| | | | |
|---|---|---|---|
| TO | Manchester City Council<br>Planning & Building Control | DATE | 20th May 24 |
| FROM | Andy James<br>Principal Engineer | CC | Jon Smith<br>Paul White<br>Matt Hargreaves |
| PLANNING REF | 126944/FO/2020 | | |
| FILE REF | 4212-ROC-ZZ-XX-RP-C-CND06 | | |

SUBJECT **126944/FO/2020 – Victoria Riverside, Dantzic Street – Condition 6**

**Condition 6 - A phase of development shall be carried out in accordance with the flood risk and drainage assessment with the ES prepared by Civic Engineers stamped as received by the City Council, as Local Planning Authority, on the 19 May 2020.**

**The development shall be carried out in accordance with this information and prior to the first occupation of a phase (save for the enabling works phase), a verification report for that phase shall be submitted for approval in writing to the City Council, as Local Planning to confirm that the works in that phase have been undertaken in accordance with the previously approved reports.**

**Reason - In the interest of managing the flood risk at the development pursuant to policy EN14 of the Manchester Core Strategy (2012).**

## Introduction.

This document has been prepared in support of a Condition Discharge application with respect to the above consented development, which is currently under construction, at Dantzic Street Manchester. It presents the flood compensation scheme that has been implemented and verifies its compliance against the proposals presented by Civic Engineers that were approved by the Local Authority during the planning phase.

### Sources of Data.

This document is based on the following information:

i. 1127-01, Flood Risk Assessment, 06.05.20 - Civic Engineers
ii. 1127-01-CE-TP-XX-DR-C-7014 P01, Existing Site Flood Volume – Civic Engineers
iii. 1127-01-CE-TP-XX-DR-C-7015 P01, Proposed Flood Compensation Strategy – Civic Engineers
iv. 1127-01-CE-TP-XX-DR-C-7013 P02, Levels Required for Flood Water Compensation – Civic Engineers
v. VRS-ROC-ZZ-XX-DR-C-FCS01 P03, Flood Compensation General Arrangement – RoC Consulting

### Flood Compensation Guidance

All new development within Flood Zone 3 must not result in a net loss of flood storage capacity. Where possible, opportunities should be sought to achieve an increase in the provision of floodplain storage.

Where ground levels are elevated to raise the development out of the floodplain, compensatory floodplain storage within areas that currently lie outside the floodplain must be provided to ensure that the total volume of the floodplain storage is not reduced.

For flood compensation areas to be deemed appropriately designed it should meet the requirements outlined below (based on CIRIA C624 – Flood Risk and Development guidance):

1. Level for Level
    - 100-300mm horizontal slices
    - Cut volumes should be greater than or equal to the fill volume for each slice

- The highest levels are usually the hardest to achieve.
- Compensation should be provided up to the 1 in 100 plus climate change flood level.

2. Appropriately located:
   - The area should be as near as possible to where the loss of flood storage is occurring
   - Should be hydraulically linked so the area of compensation floods from the same watercourse as the area of fill used to flood from.
3. Completely Free Filling and Draining:
   - This is to ensure the compensation area can fill and drain under gravity and so will be available should back-to-back flood events occur.
   - Flood water should be able to fill the lowest levels of the compensation area even during the smaller flood events.
4. Does not use culverted or piped entry routes:
   - Culverts can become quickly blocked or have insufficient capacity for quickly raising flood waters
   - Culverts may not be located appropriately to convey water especially on larger sites.

Flood compensation volumes and extents are based on the 1 in 100 year plus 35% climate change allowance.

**FRA and Flood Compensation Strategy**

Civic Engineers prepared the Flood Risk Assessment and developed the Flood Compensation Strategy for the development which was approved by both the Environment Agency (EA) and Lead Local Flood Authority (LLFA) at planning stage.

The FRA determined that part of the development was located in both Flood Zones 2 and 3 due to fluvial flooding associated with the River Irk located immediately opposite the site. Product 4 data obtained from the EA indicated the following flood levels.

| Map Reference | 4% AEP 1 in 25 Year | 1% AEP 1 in 100 year | 1% AEP$^{+20\%}$ 1 in 100 year$^{+20\%}$ | 1% AEP$^{+35\%}$ 1 in 100 year$^{+35\%}$ | 0.1% AEP 1 in 1000 year |
|---|---|---|---|---|---|
| 3(2019) | 29.80mAOD | 30.21mAOD | 30.37mAOD | 30.43mAOD | 30.93mAOD |

As the development sits partly within Flood Zone 3, which is characterised by a high probability of flooding occurring, the following mitigation measures were proposed by Civic Engineers.

i. The development shall sit outside of Flood Zone 3b that is present on the Dantzic Street border of the site.

ii. Less Vulnerable uses, such as commercial, located on the lower ground level and shall be constructed using flood resilient design with a waterproof external construction to a level of the 1 in 100year storm event plus Climate change Plus 300mm Freeboard.

iii. No Residential Development shall have a finished floor level lower than - the 1 in 100year storm event plus Climate change Plus 600mm Freeboard.

iv. Access and Egress routes from all properties will be provided as to enable safe escape away from the primary source of flooding – the River Irk.

v. Operators and occupiers of the site will be made aware of the EA's flood warning system and will be encouraged to register.

vi. The construction and detailing of the buildings and interior fit out, particularly in the buildings that would experience deepest flood waters in an extreme flood condition, will be of a resistant and resilient nature.

vii. Flood compensation storage to be to ensure that flood water displaced by the proposed development is adequately mitigated elsewhere within the site.

The Flood Compensation Strategy was based around an assessment of the existing flood volume that would exist pre-development and which must be accommodated on the developed site. The introduction of buildings and adjustments to existing levels impact on the existing flood zone by dispersing flood water. This dispersed volume needs to be accommodated within the development boundary.

To evaluate the volume required, the flood dispersion was broken down into 150mm depth bands and re-distributed around the site in these same bands. This allows for adequate accommodation of flood water and does not adversely impact areas outside of the development. The pre and post development flood volumes are detailed on Civic Engineers

drawing **1127-01-CE-TP-XX-DR-C-7014 P01** and **1127-01-CE-TP-XX-DR-C-7015 P01** which is based upon the 100 year+35% flood level of 30.436m.

Compensatory storage was provided within the scheme by adjusting external site levels within the development boundary whilst also permitting the ground floor car park to flood. Generally, flood depths in the car park were kept below 300mm to mitigate against any potential risk of vehicles being moved by flowing water and floating out of the car park. However, there are some areas around the car park entrance which are deeper than this (up to 600mm) but this is away from where any vehicles would be parked.

The tables below present the pre and post development flood volumes across the site which, in conjunction with the drawings, demonstrate that the proposals do not result in the displacement of flood water.

| Pre-Development Flood Volume | | |
|---|---|---|
| **Band** | **Flood Depth (mm)** | **Volume ($m^3$)** |
| 1 | 0 – 150 | 193.727 |
| 2 | 150 – 300 | 140.525 |
| 3 | 300 – 450 | 94.727 |
| 4 | 450 – 600 | 52.882 |
| 5 | 600 – 750 | 12.240 |
| 6 | 750 - 900 | 0.451 |
| **TOTAL** | | **494.552** |

| Post-Development Flood Volume | | |
|---|---|---|
| **Band** | **Flood Depth (mm)** | **Volume ($m^3$)** |
| 1 | 0 – 150 | 195.426 |
| 2 | 150 – 300 | 158.426 |
| 3 | 300 – 450 | 115.044 |
| 4 | 450 – 600 | 54.462 |
| 5 | 600 – 750 | 14.113 |
| 6 | 750 - 900 | 2.004 |
| **TOTAL** | | **539.475** |

**Implemented Flood Compensation Strategy**

The implemented strategy for the site is presented on RoC drawing **VRS-ROC-ZZ-XX-DR-C-FCS01 P03**. This varies slightly to the proposals presented above that were produced by Civic Engineers, primarily due to further development of the scheme post-planning which included minor adjustments to the site boundary, layout and finished levels.

Notwithstanding the above, compensatory storage was still provided in the same manor through adjustments to external pavement levels and flooding of the ground floor car park, designed to allow free filling and draining without the use of culverts or piped entry routes. Similar to the original scheme, flood depths in and around the parking bays were limited as much as practicable to mitigate against any risk of vehicles moving during a flood event.

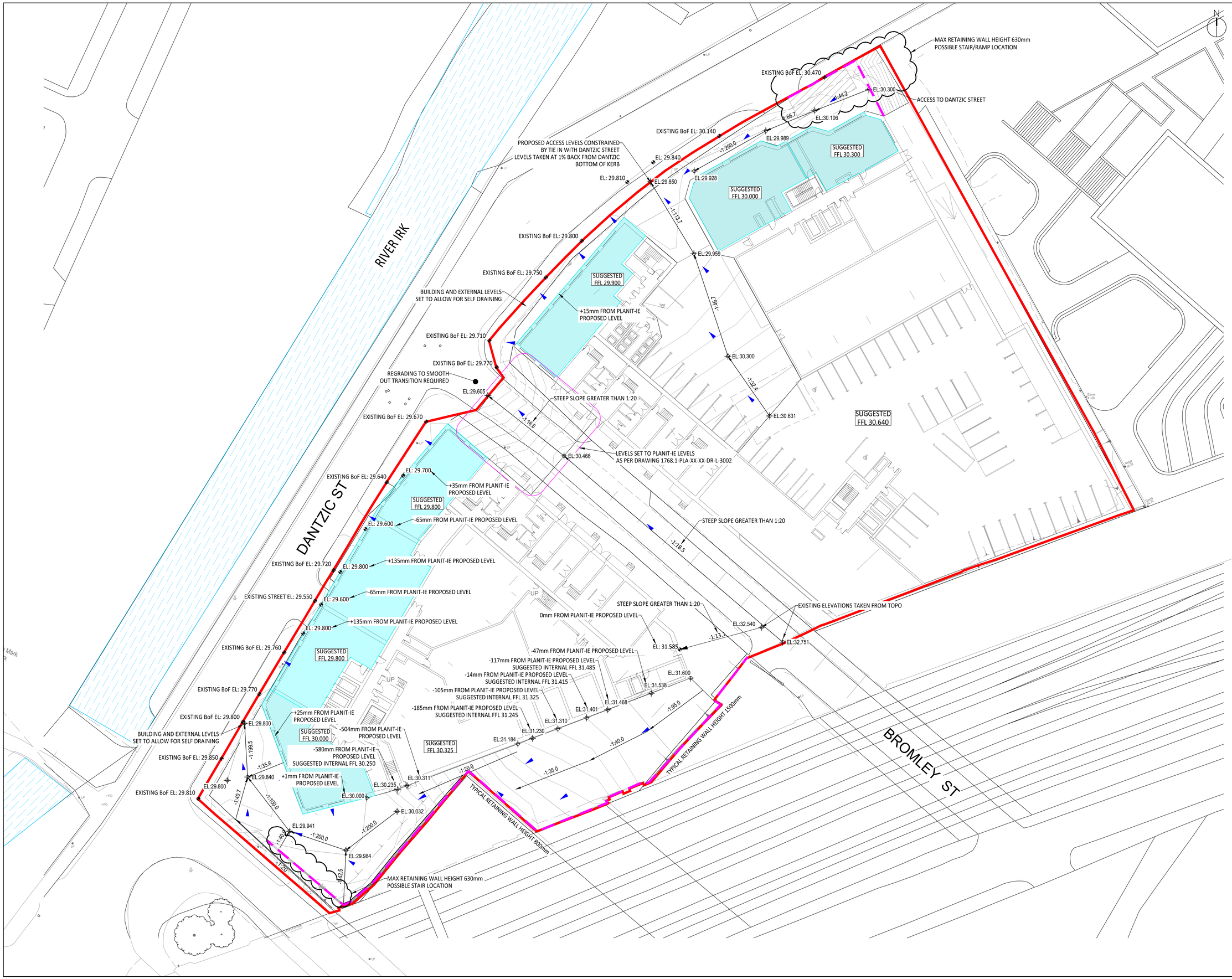
The tables below present the pre and post development flood volumes across the site from the implemented scheme which, in conjunction with the drawing, demonstrates that the proposals do not result in the displacement of flood water and there is an increase in flood storage within the site of almost 70$m^3$, 25$m^3$ more than the original proposal.

| Pre-Development Flood Volume | | |
|---|---|---|
| **Band** | **Flood Depth (mm)** | **Volume ($m^3$)** |
| 1 | 0 – 150 | 193.727 |
| 2 | 150 – 300 | 140.525 |
| 3 | 300 – 450 | 94.727 |
| 4 | 450 – 600 | 52.882 |
| 5 | 600 – 750 | 12.240 |
| 6 | 750 - 900 | 0.451 |
| **TOTAL** | | **494.552** |

| Post-Development Flood Volume | | |
|---|---|---|
| **Band** | **Flood Depth (mm)** | **Volume ($m^3$)** |
| 1 | 0 – 150 | 244.90 |
| 2 | 150 – 300 | 178.30 |
| 3 | 300 – 450 | 96.100 |
| 4 | 450 – 600 | 34.900 |
| 5 | 600 – 750 | 9.700 |
| 6 | 750 - 900 | 0.800 |
| **TOTAL** | | **564.500** |

The flood compensation areas are appropriately located and linked back to the flood plain where flood water can drain hydraulically via gravity back to the River Irk. In line with current EA and CIRIA guidance, it is considered that appropriate flood compensatory storage is provided within the development and flood risk is not increased elsewhere.

# APPENDIX A
# Consented Flood Compensation Strategy




STANDARD NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATIONS.
2. THIS DRAWING SHOULD NOT BE SCALED.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.
4. ALL DISCREPANCIES SHOULD BE REPORTED TO C.A. PRIOR TO THE COMMENCEMENT OF WORKS.

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NOTES

1. LAYOUT AT PER HAWKINS BROWN ARCHITECTS DRG. DAST-HBA-00-00-DR-A-20-0100 RECEIVED 02/08/2019.
2. FLOOD LEVELS AS PER ENVIRONMENT AGENCY - PRODUCT 4 DATA 19.04.26. REFER TO GMMC-123638AB-P4, UPDATED TO REFLECT 35% CLIMATE CHANGE.

KEY

- REDLINE BOUNDARY
- POTENTIAL RETAINING WALL
- SUGGESTED FFL PLATFORM
- WATER FLOW DIRECTION
- MAJOR CONTOUR (0.5m)
- MINOR CONTOUR (0.1m)
- EL:29.00 — ELEVATION POINT
- EXISTING BoF EL: 29.720 — EXISTING BACK OF FOOTPATH ELEVATION

| Date | Rev | Description | Drawn | Chkd |
|---|---|---|---|---|
| 23.08.19 | P02 | ISSUED FOR INFORMATION | RH | PJC |
| 07.06.19 | P01 | ISSUED FOR INFORMATION | RH | PJC |

Civic Engineers

**MANCHESTER** Carver's Warehouse, 77 Dale St, Manchester, M1 2HG. Tel: 0161 228 6757
**LONDON** Reeds Wharf, 33 Mill Street, London SE1 2AX. Tel: 020 7253 2977
**LEEDS** Tower Works, Unit 02-01, Globe Rd, Leeds, LS11 5QG. Tel: 0113 2025 130
**GLASGOW** Gresham Chambers, 45 West Nile St, Glasgow, G1 2PT. Tel: 0141 370 1829

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Project

VICTORIA RIVERSIDE
DANTZIC STREET, MANCHESTER

Title

LEVELS REQUIRED FOR
FLOOD WATER COMPENSATION

Status

INFORMATION

| Project Number | Scale @ A1 | Date Created | Drawn | Checked | Suitability |
|---|---|---|---|---|---|
| 1127-01 | 1:250 | 04/06/19 | RH | PJC | S1 |

Drawing Number: 1127-01-CE-TP-XX-DR-C-7013

Revision: P02

## SITE WIDE FLOOD VOLUME

| NUMBER | MINIMUM LEVEL | MAXIMUM LEVEL | COLOUR | AREA | VOLUME |
|---|---|---|---|---|---|
| 1 | -0.90 | -0.75 | | 12.567m2 | 0.451m3 |
| 2 | -0.75 | -0.60 | | 191.794m2 | 12.240m3 |
| 3 | -0.60 | -0.45 | | 285.166m2 | 52.882m3 |
| 4 | -0.45 | -0.30 | | 290.305m2 | 94.734m3 |
| 5 | -0.30 | -0.15 | | 331.863m2 | 140.525m3 |
| 6 | -0.15 | 0.00 | | 350.719m2 | 193.727m3 |
| 7 | 0.00 | 0.15 | | 1.889m2 | 0.063m3 |

## VOLUME OF FLOOD WATER DISPLACED BY DEVELOPMENT

| NUMBER | MINIMUM LEVEL | MAXIMUM LEVEL | COLOUR | AREA | VOLUME |
|---|---|---|---|---|---|
| 1 | -0.90 | -0.75 | | 1.206m2 | 0.019m3 |
| 2 | -0.75 | -0.60 | | 57.079m2 | 2.541m3 |
| 3 | -0.60 | -0.45 | | 138.841m2 | 18.936m3 |
| 4 | -0.45 | -0.30 | | 167.931m2 | 41.874m3 |
| 5 | -0.30 | -0.15 | | 205.369m2 | 69.078m3 |
| 6 | -0.15 | 0.00 | | 254.684m2 | 104.580m3 |
| 7 | 0.00 | 0.15 | | 0.387m2 | 0.001m3 |

## FLOOD WATER COMPENSATION:

THE EXISTING FLOOD VOLUME THAT WOULD EXIST ON A GREENFIELD SITE MUST BE ACCOMMODATED WITHIN THE DEVELOPED SITE ACCORDING TO THE ENVIRONMENT AGENCY. ONCE BUILDINGS ARE PLACED IN THE EXISTING FLOOD ZONE THE FLOOD WATER IS DISPERSED. THIS DISPERSED VOLUME NOW NEEDS TO BE ACCOMMODATED ON SITE. TO EVALUATE THE VOLUMES REQUIRED THE FLOOD DISPERSION IS BROKEN DOWN INTO 150mm DEPTHS AND REDISTRIBUTED AROUND THE SITE WITH IN THE ORIGINAL 150mm DEPTHS. THIS ALLOWS FOR ADEQUATE ACCOMMODATION OF THE FLOOD WATER AND DOES NOT CAUSE BACK UP OF THE RIVER.
THE "VOLUME OF FLOOD WATER DISPLACED BY DEVELOPMENT" TABLE SHOWN HERE MUST BE MATCHED BY THE "VOLUME OF COMPENSATORY STORAGE PROVIDED" TABLE SHOWN ON 1127-01-CE-TP-XX-DR-C-7015. THE DEPTH SLICES ARE BROKEN UP FROM THE 100YR FLOOD + 35% CLIMATE CHANGE LEVEL (30.436m) IN INCREMENTS OF 150mm DOWN TO THE LOWEST POINT ON SITE. THIS IS DEPICTED BY THE COLOUR BANDS SHOW ON THIS DRAWING.




## STANDARD NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATIONS.
2. THIS DRAWING SHOULD NOT BE SCALED.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.
4. ALL DISCREPANCIES SHOULD BE REPORTED TO C.A. PRIOR TO THE COMMENCEMENT OF WORKS.

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## NOTES

1. LAYOUT AT PER HAWKINS BROWN ARCHITECTS DRG. DAST-HBA-00-00-DR-A-20-0100 RECEIVED 02/08/2019.
2. FLOOD LEVELS AS PER ENVIRONMENT AGENCY - PRODUCT 4 DATA 19.04.26. REFER TO GMMC-123638AB-P4, UPDATED TO REFLECT 35% CLIMATE CHANGE.

| Date | Rev | Description | Drawn | Chkd |
|---|---|---|---|---|
| 30.08.19 | P01 | ISSUED FOR INFORMATION | RH | PM |

Civic Engineers

**MANCHESTER** Carver's Warehouse, 77 Dale St, Manchester, M1 2HG. Tel: 0161 228 6757
**LONDON** Reeds Wharf, 33 Mill Street, London SE1 2AX. Tel: 020 7253 2977
**LEEDS** Tower Works, Unit 02-01, Globe Rd, Leeds, LS11 5QG. Tel: 0113 2025 130
**GLASGOW** Gresham Chambers, 45 West Nile St, Glasgow, G1 2PT. Tel: 0141 370 1829

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Project
VICTORIA RIVERSIDE
DANTZIC STREET, MANCHESTER

Title
EXISTING SITE FLOOD VOLUME

Status
INFORMATION

| Project Number | Scale @ A1 | Date Created | Drawn | Checked | Suitability |
|---|---|---|---|---|---|
| 1127-01 | 1:250 | 27/08/19 | RH | PM | S1 |

Drawing Number: 1127-01-CE-TP-XX-DR-C-7014
Revision: P01

## TOTAL FLOOD WATER ON SITE

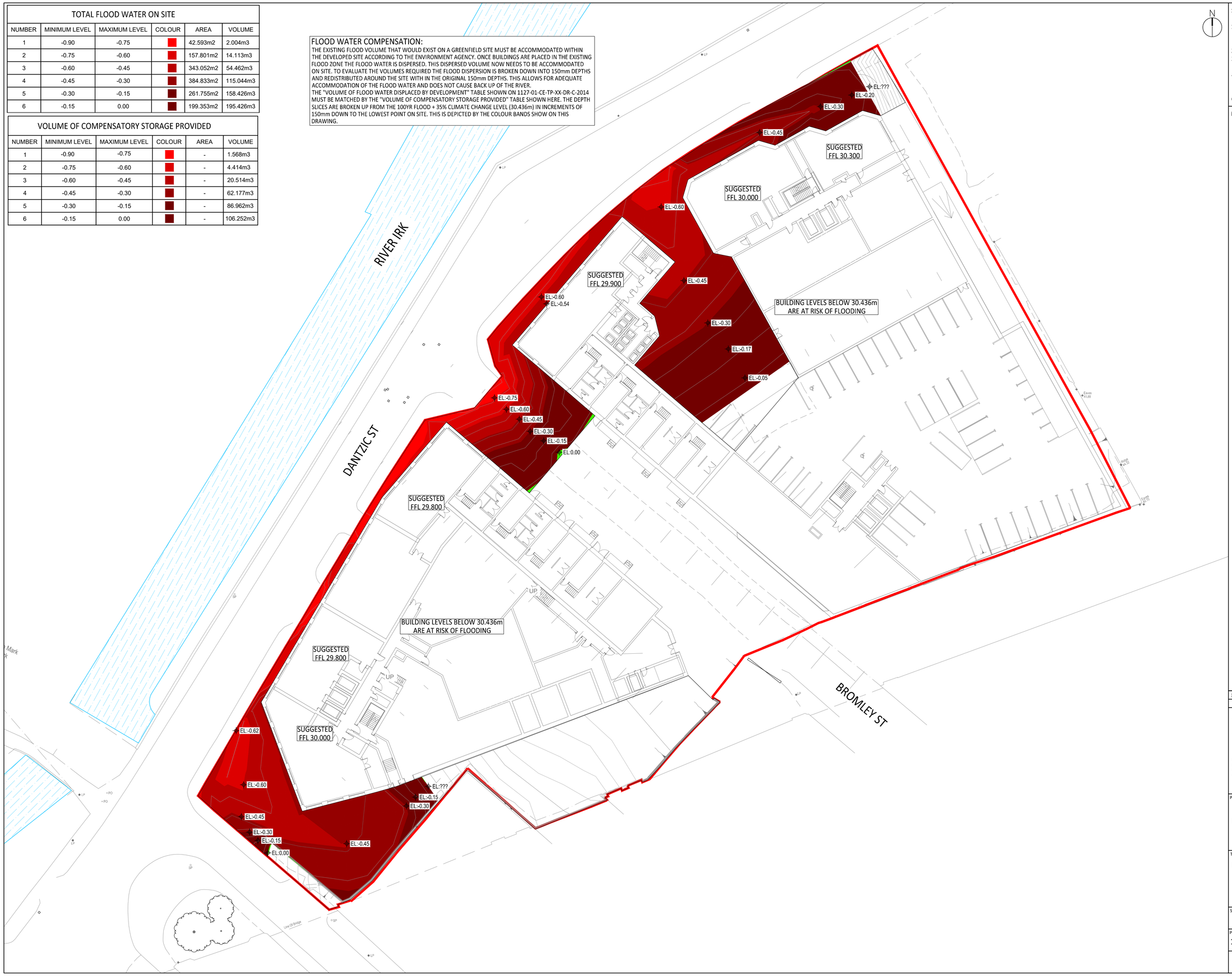
| NUMBER | MINIMUM LEVEL | MAXIMUM LEVEL | COLOUR | AREA | VOLUME |
|---|---|---|---|---|---|
| 1 | -0.90 | -0.75 | | 42.593m2 | 2.004m3 |
| 2 | -0.75 | -0.60 | | 157.801m2 | 14.113m3 |
| 3 | -0.60 | -0.45 | | 343.052m2 | 54.462m3 |
| 4 | -0.45 | -0.30 | | 384.833m2 | 115.044m3 |
| 5 | -0.30 | -0.15 | | 261.755m2 | 158.426m3 |
| 6 | -0.15 | 0.00 | | 199.353m2 | 195.426m3 |

## VOLUME OF COMPENSATORY STORAGE PROVIDED

| NUMBER | MINIMUM LEVEL | MAXIMUM LEVEL | COLOUR | AREA | VOLUME |
|---|---|---|---|---|---|
| 1 | -0.90 | -0.75 | | - | 1.568m3 |
| 2 | -0.75 | -0.60 | | - | 4.414m3 |
| 3 | -0.60 | -0.45 | | - | 20.514m3 |
| 4 | -0.45 | -0.30 | | - | 62.177m3 |
| 5 | -0.30 | -0.15 | | - | 86.962m3 |
| 6 | -0.15 | 0.00 | | - | 106.252m3 |

## FLOOD WATER COMPENSATION:

THE EXISTING FLOOD VOLUME THAT WOULD EXIST ON A GREENFIELD SITE MUST BE ACCOMMODATED WITHIN THE DEVELOPED SITE ACCORDING TO THE ENVIRONMENT AGENCY. ONCE BUILDINGS ARE PLACED IN THE EXISTING FLOOD ZONE THE FLOOD WATER IS DISPERSED. THIS DISPERSED VOLUME NOW NEEDS TO BE ACCOMMODATED ON SITE. TO EVALUATE THE VOLUMES REQUIRED THE FLOOD DISPERSION IS BROKEN DOWN INTO 150mm DEPTHS AND REDISTRIBUTED AROUND THE SITE WITH IN THE ORIGINAL 150mm DEPTHS. THIS ALLOWS FOR ADEQUATE ACCOMMODATION OF THE FLOOD WATER AND DOES NOT CAUSE BACK UP OF THE RIVER.
THE "VOLUME OF FLOOD WATER DISPLACED BY DEVELOPMENT" TABLE SHOWN ON 1127-01-CE-TP-XX-DR-C-2014 MUST BE MATCHED BY THE "VOLUME OF COMPENSATORY STORAGE PROVIDED" TABLE SHOWN HERE. THE DEPTH SLICES ARE BROKEN UP FROM THE 100YR FLOOD + 35% CLIMATE CHANGE LEVEL (30.436m) IN INCREMENTS OF 150mm DOWN TO THE LOWEST POINT ON SITE. THIS IS DEPICTED BY THE COLOUR BANDS SHOW ON THIS DRAWING.




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## STANDARD NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATIONS.
2. THIS DRAWING SHOULD NOT BE SCALED.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.
4. ALL DISCREPANCIES SHOULD BE REPORTED TO C.A. PRIOR TO THE COMMENCEMENT OF WORKS.

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## NOTES

1. LAYOUT AT PER HAWKINS BROWN ARCHITECTS DRG. DAST-HBA-00-00-DR-A-20-0100 RECEIVED 02/08/2019.
2. FLOOD LEVELS AS PER ENVIRONMENT AGENCY - PRODUCT 4 DATA 19.04.26. REFER TO GMMC-123638AB-P4, UPDATED TO REFLECT 35% CLIMATE CHANGE.

| Date | Rev | Description | Drawn | Chkd |
|---|---|---|---|---|
| 30.08.19 | P01 | ISSUED FOR INFORMATION | RH | PM |

Civic Engineers

**MANCHESTER** Carver's Warehouse, 77 Dale St, Manchester, M1 2HG. Tel: 0161 228 6757
**LONDON** Reeds Wharf, 33 Mill Street, London SE1 2AX. Tel: 020 7253 2977
**LEEDS** Tower Works, Unit 02-01, Globe Rd, Leeds, LS11 5QG. Tel: 0113 2025 130
**GLASGOW** Gresham Chambers, 45 West Nile St, Glasgow, G1 2PT. Tel: 0141 370 1829

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Project
VICTORIA RIVERSIDE
DANTZIC STREET, MANCHESTER

Title
PROPOSED FLOOD COMPENSATION STRATEGY

Status
INFORMATION

| Project Number | Scale @ A1 | Date Created | Drawn | Checked | Suitability |
|---|---|---|---|---|---|
| 1127-01 | 1:250 | 27/08/19 | RH | PM | S1 |

| Drawing Number | Revision |
|---|---|
| 1127-01-CE-TP-XX-DR-C-7015 | P01 |

# APPENDIX B
# Implemented Flood Compensation Strategy

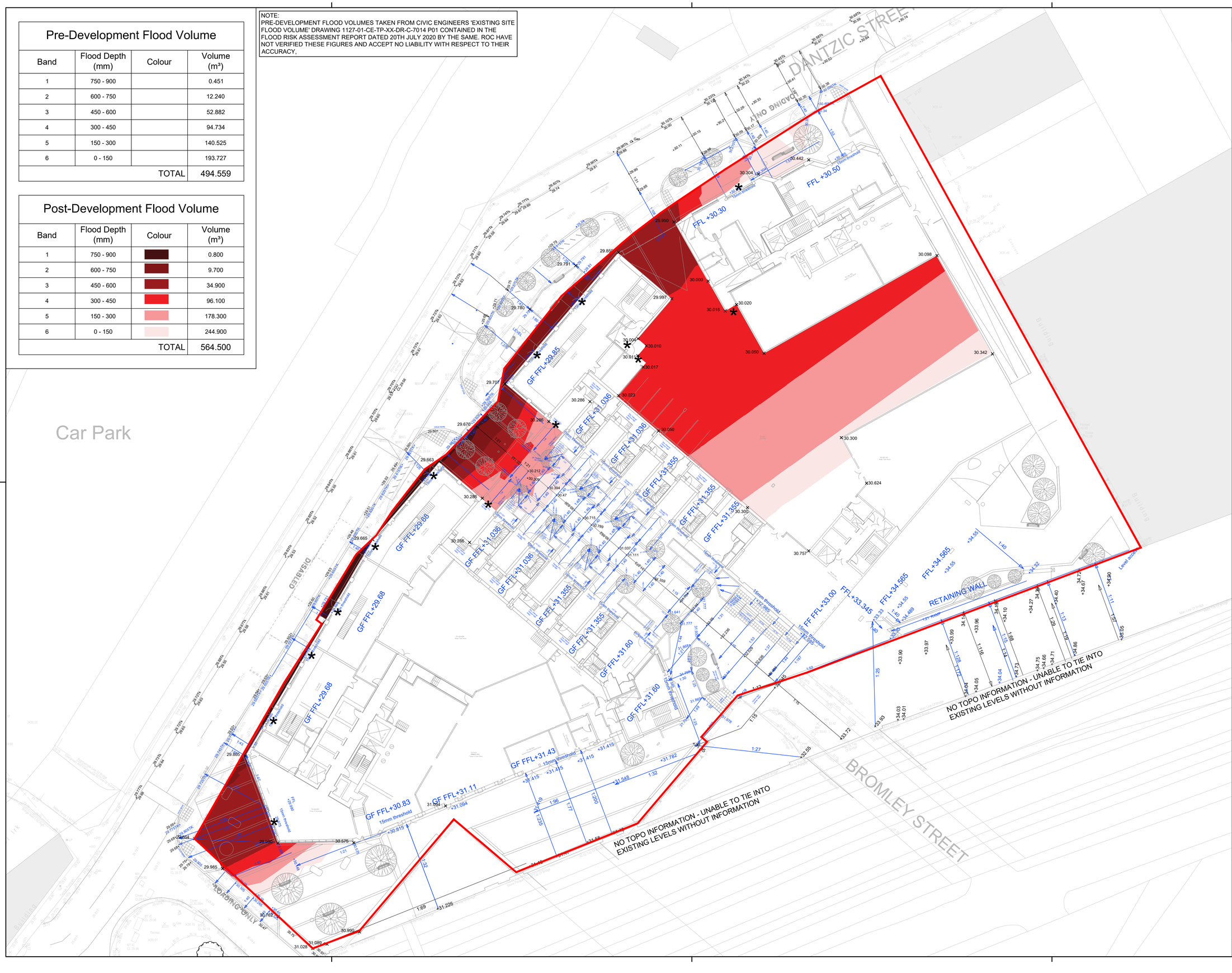
## Pre-Development Flood Volume

| Band | Flood Depth (mm) | Colour | Volume ($m^3$) |
|---|---|---|---|
| 1 | 750 - 900 | | 0.451 |
| 2 | 600 - 750 | | 12.240 |
| 3 | 450 - 600 | | 52.882 |
| 4 | 300 - 450 | | 94.734 |
| 5 | 150 - 300 | | 140.525 |
| 6 | 0 - 150 | | 193.727 |
| | | TOTAL | 494.559 |

## Post-Development Flood Volume

| Band | Flood Depth (mm) | Colour | Volume ($m^3$) |
|---|---|---|---|
| 1 | 750 - 900 | | 0.800 |
| 2 | 600 - 750 | | 9.700 |
| 3 | 450 - 600 | | 34.900 |
| 4 | 300 - 450 | | 96.100 |
| 5 | 150 - 300 | | 178.300 |
| 6 | 0 - 150 | | 244.900 |
| | | TOTAL | 564.500 |

NOTE:
PRE-DEVELOPMENT FLOOD VOLUMES TAKEN FROM CIVIC ENGINEERS 'EXISTING SITE FLOOD VOLUME' DRAWING 1127-01-CE-TP-XX-DR-C-7014 P01 CONTAINED IN THE FLOOD RISK ASSESSMENT REPORT DATED 20TH JULY 2020 BY THE SAME. ROC HAVE NOT VERIFIED THESE FIGURES AND ACCEPT NO LIABILITY WITH RESPECT TO THEIR ACCURACY,




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## NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.
3. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
4. BEFORE STARTING ANY WORKS, CONTRACTOR TO CHECK INVERT LEVELS AND POSITIONS OF EXISTING DRAINS, SEWERS, INSPECTIONS CHAMBERS AND MANHOLES AGAINST INFORMATION SHOWN ON THIS DRAWING.
5. THE PROPOSED BUILDING LAYOUTS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. REFER TO ARCHITECTS PLANS FOR PRECISE LOCATION SETTING OUT INFORMATION AND DETAILS.
6. THE PROPOSED LEVELS SHOWN ON THIS DRAWING ARE BASED ON PLANIT DRAWING '1768.1-PLA-XX-XX-DR-L-3001-Levels off-podium' Rev S4-P07.

* Flood defence measures required at door threshold

| REV | DATE | DETAILS | DRN | CHK |
|---|---|---|---|---|
| P3 | 20.05.24 | FINAL CONSTRUCTION DRAWING | ARJ | PAW |
| P2 | 24.05.22 | UPDATED TO SUIT LATEST SLAB LEVELS | ARJ | JAS |
| P1 | 30.11.21 | ISSUED FOR INFORMATION | ARJ | JAS |

DRAWING STATUS
CONSTRUCTION

RIBA STAGE
STAGE 5

RoC CONSULTING
Commercial Wharf
6 Commercial Street
Manchester M15 4PZ
T 0161 214 5390
W rocconsulting.com

| DRAWN | DATE | SCALES |
|---|---|---|
| ARJ | NOV 21 | 1:250 |
| CHECKED | DATE | THE ABOVE SCALES APPLY WHEN PLOTTED AT A1 SIZE –DO NOT SCALE– |
| PAW | NOV 21 | |
| APPRVD. | DATE | EMAIL FOR DRAWINGS |
| JAS | NOV 21 | info@rocconsulting.com |

CLIENT
CRUK

PROJECT TITLE
VICTORIA RIVERSIDE

DRAWING TITLE
FLOOD COMPENSATION
GENERAL ARRANGEMENT

| DRAWING No. | REV. |
|---|---|
| VRS-ROC-ZZ-XX-DR-C-FCS01 | P3 |

4212

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