

Surface and Foul Water Drainage Strategy for Planning

June 2025

Our reference:

95012-Finsgate-FowlerSt_6

Prepared for:

Regal Property Stroud
Limited

Location:

Former Barclays Bank
1 King Street
South Shields
NE33 1DA

and

20 - 26 Fowler Street
South Shields
South Tyneside
NE33 1NA



Document Issue Record

Project Details	
Project:	Surface and Foul Water Drainage Strategy for Planning
Prepared for:	Regal Property Stroud Limited
Application:	Change of use to residential apartments (No increase to impermeable area)
Location:	Former Barclays Bank, 1 King Street, South Shields, NE33 1DA and 20 - 26 Fowler Street, South Shields, South Tyneside, NE33 1NA
Our reference:	95012-Finsgate-FowlerSt_6
Issue no.:	v1.0
Issue date:	19 th June 2025

Project Consultants	
Lead Consultant:	Mr Antony Rousou, BSc (Hons)
Document Check:	Miss Ellen Webb, BSc (Hons)
Authorisation:	Mr Antony Rousou, BSc (Hons)

This report (including any enclosures and attachments) has been prepared for the exclusive use and benefit of the commissioning party and solely for the purpose for which it is provided. Unless we provide express prior written consent, no part of this report should be reproduced, distributed or communicated to any third party. We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. Any data and information provided by third parties and referred to herein has not been checked or verified by us unless otherwise expressly stated within this report. This report was checked and approved on the date it was issued and is therefore valid on this date. Understanding, circumstances, regulations and professional standards do change, which could subsequently affect the validity of this report. This report is not to be used for detailed design of drainage systems. It is recommended that every drainage scheme uses hydraulic modelling software to finalise volume requirements and design details before drawings are produced.

Commercial in Confidence

Contents

1. Introduction	4
2. Existing Site.....	5
Site Topography:.....	6
Existing Ground Conditions:	6
Nearby Watercourses / Drainage Features:	9
3. Development Proposal.....	10
4. Surface Water Drainage Strategy	12
Existing Drainage:.....	12
Drainage Hierarchy:.....	12
Infiltration Potential:.....	12
Proposed Discharge Rate and Location:	12
Water Quality:	12
Design Exceedance:	13
Adoption and Maintenance:.....	13
Pipework, Inspection Chambers and Catchpits:	13
5. Foul Drainage Strategy	14
Existing Drainage:.....	14
Foul Drainage Hierarchy:.....	14
Proposed Foul Drainage:	14
Adoption and Maintenance:.....	14
6. Discussion and Conclusion.....	15

1. Introduction

- 1.1. This Surface and Foul Water Drainage Strategy has been prepared by Unda Consulting Limited on behalf of Regal Property Stroud Limited, in support of a planning application for the change of use to residential apartments (No increase to impermeable area). The proposed development is being undertaken at the former Barclays Bank, 1 King Street, South Shields, NE33 1DA and 20 - 26 Fowler Street, South Shields, South Tyneside, NE33 1NA. This report assesses the surface water drainage arrangements for the proposed development.
- 1.2. The proposed planning application is for the *change of use to residential apartments (No increase to impermeable area)*.
- 1.3. In light of this, this surface water drainage strategy aims to provide betterment on the existing situation where feasible.



Figure 1: Aerial view of the site and surrounding area (Source: Google Earth)

2. Existing Site

- 2.1. Fowler Street is currently occupied by retail on the ground floor with offices above.
- 2.2. King Street is currently occupied by a bank on the ground floor with offices above.

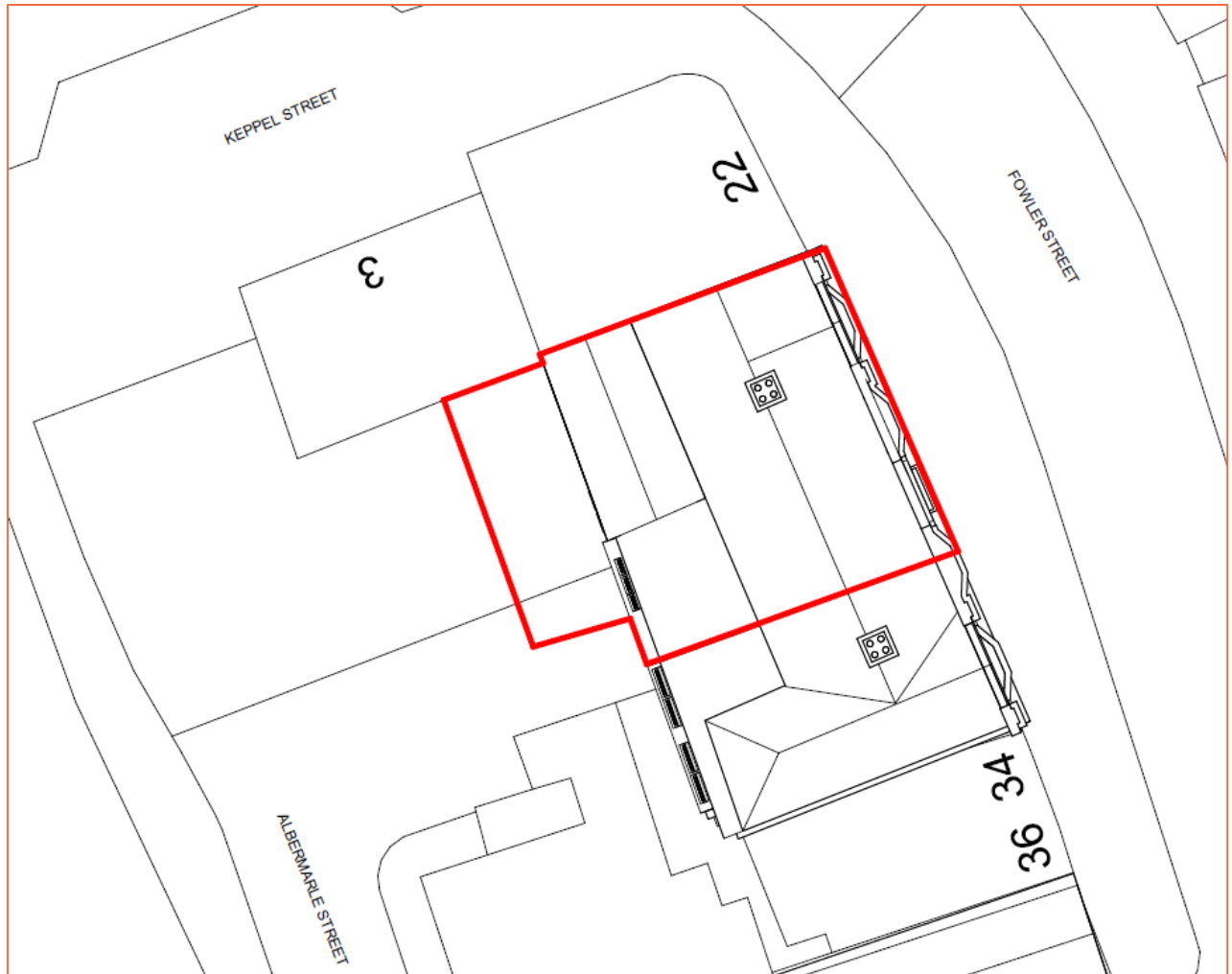


Figure 2: Site Location Plan – Fowler Street (Source: Create Architecture)

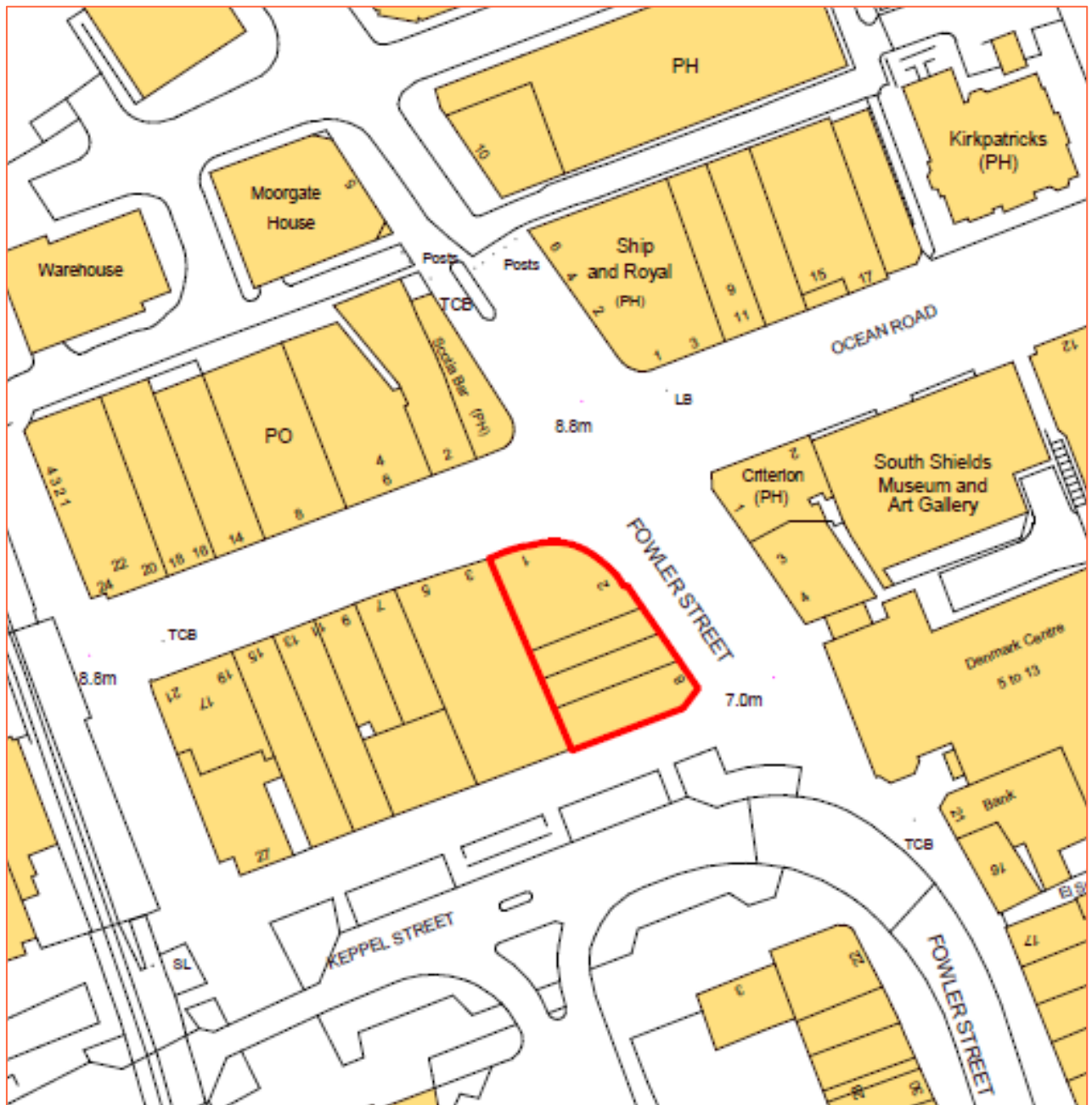


Figure 3: Site Location Plan – King Street (Source: Create Architecture)

Site Topography:

- 2.3. Site surveys for both Fowler and King Street can be found in the Appendix.

Existing Ground Conditions:

- 2.4. The 1:50,000 BGS map shows that the bedrock underlying the Fowler Street site is Pennine Middle Coal Measures Formation - Sandstone. The Kings Street site is underlain by Pennine Middle Coal Measures Formation - Mudstone, Siltstone and Sandstone.
- 2.5. The BGS mapping shows superficial deposits of Alluvium – clay, silt, sand and gravel underlying the Fowler Street site. However, the BGS mapping shows superficial deposits of Till, Devensian – Diamicton underlying the Kings Street site.

- 2.6. The soil type taken from the UKSO Soil Map Viewer shows both sites to be located upon relatively deep soils of Glacial Till parent material with a soil texture of Clayey loam.
- 2.7. The published Environment Agency Groundwater Source Protection Zone map shows that both sites are not located within a Groundwater Source Protection Zone.

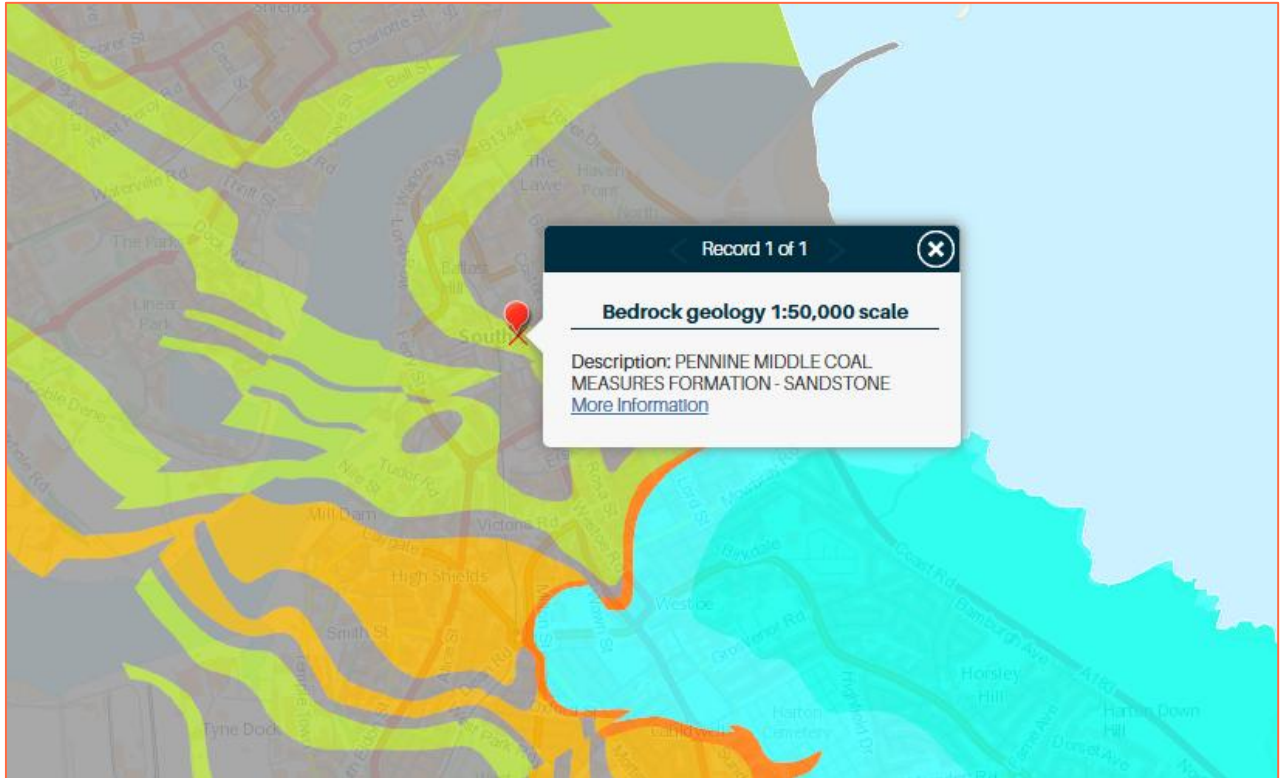


Figure 4: BGS Bedrock Geology – Fowler Street (Source: BGS)

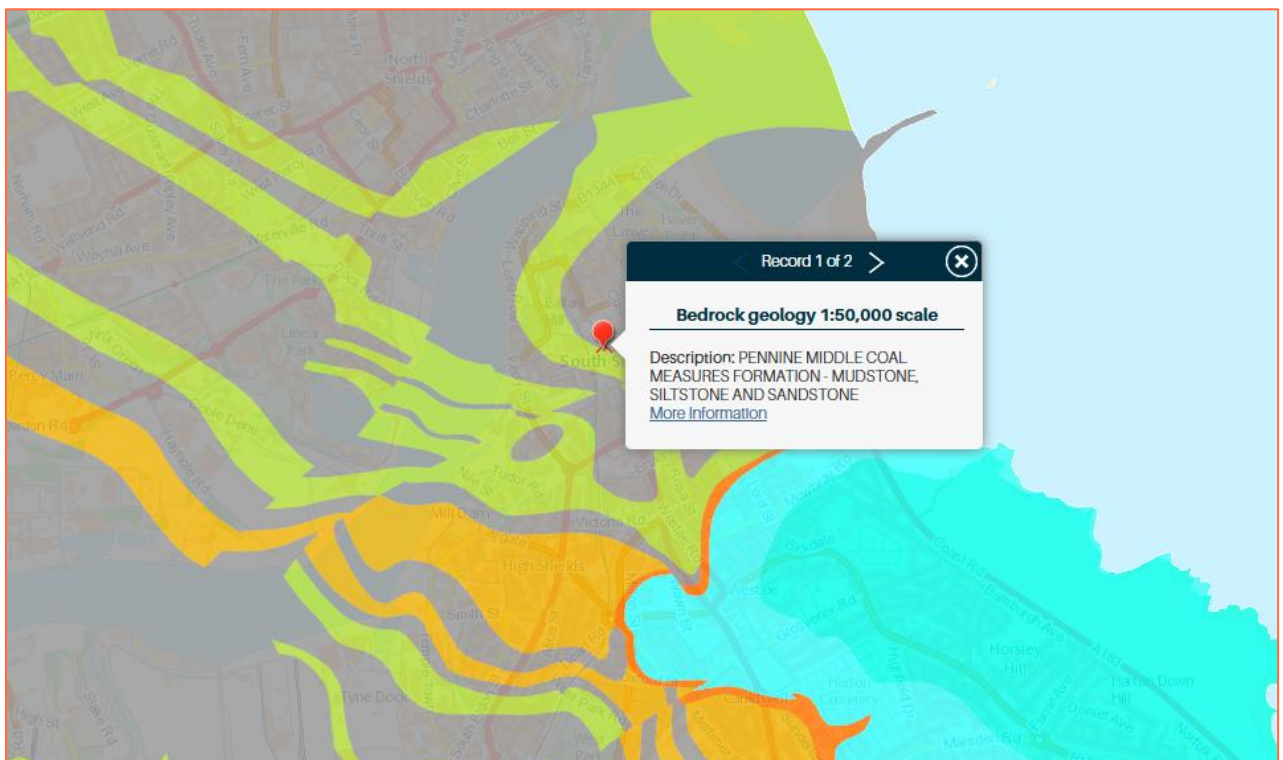


Figure 5: BGS Bedrock Geology – King Street (Source: BGS)

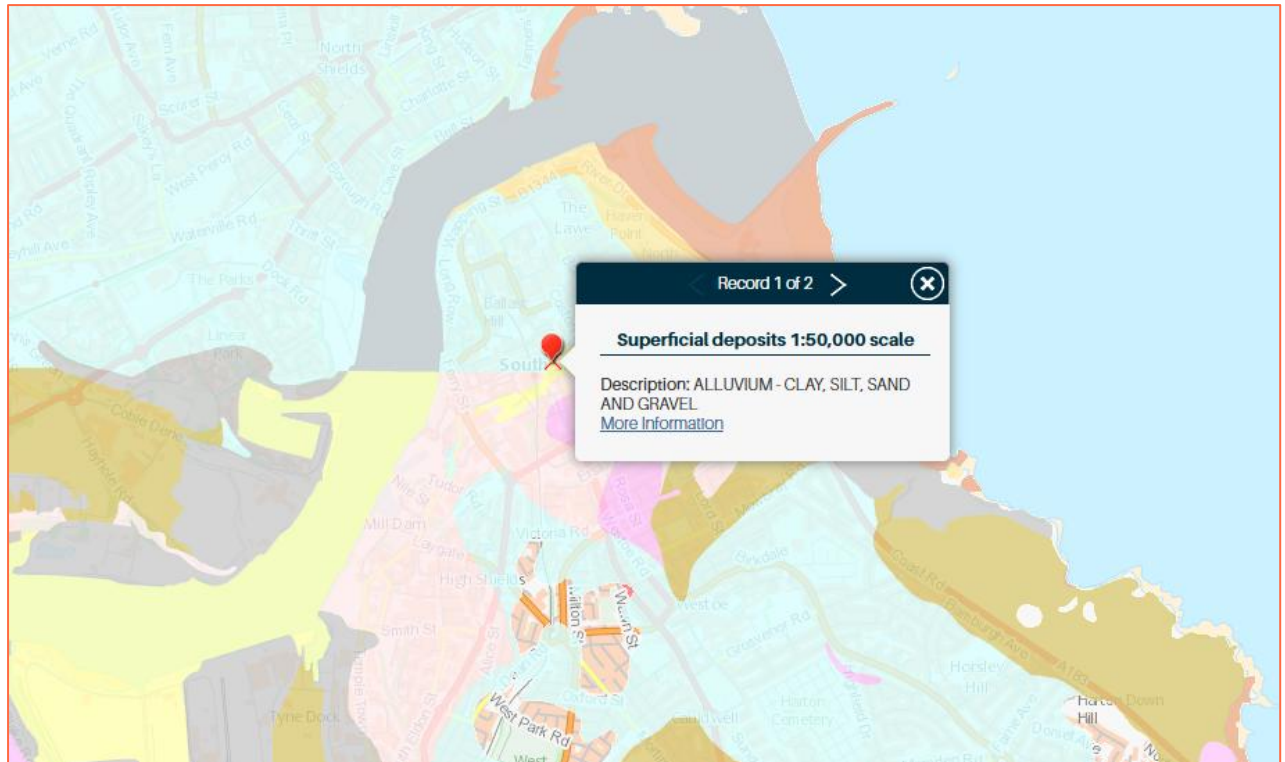


Figure 6: BGS superficial deposits – Fowler Street (Source: BGS)

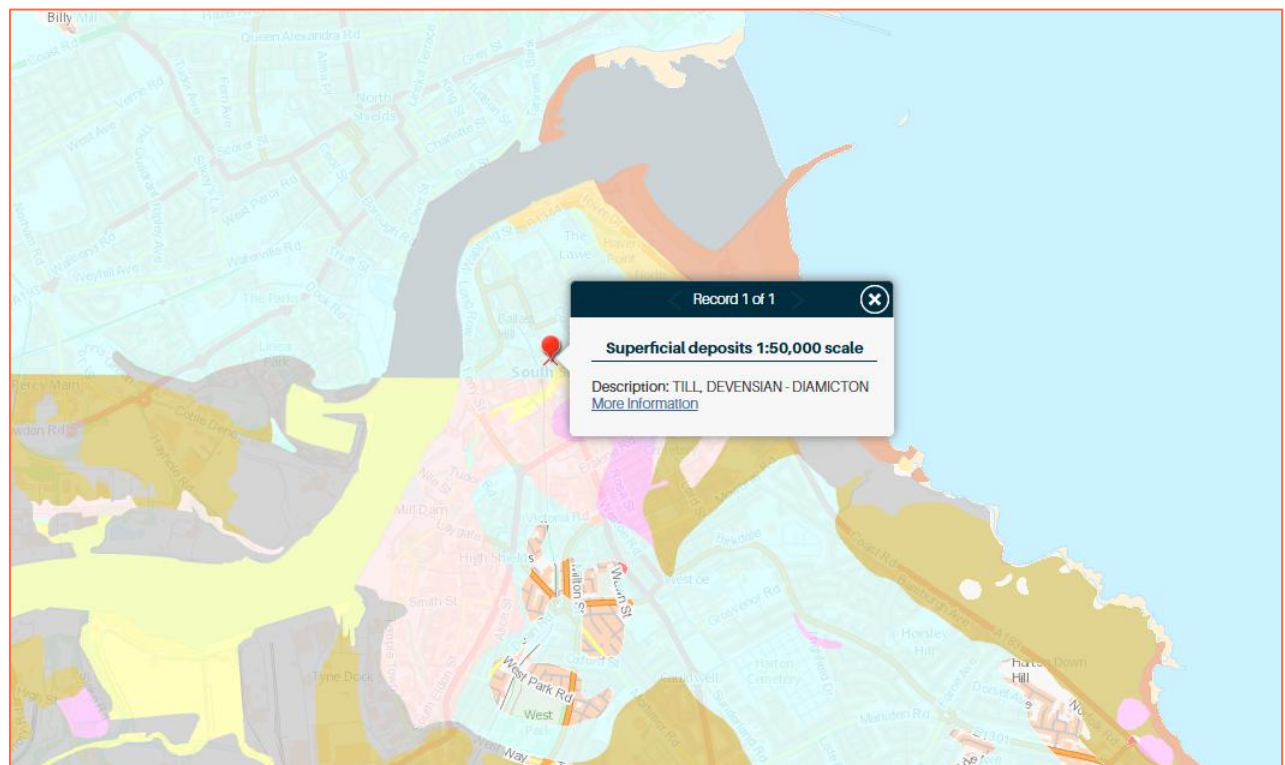


Figure 7: BGS superficial deposits – Kings Street (Source: BGS)

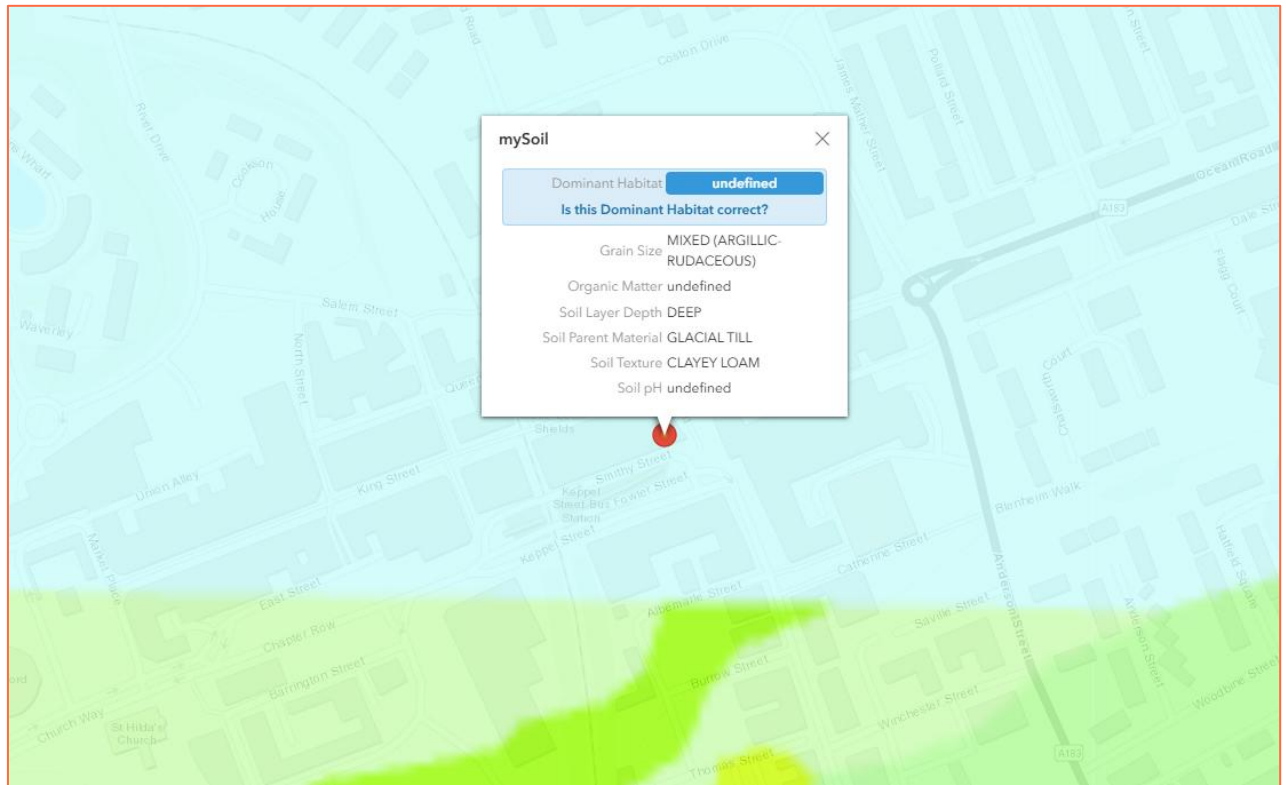


Figure 8: Soil map (Source: UK Soils, BGS)

Nearby Watercourses / Drainage Features:

- 2.8. The River Tyne is located approximately 476m west of the King Street site boundary and 522m West of the Fowler Street site boundary.

3. Development Proposal

- 3.1. The proposed planning application is for the *change of use to residential apartments (No increase to impermeable area)*.
- 3.2. As the developments are for change of uses with no increase to the impermeable area, this surface water drainage strategy aims to provide betterment where feasible.
- 3.3. Proposed plans are provided in the report Appendix.

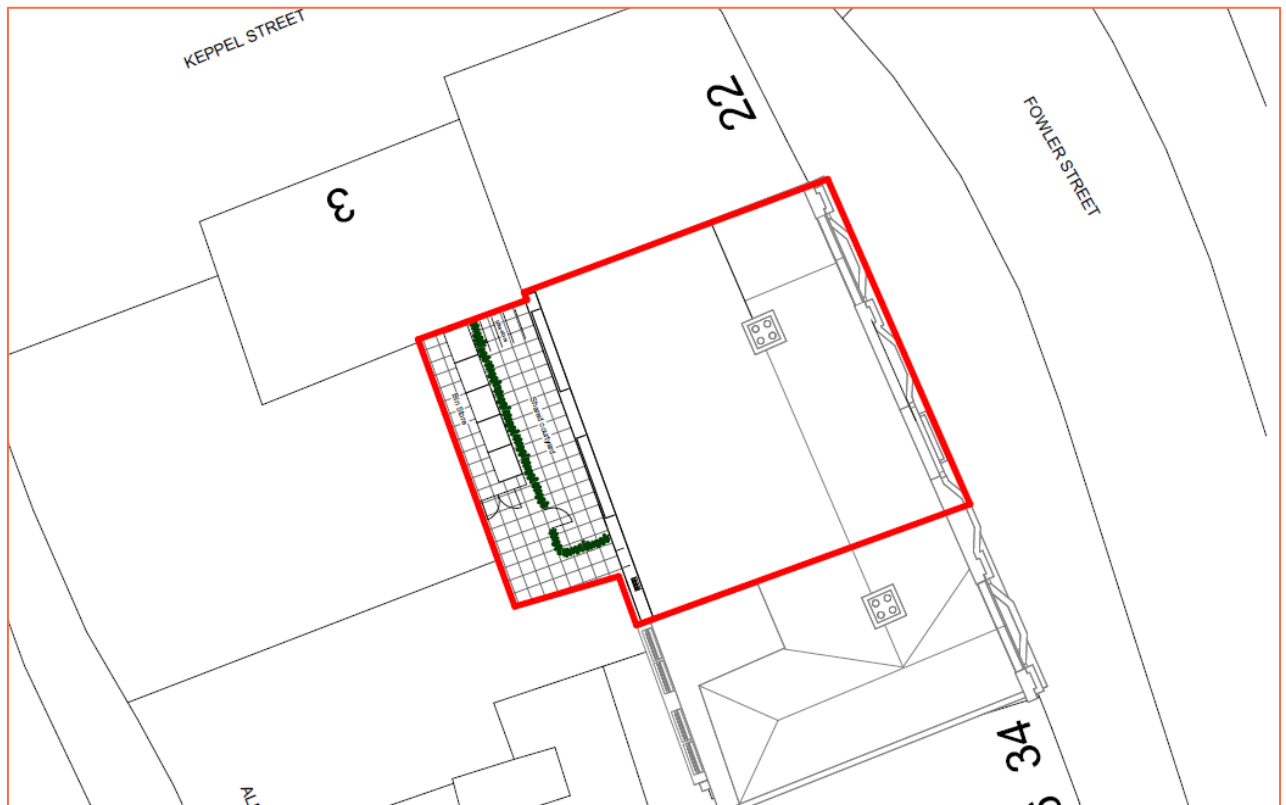


Figure 9: Proposed site plan – Fowler Street (Source: Create Architecture)



Figure 10: Proposed Basement, Level 00, Level 01 and Level 02 Plan – King Street (Source: Create Architecture)

4. Surface Water Drainage Strategy

Existing Drainage:

- 4.1. The existing site is understood to discharge its surface water to sewer at an unattenuated rate.
- 4.2. Asset records obtained from Northumbrian Water indicate that there are combined sewers within the vicinity of both sites. There are also proposed combined sewers within the vicinity of Fowler Street. *Refer to Appendix for sewer records.*

Drainage Hierarchy:

- 4.3. In order to mitigate flood risk posed by post development runoff, adequate control measures will need to be considered within the site. This will ensure that surface water runoff is dealt with at source and flood risk is not increased elsewhere.
- 4.4. The drainage strategy for the site has been prepared according to the drainage discharge hierarchy from CIRIA C753 The SuDS Manual, as follows:
 - 1. Infiltration to the maximum extent that is practical;
 - 2. Discharge to surface waters;
 - 3. Discharge to surface water sewer;
 - 4. Discharge to combined sewer.

Infiltration Potential:

- 4.5. The 1:50,000 BGS map shows that the bedrock underlying the Fowler Street site is Pennine Middle Coal Measures Formation - Sandstone. The Kings Street site is underlain by Pennine Middle Coal Measures Formation - Mudstone, Siltstone and Sandstone. The soil type taken from the UKSO Soil Map Viewer shows both sites to be located upon relatively deep soils of Glacial Till parent material with a soil texture of Clayey loam. Therefore, infiltration SuDS at the site are not feasible.

Proposed Discharge Rate and Location:

- 4.6. Both sites are currently entirely impermeable.
- 4.7. As King Street has no external space, all roof areas will continue to discharge using their existing drainage arrangements.
- 4.8. The existing roof area of Fowler Street will continue to discharge using its existing drainage arrangements. All external ground surfaces will be of permeable construction, where feasible, therefore providing betterment.

Water Quality:

- 4.9. Water quality has been assessed in line with the Simple Index approach from Chapter 26 of CIRIA C753 The SuDS Manual:

Step 1 – Allocate suitable pollution hazard indices for the proposed land use.

Step 2 – Select SuDS with a total pollution mitigation index that equals or exceeds the pollution hazard index.

- 4.10. Un-trafficked ground surfaces will contain negligible contaminant concentrations and does not warrant treatment. Nevertheless, it is suggested to include debris / sediment traps on any new drainage.

Design Exceedance:

- 4.11. Should the onsite drainage system fail under extreme rainfall events or blockage, flooding may occur within the site. In the event of the drainage system failure, the runoff flow can be managed through detailing the new external levels to direct water away from structures.

Adoption and Maintenance:

- 4.12. It is proposed that all SuDS facilities will be maintained by the end users.
- 4.13. A draft Maintenance Schedule is outlined below.
- 4.14. In addition, it is recommended that all drainage elements are inspected following the first storm event and monthly for the first 3 months following commissioning.
- 4.15. All permeable surfacing should be maintained in line with the manufacturer's specifications.

Pipework, Inspection Chambers and Catchpits:

- 4.16. It is not envisaged that silt build up within the pipework systems will require a rigorous maintenance regime so long as silt is removed from upstream catch pits on a regular basis. Notwithstanding this, a suitable maintenance regime for the systems is outlined in the table below.

Maintenance Schedule	Action	Frequency
Routine Maintenance	- Remove silt and debris from inspection chambers and catchpits. - Cleaning of gutters and downpipe filters.	Annually or as required.
	Remove root ingress.	Action as required.
Monitoring	Inspect for silt and debris.	Every three months.
	CCTV survey of drainage system to identify alignment issues, cracked pipes or leaking joints.	Every 10 years.

Table 1: Suggested maintenance regime for pipework, inspection chambers and catchpits

5. Foul Drainage Strategy

Existing Drainage:

- 5.1. The existing site is understood to discharge its foul water to foul sewer.
- 5.2. Asset records obtained from Northumbrian Water indicate that there are combined sewers within the vicinity of both sites. There are also proposed combined sewers within the vicinity of Fowler Street. *Refer to Appendix for sewer records.*

Foul Drainage Hierarchy:

- 5.3. The drainage strategy for the site has been prepared according to the drainage discharge hierarchy from the NPPF, as follows.
 - 1. Connection to public sewer;
 - 2. Installation of a package sewage treatment works;
 - 3. Installation of a septic tank.

Proposed Foul Drainage:

- 5.4. Post development, the foul drainage will remain as existing.

Adoption and Maintenance:

- 5.5. The sewers will be designed to an adoptable standard (where feasible).

6. Discussion and Conclusion

- 6.1. This Surface and Foul Water Drainage Strategy has been prepared by Unda Consulting Limited on behalf of Regal Property Stroud Limited, in support of a planning application for the change of use to residential apartments (No increase to impermeable area). The proposed development is being undertaken at the former Barclays Bank, 1 King Street, South Shields, NE33 1DA and 20 - 26 Fowler Street, South Shields, South Tyneside, NE33 1NA. This report assesses the surface water drainage arrangements for the proposed development.
- 6.2. Fowler Street is currently occupied by retail on the ground floor with offices above.
- 6.3. King Street is currently occupied by a bank on the ground floor with offices above.
- 6.4. Site surveys for both Fowler and King Street can be found in the Appendix.
- 6.5. The 1:50,000 BGS map shows that the bedrock underlying the Fowler Street site is Pennine Middle Coal Measures Formation - Sandstone. The Kings Street site is underlain by Pennine Middle Coal Measures Formation - Mudstone, Siltstone and Sandstone.
- 6.6. The BGS mapping shows superficial deposits of Alluvium – clay, silt, sand and gravel underlying the Fowler Street site. However, the BGS mapping shows superficial deposits of Till, Devensian – Diamicton underlying the Kings Street site.
- 6.7. The soil type taken from the UKSO Soil Map Viewer shows both sites to be located upon relatively deep soils of Glacial Till parent material with a soil texture of Clayey loam.
- 6.8. The published Environment Agency Groundwater Source Protection Zone map shows that both sites are not located within a Groundwater Source Protection Zone.
- 6.9. The River Tyne is located approximately 476m west of the King Street site boundary and 522m West of the Fowler Street site boundary.
- 6.10. The 1:50,000 BGS map shows that the bedrock underlying the Fowler Street site is Pennine Middle Coal Measures Formation - Sandstone. The Kings Street site is underlain by Pennine Middle Coal Measures Formation - Mudstone, Siltstone and Sandstone. The soil type taken from the UKSO Soil Map Viewer shows both sites to be located upon relatively deep soils of Glacial Till parent material with a soil texture of Clayey loam. Therefore, infiltration SuDS at the site are not feasible.
- 6.11. Both sites are currently entirely impermeable.
- 6.12. As King Street has no external space, all roof areas will continue to discharge using their existing drainage arrangements.
- 6.13. The existing roof area of Fowler Street will continue to discharge using its existing drainage arrangements. All external ground surfaces will be of permeable construction, where feasible, therefore providing betterment.
- 6.14. Un-trafficked ground surfaces will contain negligible contaminant concentrations and does not warrant treatment. Nevertheless, it is suggested to include debris / sediment traps on any new drainage.
- 6.15. It is proposed that all SuDS facilities will be maintained by the end users. A draft Maintenance Schedule is outlined within the report.

- 6.16. Should the onsite drainage system fail under extreme rainfall events or blockage, flooding may occur within the site. In the event of the drainage system failure, the runoff flow can be managed through detailing the new external levels to direct water away from structures.

This drainage strategy has been undertaken in accordance with the principles set out in NPPF. We can conclude that providing the development adheres to the conditions advised above, the said development proposals can be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government and the EA.

**Unda Consulting Limited
June 2025**

Appendix

A – Development Plans for Kings Street:

- Existing and proposed plans – Create Architecture.

B – Development Plans for Fowler Street:

- Existing and proposed plans – Create Architecture.

C – Site Survey for Kings Street:

- Site Surveys – Measured Survey Pro.

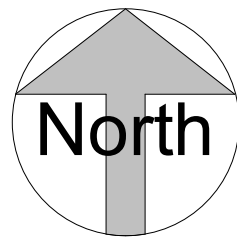
D – Site Survey for Fowler Street:

- Site Surveys – Measured Survey Pro.

E - Water Authority:

- Asset Location Search - Northumbrian Water.

Appendix A

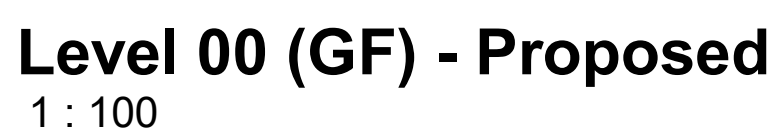


P1	Pre-App Submission	23.10.24
Revision:	Description:	Date:
Project:	Originator: CA	Volume: XX
24.044	Levels: 00	Type: DR
Project:	Role: A	Number: 90_001
Former Barclays Bank	Revision: P1	CAL Project No: 24.044
1 King Street		
South Shields		
NE33 1DA		
Client:	Regal Bifrons Properties Ltd	
Drawing:	Site Location Plan	
Scale:	1 : 500	Print Size: A1
Drawn By:	RH	Checked By: AA

Map House,
3 Westland Way,
Preston Farm
Stockton-On-Tees
TS18 3TG

t: 01642 062521
e: info@createarchitecture.co.uk

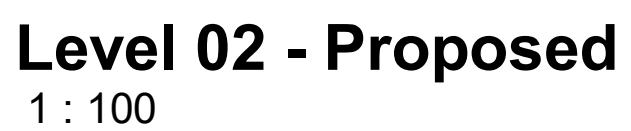
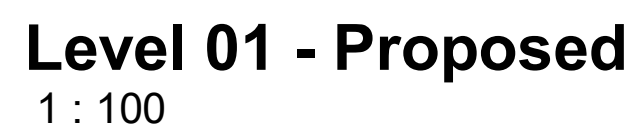
Architectural Consultants | Land & Property Consultants | Development
a Private Limited Company - reg. no. 08859320



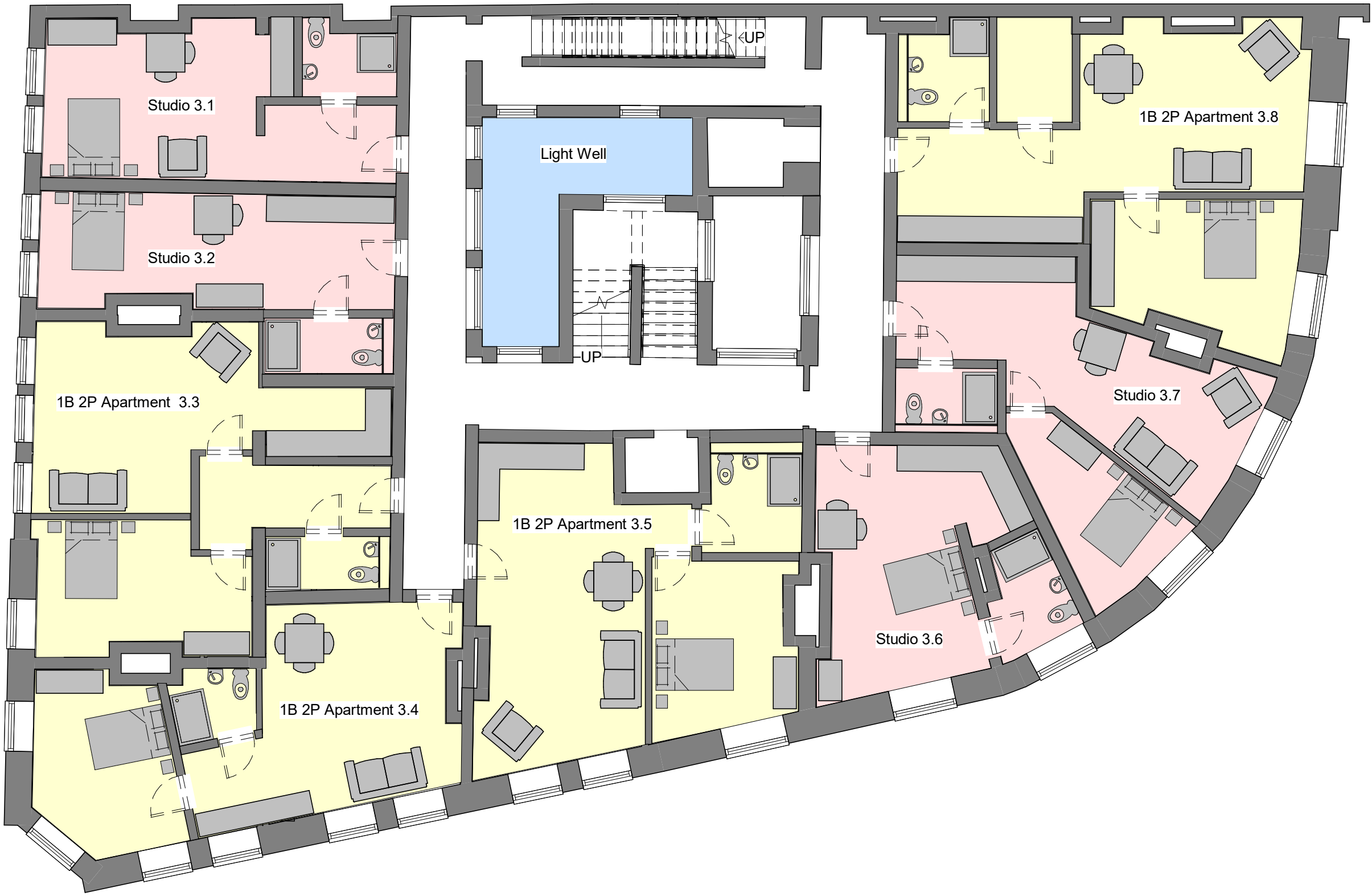
No	Apartment Type	Area m2	Area sqft
Level 1			
1.1	Studio	28.95m2	311sqft
1.2	Studio	23.60m2	254sqft
1.3	1B 2P Apartment	55.20m2	594sqft
1.4	1B 2P Apartment	42.00m2	452sqft
1.5	1B 2P Apartment	44.30m2	476sqft
Level 2			
2.1	Studio	29.80m2	320sqft
2.2	Studio	26.40m2	284sqft
2.3	1B 2P Apartment	53.60m2	576sqft
2.4	1B 2P Apartment	41.80m2	449sqft
2.5	1B 2P Apartment	49.70m2	534sqft
2.6	Studio	27.60m2	297sqft
2.7	Studio	39.54m2	425sqft
2.8	1B 2P Apartment	58.90m2	633sqft
Level 3			
3.1	Studio	30.36m2	326sqft
3.2	Studio	25.77m2	277sqft
3.3	1B 2P Apartment	51.84m2	558sqft
3.4	1B 2P Apartment	41.06m2	441sqft
3.5	1B 2P Apartment	48.59m2	523sqft
3.6	Studio	26.45m2	284sqft
3.7	Studio	39.09m2	420sqft
3.8	1B 2P Apartment	57.61m2	620sqft
Level 4			
4.1	1B 2P Apartment	45.46m2	489sqft
4.2	1B 2P Apartment	42.93m2	462sqft
4.3	Studio	34.88m2	375sqft
4.4	Studio	35.17m2	378sqft
4.5	Studio	28.22m2	303sqft
4.6	Studio	31.82m2	342sqft
4.7	1B 2P Apartment	55.35m2	595sqft

Area Schedule

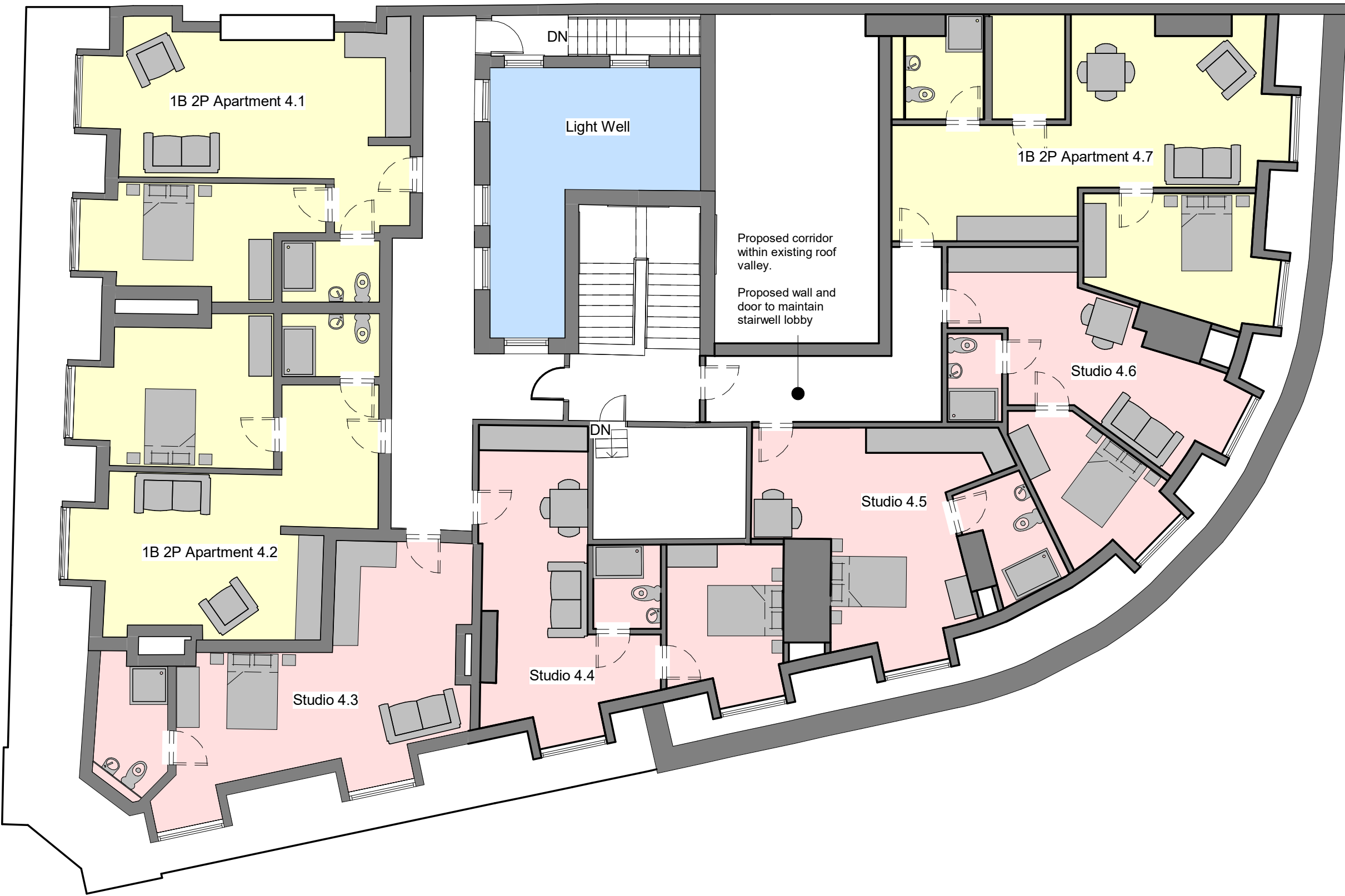
1 : 100



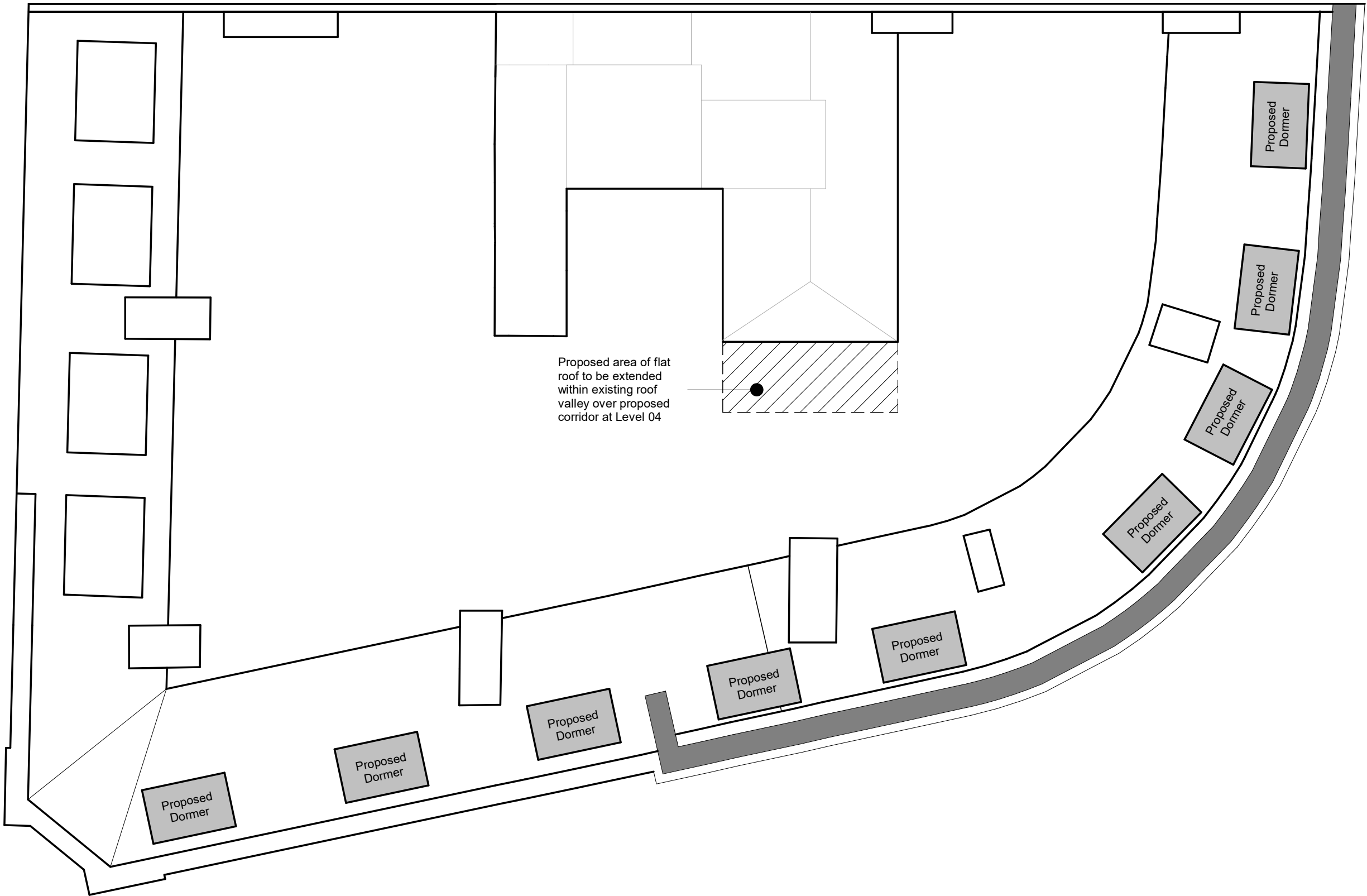
P1	Pre-App Submission						23.10.24
Revision:	Description:						Date:
Project:	Originator:	Volume:	Levels:	Type:	Role:	Number:	Revision:
24.044	CA	XX	XX	DR	A	20_004	P1
Project:	Former Barclays Bank 1 King Street South Shields NE33 1DA					CAL Project No: 24.044	
Client:	Regal Bifrons Properties Ltd						
Drawing:	Proposed GA Plans Sheet 1						
Scale:	1 : 100		Print Size:	A1	Drawn By:	RH	Checked By:
							AA



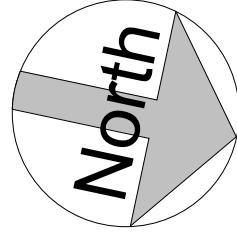
Level 03 - Proposed
1 : 100



Level 04 - Proposed
1 : 100



Roof Level
1 : 100



No	Apartment Type	Area m2	Area sqft
Level 1			
1.1	Studio	28.95m2	311sqft
1.2	Studio	23.60m2	254sqft
1.3	1B 2P Apartment	55.20m2	594sqft
1.4	1B 2P Apartment	42.00m2	452sqft
1.5	1B 2P Apartment	44.30m2	476sqft
Level 2			
2.1	Studio	29.80m2	320sqft
2.2	Studio	26.40m2	284sqft
2.3	1B 2P Apartment	53.60m2	576sqft
2.4	1B 2P Apartment	41.80m2	449sqft
2.5	1B 2P Apartment	49.70m2	534sqft
2.6	Studio	27.60m2	297sqft
2.7	Studio	39.54m2	425sqft
2.8	1B 2P Apartment	58.90m2	633sqft
Level 3			
3.1	Studio	30.36m2	326sqft
3.2	Studio	25.77m2	277sqft
3.3	1B 2P Apartment	51.84m2	558sqft
3.4	1B 2P Apartment	41.06m2	441sqft
3.5	1B 2P Apartment	48.59m2	523sqft
3.6	Studio	26.45m2	284sqft
3.7	Studio	39.09m2	420sqft
3.8	1B 2P Apartment	57.61m2	620sqft
Level 4			
4.1	1B 2P Apartment	45.46m2	489sqft
4.2	1B 2P Apartment	42.93m2	462sqft
4.3	Studio	34.88m2	375sqft
4.4	Studio	35.17m2	378sqft
4.5	Studio	28.22m2	303sqft
4.6	Studio	31.82m2	342sqft
4.7	1B 2P Apartment	55.35m2	595sqft

Area Schedule
1 : 100

P1	Pre-App Submission		23.10.24
Revision:	Description:		Date:
Project:	Originator:	Volume:	Levels:
24.044	CA	XX	XX
Project:	Type:	Role:	Number:
Former Barclays Bank	DR	A	20_005
1 King Street			
South Shields			
NE33 1DA			
Client:	Regal Bifrons Properties Ltd		
Drawing:	Proposed GA Plans Sheet 2		
Scale:	1 : 100	Print Size:	A1
Drawn By:	RH	Checked By:	AA



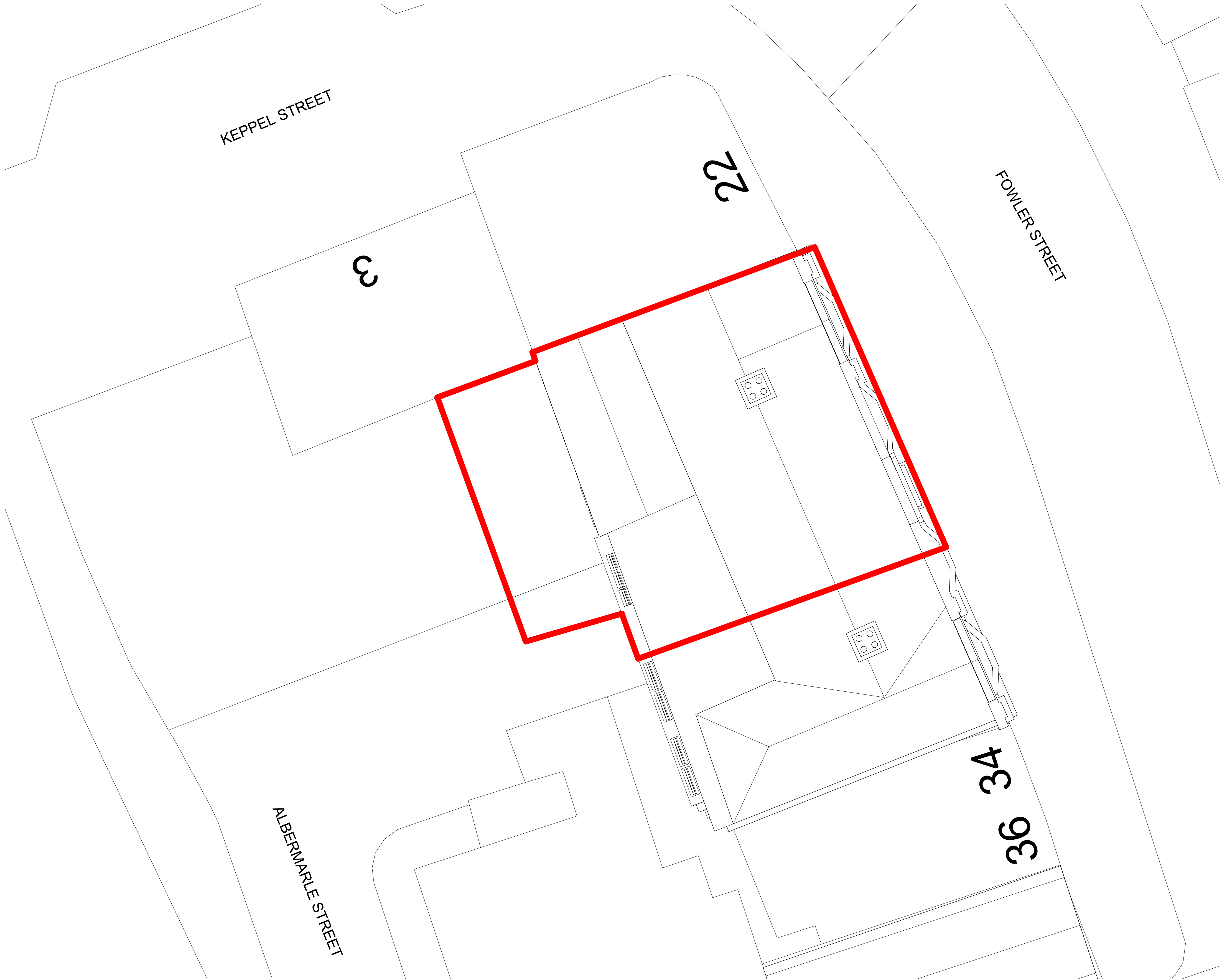
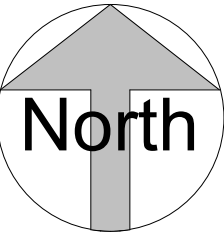
Map House,
3 Westland Way,
Preston Farm
Stockton-On-Tees
TS18 3TG

t: 01642 062521
e: info@createarchitecture.co.uk

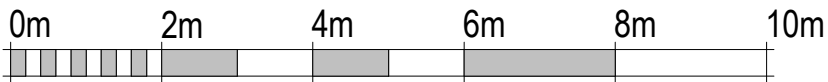
Architectural Consultants | Land & Property Consultants | Development
a Private Limited Company - reg. no. 08859320



Appendix B



Site Plan - Existing
1 : 100



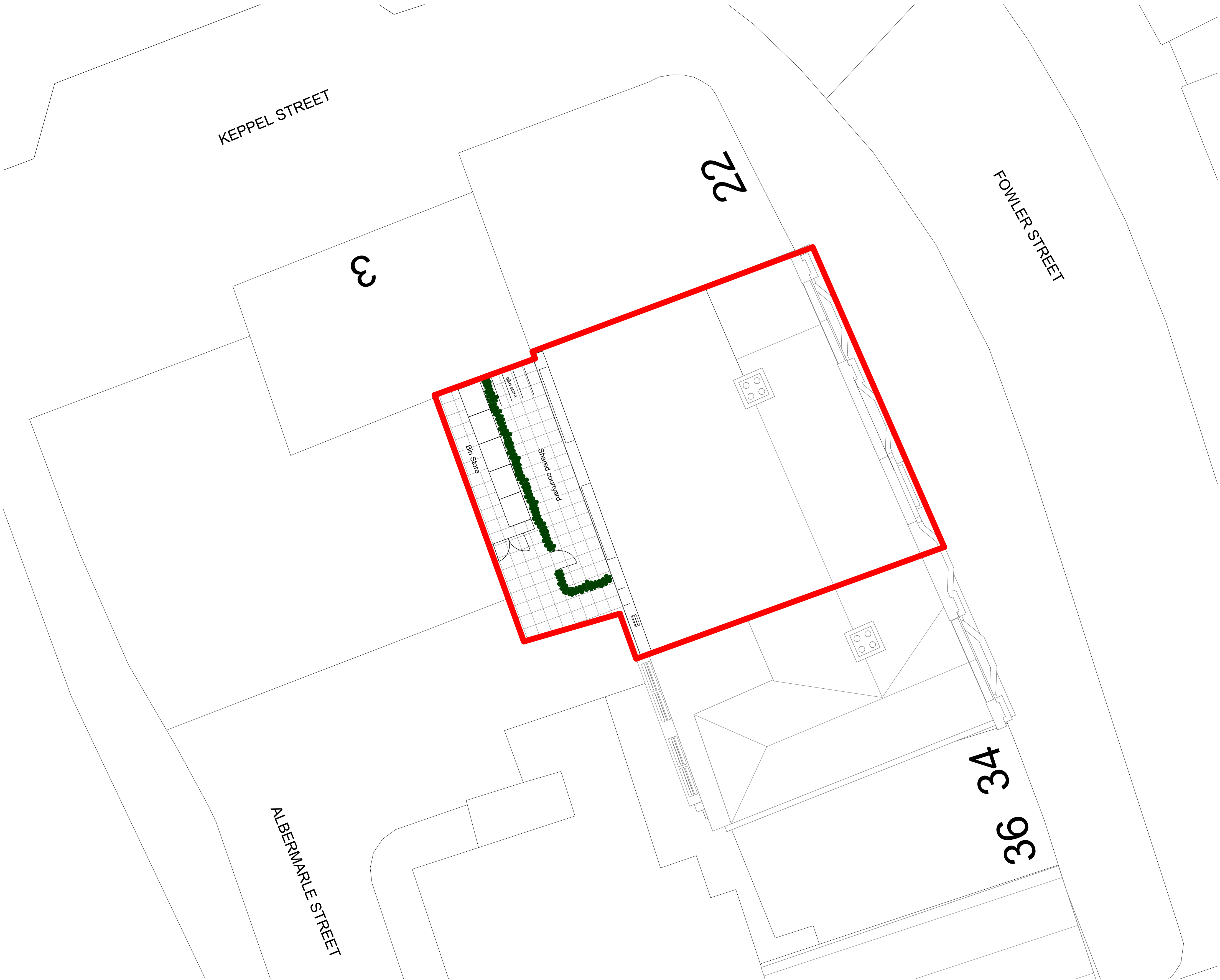
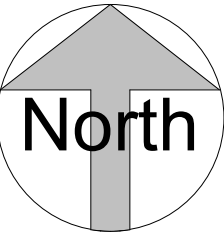
VISUAL SCALE 1:100 @ A1

P1		Issued for Planning					03/12/24	
Revision:		Description:					Date:	
Project:	Originator:	Volume:	Levels:	Type:	Role:	Number:	Revision:	
24.037	CA	XX	XX	DR	A	80_02	P1	
Project:	24-26 Fowler Street, South Shields NE33 2LR					CAL Project No: 24.037		
Client:	Regal Bifrons Properties Ltd							
Drawing:	Site Plan - Existing							
Scale:	1 : 100	Print Size:	A1	Drawn By:	RH	Checked By:	AA	

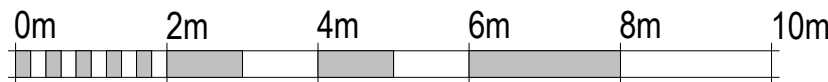
Map House,
3 George Stephenson Court,
Preston Farm,
Stockton on Tees,
TS18 3TG

t: 01642 062521
e: info@createarchitecture.co.uk

Architectural Consultants | Land & Property Consultants | Development
a Private Limited Company - reg. no. 08859320



Site Plan - Proposed
1 : 100



VISUAL SCALE 1:100 @ A1

P1		Issued for Planning					03/12/24	
Revision:		Description:					Date:	
Project:	Originator:	Volume:	Levels:	Type:	Role:	Number:	Revision:	
24.037	CA	XX	XX	DR	A	80_03	P1	
Project:	24-26 Fowler Street, South Shields NE33 2LR					CAL Project No: 24.037		
Client:	Regal Bifrons Properties Ltd							
Drawing:	Site Plan - Proposed							
Scale:	1 : 100	Print Size:	A1	Drawn By:	RH	Checked By:	AA	

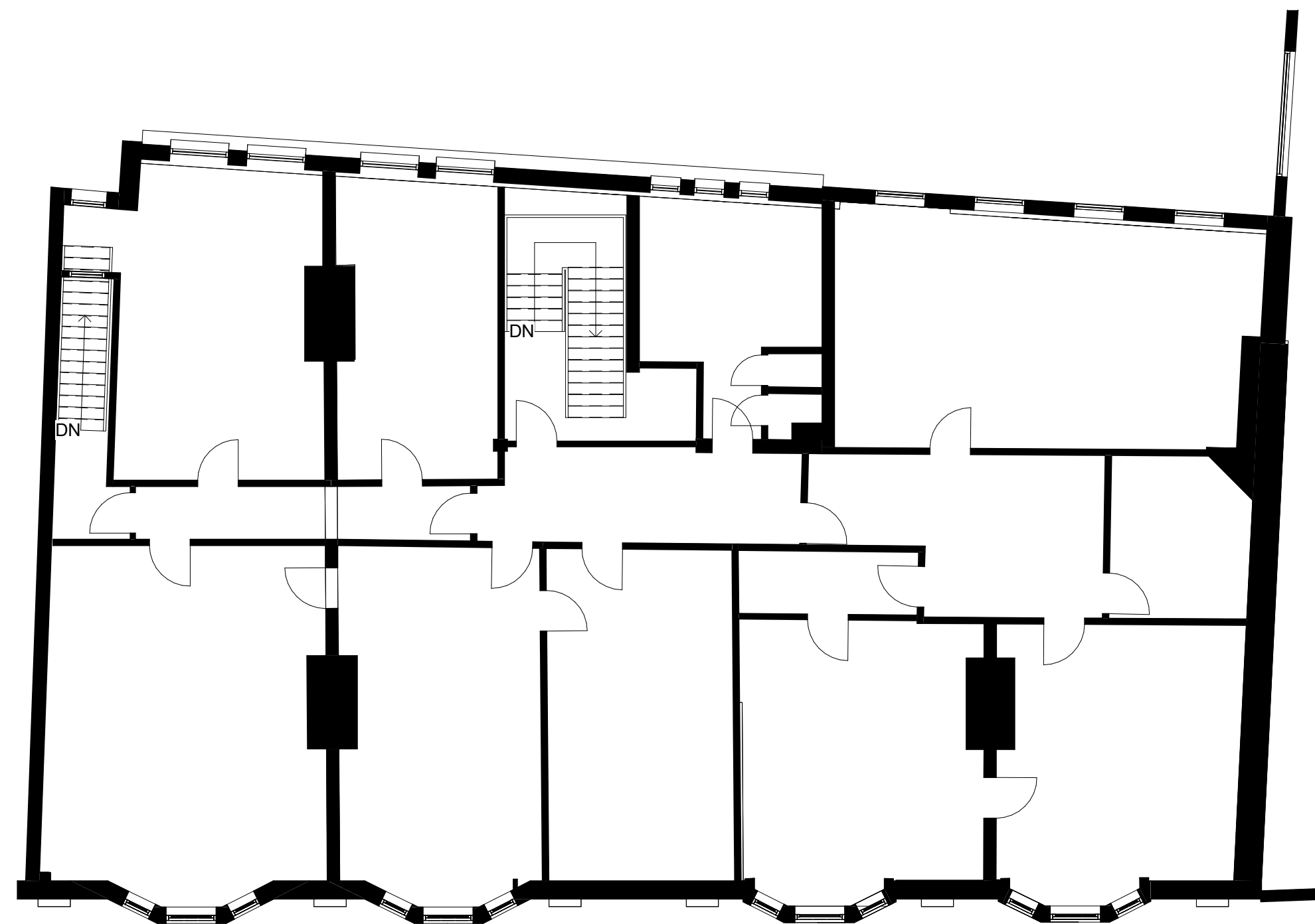


Map House,
3 George Stephenson Court,
Preston Farm,
Stockton on Tees,
TS18 3TG

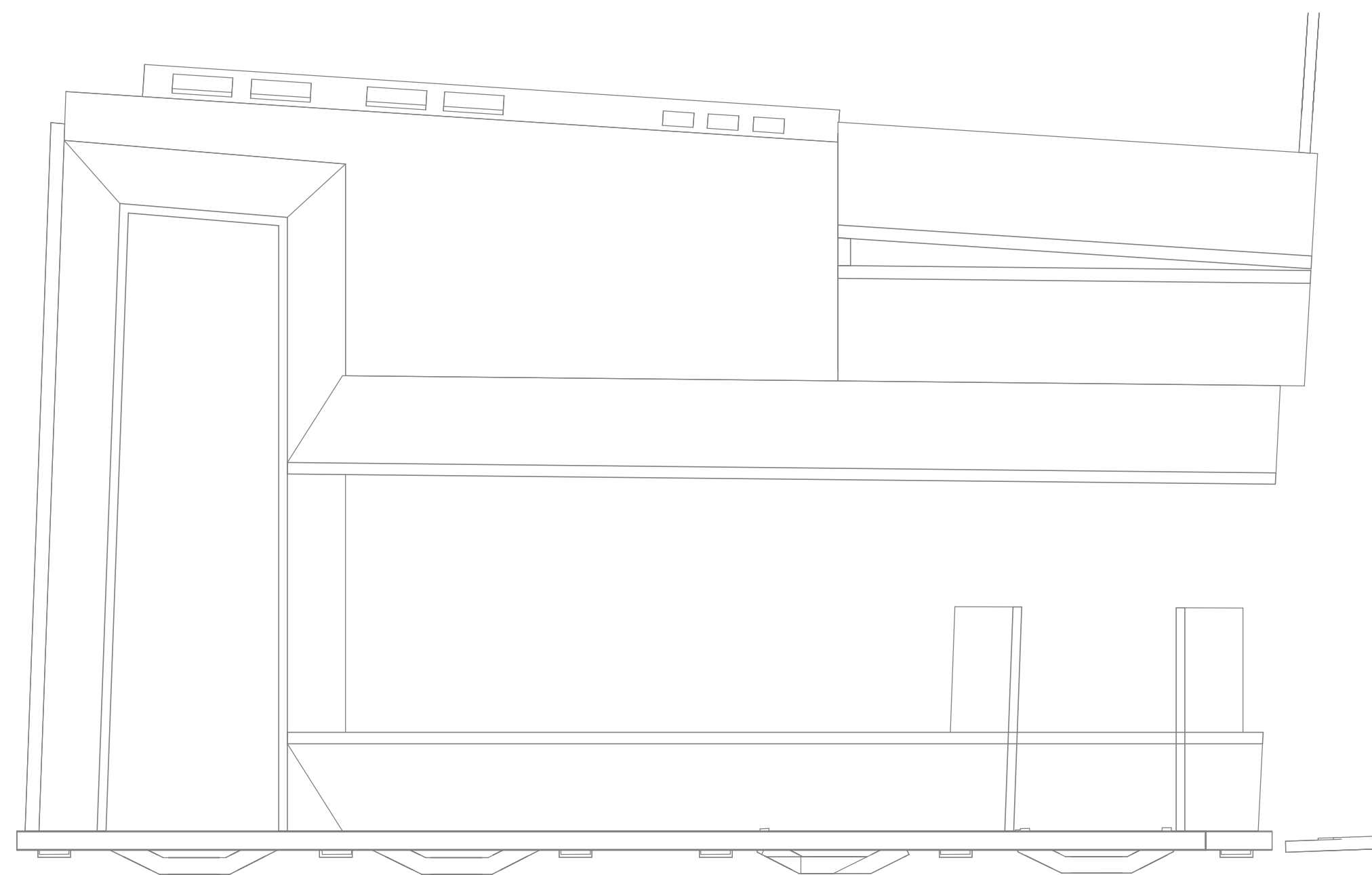
t: 01642 062521
e: info@createarchitecture.co.uk

Architectural Consultants | Land & Property Consultants | Development

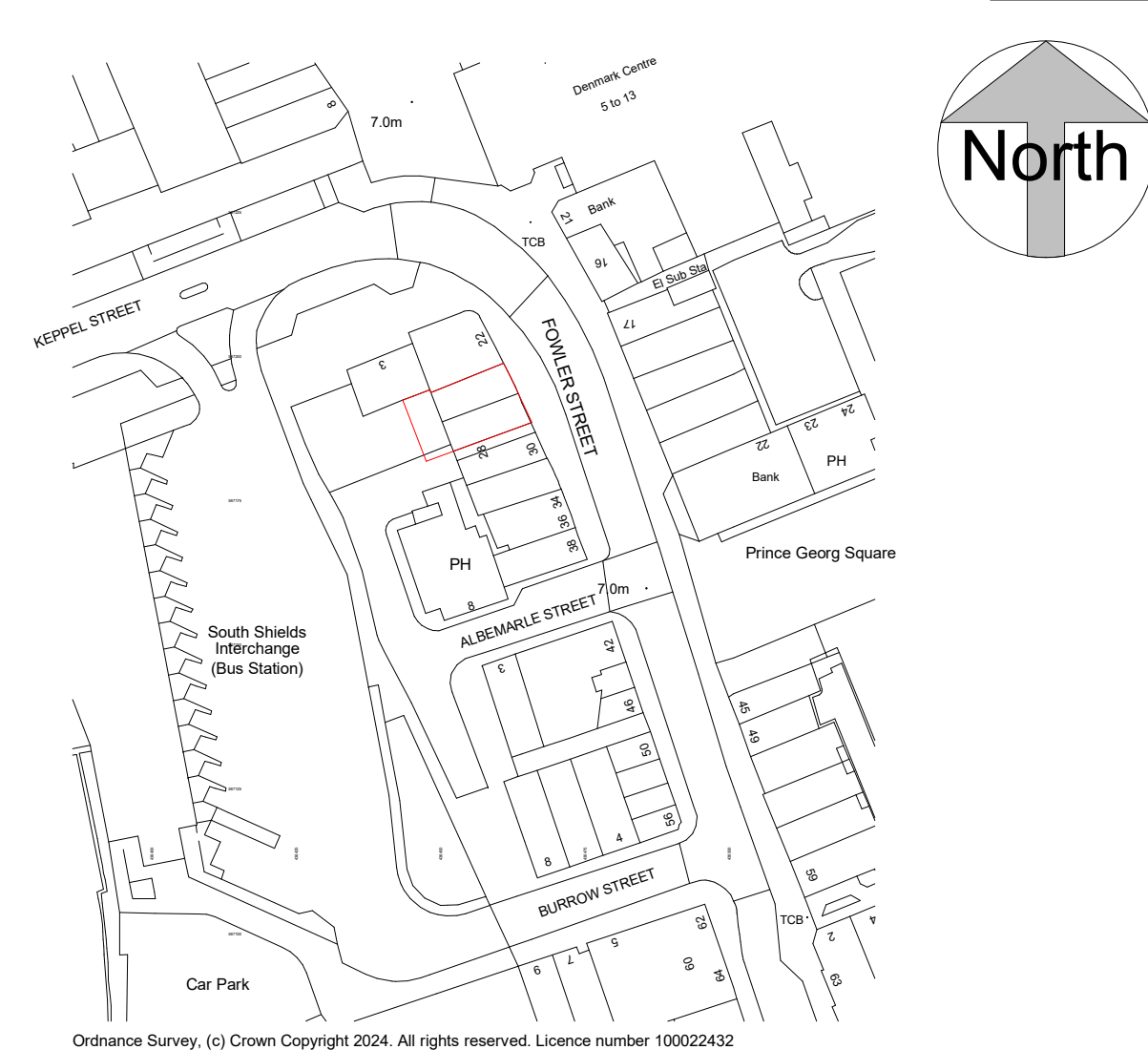
a Private Limited Company - reg. no. 08859320



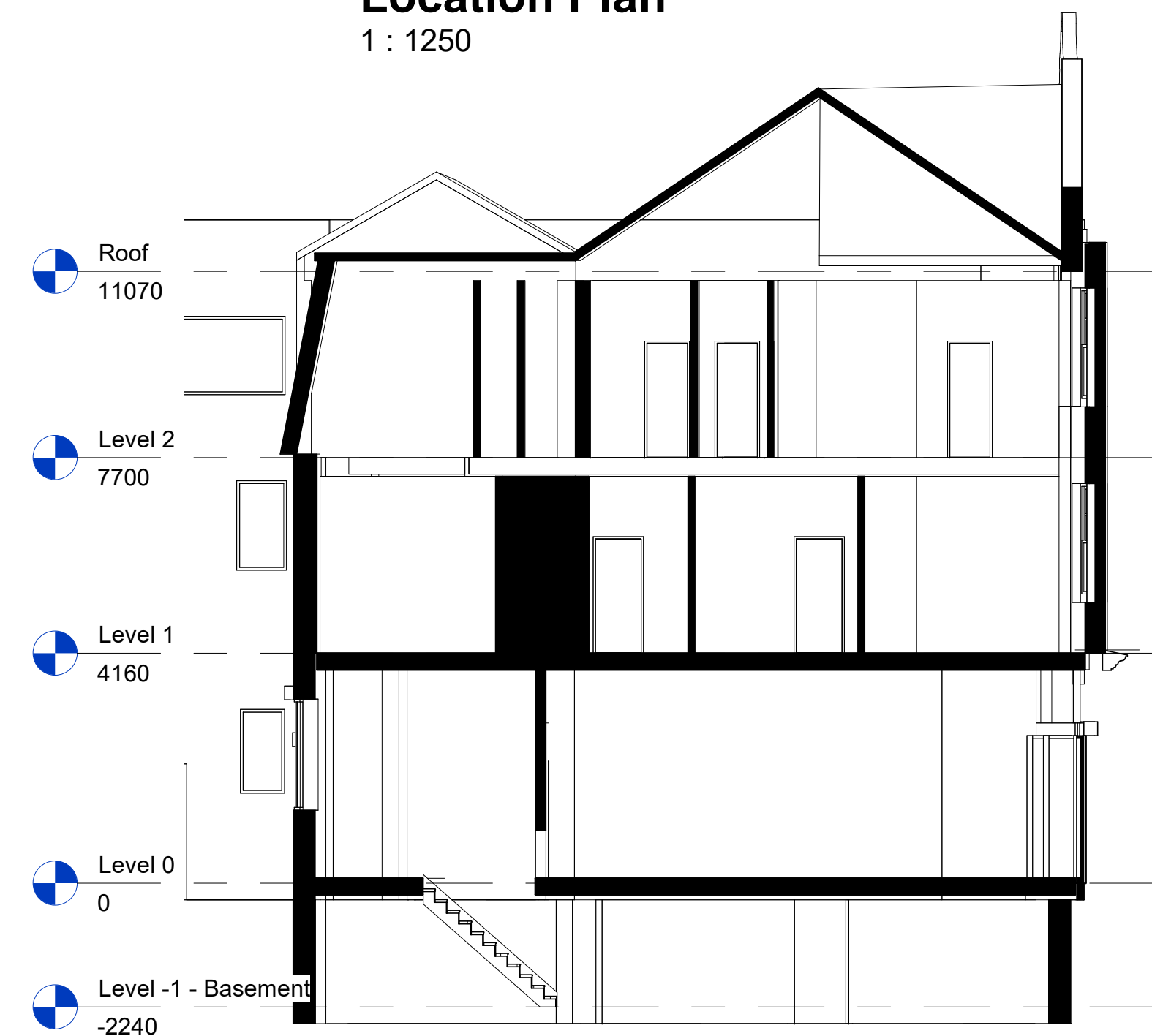
Existing Level 2 - Second Floor
1 : 100



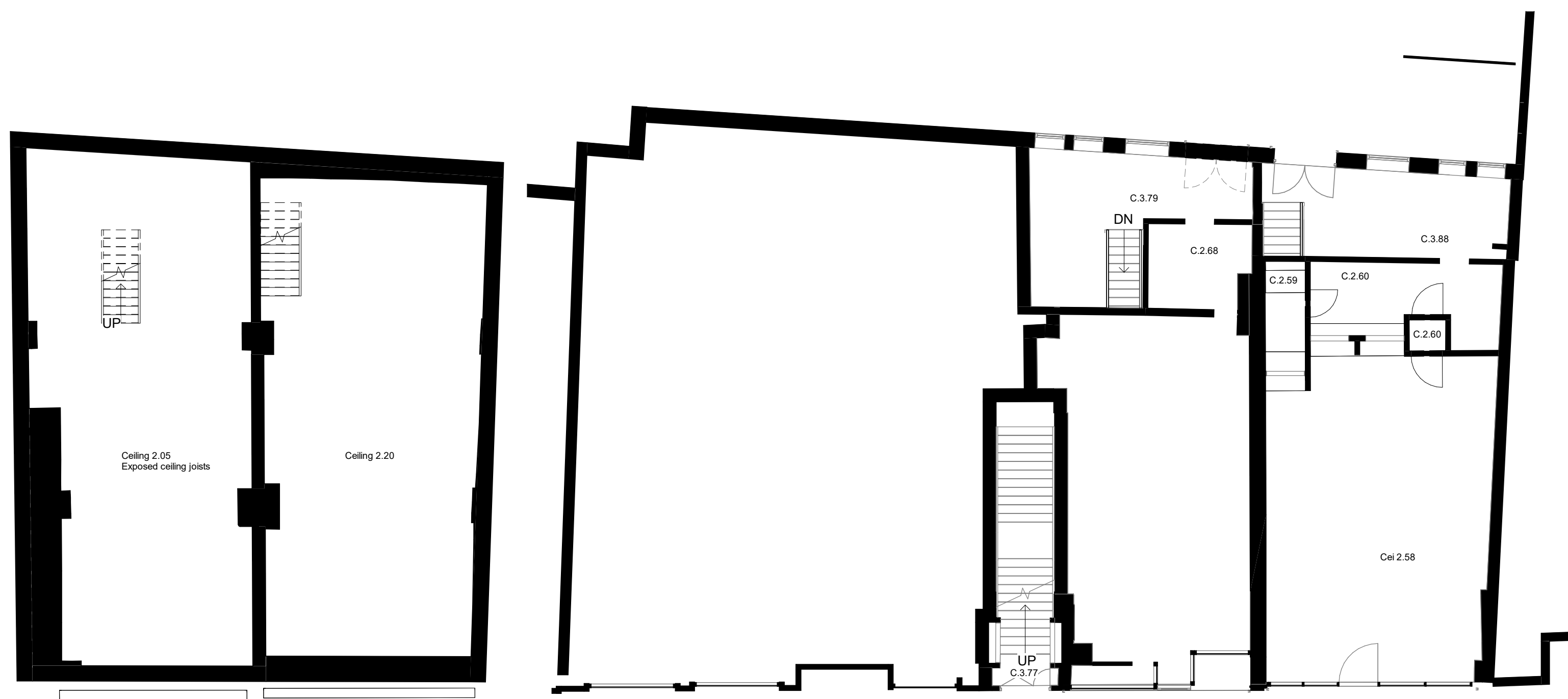
Existing Roof
1 : 100



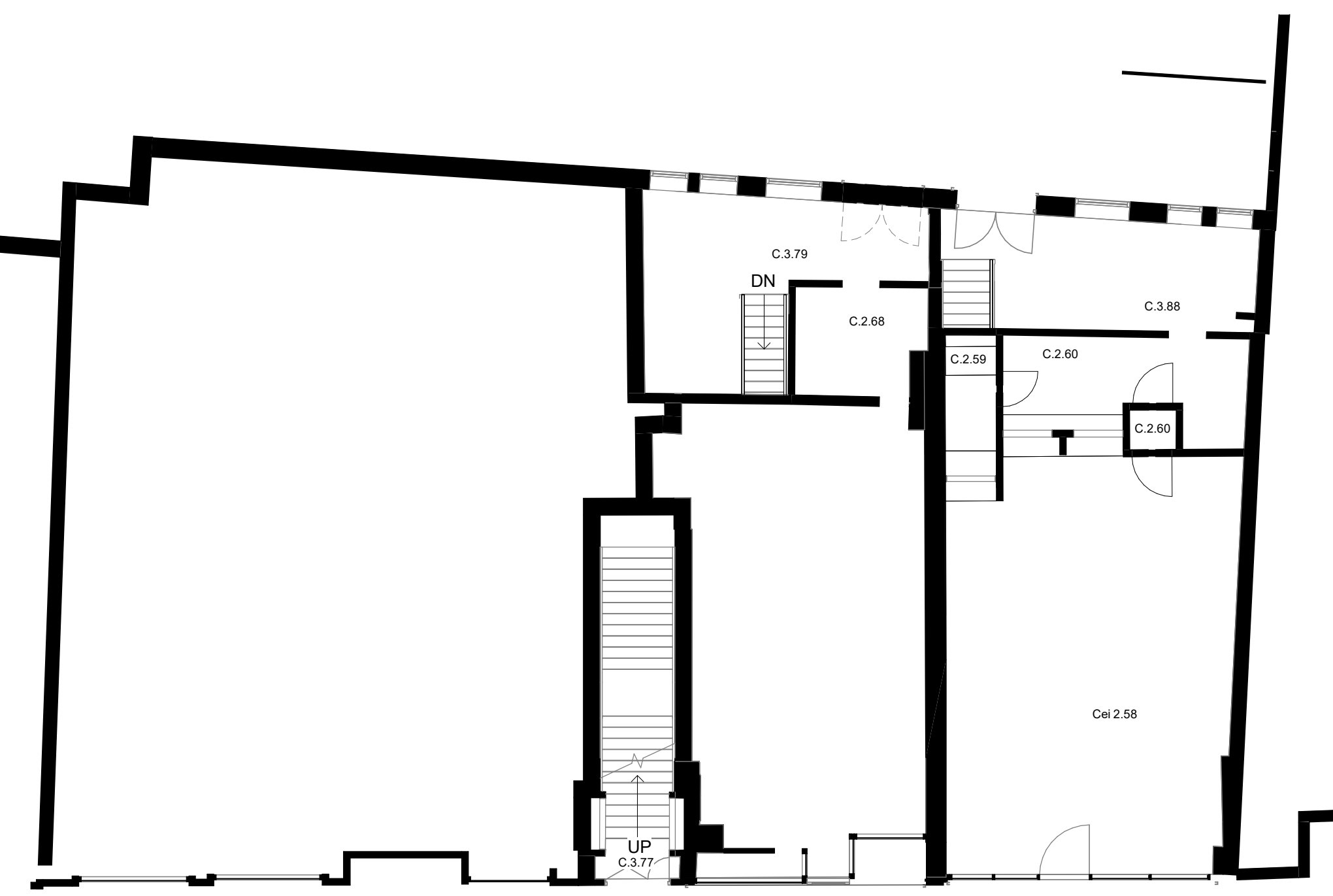
Location Plan
1 : 1250



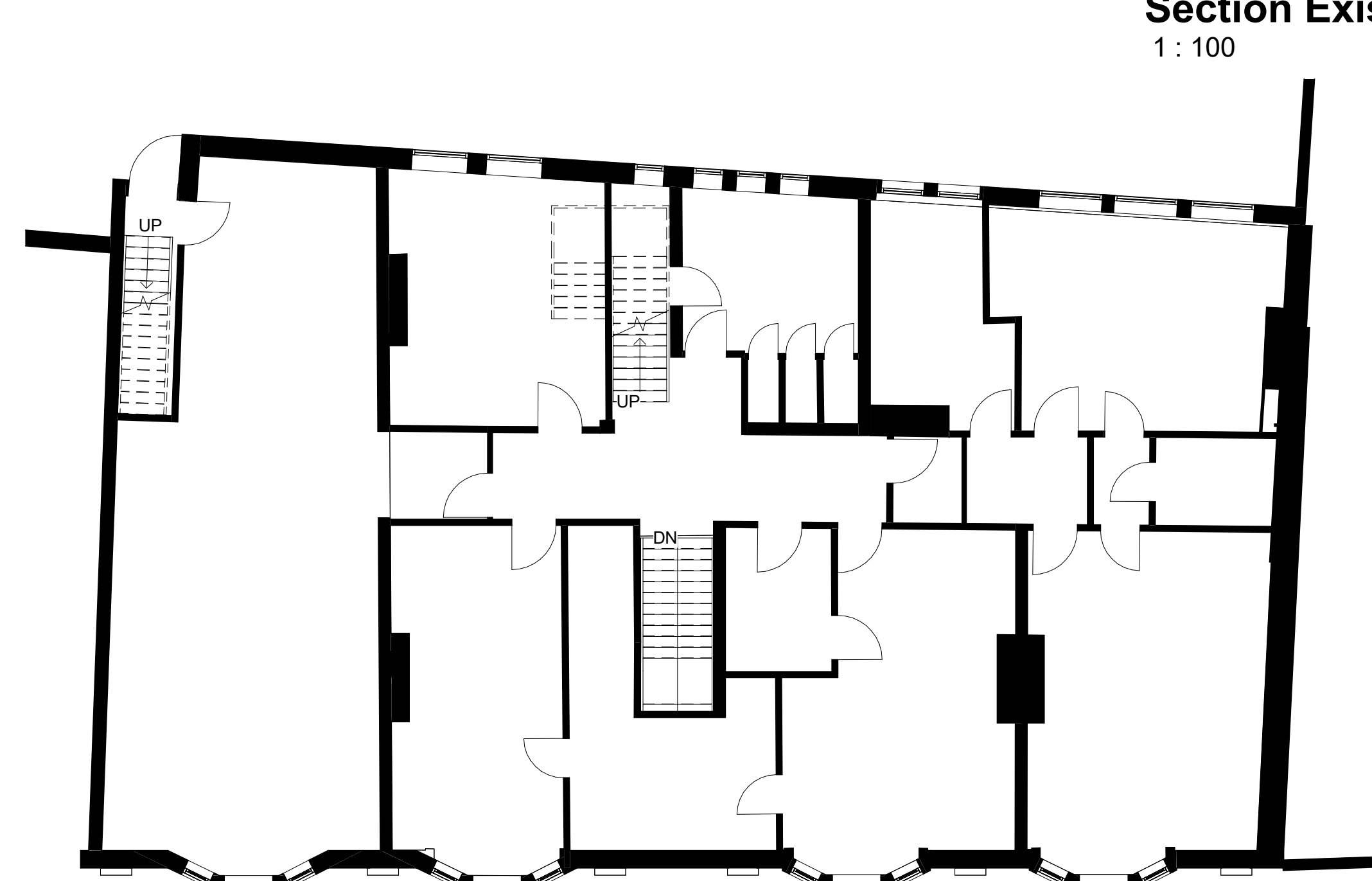
Section Existing
1 : 100



Existing Level -1 - Basement
1 : 100



Existing Level 0 - Ground Floor
1 : 100

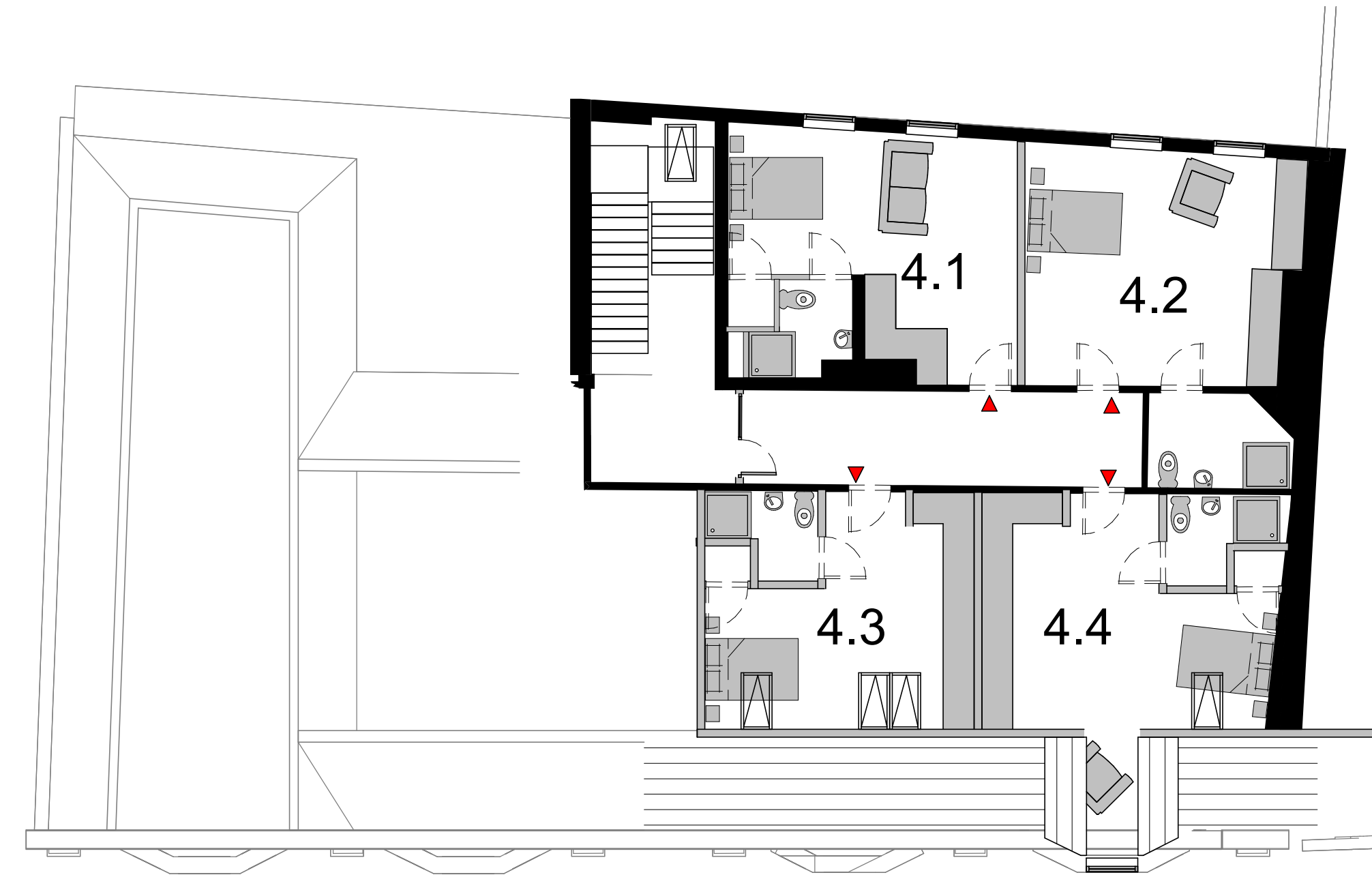


Existing Level 1 - First Floor
1 : 100

1	Issued to Client	06/09/24
Revision:	Description:	Date:
Project: 24037	Originator: CA	Volume: 01
	Levels: XX	Type: DR
	Role: A	Number: P100
Project: 20-26 Fowler Street, South Shields, NE33 2LR		Revision: 1
		CAL Project No: 24037
Client:	Owner	
Drawing:	Existing Plans	
Scale:	As indicated	Print Size: A1
		Drawn By: RD
		Checked By: CK



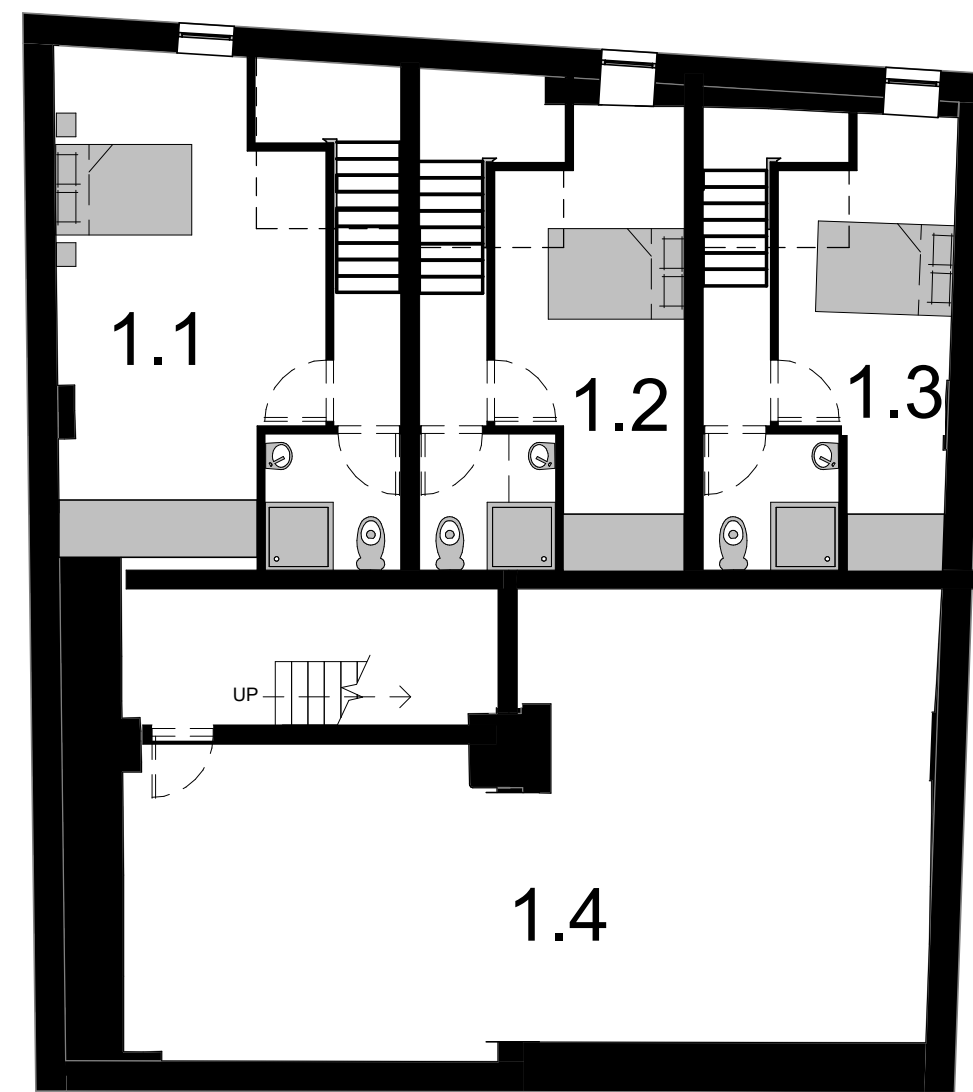
Proposed Level 2 - Second Floor
1 : 100



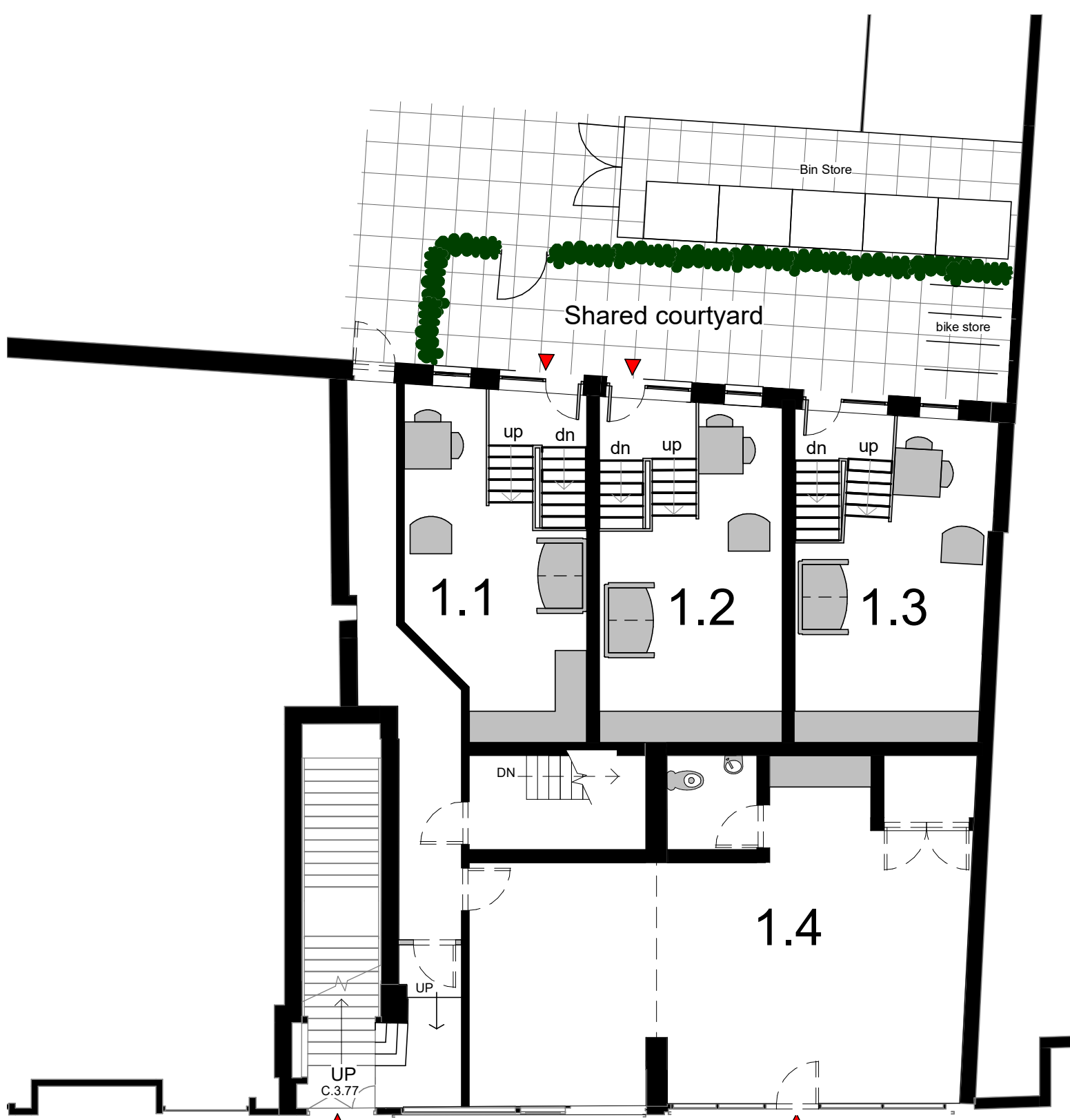
Proposed Level 3 - Third Floor
1 : 100



Section Proposed
1 : 100



Proposed Level -1 - Basement
1 : 100



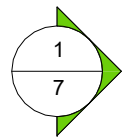
Proposed Level 0 - Ground Floor
1 : 100



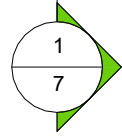
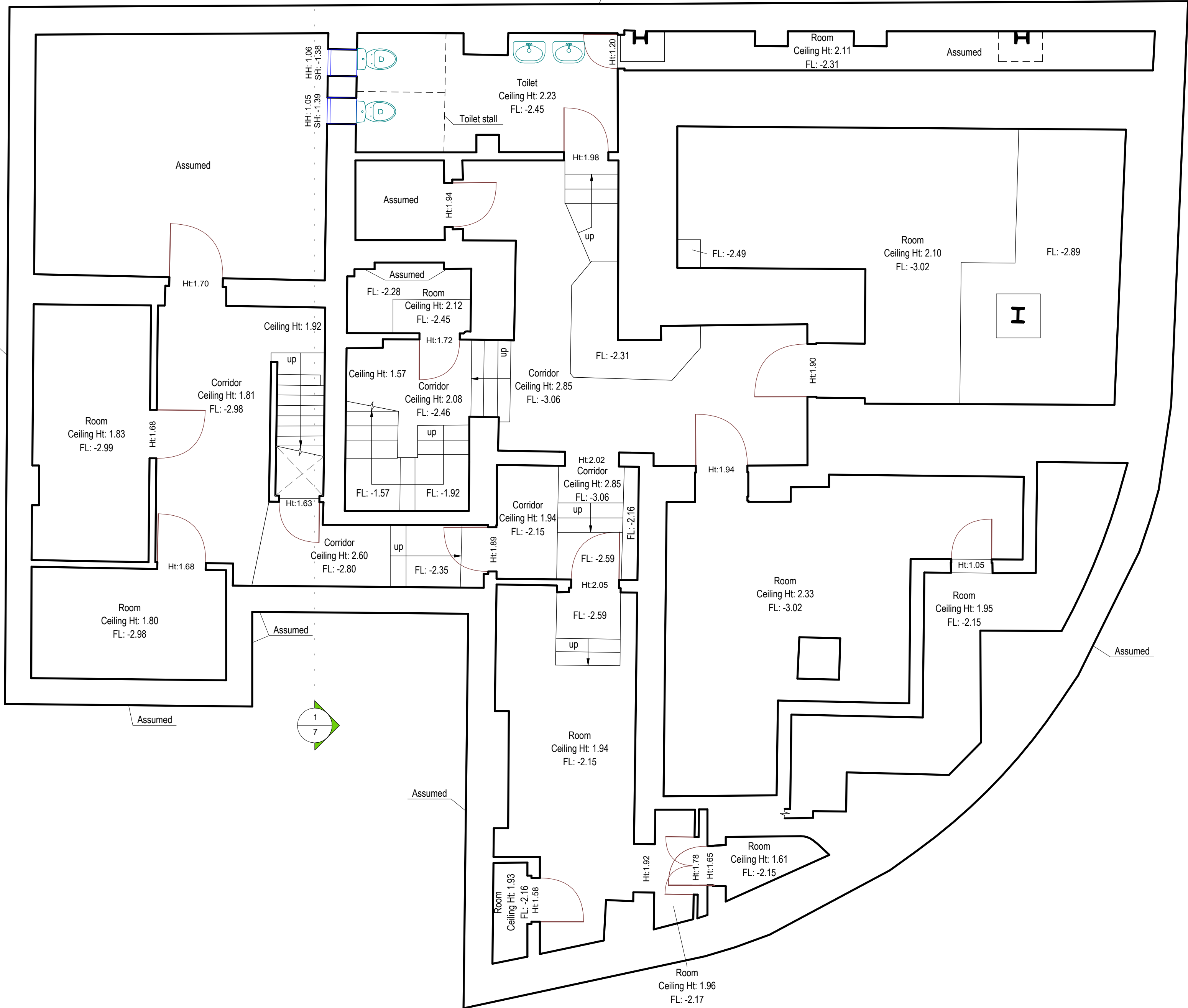
Proposed Level 1 - First Floor
1 : 100

1	Issued to Client	06/09/24
Revision:	Description:	Date:
Project:	Originator:	Volume:
24037	CAL	01
Project:	Levels:	Type:
20-26 Fowler Street,	XX	DR
South Shields, NE33 2LR	DR	A
Client:	Owner	Number:
Drawing:	Proposed Plans	P101
Scale:	1 : 100	Print Size:
	A1	Drawn By:
	Author	Checked By:
		Checker

Appendix C



Assumed



Assumed

1

Existing Basement Floor

1 : 50



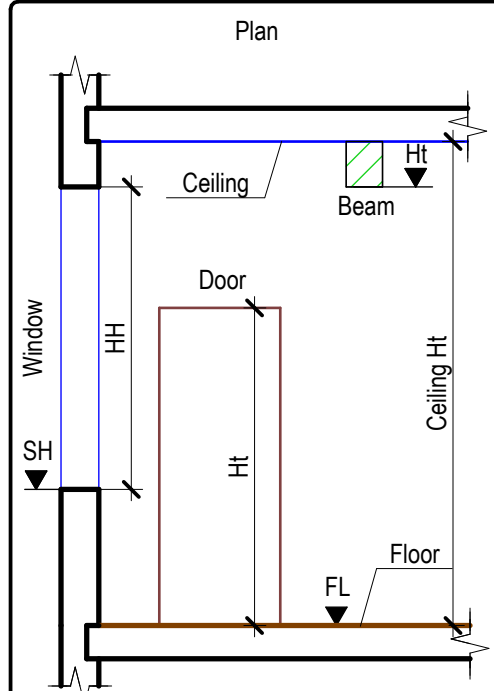
Measured Survey
PRO

+44 (0) 203 538 8176
+44 (0) 739 901 1771

hello@measuredsurveypro.co.uk

https://measuredsurvey365.co.uk

Reference symbol



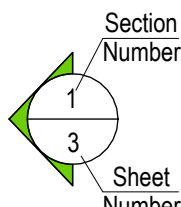
- Beam on plan view
- Fireplace
- Built-in storage
- Shower
- Ceiling hole, Ceiling level change

- Elevation
- Roof

- Section
- Ceiling
 - Floor

- Site plan
- Outline of a neighboring bld.
 - Fence
 - Landscaping
 - Manhole

- Abbreviations
- FL - Floor Level
 - HT - Leaf Height (Door)
 - HT - Bottom Level (Beam)
 - SH - Window Sill Level
 - HH - Window Height
 - TL - Top Level
 - BL - Bottom Level



Notes

- All information contained in this drawing should be checked and verified prior to any fabrication or construction.
- Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 60 days after the native CAD DWG drawings are released.

Project number
MS - 152020 - 15739

Project address
1 King St, South Shields, NE33 1DA

Description
Existing Basement Floor Plan

Drawn
S K

Checked
C P

Scale bar
0 1 2 3

Scale
1:50

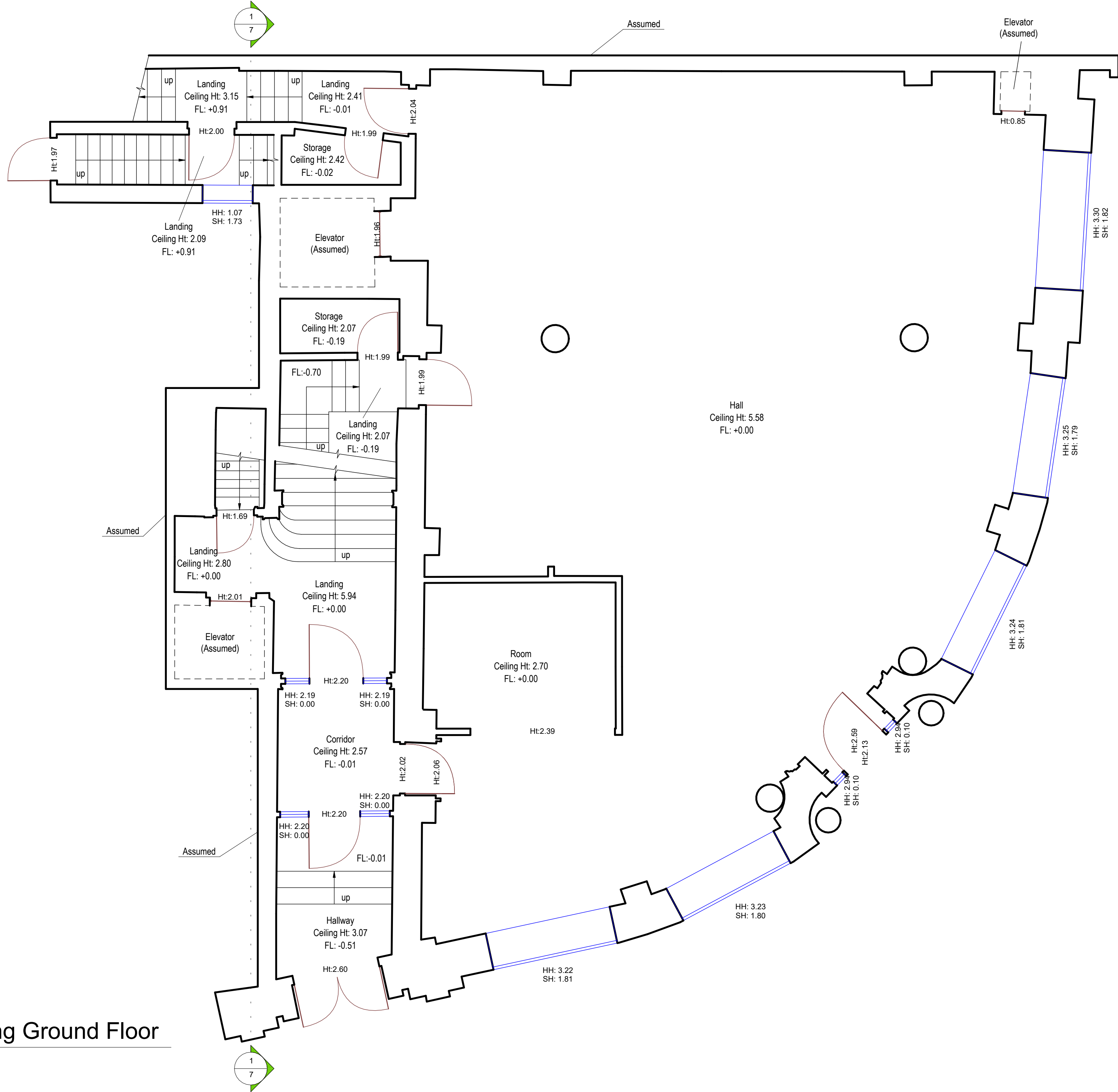
Format
A2

Sheet Nr
1

1

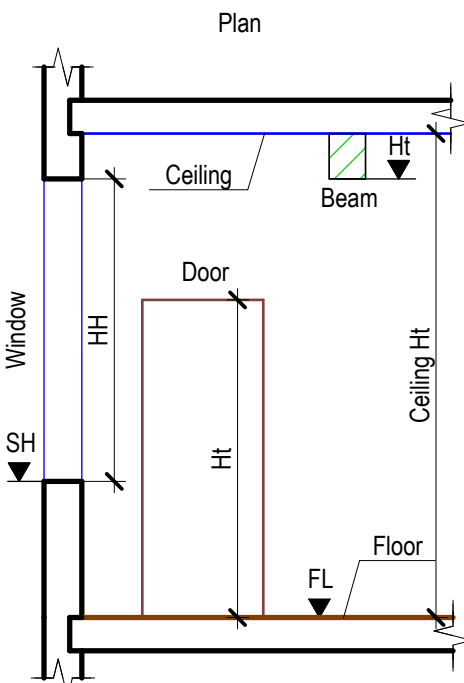
Existing Ground Floor

1 : 50



+44 (0) 203 538 8176
+44 (0) 739 901 1771
hello@measuredsurveypro.co.uk
https://measuredsurvey365.co.uk

Reference symbol



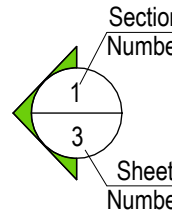
- Beam on plan view
- Fireplace
- Built-in storage
- Shower
- Ceiling hole, Ceiling level change

- Elevation
- Roof

- Section
- Ceiling
 - Floor

- Site plan
- Outline of a neighboring bld.
 - Fence
 - Landscaping
 - Manhole

- Abbreviations
- FL - Floor Level
 - HT - Leaf Height (Door)
 - HT - Bottom Level (Beam)
 - SH - Window Sill Level
 - HH - Window Height
 - TL - Top Level
 - BL - Bottom Level



Notes

- All information contained in this drawing should be checked and verified prior to any fabrication or construction.
- Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 60 days after the native CAD DWG drawings are released.

Project number
MS - 152020 - 15739

Project address
1 King St, South Shields, NE33 1DA

Description
Existing Ground Floor Plan

Drawn
S K

Checked
C P

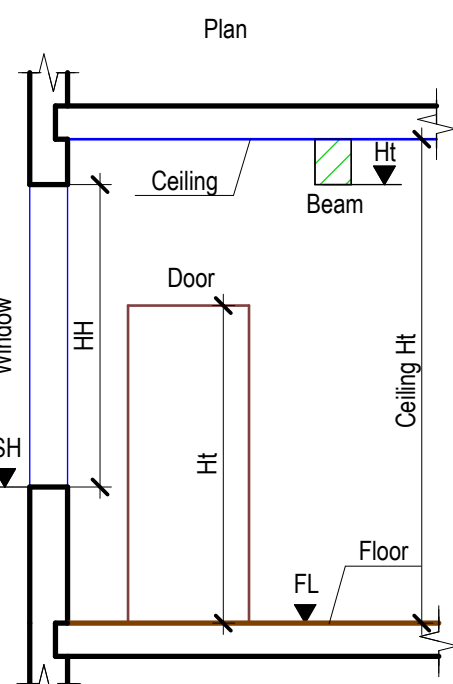


Scale
1:50

Format
A2

Sheet Nr
2

Reference symbol



- Beam on plan view
- Fireplace
- Built-in storage
- Shower
- Ceiling hole, Ceiling level change

- Elevation
- Roof
 - Section
 - Ceiling
 - Floor
- Site plan
- Outline of a neighboring bld.
 - Fence
 - Landscaping
 - Manhole

- Abbreviations
- FL - Floor Level
 - HT - Leaf Height (Door)
 - HT - Bottom Level (Beam)
 - SH - Window Sill Level
 - HH - Window Height
 - TL - Top Level
 - BL - Bottom Level
- Section Number
- 1
3
Sheet Number

Notes

- All information contained in this drawing should be checked and verified prior to any fabrication or construction.
- Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 60 days after the native CAD DWG drawings are released.

Project number
MS - 152020 - 15739

Project address
1 King St, South Shields, NE33 1DA

Description
Existing 1st Floor Plan

Drawn
SK

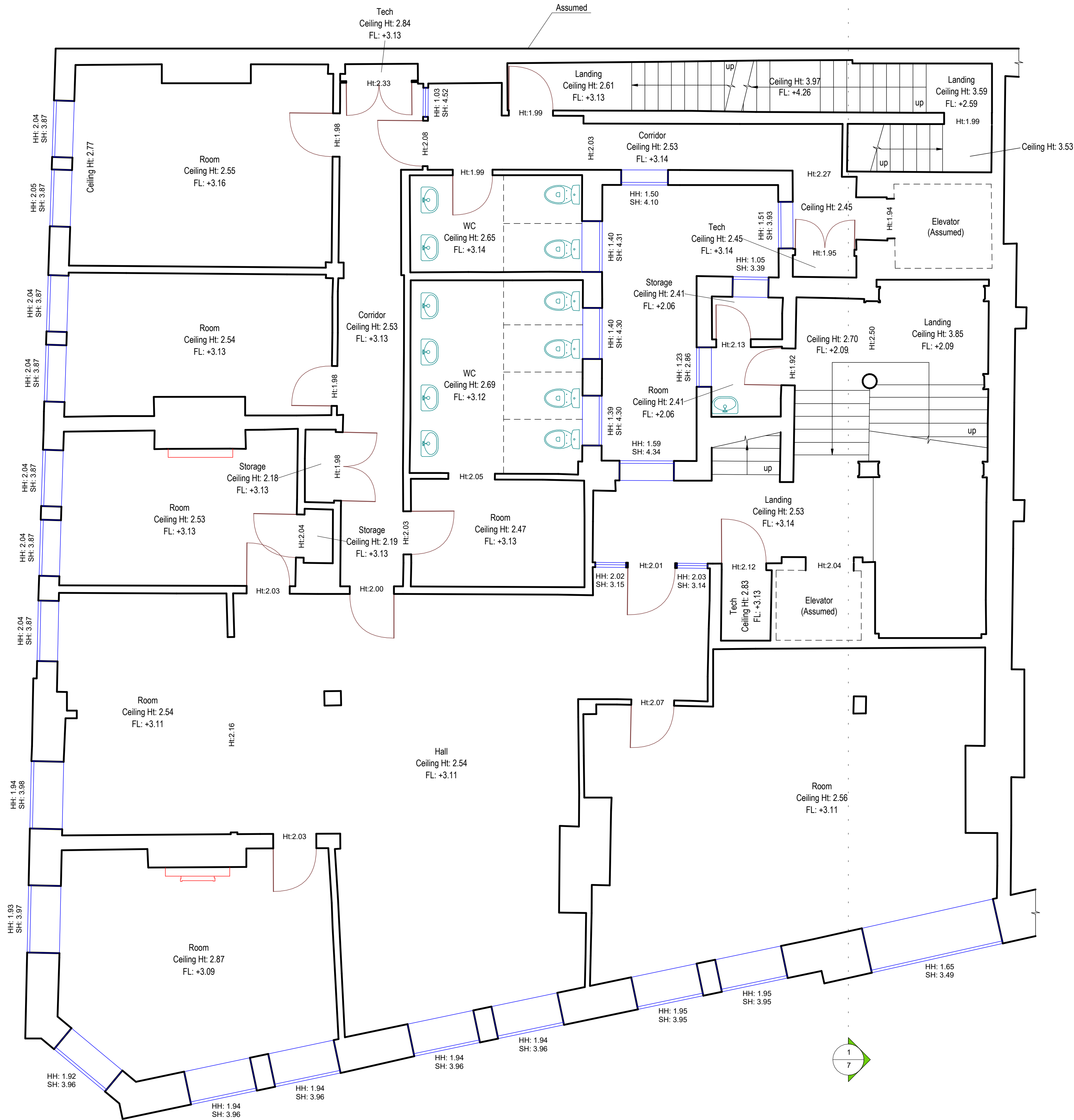
Checked
CP

Scale bar
0 1 2 3

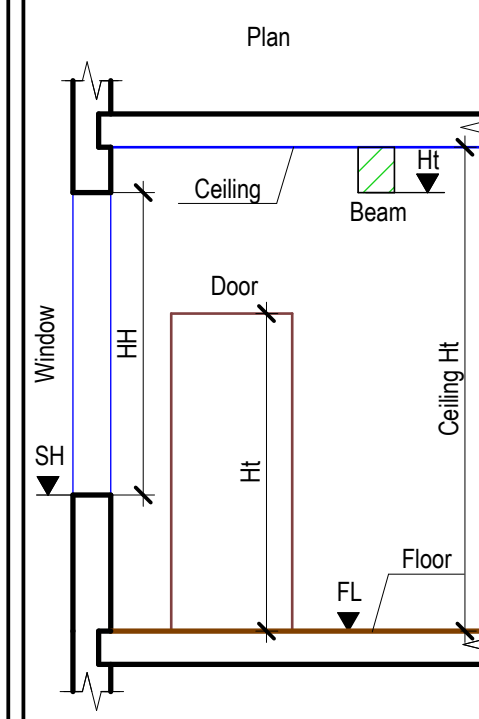
Scale
1:50

Format
A1

Sheet No
3



Reference symbol



- Beam on plan view
- Fireplace
- Built-in storage
- Shower
- Ceiling hole, Ceiling level change

- Roof
- Ceiling
- Floor
- Site plan
- Outline of a neighboring bld.
- Fence
- Landscaping
- Manhole

- Abbreviations
- FL - Floor Level
 - HT - Leaf Height (Door)
 - HT - Bottom Level (Beam)
 - SH - Window Sill Level
 - HH - Window Height
 - TL - Top Level
 - BL - Bottom Level



Notes

- All information contained in this drawing should be checked and verified prior to any fabrication or construction.
- Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 60 days after the native CAD DWG drawings are released.

Project number

MS - 152020 - 15739

Project address

1 King St, South Shields, NE33 1DA

Description

Existing 2nd Floor Plan

Drawn

SK

Checked

CP

Scale bar

0 1 2 3

Scale

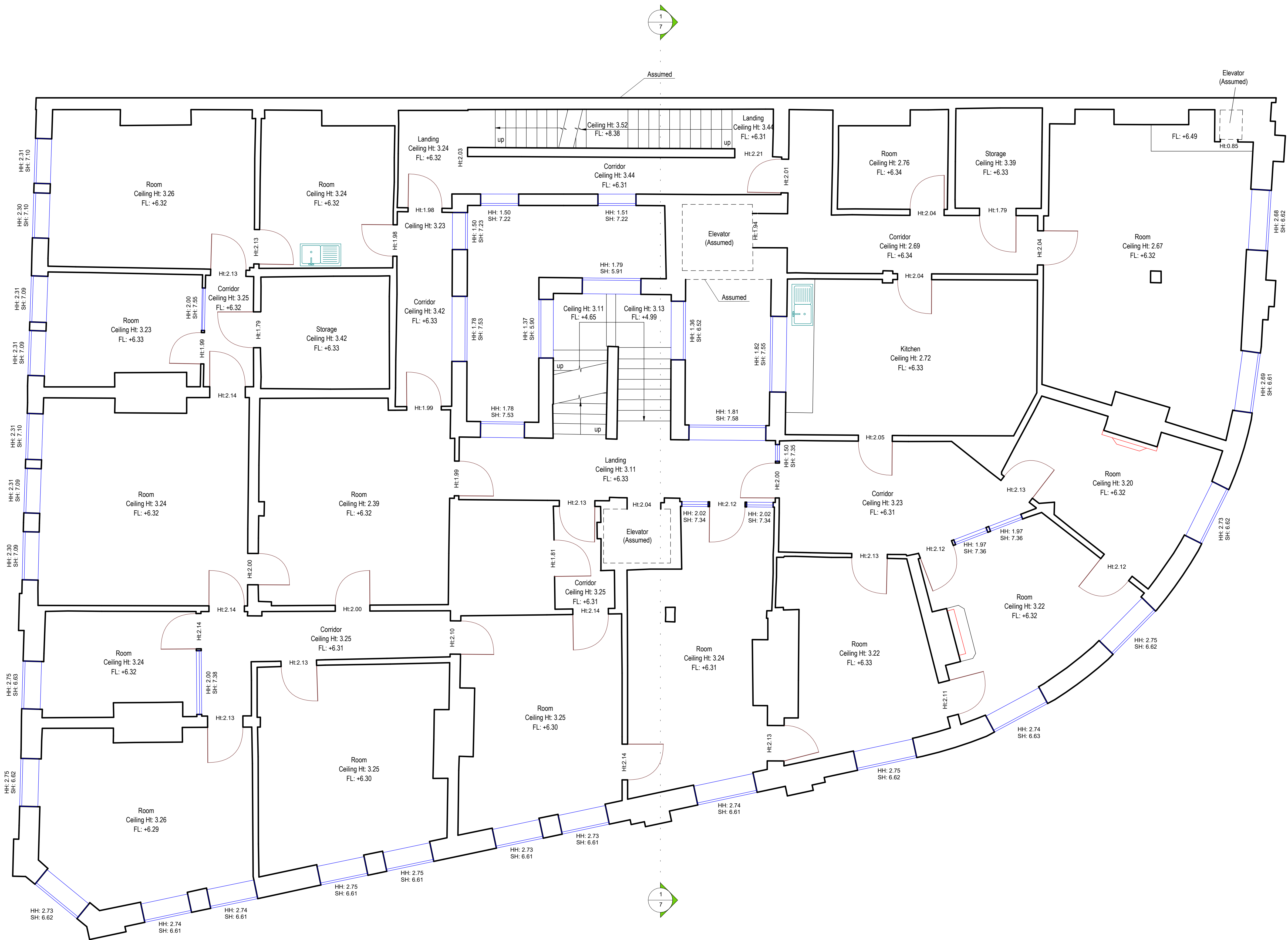
1:50

Format

A1

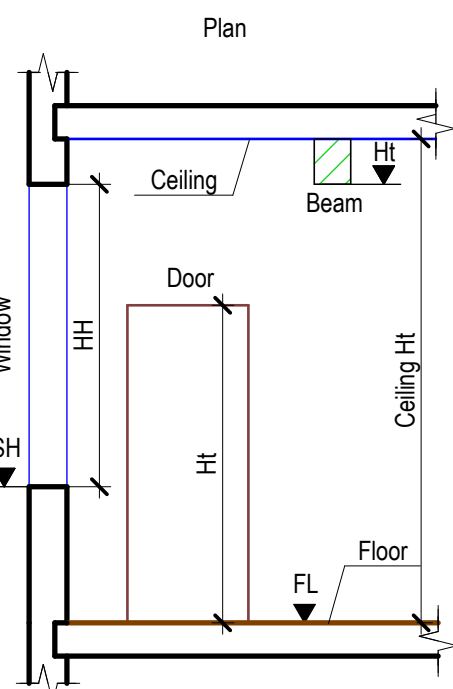
Sheet No

4



1 Existing 2nd Floor

1 : 50



- Beam on plan view
- Fireplace
- Built-in storage
- Shower
- Ceiling hole, Ceiling level change

- Roof

- Section

- Floor

- Site plan

- Outline of a neighboring bld.

- Fence

- Landscaping

- Manhole

- Abbreviations
- FL - Floor Level
 - HT - Leaf Height (Door)
 - HT - Bottom Level (Beam)
 - SH - Window Sill Level
 - HH - Window Height
 - TL - Top Level
 - BL - Bottom Level

- Section Number
- 1
- 3
- Sheet Number

Notes

- All information contained in this drawing should be checked and verified prior to any fabrication or construction.
- Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 60 days after the native CAD DWG drawings are released.

Project number
MS - 152020 - 15739

Project address
1 King St, South Shields, NE33 1DA

Description
Existing 3rd Roof Plan

Drawn
SK

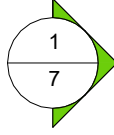
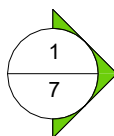
Checked
CP

Scale bar
0 1 2 3

Scale
1:50

Format
A1

Sheet No
5

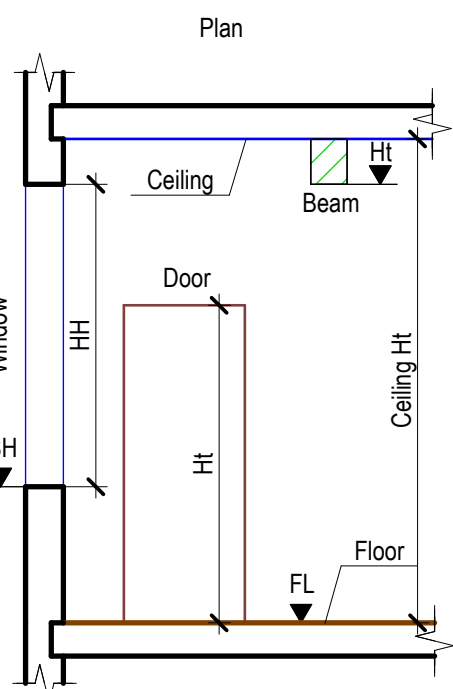


1

Existing 3rd Roof

1 : 50

Reference symbol



- Beam on plan view
- Fireplace
- Built-in storage
- Shower
- Ceiling hole, Ceiling level change

- Elevation
- Roof
- Section
- Ceiling
 - Floor
- Site plan
- Outline of a neighboring bld.
 - Fence
 - Landscaping
 - Manhole

- Abbreviations
- FL - Floor Level
 - HT - Leaf Height (Door)
 - HT - Bottom Level (Beam)
 - SH - Window Sill Level
 - HH - Window Height
 - TL - Top Level
 - BL - Bottom Level
- Section Number
- Sheet Number

Notes

- All information contained in this drawing should be checked and verified prior to any fabrication or construction.

- Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 60 days after the native CAD DWG drawings are released.

Project number
MS - 152020 - 15739

Project address
1 King St, South Shields, NE33 1DA

Description
Existing 4th Floor Plan

Drawn
SK

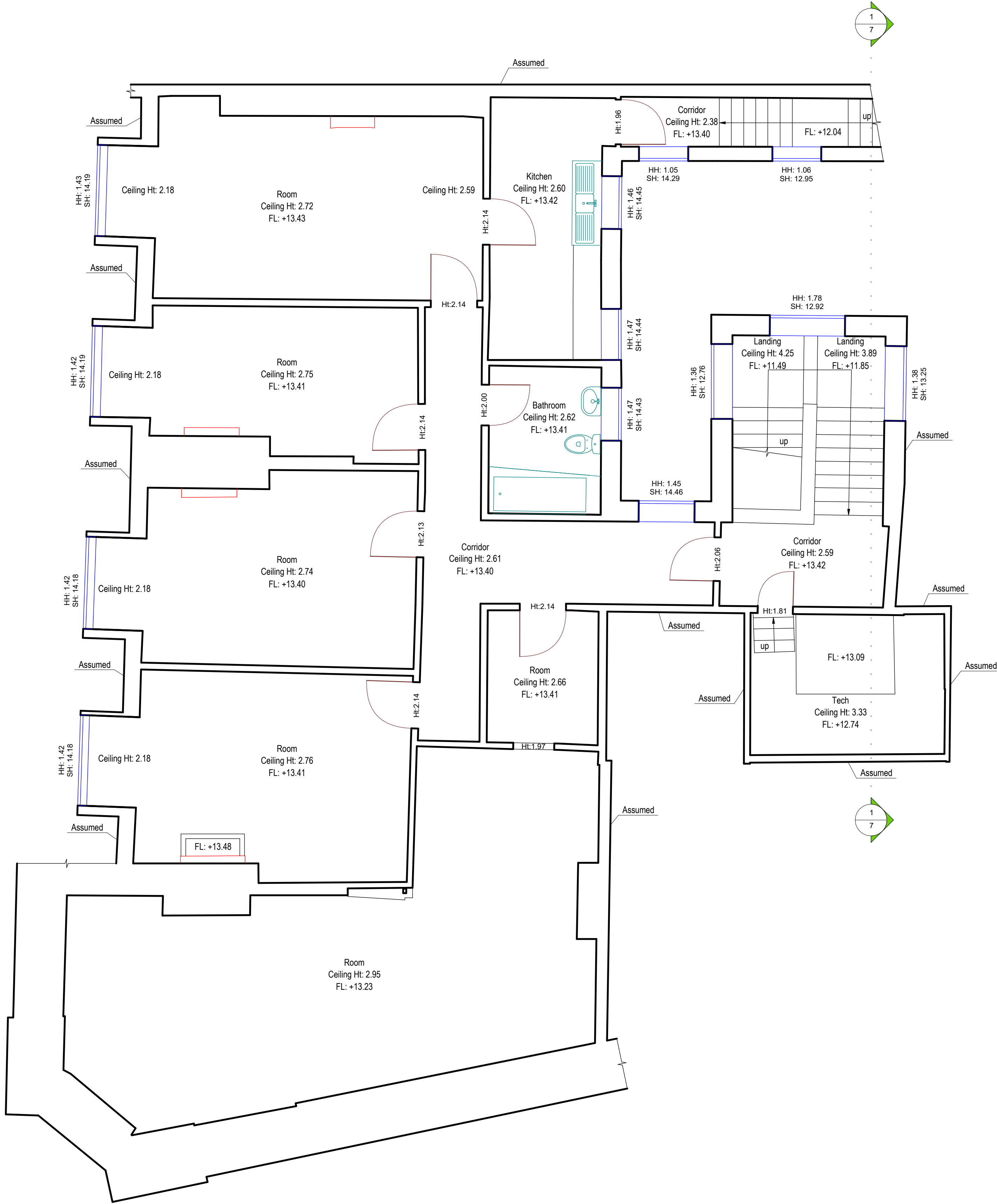
Checked
CP

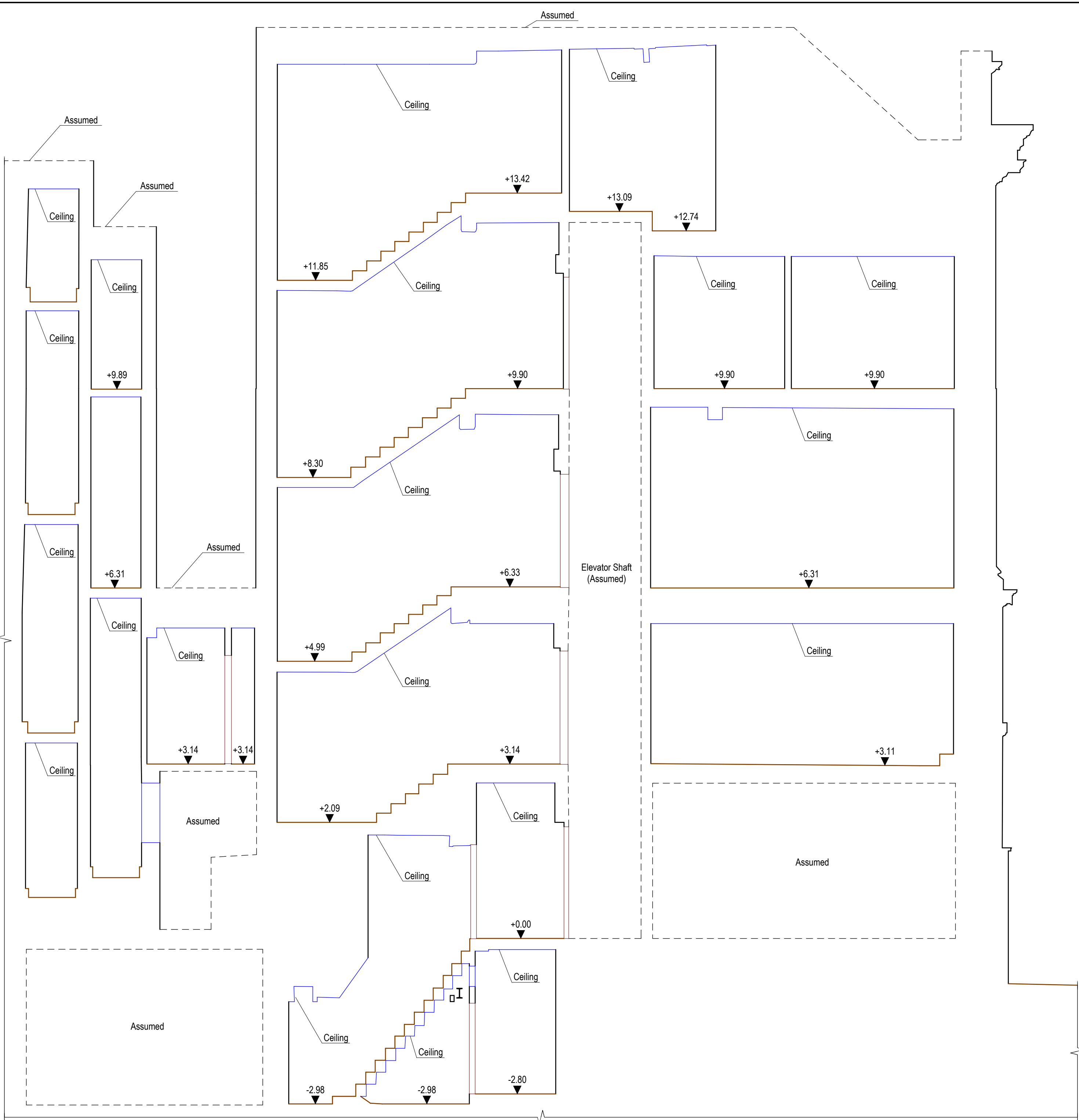
Scale bar
0 1 2 3

Scale
1:50

Format
A1

Sheet No
6







Measured Survey

PRO

+44 (0) 203 538 8176

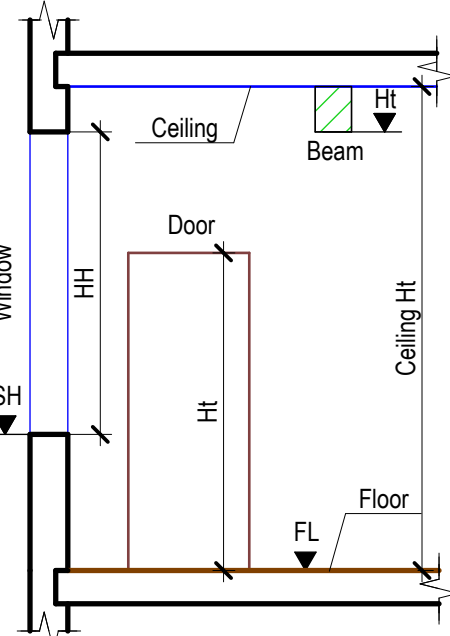
+44 (0) 739 901 1771

hello@measuredsurveypro.co.uk

https://measuredsurvey365.co.uk

Reference symbol

Plan



Beam on plan view

Fireplace

Built-in storage

Shower

Ceiling hole, Ceiling level change

Elevation

Roof

Section

Ceiling

Floor

Site plan

Outline of a neighboring bld.

Fence

Landscaping

Manhole

Abbreviations

FL - Floor Level

HT - Leaf Height (Door)

HT - Bottom Level (Beam)

SH - Window Sill Level

HH - Window Height

TL - Top Level

BL - Bottom Level

Section Number

1

3

Sheet Number

Notes

- All information contained in this drawing should be checked and verified prior to any fabrication or construction.

- Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 60 days after the native CAD DWG drawings are released.

Project number

MS - 152020 - 15739

Project adress

1 King St, South Shields, NE33 1DA

Description

Existing Section

Drawn

S K

Checked

C P

Scale bar

0 1 2 3

Scale

1:50

Format

A2

Sheet Nr

7

Measured Survey

PRO

+44 (0) 203 538 8176

+44 (0) 739 901 1771

hello@measuredsurveypro.co.uk

https://measuredsurvey365.co.uk

Measure symbol

Plan

Window

Door

Beam

HT

SH

HH

TL

BL

FL

Section

Number

Sheet

Number

Beam on plan view

Fireplace

Built-in storage

Shower

Ceiling hole, Ceiling level change

Elevation

Roof

Section

Ceiling

Floor

Site plan

Outline of a neighboring bld.

Fence

Landscaping

Manhole

Abbreviations

FL - Floor Level

HT - Leaf Height (Door)

HT - Bottom Level (Beam)

SH - Window Sill Level

HH - Window Height

TL - Top Level

BL - Bottom Level

1

Existing Front Elevation

1 : 50

2

Existing Rear Elevation

1 : 50

3

Existing Side Elevation

1 : 50

Notes

All information contained in this drawing should be checked and verified prior to any fabrication or construction.

Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 30 days after the native CAD DWG drawings are released.

Project number

MS - 152020 - 15739

Client address

1 King St. South Shields, NE33 1DA

Description

Existing Elevations

Scale bar

S K

C P

Scale

150

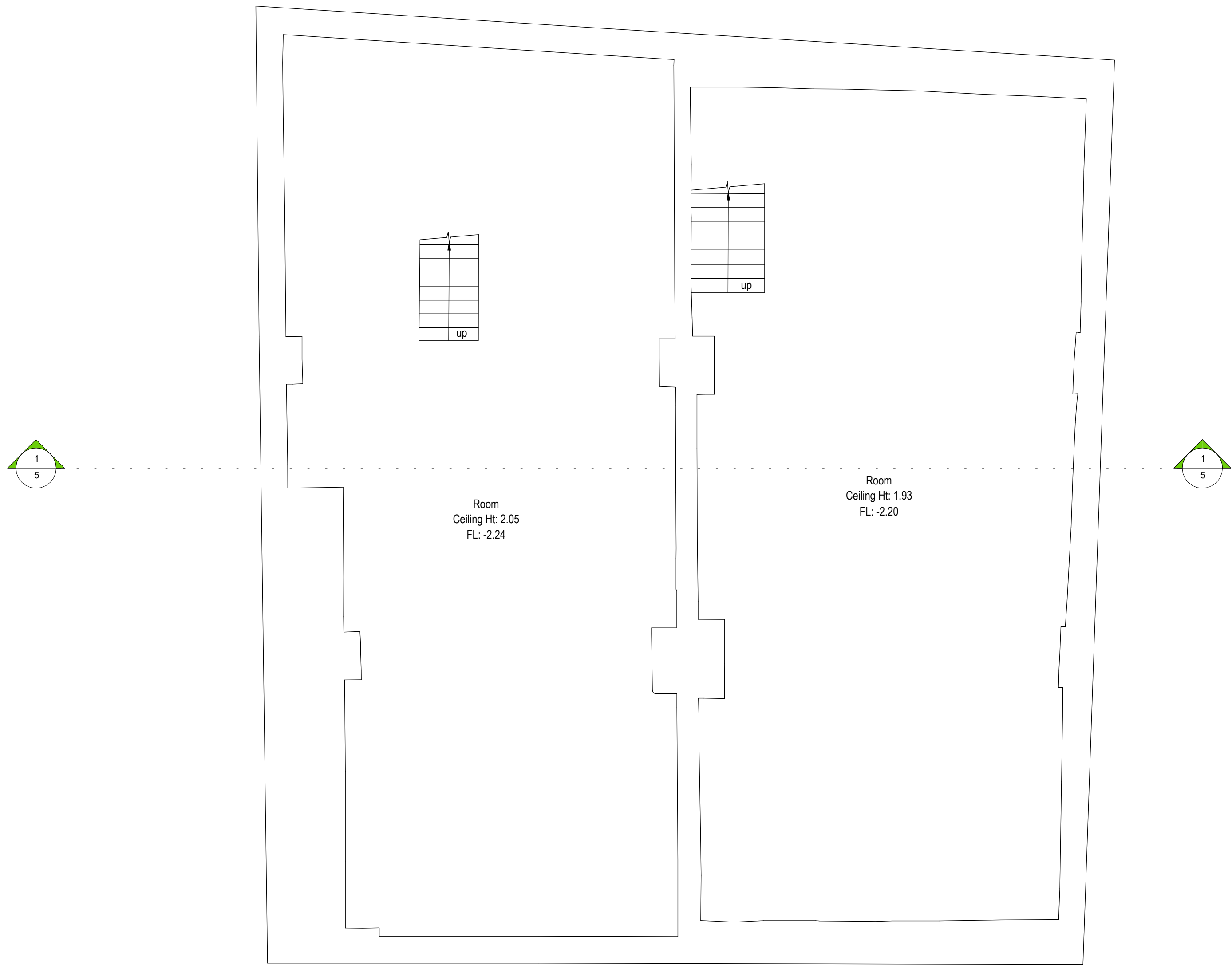
Foot

AO

Sheet No

8

Appendix D



1

Existing Basement floor

1 : 50



Measured Survey

PRO

 +44 (0) 203 538 8176

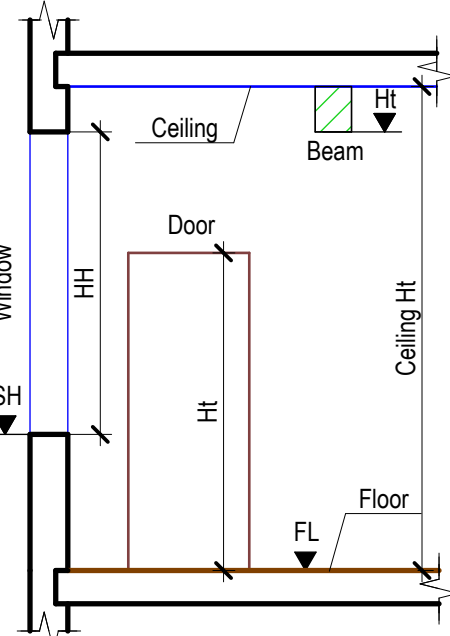
 +44 (0) 739 901 1771

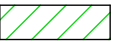
 hello@measuredsurveypro.co.uk

 <https://measuredsurvey365.co.uk>

Reference symbol

Plan

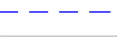


 - Beam on plan view

 - Fireplace

 - Built-in storage

 - Shower

 - Ceiling hole, Ceiling level change

Elevation

 - Roof

Section

 - Ceiling

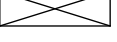
 - Floor

Site plan

 - Outline of a neighboring bld.

 - Fence

 - Landscaping

 - Manhole

Abbreviations

FL - Floor Level

HT - Leaf Height (Door)

HT - Bottom Level (Beam)

SH - Window Sill Level

HH - Window Height

TL - Top Level

BL - Bottom Level

Section Number

1

3

Sheet Number

Notes

- All information contained in this drawing should be checked and verified prior to any fabrication or construction.

- Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 60 days after the native CAD DWG drawings are released.

Project number

MS - 152020 - 15532

Project adress

20-26 Fowler Street,South Shields,NE33 2LR

Description

Existing Basement Floor

Drawn

S K

Checked

C P

Scale bar



Scale

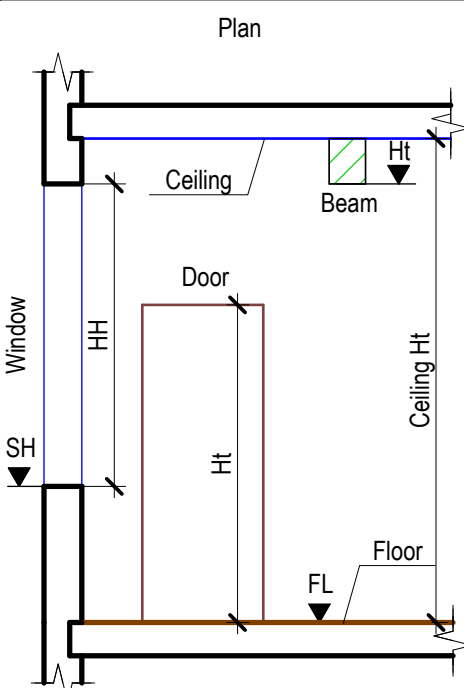
1:50

Format

A2

Sheet Nr

1



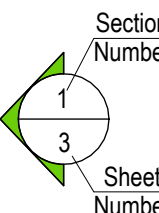
- Beam on plan view
- Fireplace
- Built-in storage
- Shower
- Ceiling hole, Ceiling level change

- Elevation
- Roof

- Section
- Ceiling
 - Floor

- Site plan
- Outline of a neighboring bld.
 - Fence
 - Landscaping
 - Manhole

- Abbreviations
- FL - Floor Level
 - HT - Leaf Height (Door)
 - HT - Bottom Level (Beam)
 - SH - Window Sill Level
 - HH - Window Height
 - TL - Top Level
 - BL - Bottom Level



- Notes
- All information contained in this drawing should be checked and verified prior to any fabrication or construction.
 - Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 60 days after the native CAD DWG drawings are released.

Project number

MS - 152020 - 15532

Project address

20-26 Fowler Street, South Shields, NE33 2LR

Description

Existing Ground Floor Plan

Drawn

S K

Checked

C P

Scale bar

0 1 2 3

Scale

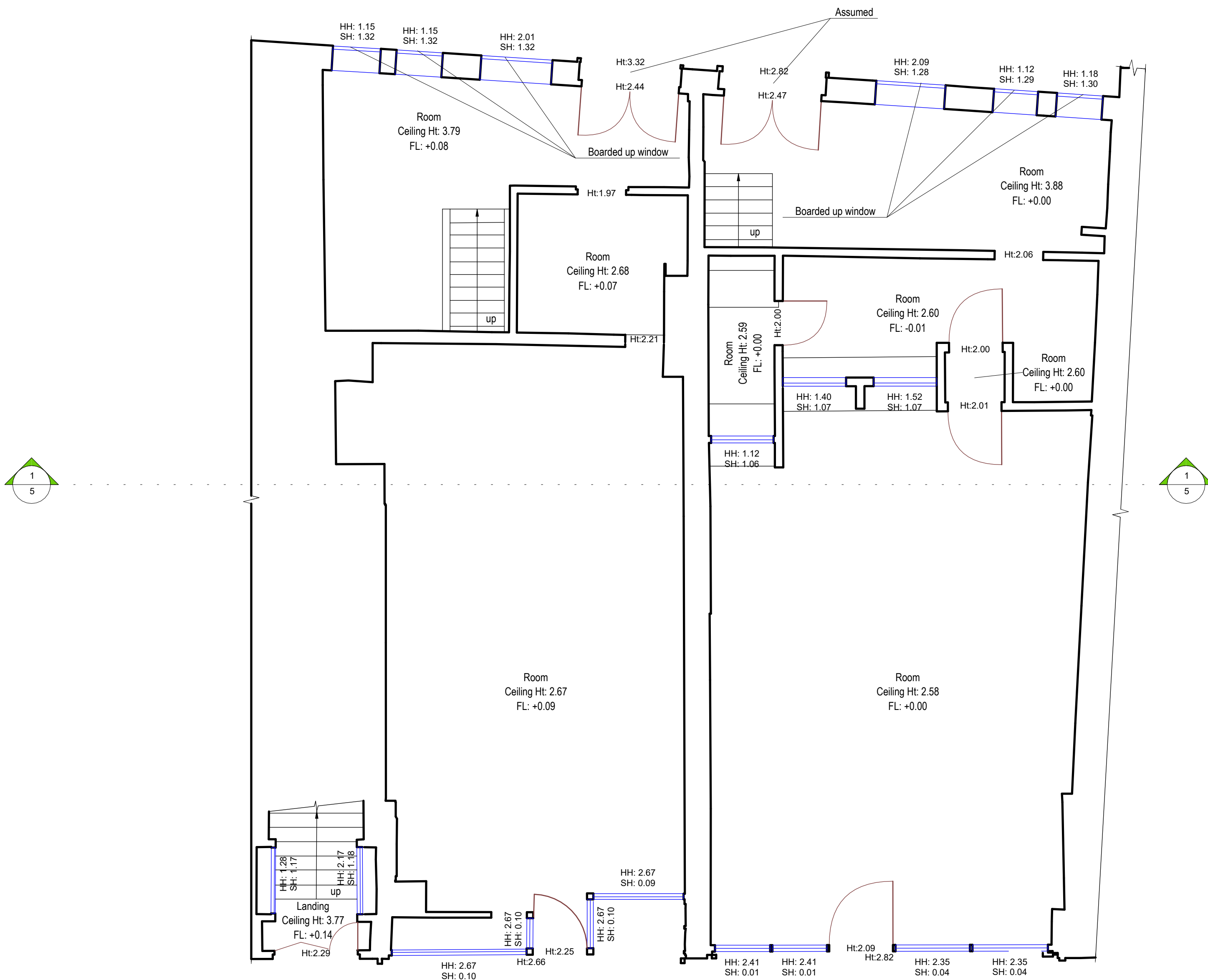
1:50

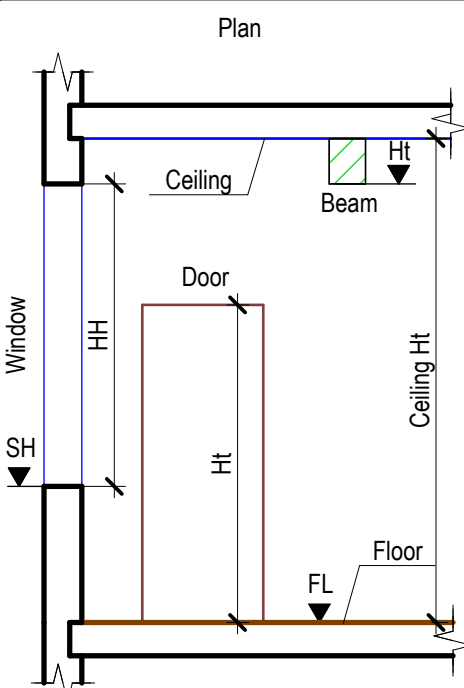
Format

A2

Sheet Nr

2





- Beam on plan view
- Fireplace
- Built-in storage
- Shower
- Ceiling hole, Ceiling level change

- Elevation
- Roof

- Section
- Ceiling
 - Floor

- Site plan
- Outline of a neighboring bld.
 - Fence
 - Landscaping
 - Manhole

- Abbreviations
- FL - Floor Level
 - HT - Leaf Height (Door)
 - HT - Bottom Level (Beam)
 - SH - Window Sill Level
 - HH - Window Height
 - TL - Top Level
 - BL - Bottom Level
- Section Number
- Sheet Number

- Notes
- All information contained in this drawing should be checked and verified prior to any fabrication or construction.
 - Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 60 days after the native CAD DWG drawings are released.

Project number
MS - 152020 - 15532

Project address
20-26 Fowler Street, South Shields, NE33 2LR

Description
Existing 1st Floor Plan

Drawn
S K

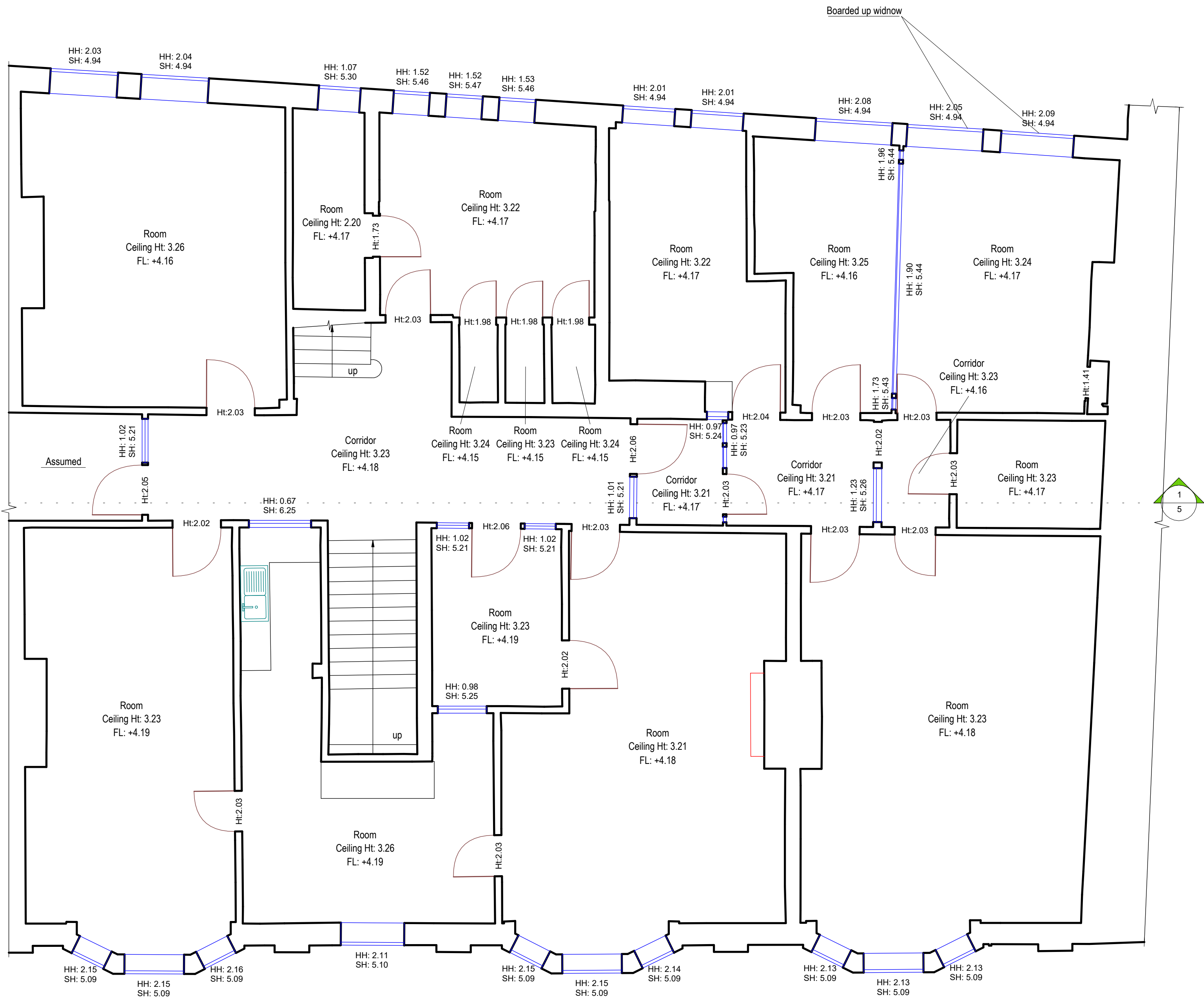
Checked
C P

Scale bar
0 1 2 3

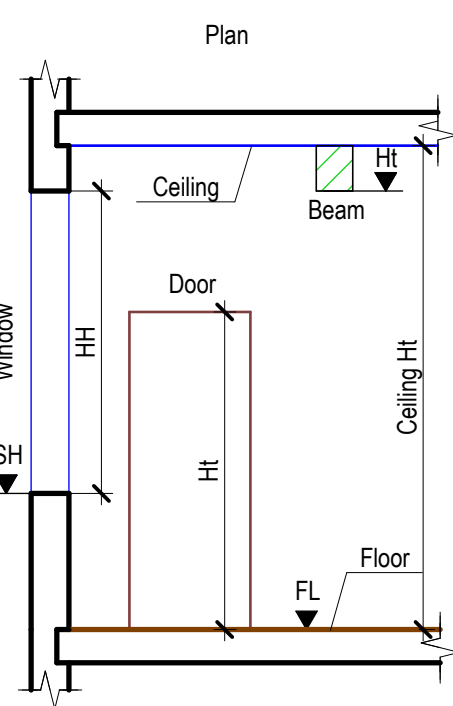
Scale
1:50

Format
A2

Sheet Nr
3



Reference symbol



- Beam on plan view
- Fireplace
- Built-in storage
- Shower
- Ceiling hole, Ceiling level change

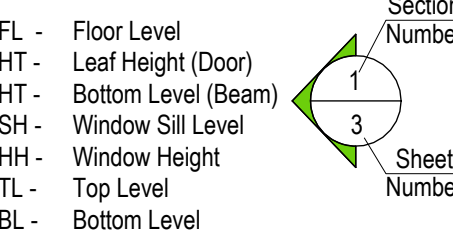
Elevation

- Roof
- Section
- Ceiling
- Floor

- Site plan
- Outline of a neighboring bld.
- Fence
- Landscaping
- Manhole

Abbreviations

- FL - Floor Level
- HT - Leaf Height (Door)
- HT - Bottom Level (Beam)
- SH - Window Sill Level
- HH - Window Height
- TL - Top Level
- BL - Bottom Level



Notes

- All information contained in this drawing should be checked and verified prior to any fabrication or construction.
- Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 60 days after the native CAD DWG drawings are released.

Project number
MS - 152020 - 15532

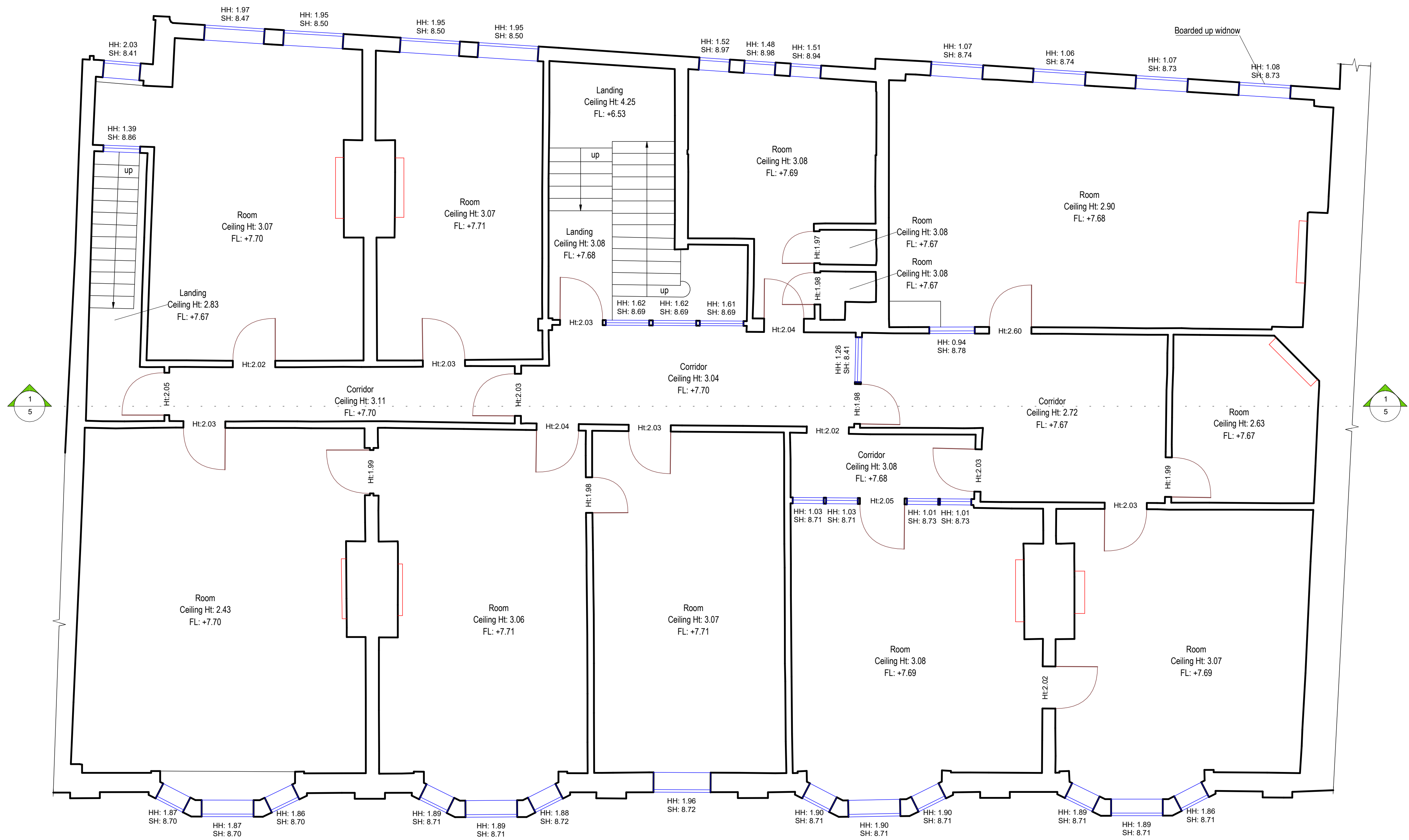
Project address
20-26 Fowler Street, South Shields, NE33 2LR

Description
Existing 2nd Floor Plan

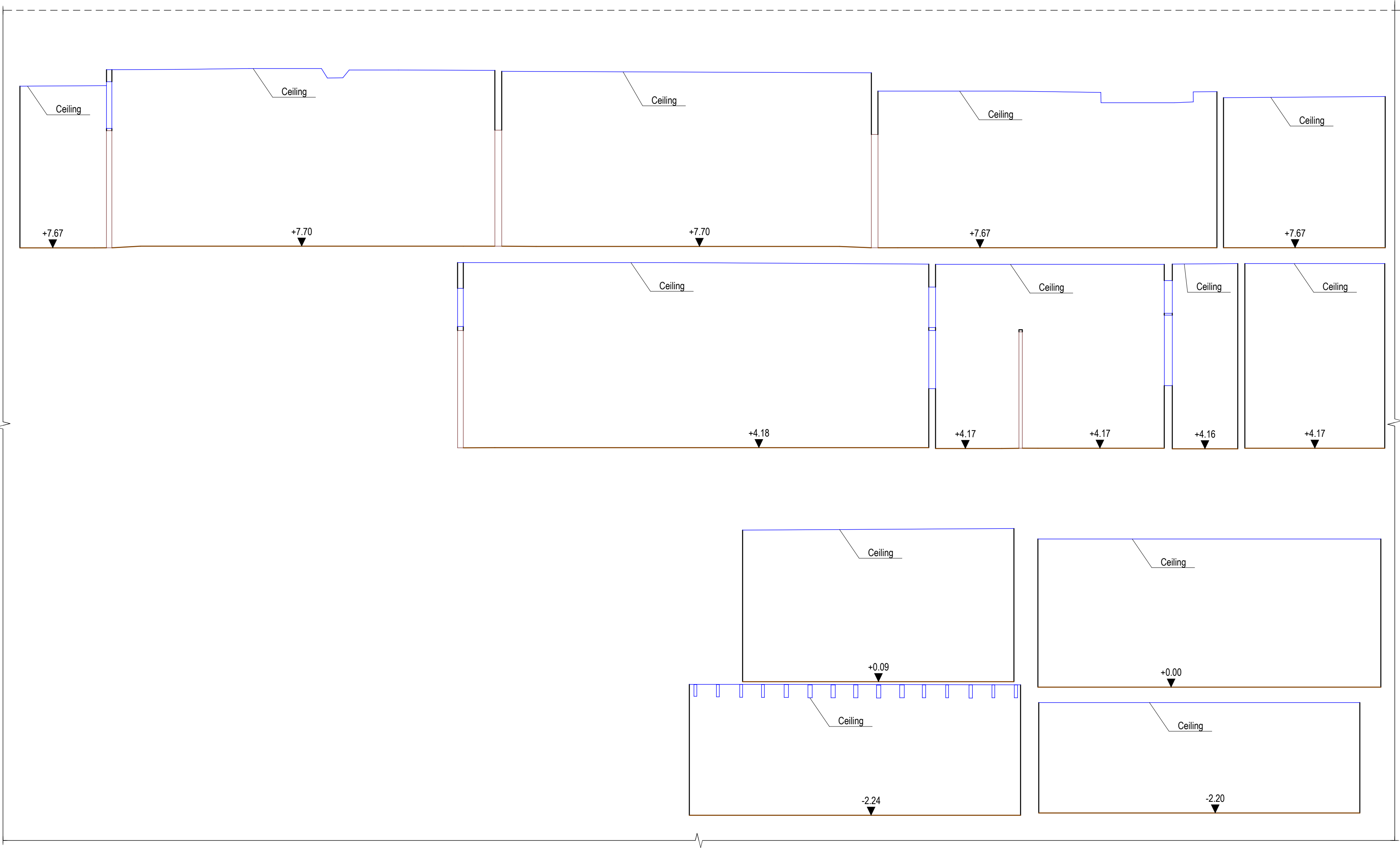
Drawn
SK

Checked
CP

Scale bar
0 1 2 3
Scale
1:50
Format
A1
Sheet No
4



1 Existing 2nd Floor
1 : 50

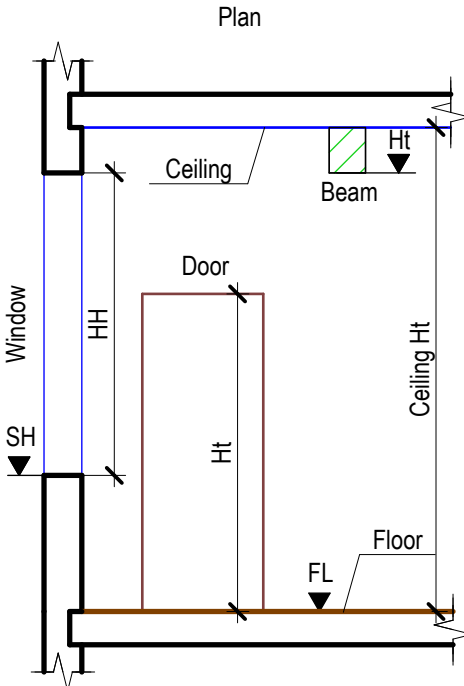


1 Existing Section 1
1 : 50



+44 (0) 203 538 8176
+44 (0) 739 901 1771
hello@measuredsurveypro.co.uk
<https://measuredsurvey365.co.uk>

Reference symbol



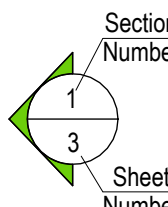
- Beam on plan view
- Fireplace
- Built-in storage
- Shower
- Ceiling hole, Ceiling level change

- Elevation
- Roof

- Section
- Ceiling
 - Floor

- Site plan
- Outline of a neighboring bld.
 - Fence
 - Landscaping
 - Manhole

- Abbreviations
- FL - Floor Level
 - HT - Leaf Height (Door)
 - HT - Bottom Level (Beam)
 - SH - Window Sill Level
 - HH - Window Height
 - TL - Top Level
 - BL - Bottom Level



Notes

- All information contained in this drawing should be checked and verified prior to any fabrication or construction.
- Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 60 days after the native CAD DWG drawings are released.

Project number
MS - 152020 - 15532

Project address
20-26 Fowler Street, South Shields, NE33 2LR

Description
Existing Sections

Drawn
S K

Checked
C P

Scale bar
0 1 2 3

Scale
1:50

Format
A2

Sheet Nr
5



1 Existing Front Elevation
1 : 50



2 Existing Rear Elevation
1 : 50

Measured Survey
PRO

+44 (0) 203 538 8176

+44 (0) 739 901 1771

hello@measuredsurveypro.co.uk

https://measuredsurvey365.co.uk

Plan

Window

Door

Beam

Floor

FL

HT

SH

HH

TL

BL

Beam on plan view

Fireplace

Built-in storage

Shower

Ceiling hole, Ceiling level change

Elevation

Section

Site plan

Outline of a neighboring bld.

Fence

Landscaping

Manhole

Abbreviations

FL - Floor Level

HT - Leaf Height (Door)

HT - Bottom Level (Beam)

SH - Window Sill Level

HH - Window Height

TL - Top Level

BL - Bottom Level

Section Number

1

2

3

Sheet Number

Notes

All information contained in this drawing should be checked and verified prior to any fabrication or construction.

Any discrepancies between this drawing and any other information should be reported to Measured Survey Pro within 60 days after the native CAD DWG drawings are released.

Project number

MS - 152020 - 15532

Client address

20-26 Fowler Street, South Shields, NE33 2LR

Description

Existing Elevations

Scale bar

0 1 2 3 4 5 6 7 8 9 10

Scale

1:50

Format

A0

Sheet No

6

Measure system

Plan

Window SH
Door HT
Ceiling HT
Beam
Floor FL

Beam on plan view
Fireplace
Built-in storage
Shower
Ceiling hole, Ceiling level change

Elevation

Section

Roof
Ceiling
Floor

Site plan

Outline of a neighboring bld.
Fence
Landscaping
Manhole

Abbreviations

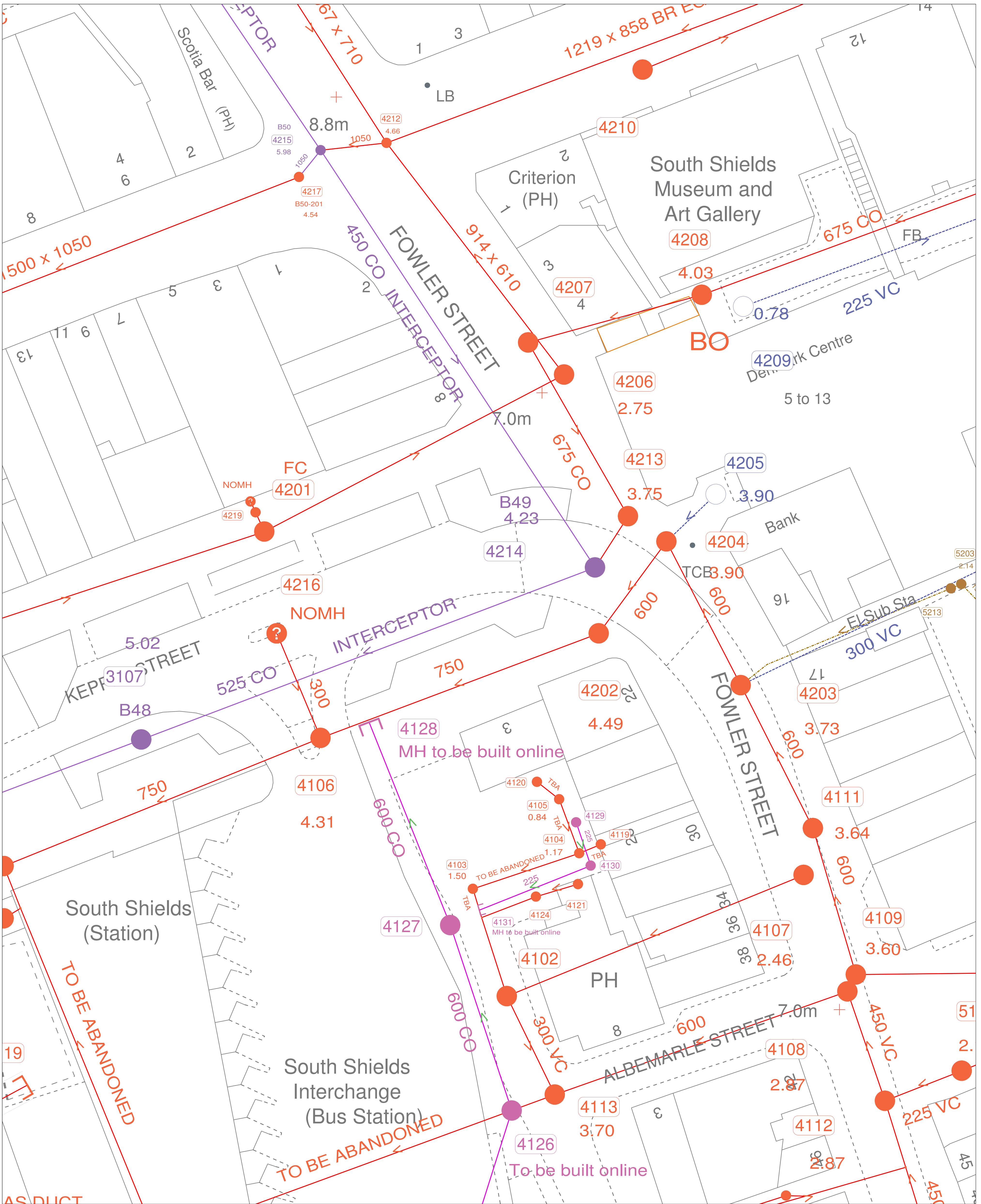
FL - Floor Level
HT - Leaf Height (Door)
HT - Bottom Level (Beam)
SH - Window Sill Level
HH - Window Height
TL - Top Level
BL - Bottom Level

Section Number
1
3
Sheet Number



1 Existing Site Plan
1 : 50

Appendix E



NWL Responsibility		Private/Non NWL		Proposed		Annotations		Symbols	
Combined	—	Combined	—	Combined	—	Direction of flow	→	Chambers	●
Foul	—	Foul	—	Foul	—	Backdrop	●	Inlet/Outlet	└┐
Surface	—	Surface	—	Surface	—	Abandoned	—	Treatment Works	STW
Treated Eff	—	Treated Eff	—	Surface	—	Rising Main	—	Pumping Station	▲
Untreated Eff	—	Trade Eff	—					Capped End	┌┐
Overflow	—	Watercourse	—					Balancing Pond	■
								Termination Node	▶
								Rodding Eye	■
								Unknown End	?
								Attribute Change	—
								Air Valve	◆
								Property Connection	P
								Lamp Hole	■
								Hatchbox	●
								Dual Usage Chamber	○



User : DAWSJ1
Title : 0000

Date : 12/05/2025
Centre Point : 436437,567215

Map Sheet : NZ3667SW

The material contained on this plot has been reproduced from an Ordnance Survey map with permission of the controller of H.M.S.O. Crown Copyright Reserved. Licence No.AC0000851702. The information shown on this plan should be regarded as approximate and is intended for guidance only. No Liability of any kind whatsoever is accepted by Northumbrian Water, its servants or agents for any omission. The actual position of any water mains or sewers shown on the plan must be established by taking trial holes in all cases. In the case of water mains Northumbrian Water must be given two working days notice of their intention to excavate trial holes. With effect from 1 October 2011, private lateral drains and sewers automatically transferred to Northumbrian Water under a scheme made by the Secretary of State pursuant to section 105A Water Industry Act 1991. These former private drains and sewers together with existing private connections may not be shown but their presence should be anticipated. WARNING...Where indicated on the plan there could be abandoned asbestos cement materials or shards of pipe. If excavating in the vicinity of these abandoned asbestos cement materials, the appropriate Health & Safety precautions should be taken. Northumbrian Water accepts no liability in respect of claims, costs, losses or other liabilities which arise as the result of the presence of the pipes or any failure to take adequate precautions. Emergency Telephone Number: 0345 717 1100

2.5 m