Bar in m 1:1250

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DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
2024.01.17	AB	Road Names Added	P02	TS
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PROJECT TITLE
The Links GYM

DRAWING TITLE
Location Plan

DRAWING STATUS
For Planning

DRAWING SCALE : 1:1250	DRAWN BY : AB	DRAWN DATE : 2024.01.02
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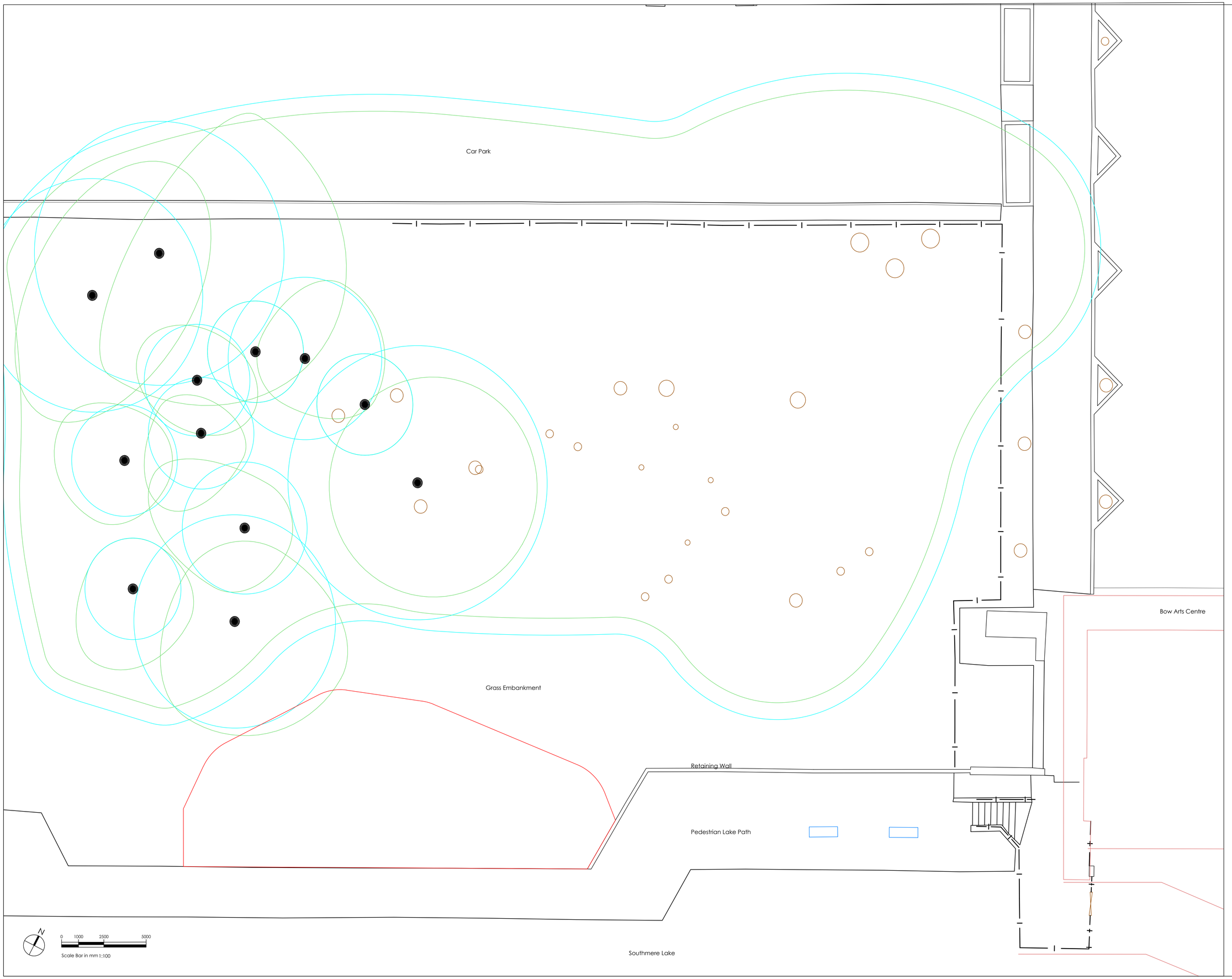
P02

Turkington Martin LANDSCAPE ARCHITECTS



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PROJECT TITLE
The Links GYM

DRAWING TITLE
Existing Landscape GA

DRAWING STATUS
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DRAWING SCALE :	DRAWN BY :	DRAWN DATE :
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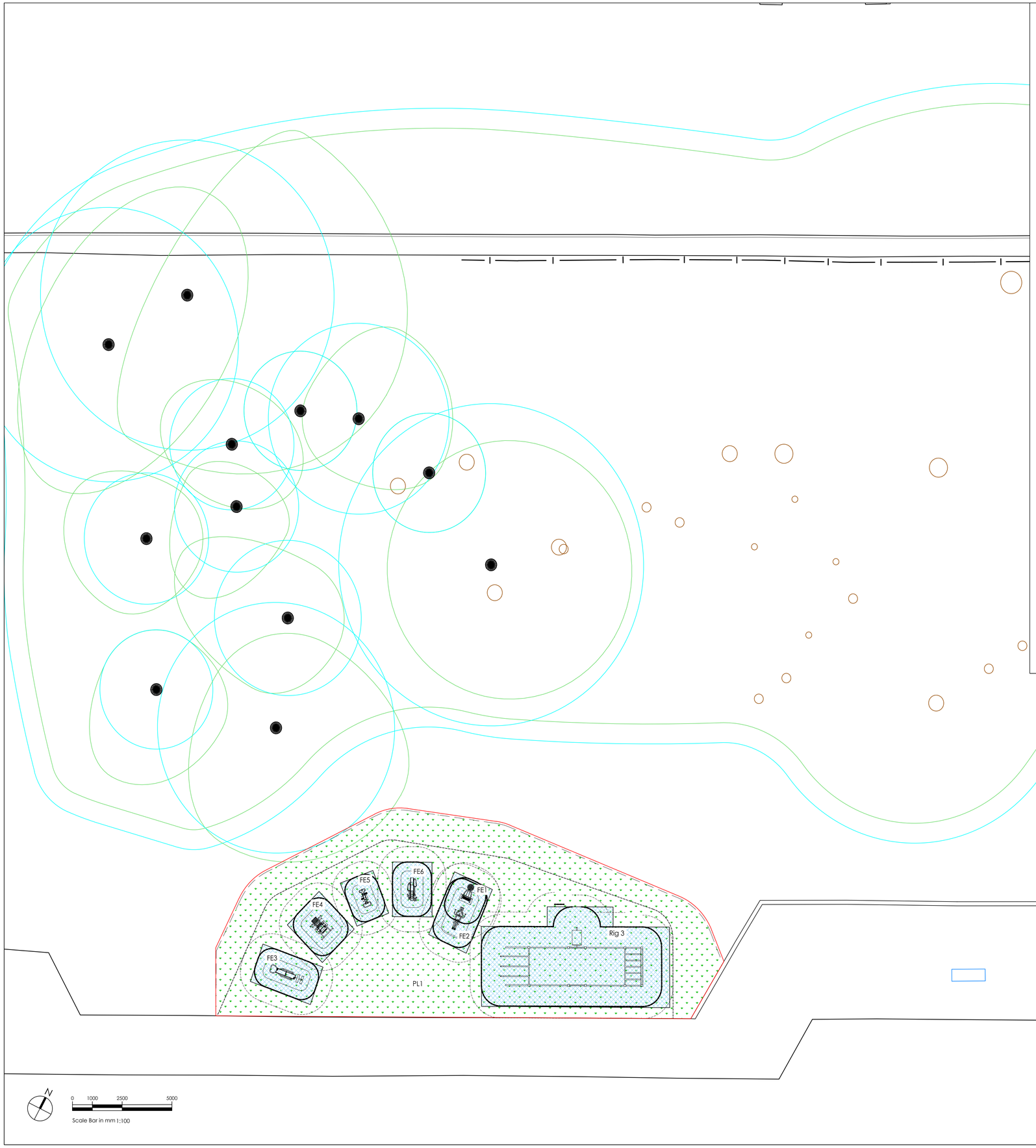
REVISION :
P01

Turkington Martin LANDSCAPE ARCHITECTS



0 1000 2500 5000

Scale Bar in mm 1:100

IMAGES:

Existing fitness equipment at previous Links Gym site

NOTES:

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KEY

Site Boundary

Existing trees to be retained

Root Protection Areas

SURFACING

P1 — Rubber grass mat 75m2
Matta Products or equal approved
500mm x 500mm x 25mm

PLANTING

PL1 — Rolawn medallion turf 217m2
25mm Horticulture sand layer and rake with existing ground to obtain a fine tilth to ensure contact between soil and turf roots once laid.

FITNESS EQUIPMENT

FE1	FS040 Leg Press The Great Outdoor Gym Company Existing equipment relocated
FE2	TGO910 Single Oblique The Great Outdoor Gym Company Existing equipment relocated
FE3	TGO850 Bench The Great Outdoor Gym Company Existing equipment relocated
FE4	TGO810 Pull Up and Assisted Pull Up The Great Outdoor Gym Company Existing equipment relocated
FE5	TGO970 Fitness Bike The Great Outdoor Gym Company Existing equipment relocated
FE6	TGO861 Cross Trainer The Great Outdoor Gym Company Existing equipment relocated
Rig 3	Movement Rig L7.6m x W3.0m x H3.5m The Great Outdoor Gym Company

NOTES

1. All named products to be equal or approved.
2. All equipment to be installed to manufactures details.

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
2024.01.11	AB	For Planning	P02	TS
2024.01.05	AB	For Information	P01	TS

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The Links GYM

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Turkington Martin LANDSCAPE ARCHITECTS