Asset location search



Max Fordham LLP St Andrew's House 59St Andrew's Street CAMBRIDGE CB2 3BZ

Search address supplied

Highgate Cemetery Swain's Lane London

Your reference n/a

Our reference ALS/ALS Standard/2022_4611719

Search date 24 March 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





Search address supplied: Highgate Cemetery, Swain's Lane, London,

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 searchprovides 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.

The following quartiles have been printed as they fall within Thames' sewerage area:

TQ2886NW TQ2886NE TQ2887SE TQ2887SW

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.

The following quartiles have been printed as they fall within Thames' water area:

TQ2886NW TQ2886NE



TQ2887SE TQ2887SW

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



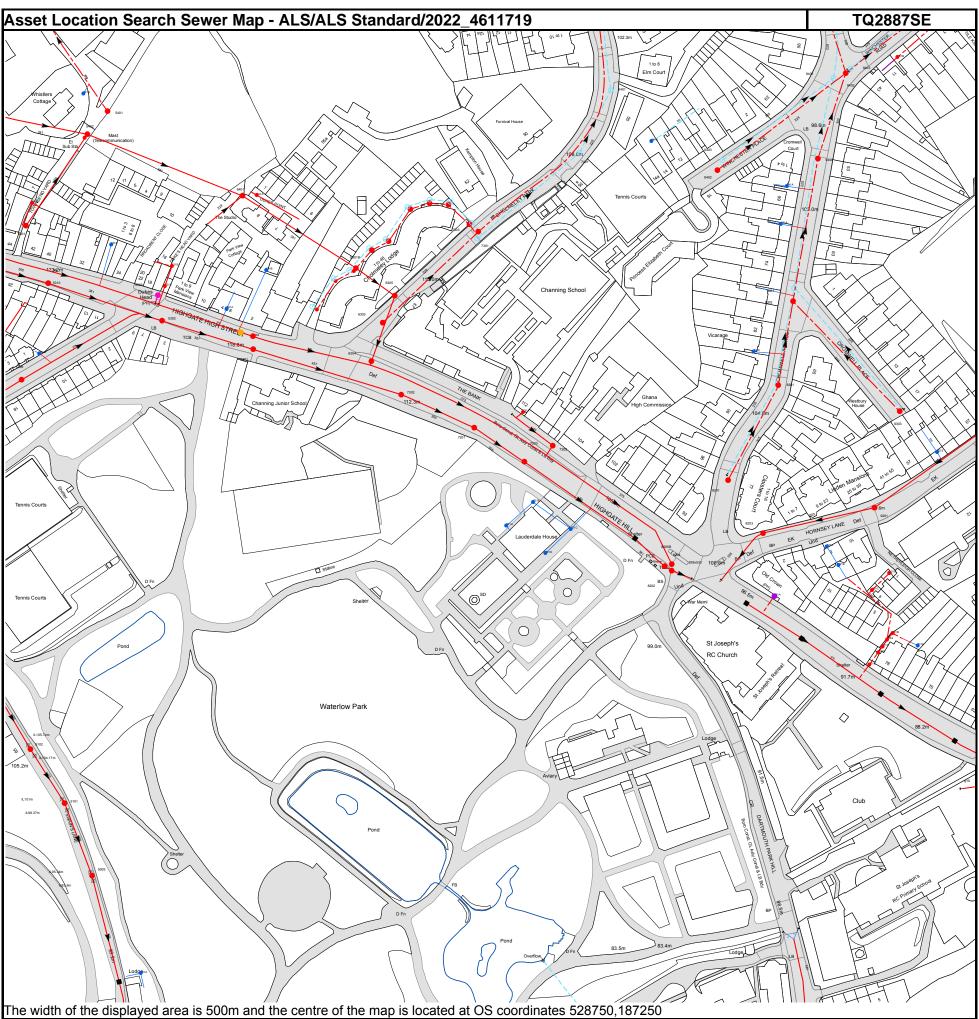
Manhole Reference	Manhole Cover Level	Manhole Invert Level
081C	n/a	n/a
091C 091D	n/a n/a	n/a n/a
081A	n/a	n/a
091B	n/a	n/a
091A	n/a	n/a
081B	n/a	n/a
0901A	n/a	n/a
0902B	100.06	98.09
1901	101.91	99.64
1808	98.27	95.73
291A 2904	n/a 110.46	105.09 106.86
2902	107.78	n/a
2901	101.03	n/a
3813	n/a	n/a
3812	n/a	n/a
3810	n/a	n/a
361D	n/a	n/a
3602	73.78	n/a
3701 4701	79.53 81.42	n/a 78.63
471H	n/a	n/a
471G	n/a	n/a
471F	n/a	n/a
471E	n/a	n/a
3702	85.06	n/a
3801	90.61	n/a
4801	88.49	84.97
481A 481B	n/a n/a	n/a n/a
481B 4802	n/a 85.22	n/a 82.79
4803	89.26	86.58
4804	88.24	86.81
3808	n/a	n/a
4805	87.82	87.12
3803	91.44	88.74
3811	n/a	n/a
4702	79.62	n/a
3501 451A	59.09 n/a	n/a n/a
451C	n/a	n/a
4501	58.77	56.75
451B	n/a	n/a
3502	62.18	n/a
3503	65.77	61.79
451D	n/a	n/a
461A	n/a	n/a
461C 461B	n/a	n/a
3601	n/a 68.12	n/a 66.06
4601	67.39	64.2
361B	n/a	n/a
361C	n/a	n/a
0502	66.69	63.72
05AJ	n/a	n/a
0801A	n/a	n/a
05BA	n/a	n/a 74 70
1603A 151B	74.16 n/a	71.79 n/a
1601B	n/a n/a	n/a n/a
1802	90.85	88.29
1503A	n/a	62.64
161D	n/a	n/a
161C	n/a	n/a
1803	92.43	90.83
1805 1703B	95.38 85.13	92.21
1703B 1502A	85.13 65.69	n/a 63.69
1810	65.69 n/a	n/a
1804	94.15	n/a
1807	96.73	93.97
2701	88.47	n/a
271A	n/a	n/a
2601	83.47	79.65
2702	92.62	89.89
2603 2502	83.68 71.09	79.69 64.65
2502 351A	71.09 n/a	n/a
3802	95.46	93.48
3605	n/a	n/a
	n/a	n/a
3604		
3604 3809	n/a	n/a
3809 0603	n/a 76	73.8
3809 0603 05BB	n/a 76 n/a	73.8 n/a
3809 0603 05BB 05BD	n/a 76 n/a n/a	73.8 n/a n/a
3809 0603 05BB 05BD 05BC	n/a 76 n/a n/a n/a	73.8 n/a n/a n/a
3809 0603 05BB 05BD 05BC 05BE	n/a 76 n/a n/a n/a n/a	73.8 n/a n/a n/a n/a
3809 0603 05BB 05BD 05BC	n/a 76 n/a n/a n/a	73.8 n/a n/a n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
1702B	81.89	78.89
161B	n/a	n/a
1421	69.25	67.5
1701A	n/a	n/a
1520	68.04	65.9
151C	n/a	n/a
161A	n/a	n/a



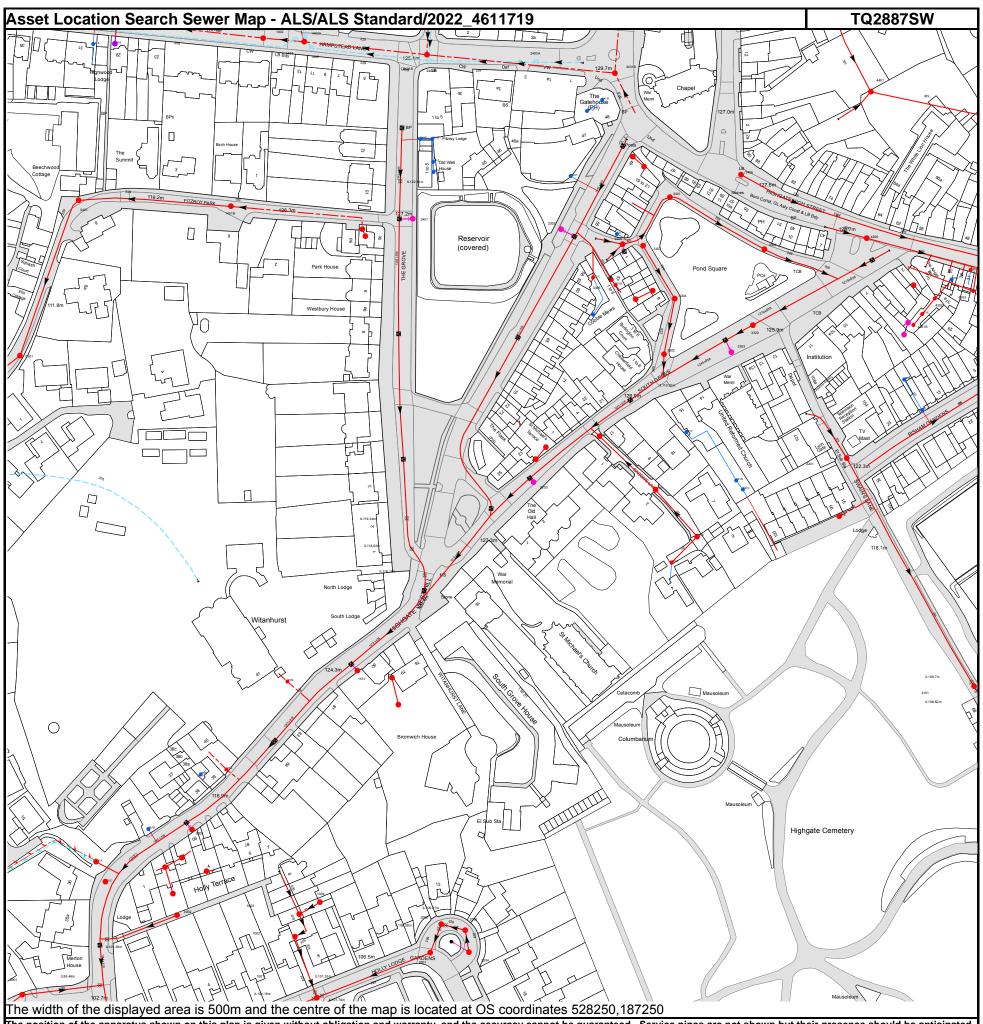
Manhole Reference	Manhole Cover Level	Manhole Invert Level
8602	64.37	61.01
9602	65.81	62.45
86AH	n/a	n/a
96BE	n/a	n/a
9603 9604	65.99 65.6	63.16 61.78
9701	n/a	n/a
9702	n/a	n/a
9703	n/a	n/a
9704	n/a	n/a
9706 8801	67.73 n/a	n/a n/a
9801A	67.38	n/a
8802	n/a	n/a
9801B	69.5	66.58
8803	n/a	n/a
8805 8807	n/a n/a	n/a n/a
9901	76.03	n/a
95BC	n/a	n/a
9503	64.52	62.76
961A	n/a	n/a
951A 9502A	n/a 66.37	n/a 65.36
9502A 951C	n/a	n/a
851H	n/a	n/a
86CD	n/a	n/a
85DJ	n/a	n/a
8503	62.63	58.27
86CB 851E	n/a n/a	n/a n/a
851D	n/a	n/a n/a
851A	n/a	n/a
85DA	n/a	n/a
851C	n/a	n/a
95BA 951B	n/a n/a	n/a n/a
9601	n/a	n/a
7601	64.18	59.18
7602	63.88	59.02
5601	n/a	n/a
5602	64.22	62.17
561A 5701	n/a 66.81	n/a 64.47
8702	n/a	n/a
571A	n/a	n/a
571B	n/a	n/a
5703	72.92	69.98
581C 581D	n/a n/a	n/a n/a
581A	n/a	n/a
5801	77.44	75.04
581B	n/a	n/a
5802	82.76	80.03
5803 8809	79.62 n/a	77.69 n/a
8810	n/a	n/a
5901	84.87	83.35
5902	87.69	83.67
8901	80.45	77.61
5909 65AE	88.5 n/a	87.29 n/a
6601	63.51	60.13
66AE	n/a	n/a
65AD	n/a	n/a
65CB	n/a	n/a
75AJ 75AE	n/a n/a	n/a n/a
75AE 75AF	n/a n/a	n/a n/a
75AG	n/a	n/a
76BE	n/a	n/a
7501	63.72	59.78
751A 76AG	n/a n/a	n/a n/a
75BF	n/a n/a	n/a n/a
75BE	n/a	n/a
76AI	n/a	n/a
75BD	n/a	n/a
75BC 7502	n/a 60.71	n/a 57 3
7502 75AI	60.71 n/a	57.3 n/a
86FC	n/a	n/a
851G	n/a	n/a
8502	60.22	56.8
851F	n/a	n/a
8501 86EH	n/a n/a	n/a n/a
5503	n/a n/a	55.22
551A	n/a	n/a
5501	58.21	54.35

Manhole Reference	Manhole Cover Level	Manhole Invert Level	
55BH	n/a	n/a	
55BB	n/a	n/a	
55BD	n/a	n/a	
55BC	n/a	n/a	
5502	58.96	54.92	
55BG	n/a	n/a	
55BI	n/a	n/a	
55AI	n/a	n/a	
55AJ	n/a	n/a	
55BA	n/a	n/a	
55BF	n/a	n/a	
55BE	n/a	n/a	
65CE	n/a	n/a	
65CF	n/a	n/a	
6501	59.91	56.51	
65CD	n/a	n/a	
65CC	n/a	n/a	
65BF	n/a	n/a	
65BC	n/a	n/a	
65BE	n/a	n/a	
65BD	n/a	n/a	
65BB	n/a	n/a	



Manhole Reference	Manhole Cover Level	Manhole Invert Level
8205B	101.11	99.43
8204	101.31	99.44
8202	100.82	96.17
8201 831C	102.37 n/a	99.5 n/a
8203	100.69	96.05
821A	n/a	n/a
8301	105.12 104.9	97.96
9302 921A	n/a	96.97 n/a
921B	n/a	n/a
911E	n/a	n/a
921C 9201	n/a 99.93	n/a 96.61
911D	n/a	n/a
911C	n/a	n/a
9104 921D	n/a n/a	n/a n/a
911B	n/a	n/a
9303	103.59	101.68
911A 921E	n/a n/a	n/a n/a
7401	108.02	106.29
8401	104.69	102.63
841A	n/a	n/a
8402 8403	102.84 n/a	100 n/a
831A	n/a	n/a
941A	n/a	n/a
9301 9408	104.64 100.1	98.19 95.33
9400	95.83	92.96
9402	95.83	90.22
9403	95.27	92.38
941B 5102	n/a 106.77	n/a n/a
5309	121.97	119.09
531D	n/a	n/a
6301 6308	117.61 n/a	115.72 n/a
5302	120.31	118.32
63YZ	n/a	n/a
631A	n/a	n/a
63YT 5303	n/a 120.83	n/a n/a
531A	n/a	n/a
5310	122.82	120.65
63YY 501A	n/a n/a	n/a n/a
5003	96.22	n/a
5101	101.88	n/a
721D 721C	n/a n/a	n/a n/a
721G 721A	n/a	n/a
721B	n/a	n/a
7203	107.57	105.89
7202 7201	108.54 109.71	105.64 107.73
731A	n/a	n/a
7302	112.39	109.98
6304 6303	113.74 114.96	110.64 113.77
6305	115.11	111.25
63YX	n/a	n/a
6301B 63YW	117.16 n/a	111.61 n/a
63YQ	n/a n/a	n/a n/a
63YV	n/a	n/a
63YP	n/a	n/a
7301 7303	114.05 113.99	112.14 112.01
73YZ	n/a	n/a
73YX	n/a	n/a
74ZV 74ZR	n/a n/a	n/a n/a
74ZR 74ZS	n/a	n/a
74ZT	n/a	n/a
74ZP	n/a	n/a
74ZQ 63YS	n/a n/a	n/a n/a
63YR	n/a	n/a
631B	n/a	n/a
531B 531C	n/a n/a	n/a n/a
5301	124.04	1774 121.14
541B	n/a	n/a
6401 641 A	120.03	n/a
641A 5402	n/a 119.19	n/a 113.62
3 4 02		

Manhole Reference	hole Reference Manhole Cover Level		
541A	n/a	n/a	

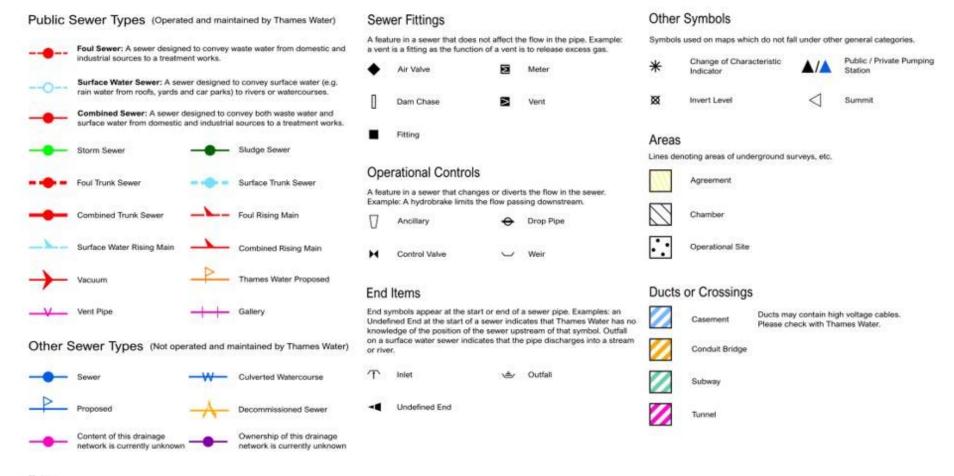


Manhole Reference	Manhole Cover Level	Manhole Invert Level
2203	n/a	n/a
22BG	n/a n/a	n/a n/a
22BH	n/a	n/a
331C	n/a	n/a
33CC 321D	n/a n/a	n/a n/a
3305	n/a	n/a
331B	n/a	n/a
33CJ	n/a	n/a
33DA	n/a	n/a
321C 3302	n/a 125.81	n/a 121.9
321A	n/a	n/a
3304	125.49	122.41
321F	n/a	n/a
321B 3303	n/a n/a	n/a n/a
321G	n/a	n/a
321E	n/a	n/a
3320	n/a	n/a
421A	n/a	n/a
4201 43EC	122.72 n/a	121.17 n/a
431B	n/a	n/a
43EB	n/a	n/a
43DF	n/a	n/a
4301B	125.48	124.57
431A 431E	n/a n/a	n/a n/a
4302	125.39	124
4101	110.58	n/a
4303	124.47	122.07
431D	n/a	n/a
001A 001C	n/a n/a	n/a n/a
001B	n/a	n/a
00BD	n/a	n/a
00BE	n/a	n/a
00BH 0003	n/a n/a	n/a n/a
011B	n/a	n/a
10BH	n/a	n/a
111A	n/a	n/a
111B	n/a	n/a
1003 1004	106.44 n/a	104.23 n/a
1101	n/a	n/a
11AI	n/a	n/a
11AJ	n/a	n/a
0001 0002	n/a 108.45	n/a 107.23
1002	105.43	102.72
1001	103.54	n/a
2001	109.4	105.1
2002	n/a	n/a
2003 2004	112.17 111.66	109.58 109.89
431C	n/a	n/a
241E	n/a	n/a
241A	n/a	n/a
2403A 2302	129.22 n/a	127.27 n/a
2302 241H	n/a	n/a
241G	n/a	n/a
341B	n/a	n/a
3401B	129.71	126.1
331A 3306	n/a 126.08	n/a 124.11
34BD	n/a	n/a
3307	125.72	122.96
34BE	n/a	n/a
3401 3406	125.49 127.48	123.68 125.18
3308	127.46	123.02
4306	126.18	124.49
4401	121.19	116.93
0301 0401	n/a 115.91	n/a 113.43
0401 041A	115.91 n/a	113.43 n/a
041B	n/a	n/a
1401B	124.05	120.49
1401A	120.48	117.18
1402 1404	120.95 121.2	119.4 118.46
1404 1403A	121.2	118.82
1405	121.38	119.18
1302	n/a	n/a
1301	n/a	n/a
2401 241C	n/a n/a	n/a n/a
2710	IIIa	IIIa

Manhole Reference	Manhole Cover Level	Manhole Invert Level
2401B	125.76	119.97
2402B	125.88	122.66
241D	n/a	n/a



Asset Location Search - Sewer Key

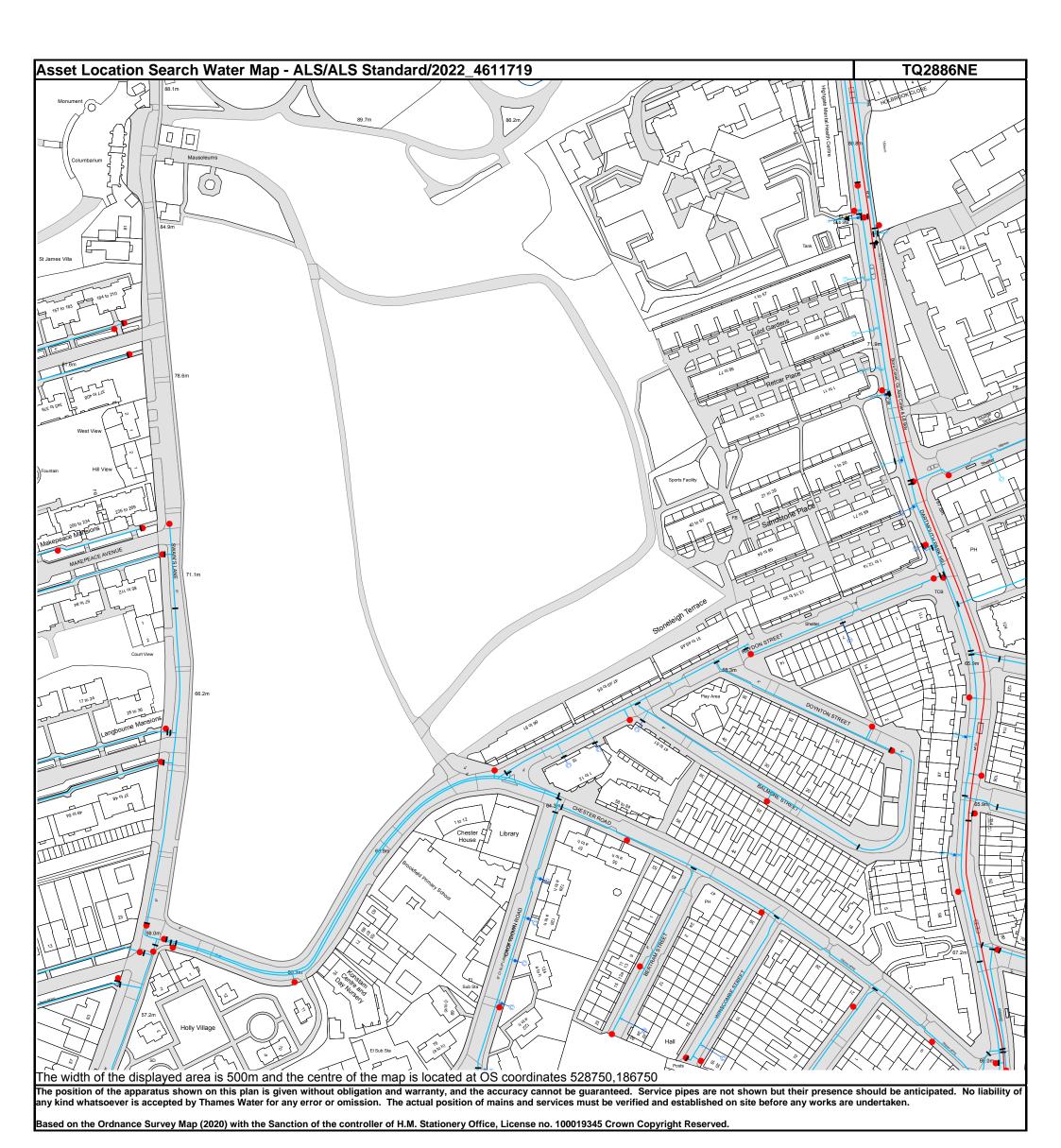


Notes:

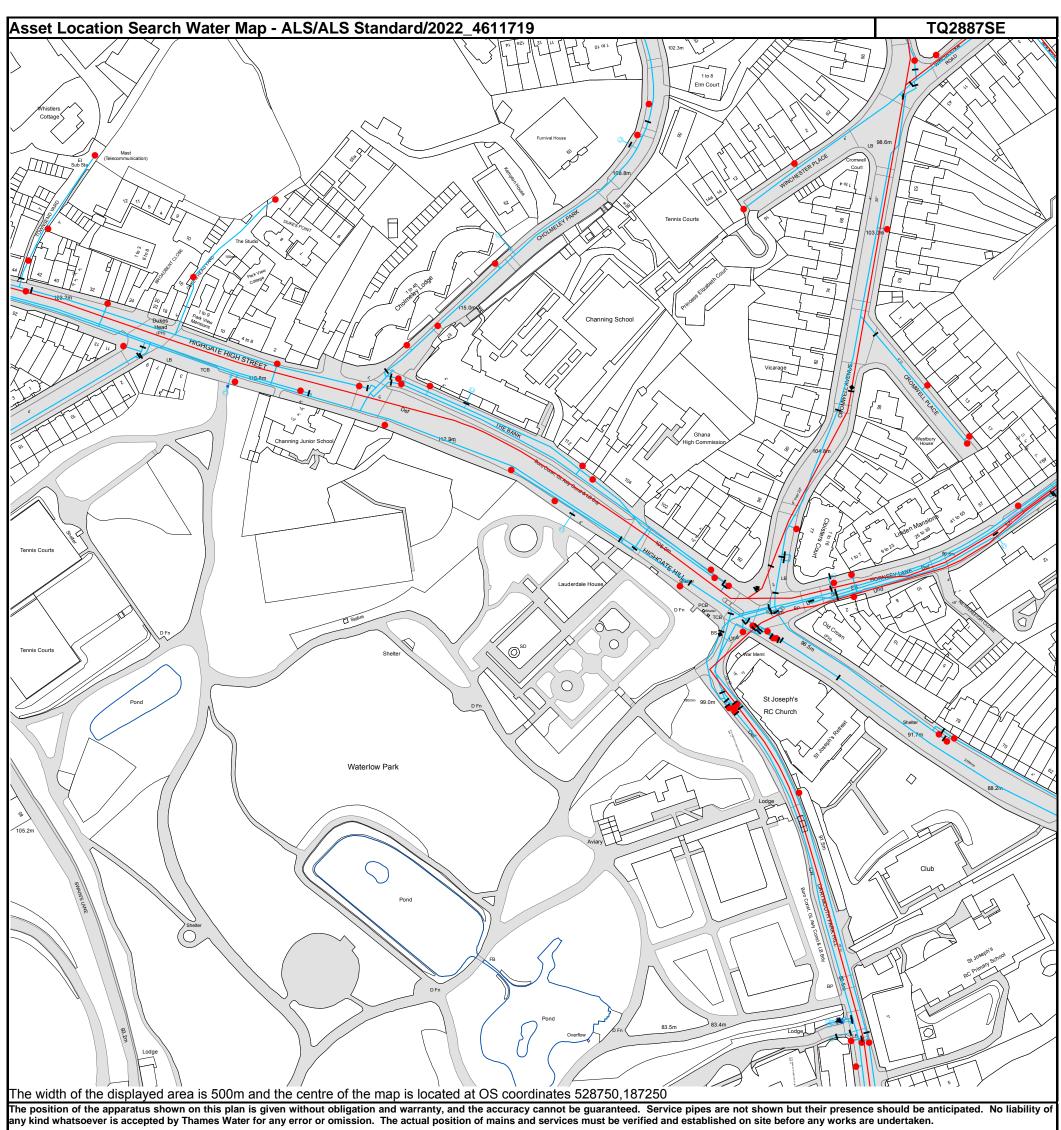
- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- Most private pipes are not shown on our plans, as in the past, this information has not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

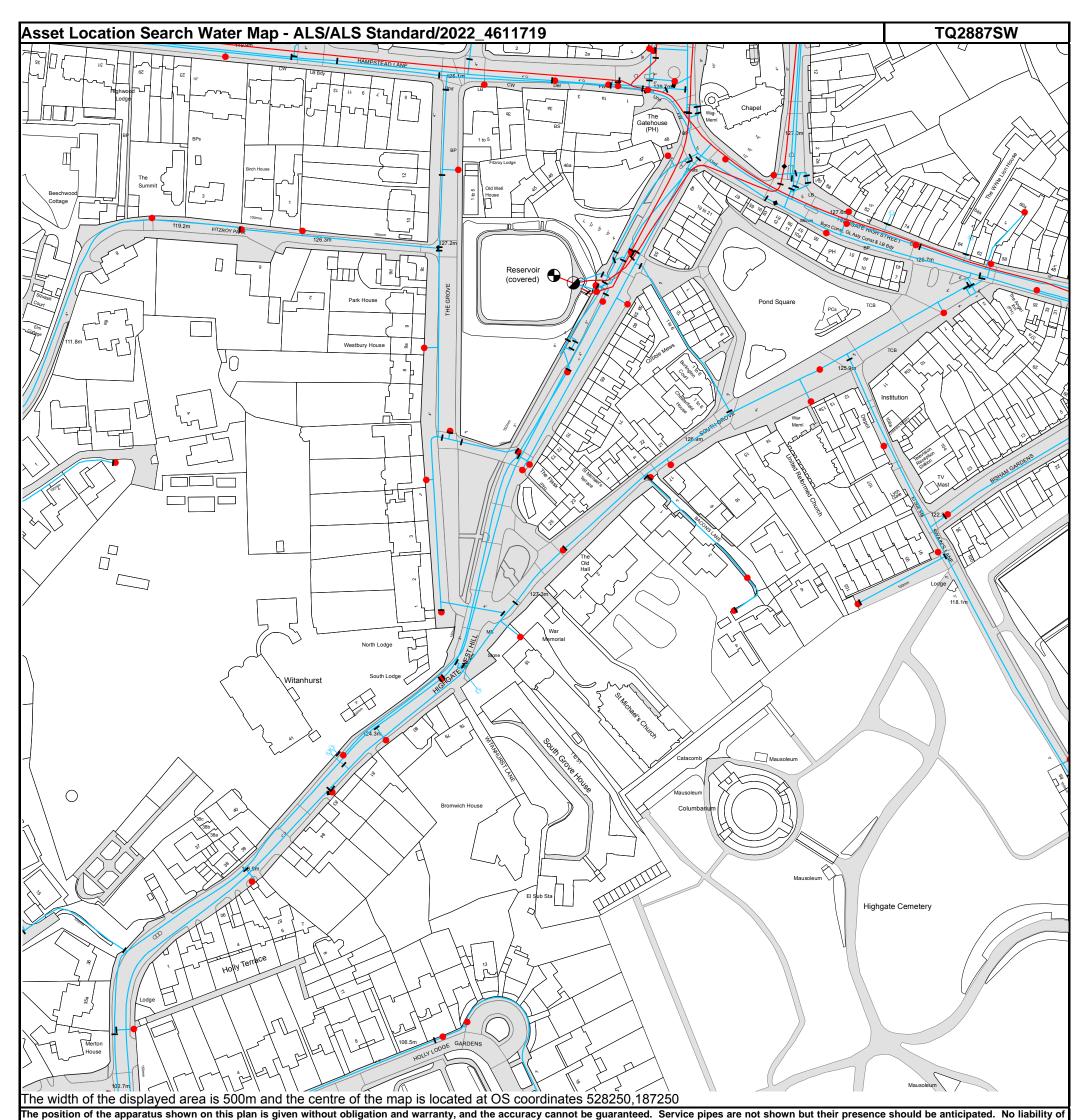


any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.



<u>Thames Water Utilities Ltd</u>, Property Searches, PO Box 3189, Slough SL1 4W, DX 151280 Slough 13 T 0800 009 4540 E <u>searches@thameswater.co.uk</u> I <u>www.thameswater-propertysearches.co.uk</u>





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 - 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



Hydrants



Meters



End Items

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

	Blank Flange
	Capped End
	Emptying Pit
0	Undefined End
	Manifold
	Customer Supply

Fire Supply

Operational Sites

0	Booster Station
-0-	Other
-0	Other (Proposed)
_	Pumping Station
_	Service Reservoir
Ф	Shaft Inspection
-0-	Treatment Works
<u> </u>	Unknown
易	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: Indiates 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

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