

Mr. Lewis Hubbard
Peter Brett Associates LLP
Via email: lhubbard@peterbrett.com

Our ref: NE/2013/118778/01-L01
Your ref: 28732

Date: 26 September 2013

Dear Lewis,

Agar Grove Estate, located off Camden Road to the North East of Camden Town,

Submission of stage C drainage and external works outline design report/strategy for comments and review in relation to regeneration of Agar Grove Estate, residential led mixed use development.

Thank you for your consultation on the above pre development enquiry. We welcome this early opportunity to provide comments on the scheme proposals as they currently stand.

Having now reviewed the Agar Grove Estate, Stage C Drainage and External Works Outline Design Report, dated September 2013 produced by Peter Brett Associates LLP, we are in a position to provide our response.

We welcome the surface water drainage proposals which include the incorporation of rainwater harvesting, rain gardens, green roofs and permeable paving. You should attenuate as much water as possible by sustainable methods, as this would reduce the required size for the proposed underground storage. Furthermore, in the drainage strategy you should make reference to the SuDS hierarchy, providing sufficient justification as to why certain methods were rejected.

We also note the proposals to restrict runoff to Greenfield rates, amounting to an initial estimated reduction of existing rates by 87%. This pleases us as it would meet the minimum requirements of the London Plan as set in policy 5.13. Please note, it should also be demonstrated that the requirements of any other local surface water drainage planning policies have been met and the recommendations of the relevant Strategic Flood Risk Assessment and Surface Water Management Plan have been considered.

For areas where it is proposed to attenuate water above ground in areas such as rain gardens, open landscaped areas, parking etc, the drainage strategy should demonstrate which areas would flood and how flood waters will be safely contained on site.

Cont/d..



We trust these comments are helpful as you develop your proposals. If you have any queries, please contact me quoting our reference number.

Yours sincerely

Michael Devanny
Planning Advisor

Direct dial: 0203 263 8105

Direct e-mail: northlondonplanning@environment-agency.gov.uk

one or more Local Flood Risk Zones. Local Flood Risk Zones (LFRZs) are discrete areas/extents of predicted surface water flooding; these are in general shown as dark blue areas of deep flooding in the in 1 in 100 year Rainfall Event Flood Depth Map or the dark orange areas in the corresponding Hazard Map (see **Figures 3.2.1a** and **3.2.1b** in **Appendix D**).

3.8.1

The critical drainage areas (CDA) and Local Flood Risk Zones (LFRZs) identified for the borough are shown in **Figure 3.1**.

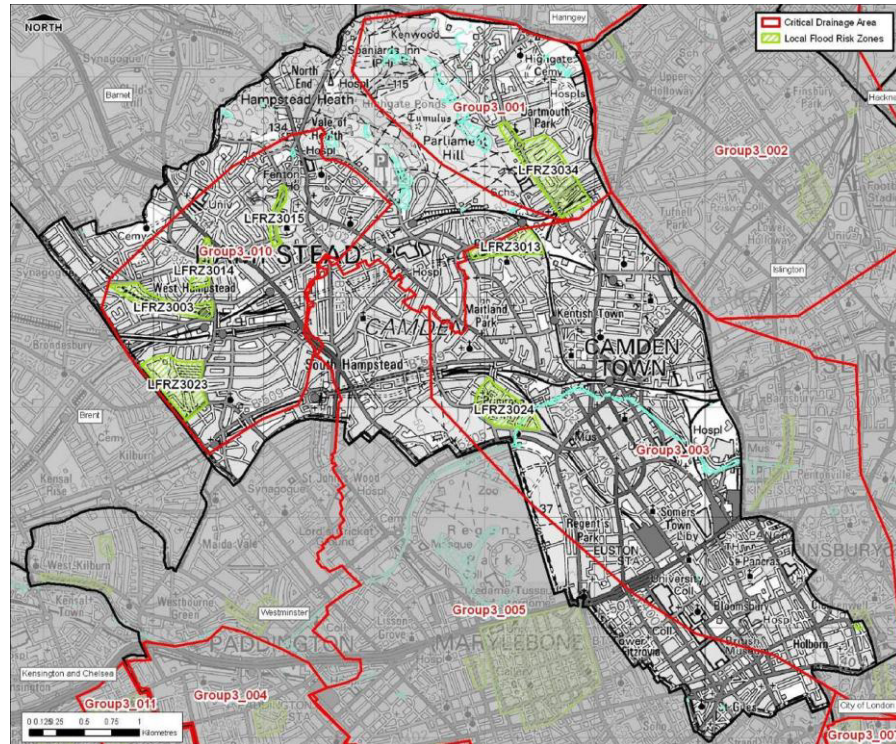
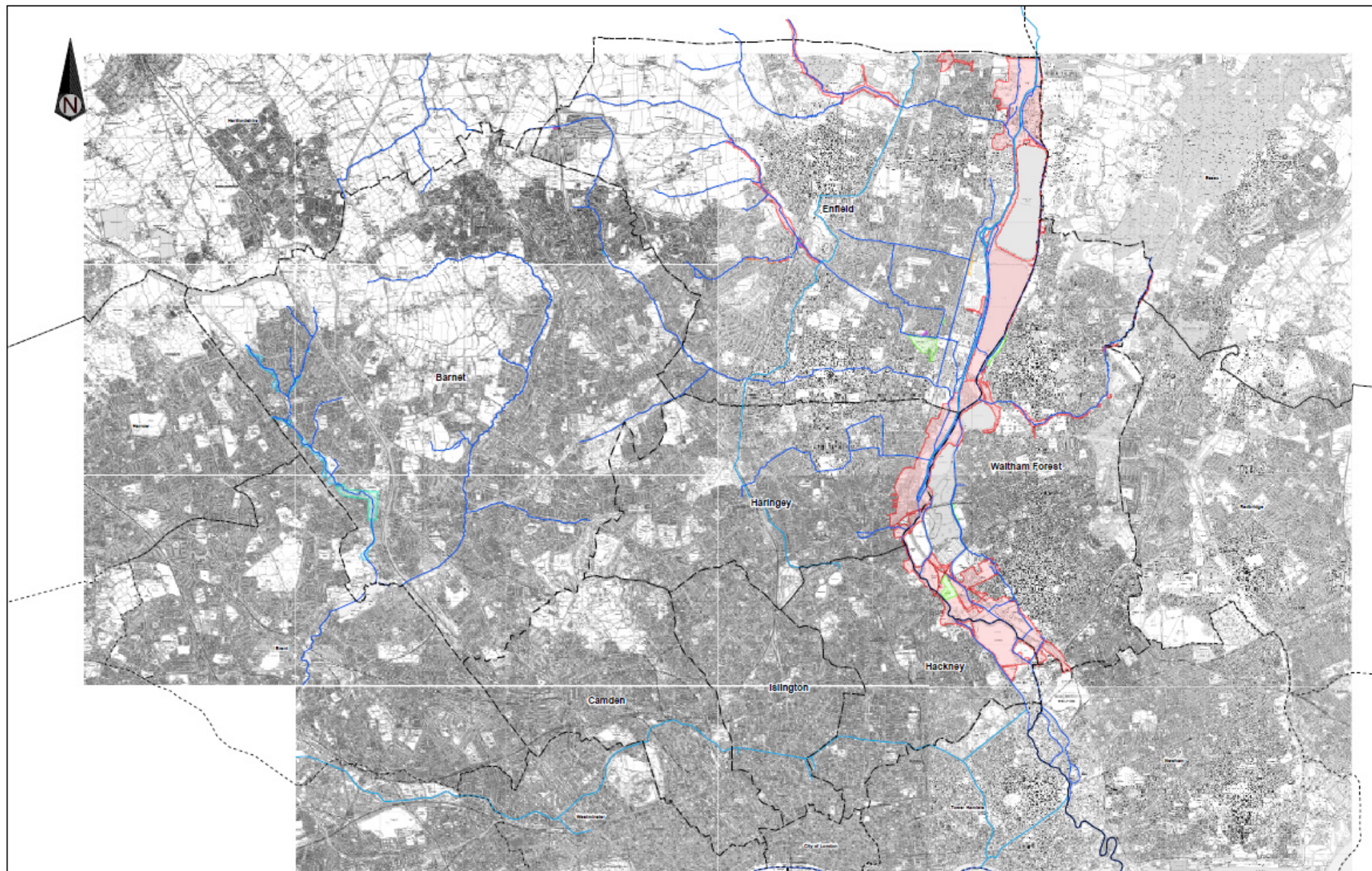


Figure 3.1 – Critical Drainage Areas and key Local Flood Risk Zones

3.8.2

Surface water modelling indicates a widespread vulnerability to surface water flooding across the Borough and most of central London. This is in part due to the flat gradient and ‘noisy’ digital terrain data. In consultation with the London Borough of Camden, seven LFRZs have been identified, corroborated by modelling data (to a degree), local knowledge and records of historical incidents. **Table 3.4** below summarises the LFRZs and associated CDAs.



Legend

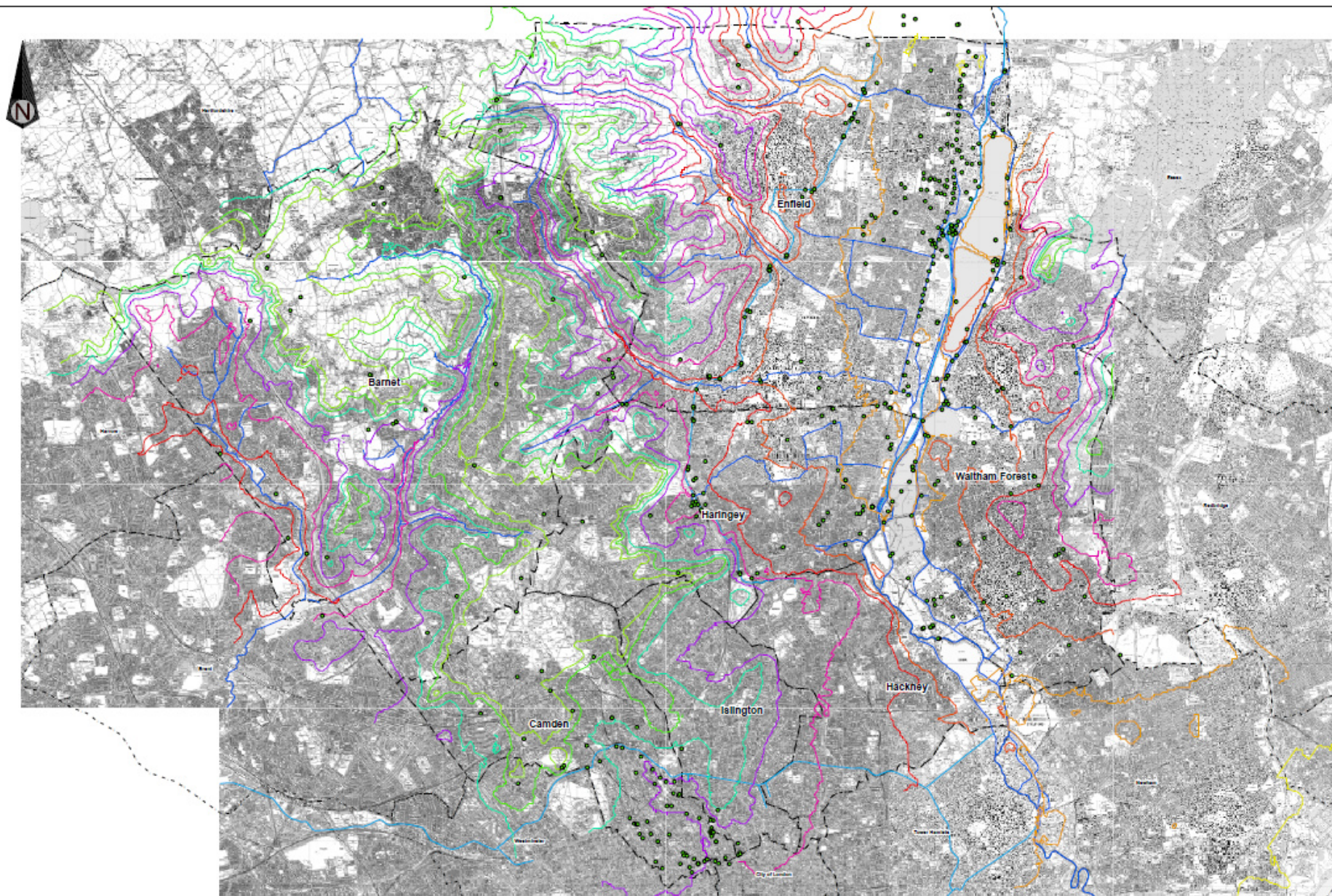
Borough Boundaries	Historic Flood	1981
Canals	1947	1987
Watercourses	1954	1992
	1977	1999
	1980	2000

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Data Origin:
Historic flood extents, Canals and watercourses data provided by the EA.

mouchel <small>uk</small> Client: North London Waste Plan Project: North London Strategic Flood Risk Assessment Drawing Title: Map 10: Historic EA Flood Maps		Drawing Number: 722556/010 Rev: C	
		Drawing Office: Bolton Colliery Telephone: 0121 350 5555	
Information Date: 15/05/2010 Drawn: J. Smith Checked: J. Smith Scale: 1:40,000 Map: 1:40,000			



Legend

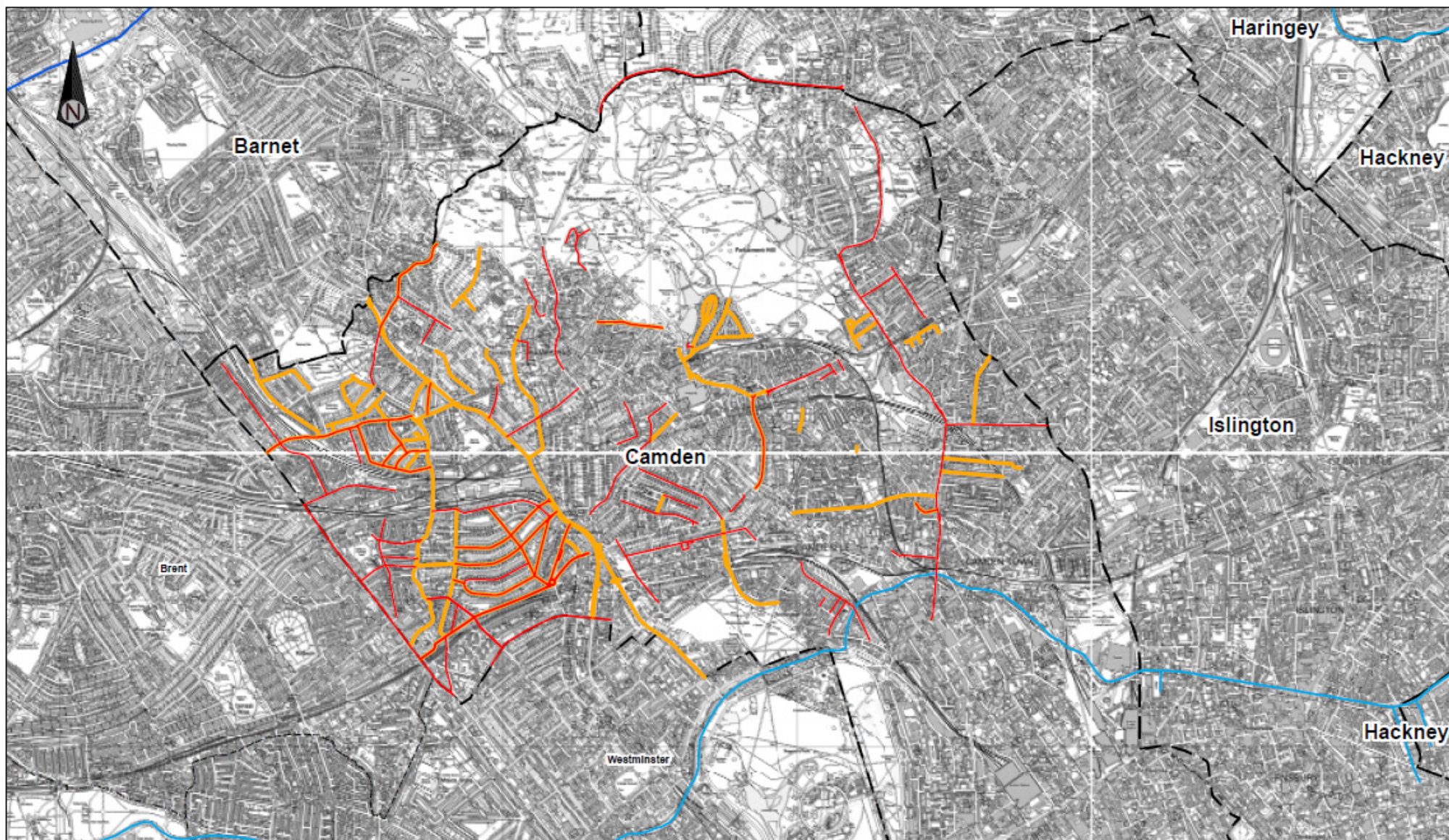
	Borough Boundaries		Groundwater Contours
	Watercourses		Depth below Ground Level (m)
	Canals		10
	Borehole		20
			30
			40
			50
			60
			70
			80
			90

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Date Origin:
Mouchel provided groundwater contours (depth below depth), all borehole locations, canals and watercourses. No filtering of borehole data entered has been undertaken.

mouchel		Client: North London Waste Plan	
Project: North London Strategic Flood Risk Assessment		Drawing Title: Map 12: Groundwater Contours	
Purpose: Information		Drawing Number: 722586/012	
Scale: 1:40,000		Rev: 0	
Drawing Office: Bolton Colford		Telephone: 0121 880 8880	



Legend

- Flood Streets 1975
- Flood Streets 2002
- Canals
- Watercourses
- Borough Boundaries

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Data Origin
Flood data provided by LB Camden. Canal data was provided by the EA.

mouchel

Purpose Information

Drawn	SL	Checked	KR	Approved	FP
Date	27/09/04	Date	27/09/04	Date	28/09/04
Draft		Scale (at A3 size)	1:25,000		
Issue	●				

Client		North London Waste Plan			
Project		North London Strategic Flood Risk Assessment			
Drawing Title		Map 22: Camden Flooding Map			
Issuing Office	Sutton Coldfield	Drawing Number	722586/002		
Telephone	0121 355 8949				Rev B

Asset Location Search



Thames Water Property Searches
12 Vastern Road
READING
RG1 8DB

Search address supplied Flat 1
Lulworth
Wrotham Road
London
NW1 9SS

Your reference 28732 - Agar Grove Estate, Camden
Our reference ALS/ALS Standard/2013_2546467

Search date 12 August 2013

You are now able to order your Asset Location Search requests online by visiting
www.thameswater-propertysearches.co.uk

[Thames Water Utilities Ltd](http://www.thameswater.co.uk)

Property Searches
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I www.thameswater-propertysearches.co.uk

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No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB



Asset Location Search



Search address supplied: Flat 1, Lulworth, Wrotham Road, London, NW1 9SS

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 0845 070 9148, 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

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Asset Location Search



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:

TQ2984SW
TQ2984SE

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:

[Thames Water Utilities Ltd](#)

Property Searches
PO Box 3189
Slough SL1 4WW

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T 0845 070 9148
E searches@thameswater.co.uk
I www.thameswater-propertysearches.co.uk

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No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Asset Location Search



TQ2984SW
TQ2984SE

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 0845 920 0800. 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.

[Thames Water Utilities Ltd](#)

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Asset Location Search



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, 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: 0845 850 2777
Email: developer.services@thameswater.co.uk

Should you require any further information regarding budget estimates, diversions or stopping up notices then please contact:

DevCon Team
Asset Investment
Thames Water
Maple Lodge STW
Denham Way
Rickmansworth
Hertfordshire
WD3 9SQ

Tel: 01923 898 072
Email: devcon.team@thameswater.co.uk

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No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Asset Location Search



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: 0845 850 2777

Email: developer.services@thameswater.co.uk

Thames Water Utilities Ltd

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PO Box 3189
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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 529250,184250

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.

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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
0406	n/a	n/a
40BG	n/a	n/a
40AE	n/a	n/a
4012	28.3	24.2
4003B	28.3	21.97
40FA	n/a	n/a
40FC	n/a	n/a
40DA	n/a	n/a
41BE	n/a	n/a
40DB	n/a	n/a
40DC	n/a	n/a
40DF	n/a	n/a
40BI	n/a	n/a
40BJ	n/a	n/a
41BJ	n/a	n/a
41CB	n/a	n/a
3105	n/a	n/a
3001	25.29	12.67
3019	26.42	n/a
40GA	n/a	n/a
4101B	26.49	22.99
4010	26.7	20.12
40GB	n/a	n/a
4001A	26.29	13.44
4102A	27.1	n/a
40FG	n/a	n/a
40FI	n/a	n/a
40FH	n/a	n/a
40FJ	n/a	n/a
40GC	n/a	n/a
4011	27.8	23.74
40GD	n/a	n/a
4002A	27.8	21.85
40EB	n/a	n/a
40FD	n/a	n/a
40DJ	n/a	n/a
40FE	n/a	n/a
40EC	n/a	n/a
40BF	n/a	n/a
40EJ	n/a	n/a
221A	n/a	n/a
2235	29.44	n/a
2239	n/a	n/a
2240	n/a	n/a
2241	n/a	n/a
2236	29.06	n/a
3301	29.84	25.66
3401	31.13	n/a
3202	29.5	25.41
3407	31.45	13.58
3217	27.88	23.77
3302	30.54	29.9
4302B	31.33	28.64
4204A	30.14	28.61
4226	28.97	n/a
4316	n/a	n/a
4317	n/a	n/a
42DH	n/a	n/a
42DG	n/a	n/a
42DD	n/a	n/a
42DE	n/a	n/a
42DC	n/a	n/a
42DF	n/a	n/a
4301B	31.53	27.68
41BI	n/a	n/a
34AI	n/a	n/a
44CB	n/a	n/a
34AE	n/a	n/a
44BD	n/a	n/a
44CC	n/a	n/a
44BJ	n/a	n/a
34AC	n/a	n/a
4401A	n/a	n/a
1403	30.57	27.93
44CG	n/a	n/a
4403B	34.35	30.87
2403	31.45	26.3
1023	26.68	n/a
1003	n/a	n/a
1102	24.61	21.79
1024	26.67	18.53
1101	27.58	22.24
10CH	n/a	n/a
1103	27.7	n/a
11DE	n/a	n/a
11DG	n/a	n/a
11DD	n/a	n/a
10DI	n/a	n/a
11CJ	n/a	n/a
11CH	n/a	n/a
11CI	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
10DJ	n/a	n/a
11DA	n/a	n/a
11DB	n/a	n/a
2003	n/a	n/a
2107	n/a	n/a
2103	27.58	23.31
2125	n/a	n/a
2102	n/a	n/a
2124	n/a	n/a
2002	26.34	22.4
2101	n/a	n/a
0302	28.5	25.91
0301	n/a	n/a
0204	n/a	n/a
02DB	n/a	n/a
02DC	n/a	n/a
0324	n/a	n/a
0325	n/a	n/a
11ED	n/a	n/a
11EE	n/a	n/a
1303	28.82	25.11
1301	28.75	23.09
1401	n/a	n/a
1104	n/a	n/a
1201	n/a	23.55
2301B	29.74	25.28
2201	n/a	n/a
2108	27.88	n/a
22FD	n/a	n/a
2234	28.42	12.52
2206	n/a	23.47
21CG	n/a	n/a
2242	n/a	n/a
22FA	n/a	n/a
2202	n/a	25.51
221C	n/a	n/a
2303	31.05	26.45
221B	n/a	n/a
02EF	n/a	n/a
0206	25.63	23.93
0207	n/a	n/a
02FJ	n/a	n/a
02FI	n/a	n/a
02FH	n/a	n/a
02FG	n/a	n/a
02FF	n/a	n/a
03FI	n/a	n/a
03FH	n/a	n/a
03DH	n/a	n/a
03CI	n/a	n/a
03CE	n/a	n/a
03DF	n/a	n/a
03FF	n/a	n/a
03FD	n/a	n/a
03FE	n/a	n/a
04ED	n/a	n/a
04EE	n/a	n/a
04AI	n/a	n/a
04EC	n/a	n/a
04EB	n/a	n/a
0404	n/a	n/a
04CH	n/a	n/a
00AD	n/a	n/a
00CD	n/a	n/a
0141	26.58	n/a
0102	n/a	n/a
0201	26.39	22.77
0202	25.6	23.49
02AF	n/a	n/a
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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 529750,184250

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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
631A	n/a	n/a
5401A	n/a	n/a
83FF	n/a	n/a
8402	39.62	37.69
83FG	n/a	n/a
83DH	n/a	n/a
83CJ	n/a	n/a
8403	n/a	n/a
83GC	n/a	n/a
84BH	n/a	n/a
83GD	n/a	n/a
83DE	n/a	n/a
84BI	n/a	n/a
94BH	n/a	n/a
94CA	n/a	n/a
94CD	n/a	n/a
93BI	n/a	n/a
93CA	n/a	n/a
94CJ	n/a	n/a
94DA	n/a	n/a
93CG	n/a	n/a
93CH	n/a	n/a
93CF	n/a	n/a
93CE	n/a	n/a
93DI	n/a	n/a
93DH	n/a	n/a
93DG	n/a	n/a
6402	37.06	31.54
6401	36.45	32.54
6334	34.7	n/a
741B	n/a	n/a
741A	n/a	n/a
7401	36.89	33.79
73CD	n/a	n/a
73BG	n/a	n/a
73BH	n/a	n/a
73BF	n/a	n/a
73BI	n/a	n/a
73BJ	n/a	n/a
73CA	n/a	n/a
83BG	n/a	n/a
83EE	n/a	n/a
83BH	n/a	n/a
84CD	n/a	n/a
84CF	n/a	n/a
84CE	n/a	n/a
84CG	n/a	n/a
8301	n/a	n/a
83EG	n/a	n/a
83EH	n/a	n/a
83CC	n/a	n/a
83CB	n/a	n/a
841A	n/a	n/a
8401	n/a	n/a
93DE	n/a	n/a
93FE	n/a	n/a
93EJ	n/a	n/a
93FA	n/a	n/a
93EH	n/a	n/a
93FB	n/a	n/a
93EF	n/a	n/a
94EH	n/a	n/a
94EG	n/a	n/a
9401	41.04	n/a
52BE	n/a	n/a
62AH	n/a	n/a
52AE	n/a	n/a
52AD	n/a	n/a
52BC	n/a	n/a
52BI	n/a	n/a
52AB	n/a	n/a
52BB	n/a	n/a
52BA	n/a	n/a
52AG	n/a	n/a
62AG	n/a	n/a
52AJ	n/a	n/a
62AC	n/a	n/a
5202	n/a	n/a
52AF	n/a	n/a
62AB	n/a	n/a
8316	n/a	n/a
63EB	n/a	n/a
73DE	n/a	n/a
73DF	n/a	n/a
8317	n/a	n/a
6333	n/a	n/a
73EB	n/a	n/a
83ED	n/a	n/a
73EC	n/a	n/a
73BB	n/a	n/a
73ED	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
50BI	n/a	n/a
50DJ	n/a	n/a
50DF	n/a	n/a
50DH	n/a	n/a
50AI	n/a	n/a
50AG	n/a	n/a
50AH	n/a	n/a
50BJ	n/a	n/a
6004	28.3	22.98
6002	28.3	22.86
50CA	n/a	n/a
6005	28.3	23.2
5005	28.8	22.6
6001	28.3	23.52
5004	28.8	24.25
5003B	28.8	22.52
6003	28.3	23.94
5101	28.91	24.96
61AE	n/a	n/a
51AI	n/a	n/a
61AC	n/a	n/a
61AD	n/a	n/a
61AB	n/a	n/a
51AC	n/a	n/a
62AE	n/a	n/a
5001A	28.5	24.75
50CB	n/a	n/a
5002A	28.5	22.2
50ED	n/a	n/a
50EC	n/a	n/a
50EH	n/a	n/a
50EB	n/a	n/a
50EG	n/a	n/a
50EF	n/a	n/a
50EA	n/a	n/a
5301	n/a	n/a
52BD	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.		



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.

Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.

Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.

Trunk Surface Water

Trunk Foul

Storm Relief

Trunk Combined

Vent Pipe

Bio-solids (Sludge)

Proposed Thames Surface Water Sewer

Proposed Thames Water Foul Sewer

Gallery

Foul Rising Main

Surface Water Rising Main

Combined Rising Main

Sludge Rising Main

Proposed Thames Water Rising Main

Vacuum

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) 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 level indicates that data is unavailable.

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 Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

Control Valve

Drop Pipe

Ancillary

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.

Outfall

Undefined End

Inlet

Other Symbols

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

Public/Private Pumping Station

Change of characteristic indicator (C.O.C.I.)

Invert Level

Summit

Areas

Lines denoting areas of underground surveys, etc.

Agreement

Operational Site

Chamber

Tunnel

Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

Foul Sewer

Surface Water Sewer

Combined Sewer

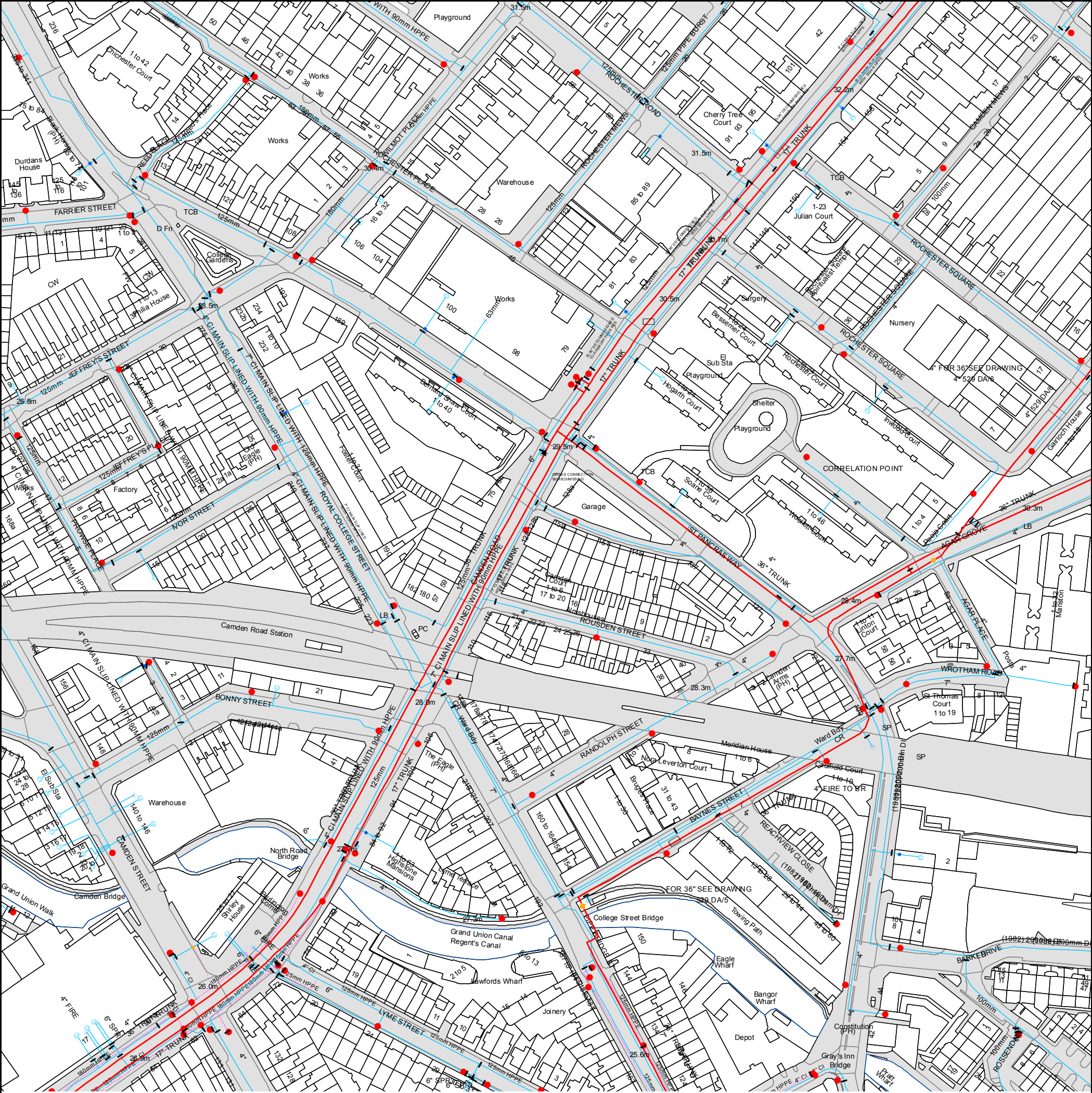
Gully

Culverted Watercourse

Proposed

Abandoned Sewer

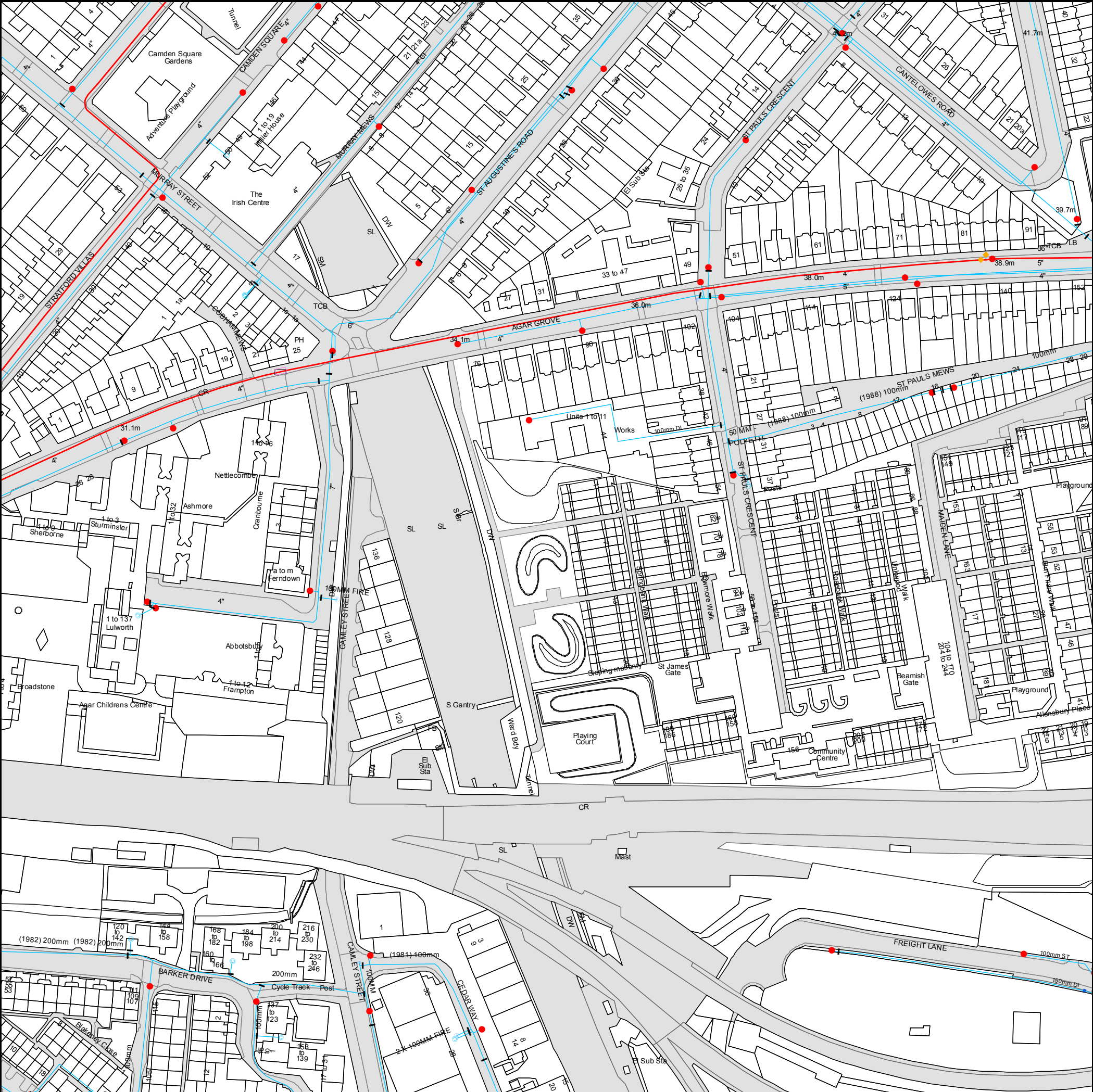
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 529250,184250

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.

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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 529750,184250

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.

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ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

- 4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"** **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.
- 3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED** **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

Up to 300mm (12")
300mm - 600mm (12" - 24")
600mm and bigger (24" plus)

DEPTH BELOW GROUND

900mm (3')
1100mm (3' 8")
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

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.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Sewer Flooding

History Enquiry



Thames Water Property Searches
12
Vastern Road
Reading
RG1 8DB

Search address supplied Flat 1
Lulworth
Wrotham Road
LONDON
NW1 9SS

Your reference 28732 - Agar Grove Estate, Camden

Our reference SFH_SFH_Standard_2013_2546462

Search date 14 Aug 2013

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504
F 0118 923 6655/57
E searches@thameswater.co.uk
I www.thameswater-propertysearches.co.uk

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Sewer Flooding

History Enquiry



Search address supplied: Flat 1, Lulworth, Wrotham Road, LONDON, NW1 9SS

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

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Reading RG1 8DB

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.

Although Thames Water does not have records of public sewer flooding within the vicinity, please be aware that property owners are not legally obliged to report this flooding to Thames Water. In addition flooding from private sewers, watercourses and highways drains are not the responsibility of Thames Water, and such incidents may not be noted in our records. We therefore strongly advise you to contact the current owners and occupiers of the premises and inquire about sewer flooding.

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: 0845 9200 800 or website www.thameswater.co.uk

Thames Water Utilities Ltd

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Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB



Peter Brett Associates LLP	
London	
Project No:	
Ref No:	
Partner:	
Brief description:	
03 OCT 2013	
Developer Services Waste - Resources	
Authorised	Your ref
Distribution:	Our ref
	Name
	Phone
	Fax
	E-Mail

Peter Brett
16 Brewhouse Yard
Clerkenwell
London EC1V 4LJ

DE/JB/CA/1011324844
J.Boerio
0203 577 9018
jim.boerio@thameswater.co.uk

1 October 2013

attn:- Lewis Hubbard

Dear Sirs

Proposed Development at:- Agar Grove Estate, Lulworth Tower, Wrotham Road, London NW1 9SS

Thank you for your predevelopment enquiry of 19th September 2013.

I understand you have a copy of the local sewer map showing the location size and depth of the sewers in the vicinity of your site.

The drainage system is combined.

Your site should be separately drained up to the site boundary.

There is adequate capacity in the sewer for your foul drainage proposals.

The sewers are already overloaded with surface water so your discharge should be restricted. Your proposed discharge rate of 32.7 l/s is acceptable

Access roads and open rain washed car parks should drain via deep trapped gullies to the surface water system.

Underground car parks if involved should drain via petrol interceptor to the foul system.

Basements if involved depending on depth, may need pumping or protection against back surges in the public sewer.

There are various public sewers recorded crossing the site.

Generally agreement to build over will not be given. Abandonment of the sewer may be a possibility subject to a number of conditions. You must provide a plan of the existing buildings layout with the existing drainage layout marked on it. You must prove that it is possible to abandon the sewers. To do this you must provide

Thames Water Plc
Developer Services Waste
Clearwater Court
Vastern Road
Reading
RG1 8DB
T 0845 850 2777
F
I www.thames-water.com

a CCTV survey of the sewers identifying any connections and proving their purpose and whether they are still live. You must provide drainage surveys of all adjacent properties showing that they have separate drainage systems that drain elsewhere and not via the sewers crossing your site. There is no specific form for an abandonment – a S104 form and fee is accepted with just the names and addresses completed on the form.

Other sewers may subject to formal application be diverted as you have shown.

Where building over cannot be avoided or where your buildings are within 3.00m of the sewer you will need to apply for agreements. Forms are available as described below.

Your connection to the public sewer should be by manhole due to the number of properties involved.

In due course you will need to submit a formal application for sewer connections. I should be grateful if you would contact our help desk on 0845 850 2777 or go to our I web site www.thameswater.co.uk navigating to developers at the top then developer services and new sewer connections at the side to obtain an application form.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'J. Boerio', with a long horizontal stroke extending to the right.

J. Boerio
Developer Services Engineer