

# Appendix 5

Thames Water Sewer Flooding History Enquiry



# Sewer Flooding

History Enquiry



# Sewer Flooding

History Enquiry



AKT II Ltd  
St John Street

**Search address supplied:** 125, Shaftesbury Avenue, London, WC2H 8AD

**This search is recommended to check for any sewer flooding in a specific address or area**

TWUL, trading as Property Searches, are responsible in respect of the following:-

- (i) any negligent or incorrect entry in the records searched;
- (ii) any negligent or incorrect interpretation of the records searched;
- (iii) and any negligent or incorrect recording of that interpretation in the search report
- (iv) compensation payments

**Search address supplied** 125  
Shaftesbury Avenue  
London  
WC2H 8AD

**Your reference** 5577

**Our reference** SFH/SFH Standard/2024\_5066052

**Received date** 16 October 2024

**Search date** 16 October 2024

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

 [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

 0800 009 4540

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

 [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

 0800 009 4540

# Sewer Flooding

## History Enquiry



### History of Sewer Flooding

#### Is the requested address or area at risk of flooding due to overloaded public sewers?

The flooding records held by Thames Water indicate that there have been no incidents of flooding in the requested area as a result of surcharging public sewers.

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website [www.thameswater.co.uk](http://www.thameswater.co.uk)



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



[searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

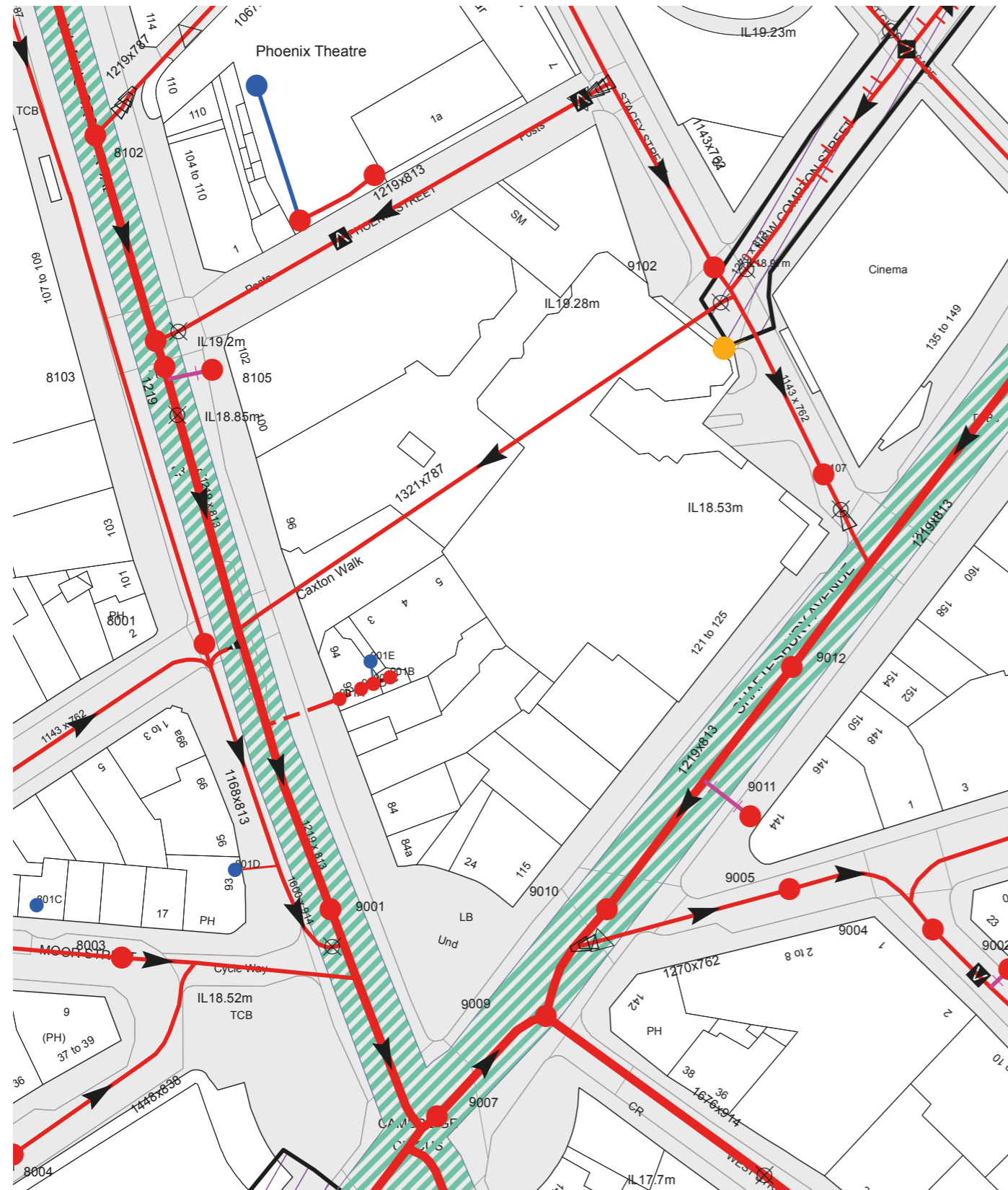


0800 009 4540

# Appendix 6

Thames Water Asset Main Maps





area is 200 m and the centre of the map is located at OS coordinates 529931,181122  
 Information on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence is assumed. 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.  
 Survey Map (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright

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
9010	23.09	18.14
9011	n/a	n/a
9005	23.1	18.52
9012	22.85	18.2
9004	23.18	18.33
9002	n/a	n/a
0001	n/a	n/a
8216	n/a	n/a
8102	n/a	n/a
8103	n/a	18.89
8104	n/a	n/a
8001	23.65	18.79
8105	n/a	n/a
81AD	n/a	n/a
81AC	n/a	n/a
9105	23.84	19.67
91BI	n/a	n/a
9201	23.54	19.41
9102	23.34	18.98
9106	24.64	23.3
9107	n/a	n/a
9103	22.76	n/a
AUTO	n/a	n/a
0105	n/a	n/a
8004	23.74	17.45
9007	n/a	18.36
801A	n/a	n/a
9009	23.22	18.1
801B	n/a	n/a
8003	23.47	18.58
9001	n/a	18.58
801C	n/a	n/a
801D	n/a	n/a
8002	23.72	19.43
901A	n/a	n/a
901D	n/a	n/a
901C	n/a	n/a
901B	n/a	n/a
901E	n/a	n/a
821A	n/a	n/a
821C	n/a	n/a
821B	n/a	n/a
8235	n/a	n/a
8214	n/a	19.48
8215	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
- Dam Chase
- Fitting
- Meter
- Vent

## 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
- Control Valve
- Drop Pipe
- 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
- Undefined End
- Outfall

## Other Symbols

Symbols used on maps which do not fall under other general categories.

- Change of Characteristic Indicator
- Invert Level
- Public / Private Pumping Station
- Summit

## Areas

Lines denoting areas of underground surveys, etc.

- Agreement
- Chamber
- Operational Site

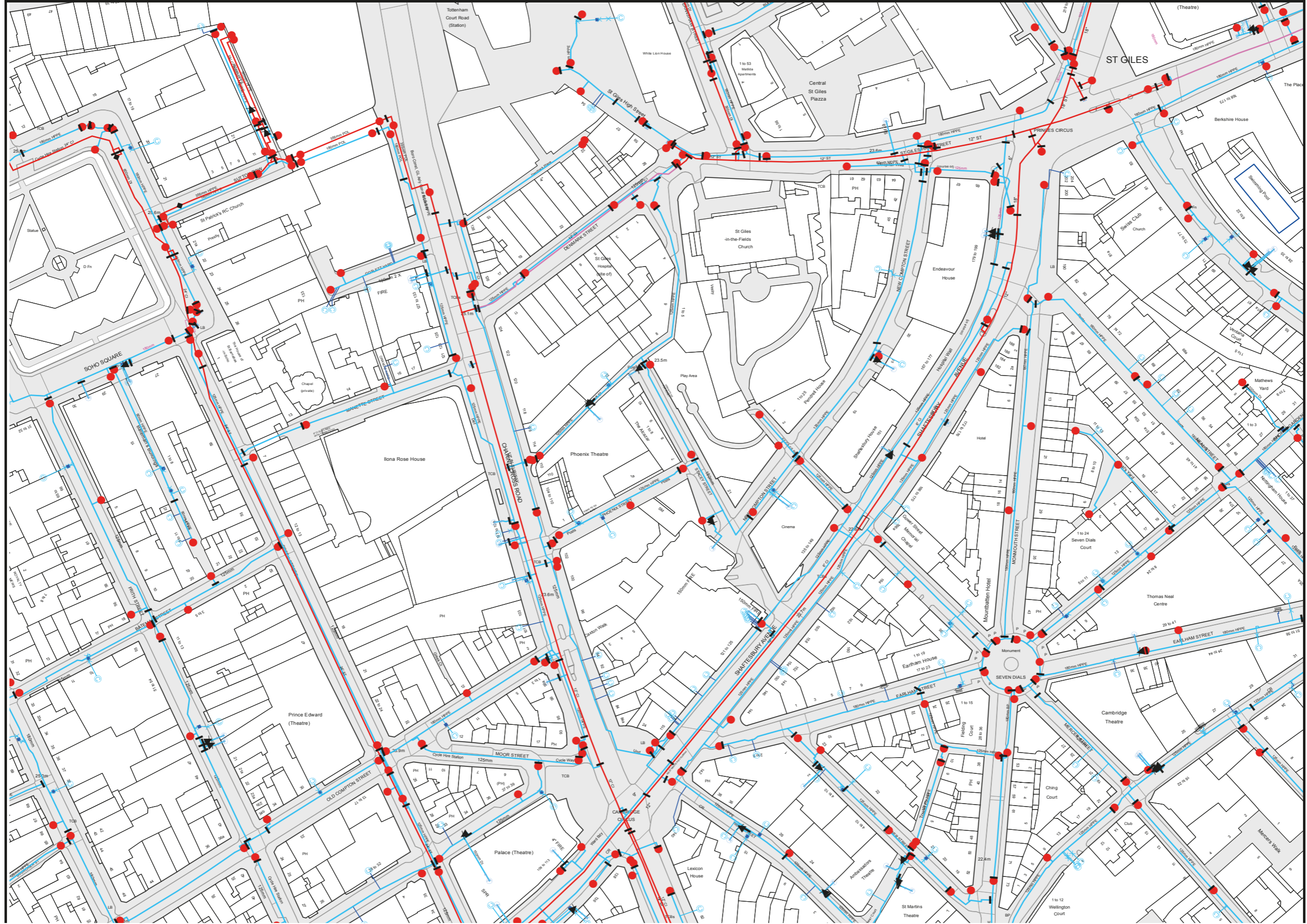
## Ducts or Crossings

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

- 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.



### Asset Location Search Water Map - ALS/ALS Standard/2024\_4944472







# 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.



# Appendix 7

Engineering Sketches



**23.72+ - Existing survey levels shown thus**

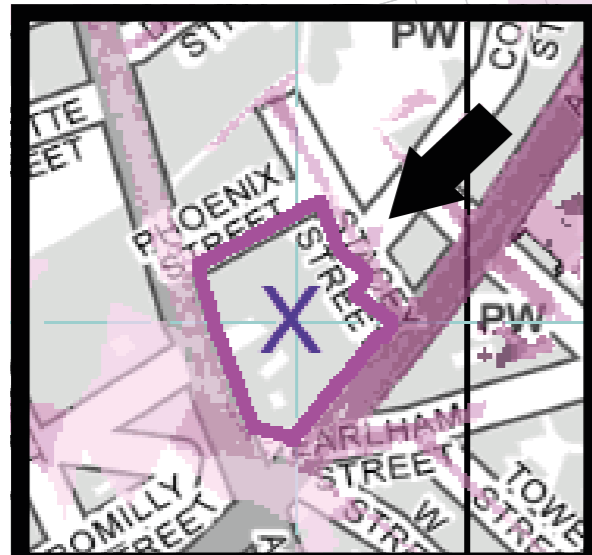
**Proposed floor levels shown thus**

**Loading bay entrance should be kept north on Stacey Street**

**Approximate interpreted surface water flood extents from JBA mapping 1 IN 1000 year return depth**



EA/NRW Surface Water 100 Year Return Depth Map



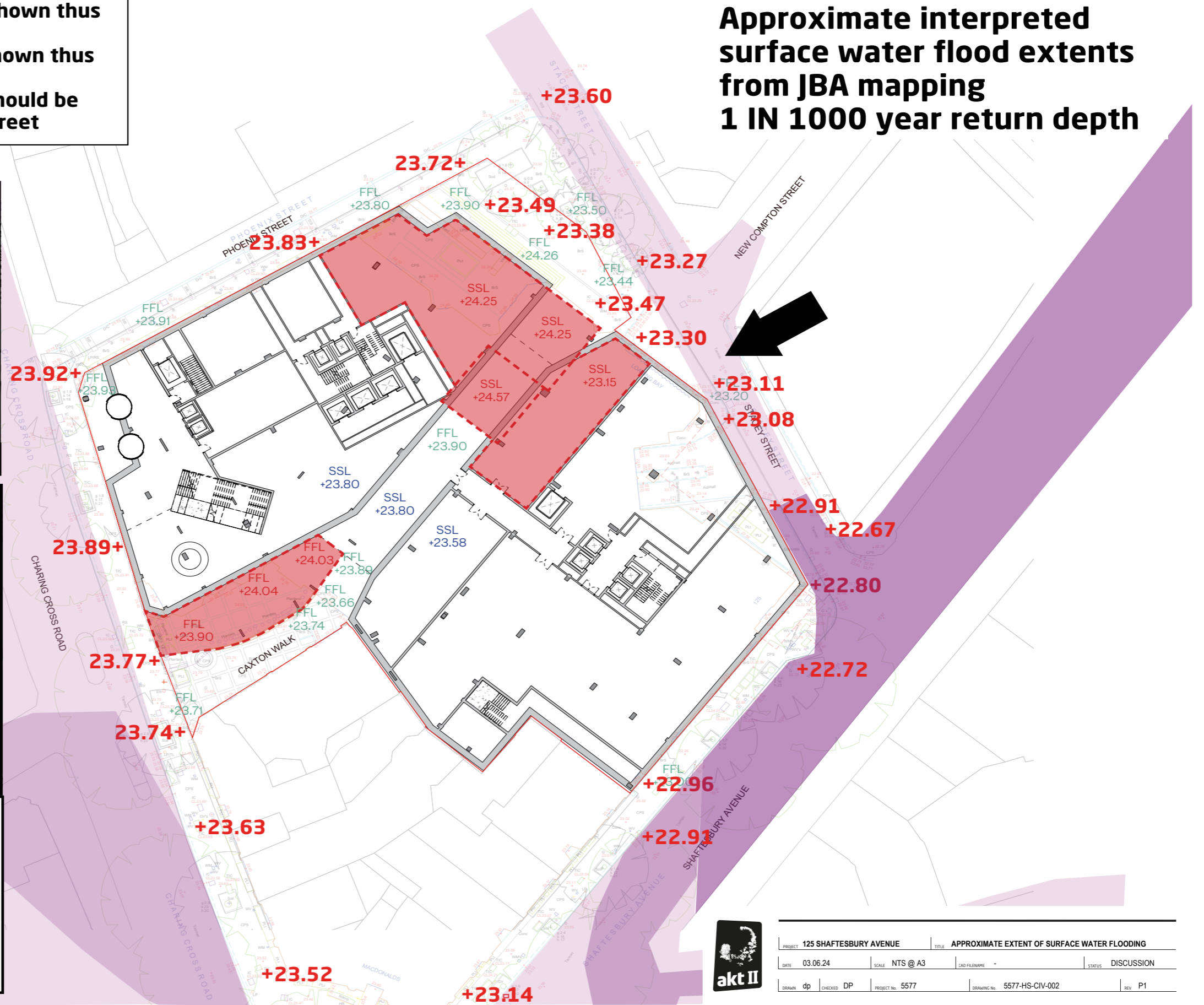
EA/NRW Surface Water 1000 Year Return Depth Map (1:10,000)

**General**

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

**Surface Water Depth**

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m



PROJECT	125 SHAFTESBURY AVENUE	TITLE	APPROXIMATE EXTENT OF SURFACE WATER FLOODING
DATE	03.06.24	SCALE	NTS @ A3
CAD FILENAME		STATUS	DISCUSSION
DRAWN	dp	CHECKED	DP
PROJECT No.	5577	DRAWING No.	5577-HS-CIV-002
REV	P1		