

Appendix C EA & TWUL Data

EA Product 4 Data provided:

- Flood Zone Map
- Source Protection Zones
- Surface water map
- Watercourses in the vicinity map
- Letter (EA ref. NET042906 BC) dated 5 Aug 2014

Thames Water Assets Location Map

Charmaine Serieux
Peter Brett Associates LLP
Via email
cserieux@peterbrett.com

Our ref: NET042906 BC
Your ref: 31103-001 EA DATA LON
ES 140722
Date: 5 August 2014

Dear Charmaine Serieux

Enquiry regarding Crogsland Road, Chalk Farm, London

Thank you for your enquiry which was received on 22 July 2014 and subsequent payment received on 30 July 2014.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

The property in question is outside any known main river flood plain. This means that the chance of river flooding is less than 1 in 1,000 (0.1%) chance in any given year. I have no record of river flooding at this site. Therefore the likelihood of flooding is estimated as 'very low' - less than 1 in 1,000 (0.1%) chance in any given year. Please note that our most recent National Flood Risk Assessment update was carried out in 2013. We are currently reviewing the data for the 2014 flooding and therefore the information in this report may be subject to change in the near future. This is currently the most accurate information we hold.

Under the Flood Water Management Act 2010, groundwater is classified as a "local" flood risk which Local Lead Flood Authorities (LLFA) have responsibility for. Therefore, I recommend you contact the London Borough of Camden to see what information they hold.

Please find attached surface water flooding maps of the area. Please be aware the surface water maps can only give an indication of areas at risk from surface water flooding from a national assessment. They cannot provide detail on individual properties. Therefore the information above should not be interpreted as stating that the location you are interested in will or won't actually flood, but simply that it is in or not in an area shown at risk on the maps. You should contact your Lead Local Flood Authority, London Borough of Camden, so they can provide you with their view of the information that best represents surface water flood risk in your location as it's vital that local knowledge and information is used to interpret the maps. The Lead Local Flood Authorities take the lead on surface water flood risk issues.

We advise you to contact the local water company regarding previous or potential flooding from sewers. You may also wish to contact the local authority regarding flooding from any non-main rivers or surface water runoff.

Please find attached a flood map and map of watercourses in the vicinity.

The site does not fall within a Source Protection Zone. Please find attached a SPZ map of the area and a spreadsheet of abstraction licences within 1km of Grid Reference 528225, 184563.

Our north London Sustainable Places Team said it doesn't look like this site is in a critical drainage area. Critical drainage area maps can be found by looking at the London Borough of Camden's Surface Water Management Plan (SWMP). If you have any questions regarding critical drainage areas, you should contact the London Borough of Camden.

I have attached our Standard Notice or licence which explains the permitted use of this information.

Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

We would be really grateful if you could spare five minutes to help us improve our service. Please click on the link below and fill in our survey – we use every piece of feedback we receive: <http://feedback1.environmentagency.uk.com/s3/2be3681a283f>

Yours sincerely

Becki Clark

Customers and Engagement Officer

Direct dial 01707 632302

Direct fax 01707 632610

Direct email NETenquiries@environment-agency.gov.uk






Flood map centred on Grid Reference 528225, 184563 created 31 July 2014 [Ref:NET042906 BC]



Scale 1:50,000



Flood Map for Planning (Rivers and Sea)

-  Flood Map - Defences
-  Areas Benefiting from Flood Defences
-  Flood Map - Flood Storage Areas
-  Flood Map - Flood Zone 3
-  Flood Map - Flood Zone 2

Flood Map for Planning (Rivers and Sea) (assuming no defences)

Flood Zone 3 shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
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Flood Zone 2 shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

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LIC_NO	AREA_CODE	EA_AREA	LEAP_CODE	EA_LEAP	ORG_EFF_D	EXP_DATE	ISSUE_NO	WCRE_NO	START_DATE	END_DATE	ORG_APP	VER_APP_NO	ORG_LIC	LH_NAME	ADDR_LINE1	ADDR_LINE2	ADDR_LINE3	ADDR_LINE4	TOWN	COUNTY	POSTCODE	PURP_CODE	SUB_CODE	USE_CODE	PURPOSE	SUBPURPOSE	USE	ABS_START	ABS_END	LANDS	SOS_CODE	SOURCE	POINT_NAME	POINT_TYPE	NGR	CART	EAST	CART	NORTH
2839390091	ADT3N	NE AREA NON STRATEGIC	L16	THAMES TIDEWAY AND ESTUARY LEAP	13/06/1986	101	0	26/02/2012	WRNG01914	NPS/WR010986	2839390091	GREENWICH LEISURE LIMITED	GREENWICH LEISURE LTD	WINDUSGATE HOUSE	THE ROYAL ARSENAL	WOOLWICH	LONDON	SE18 6SL	1	OTI	260	Industrial, Commercial And Public Services	Other IndustrialCommercialPublic Services	Process Water	0101	3112	ST PANCRAE PUBLIC BATHS, PRINCE OF WALES ROAD, LONDON	N01	S050P	THAMES GROUNDWATER	KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST	SP	TQ288847	528800	184700				
2839390164	ADT3N	NE AREA NON STRATEGIC	L16	THAMES TIDEWAY AND ESTUARY LEAP	18/07/1980	101	0	17/12/2007	WRNS309		2839390164	Canal and River Trust		Pine Floor North	Station House	507 Elder Gate	Milton Keynes	BUCKINGHAMSHIRE	MK9 1SB	P	ELC	210	Production Of Energy	Electricity	Non-Evaporative Cooling	0101	3112	PIPELINE ALONGSIDE THE REGENTS CANAL, LONDON		S053W	THAMES SURFACE WATER - NON TIDAL	SOUTHAMPTON BRIDGE, LONDON, NW8 - REGENT'S CANAL	SP	TQ2859402	528500	184000			

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Yours sincerely

Becki Clark

Customers and Engagement Officer

Direct dial 01707 632302

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Source Protection Zone map created 31 July 2014 [Ref:NET042906 BC]







Scale 1:25,000



Flood Map for Planning (Rivers and Sea)

Source Protection Zones

-  Zone I - Inner Protection Zone
-  Zone II - Outer Protection Zone
-  Zone III - Total Catchment Zone
-  Zone of Special Interest

Flood Map for Planning (Rivers and Sea) (assuming no defences)

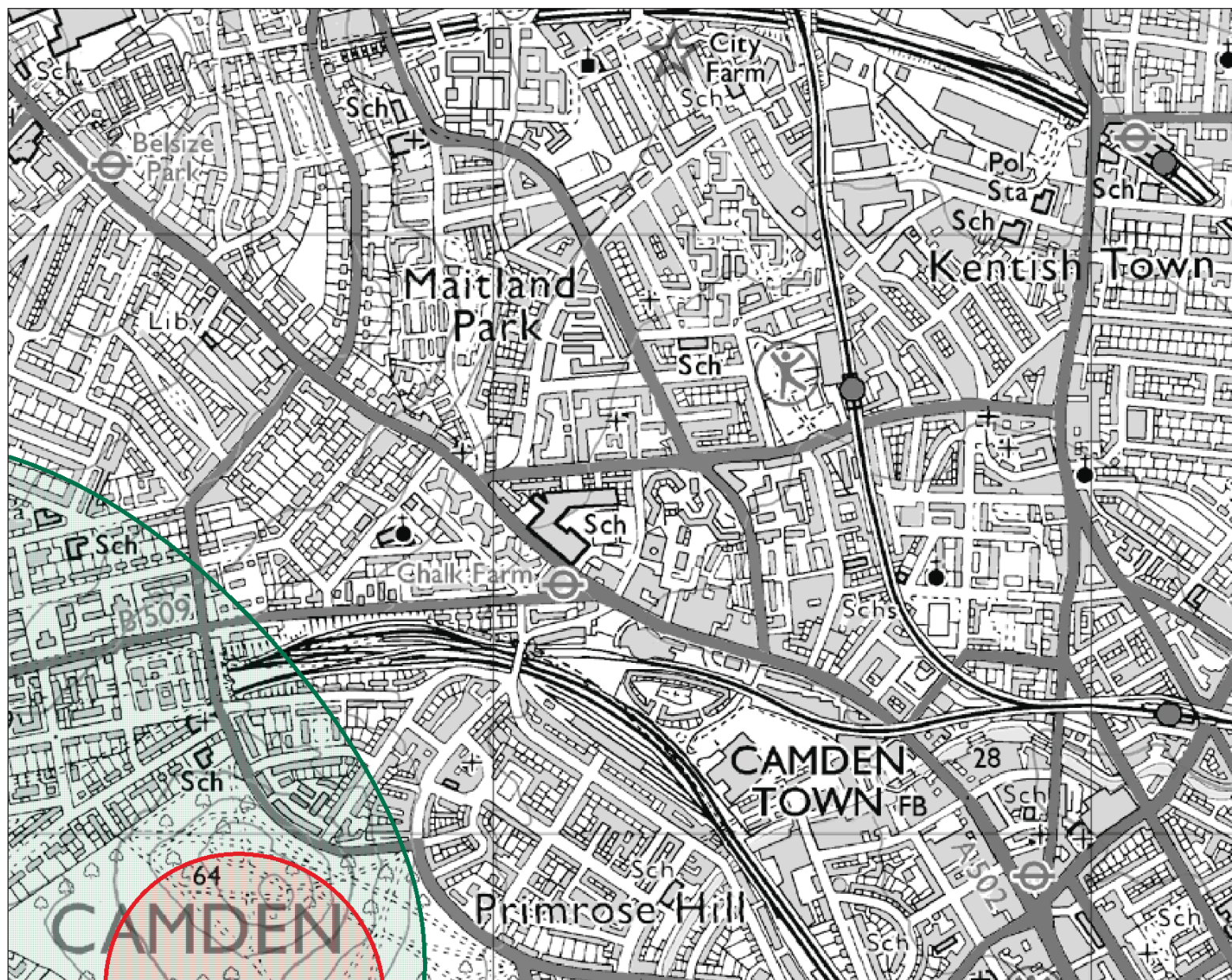
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Scale 1:10,001



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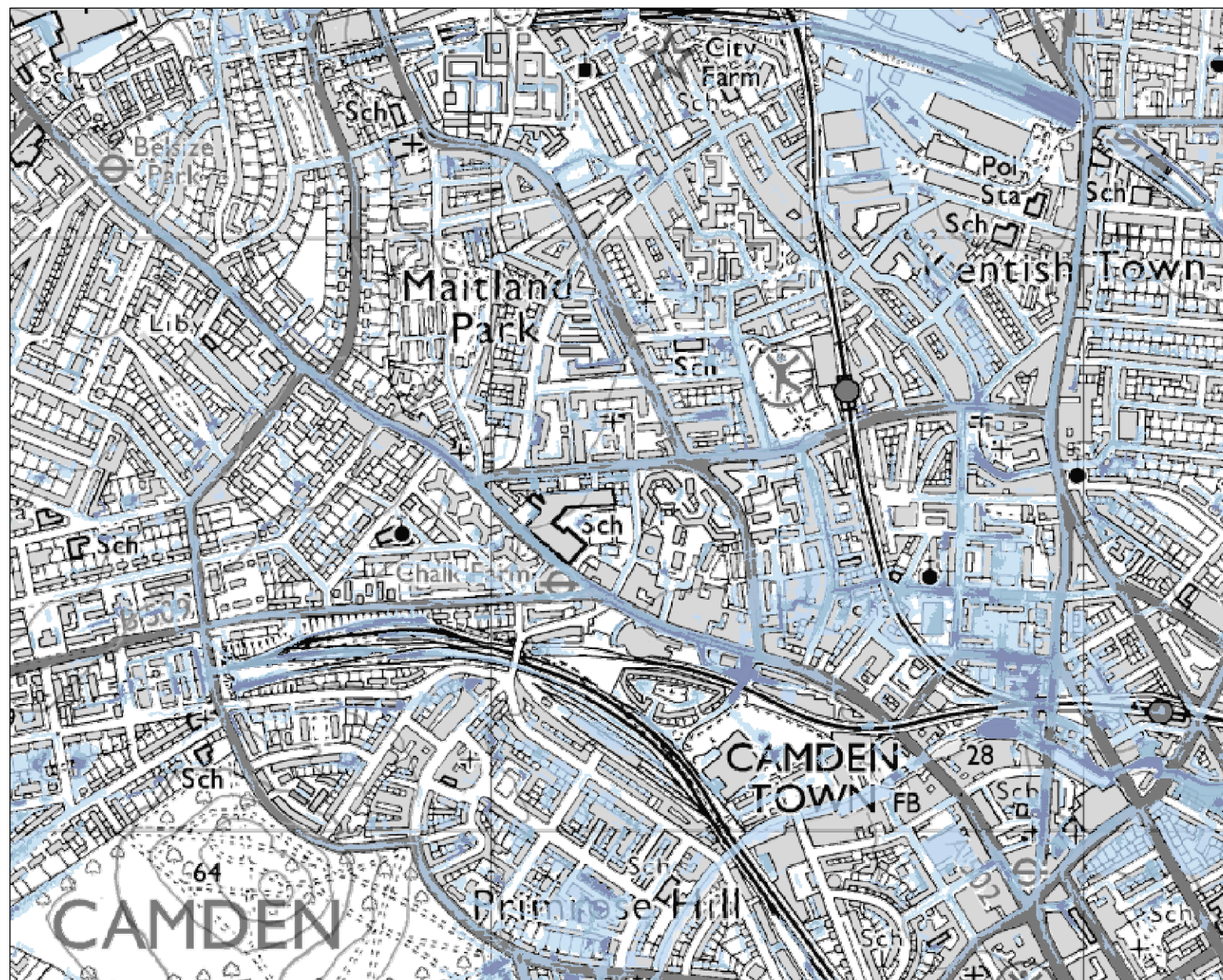
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Risk of flooding from Surface Water map created 31 July 2014 [Ref:NET042906 BC]



Scale 1:10,001



Likelihood of flooding from Surface Water

- High
- Medium
- Low
- Very Low

Likelihood of flooding from Surface Water

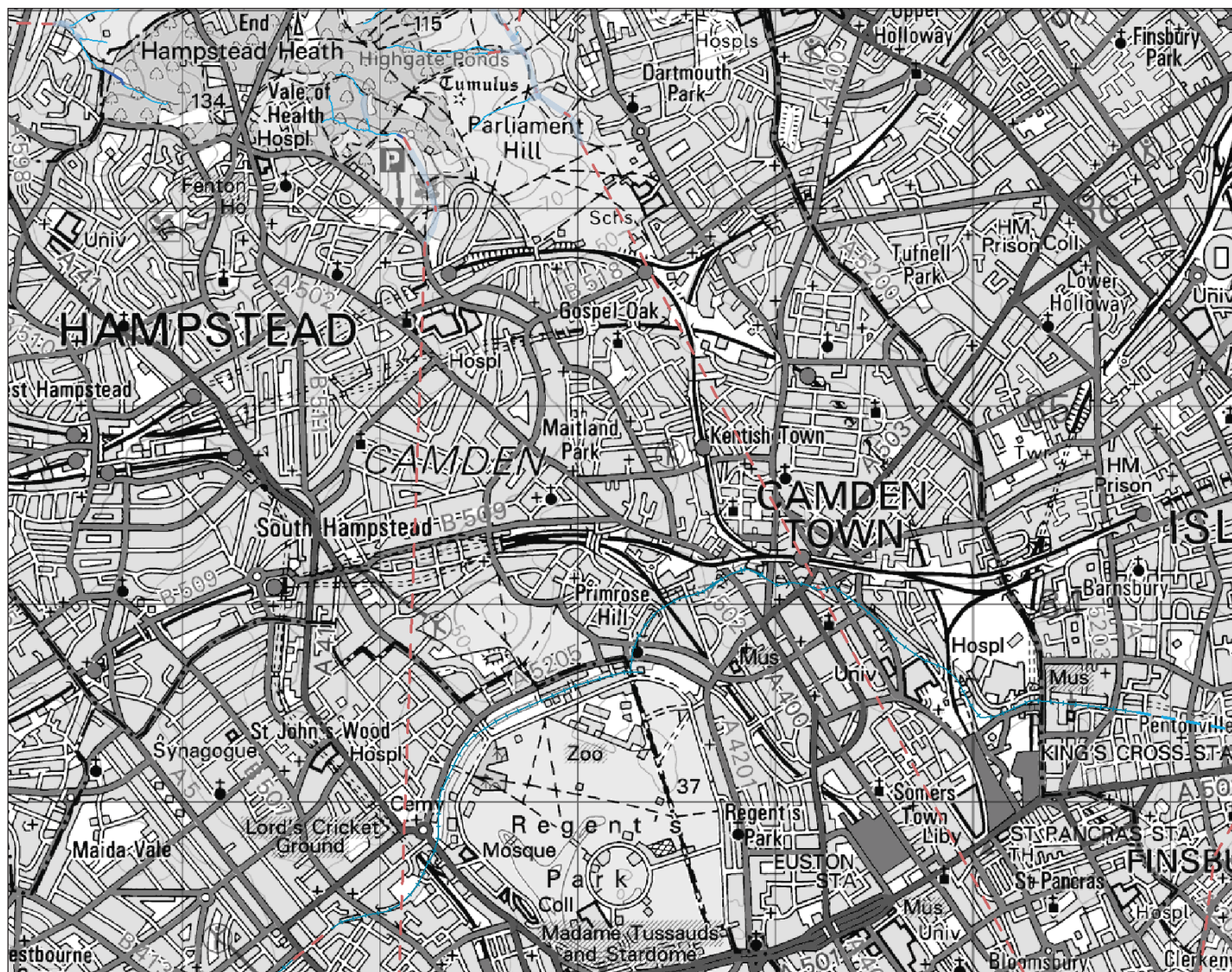
- High:** Greater than or equal to 1 in 30 (3.3%) chance in any given year
- Medium:** Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year
- Low:** Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year
- Very Low:** Less than 1 in 1,000 (0.1%) chance in any given year

This information is shown on the Risk of Flooding from Surface Water map on our website.

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Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

Watercourses in the vicinity map created 31 July 2014 [Ref:NET042906BC]



Scale 1:30,000



Flood Map for Planning (Rivers and Sea)

- Sealed Main Rivers
- Detailed River Network
- Primary River
- Secondary River
- Tertiary River
- Lake / Reservoir
- Canal
- Culvert
- Canal Tunnel
- Underground River (inferred)
- Underground River (local knowledge)
- Underground River (Potential Sewer)

Flood Map for Planning (Rivers and Sea) (assuming no defences)

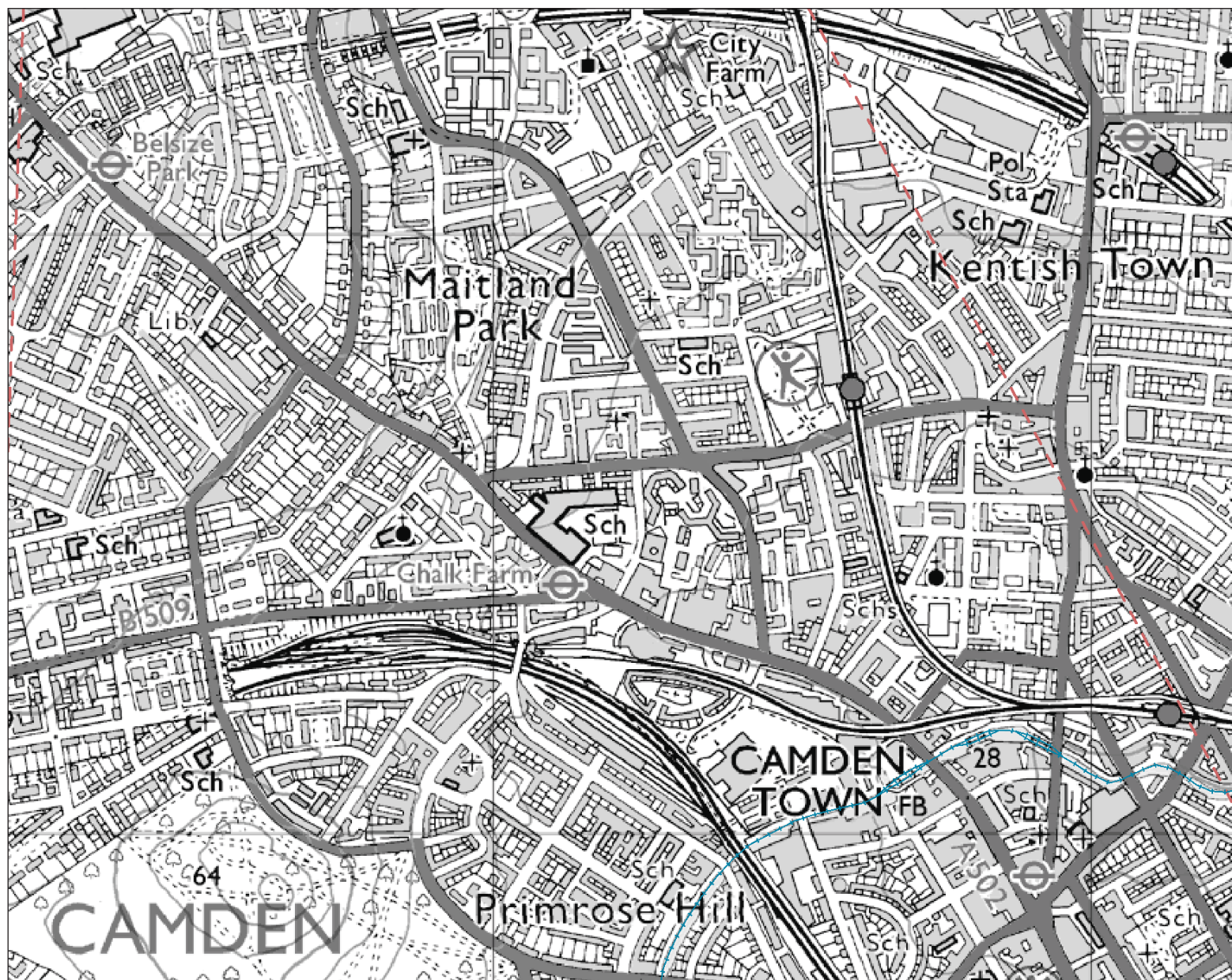
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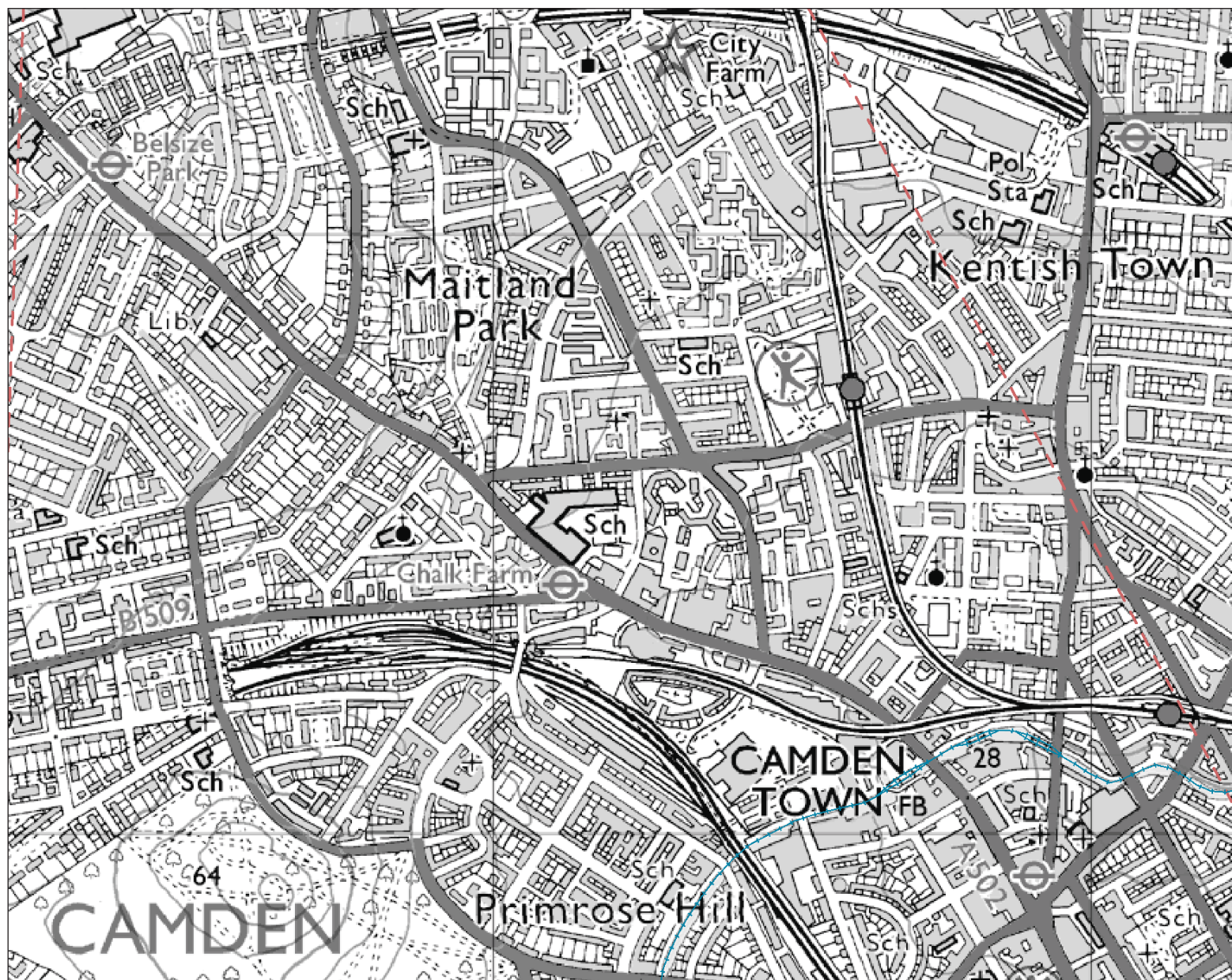
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LIC NO	AREA_CODE	EA AREA	LEAP_CODE	EA LEAP	ORG_EFF_D	EXP_DATE	ISSUE_NO	WCRE_NO	START_DATE	END_DATE	ORG_APP	VER_APP_NO	ORG_LIC	LH NAME	ADDR_LINE1	ADDR_LINE2	ADDR_LINE3	ADDR_LINE4	TOWN	COUNTY	POSTCODE	PURP_CODE	SUB_CODE	USE_CODE	PURPOSE	SUBPURPOSE	USE	ABS_START	ABS_END	LANDS	SOS_CODE	SOURCE	POINT_NAME	POINT_TYPE	NGR	CART	EAST	CART	NORTH
2839390091	ADT3N	NE AREA NON STRATEGIC	L16	THAMES TIDEWAY AND ESTUARY LEAP	13/06/1986	101	0	26/02/2012	WRNG/01914	NPS/WRNG/01986	2839390091	GREENWICH LEISURE LIMITED	GREENWICH LEISURE LTD	WINDUSGAZE HOUSE	THE ROYAL ARSENAL	WOOLWICH	LONDON	SE18 6SL	1	OTI	260	Industrial, Commercial And Public Services	Other IndustrialCommercialPublic Services	Process Water	0101	3112	ST PANCRAE PUBLIC BATHS, PRINCE OF WALES ROAD, LONDON	W01	SO05W	THAMES GROUNDWATER	KENTISH TOWN SPORTS CENTRE, PRINCE OF WALES ST	SP	TQ288847	528800	184700				
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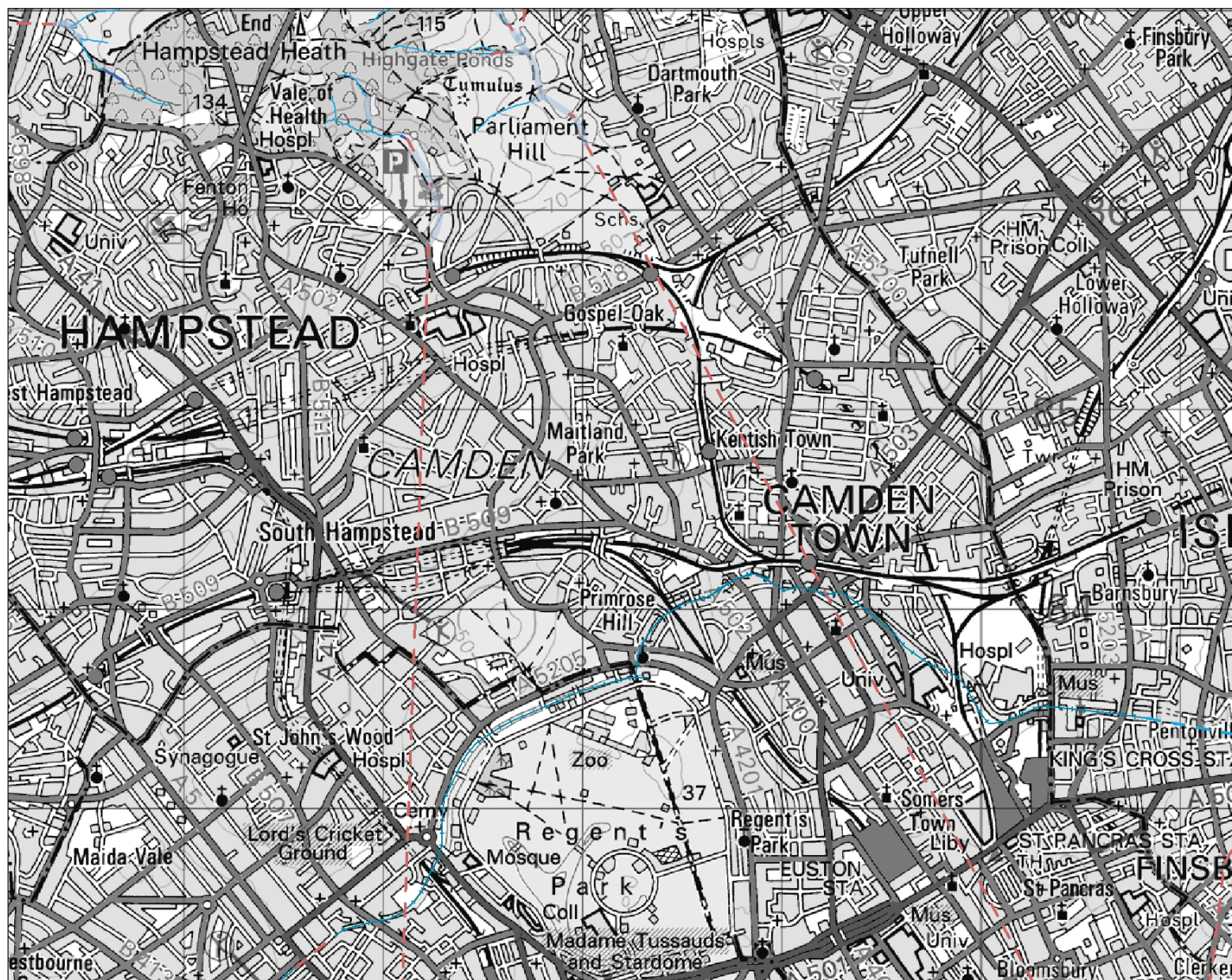
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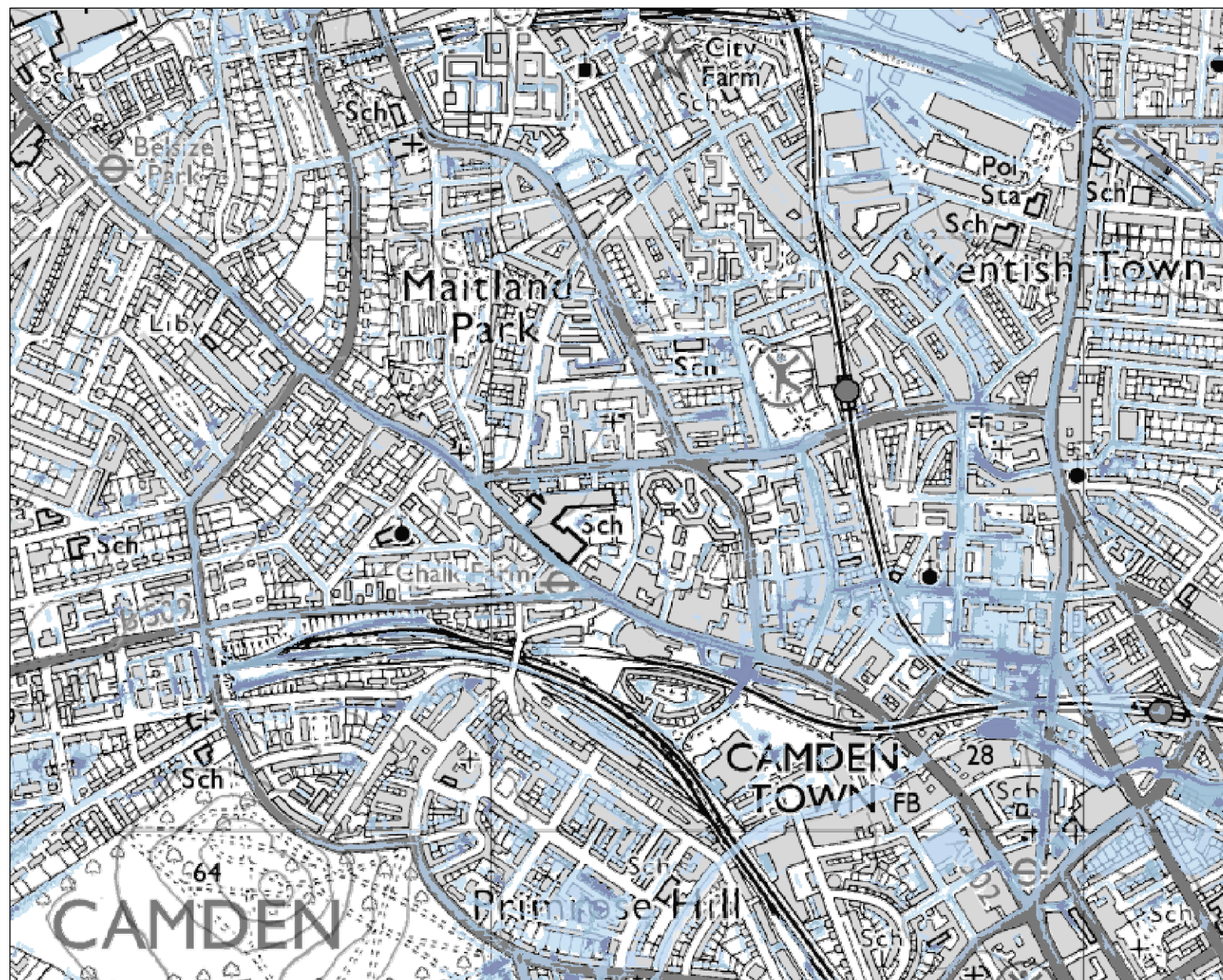
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Source Protection Zone map created 31 July 2014 [Ref:NET042906 BC]



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Asset Location Search



Brett Consulting Limited
16

LONDON
EC1V 4LJ

Search address supplied crogsland road

Your reference Bassets Campus

Our reference ALS/ALS Standard/2014_2804479

Search date 30 June 2014

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



Asset Location Search



Search address supplied: crogsland road,

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

Asset Location Search



Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

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

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0845 920 0800. The Customer Centre can also arrange for a full flow and

Asset Location Search



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.

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, 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

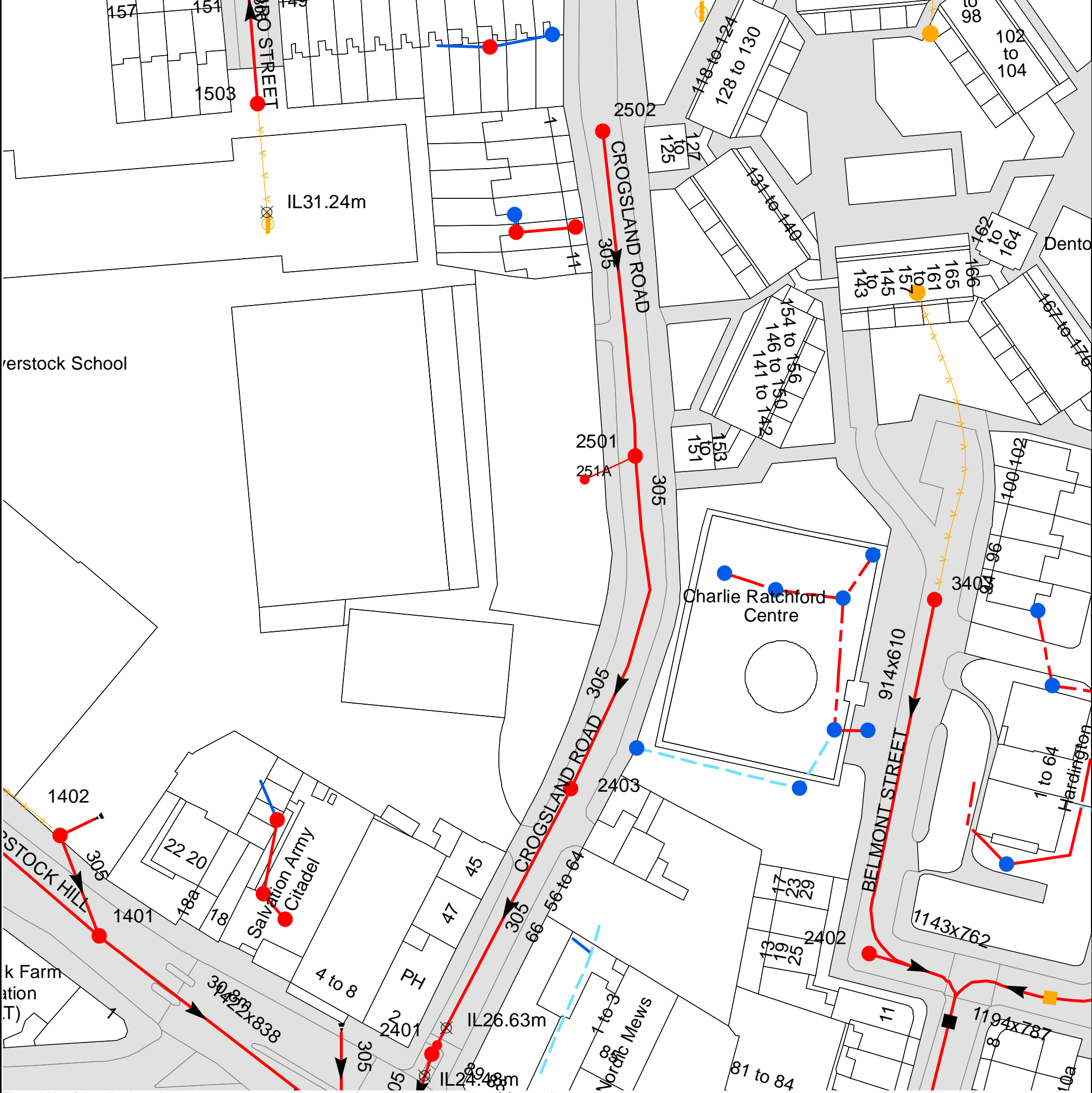
Tel: 0845 850 2777
Email: developer.services@thameswater.co.uk

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



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 528230,184497
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.
Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
24CH	n/a	n/a
1402	n/a	n/a
1401	31.06	27.24
1503	n/a	n/a
14BB	n/a	n/a
14BA	n/a	n/a
14BC	n/a	n/a
2401	30.19	n/a
25CC	n/a	n/a
25AJ	n/a	n/a
25BA	n/a	n/a
25CB	n/a	n/a
2403	30.82	28.25
25BB	n/a	n/a
251A	n/a	n/a
2502	32.8	30.44
2501	31.9	29.5
24BI	n/a	n/a
24CB	n/a	n/a
24CC	n/a	n/a
24BJ	n/a	n/a
24CE	n/a	n/a
24CD	n/a	n/a
24CA	n/a	n/a
2402	29.91	26.52
3403	30.31	27.29
34BF	n/a	n/a
34BB	n/a	n/a
34BC	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

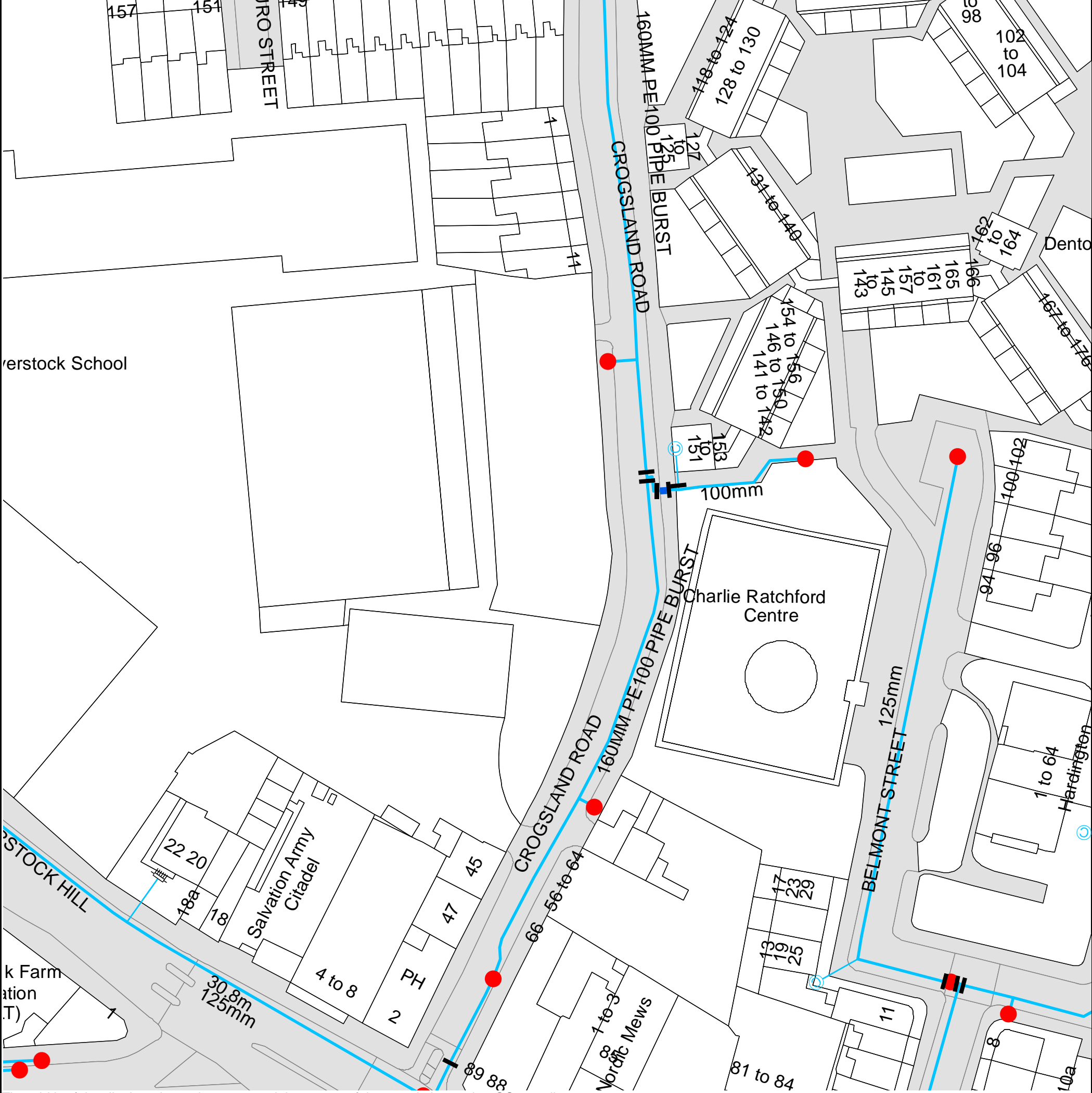
Lines denoting areas of underground surveys, etc.

	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 200 m and the centre of the map is located at OS coordinates 528230, 184497.
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	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

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.

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Call 0845 070 9148 quoting your invoice number starting CBA or ADS.	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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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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- 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

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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