








Utilities Report

Utility Type

	Electricity	STATUS: AFFECTED NUMBER AFFECTED: 2
	Gas	STATUS: AFFECTED NUMBER AFFECTED: 1
	Water & Sewerage	STATUS: AFFECTED NUMBER AFFECTED: 1
	Telecoms	STATUS: AFFECTED NUMBER AFFECTED: 3
	Other	STATUS: AFFECTED NUMBER AFFECTED: 3

Total Number of Utility Companies Contacted: 20

Report Information

	Works Description: Development Appraisal
	Batch: A

Status: Complete - Please see 'Understanding This Report'

This report is issued for the site described as:
Site at Daleham Gardens, London

Report Number:
LM / 116103

National Grid Reference:
**526666 185072,526686
185072,526646
185081,526686
185085,526647 185059**

Customer Reference:
305289458_1

Report Date:
20 January 2023

CONTACT DETAILS

If you require any assistance, please contact our customer services team on:

0330 036 6619

or by email at:

helpdesk@landmark.co.uk

Utilities Report



Understanding this report

We have asked a comprehensive list of Utility companies whether they have any apparatus or underground services in the vicinity of the site.

Report Summary

The table provides a breakdown of the number of responses received by utility category; however, it must be noted that some utility companies provide services across multiple categories. As a result, the total number of responses gathered will often be greater than the total number of utility companies contacted.

Location Map

This shows the plan that was dispatched to the Utility companies. The companies have been asked to return information on the area outlined, which will encompass your chosen site.

Request Status Report

This will confirm the current status of the information requests. We list which responses we have received and whether the company is affected. The Status Report will be divided into the following sections.

Affected Utilities – We have received plans/information

No Response Received – We are still awaiting a full response

Not affected Utilities – We have received a not affected/no plant present response

Responses

Affected responses are listed by company. Any responses from companies confirming they are not affected are provided at the back of the report for your records.

'Awaiting Further Responses' or 'Pack Complete'?

We do not include Local Authority requests when indicating if the pack is 'Complete' or 'Awaiting Further Responses' as Local Authorities are not obliged to reply to these enquiries.

The local authority for the area is contacted to see if they have any council owned property that may be affected by works. In general, these plant enquiries go to the highways department for responses regarding street lighting and drainage. However, the responses we receive can vary each time depending on resources available at the council and we often don't receive replies from local authorities at all

Utilities Report



Landmark Utilities Report Service PAS 128 Statement

Prepared for: Landmark Information Group Ltd

Practitioner: Atkins

Report Number: LM / 116103

Client Reference: 305289458_1

Site Name: Site at Daleham Gardens, London

Date of Order: 22 December 2022

Date of Issue: 20 January 2023

Thank you for using our Utility Report Service.

This report has been completed in accordance with the standards defined under Survey Category D of PAS128, a Publicly Available Specification for underground utility detection, verification and location published by the British Standards Institution.

Positional accuracy of plant is not guaranteed from information presented in a desktop search alone and the location of underground utilities should be verified through other means prior to breaking ground.

Information relating to the presence of Radio Frequency Identification Devices (RFIDs) has been requested from relevant utility companies or taken from mapping systems where available.

Utility companies who have not responded to enquiries are referenced on the enclosed Status Report accordingly. Their response will be chased and forwarded on for a period of up to four working weeks. Whilst we cannot guarantee that a utility company will respond to our enquiries, we endeavour to obtain responses from those that have not responded.

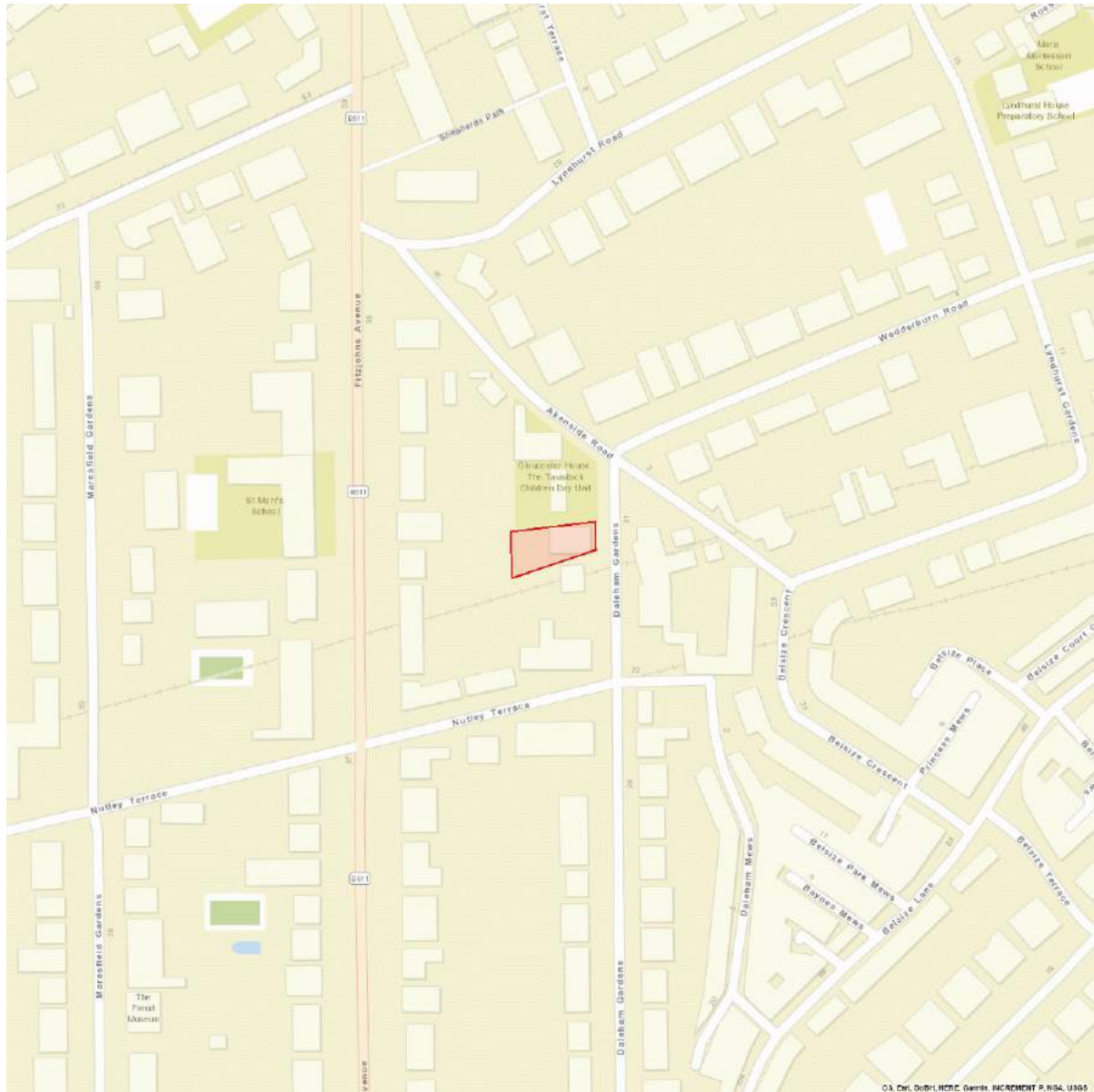
Any responses contained within this report have been obtained between the start date of the order and the date of issue.

If you want to discuss your report further with us, please contact Landmark Customer Services.

Utilities Report



Search data map



Please ensure that search data covers the COMPLETE AREA within the boundary lines on this map. This is marked by 

Landmark will not be held responsible for any incident or accident arising from the use of the information associated with this particular Statutory Search. The details provided are given in good faith, but no liability whatsoever can be accepted in respect thereof.

Client Reference:
305289458_1

Route:
Site at Daleham Gardens, London

Postcode:
NW3 5BU

OSGR:
526660 185070

Check by:
BRK

Utilities Report



Request Status Report

Route:
Site at Daleham Gardens, London

Date Requested:
22 December 2022

Checked and Validated By:
SCG

Postcode:
NW3 5BU

Client Reference:
305289458_1

Validation Date:
20 January 2023

OSGR:
526660 185070

Report Number:
LM / 116103

Affected Utilities

We have received plans/information from the following companies. Please see the enclosed response.

Utility	Category	Date Issued	Notes
Cadent Gas	Gas	20 January 2023	
Environment Agency	Environmental Agency	20 January 2023	See response.
LinesearchbeforeUdig	Other	20 January 2023	Cadent Gas, National Grid Electricity Transmission, UK Power Networks - identified as affected. See separate responses.
Network Rail	Rail	20 January 2023	
Openreach - [British Telecommunications]	Telecom	20 January 2023	
Thames Water	Water, Sewerage	20 January 2023	
UK Power Networks	Electric	20 January 2023	
Utility Assets	Electric	20 January 2023	See response.
Virgin Media	Telecom	20 January 2023	
Vodafone	Telecom	20 January 2023	See response.

Utilities Report

No Response Received

We are still awaiting a full response from the following companies.

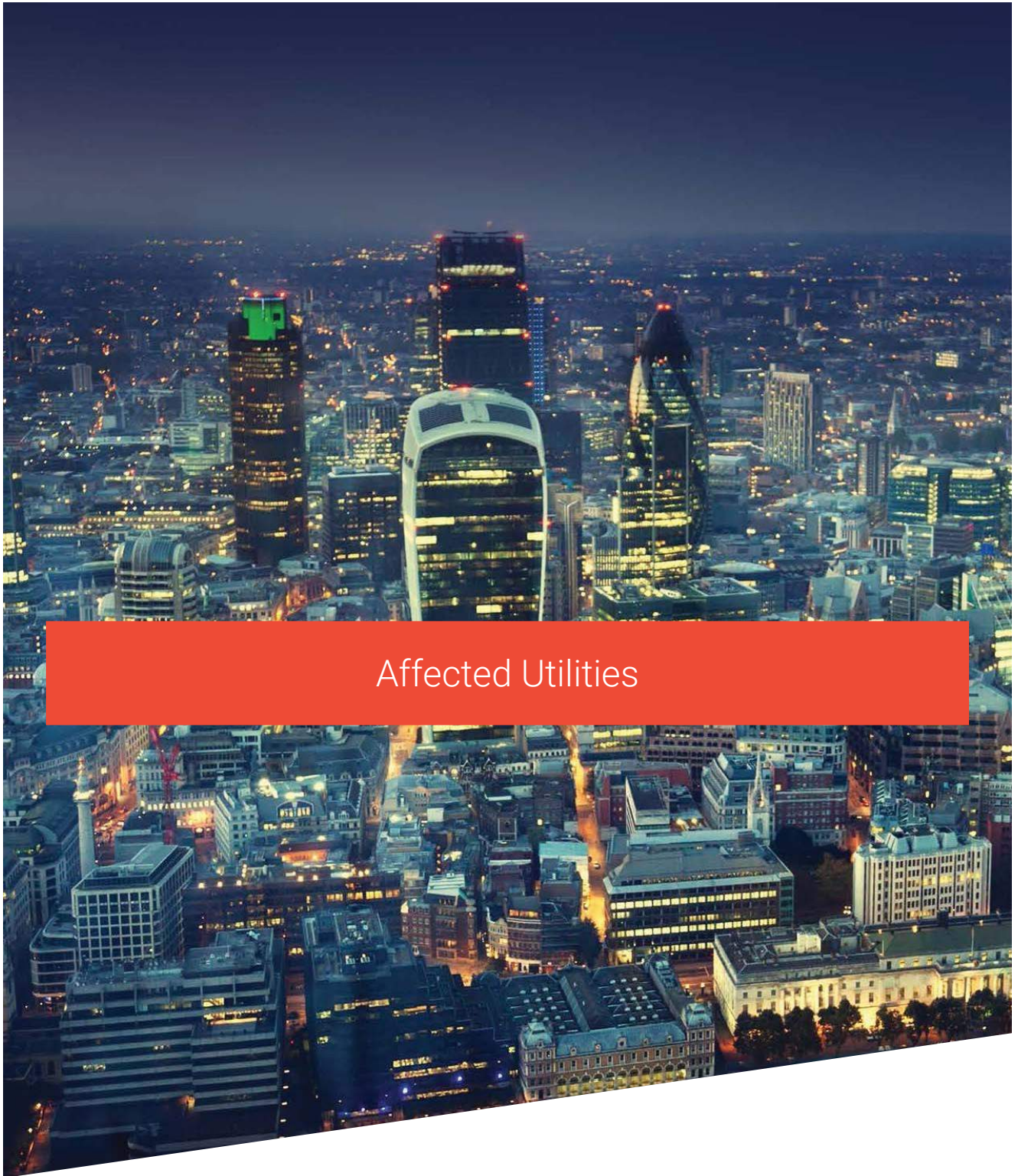
Utility	Category	Date Issued	Notes
London Borough of Camden	Council		
Crossrail	Rail		Not ordered as requested*
London Underground	Rail		Not ordered as requested*

* You have ordered a report without London Underground Ltd plans due to the nature of your works. An additional search of London Underground Ltd is available on request from £200 + VAT from your search provider customer services team.

Not Affected Utilities

We have received a not affected/no plant present response from the following companies.

Utility	Category	Date Issued	Notes
C.A. Telecom UK - [Colt Technology Services]	Telecom	20 January 2023	
CityFibre	Telecom	20 January 2023	
GTC	Telecom, Gas, Electric, Water	20 January 2023	
Instalcom - [CenturyLink, Global Crossing, Fibernet & Fibrespan]	Telecom	20 January 2023	
London Underground - Power Distribution	Rail	20 January 2023	
National Grid Electricity Transmission	Electric	20 January 2023	
SKY Telecommunications Services	Telecom	20 January 2023	
Transport for London	Highways	20 January 2023	
Verizon	Telecom	20 January 2023	



Affected Utilities



Affected Utilities

Cadent Gas

CHECKED

From: plantprotection@cadentgas.com
Sent: 23 December 2022 15:23
To: Utility Solutions Searches
Subject: Saved/RPA LSBUD Ref: 28011428 Your Ref: LM 116103/AU DBYD
Initial Enquiry
Attachments: 28011428_CadentGas.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Date: 23/12/2022
LinesearchbeforeUdig ref: 28011428
Your ref: LM 116103/AU

Dear Sir/Madam,

Please submit a planned works enquiry for your project

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding your initial enquiry to undertake works. As this is an initial enquiry, we haven't undertaken an assessment into the impact and risk posed to our assets. We need more information from you to do so.

You must not start any work until we confirm it is safe to do so after submission of a planned works enquiry.

There are Cadent gas pipes in the area you're planning to work. These pipes may impact and possibly prevent your work for safety or legal reasons.

If your works are proposed to be undertaken in an easement, please note any auto-response from our enquiry system does not constitute written consent and formal, signed written consent which will only be provided following consultation with our plant protection team.

What you need to do

To help develop your initial enquiry into a planned works enquiry, please review our attached plans, which detail the Cadent gas assets in the area along with our key guidance document [Specification for Safe Working in the Vicinity of Cadent Assets](#).

Once you have a plan for review by our engineering teams, please submit a "Planned Works" enquiry via LSBUD. In the meantime, if you want to discuss specifics associated with your initial enquiry please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Your responsibilities and obligations

It is your responsibility to ensure that the information you have given us is accurate, therefore you must not undertake any works until a planned works enquiry has been submitted for assessment. You must also share all relevant documents, including the guidance notes, with anyone who carries out work on your behalf.

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels and storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

Kind Regards,

Plant Protection Team

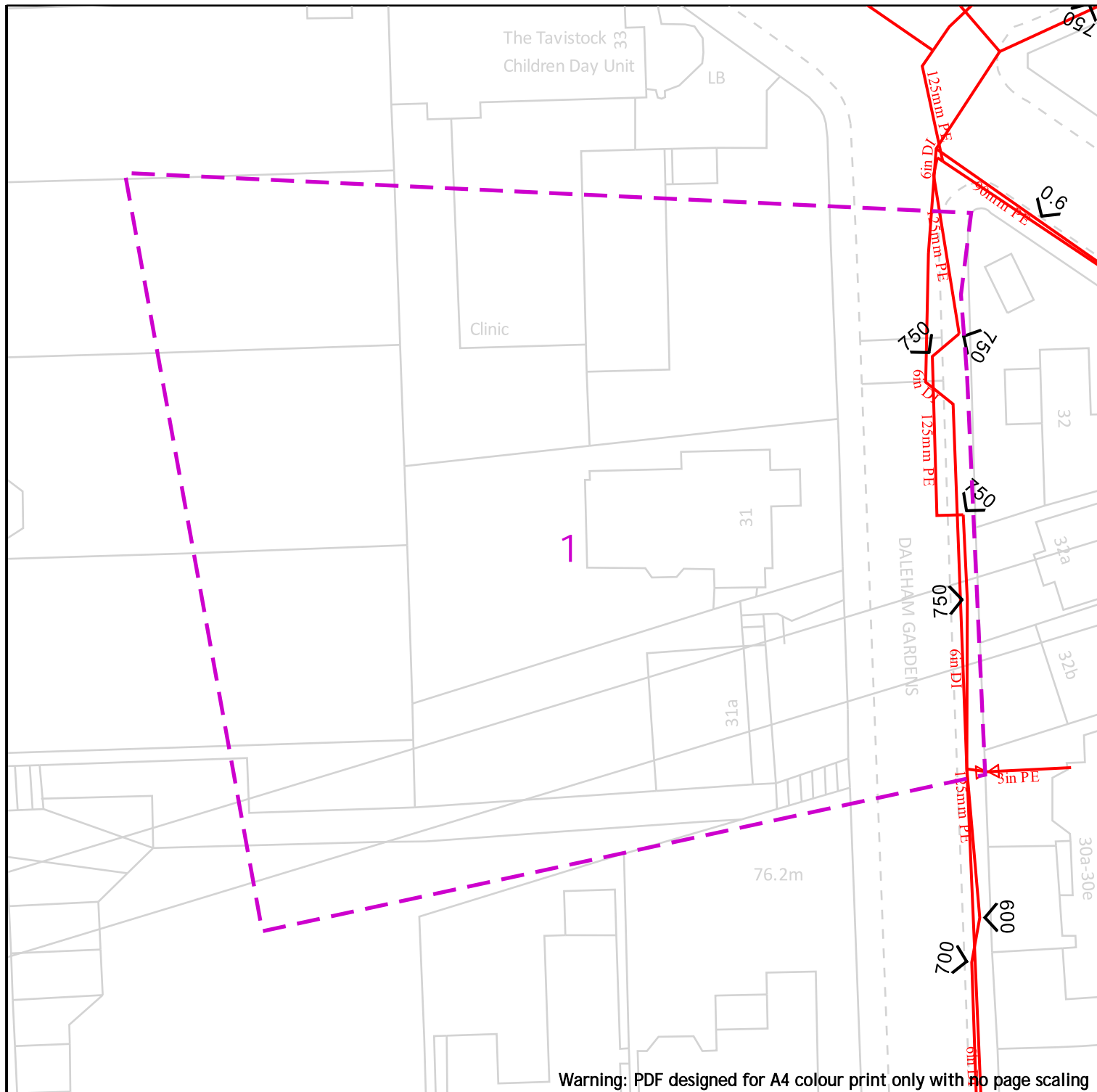
T: 0800 688 588

plantprotection@cadentgas.com

cadentgas.com

WE ARE PROUD SUPPORTERS OF
UK CITY OF CULTURE 2021
📍 @Coventry2021

Coventry
UK CITY OF CULTURE 2021
2021 CLUB MEMBER
#ThisIsCoventry



25m

Dig Sites

Area:

Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Cadent
Your Gas Network

Date Requested: 23/12/2022
Job Reference: 28011428
Site Location: 526663 185070
Requested by: Mr Ben Evans

Your Scheme/Reference: LM
116103/AU

View extent: 100m, 100m

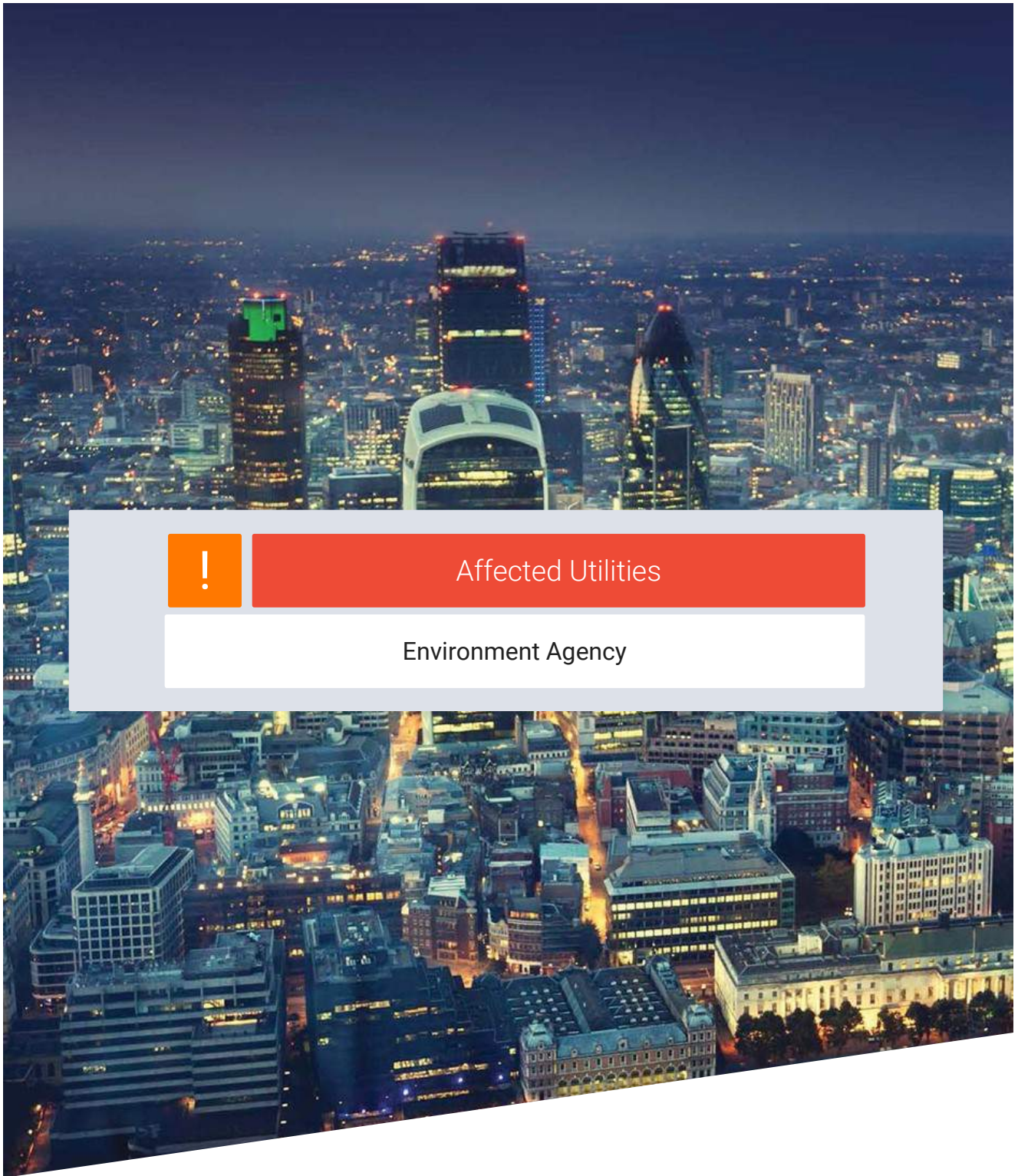
IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999

Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886

Scale: 1:500 (When plotted at A4)



Affected Utilities

Environment Agency

From: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Sent: 27 December 2022 19:29
To: Utility Solutions GDC Requests
Subject: Saved/RPA RE: Plant Enquiry - 116103 - Site at Daleham Gardens, London - Please respond by 17/01/2023

Dear Customer,

You may need an environmental permit if you intend to carry out work in, under, over or near to a main river flood or sea defence. You can find more information about this at:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Although the Environment Agency is classed as a statutory undertaker for certain purposes, we do not generally have plant equipment or pipelines situated in the public highway.

We have drafted this reply without conducting a specific search of our records. We ask that you make the necessary checks and if you have reason to think that your proposal will affect land or equipment which we own or is close to a watercourse as defined above, please resubmit your enquiry making this clear in your reply.

Kind regards,

Sophie

Customer Service Advisor, Incident Communication Service - ICS
Contact Centre Services - Part of Operations, Regulation & Customer

☎ Tel: 0800 80 70 60

💻 Web Site: www.gov.uk/environment-agency

From: requests.utilitysolutions@atkinsglobal.com <requests.utilitysolutions@atkinsglobal.com>
Sent: 23 December 2022 11:47
Cc: requests.utilitysolutions@atkinsglobal.com
Subject: Plant Enquiry - 116103 - Site at Daleham Gardens, London - Please respond by 17/01/2023

Our Reference: 116103
Site Name: Site at Daleham Gardens, London
Works Description: Development Appraisal
Site Grid References: 526666 185072,526686 185072,526646 185081,526686 185085,526647 185059

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

We request plans showing the location of your company's affected plant in relation to the entire site area shown within the boundary on the attached map. Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.

Standard notice [not for use with Special Data, Personal Data or unlicensed 3rd party rights]



Information warning

We (The Environment Agency) do not promise that the Information supplied to You will always be accurate, free from viruses and other malicious or damaging code (if electronic), complete or up to date or that the Information will provide any particular facilities or functions or be suitable for any particular purpose. You must ensure that the Information meets your needs and are entirely responsible for the consequences of using the Information. Please also note any specific information warning or guidance supplied to you.




Permitted use

- The Information is protected by intellectual property rights and whilst you have certain statutory rights which include the right to read the Information, you are granted no additional use rights whatsoever unless you agree to the licence set out below.
- Commercial use of anything except EA OpenData is subject to payment of a £50 licence fee (+VAT) for each person seeking the benefit of the licence, except for use as an Environment Agency contractor or for approved media use.
- To activate this licence you do not need to contact us (unless you need to pay us a Commercial licence fee) but if you make any use in excess of your statutory rights you are deemed to accept the terms below.





Licence

We grant you a worldwide, royalty-free (apart from the £50 licence fee for commercial use), perpetual, non-exclusive licence to use the Information subject to the conditions below.

You are free to:

-  copy, publish, distribute and transmit the Information
-  adapt the Information
-  exploit the Information commercially, for example, by combining it with other Information, or by including it in your own product or application

You must (where you do any of the above):

-  acknowledge the source of the Information by including the following attribution statement:
"Contains Environment Agency information © Environment Agency and database right"
-  ensure that you do not use the Information in a way that suggests any official status or that We endorse you or your use of the Information
-  ensure that you do not mislead others or misrepresent the Information or its source or use the Information in a way that is detrimental to the environment, including the risk of reduced future enhancement
-  ensure that your use of the Information does not breach the Data Protection Act 1998 or the Privacy and Electronic Communications (EC Directive) Regulations 2003

These are important conditions and if you fail to comply with them the rights granted to you under this licence, or any similar licence granted by us will end automatically.

No warranty

The Information is licensed 'as is' and We exclude all representations, warranties, obligations and liabilities in relation to the Information to the maximum extent permitted by law. We are not liable for any errors or omissions in the Information and shall not be liable for any loss, injury or damage of any kind caused by its use. We do not guarantee the continued supply of the Information.

Governing Law

This licence is governed by the laws of England and Wales.

Definitions

"Information" means the information that is protected by copyright or by database right (for example, literary and artistic works, content, data and source code) offered for use under the terms of this licence.

"Commercial" means:

- offering a product or service containing the Information, or any adaptation of it, for a charge, or
- internal use for any purpose, or offering a product or service based on the Information for indirect commercial advantage, by an organisation that is primarily engaged in trade, commerce or a profession.



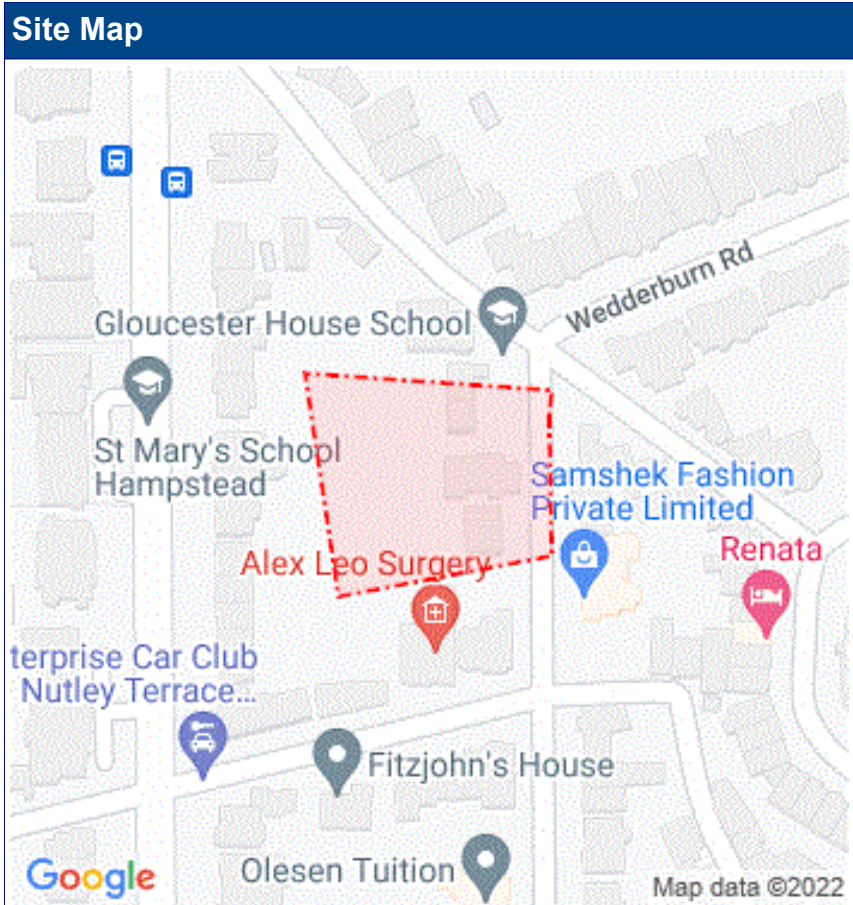
Affected Utilities

LinesearchbeforeUdig

Enquirer			
Name	Mr Ben Evans	Phone	01454662086
Company	Atkins - Utility Solutions	Mobile	Not Supplied
Address	The Hub, 500 Park Avenue, Aztec West Almondsbury Bristol BS32 4RZ		
Email	searches.utilitysolutions@atkinsglobal.com		

Enquiry Details			
Scheme/Reference	LM 116103/AU		
Enquiry type	Initial Enquiry	Work category	Utility Works
Start date	17/01/2023	Work type	Single excavations site (deeper than
End date	17/04/2023	Site size	4314 metres square
Searched location	XY= 526660, 185070	Work type buffer*	50 metres
Confirmed location	526663 185070		
Site Contact Name	Not Supplied	Site Phone No	Not Supplied
Description of Works			

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.



LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members

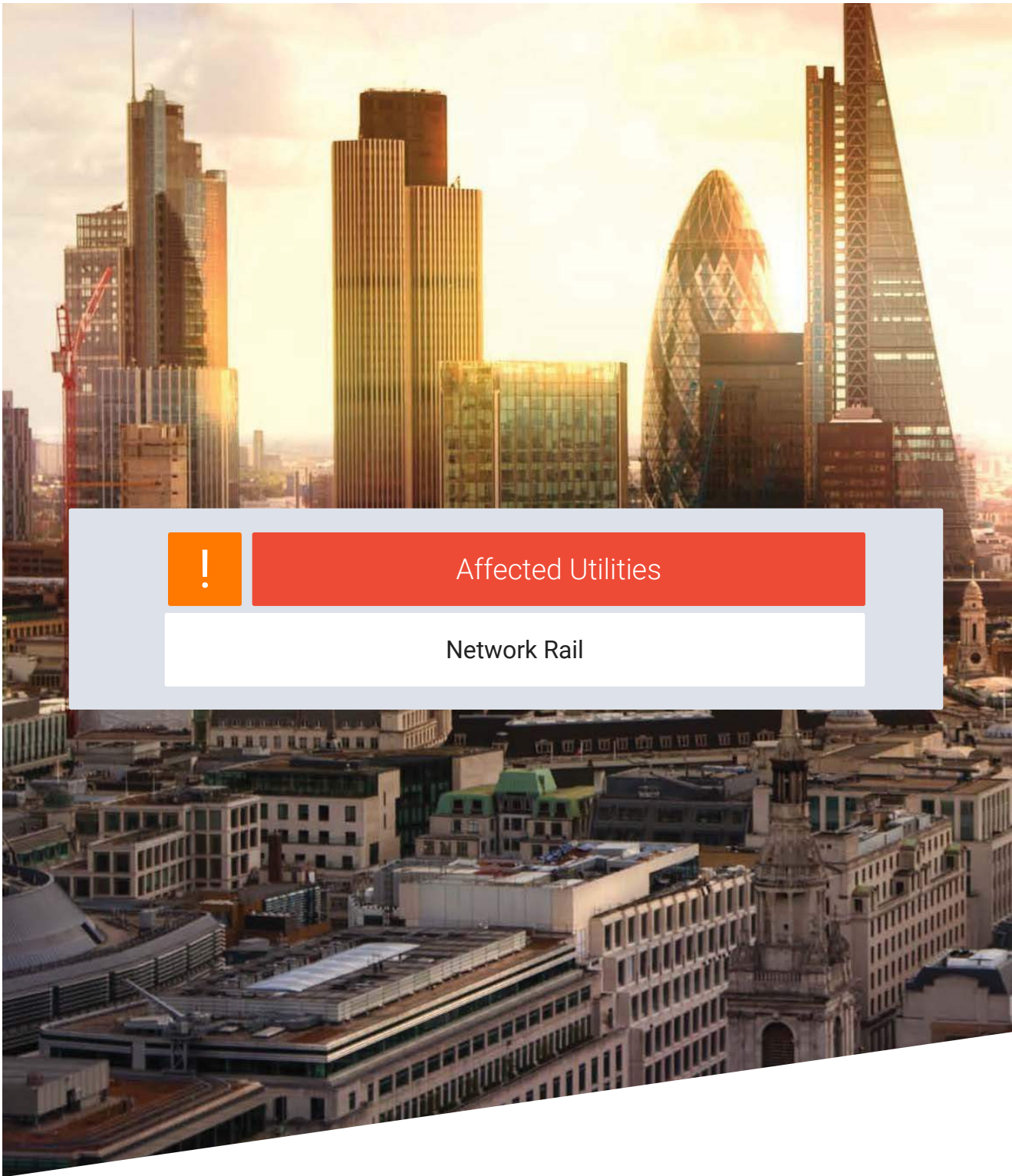
Asset Owner	Phone/Email	Emergency Only	Status
Cadent Gas	0800688588	0800111999	Await response
National Grid Electricity Transmission	08000014282	0800404090	Await response
UK Power Networks	08000565866	08000565866	Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members

Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Carrington Gas Pipeline
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
D.S.Smith	Diamond Transmission Corporation	DIO (MOD Abandoned Pipelines)
DIO (MOD Live Pipelines)	E.ON UK CHP Limited	EDF Energy Renewables Ltd
EirGrid	Eleclink Limited	Electricity North West Limited
Energy Assets Networks	ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited
EP Langle Limited	ESP Utilities Group	ESSAR
Esso Petroleum Company Limited	euNetworks Fiber UK Ltd	EXA Infrastructure
Exolum Pipeline System	Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited
Gamma	Gas Networks Ireland (UK)	Gateshead Energy Company
Gigaclear Ltd	Harbour Energy	Heathrow Airport LTD
Humbly Grove Energy	IGas Energy	INEOS FPS Pipelines
INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited
Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd	Last Mile
Mainline Pipelines Limited	Manchester Jetline Limited	Manx Cable Company
Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited	Moray East Offshore Windfarm
MUA Group Limited	National Grid Electricity Distribution	National Grid Gas Transmission
Neos Networks	Northern Gas Networks Limited	Northumbrian Water Group
NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd	NYnet Ltd
Ogi	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Premier Transmission Ltd (SNIP)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)
SABIC UK Petrochemicals	SAS Utility Services Ltd	Scottish and Southern Electricity Networks
Scottish Power Generation	Seabank Power Ltd	SES Water

SGN	Shell	Shell NOP
SP Energy Networks	Squire Energy Networks	SSE Generation Ltd
SSE Transmission	SSE Utility Solutions Limited	Tata Communications (c/o JSM Construction Ltd)
Total Colnbrook Pipelines	Total Finaline Pipelines	Transmission Capital
Uniper UK Ltd	University of Cambridge Granta Backbone Network	Vattenfall
Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd	Voneus Limited
VPI Power Limited	Wales and West Utilities	West of Duddon Sands Transmission Ltd
Westminster City Council	Zayo Group UK Ltd c/o JSM Group Ltd	



Affected Utilities

Network Rail



CHECKED

Worksite Survey Team
National Records Centre
Audax Road
YORK

NRSWA Asset Enquiries

YO30 4US

Dear Sir/Madam,

Please find information available as per the checklist.

The information contained herein is based on Network Rail's records and, where appropriate, third parties such as utility companies. The search enclosed does not cover a search of local council records. Also, schematic Signal and Telecom (S&T) cables plans are not provided as part of the search results, therefore you must assume S&T cables are present until proven otherwise.

Although at the date of this letter the information is as up to date as possible, it is **NOT** a statement of validity, accuracy or completeness as to any of the enclosed search information and must not be relied on as such.

Your risk assessment **MUST** take into account:

- That the information supplied, including the services shown on the map from the Rail Infrastructure Network Model (RINM), does not provide any guarantee as to the accuracy of the actual location of services on site and **MUST** be considered as for guidance purposes only.
- That new/unrecorded services are likely to be present
- That the enclosed buried services search information has been collated only for the ELR and Mileage boundaries as stated on the original request form

Included in the buried services search is a list of ASPRO engineers & managers you **MUST** contact before any ground disturbance is carried out, to check whether further information is held locally.

Further guidance can be obtained from the Health and Safety Executive publication HSG47 "Avoiding Danger from Underground Services" and the Network Rail Publication NR/L2/INI/CP1030.

Should you become aware of any additional underground services or assets within the locality during your investigations and/or works, including redundant assets, please identify them as a matter of urgency to the site manager. Records of the location of these assets should be kept for onward transmission and entry into the Hazard Directory.

Yours sincerely

NRSWA Team

Worksite Survey

Buried Services Information Checklist			
Your Ref	116103	Our Order Ref	154927
Network Rail Record Type	Category	Enclosed Yes/No	Notes (e.g. Nil Return)
Asset Protection National Map	Contact Info	Y	
Hazard Directory	Hazard	Y	
Site Map	GIS Systems	Y	
eB - Corporate records management system	National Records Group	N	Nil Return
Network Rail - Drainage	GIS Systems	Y	
National Records Group - Civils Records	National Records Group	Y	

NIL RETURN: After interrogating the information made available to us, no records containing buried services information have been returned for this worksite. However, reference must be made to the guidelines supplied with this buried services search, which contain important information on safe working practices.



Please complete a development questionnaire and submit it to the relevant route email address found on the map below

The Asset Protection Project Managers lead dedicated teams in providing advice to the public who are planning activities on or near the railway.

The teams deal with a multitude of issues including neighbouring construction sites, utility works, bridge works, domestic maintenance, new road schemes, inspection and surveying and works within the designated precautionary area of level crossings.

* It does not cover subjects such as emergencies, Town & Country Planning, property sales or complaints.

SCOTLAND

Network Rail
Asset Protection Team
Floor 2, Buchanan House
58 Port Dundas Road
Glasgow
G4 0LQ

Tel:- 0141 555 4087

Manager: Raymond Sheridan

NEW ENQUIRIES
AssetProtectionScotland@networkrail.co.uk

NORTH & EAST AND EAST COAST (NORTH) ROUTES

Network Rail
Asset Protection Team
George Stephenson House
Toft Green
York
YO1 6JT

Tel:- 07922 019905

Manager: Roland Kettle

NEW ENQUIRIES
AssetProtectionEastern@networkrail.co.uk

NORTH WEST

Network Rail
Asset Protection Team
Floor 1, Square One
4 Travis Street
Manchester
M1 2NY

Tel:- 0161 880 3706

Manager: Aime-Dawn White

NEW ENQUIRIES
AssetProtectionLNNorth@networkrail.co.uk

WALES

Network Rail
St. Patrick's House
17 Penarth Road
Cardiff
CF10 5ZA

Tel:- 0330 857 7288

Manager: James O'Gorman

NEW ENQUIRIES
AssetProtectionWales@networkrail.co.uk

WESTERN

Network Rail
Asset Protection Team
5th Floor, Western House
1 Holbrook Way
Swindon
SN1 1BD

Tel:- 0330 857 7127

Manager: James O'Gorman

NEW ENQUIRIES
AssetProtectionWestern@networkrail.co.uk

WESSEX

Network Rail
Wessex Asset Protection Team
4th Floor, Waterloo General Offices
Waterloo Station
London
SE1 8SW

Tel:- 0330 854 0648

Manager: Peter Barron

NEW ENQUIRIES
AssetProtectionWessex@networkrail.co.uk

SUSSEX

Network Rail
Asset Protection Team
Network Rail
Floor 2C
1 Puddle Doc
London
EC4V 3DS

Tel:-

Manager: Logan Subramaniam

NEW ENQUIRIES
AssetProtectionLondonSouthEast@networkrail.co.uk

EAST MIDLANDS AND EAST COAST (SOUTH) ROUTES

Network Rail
Asset Protection Team
John Ellis House
Nelson Street
Derby
DE1 2RU

Tel:- 07922 019905

Manager: Darrell Simpson

NEW ENQUIRIES
AssetProtectionEastern@networkrail.co.uk

ANGLIA

Network Rail
Asset Protection Team
11th Floor, One Stratford Place
Montfichet Road
Stratford, London
E20 1EJ

Tel:- 07922 017393 (available 08:30-16:30)
0203 356 2510

Manager: David Kang Gil

CENTRAL & WEST COAST MAINLINE SOUTH

Network Rail
Asset Protection Team
Floor 2, The Quadrant MK
Elder Gate
Milton Keynes
MK9 1EN

Tel:- 07920 509043 (Contactable Mon-Fri 0830-1630hrs)

Manager: Michael Lighting

NEW ENQUIRIES
AssetProtectionLNNWSouth@networkrail.co.uk

KENT

Network Rail
Asset Protection Team
Network Rail
Floor 2C
1 Puddle Dock
London
EC4V 3DS

Tel:-

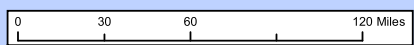
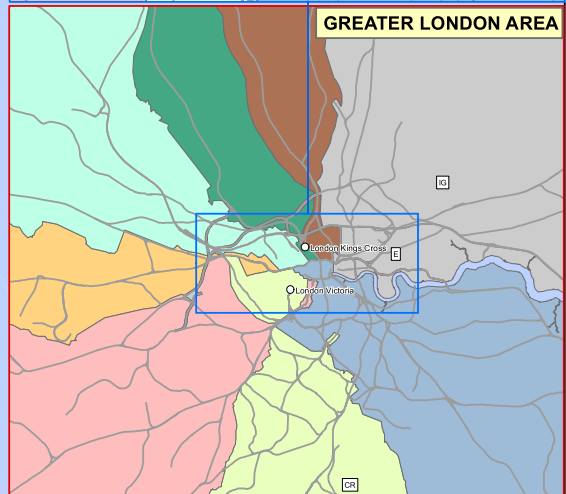
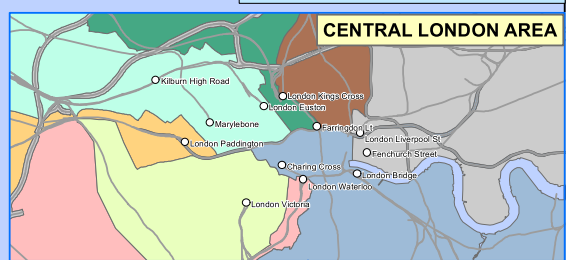
Manager: Logan Subramaniam

NEW ENQUIRIES
AssetProtectionLondonSouthEast@networkrail.co.uk

Network Rail (High Speed)

Website location: Network Rail / Industry and Partners / Network interface - High Speed 1

NEW ENQUIRIES
AssetProtectionHighSpeed1@networkrail.co.uk



LEGEND

UK Postcode (within single NR Territory)

UK Postcode (split between NR Territories)

Rail Network

Please note that the route boundaries for the North West & Central Region are currently under review, and therefore this layer represents the latest available data in our systems. The representation of North West & Central regional boundaries in this layer may not represent latest boundary position. Care should be taken when using this information as this information is currently not being updated.

CLIENT: TECHNICAL AUTHORITY			
JOB NO.:	10519.112	USE TYPE:	[OFFICIAL]
SCALE :	1:3,000,000 @ A3	DATE:	10/08/2022
VERSION:	01	PRODUCED BY:	AS
		QA BY:	N/A

Network Rail

Asset Information Services

Contains Ordnance Survey data ©
Crown copyright and database right 2022.
Licence No: 0100040692

GeospatialReportingAnalysis@NetworkRail.co.uk

Corporate GIS data is subject to frequent updates therefore any data exported from the corporate GIS system is a static representation of the data at the time of export, and should be treated as such. No warranty or guarantee is given as to the absolute accuracy or completeness of this information. Network Rail disclaims any responsibility for any loss, damage or inconvenience howsoever caused arising out of or as a consequence of reliance on this information in any context.



Order ID: 154927

ELR	Start Mileage	End Mileage
SPC1	3.0107	3.0305



National

Hazard

Directory

Terms and Conditions

The National Hazard Directory (NHD) is issued by Network Rail to provide information on those hazards recorded as present on Network Rail's infrastructure. Its purpose is to alert users to the typical hazards they may come across whilst working on Network Rail's Infrastructure. The National Hazard Directory is maintained by Network Rail to provide its employees and contractors with information on known hazards present on the infrastructure in order to assist in the identification of the associated risks working 'on or near the line'.

The records are updated regularly and therefore Network Rail believe that the contents are reasonably accurate at the time of issue, but some of the information can vary in age and accuracy so for that reason Network Rail will give no warranty as to the suitability of its use. It is recommended that all searches (in particular for buried services) should be conducted together with a site specific risk assessment/site visit, taking into account the requirements of the appropriate track safety rules, rule books/industry standards and so on. Network Rail will accept no liability in respect of the content or subsequent use of the National Hazard Directory or any of the information contained within.

Users of the Directory must note that when working on or near the line that the appropriate requirements of the Rule Book, especially the provisions of the track safety rules, must be applied as appropriate to the activity concerned.

OnTrac Ltd does not warrant the use of the Network Rail National Hazard Directory or any of the information contained within and no representations or warranties are made as to completeness or accuracy of the data. The data should be used for reference purposes only. Accordingly, OnTrac Ltd will accept no responsibility for loss of profit or for any indirect, incidental or consequential damages.

National Hazard Directory

Customised Report

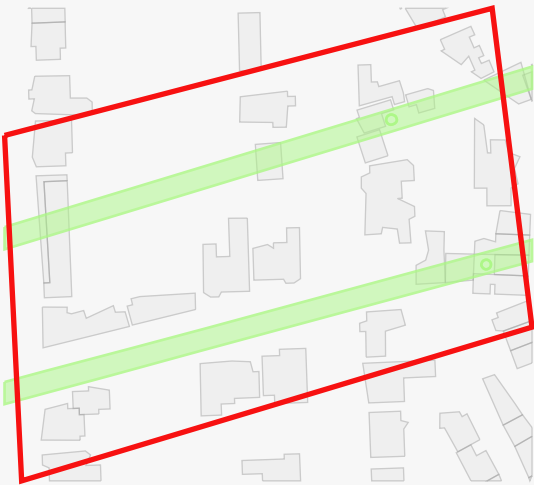
Search Criteria: ELR(s) = SPC1; Mileage From = 3.0107; Mileage To = 3.0305; Hazard Code(s) = HB, HBA, HBC, HBCS, HBD, HBE, HBF, HBFR, HBFS, HBG, HBI, HBL, HBM, HBN, HBO, HBP, HBR, HBS, HBSW, HBT, HBU, HBW, HCT, HU, HXE
Date: 03/01/2023

0 Hazards found.



ELR	ELR Name	Mileage From	Mileage To	Hazard Code	Hazard Description	Local Name	Track ID	Free Text
-----	----------	--------------	------------	-------------	--------------------	------------	----------	-----------

Page Navigation Index Map (1:2500 scale maps)

1



Legend

-  Network Rail Company Ownership Boundary
-  Order Polygon

Order ID: 154927
Plot Date: 23/12/22



User Drawn Polygon / Area of Interest - Order ID : 154927

Legend

- Company Ownership**
- Freehold Ownership
 - Leasehold Ownership
 - Prohibitive Interest
 - Bridge (Rail over Rail)
 - Bridge (Rail over River)
 - Bridge (Rail over Road)
 - Bridge (Road over Rail)
 - Level Crossing
 - Tunnel
 - Order Polygon

Nearest station:
Finchley Road & Frognal Stn

Order ID: 154927

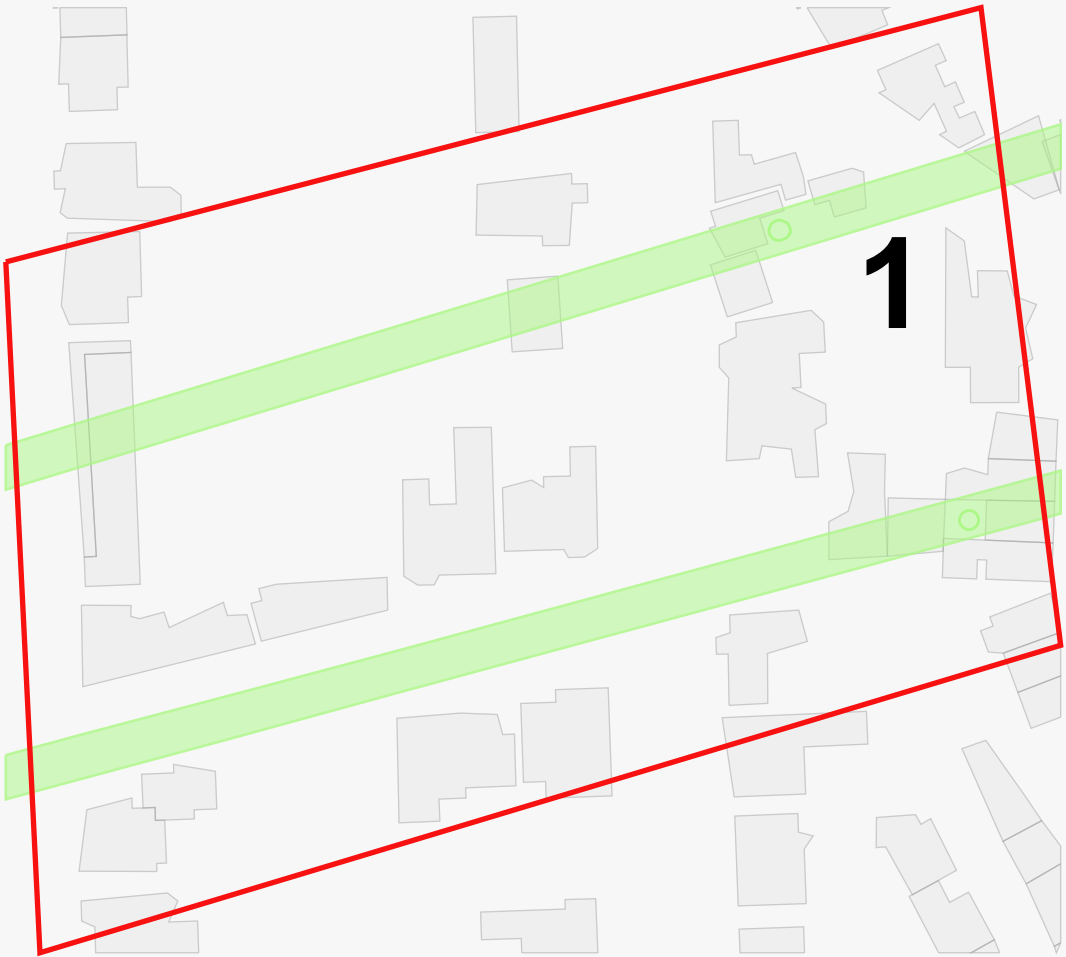
Order Ref: 154927
Plot Scale: 1:2500
Page Index: 1
Centre X, Y: 526927, 185214
Plot Date: 23/12/22





Crown copyright and database
rights 2022
Ordnance Survey 0100040692



Page Navigation Index Map (1:1250 scale maps)



Legend

-  Network Rail Company Ownership Boundary
-  Order Polygon

Order ID: 154927
Plot Date: 23/12/22



Network Rail - Drainage

Legend

- Company Ownership**

 - Freehold Ownership
 - Leasehold Ownership
 - Prohibitive Interest
 - Bridge (Rail over Rail)
 - Bridge (Rail over River)
 - Bridge (Rail over Road)
 - Bridge (Road over Rail)
 - Level Crossing
 - Tunnel
 - Order Polygon
- DB Asset Line**

 - Channel (ELR, Mileage)
 - Channel (Coordinates)
 - Covered Channel (ELR, Mileage)
 - Covered Channel (Coordinates)
 - Culvert (ELR, Mileage)
 - Culvert (Coordinates)
 - Granular Drain (ELR, Mileage)
 - Granular Drain (Coordinates)
 - Pipe (ELR and Mileage)
 - Pipe (Coordinates)
 - Syphon (ELR, Mileage)
 - Syphon (Coordinates)
- DC Asset Line**

 - Chamber (DD)
 - Outfall (DK)
 - Inflow (DL)
 - Point (DM)
 - Soakaway (DN)
 - Pond (DY)
 - Structure (DZ)



Order Ref: 154927
Plot Scale: 1:1250
Page Index: 1
Centre X, Y: 526729, 185055
Plot Date: 23/12/22



Crown copyright and database rights 2022
Ordnance Survey 0100040692

- KEY:
- ○ DENOTES SINGLE LIGHTING COLUMN
 - ○ ○ DENOTES DOUBLE LIGHTING COLUMN
 - DENOTES WALL MOUNTED LUMINAIRE
 - △ DENOTES CABLE TERMINAL BOX
 - DOO DENOTES DRIVER ONLY OPERATIONAL EQUIPMENT
 - OVERHEAD LINE STRUCTURE
 - /— CPGBONDING CONDUCTOR
 - OLE OVERHEAD LINE EQUIPMENT
 - GY GREEN/YELLOW
 - Cu COPPER
 - Al ALUMINIUM
 - DB DISTRIBUTION BOARD
 - MET MAIN EARTH TERMINAL

1. THIS DRAWING DETAILS THE REQUIRED REMEDIAL BONDING ACTIONS UNDERTAKEN AT MILL HILL BROADWAY STATION. FOLLOWING THE INSTALLATION OF THE PLATFORM EXTENSIONS, FOR COMPLIANCE WITH CURRENT STANDARDS, IT DOES NOT DETAIL OTHER REMEDIAL ACTIONS REQUIRED FOR COMPLIANCE WITH CURRENT STANDARDS IN AREAS OF THE STATION NOT AFFECTED BY THE PLATFORM EXTENSION WORKS.
2. THE INSTALLATION HAS BEEN DESIGNED, AND INSTALLED, TESTED AND COMMISSIONED IN ACCORDANCE WITH BS 7671:2008 REQUIREMENTS FOR ELECTRICAL INSTALLATIONS - SET WIRING REGULATIONS, SEVENTEENTH EDITION PLUS LATEST AMENDMENTS.
3. EARTHING HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7430:2011 CODE OF PRACTICE FOR PROTECTIVE EARTHING OF ELECTRICAL INSTALLATIONS.
4. ALL BONDS HAVE A PERMANENT LABEL TO BS 951 WITH THE WORDS "SAFETY ELECTRICAL CONNECTION - DO NOT REMOVE", PERMANENTLY FIXED IN A VISIBLE POSITION.
5. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THAMESLINK STATION UPGRADES NORTH OF ST. PANCRAS - BONDING ASSESSMENT FOR MILL HILL BROADWAY STATION REPORT B90049-REP-MEE004 VERSION 001.
6. FOR DETAILS OF TRACTION BONDING SEE DRAWING NUMBER BIM/F14-15 VERSION AAK.

Z03	27/11/14	REVISED TO NR COMMENTS 9/11/14	JA	IC	MD
Z02	17/11/14	REVISED AS PER NR COMMENTS	JA	RCD	IC
Z01	03/11/14	AS BUILT ISSUE	JA	RCD	IC
Rev.	Date	Description of Revisions	Drawn	Chk'd	App'd

Status: **AS BUILT**

This drawing is the property of Network Rail. It shall not be reproduced in whole or in part, nor disclosed to a third party, without the written permission of the Programme Director, Thameslink Programme, James Forbes House, 27 Great Suffolk Street, London, SE1 0NS.

Contractor: Thameslink Programme
James Forbes House
27 Great Suffolk Street
London, SE1 0NS

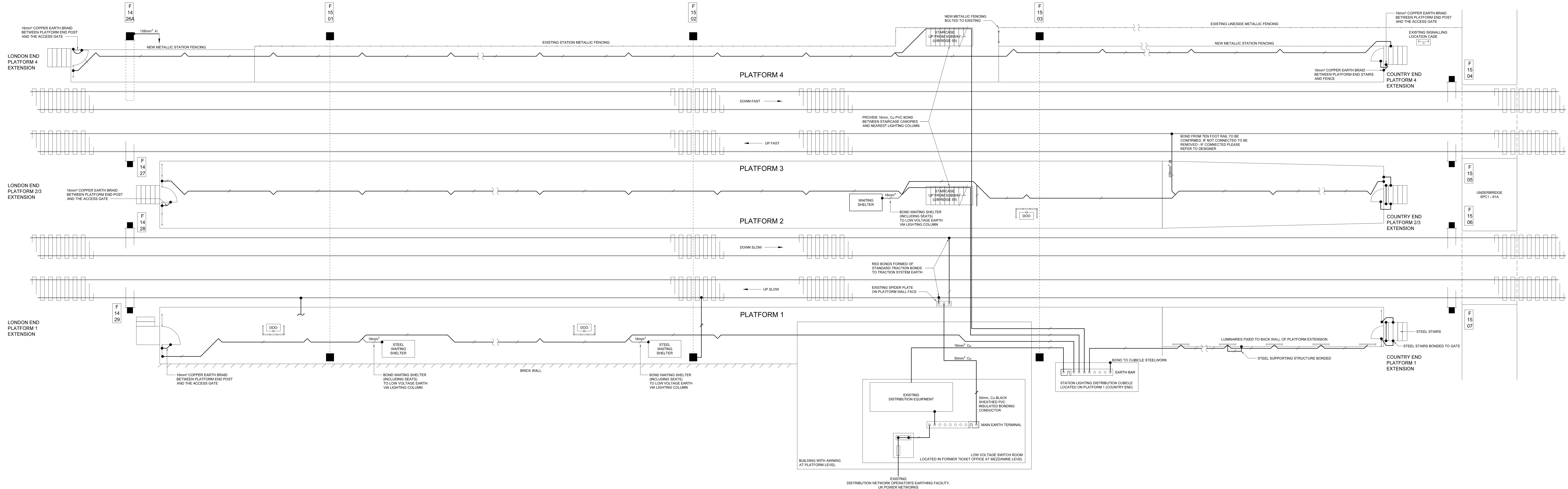
Client: Thameslink Programme
James Forbes House
27 Great Suffolk Street
London, SE1 0NS
Tel: 0207 323 3559

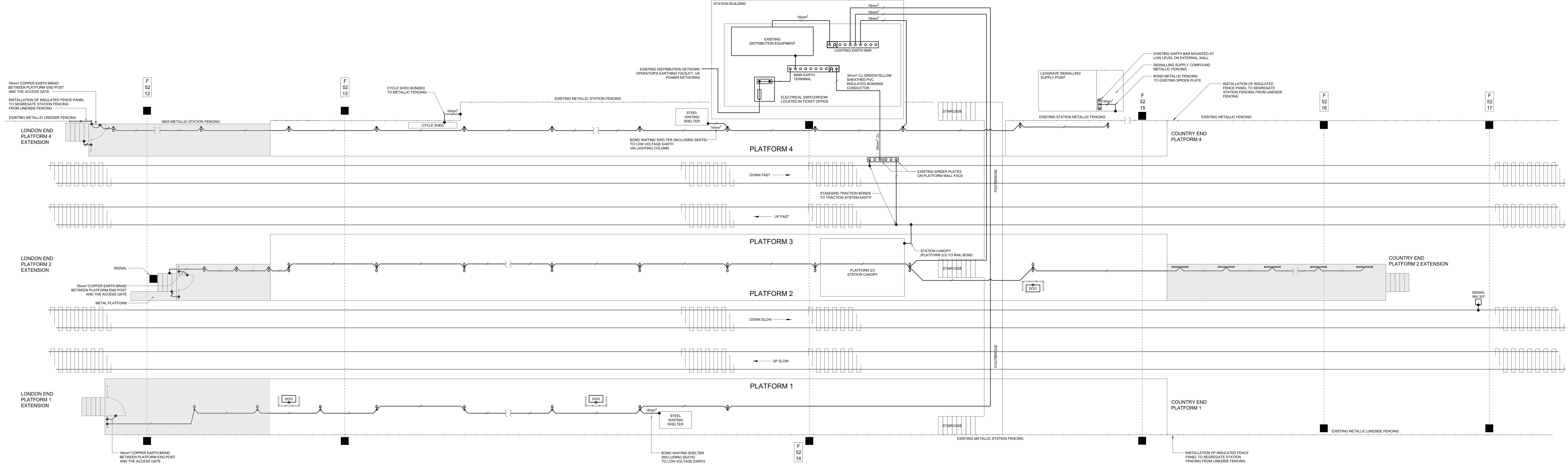
Project Title: **THAMESLINK PROGRAMME
N280 - OUTER AREAS NORTH
BONDING ASSESSMENT**

Drawing Title: **BONDING ASSESSMENT
MILL HILL BROADWAY STATION
EARTHING AND BONDING
MODIFICATIONS**








Drawn By	Name	Sts	Date	08/11/2013
Checked By	Name	Sts	Date	08/11/2013
Approved By	Name	Sts	Date	08/11/2013
Scale	NOT TO SCALE	Sheet	1	of 1
Map Grid	TO BE SET	EUR	UOM	From To
Network Rail Drawing Number	N280-CAR-DRG-EL-500101	Rev	Z03	

NOTE
THIS DRAWING INDICATES THE REMEDIAL BONDING REQUIREMENTS AS IDENTIFIED IN THE BONDING ASSESSMENT TATA STEEL PROJECTS DOCUMENT B90049-REP-MEE004 VERSION 001 FOR M&E ASSETS ONLY. SEE SEPARATE SUBMISSION FOR OVERHEAD LINE EQUIPMENT BONDING





NOTE
THIS DRAWING INDICATES THE REMEDIAL
BONDING REQUIREMENTS AS IDENTIFIED IN
THE BONDING ASSESSMENT TATA STEEL
PROJECTS DOCUMENT B90049-REP-MEE0004
VERSION C01 FOR M&E ASSETS ONLY, SEE
SEPARATE SUBMISSION FOR OVERHEAD LINE
EQUIPMENT BONDING

- | | |
|---|---|
| KEY: | |
|  | DENOTES SINGLE LIGHTING COLUMN |
|  | DENOTES DOUBLE LIGHTING COLUMN |
|  | DENOTES WALL MOUNTED LUMINAIRE |
|  | DENOTES CABLE TERMINAL BOX |
|  | DENOTES DRIVER ONLY OPERATIONAL EQUIPMENT |
|  | OVERHEAD LINE STRUCTURE |
|  | CPC/BONDING CONDUCTOR |
| OLE | OVERHEAD LINE EQUIPMENT |
| GY | GREEN/YELLOW |
| Cu | COPPER |
| Al | ALUMINIMUM |
| DB | DISTRIBUTION BOARD |
| MET | MAIN EARTH TERMINAL |

Reproduced from the Ordnance Survey Map with permission of the controller of Her Majesty's Stationery Office. Crown Copyright. Licence No: 0100040862.
Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

1. THIS DRAWING DETAILS THE REQUIRED REMEDIAL BONDING ACTIONS UNDERTAKEN AT LEAVRIDGE STATION TO PREVENT THE INSTALLATION OF A FUTURE WORKING EXTENSION, FOR COMPLIANCE WITH CURRENT STANDARDS. IT DOES NOT DETAIL ANY OTHER REMEDIAL ACTIONS REQUIRED FOR COMPLIANCE WITH CURRENT STANDARDS IN AREAS OF THE STATION NOT AFFECTED BY THE INSTALLATION EXTENSION WORKS.
2. THE PLATFORM HAS BEEN DESIGNED, AND INSTALLED, TESTED AND COMMISSIONED IN ACCORDANCE WITH BS 7671: 2008 REQUIREMENTS FOR ELECTRICAL INSTALLATIONS - IET WIRING REGULATIONS, SEVENTEENTH EDITION PLUS LATEST AMENDMENTS.
3. EARTHING HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7430 : 2011 CODE OF PRACTICE FOR PROTECTIVE EARTHING OF ELECTRICAL INSTALLATIONS.
4. ALL BONDS HAVE A PERMANENT LABEL TO BS 951 WITH THE WORDS "SAFETY ELECTRICAL CONNECTION - DO NOT REMOVE", PERMANENTLY FIXED IN A VISIBLE POSITION.
5. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THAMESLINK STATION UPGRADES NORTH OF ST. PAULS CHURCH, LEAVRIDGE STATION REPORT BR9004S-REP-MEE0006 REVISION C01.
6. FOR DETAILS OF TRAM BONDING SEE DRAWING NUMBER B/M/V 51-SZ2 VERSION NS3.

Z03	27/11/14	REVISED TO NR COMMENTS 5/11/14	AG	IC
Z02	17/11/14	REVISED AS PER NR COMMENTS	JA	RCD
Z01	03/11/14	AS BUILT ISSUE	JA	RCD
Rev.	Date	Description of Revisions	Drawn	Ck'd
Status: AS BUILT				

This drawing is the property of Network Rail. It shall not be reproduced in whole or in part, nor disclosed to a third party, without the written permission of the Programme Director, Thames Programme, James Forbes House, 27 Great Suffolk Street, London, SE1 0NS.
Copyright 2010 Network Rail.

Thameslink Programme
James Forbes House
27 Great Suffolk Street
London
SE1 0NS

 carillion

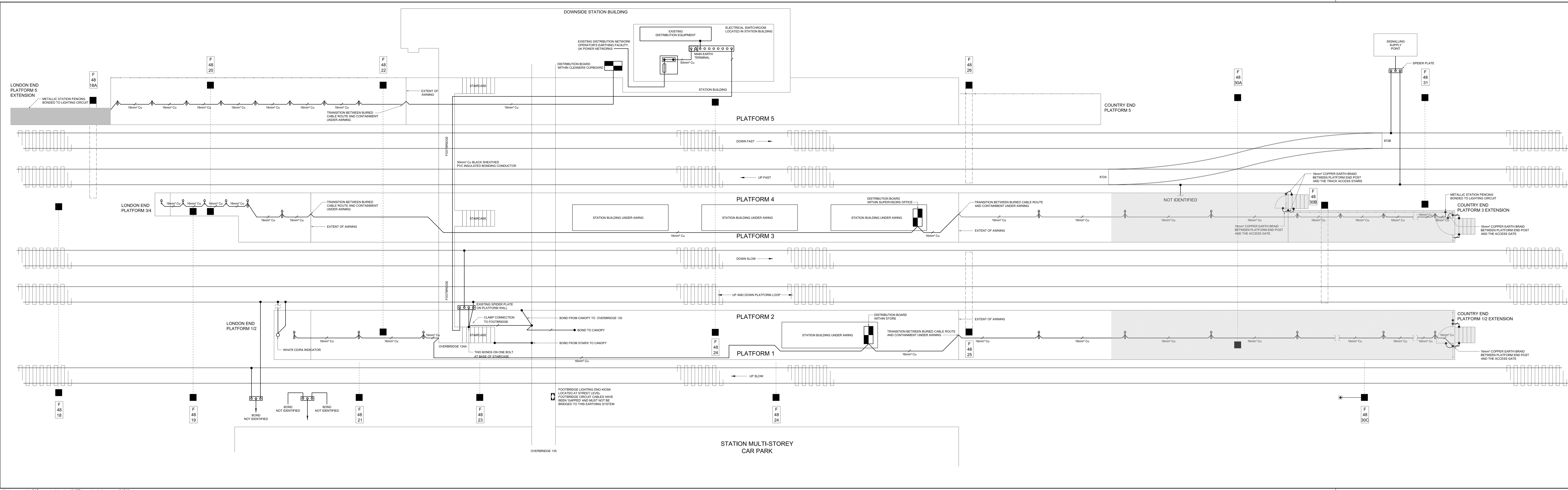
Thameslink Programme
James Forbes House
27 Great Suffolk Street
London SE1 0NS
Tel: 0207 023 3559

Project Title

THAMESLINK PROGRAMME
N280 - OUTER AREAS NORTH
BONDING ASSESSMENT

BONDING ASSESSMENT
CITY THAMESLINK TO KENTISH TOWN
LEAGRAVE STATION EARTHING AND BOND
MODIFICATIONS

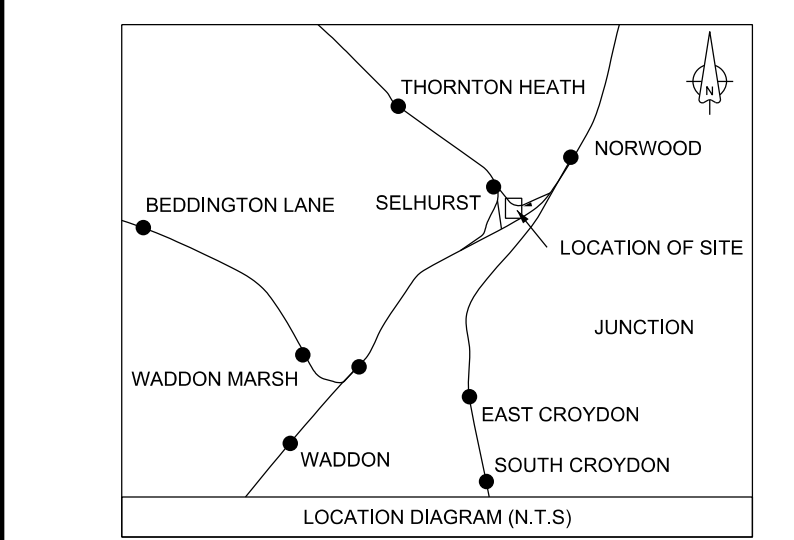
Drawn By	Name	I CRACKNELL	Sig.	Date	08/11/11
Checked By	Name	R. DAWSON	Sig.	Date	08/11/11
Approved By	Name	M. DIXON	Sig.	Date	08/11/11
Scale	NOT TO SCALE		Sheet	1	of 1
Map Grid	TO BE SET		ELR	UOM	From To
Network Road Drawing Number N280-CAR-DRG-EL-500201					



NOTE
THIS DRAWING INDICATES THE REMEDIAL
BONDING REQUIREMENTS AS IDENTIFIED IN
THE BONDING ASSESSMENT DATA STEEL
PROJECTS DOCUMENT B90049-REP-MEE0005
VERSION C01 FOR MAE ASSETS ONLY. SEE
SEPERATE SUBMISSION FOR OVERHEAD LINE
EQUIPMENT BONDING

- KEY:
- ○ DENOTES SINGLE LIGHTING COLUMN
 - ○ ○ DENOTES DOUBLE LIGHTING COLUMN
 - OVERHEAD LINE STRUCTURE
 - ○ ○ OVERHEAD LINE EQUIPMENT
 - GY GREEN/YELLOW
 - Cu COPPER
 - Al ALUMINIUM
 - DB DISTRIBUTION BOARD
 - MET MAIN EARTH TERMINAL

1. THIS DRAWING DETAILS THE REQUIRED
REMEDIAL BONDING ACTIONS UNDERTAKEN AT
LUTON STATION, FOLLOWING THE INSTALLATION
OF THE PLATFORM EXTENSIONS, FOR
COMPLIANCE WITH CURRENT STANDARDS. IT
DOES NOT DETAIL OTHER REMEDIAL ACTIONS
REQUIRED FOR COMPLIANCE WITH CURRENT
STANDARDS IN AREAS OF THE STATION NOT
AFFECTED BY THE PLATFORM EXTENSION
WORKS.
2. THE INSTALLATION HAS BEEN DESIGNED,
INSTALLED, TESTED AND COMMISSIONED IN
ACCORDANCE WITH BS 7671: 2008
REQUIREMENTS FOR ELECTRICAL INSTALLATIONS
- IET WIRING REGULATIONS, SEVENTEENTH
EDITION PLUS LATEST AMENDMENTS.
3. EARTHING HAS BEEN CARRIED OUT IN
ACCORDANCE WITH THE REQUIREMENTS OF BS
7430: 2011 CODE OF PRACTICE FOR PROTECTIVE
EARTHING OF ELECTRICAL INSTALLATIONS.
4. ALL BONDS HAVE A PERMANENT LABEL TO BS 951
WITH THE WORDS 'SAFETY ELECTRICAL
CONNECTION - DO NOT REMOVE', PERMANENTLY
FIXED IN A VISIBLE POSITION.
5. THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH THAMESLINK STATION UPGRADES NORTH
OF ST. PANCRAS - BONDING ASSESSMENT FOR
LUTON STATION REPORT B90049-REP-MEE0005
REVISION C01.
6. FOR DETAILS OF TRACTION BONDING SEE
DRAWING NUMBER LAUF 48.5 - 48.9 VERSION A01
RED MARK UP AND GREEN MARK UP.



Rev.	Date	Description of Revision	Drawn	Chk'd	App'd
203	27/11/14	REVISED TO MR COMMENTS 5/11/14	JA	IC	MD
202	17/11/14	REVISED AS PER MR COMMENTS	JA	ICD	IC
201	03/11/14	AS BUILT ISSUE	JA	ICD	IC

AS BUILT

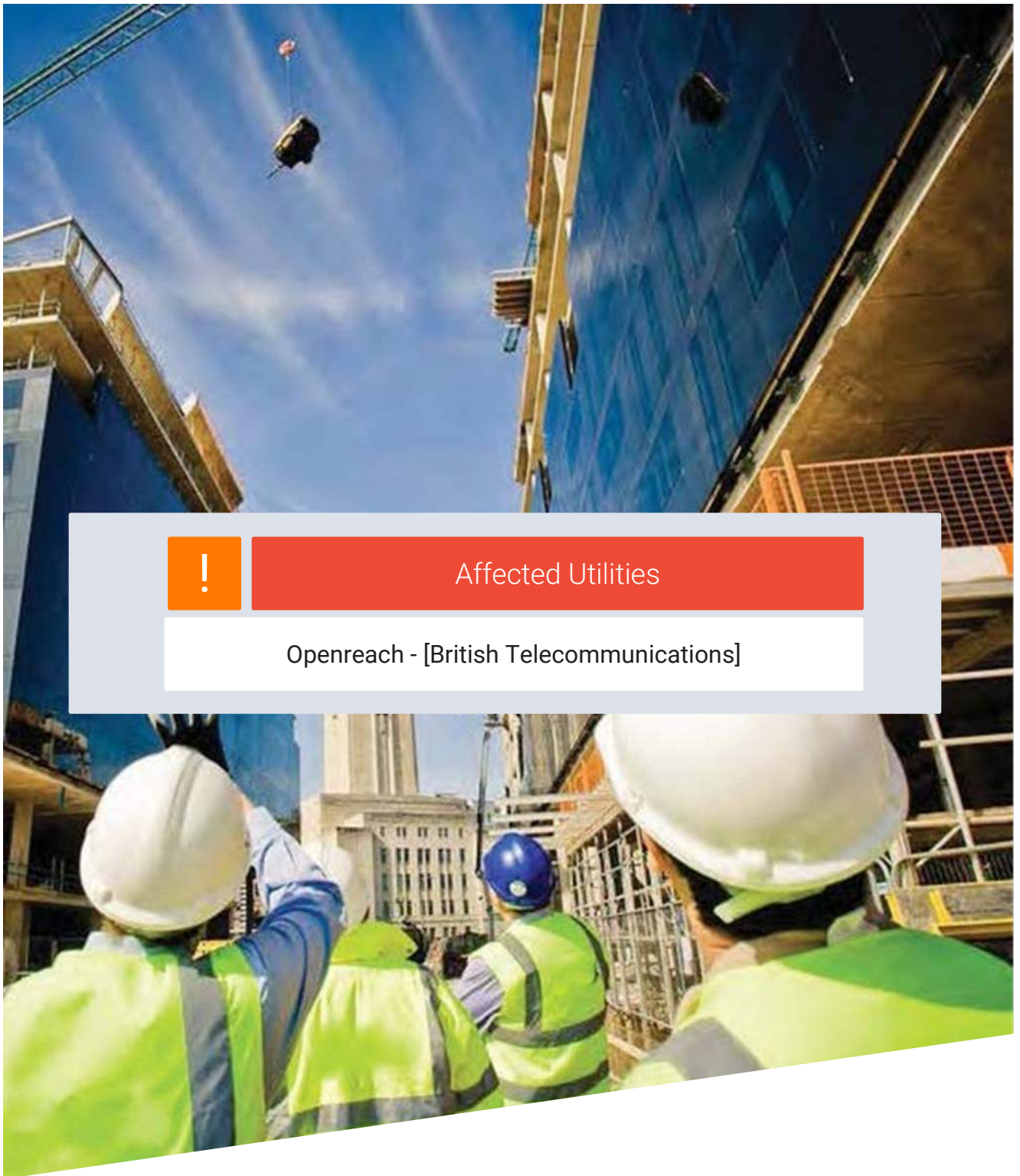
Thameslink Programme
James Forbes House
27 Great South Street
London SE1 8NS
Tel: 0207 323 3559

Client
Thameslink Programme
James Forbes House
27 Great South Street
London SE1 8NS
Tel: 0207 323 3559

Project Title
**THAMESLINK PROGRAMME
N280 - OUTER AREAS NORTH
BONDING ASSESSMENT**

Drawing Title
**BONDING ASSESSMENT
CITY THAMESLINK TO KENTISH TOWN
LUTON STATION EARTHING AND BONDING
MODIFICATIONS**

Drawn By	Name	CRACKNELL	Sp	Date	19/11/2013
Checked By	Name	R. DAVSON	Sp	Date	19/11/2013
Approved By	Name	M. BIXON	Sp	Date	19/11/2013
Scale	NOT TO SCALE				
Map Grid	TO BE SET				
Network Rail Drawing Number	N280-CAR-DRG-EL-500301				
Rev	Z03				



Affected Utilities

Openreach - [British Telecommunications]



openreach

Our Ref: Ref shown on map

Date of issue: shown on map

email: nnhc@openreach.co.uk

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT: **SITE LOCATION**

Prior to commencement of work: For free onsite guidance and accurate up to date location of BT Apparatus please contact our Plant Protection Service by the following methods:-

Email the Click Before You Dig Team CBYD@openreach.co.uk

Visit the Click Before You Dig Website www.openreach.co.uk/cbyd

Thank you for your request of **/**/** describing the above proposals.

Enclosed are copies of our drawings marked up to show the approximate locations of BT apparatus in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy.

The drawings are valid for 90 days from the date of issue and should not be relied upon after this time period has expired.

When planning excavation work or other works near to BT apparatus, please be mindful our apparatus may exist at various depths and may deviate from the marked route.

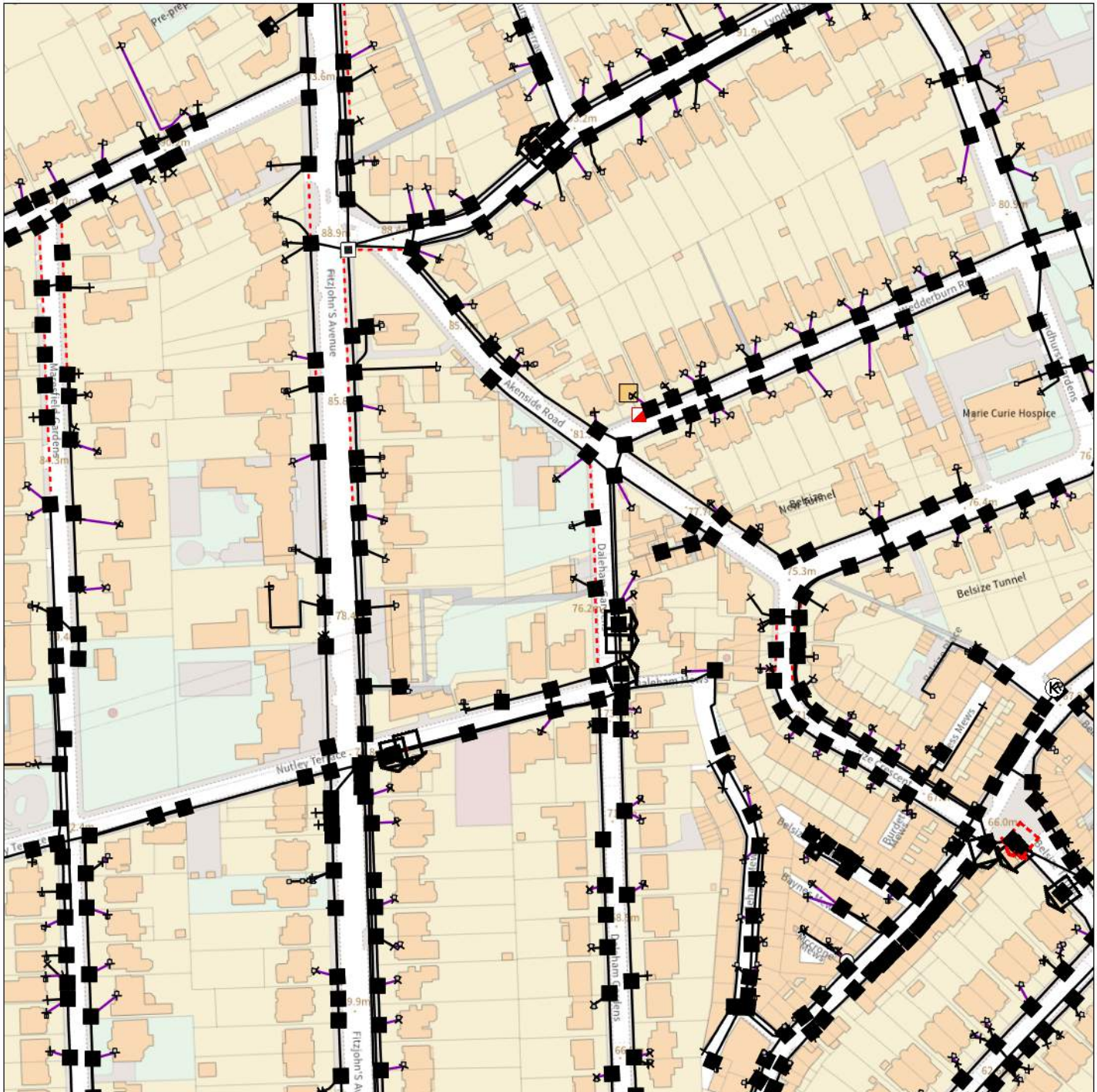
To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of BT apparatus. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of your works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to our Network Relocation Team at <https://www.ournetwork.openreach.co.uk/altering-our-network.aspx>

Yours faithfully,

Julie Cullum
NNHC & MBE Manager

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : UED07191B

Map Reference : (centre) TQ2666685072

Easting/Northing : (centre) 526666,185072

Issued : 27/12/2022 19:19:34

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040



Affected Utilities

Thames Water

CHECKED

Atkins Ltd
Stats Enquiries Team The Hub
500 Park Avenue
BRISTOL
BS32 4RZ

Search address supplied Site at Daleham Gardens,
London
NW3 5BU

Your reference 116103

Our reference ALS/ALS Standard/2022_4767513

Search date 28 December 2022

Knowledge of features below the surface is essential for every development

The benefits of this knowledge not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility of any development.

Did you know that Thames Water Property Searches can also provide a variety of utility searches including a more comprehensive view of utility providers' assets (across up to 35-45 different providers), as well as more focused searches relating to specific major utility companies such as National Grid (gas and electric).

Contact us to find out more.



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0800 009 4540

Search address supplied: Site at Daleham Gardens,, London, NW3 5BU

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.



For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

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.

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
6902	72.66	67.74
6903	75.62	71.38
6001	74.76	69.43
7001	73.07	70.63
7003	76.9	74
611B	n/a	n/a
6101	n/a	n/a
611A	n/a	n/a
611C	n/a	n/a
711A	n/a	n/a
711C	n/a	n/a
711B	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

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.

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.

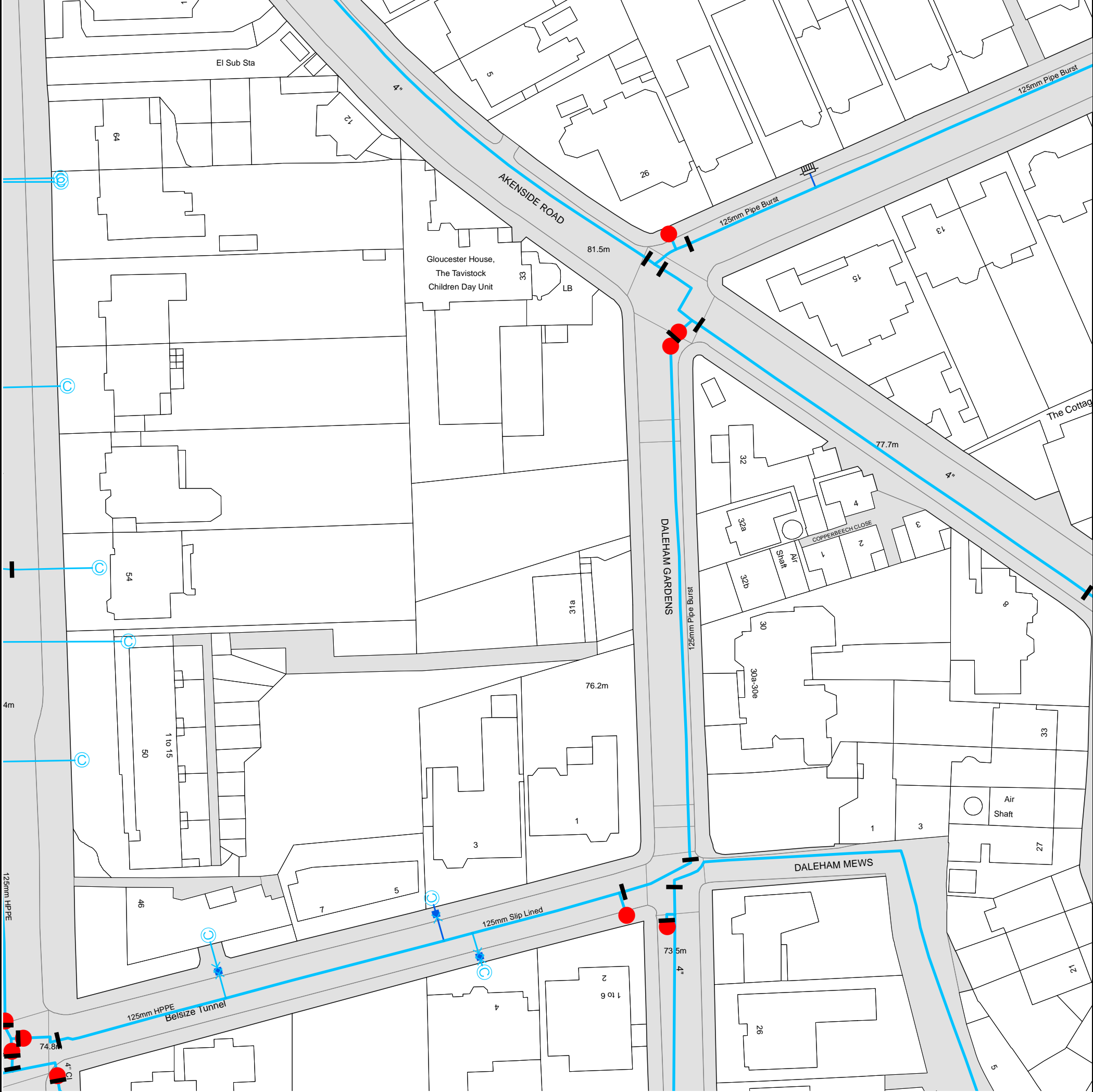
	Agreement
	Chamber
	Operational Site

Ducts or Crossings

	Casement	Ducts may contain high voltage cables. Please check with Thames Water.
	Conduit Bridge	
	Subway	
	Tunnel	

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.



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 526671, 185070.

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.



Asset Location Search - Water Key

Water Pipes (Operated & Maintained by Thames Water)

- Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 6")
600mm and bigger (24" plus)	1200mm (4')

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger
- Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

Other Water Pipes (Not Operated or Maintained by Thames Water)

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call 0800 009 4540 quoting your invoice number starting CBA or ADS / OSS	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd ' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



Affected Utilities

UK Power Networks

CHECKED

Our Ref: 28011428 Your Ref: LM 116103/AU

Friday, 23 December 2022

Ben Evans
The Hub, 500 Park Avenue, Aztec West
Almondsbury
Bristol
BS32 4RZ

Dear Ben Evans

Thank you for contacting us regarding UK Power Networks equipment at the above site. I have enclosed a copy of our records which show the electrical lines and/or electrical plant. I hope you find the information useful.

I have also enclosed a fact sheet which contains important information regarding the use of our plans and working around our equipment. Safety around our equipment is our number one priority so please ensure you have completed all workplace risk assessments before you begin any works.

Should your excavation affect our Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

If you have any further queries do not hesitate to contact us.

Plan Provision
0800 056 5866



This information is made available to you on the terms set out below. If you do not accept the terms of use set out in this fact sheet please do not use the plans and return them to UK Power Networks.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the plans are not definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.
6. Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.
7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may not be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. Trial holes should be dug by hand only.

Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health and Safety Executives website.

All electric lines discovered must be considered LIVE and DANGEROUS at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.

The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.

Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040



- 9 Any work near to any overhead electricity lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to use this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by our emergency 24 hour three digit telephone number **105** providing;
- your name, address and telephone number;
 - the date, time and place at which such damage was caused;
 - a description of the electric line and/or electrical plant to which damage was caused;
 - the name of the person whom it appears to you is responsible for that damage;
 - the nature of the damage.
12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.

