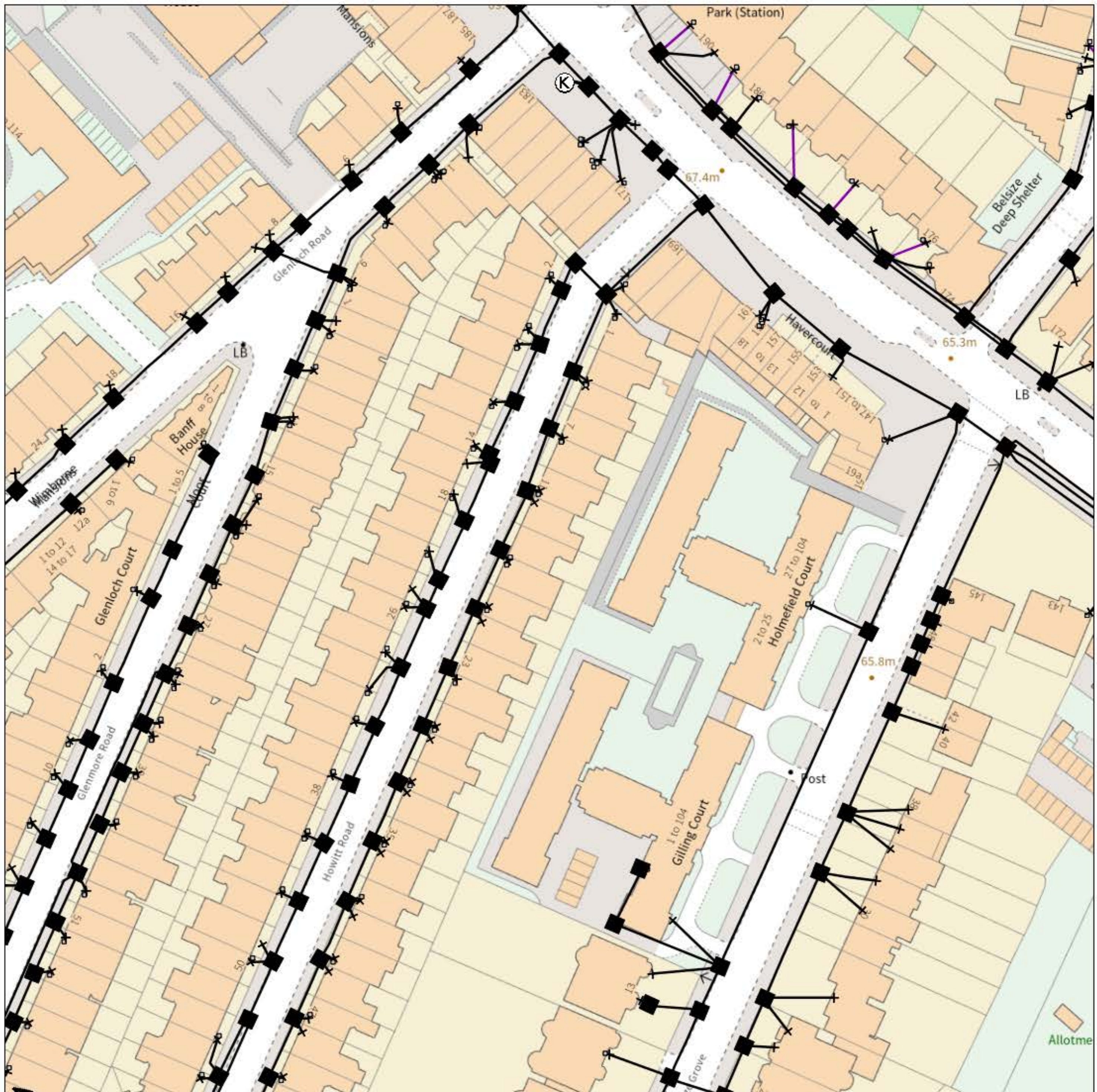


Maps by email Plant Information Reply



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	X	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk	K	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 : YBO02327L

Map Reference : (centre) TQ2733184979

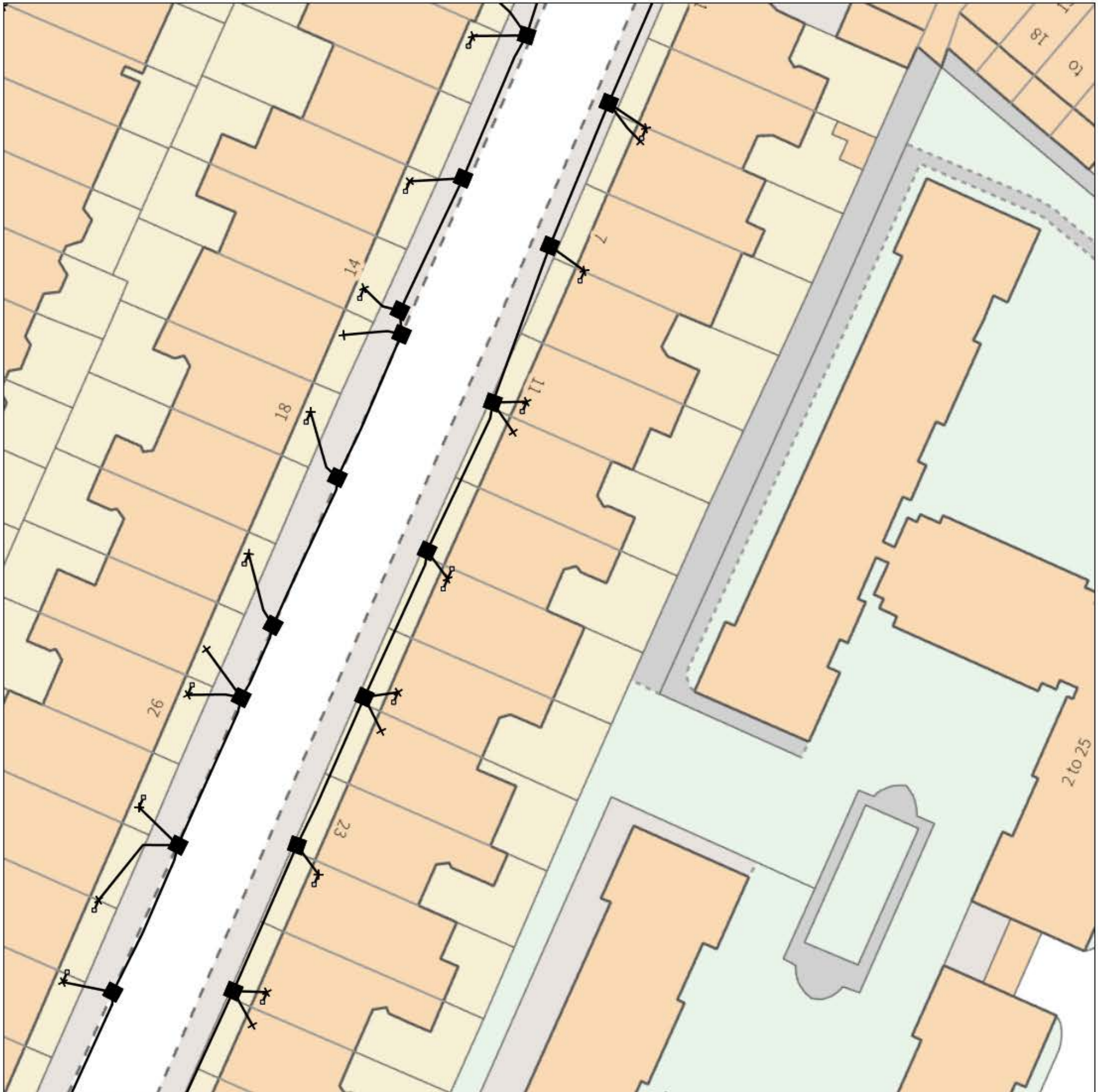
Easting/Northing : (centre) 527331,184979

Issued : 22/02/2023 14:32:34

Reproduced from the Ordnance Survey map by BT
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Controller of Her Majesty's Stationary Office
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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

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

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Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

KEY TO BT SYMBOLS

		Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>	×	Built	
PCP			▲	Planned	
Pole			■	Inferred	
Box			Ⓚ	Duct	
Manhole			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.		
Cabinet					
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>	
Power Cable					
Power Duct				N/A	

BT Ref : XDB02329H

Map Reference : (centre) TQ2733184979

Easting/Northing : (centre) 527331,184979

Issued : 22/02/2023 14:32:14

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

Debbie Miller

From: Plantenquiries - CA Telecom <plantenquiries@catelecomuk.com>
Sent: 23 February 2023 10:53
To: Debbie Miller
Subject: RE: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

Please Note: Our search criteria has changed. We previously searched for Colt Network which was within 200 metres, this has now changed to 50 metres. The negative response will be for all enquiries that the network is 50 metres or more away from the place of enquiry.

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location as presented on your submitted plan, if any development or scheme amendments fall outside the 50 metre perimeter new plans must be submitted for review.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance please do not hesitate to contact us.

Kind regards,

Plant Enquiry Team



Please consider the environment before printing this email.

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the intended recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action based on this communication. If you have received this communication in error please contact plantenquiries@catelecomuk.com and delete this communication and any copies of it. Any views or opinions presented are solely those of the author and do not necessarily represent those of C A Telecom LTD. C A Telecom LTD monitors e-mails to ensure that its systems operate effectively and to minimise the risk of viruses.

From: Debbie Miller <DMiller@groundwise.com>
Sent: 22 February 2023 14:16
To: osm.enquiries@atkinsglobal.com; plantenquiries@ocugroup.com; osp-team@uk.verizonbusiness.com; LULHVpowerassets@tfl.gov.uk; locationenquiries@tube.tfl.gov.uk; plantenquiries@tfl.gov.uk; Plantenquiries - CA Telecom <plantenquiries@catelecomuk.com>; NRSWA@bskyb.com; OPBuriedServicesEnquiries@networkrail.co.uk;

Debbie Miller

From: online.plantenquiries@cityfibre.com
Sent: 22 February 2023 14:34
To: Debbie Miller
Subject: CityFibre Plant Enquiry, issued on 2/22/23 2:33 PM. Reference d9cd04f7-7e55-495e-a367-8ff8c97f1379.
Attachments: emap.pdf

You recently requested information pertaining to the above location and in relation to CityFibre Holdings Ltd plant.

Reference d9cd04f7-7e55-495e-a367-8ff8c97f1379

User: User

Title: 32926DM-GWS

Comment:

Please find attached a plan of the area of your interest that may contain plant which may be affected by your proposed works.

The validity of this response is 6 weeks, after such time a new enquiry would need to be made.

Please see the points of contact below if they are required:

Plant Enquiries
Rutherford House
Birchwood Park
Warrington
WA3 6ZH
asset.team@cityfibre.com

Please quote the Reference ID in the subject line in any correspondence.

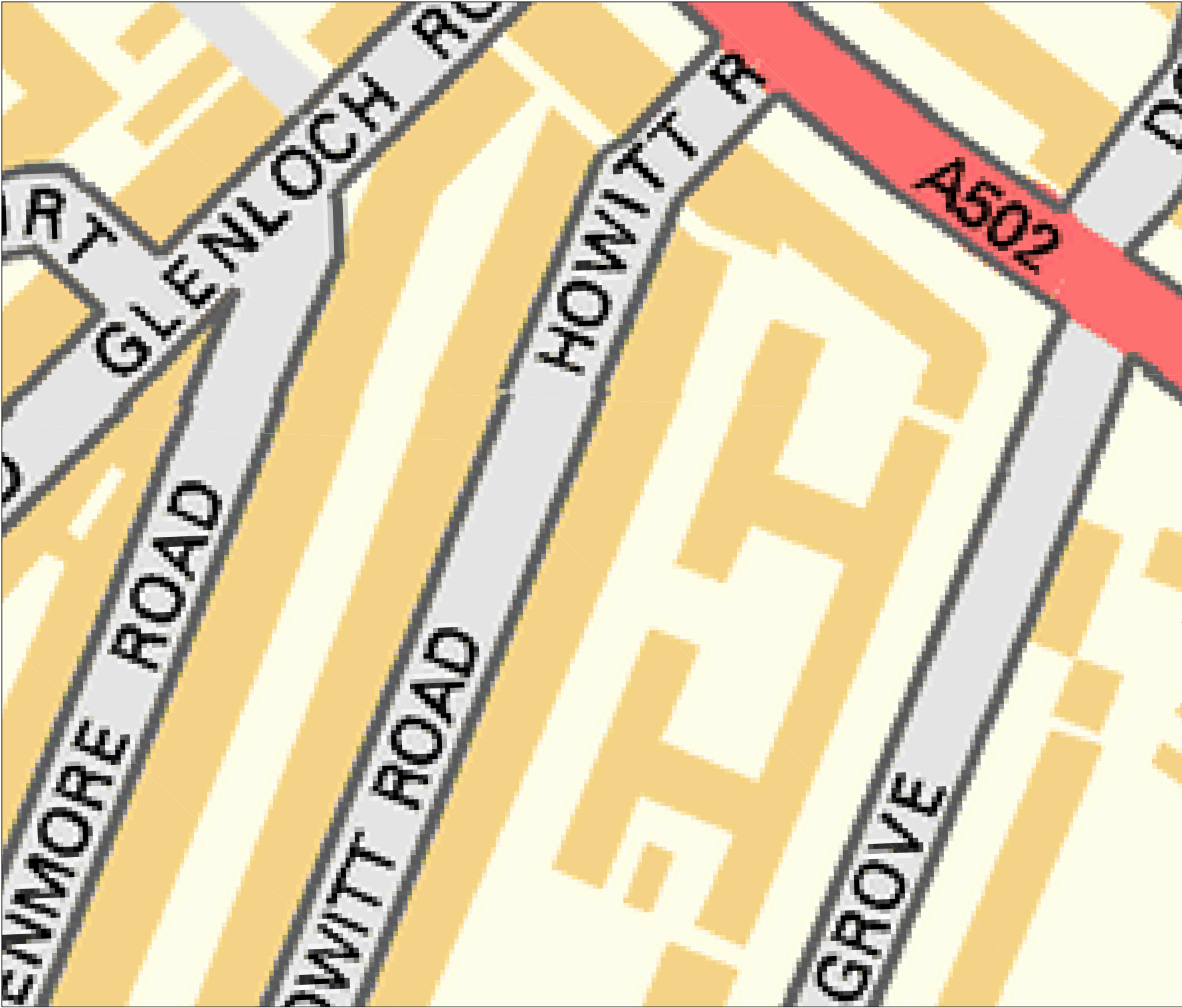
Please be aware that all information included in this eMap is the property of the sender and subject to copyright. It is illegal to copy or send this information to any third party without the permission of the sender.

[CityFibre]<<https://cityfibre.com/>>

Plant Enquiries

0203 5100 602

Disclaimer: CityFibre Limited is incorporated in England (No. 09759465) and its registered office is 15 Bedford Street, London WC2E 9HE. This email, together with any attachments, is confidential and for use by the addressee(s) only. If you are not the intended recipient, please notify the sender immediately, delete the message from your system and do not copy, use, distribute or disclose the email, its contents or attachments for any purpose. CityFibre Ltd accepts no liability for damage caused to a recipient's system by this email nor for any unauthorised access to or interference with this email.



bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

Head Office
CityFibre Holdings Ltd
15 Bedford Street,
London,
WC2E 9HE

Tel: 0845 293 0774
Web: www.cityfibre.com

Asset Office
CityFibre Holdings Ltd,
Rutherford House,
Birchwood,
Warrington,
WA3 6ZH

Email: asset.team@cityfibre.com

Disclaimer:

Information shown on this plan is for general guidance only. No warranty is made as to its accuracy. This plan must not be solely relied upon in the event of excavation or other works being carried out in the vicinity of Cityfibre plant. No liability of any kind is accepted by Cityfibre, its agents or servants for any error, omission, discrepancy or deviation. This information is valid for the date printed.

Project
Plant Enquiry

Drawing
Existing Plant

Drawn by:
smallworld
Date: 22/02/2023

Drawing No.	Revision
CFH_EP_000001	001



Debbie Miller

From: MBNLplantenquiries <mbnl.plant.enquiries@turntown.com>
Sent: 22 February 2023 14:35
To: Debbie Miller
Subject: RE: Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

Confidential - External

Dear Sir/Madam

Turner & Townsend Project Management are appointed on behalf of MBNL to conduct Plant (apparatus) Searches in accordance with the relevant NRSWA Act 1991- Diversionary Works legislation. These searches considered plant belonging to EE (T-Mobile and Orange sites) and the HG3 mobile telecommunication networks.

MBNL do not have any plant that would be affected by the proposed work. Should you have any further queries please use the contact details below.

Thank you,

Kind regards,

MBNL SHQE Team

t: 0121 262 3663 |



Health & Safety Team of the Year 2019

Turner & Townsend Europe Limited

Registered office: Low Hall, Calverley Lane, Horsforth, Leeds LS18 4GH, United Kingdom | Registered in England and Wales | Registration No: 3514794

From: Debbie Miller <DMiller@groundwise.com>
Sent: 22 February 2023 14:16
To: osm.enquiries@atkinsglobal.com; plantenquiries@ocugroup.com; osp-team@uk.verizonbusiness.com; LULHVpowerassets@tfl.gov.uk; locationenquiries@tube.tfl.gov.uk; plantenquiries@tfl.gov.uk; plantenquiries@catelecomuk.com; NRSWA@bskyb.com; OPBuriedServicesEnquiries@networkrail.co.uk; assetrecords@utilityassets.co.uk; DIOEstates-SE@mod.gov.uk; MBNLplantenquiries <mbnl.plant.enquiries@turntown.com>; networks.enquiries@eclipsepower.co.uk; lenl@leeputilities.co.uk
Subject: Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

"Don't get caught out" - This email has come from an external source. Do not click on any links or open any attachments unless you are expecting them.

Debbie Miller

From: Plantenquiries <Plantenquiries@ocugroup.com>
Sent: 24 February 2023 11:08
To: Debbie Miller
Subject: RE: E02-23-6092 Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

Dear Sir or Madam,

Thank you for your plant enquiry below.

We can confirm that Lumen Technologies (formerly CenturyLink Communications UK Limited, Level 3, Global Crossing (UK) Ltd, Global Crossing PEC, Fibernet UK Ltd and Fibrespan Ltd) do not have any apparatus within the indicated works area.

OCU responds to plant enquiries for all of the above and therefore you only need send one plant enquiry to cover all of these companies.

Please note that this response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Regards

Plant Enquiries Dept
OCU
Borehamwood Ind. Park
Rowley Lane
Borehamwood
WD6 5PZ

Office: +44 (0)208 731 4613
Fax: +44 (0)208 731 4601
Email: plantenquiries@ocugroup.com
Web: <http://www.ocugroup.com>



From: Debbie Miller <DMiller@groundwise.com>
Sent: 22 February 2023 14:16
To: osm.enquiries <osm.enquiries@atkinsglobal.com>; Plantenquiries <Plantenquiries@ocugroup.com>; osp-team <osp-team@uk.verizonbusiness.com>; LULHVpowerassets@tfl.gov.uk; locationenquiries@tube.tfl.gov.uk; plantenquiries@tfl.gov.uk; plantenquiries <plantenquiries@catelecomuk.com>; NRSWA@bskyb.com; OPBuriedServicesEnquiries <OPBuriedServicesEnquiries@networkrail.co.uk>; assetrecords <assetrecords@utilityassets.co.uk>; DIOEstates-SE@mod.gov.uk; mbnlplantenquiries@turntown.com; networks.enquiries@eclipsepower.co.uk; lenl@leeputilities.co.uk
Subject: Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Debbie Miller

From: NRSWA <nrswa.nrswa@sky.uk>
Sent: 23 February 2023 15:08
To: Debbie Miller
Subject: Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX



Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by your proposal.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us by email at nrswa@sky.uk.

Regards



NRSWA Department
Sky UK - Technology - Operations

 nrswa@sky.uk  +44 2070323234

From: Debbie Miller <DMiller@groundwise.com>
Sent: 22 February 2023 14:16
To: osm.enquiries@atkinsglobal.com; plantenquiries@ocugroup.com; osp-team@uk.verizonbusiness.com; LULHVpowerassets@tfl.gov.uk; locationenquiries@tube.tfl.gov.uk; plantenquiries@tfl.gov.uk; plantenquiries@catelecomuk.com; NRSWA <nrswa.nrswa@sky.uk>; OPBuriedServicesEnquiries@networkrail.co.uk; assetrecords@utilityassets.co.uk; DIOEstates-SE@mod.gov.uk; mbnlplantenquiries@turntown.com; networks.enquiries@eclipsepower.co.uk; lenl@leeputilities.co.uk
Subject: [EXTERNAL] Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

Ref: 32926DM-GWS
Site: 15 Howitt Road, Belsize Park, London, NW3 4LX
Easting/Northing: 527331,184979

Debbie Miller

From: UK OSP-Team . <osp-team@verizon.com>
Sent: 22 February 2023 17:10
To: Debbie Miller; UK OSP-Team
Subject: Re: Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to get in touch.

Yours faithfully

Plant Protection Officer E.mail osp-team@uk.verizon.com

On Wed, 22 Feb 2023 at 14:16, Debbie Miller <DMiller@groundwise.com> wrote:

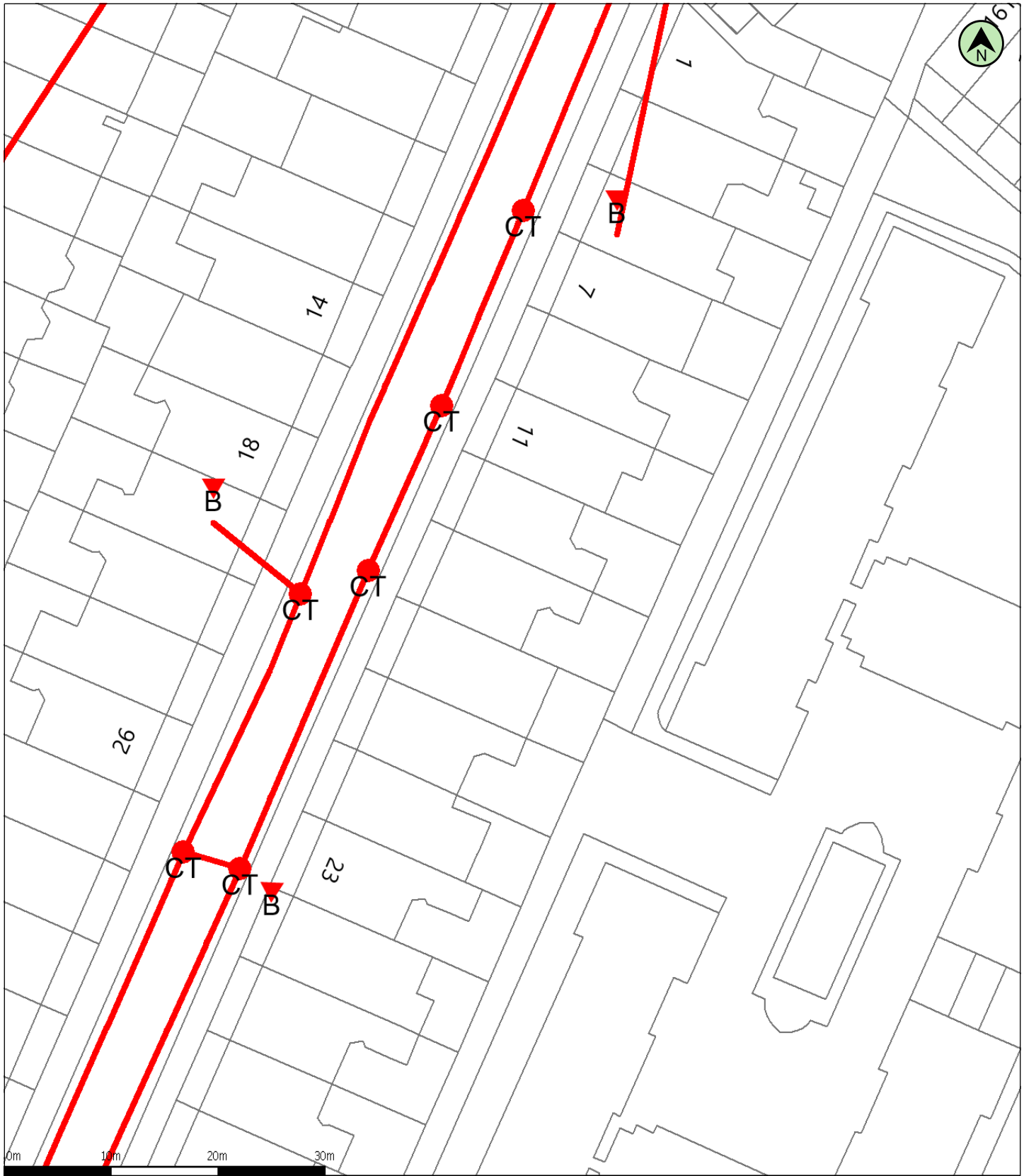
Ref: 32926DM-GWS

Site: 15 Howitt Road, Belsize Park, London, NW3 4LX
Easting/Northing: 527331,184979

Requests:

For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity plus 50 meters around the site, I would appreciate a plan showing the location. The reason we need the information is so our client can avoid digging through your cables or can investigate the potential for connecting with your network.



(c) Crown copyright and database rights 2023 Ordnance Survey 100019209
Data updated: 01/02/23

Scale: 1:500
Map Centre: 527331,184979

Date: 23/02/23
Our Ref: 1093681 - 3

Telecoms Plan A4
Powered by digdat

Duct, Trench	Chamber / Pole	Cabinet

mail@groundwise.com

32926

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2023 Ordnance Survey 100019209.


Debbie Miller

From: T.N, Vathsala <Vathsala.T.N@atkinsglobal.com>
Sent: 23 February 2023 08:38
To: Debbie Miller
Subject: RE: Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

Please accept this email as confirmation that Vodafone: Fixed **does not** have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

Plant Enquiries Team(va)
T: +44 (0)1454 662881
E: osm.enquiries@atkinsglobal.com

ATKINS working on behalf of Vodafone: Fixed 

This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

IMPORTANT - PLEASE READ:

Diversification works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to c3requests@vodafone.com. These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).



Please consider the environment before printing this e-mail

At Atkins - member of the SNC-Lavalin Group, we work flexible hours around the world. Although I have sent this email at a time convenient for me, I don't expect you to respond until it works for you.

From: Debbie Miller <DMiller@groundwise.com>
Sent: 22 February 2023 19:46
To: National Plant Enquiries <OSM.enquiries@atkinsglobal.com>; plantenquiries@ocugroup.com; osp-team@uk.verizonbusiness.com; LULHVpowerassets@tfl.gov.uk; locationenquiries@tube.tfl.gov.uk; plantenquiries@tfl.gov.uk; plantenquiries@catelecomuk.com; NRSWA@bskyb.com; OPBuriedServicesEnquiries@networkrail.co.uk; assetrecords@utilityassets.co.uk; DIOEstates-SE@mod.gov.uk; mbnlplantenquiries@turntown.com; networks.enquiries@eclipsepower.co.uk; lenl@leeputilities.co.uk
Subject: Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

HS1

High Speed One Ltd

Route Map

<https://highspeed1.co.uk/media/2112/hs1-route-map.pdf>

Website

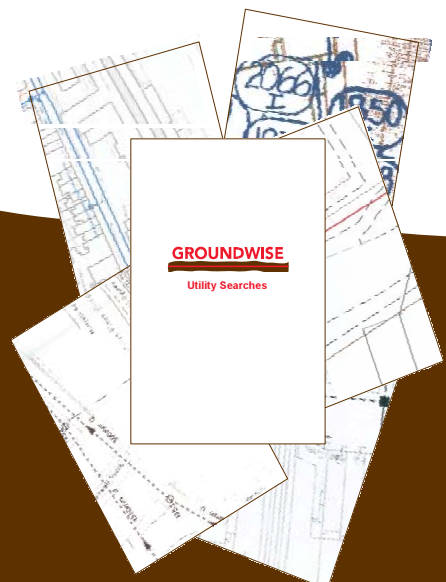
<https://highspeed1.co.uk>

Contact Details

<https://highspeed1.co.uk/contact>

Groundwise Searches Limited Suite
6, 3rd Floor, Princess Caroline House
1 High Street
Southend-on-Sea
Essex, SS1 1JE
Telephone 01702 615566
Email mail@groundwise.com
Website www.groundwise.com

*Registered Office Address:
Matrix House, 12-16 Lionel Road,
Canvey Island, Essex, England, SS8 9DE*



HS2

High Speed Two Ltd

Route Map

<https://www.hs2.org.uk/where/route-map/#8/52.453/-1.488>

Website

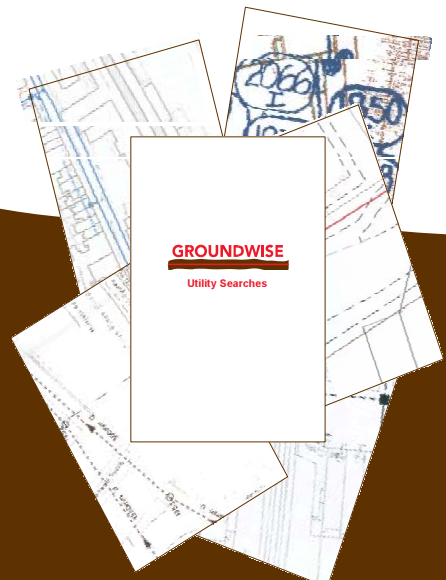
<https://www.hs2.org.uk>

Contact Details

<https://www.hs2.org.uk/in-your-area/contact-us/>

Groundwise Searches Limited Suite
6, 3rd Floor, Princess Caroline House
1 High Street
Southend-on-Sea
Essex, SS1 1JE
Telephone 01702 615566
Email mail@groundwise.com
Website www.groundwise.com

*Registered Office Address:
Matrix House, 12-16 Lionel Road,
Canvey Island, Essex, England, SS8 9DE*



Debbie Miller

From: LULHVpowerassets@tfl.gov.uk
Sent: 23 February 2023 11:21
To: groundwise@gmail.com
Subject: NRSWA Request Response - Your Reference 32926DM-GWS

Our Ref: **II8DXUMO**
Your Ref: **32926DM-GWS**
Date: 23 February 2023

Name: **Debbie Miller**
Company Name: **Groundwise Searches Ltd**

Dear Sir/Madam

We acknowledge receipt of your New Roads & Street Works Act Enquiry dated **22/02/23** relating to the following enquiry:

Site: 15 Howitt Road, Belsize Park, London, NW3 4LX
Easting/Northing: 527331,184979

We have no H.V. cables or cable duct route assets in the location requested.

Please note that we only manage High Voltage, Pilot and Fibre Optic Cables for the London Underground distribution network.

Yours sincerely,

On Behalf of the H.V. Cables Manager

Title: NRSWA co-ordinator

Email: **LULHVpowerassets@tfl.gov.uk**

London Underground
Power Distribution
Units 7 & 8, Station Road
Drawing Office
Tufnell Park
London
N19 5UW
Tel: 0203 054 8418/0203 054 8354

This message has been scanned for malware by Forcepoint. www.forcepoint.com

Debbie Miller

From: Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>
Sent: 22 February 2023 15:04
To: Debbie Miller
Subject: RE: Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

Good afternoon,

Thank you for your enquiry.

I can confirm that London Underground/DLR has no assets within 50 metres of your site as shown on the plan you have provided.

Kind regards

Mehmet Kani (AMCIRO MRCTS)
Safeguarding Engineer (LU/DLR) | Infrastructure Protection
Transport for London Engineering
5 Endeavour Square | 7th Floor Zone B | Stratford E20 1JN



From: Debbie Miller <DMiller@groundwise.com>
Sent: 22 February 2023 14:16
To: osm.enquiries@atkinsglobal.com; plantenquiries@ocugroup.com; osp-team <Osp-team@uk.verizonbusiness.com>; LULHVpowerassets <LULHVpowerassets@tfl.gov.uk>; Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>; Plant Enquiries <PlantEnquiries@tfl.gov.uk>; plantenquiries@catelecomuk.com; NRSWA@bskyb.com; OPBuriedServicesEnquiries@networkrail.co.uk; assetrecords@utilityassets.co.uk; DIOEstates-SE@mod.gov.uk; mbnlplantenquiries@turntown.com; networks.enquiries@eclipsepower.co.uk; lenl@leeputilities.co.uk
Subject: Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

Ref: 32926DM-GWS
Site: 15 Howitt Road, Belsize Park, London, NW3 4LX
Easting/Northing: 527331,184979
Requests:

For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity plus 50 meters around the site, I would appreciate a plan showing the location. The reason we need the information is so our client can avoid digging through your cables or can investigate the potential for connecting with your network.

I enclose location plans of the site for your convenience and look forward to hearing from you. We shall of course be providing a copy of your response to our client as part of a wider report on the site including reports from other utility companies or providers.

Should you have any problems in identifying the location of the sites or should you require further clarification of the details requested, please do not hesitate to contact me.

Debbie Miller

From: Dain Fuller <Dain.Fuller@networkrail.co.uk> on behalf of OP Buried Services Enquiries <OPBuriedServicesEnquiries@networkrail.co.uk>
Sent: 22 February 2023 14:31
To: Debbie Miller
Subject: RE: Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

OFFICIAL

Dear Enquirer,

With regards to your enquiry, Network Rail does not believe there is any Network Rail owned apparatus or underground services within the area you have defined. As there is always the possibility that new works could be planned and undertaken in this area by Network Rail this information is valid as at today's date and is supplied for general guidance only.

Please be aware that this response is based on Network Rail's records and knowledge and no guarantee can be given regarding accuracy or completeness. CAT scans, safe digging practices (as contained in HSE publications) and other appropriate investigative techniques should always be carried out.

There may be other apparatus or underground services owned or operated by Utility Companies and accordingly you should contact individual utilities for information.

If, in connection with your investigations and/or work, you become aware of Network Rail apparatus or underground services within your area of work, please ensure these are notified to our Asset Protection team via the following link as a matter of urgency so that appropriate measures for avoidance of risk and damage can be put in place.

Contact details can be found in the following link: [Network Rail Asset Protection Teams](#)

If you require any further clarification on any of the information provided by the team, please contact opburiedservicesenquiries@networkrail.co.uk.

Regards,

Dain Fuller

Worksite Survey Manager



Worksite Survey | Asset Information Services

National Records Centre | Audax Road | York YO30 4US

W: www.networkrail.co.uk

At Network Rail we work flexibly – so whilst it suits me to email now, I do not expect a response or action outside of your own working hours

From: Debbie Miller <DMiller@groundwise.com>

Sent: 22 February 2023 14:16



Your Ref: 32926DM-GWS

Our Ref: AD/NRS46197WA/ENQ/TfL: 67759

28th February 2023

Dear Sir/Madam

Plant Enquiry: 15 Howitt Road, Belsize Park, London, NW3 4LX

Thank you for your email dated 22nd February 2022.

Our records show no traffic control equipment, within the sites of your anticipated works.

Should you vary the location of the works, please inform us so that further checks can be made.

The information relates to traffic control equipment, owned by Transport for London, and believed to be correct.

Yours faithfully

Viv Lloyd

Plant Enquiries Officer

Network Performance - Regulation

Transport for London

Surface Transport | Network Management Directorate

Email: plantenquiries@tfl.gov.uk

Debbie Miller

From: Gasson, Jonathan Mr (DIO Estates-LMS S AH2) <Jonathan.Gasson642@mod.gov.uk>
Sent: 06 March 2023 08:44
To: Debbie Miller
Cc: Magee, David Mr (DIO Estates-LMS S SnrEstSur8)
Subject: RE: Update on request : Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

Debbie

No known Mod services in this area

Regards

Jonathan

Jonathan Gasson Mic For NDF|Principal Estate Surveyor |
| Defence Infrastructure Organisation
| Estates | Land Management Services |
Building 35| Winstanley Way | The Royal Military Academy Sandhurst | Camberley | Surrey GU15 4PQ
Tel Civilian 01276 412861 Mob 07771 843775 | Skype 03001573393
Modnet: **Jonathan.Gasson642@mod.gov.uk**

From: Debbie Miller <DMiller@groundwise.com>
Sent: 03 March 2023 17:01
To: Gasson, Jonathan Mr (DIO Estates-LMS S AH2) <Jonathan.Gasson642@mod.gov.uk>
Cc: Magee, David Mr (DIO Estates-LMS S SnrEstSur8) <David.Magee474@mod.gov.uk>
Subject: Update on request : Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

Debbie Miller

Production Researcher
Groundwise Searches Ltd

GROUNDWISE

dmiller@groundwise.com | 01702 615566 | www.groundwise.com

Suite 6, Princess Caroline House, 1 High Street, Southend-on-Sea, SS1 1JE

Registered office address: Matrix House, 12-16 Lionel Road, Canvey Island, Essex, England, SS8 9DE

From: Debbie Miller
Sent: Wednesday, February 22, 2023 2:16 PM
To: osm.enquiries@atkinsglobal.com; plantenquiries@ocugroup.com; osp-team@uk.verizonbusiness.com;
LULHVpowerassets@tfl.gov.uk; locationenquiries@tube.tfl.gov.uk; plantenquiries@tfl.gov.uk;
plantenquiries@catelecomuk.com; NRSWA@bskyb.com; OPBuriedServicesEnquiries@networkrail.co.uk;
assetrecords@utilityassets.co.uk; DIOEstates-SE@mod.gov.uk; mbnlplantenquiries@turntown.com;
networks.enquiries@eclipsepower.co.uk; lenl@leeputilities.co.uk
Subject: Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

Thames Tideway Tunnel

Interactive Map

<https://www.tideway.london/the-tunnel/explore-by-location/>

Route Map

https://www.tideway.london/media/2261/008_route-map-white-v1-rgb-aw-01.jpg

Construction Sites

<https://www.tideway.london/the-tunnel/construction-sites/>

Contact Details

<https://www.tideway.london>

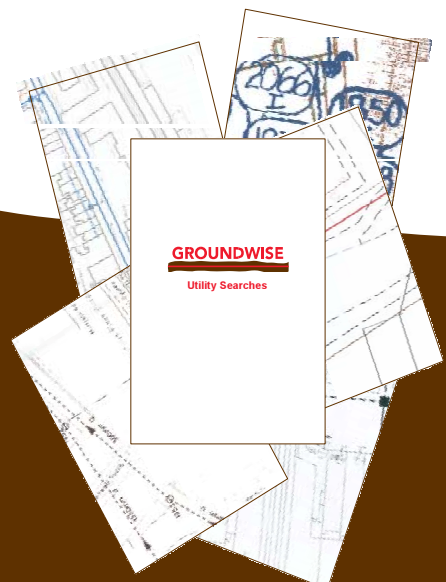
Phone: 08000 30 80 80

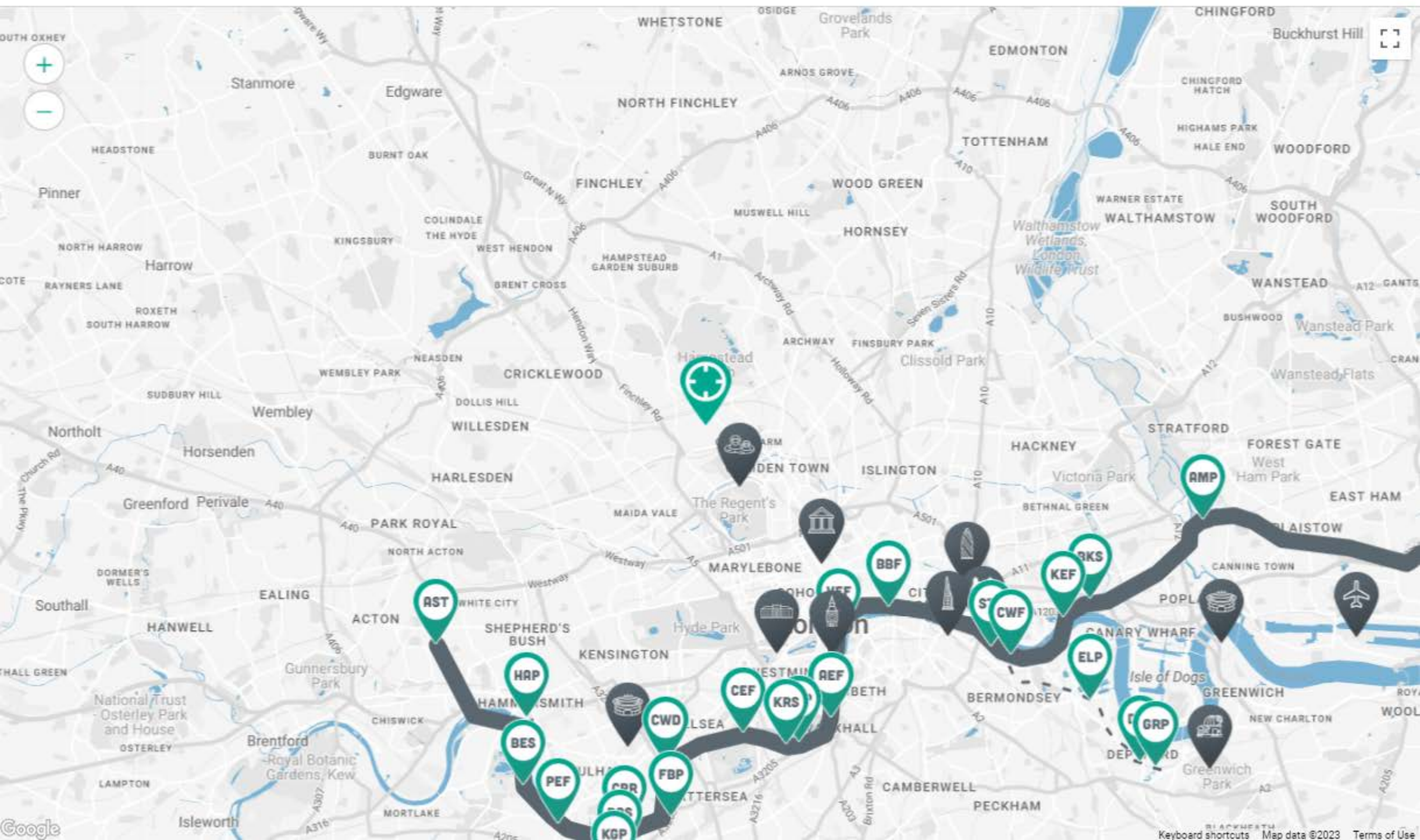
Email: helpdesk@tideway.london

Groundwise Searches Limited Suite
6, 3rd Floor, Princess Caroline House
1 High Street
Southend-on-Sea
Essex, SS1 1JE

Telephone 01702 615566
Email mail@groundwise.com
Website www.groundwise.com

*Registered Office Address:
Matrix House, 12-16 Lionel Road,
Canvey Island, Essex, England, SS8 9DE*





Debbie Miller

From: plantenquiryservice@gtc-uk.co.uk
Sent: 22 February 2023 15:21
To: Debbie Miller
Subject: GTC Plant Enquiry - Ref- 3180454
Attachments: 3180454.png

GTC Apparatus Not Found In Search Area

Our Plant Enquiry Service Ref: 3180454

Your Enquiry Ref: 32926DM-GWS

Dear Debbie,

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. GTC can confirm that we have no apparatus in the vicinity but please note that other asset owners may have and ensure all utility owners have been consulted. For your records, the search area is shown in the attached map.

Please note our assets now include those owned and operated by:

- GTC Pipelines Limited
- Independent Pipelines Limited
- Quadrant Pipelines Limited
- Electricity Network Company Limited
- Independent Power Networks Limited
- Independent Water Networks Limited
- Open Fibre Networks Limited
- Independent Community Heating Limited

If you have any queries or require any further information please do not hesitate to contact us.

Your sincerely,

GTC Plant Enquiry Service.

GTC
Synergy House
Woolpit Business Park
Woolpit
Bury St Edmunds
Suffolk, IP30 9UP
Tel: 01359 240363
plant.enquiries@gtc-uk.co.uk

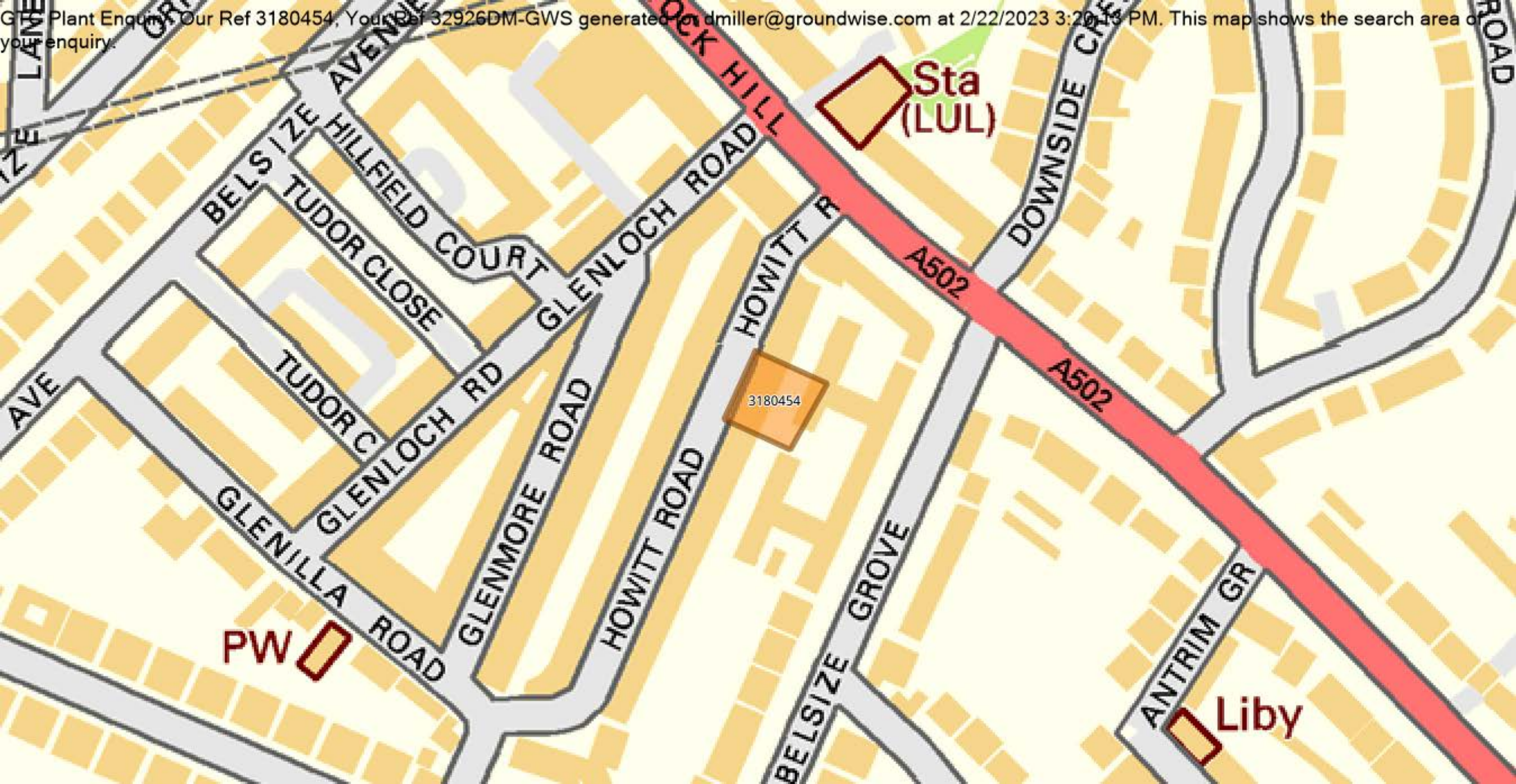
NOTE:

This E-Mail originates from GTC, Synergy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP

VAT Number: GB688 8971 40. Registered No: 029431.

DISCLAIMER

The information in this E-Mail and in any attachments is confidential and may be privileged. If you are not the



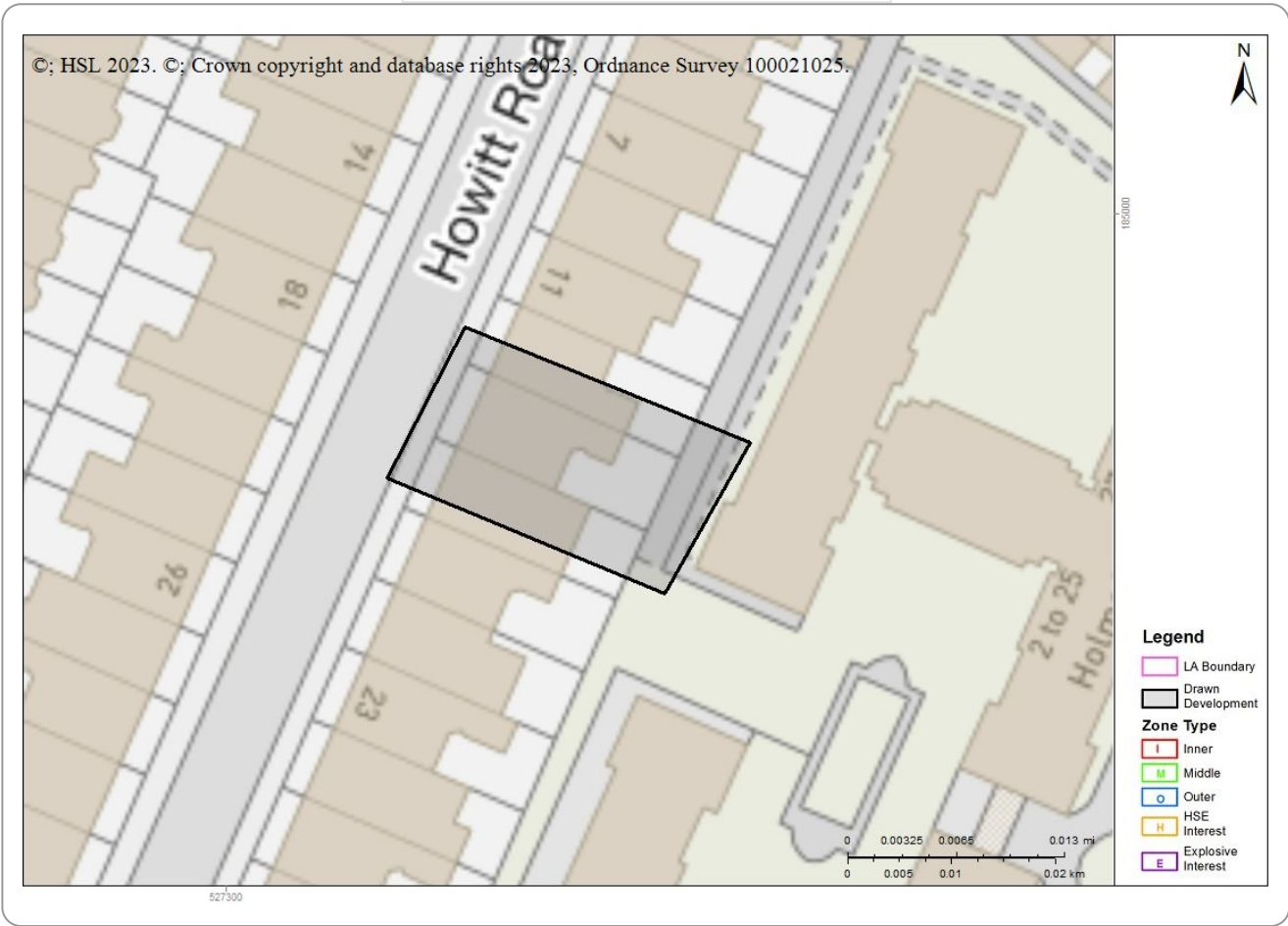
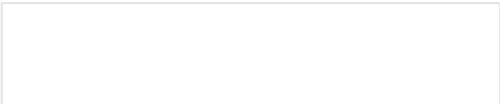
HSE's Advice

Your development does not intersect a pipeline or hazard zone, HSE Planning Advice does not have an interest in the development.

Our Reference : **HSL-230222163212-963**
Your Reference : **32926DM-GWS**
Development Name : **15 Howitt Road, Belsize Park, London, NW3 4LX**
Date Created : **22/02/2023 16:32:12**
Description/Comments : **STUDY**
Created By : **DMILLER@GROUNDWISE.COM**

Phase 1 documents
No HI/MHP Interest Report
(../Download/File/?HSLRefer=HSL-230222163212-963&DownloadType=HSEHasNoInterest)

Please check all mapping details, including the drawn planning boundary and background mapping, are correct.



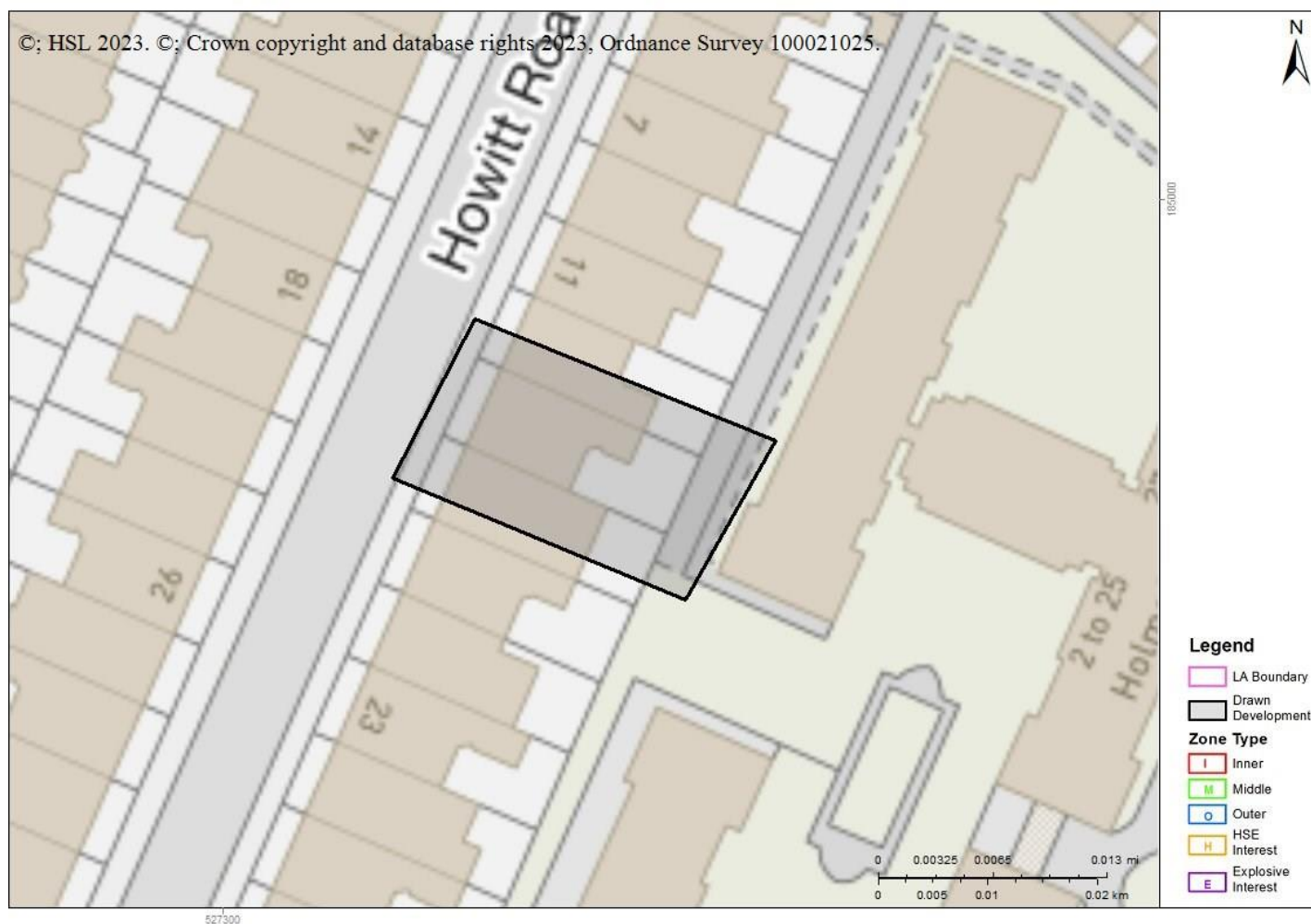
Menu

Advice : HSL-230222163212-963 Does Not Cross Any Consultation Zones

Your Ref: 32926DM-GWS

Development Name: 15 Howitt Road, Belsize Park, London, NW3 4LX

Comments: STUDY



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Debbie Miller at Groundwise Searches Ltd on 22 February 2023.

Debbie Miller

From: Leep Electricity Networks <lenl@leeputilities.co.uk>
Sent: 22 February 2023 15:48
To: Debbie Miller
Subject: RE: Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

Good afternoon,

Please note that Leep Electricity Networks Ltd & Leep Utilities (Holdings) have no apparatus in this area.

Kind regards

*Serah Tuialii-loane
Operations Co-ordinator*

Leep Electricity Networks
Take a look at our [website](#)

e: lenl@leeputilities.co.uk
w: www.leeputilities.co.uk
Privacy Notice



Leep Holdings (Utilities) Limited : Registered in England & Wales : Company Number 06729159 : Registered Office: Level 2, Metro, 33 Trafford Road, Manchester, Salford, M5 3NN

Please consider the environment before printing this email.

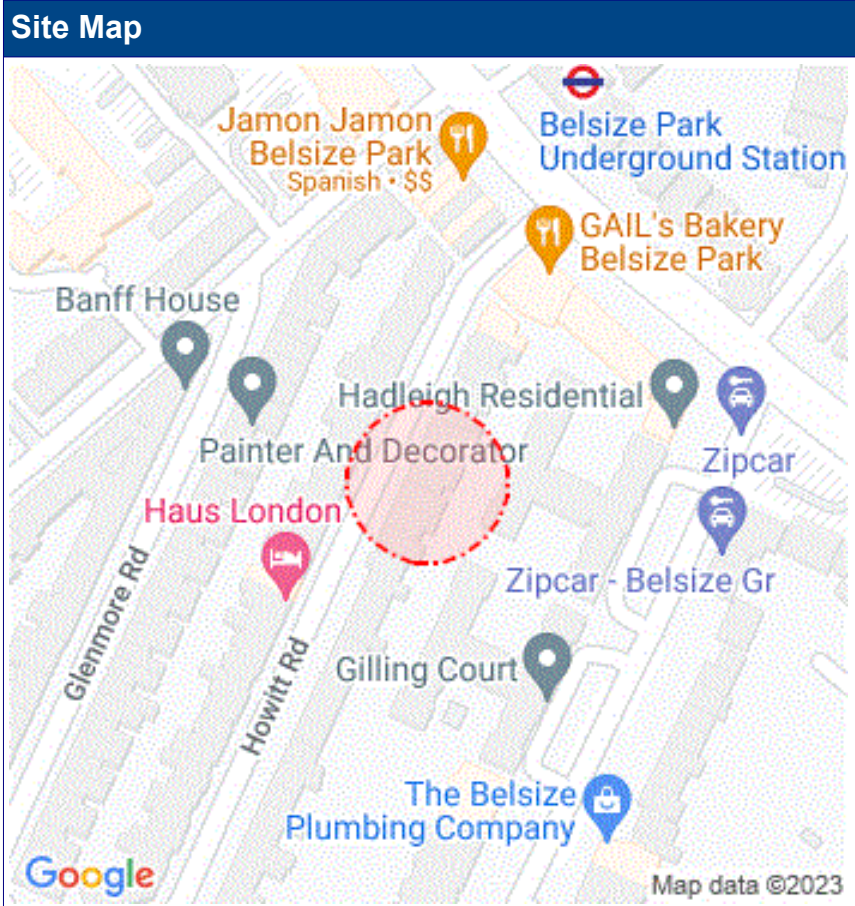
This message may contain confidential information. If you have received this message by mistake, please inform the sender by sending an e-mail reply. At the same time please delete the message and any attachments from your system without making, distributing or retaining any copies. Although all our e-mails messages and any attachments upon sending are automatically virus scanned we assume no responsibility for any loss or damage arising from the receipt and/or use.

From: Debbie Miller <DMiller@groundwise.com>
Sent: 22 February 2023 14:16
To: osm.enquiries@atkinsglobal.com; plantenquiries@ocugroup.com; osp-team@uk.verizonbusiness.com; LULHVpowerassets@tfl.gov.uk; locationenquiries@tube.tfl.gov.uk; plantenquiries@tfl.gov.uk; plantenquiries@catelecomuk.com; NRSWA@bskyb.com; OPBuriedServicesEnquiries@networkrail.co.uk; assetrecords@utilityassets.co.uk; DIOEstates-SE@mod.gov.uk; mbnlplantenquiries@turntown.com; networks.enquiries@eclipsepower.co.uk; Leep Electricity Networks <lenl@leeputilities.co.uk>
Subject: Ref: 32926DM-GWS - Site: 15 Howitt Road, Belsize Park, London, NW3 4LX

Enquirer			
Name	Mr Joe Shawyer	Phone	01702615566
Company	Groundwise Searches Ltd	Mobile	Not Supplied
Address	Suite 6 Princess Caroline House 1 High Street Southend on Sea Essex SS1 1JE		
Email	mail@groundwise.com		

Enquiry Details			
Scheme/Reference	32926		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	10/03/2023	Work type	Commercial/industrial
End date	10/06/2023	Site size	50 metres diameter
Searched location	XY= 527331, 184979	Work type buffer*	75 metres
Confirmed location	527331 184979		
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.



Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lineasearchbeforeudig.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

Notes. Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. LSBUD Members who have assets registered within your search area. ("Affected")
 - a. These LSBUD Members will either:
 - i. Ask for further information ("Email Additional Info" noted in status). The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
 - ii. Respond directly to you ("Await Response"). In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. LSBUD Members who do not have assets registered within your search area. ("Not Affected")
3. Non LSBUD Members who may have assets within your search area. Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

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 Langage 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 Gas Transmission	National Grid Electricity Distribution
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	

The following Non-LSBUD Members may have assets in your search area. It is **YOUR RESPONSIBILITY** to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
Arelion UK Ltd	check-network@arelion.com	0800526015	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Equans	nrsua.uk@equans.com	0800 130 3600	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@instalcom.co.uk	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrsua@sky.uk	02070323234	Not Notified
Sota	SOTA.plantenquiries@instalcom.co.uk		Not Notified
Thames Water	http://www.digdat.co.uk	08450709145	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer

Please refer to LineasearchbeforeUdig's Terms of Use for full terms of use available at www.lineasearchbeforeudig.co.uk

The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LineasearchbeforeUdig will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LineasearchbeforeUdig, including but not exclusively those set out above. Therefore, LineasearchbeforeUdig cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LineasearchbeforeUdig and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

Groundwise Searches Ltd
Suite 6 Princess Caroline Hous
1 High Street
SOUTHEND-ON-SEA
SS1 1JE

Search address supplied 15 Howitt Road, Belsize Park, London, NW3 4LX

Your reference 32926DM-GWS

Our reference ALS/ALS Standard/2023_4791814

Search date 27 February 2023

Notification of Price Changes

From 1st April 2023 Thames water Property Searches will be increasing the prices of its CON29DW, CommercialDW Drainage & Water Enquiries and Asset Location Searches. Historically costs would rise in line with RPI but as this currently sits at 14.2%, we are capping it at 10%.

Customers will be emailed with the new prices by January 1st 2023.

Any orders received with a higher payment prior to the 1st April 2023 will be non-refundable. For further details on the price increase please visit our website at www.thameswater-propertysearches.co.uk



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: 15 Howitt Road, Belsize Park, London, NW3 4LX,

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

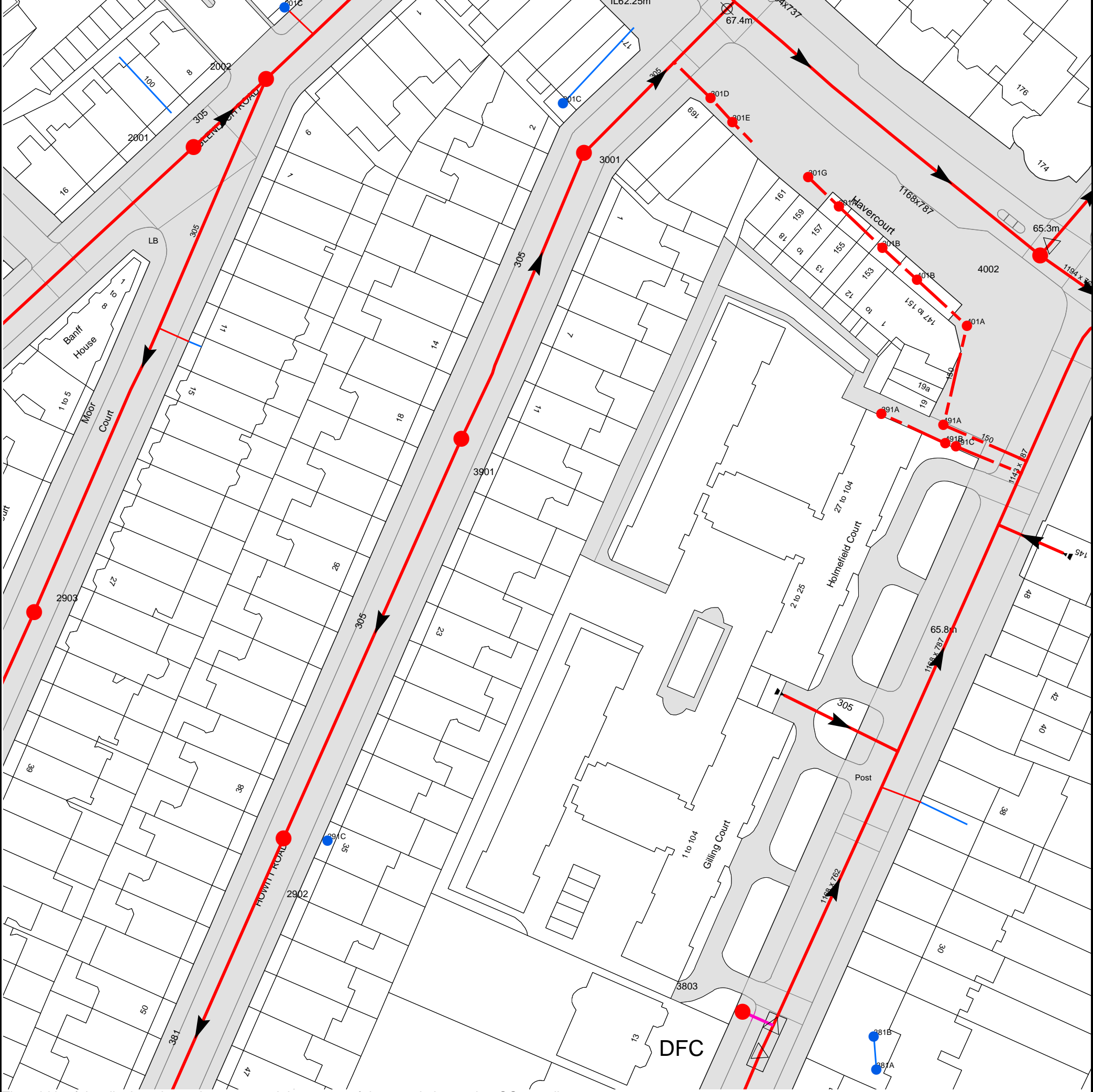
Clean Water queries

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

Asset Location Search Sewer Map - ALS/ALS Standard/2023_4791814



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 527334,184969
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
301B	n/a	n/a
301A	n/a	n/a
301G	n/a	n/a
3001	68.88	64.64
301E	n/a	n/a
301C	n/a	n/a
301D	n/a	n/a
3803	n/a	n/a
381B	n/a	n/a
381A	n/a	n/a
391A	n/a	n/a
401B	n/a	n/a
491A	n/a	n/a
491B	n/a	n/a
491C	n/a	n/a
401A	n/a	n/a
4002	64.6	59.54
2902	66.47	62.08
291C	n/a	n/a
2903	67.27	62.74
3901	69.11	65.48
2001	70.38	65.3
2002	70.35	65.04
201C	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 527334, 184969.
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' 8")
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.

GROUNDWISE

Groundwise Searches Ltd

Advice

1 Purpose of Utilities Report

The Utilities Report is intended to be for project planning and feasibility only. It is not suitable to be used for construction or excavation purposes. The existence of utilities on the plans does not imply that they are suitable in size, capacity, type or location for the project purpose. The Utility Companies should be contacted directly for clarification in this regard.

2 Compilation of the Utilities Report

The Utilities Report is a compilation of Utility Company record plans. These are obtained via application to the Utility Companies following a geographic search to determine which Companies are in a given area. The data is provided by the Utility Companies in a variety of formats including faxed plans, pdf files, digital drawing files and paper drawings. They are all converted to pdf files for inclusion in the report. The quality of the plans therefore varies. A quality assured process is followed for each report. This requires that it is checked at different stages during the process before being subjected to a final assessment prior to issue.

3 Limitations and Accuracy of the data

Each Utility Company has its own disclaimer statement in respect of the information they provide. They do not guarantee or provide a warranty for the data. The Utility Company disclaimers should be referred to when considering the accuracy and completeness of the data. Generally the plans provided are for guidance only and are not guaranteed to be up to date or to be a complete record of the Utility Company plant in a given area.

Some Utility Companies only show main utilities. Therefore service pipes or cables may not be shown on the plans but they may be present on the site.

Some Utility Companies state that the utilities may deviate from the route and position shown on the plans. Due to the time delay between installation of, or repair or upgrading of utilities and the subsequent updating of the Utility Companies plans, it should be noted that there could be utilities present that are not shown on the plans.

The exact position of the utilities should be verified by the use of suitable detecting devices and safe digging practices in accordance with HS(G)47. Further advice on the location of the utilities should be requested from the owner.

4 Completeness

Whilst every effort is made to locate all Utility Companies in a given area, due to the sensitive or restrictive nature of certain sites, the existence of redundant utilities, the emergence of new companies and the combining of, takeover or sale of existing Companies, we cannot guarantee to provide details on all utilities in a given area.

5 Date

Due to the Utility Companies plans being regularly changed and updated, the Utility Report is only valid at the time of production.

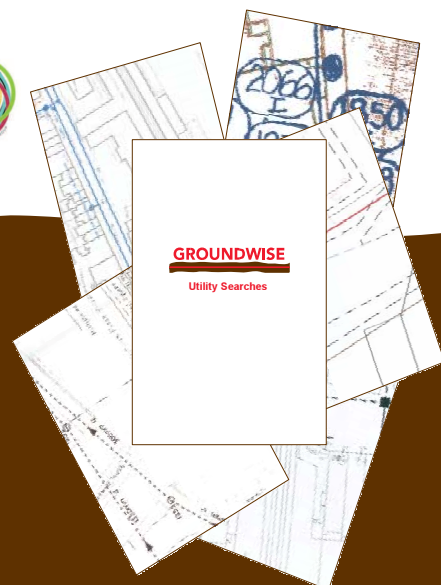


Groundwise Searches Limited

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Canvey Island, Essex, England, SS8 9DE





Groundwise Searches Ltd Terms & Conditions

1. Definitions

"Client" means any company or other person or body placing an Order with Groundwise;

"Equipment" means pipes wires cables and other plant or equipment;

"Fee" means in relation to a Site of an area not exceeding the Standard Maximum Area the fee for carrying out a Search identified either on Groundwise website (where an Order is placed through the website) or on the Order Form where an Order is placed using an Order Form plus Value Added Tax and in relation to a Site of an area exceeding the Standard Maximum Area shall be such sum as shall be agreed between Groundwise and a Client plus Value Added Tax;

"Groundwise" means Groundwise Searches Limited;

"Order" means an order by a Client from Groundwise for the provision of a Search whether placed electronically through Groundwise's website or in paper form using an Order Form;

"Order Form" means Groundwise's current standard Utility Searches Order Form for placing an order for a Search in hard copy;

"Report" means a written report provided by Groundwise to a Client in response to an Order reflecting the results of Groundwise's enquiries of Utility Companies made on or before the date of the Report;

"Search" means making enquiries of the Utility Companies likely to have utilised or operated Equipment on a Site, as to the location of any Equipment on that Site following acceptance by Groundwise of an Order, and providing the Client with a Report;

"Site" means a site identified on a plan submitted with an Order which in relation to any Order placed electronically shall not exceed the Standard Maximum Area;

"Standard Maximum Area" means an area no greater than 15 hectares or of a length no greater than one kilometre and a width no greater than two hundred metres;

"Terms of an Order" means in the case of an Order placed electronically the information requested from a Client relating to a Site, the provisions relating to the method of payment, the information contained in or accessed through the tabs appearing on an Order Summary and all other applicable information contained in Groundwise's website and in the case of an Order placed in hard copy means the provisions of a completed Order Form.

2. Agreement

2.1 The Terms of an Order together with these Terms and Conditions constitute the terms of a contract ("Contract") between Groundwise and a Client for the carrying out of a Search.

2.2 A Contract shall come into effect when Groundwise notifies a Client that it has accepted an Order. Where such notification is by email it shall be deemed to have occurred as soon as Groundwise has sent the email to the Client, where such notification is by letter, upon the posting of the letter to the Client, or where there is a verbal acceptance when Groundwise verbally confirms acceptance of an Order to the Client.

3. Payment and Refunds

3.1 Other than in the case of Clients who have set up an account with Groundwise, when placing an Order a Client shall provide Groundwise with credit card details sufficient to enable Groundwise to debit that credit card with the Fee and by such notification and subject to accepting the relevant Order Groundwise is authorised to debit that credit card with the Fee.

3.2 In the case of Clients who have an account with Groundwise the Fee shall be paid within 30 days of the delivery of the Report.

3.3 Groundwise shall be entitled to terminate any account set up with it by a Client any time without notice and to require payment in accordance with paragraph 3.1.

3.4 Where a Client cancels an Order :

3.4.1 within three hours of that Order being accepted by Groundwise, Groundwise shall promptly refund the Fee paid plus Value Added Tax in full, or where no fee has been paid no fee shall be payable;

3.4.2 within three days but after the elapse of three hours of an Order being accepted by Groundwise, Groundwise shall promptly refund 50% of the Fee paid plus Value Added Tax or where no fee has been paid 50% of the fee plus Value Added Tax shall be payable and in either such case following such reimbursement or where no payment has been made upon making any payment due the relevant Contract shall terminate without further liability on the part of Groundwise or of the Client.

4. Limitation of Liability

4.1 Groundwise shall use its reasonable endeavours to provide a Search within the period referred to in the Order and shall not be liable for any delay arising because of any act omission or delay of any Utility Company.

4.2 Without limiting the liability of Groundwise in the case of death or personal injury Groundwise shall have no liability to a Client:

4.2.1 for the information contained in a Report to the extent that any errors or omissions reflect the errors or omissions of a Utility Company in providing or omitting to provide information to Groundwise and to the extent that that Utility Company has no liability to Groundwise in relation to the provision of such information, or the omission to provide relevant information;

4.2.2 in relation to any Report for loss or damage arising in relation to loss of profits, loss of business, loss of use, or any special indirect consequential or pure economic loss, costs, damages, charges or expenses and subject as earlier provided Groundwise's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation restitution or otherwise in relation to the performance or contemplated performance of the Services shall be limited £5,000,000.00.

4.2.3 In the absence of express written agreement to the contrary, Groundwise shall have no liability to any third party for any errors or omissions contained in or omitted from a Report.

5. Copyright

5.1 The copyright in the Report is the property of Groundwise and the Report may not be copied or reproduced in whole or in part nor communicated or divulged to any third party without the prior written consent of Groundwise save as set out below.

5.2 The Report may, without further charge, be made available to the owner of the Site at the date of the Report, their agents, consultants and professional advisors, any person who purchases the whole of the Site, any person who provides funding secured on the whole of the Site, and prospective buyers of the Site, and any of their respective agents, consultants and professional advisors. The Report may also be published on a local authority planning portal in relation to a proposed development of the site.

5.3 The provisions concerning liability in Clause 4 shall apply to any of the third parties mentioned above in the same manner as they do to the Client.

6. Data Protection

In processing any personal data received from a Client or potential Client, Groundwise will comply with its privacy policy a copy of which can be viewed at [address] on its website.

7. Force Majeure

Groundwise will have no liability to the Client if it is prevented from or delayed in performing its obligations under a Contract by acts events omissions or accidents beyond its reasonable control, including strikes, lock-outs and other industrial disputes, failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, compliance with any law or governmental order rule regulation or direction, accident, breakdown of plant or machinery, fire, flood, storm or default of suppliers or sub-contractors.

8. Severance

8.1 If any provision or part of any provision in these terms and conditions or of any Contract is found by any court or administrative body of competent jurisdiction to be invalid, unenforceable or illegal, the other provisions will remain force.

8.2 If any invalid, unenforceable or illegal provision would be valid, enforceable or legal if some of it were deleted that provision will apply with whatever modification is necessary to make it valid, enforceable and legal.

8.3 The parties agree, in the circumstances referred to in paragraph 8.1 above to attempt to substitute for any invalid, unenforceable or illegal provision a valid, enforceable and legal provision which achieves to the greatest extent possible the same effect as would have been achieved by the invalid, unenforceable or illegal provision.

9. Status of Pre-Contractual Statements

Each of the parties acknowledges and agrees that in entering into a Contract it does not rely on any undertaking, promise, assurance, statement, representation, warranty or understanding (whether in writing or not) of any person (whether party to these terms and conditions or not) relating to the subject matter of a Contract, provided that without prejudice to the generality of the foregoing, any revision to the Terms and Conditions agreed in writing by Groundwise and a Client or a potential Client (including any express written agreement relating to the assignment of copyright or licensing of all or part of the contents of a Report) shall apply to the Contract to which it has been agreed that it will apply.

10. Assignment

A Client shall not, without the prior written consent of Groundwise, assign transfer charge sub-contract or deal in any other matter with any of its rights under a Contract.

11. Third Party Rights

For the purposes of the Contracts (Rights of Third Parties) Act 1999 it is not intended that the rights of either of the parties shall be contractually enforceable by any third party.

12. Governing Law and Jurisdiction

These terms and conditions and any Contract are governing by and construed in accordance with the laws of England and Wales and the parties irrevocably agree that the courts of England and Wales shall have non-exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with these terms and conditions or any Contract.