Multisite Drainage & Water Search



Specific Site Information

If this site/land is for the purpose of development or re-development we would advise that a site survey, to precisely locate Thames Water services be carried out prior to any works.

For further information please contact our Data Quality Team on 0118 923 6640 or alternatively write to us at Thames Water Utilities Ltd, Property Insight, Data Quality Team, Rose Kiln Court, Rose Kiln Lane, Reading, RG2 0HP.

Public Sewers

If you have any questions regarding waste water operational issues please direct them to our service desk which can be contacted on Telephone: 0845 850 2777. Alternatively you can write to: Developer services Waste, Thames Water, 1 Kew Bridge Road, Brentford, Mid-lesex, TW8 0EE.

1.1. Please provide a copy extract from the public sewer map.

Please note that our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water, unless specifically annotated otherwise. This information may be available from the relevant Local Authority.

A copy of the statutory sewer map is provided.

Thames Water Utilities Ltd

Property Insight PO Box 3189 Slough SL1 4WW

DX 151280 Slough 13

T 0118 923 6656

F 0118 923 6655/57

E searches@thameswater.co.uk

I www.twpropertyinsight.co.uk

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



Multisite Drainage & Water Search



1.2. Does foul drainage from the site/properties drain to a public sewer?

The following properties are connected to the foul sewer.

Garage 1,19,East Heath Road,London,NW3 1AJ Garage 2,19,East Heath Road,London,NW3 1AJ

1.3 Does surface water from the site/properties drain to a public sewer?

The Company's records indicate that surface water from the property does drain to the public sewerage system via a length of private sewer or drain.

Responsibility for Sewers

1.4. Is any sewer serving or which is proposed to serve the site/properties the subject of a current statutory adoption agreement or an application for such an agreement?

If so, what stage of the adoption process has been reached and is the agreement supported by a bond?

The Company's records indicate that the sewers serving the development, of which this property forms part, are not the subject of an application for adoption under S104 of the Water Industry Act 1991. Where the property is part of an established development it would not normally be subject to an adoption agreement under Section 104 of the Water Industry Act 1991.

Proximity of Sewers

2.1. Does the public sewer map show any public sewer within the boundary of the site/properties?

The public sewer map does not show any public sewers within the boundary of the property. However, historically, it has not been a requirement for all public sewers to be recorded on the public sewer map. It is therefore possible for unidentified public sewers to exist.

For your guidance

 For the purposes of this question, property boundaries have been determined as shown on the site plan provided. Where a site plan was not provided the boundary was deemed to be that shown on the Company's geographical mapping system. Thames Water Utilities Ltd

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Multisite Drainage & Water Search



2.2. Does the public sewer map show a public sewer within 30.48 metres (100 leet) of the building(s) within the site/properties?

This question refers to the power of the Local Authority to require the connection of a property to a public sewer where one exists within 30.48 metres (100 feet).

Please refer to the plan provided for an indication of the distance to the nearest public sewer.

Building Over a Sewer

2.3. Is there a current statutory agreement or consent to erect a building or extension on the site/properties over or in the vicinity of a public sewer or disposal main?

The Company's records indicate that there is not a statutory agreement or consent in respect of building over a public sewer at this property. For historical reasons the company may not be aware of some agreements or consents which have been entered into by the local authority.

Water Supply

If you have any questions regarding clean water operational issues please direct them to our service desk which can be contacted on Telephone:0845 850 2777. Alternatively you can write to Clean Water Design, Thames Water, 1 Kew Bridge Road, Brentford, TW8 0EE.

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

Please note that our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water, unless specifically anno ated otherwise. This information may be available from the relevant Local Authority.

A copy of the map of waterworks is provided.

3.2. Which company supplies water to the area?

The Company supplies water to this area.

3.3. Is the site/properties connected to mains water supply?

The following properties are connected to the clean water supply.

Thames Water Utilities Ltd

Property Insight Slough St.1 4WW

DX 151280 Slough 13

T 0118 923 6656 F 0118 923 6655/57

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



Multisite Drainage & Water Search



Garage 1,19,East Heath Road,London,NW3 1AJ Garage 2,19,East Heath Road,London,NW3 1AJ

3.4. Does the map of waterworks show any vested water mains or assets within the boundary of the site/properties?

The map of waterworks does not show any vested water mains within the boundary of the property.

For your guidance

 For the purposes of this question, property boundaries have been determined as shown on the site plan provided. Where a site plan was not provided the boundary was deemed to be that shown on the Company's geographical mapping system.

Water and Wastewater Charges

4.1 What is the basis for charging for sewerage and water supply at this site/properties?

The following properties are billed on an unmetered basis.

Garage 1,19,East Heath Road,London,NW3 1AJ Garage 2,19,East Heath Road,London,NW3 1AJ

Thames Water is responsible for the billing and collection of water and wastewater charges in this area.

Payment for this Search

An invoice is enclosed. Please send remittance to P.O. Box 245, Leeds, LS14 3WQ.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information.

Thames Water Utilities Ltd

Property Insight PO Box 3189 Slough SL1 4WW

DX 151280 Slough 13

T 0118 923 6656

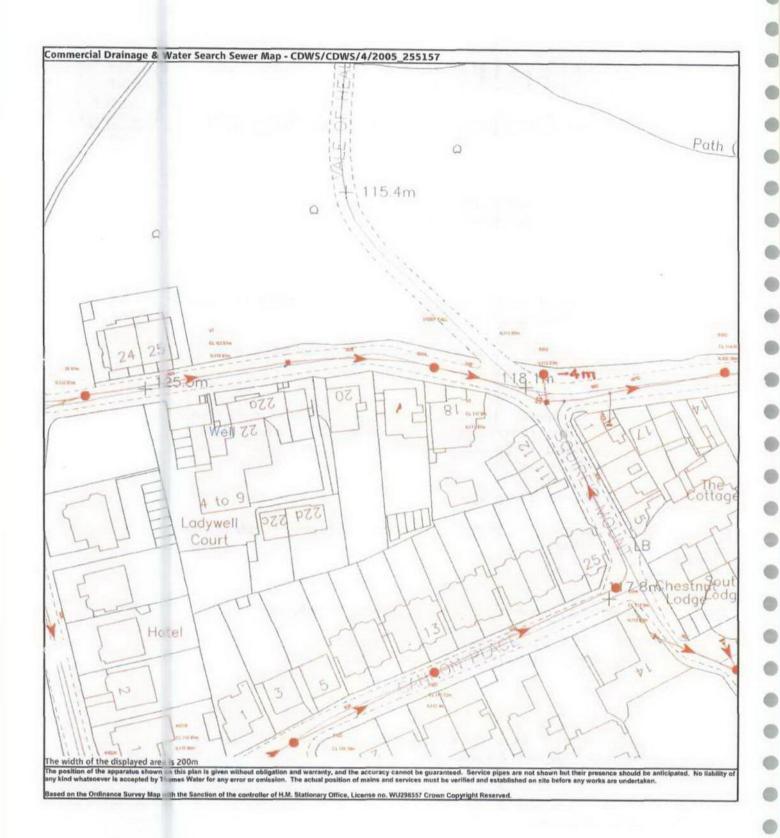
F 0118 923 6655/57

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

Manhole Reference	Manhole Cover Level	Manhole invert Level	
4204	126.57	122.81	-
5102	118.19	114.38	
5204	-9999	-9999	
5103	117.72	113.4	
5202	-9999	112.03	
5104	117.9	112.63	
6203	114.53	108.16	
• 1			
6102	114.42	113.4	

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.



Sewer Map Key

If you have any queries about the symbols on this key call the relevant number below:

Asset Location Team: 0118 923 6664

Commercial Drainage & Water Team:

0118 923 6652

Common public sewers



Foul:

A sewer designed to convey waste water from domestic and industrial sources to a treatment



Surface Water:

A sewer used to convey surface water (eg: rain water from roofs, yards and car parks) to watercourses or rivers.

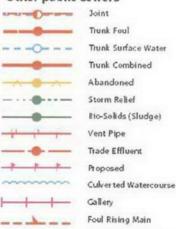


02920325 08/05

Combined:

Both surface water and foul sewage flow in the same

Other public sewers



Surface Water Rising Main

Combined Rising Main

Sludge Rising Main

er Fittings

A feasure in a sewer that does not affect the flow of liquid in the pipe. Example: a Vent is a fitting as the function of a vent is to release excess gas.

- AV Air Valve LH Lamp Hole Rlind Shaft Lifting Shaft Catch Pit Meter Chemical Hazard Physical Hazard Manholo Manholo DC Dam Chase RE Rodding Eye Double Flushing Test Point Tank / Chamber Single Flushing Vent Column Tank / Chamber Gauging Point Vent Gulley XX Other (specified on plan) Hatch Box
- Operational Controls

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

-	BB	Baffle Board	0	HY	Hydrobrake
	BD	Backdrop Manhole	[2]	PI	Petrol Interceptor
H	BV	Butterfly Valve	1	P5	Penstock
1	CL	Clough	1	RV	Reflux Valve
1	DB	Dam Board	1	ST	Step
ø	DP	Drop Pipe	1	SV	Sluice Valve
	D5	Drop Shaft		TA	Tank
×	FL	Flume	1	WB	Weir Board
E	FV	Flap Valve	1	ww	Weir
1	HW	Headwall	×	XX	Other (specified on map)

NOTES:

- 1) All levels associated with digital plans are to Ordnance Datum Newlyn.
- 2) All measurements on digital maps are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction
- 4) For symbols referred to as "Other" on this key, please see digitised plan for further information.
- 5) Most private pipe work is not shown on our maps, as in the past, this information has not been recorded.
- 6) -9999.00 or 0 on manhole level indicates that data is unavailable

End Items

An end symbol is what happens 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, and Outfall on a surface water sewer indicates that pipe empties into a stream or river.

(III	STW	Effluent Discharge	1-	Undefined End
0		Soakaway	7	Inlet
16		Outfall		

Other Symbols

Symbols use	d on maps which do not fall	under o	ther general categories.
	Sewage Treatment Works	Δ	Summit
A	Pumping Station	å	Change of characteristic indicator (C.O.C.I)
+ 11	Invert Level		
Areas			
Lines denoti	ng areas of underground sur	veys, etc	
	ng over Case (BOC No.) or ring Land (LLL No.)		Licence Area
min.		11	

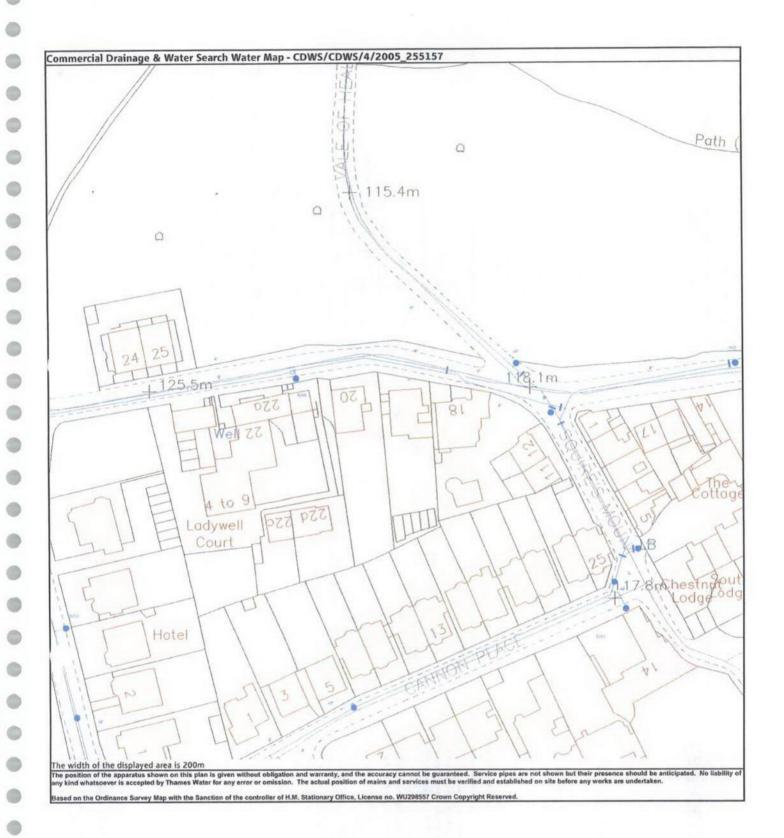
	Building over Case (BOC No.) or Low Lying Land (LLL No.)		Licence Area
	Drawing Area		Survey Area
	Sewage Treatment Works or Pumping Station	[_]	Area under Adoption
	Retention Tank area		Other Area (Specified on plan)
W			

Private Sewer Types

	Foul
0	Surface Water
-	Combined
	Highway Drain
~~~~	Culvert

- 7) 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. When cover and invert levels appear on a plan they are clearly prefixed by 'CL' and 'IL'. If you are unsure about any text on the plan, please contact the relevant team on the number at the top of this key.
- 8) Physical or Chemical Hazard Manholes are sealed and should not be opened by non Thames Water personnel as thay may contain waste that is physically or chemically hazardous.





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If you have any queries about the symbols on this key call the relevant

Asset Location Team: 0118 923 6664

Commercial Drainage & Water Team:

0118 923 6652

## **Water Pipes**

 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 customer.

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.

Raw Water Main: A main that carries untreated water rather than water that is safe to drink. These mains are usually found near reservoirs where their purpose is to link reservoirs or to feed untreated water from a reservoir into a water treatment works.

Other Water Company Main: Occasionally other water company water pipes may overlap the border of our fresh water coverage area. These mains are denoted in purple and in most cases have owner of the pipe along them.

Other (Specified on the plan)

Proposed Main: A main that is is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are included near the main.

— — 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. H ants



Single Hydrant

Double Hydrant

The abbreviations below indicate the use of the hydrant symbols above.

FH Fire Hydrant

WO Washout

RWH Raw Water Hydrant

P Private Hydrant

#### Meters



Meter

The abbreviations below indicate the use of the meter symbol above. Meter symbols without an abbreviation should be taken as revenue meters.

ZM Zonal

M District

WM Waste

#### Valves

Open General Purpose Valve

The abbreviations below indicate the use of the valve symbol above.

BF Butterfly

BP Bypass

EV Emptying

VW Waste Water

Closed General Purpose Valve

The abbreviations below indicate the use of the valve symbol above.

DB District Boundary

SS Stand Shut

ZV Zonal Pressure Valve

ZZ Other (specified on plan)



Air Valve

The abbreviations below indicate the use of the valve symbol above.

Air Valve

AC Air Cock (manual air valve)

AAV Automatic Air Valve

The abbreviations below indicate the use of the valve symbol above.

PS Pressure Sustaining

Pressure Controlling

Reflux

1 1/21

Stopcock

Pressure Reducing

# End items

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

Blank Flange
Capped End
Emptying Pit

4 Manifold

# Supply Assets



The abbreviations below indicate the use of the supply asset symbol above.

BS Booster Station

PS Pumping Station

SI Inspection Shaft

SP Pumping Shaft

SR Service Reservoir

TO Tower

TW Tower Works

XX Other (specified on plan)

# Other Symbols

Protection Test Point

Protection Point / Anode

Pressure Transducer

Data Logger

Telemetry Pit

Other (specified on plan)

# Depth of Water Pipes (Normal Cover)

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')

For enquiries about the depth of transmission tunnels, please ring the number at the top of this key.



# Commercial Drainage & Water Search Terms and Conditions

Customer and Clients are asked to note these terms, which govern the basis on which this Commercial Drainage & Water

#### **Definitions**

Client means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.

'Company' means a water service company or their data service provider

producing the Report.

'Customer' means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.

'Order' means any request completed by the Customer requesting the Report.

'Property' means the address or location supplied by the Customer in the Order. 'Report' means the drainage and/or water report prepared by The Company in

Thames Water means Thames Water Utilities Limited registered in England and Wales under number 2366661 whose registered office is at Clearwater Court, Vastern Road, Reading, Berks, RG1 8D8;

### Agreement

Thames Water agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client. The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms

## "he Report

Whilst Thames Water will use reasonable care and skill in producing the Report, it is provided to the Customer and the Client on the basis that they acknowledge and agree to the following:-

The information contained in the Report can change on a regular basis so Thames Water cannot be responsible to the Customer and the Client for any change in the information contained in the Report after the date on which the

Report was produced and sent to the Client.

The Report does not give details about the actual state or condition of the Properly nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.

2.3 The information contained in the Report is based upon the accuracy,

completeness and legibility of the address and other information supplied by

the Customer or Client.

2.4 The Report provides information as to the location & connection of existing services and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and Thames Water cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.

The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of apparatus shown on any maps.

#### ability

Thames Water shall not be liable to the Client for any failure defect or nonperformance of its obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond Thames Water's reasonable control or the acts or omissions of any party for whom

Thames Water are not responsible.

Where the Customer sells this report to a Client (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) Thames Water shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss or damage whatsoever and the Customer shall

indemnify Thames Water in respect of any claim by the Client.

Where a report is requested for an address falling within a geographical area where Thames Water and another Company separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by Thames Water or the Company as the case may be will remain with Thames Water or the Company as the case may be in respect of the accuracy of the information supplied. Where Thames Water is supplying information which has been provided to it by another Company for the purposes outlined in this agreement Thames Water will therefore not be liable in any way for the accuracy of that information and will supply that information as agent for the Company from which the information was obtained.

Except in respect of death or personal injury caused by negligence, or as expressly provided in these Terms:

damage or other claims, costs or expenses;

3.3.1 The entire liability of Thames Water or the Company as the case may be in respect of all causes of action arising under or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall not exceed £2,000,000 (two million

3.3.2 Thames Water shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss of profit, loss of goodwill, loss of reputation, loss of business or any indirect, special or consequential loss,

Copyright and Confidentiality The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of Thames Water or the Company as the case may be. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided

The Customer or Client is entitled to make copies of the Report but is not

permitted to copy any maps contained in, or attached to the Report 4.2 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.

4.3 The Customer and Client agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.

The Customer and the Client agree to indemnify Thames Water or the

Company as the case may be against any losses, costs, claims and damage suffered by Thames Water or the Company as the case may be as a result of any breach by either of them of the terms of paragraphs 4.1 to 4.3 inclusive.

#### Payment

Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by Thames Water, without any set off, deduction or counterclaim.

Unless payment has been received in advance, Customers shall be invoiced for the agreed fee once their request has been processed. Any such invoice must be paid within 14 days. Where the Customer has an account with Thames Water, payment terms will be as agreed with Thames Water

5.2 No payment shall be deemed to have been received until Thames Water has received cleared funds.

If the Customer fails to pay Thames Water any sum due Thames Water shall be entitled but not obliged to charge the Customer interest on the sum from the due date for payment at the annual rate of 2% above the base lending rate from time to time of Natwest Bank, accruing on a daily basis until payment is made. Thames Water reserves the right to claim interest under the Late Payment of Commercial Debts (Interest) Act 1998.

Thames Water reserves the right to increase fees on reasonable prior written

notice at any time.

#### Cancellations or Alterations

Once an Order is placed, Thames Water shall not be under any obligation to accept any request to cancel that Order and payment for the Order shall still be due upon completion of the Report. In cases where an error has been made in the original Order (e.g. the Customer has supplied an incorrect address), the Customer will need to place a second Order, detailing the correct information, and shall be liable to pay a second charge in accordance with clause 5 above

# Delivery

On receiving your order the reports will be posted to you within 10 working

days from receipt.

Delivery is subject to local post conditions and regulations. All items should arrive within 12 working days, but Thames Water cannot be held responsible should delays be caused by local post conditions, postal strikes or other causes beyond the control of Thames Water.

#### General

If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.

These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.

8.2 Nothing in this notice shall in any way restrict the Customer or Clients statutory or any other rights of access to the information contained in the Report.

GroundSure Limited (GroundSure) provides all Home Zone™ Environmental Reports, Standard Environmental Review and Risk Screening Reports. These Reports are issued by GroundSure subject to their terms and conditions which are available from Thames Water on request. You agree that your placing an order for any of these Reports indicates your acceptance of GroundSure's terms and

Thames Water is not responsible for the content of the Reports and does not warrant the accuracy and completeness of such and is acting as GroundSure's agent for the sole purpose of receiving your order, collecting payment and passing your order to GroundSure who are responsible for the processing, preparation, content and issuing of the Reports.

Save for liability for death or personal injury arising from its negligence or any other statutory duties that cannot as a matter of law be excluded, Thames Water shall not in any circumstances be liable for any loss or damage at all whether direct or indirect or for any loss of business, profit, reputation or goodwill however or whenever arising.

These Terms & Conditions are available in larger print for those with impaired vision.

## **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 Tharnes 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.
- 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.
- 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 (TW.cashoperations@npower.com).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0845 9200 800.

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 him at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods of 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 WaterVoice Thames on 0845 758 1658 (it will cost you the same as a local call) or write to them at 4th Floor (South), High Holborn House, 52-54 High Holborn, London WC1V 6RL.

### Ways to pay your bill

By Post – Cheque only, made payable to "hames Water Utilities Ltd" writing your Thames Water account number on the back. Please fill in the payment slip below and send it with your cheque > PO Box 245, Leeds, LS14 3WQ.	By BACS Payment direct to our bank on account number 90478703, sort code 60-00-01 may be made. A remittance advice must be sent to Thames Water Utilities Ltd, PO Box 245, Leeds, LS14 3WQ. Or fax to 0113 2895131	Telephone Banking By calling your bank and quoting your invoice number and the Thames Water's bank account number 90478703 and sort code 60-00-01	By Swift Transfer You may make your payment via SWIFT by quoting NWBKGB2L together with our bank account number 90478703, sort code 60-00-01 and invoice number
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Thames Water Utilities Led Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.