

**GENERATOR GROUP LLP**

**PROPOSED DEVELOPMENT  
AT MANSFIELD BOWLING CLUB,  
CROFTDOWN ROAD, KENTISH TOWN, NW5 1EP**

**UTILITIES STATEMENT**

**REPORT REF. J671-03A  
PROJECT NO. J671  
JANUARY 2015**

**PROPOSED DEVELOPMENT  
AT MANSFIELD BOWLING CLUB,  
CROFTDOWN ROAD, KENTISH TOWN, NW5 1EP**

**UTILITIES STATEMENT**

**Ardent Consulting Engineers  
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One Alie Street  
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## **APPENDICES**

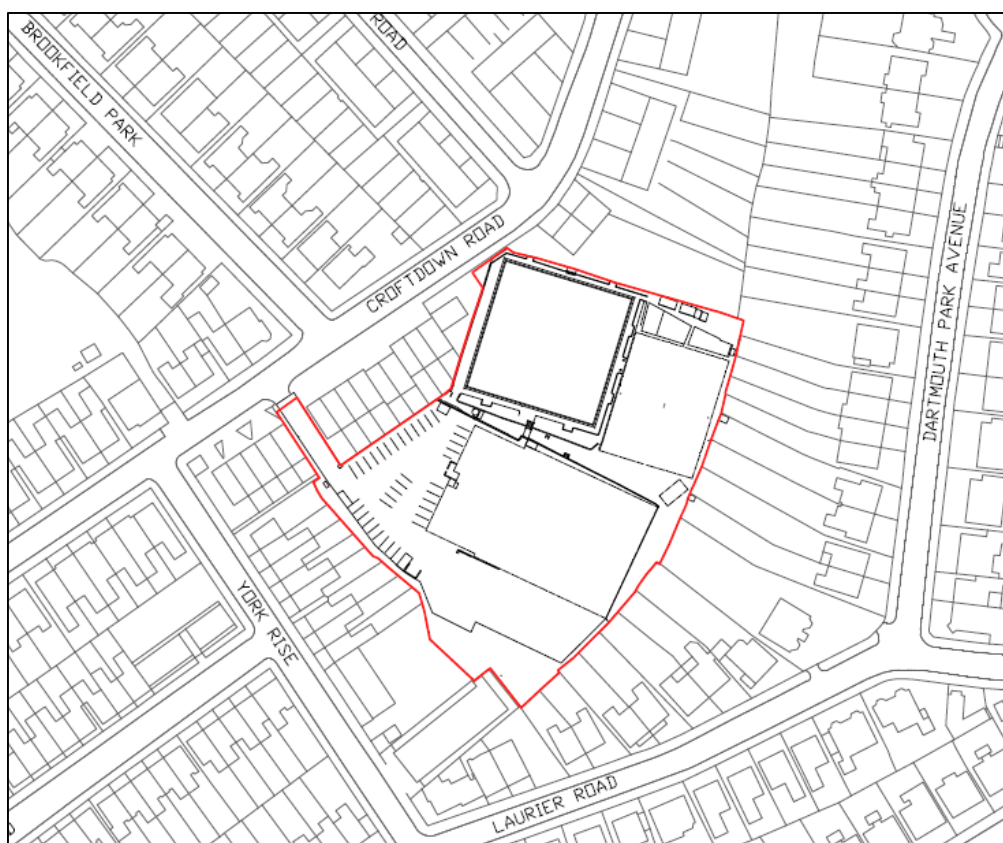
- A. Proposed Scheme
- B. Utilities Correspondence
- C. Combined Sewer Survey

## **DOCUMENT CONTROL SHEET**

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	DRAFT	AS	SH	CBP	10.12.14
-	FORMAL ISSUE	AS	SH	CBP	19.12.14
A	LOCATION PLAN AMENDED	AS	SH	CBP	16.01.15

## **1.0 INTRODUCTION**

- 1.1 Ardent Consulting Engineers (ACE) has been commissioned by Generator Group LLP to prepare a Utilities Statement report in support of the planning application for the proposed development of Mansfield Bowling Club, Kentish Town, London.
- 1.2 The site is located adjacent to Croftdown Road, Kentish Town, NW5 1EP and is located around grid reference 528748mE, 186249mN. The location of the site is shown in **Figure 1** below;



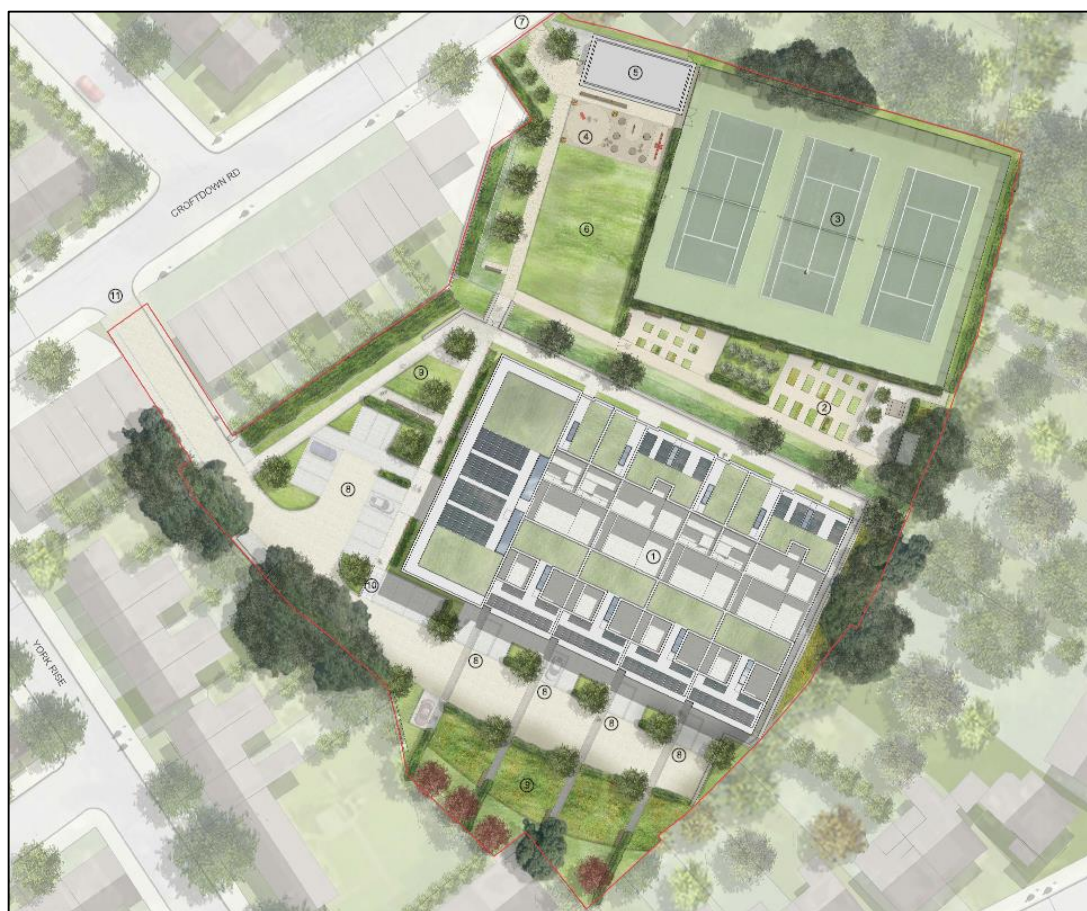
**Figure 1: Site Location Plan**

- 1.3 The application site comprises a vacant indoor bowling facility which consisted of a six rink indoor bowling green, part 2/part 3 storey clubhouse with associated changing rooms and function room (Class D2). Two ancillary residential flats (Class C3) are also accommodated in the building. The remainder of the site is made up of associated car parking and hardstanding for the aforementioned vacant building, areas of open

space, an outdoor bowling green, two tennis courts and associated clubhouse, and a small allotment area.

### **Development Proposals**

- 1.4. Proposal includes the creation of a new publicly accessible open space; enhanced tennis facilities including the reconfiguration and extension of the courts to provide an additional court and increased playing area to accord with LTA requirements; the provision of a new ancillary pavilion (Class D2) to replace existing ancillary buildings; a new community garden; and the demolition and replacement of the existing bowling club building with a new part three storey, part 2 storey building providing 21 residential dwellings (Class C3) with associated access, parking and landscaping.
- 1.5 Access to the Site remains unchanged for the proposed development and will be via Croftdown Road from the southwest through the existing car parking area. With relation to services, this implies that no diversions across the site access are necessary.
- 1.6 An extract of the Masterplan is shown in **Figure 2** overleaf. A copy of the full Masterplan undertaken by PRP Architects is provided in **Appendix A**.



**Figure 2: Development Proposal**

- 1.7 As part of the planning process it is required to demonstrate that;
- The site can be provided with essential services and proposed points of connection.
  - Where there is insufficient capacity, how existing services in the area can be reinforced to provide sufficient capacity.
  - Where existing services require diversion and how this will be achieved.
- 1.8 To determine the potential for the site to be serviced with respect to utilities, the following Statutory Undertakers have been contacted;
- Thames Water
  - Virgin Media
  - Openreach BT
  - UK Power Networks
  - National Grid
  - GTC

1.9 Utility providers were contacted and asked to provide information relating to the supply to the proposed site, any potential diversionary works, any remediation works and the anticipated points of connection, in order to facilitate the development proposals.

1.10 In addition to the above, the following service providers have also been consulted and have confirmed that the proposed development does not affect their plant and/or is not within their zone of interest;

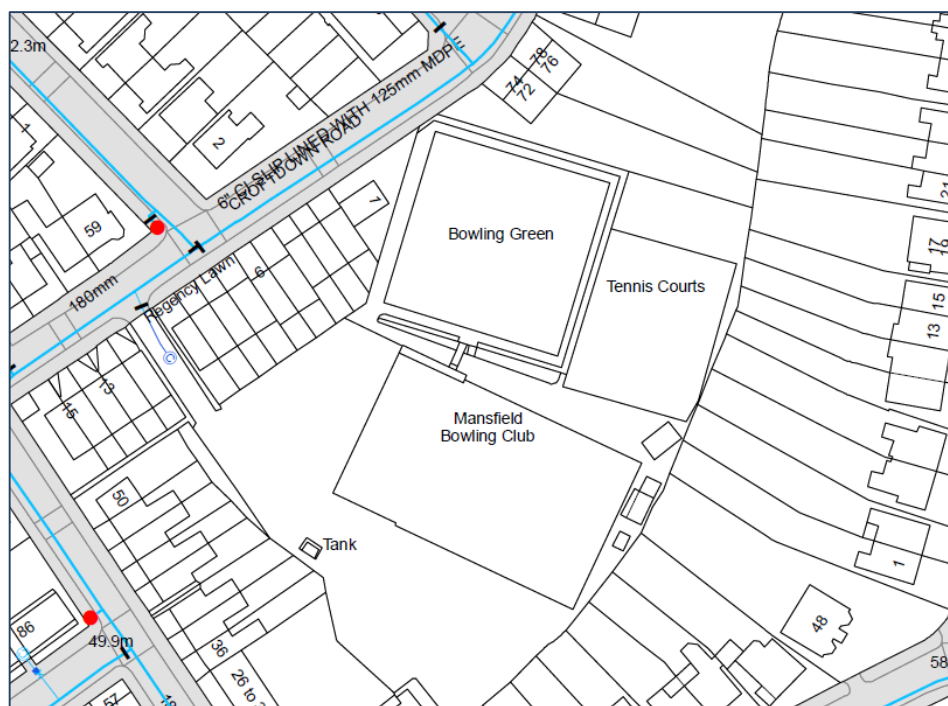
- Atkins Cable & Wireless (Vodafone)
- AWE Pipeline
- BOC Limited (A Member of the Linde Group)
- BP Midstream Pipelines
- BPA
- BSKYB Telecommunications Services Ltd
- Centrica Energy
- Centrica Storage Ltd
- Colt (CA Telecom)
- ConocoPhillips (UK) Ltd
- Coryton Energy Co Ltd (Gas Pipeline)
- CSP Fibre c/o Centara
- Electricity North West Limited
- Energetics UK
- E-on UK Plc (Gas Pipeline only)
- ESP Utilities Group
- ESSAR
- Esso Petroleum Company Limited
- FibreSpeed Limited
- Fulcrum
- Gamma
- Geo Networks Limited
- Government Pipelines & Storage System
- Humbly Grove Energy
- HV Cables
- IGas Energy
- Ineos Enterprises Limited
- INEOS Manufacturing (Scotland and TSEP)
- Instalcom
- Interoute
- JSM
- Lark Energy
- Mainline Pipelines Limited
- Manchester Jetline Limited
- Marchwood power Ltd (Gas Pipeline)
- McNicholas (Tata & KPN)

- National Grid Gas (above 2 bar) and Electricity Transmission
- NPower CHP Pipelines
- Oikos Storage Limited
- Perenco UK Limited (Purbeck Southampton Pipeline)
- Phillips 66
- Premier Transmission Ltd (SNIP)
- RWEpower (Little Barford and South Haven)
- SABIC UK Petrochemicals
- Scottish Power Generation
- Seabank Power Ltd
- SGN
- Spiecapag UK Limited (Carrington)
- SSE
- Telent (Teliasonera)
- Total UK (Finaline, Colnbrook & Colwick Pipelines)
- Transmission Capital
- Verizon
- Vtesse
- Western Power Distribution
- Wingas Storage UK Ltd



## **2.0 POTABLE WATER**

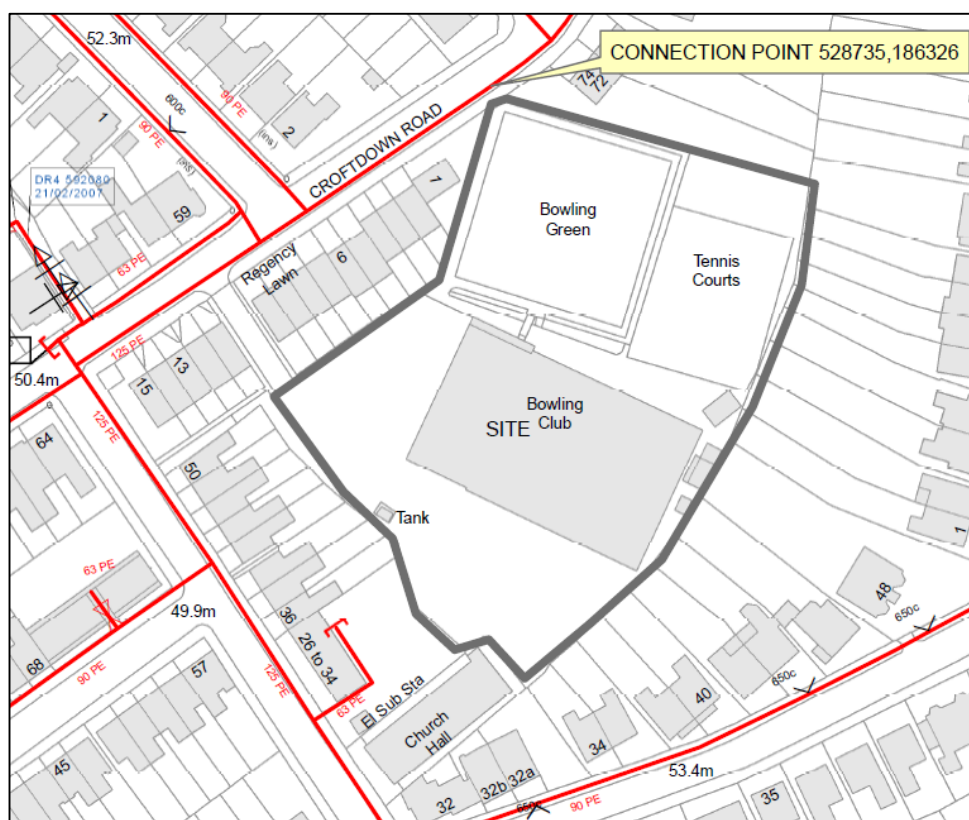
- 2.1 Thames Water is the authority responsible for providing mains water to the site.
- 2.2 Asset mapping provided by Thames Water indicate the existing water mains within close proximity to the site are as follows:
- A 125mm MDPE main (within a 6" slip liner) within Croftdown Road.
  - A 180mm main is located within York Rise.
- 2.3 Thames Water has confirmed the existing potable water network has sufficient capacity to serve the development proposals and no off-site mains reinforcement is currently required.
- 2.4 No diversionary works will be required to accommodate the development proposal.
- 2.5 Thames Water Asset Plans are provided in **Figure 3** below; and correspondence from Thames Water provided within **Appendix B**.



**Figure 3: Thames Water Potable Asset Plan**

### **3.0 GAS SUPPLY**

- 3.1 Asset plans provided by National Grid indicate a 125mm polyethylene (PE) low pressure main located within the carriageway of Croftdown Road. National grid asset plans are provided in **Figure 4** below; and correspondence from National Grid is provided within **Appendix B**.

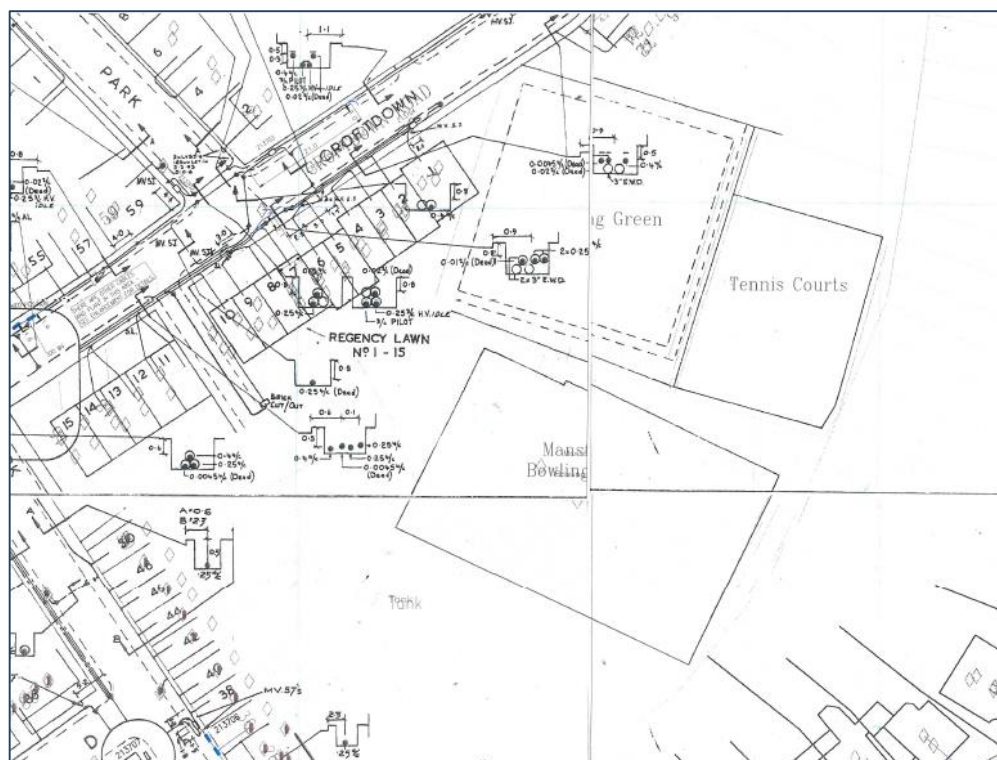


**Figure 4: National Grid Asset Plan**

- 3.2 National Grid has confirmed the existing main within Croftdown Road has sufficient capacity to supply the proposed development. The main is located approximately 1m from the site boundary.
- 3.3 No diversionary works of the existing gas infrastructure are anticipated by National Grid as a result of the development proposals.
- 3.4 GTC has confirmed that no off-site reinforcement will be required to supply the proposed development with gas and electricity.

## **4.0 ELECTRICITY SUPPLY**

- 4.1 UK Power Networks (UKPN) has provided asset record plans which confirm the presence of High Voltage (HV) and Low Voltage (LV) plant within Croftdown Road. UKPN mapping is provided within **Figure 5** below; and correspondence from UKPN is provided within **Appendix B**.

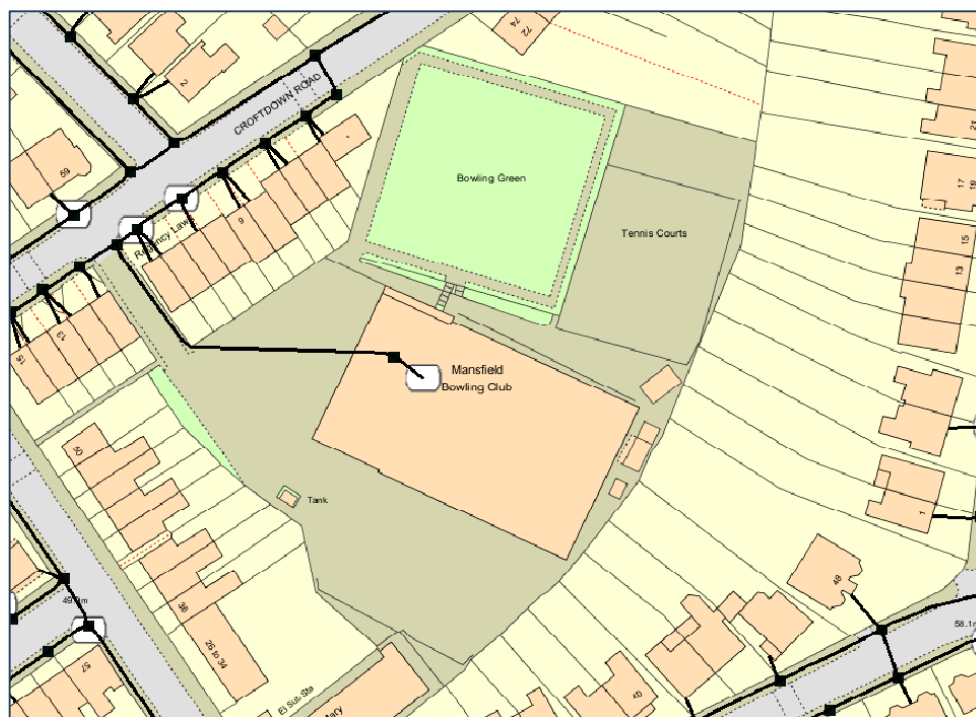


**Figure 5: UKPN Asset Plans**

- 4.2 UKPN has confirmed they are able to provide connection to the proposed development from the existing electricity distribution network. The proposed Point of Connection (POC) is from the LV network on Croftdown Road.
- 4.3 No diversionary works of the existing electrical infrastructure are anticipated by UKPN as a result of the development proposals.

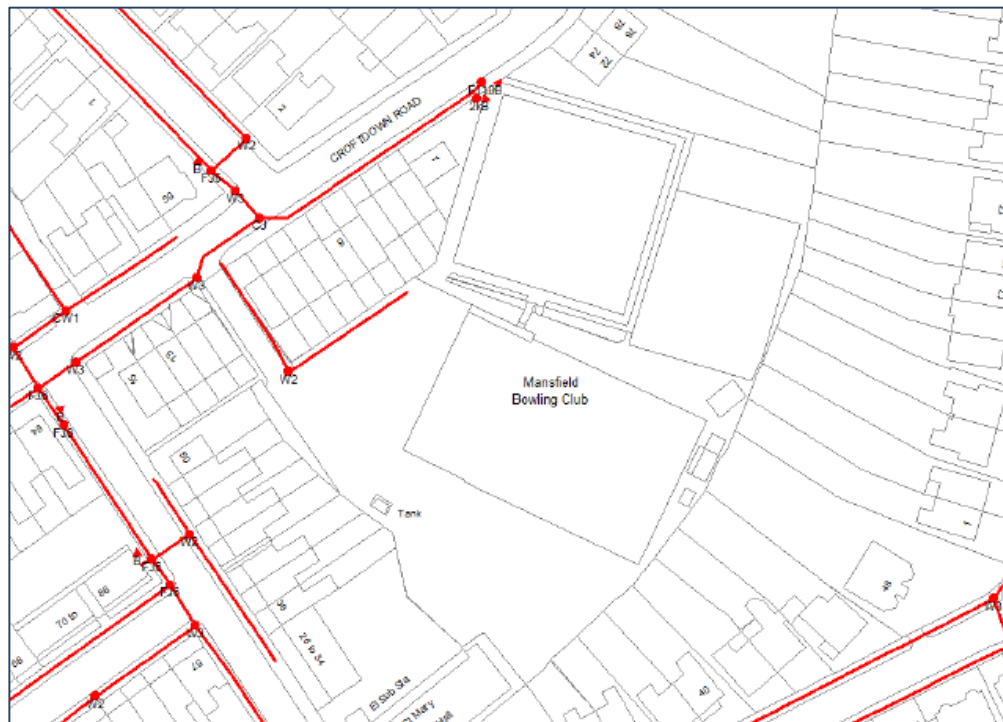
## **5.0 TELECOMMUNICATIONS**

- 5.1 Asset mapping record plans received from BT illustrate the presence of BT apparatus within the vicinity of the site. BT asset mapping is provided within **Figure 6** below:



**Figure 6: BT Openreach Asset Plan**

- 5.2 No diversionary works of existing BT plant is anticipated as a result of the development proposals.
- 5.3 BT Openreach is legally obliged to serve the proposed development.
- 5.4 Virgin Media has confirmed they have plant located within the surrounding area including two cabinets and a large access chamber on the southern side of Croftdown Road in the vicinity of the proposed site access. The Virgin Media asset plans are provided within **Figure 7** overleaf:

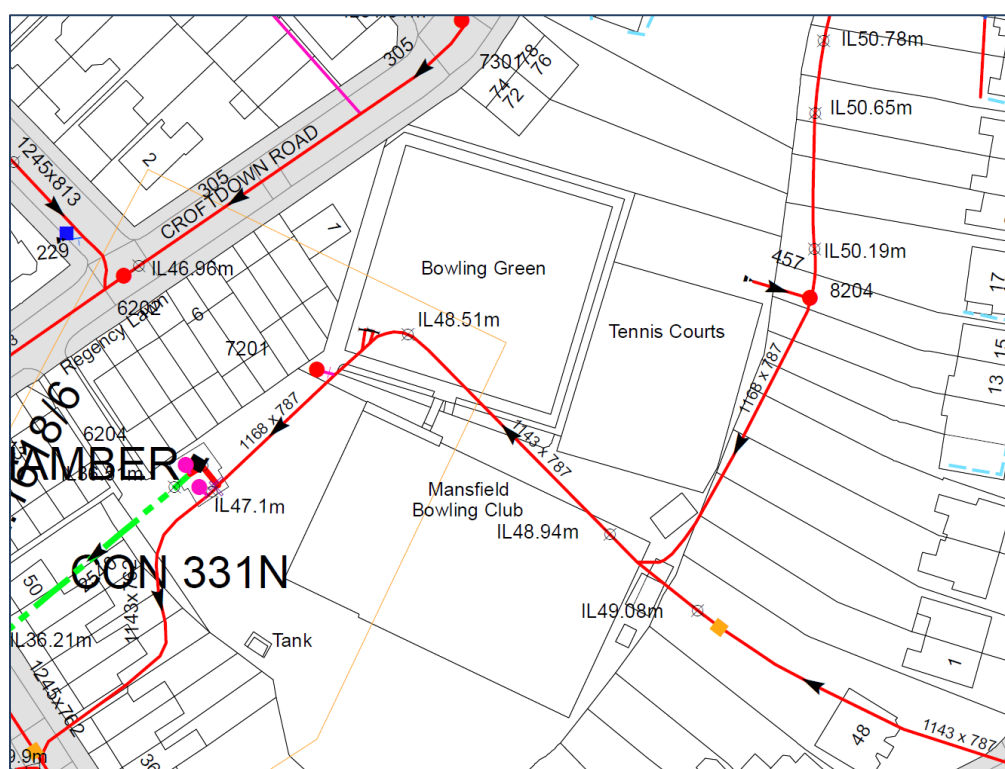


**Figure 7: Virgin Media Asset Plan**

- 5.5 Existing Virgin Media apparatus located within the footway of Croftdown Road will not require lowering/diversion to accommodate the proposed site access. Although likely to be abandoned, further investigation into the solitary cable on-site is required.
- 5.6 It is anticipated that Virgin Media will be able to serve the proposed development.
- 5.7 Correspondence from all telecommunications providers is within **Appendix B.**

## **6.0 DRAINAGE**

- 6.1 Wastewater asset plans provided by Thames Water as shown in Figure 8 below, confirm the presence of a 1143mm x 787mm brickwork combined sewer entering the site through the south eastern site boundary and passing below the existing clubhouse in the direction of the bowling green. The sewer turns through 90 degrees before running parallel to the north western site boundary and exiting the site through the western boundary of the site towards York Rise.



**Figure 8: Thames Water Wastewater Asset Plans**

- 6.2 An alignment survey has been carried out for the existing combined sewer to determine the exact location and route of the sewer in the vicinity of the proposed development. The combined sewer survey is provided within Appendix C.
- 6.3 As the trunk sewer currently runs through the Site, Thames Water dictates that any works within 3m of a Thames Water's assets will require a build over/ close to a public sewer agreement. In the first instance, Thames Water would need to confirm that diversion of the sewers is not feasible



before a build over/close to agreement is being considered. Due to the size of the trunk sewer at 1168x787mm, it is not considered practical to undertake a sewer diversion as detailed in Report J671-02 (Drainage Strategy). As the proposed building footprint is equal to that of the existing Site, it is possible that Thames water would accept the build over agreement in principle.

- 6.4 In the event that a build over agreement is not secured, further discussion will be required with Thames Water to confirm the extent of diversion that may be required for the existing combined sewer passing through the site.
- 6.5 In addition to the combined sewer, a storm relief sewer is located towards the western boundary of the site to which the combined sewer connects. From the proposed development plan (Figure 2), no diversionary / protection works are anticipated.

#### **Foul Water Drainage**

- 6.6 Thames Water has confirmed that a reduction of flows by 50% or more is acceptable in principle. As the existing site discharges (both foul and surface water) to the combined sewer, the proposed development would seek to utilise the existing points of connection, hence combining foul and surface water as an outflow.
- 6.7 Thames Water has confirmed that sufficient capacity exists in the network to accommodate the changes in Foul Water flows as a result of the development.
- 6.8 Upon adhering to the London Plan, Thames Water has informed us that a S106/107 connection application is the next step, and that there are no concerns with discharging foul and surface water into the existing network.

#### **Surface Water Drainage**

- 6.9 A 50% reduction in the peak flow volumes from the pre-development condition has been requested by Thames Water in line with the London Plan guidance.

- 6.10 A foul and surface water drainage strategy for the proposed development has been produced by ACE within a separate document, J671-02 Drainage Strategy.
- 6.11 As part of this flood risk statement and drainage strategy, it is proposed that a minimum Surface Water reduction of 50% will occur as part of the proposals. In addition, Thames Water has confirmed that sufficient capacity exists in the network to accommodate the changes in Surface Water flows as a result of the development.



## **7.0 CONCLUSION**

- 7.1 Utility enquiries have been made to the relevant service providers and asset mapping, preliminary capacity assessments, diversion requirements and reinforcement requirements have been provided.

### ***Water Supply***

- 7.2 Thames Water has confirmed that their network has sufficient capacity to service the proposed development without the need for off-site reinforcement.

### ***Gas Supply***

- 7.3 National Grid has confirmed that their existing network has sufficient capacity to supply the development and no diversions or reinforcement of the network are anticipated.
- 7.4 GTC has confirmed they are able to provide on-site gas supply and electricity to the development as a dual fuel solution.

### ***Electricity***

- 7.5 UKPN has confirmed that the proposed development can be supplied via the existing electricity network located within Croftdown Road.
- 7.6 No network reinforcement is anticipated by UKPN. Lowering of the existing apparatus within the footpath on Croftdown Road may be required.

### ***Telecommunications***

- 7.7 BT Openreach is able to provide network to the development. No diversion of their existing apparatus is anticipated.
- 7.8 Virgin Media has confirmed that their network can be provided to the proposed development. Diversion of the existing Virgin Media apparatus located within the footpath of Croftdown Road may be required as a result of the development.

***Wastewater***

- 7.9 Thames Water has confirmed that sufficient capacity exists within the sewer network to accommodate the additional foul flows from the proposed development.
- 7.10 Thames Water has confirmed that they will accept surface water flows from the proposed development. However, a 50% reduction in the peak flow rate has been requested in line with the London Plan guidance.
- 7.11 Further discussion is required with Thames Water to confirm the extent of diversion that may be required for the existing combined sewer passing through the site as detailed in the Build Over Agreement.

***SUMMARY***

- 7.12 In view of this assessment, the report concludes that the supply for gas, electricity, sewerage, potable water and telecommunications can be provided for the proposed development site without the need for significant off-site reinforcements or diversions.

**Appendix A**  
**Proposed Scheme**



## **Appendix B**

### **Thames Water Correspondence**



**Enquirer**

Name	Mr Adam Sierens	Phone	020 7680 4088
Company	Ardent Consulting Engineers	Mobile	Not Supplied
		Fax	Not Supplied
Address	Suite 207 One Alie Street London Greater London E1 8DE		
Email	asierens@ardent-ce.co.uk		
Notes	Please ensure your contact details are correct and up to date on the system in case the Asset Owners need to contact you. Where Asset Owners charge for plans they have been requested to send you a quote before proceeding.		

**Enquiry Details**

Scheme/Reference	J671		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	08/07/2015	Work type	Housing
End date	24/11/2016	Site size	24209 metres square
Searched location	XY= 528748, 186249 Easting/Northing	Work type buffer*	25 metres
Confirmed location	528772 186309		

\* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen

**Site Map**


## Asset Owners

Subject always to our standard terms and conditions, this enquiry result is valid for 28 days only from the date of enquiry and is based on the confirmed information you entered. If the location of the work changes then a further enquiry must be made. Should the work not be undertaken within 28 days of the enquiry then a further enquiry must be made.

Where applicable listed below are those registered Asset Owners who have been notified, those to whom you need to send further information and those who have no apparatus within your search area. In addition your response will include other non-registered Asset Owners contact details who have NOT been notified, which may be of interest to you.

Please be aware that the lists below are not exhaustive and that not all Asset Owners are registered with this service. In particular please note that the LineasearchbeforeUdig system only contains information on National Grid's Gas above 2 bar asset and all National Grid Electricity Transmission asset. For National Grid Gas below 2 bar asset information please go to [www.beforeyoudig.nationalgrid.com](http://www.beforeyoudig.nationalgrid.com)

**If you are required to email additional info please note that we need the following:**

**Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.**

Asset Owners who DO have assets near your proposed work site.

### In the Zone of Interest

No LineasearchbeforeUdig Asset Owners within the Zone of Interest

LineasearchbeforeUdig Asset Owners who DO NOT have assets in the immediate vicinity of your proposed work site.

### Not in the Zone of Interest

AWE Pipeline	FibreSpeed Limited	Oikos Storage Limited
BOC Limited (A Member of the Linde Group)	Gamma	Perenco UK Limited (Purbeck Southampton Pipeline)
BP Midstream Pipelines	Geo Networks Limited	Phillips 66
BPA	Government Pipelines & Storage System	Premier Transmission Ltd (SNIP)
Centrica Energy	Humbly Grove Energy	RWEpower (Little Barford and South Haven)
Centrica Storage Ltd	HV Cables	SABIC UK Petrochemicals
ConocoPhillips (UK) Ltd	IGas Energy	Scottish Power Generation
Coryton Energy Co Ltd (Gas Pipeline)	Ineos Enterprises Limited	Seabank Power Ltd
CSP Fibre c/o Centara	INEOS Manufacturing (Scotland and TSEP)	Shell Pipelines
EirGrid	Lark Energy	Spiecapag UK Limited (Carrington)
Electricity North West Limited	Mainline Pipelines Limited	Total (Finaline, Colnbrook & Colwick Pipelines)
E-on UK Plc (Gas Pipelines Only)	Manchester Jetline Limited	Transmission Capital
ESP Utilities Group	Marchwood Power Ltd (Gas Pipeline)	Western Power Distribution
ESSAR	National Grid Gas (above 2 bar) and National Grid Electricity Transmission	Wingas Storage UK Ltd
Esso Petroleum Company Limited	NPower CHP Pipelines	

The following Asset Owners are NOT currently members of LineasearchbeforeUdig, however you should contact them before proceeding. Please be aware that this list is not exhaustive and that **IT IS YOUR RESPONSIBILITY TO IDENTIFY AND CONTACT ALL ASSET OWNERS WITHIN YOUR SEARCH AREA.**

Not Notified			
Asset Owner	Preferred contact method	Phone	Status
BskyB Telecommunications	nrswa@bskyb.com	02070323234	Not Notified
BT	<a href="https://www.swns.bt.com/pls/mbe/welcome.home">https://www.swns.bt.com/pls/mbe/welcome.home</a>	08009173993	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Energetics Electricity	plantenquiries@energetics-uk.com	01698404646	Not Notified
Fulcrum	FPLplantprotection@fulcrum.co.uk	03330146455	Not Notified
GTC	<a href="https://pe.gtc-uk.co.uk/PlantEnqMembership">https://pe.gtc-uk.co.uk/PlantEnqMembership</a>	01359240363	Not Notified
Instalcom	plantenquiries@instalcom.co.uk	02087314613	Not Notified
Interoute	interoute.enquiries@plancast.co.uk	02070259000	Not Notified
National Grid Gas Distribution (below 2 bar)	plantprotection@nationalgrid.com	0800688588	Not Notified
Tata, KPN (c/- McNicholas)	plantenquiries@mcnicholas.co.uk	03300558469	Not Notified
Teliasonera	telentelia.plantenquiries@telent.com	0800526015	Not Notified
Thames Water	<a href="http://www.digdat.co.uk">http://www.digdat.co.uk</a>	08450709145	Not Notified
UK Power Networks	plans@ukpowernetworks.co.uk	08000565866	Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	<a href="http://www.digdat.co.uk">http://www.digdat.co.uk</a>	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified
Vtesse Networks	<a href="https://vtplant.vtesse.com">https://vtplant.vtesse.com</a>	01992532100	Not Notified

## Disclaimer

The results of this Enquiry have been provided for the sole use of the Enquirer and no other party. The asset information on which the Enquiry results are based has been provided by LineasearchbeforeUdig members, LineasearchbeforeUdig will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There are also asset owners which do not participate in the enquiry service operated by LineasearchbeforeUdig, including but not exclusively those set out above. Therefore, LineasearchbeforeUdig cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results.

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# Asset Location Search



Ardent Consulting Engineers  
Suite 207

LONDON  
E1 8DE

**Search address supplied**      Mansfield Bowling Club  
Kentish Town  
NW5 1EP

**Your reference**                      J671

**Our reference**                      ALS/ALS Standard/2014\_2905651

**Search date**                          6 November 2014

You are now able to order your Asset Location Search requests online by visiting  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



# Asset Location Search



**Search address supplied:** Mansfield Bowling Club, Kentish Town, NW5 1EP

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](mailto:searches@thameswater.co.uk)

Web: [www.thameswater-propertysearches.co.uk](http://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 0800 316 9800. 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

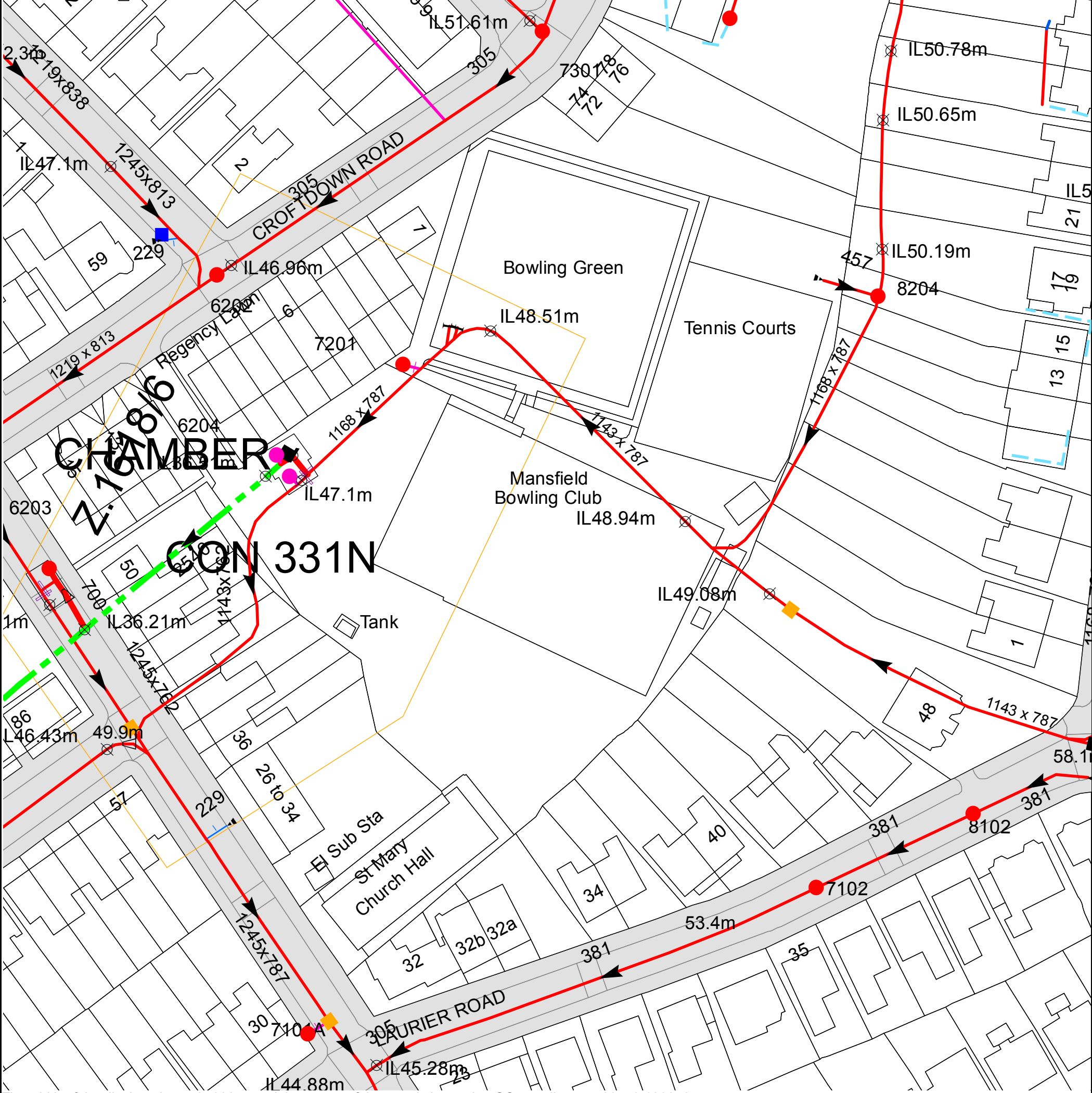
Tel: 0845 850 2777  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

### 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](mailto: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 528749,186248  
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
7101A	n/a	n/a
7102	n/a	n/a
8102	n/a	n/a
6203	49.85	n/a
7202	n/a	n/a
6204	51	n/a
7201	52.71	n/a
8204	n/a	n/a
6202	51.42	n/a
7301	54.89	51.01
73AJ	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)

	<b>Foul:</b> A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	<b>Surface Water:</b> A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	<b>Combined:</b> 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.

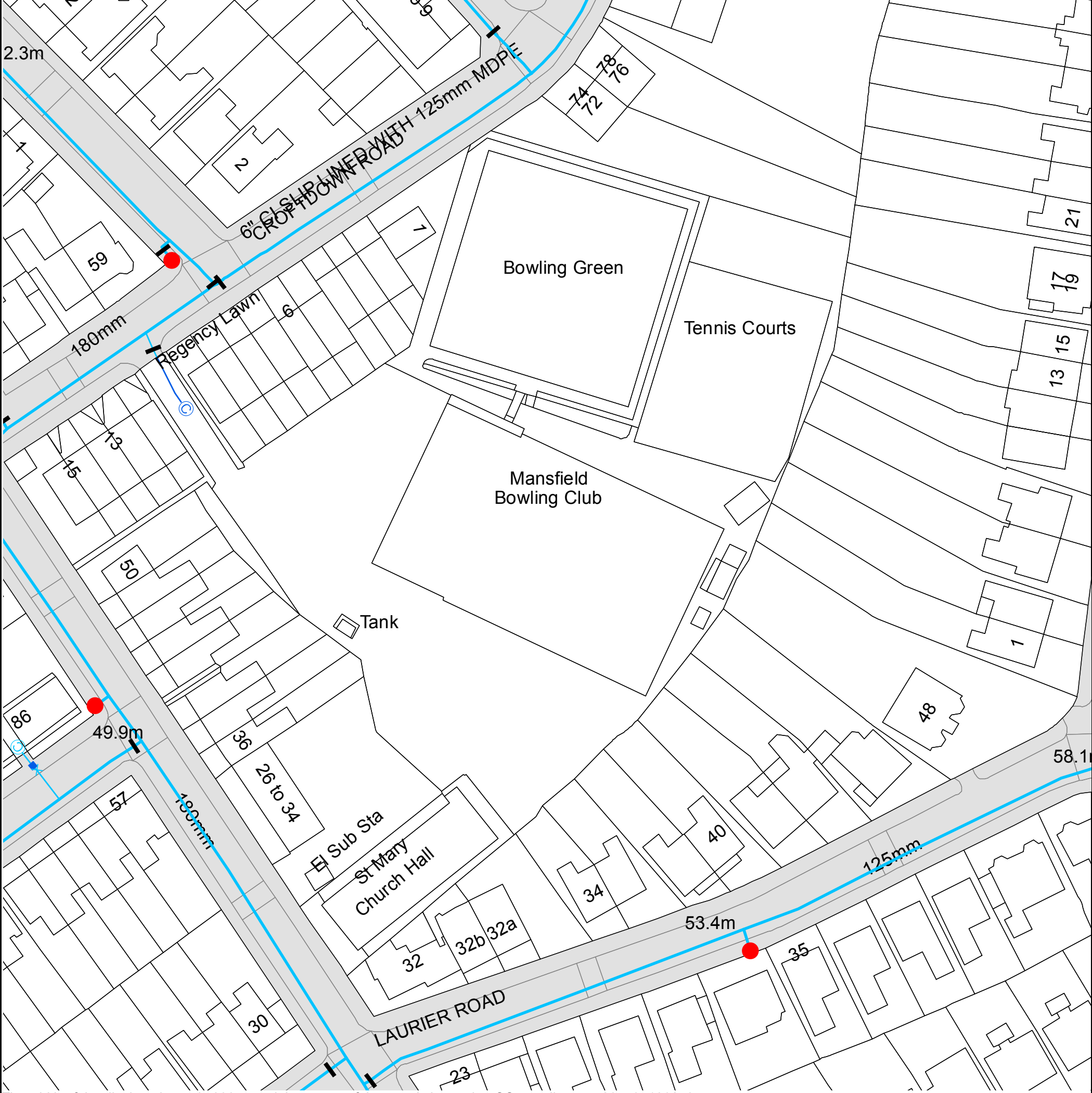
	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

## 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 528749, 186248.

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.

## Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to him at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

## Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call <b>0845 070 9148</b> quoting your invoice number starting CBA or ADS.	Account number <b>90478703</b> Sort code <b>60-00-01</b> A remittance advice must be sent to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.</b> or email <a href="mailto:ps.billing@thameswater.co.uk">ps.billing@thameswater.co.uk</a>	By calling your bank and quoting: Account number <b>90478703</b> Sort code <b>60-00-01</b> and your invoice number	Made payable to ' <b>Thames Water Utilities Ltd</b> ' Write your Thames Water account number on the back. Send to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW</b> or by DX to <b>151280 Slough 13</b>

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



## **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](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

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

Fao: Mr Adam Sierens

Developer Services

**Ardent Consulting Engineers**  
**1 Alie Street**  
**London**  
**E1 8DE**

Your ref  
Our ref 50038852/CA  
Name Christopher Allen  
Phone 0800 009 3921  
Fax developer.services@thameswater.co.uk

15 December 2014

**Re: Pre-Development enquiry application.**  
**Site: Mansfield Bowling Club, 5 Croftdown Road, London, NW5 1EP**

Dear Mr Sierens,

I write in relation to the above site and further to your Pre-Development Enquiry application regarding the proposed development of 25 domestic units at the above site.

Thames Water expects a surface water reduction strategy in accordance with the London Plan. There are strategic sewers crossing the site and the configuration of the development needs to take account of this. There are access requirements for sewer reception chambers to the storm relief sewer that Thames Water will require to retain. Please liaise with Trunk Sewers department about access arrangements.

"The London Plan Policy 5.13 identifies a hierarchy of drainage options for surface water drainage and as such we would expect the development proposal to follow this. Policy 5.13: The Mayor will, and boroughs should, seek to ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy: 1. Store rainwater for later use, 2. Use infiltration techniques, such as porous surfaces in non-clay areas, 3. Attenuate rainwater in ponds or open water features for gradual release to a watercourse 4. Attenuate rainwater by storing in tanks or sealed water features for gradual release to a watercourse, 5. Discharge rainwater direct to a watercourse 6. Discharge rainwater to a surface water drain, 7. Discharge rainwater to the combined sewer.

The use of sustainable urban drainage systems should be promoted for development unless there are practical reasons for not doing so. Such reasons may include the local ground conditions or density of development."

Under these conditions Thames Water will have no concerns regarding the proposed FW and surface water flows being discharged into the existing network.

Please submit a section 106/107 connection application in due course.

Thames Water  
Developer Services  
3<sup>rd</sup> Floor West  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

T 0800 009 3921  
I  
[www.thameswater.co.uk](http://www.thameswater.co.uk)

Thames Water Utilities Ltd  
Registered in England and  
Wales

If you have any questions please give the helpdesk a call on 0800 009 3921. We're open 8am-5pm, Monday to Friday, or you can email us at [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk).

Yours sincerely

Christopher Allen  
Technical Coordinator  
Developer Services – Wastewater

Thames Water  
Developer Services  
3<sup>rd</sup> Floor West  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

T 0800 009 3921  
I  
[www.thameswater.co.uk](http://www.thameswater.co.uk)

Thames Water Utilities Ltd  
Registered in England and  
Wales

**Network Enquiry No** : 180002348  
**Your Reference** : J671



**Network Strategy**  
**Block 4 Area 6**  
**Brick Kiln Street**  
**Hinckley**  
**LE10 0NA.**

**National Gas Emergency Service - 0800 111 999\* (24hrs)**  
**\*calls will be recorded and may be monitored**

**ADAM SIERENS**  
**Ardent Consulting Engineers**  
**1 SUITE 207**  
**ALIE STREET**  
**LONDON**  
**E1 8DE**

**Date** : 25th November 2014  
**Contact** : Cassandra Rosamond  
**Direct Tel** : 01455 231636  
**Direct Fax** : 0845 0700868  
**Email** : networkdesign@nationalgrid.com

[www.nationalgrid.com](http://www.nationalgrid.com)

**Dear ADAM,**

**Re: Land Enquiry for Proposed Development Site at MANSFIELD BOWLING CL, MANSFIELD BOWLING CLUB, CROFTDOWN ROAD, LONDON, NW5 1EP.**

Thank you for your enquiry which we received on 18th November 2014. I enclose details of National Grid Gas plant in the vicinity of your proposed supply.

The nearest main with sufficient capacity is 1 metres from the site boundary and it is a Low Pressure main.

Standard design pressures have been used. Refer to [www.nationalgrid.com](http://www.nationalgrid.com).

Plans attached: Yes

A copy of the National Grid Connections Charging Statement referenced in this letter can be found on National Grid's website:

<http://www2.nationalgrid.com/uk/services/gas-distribution-connections/charging-statements/>

If you require a printed version please contact us on the details provided above.

I trust this meets with your requirements at this stage. If you have any queries please do not hesitate to contact Cassandra Rosamond on the above number.

Yours sincerely,

**Adam Leeson**  
**Design Specialist**



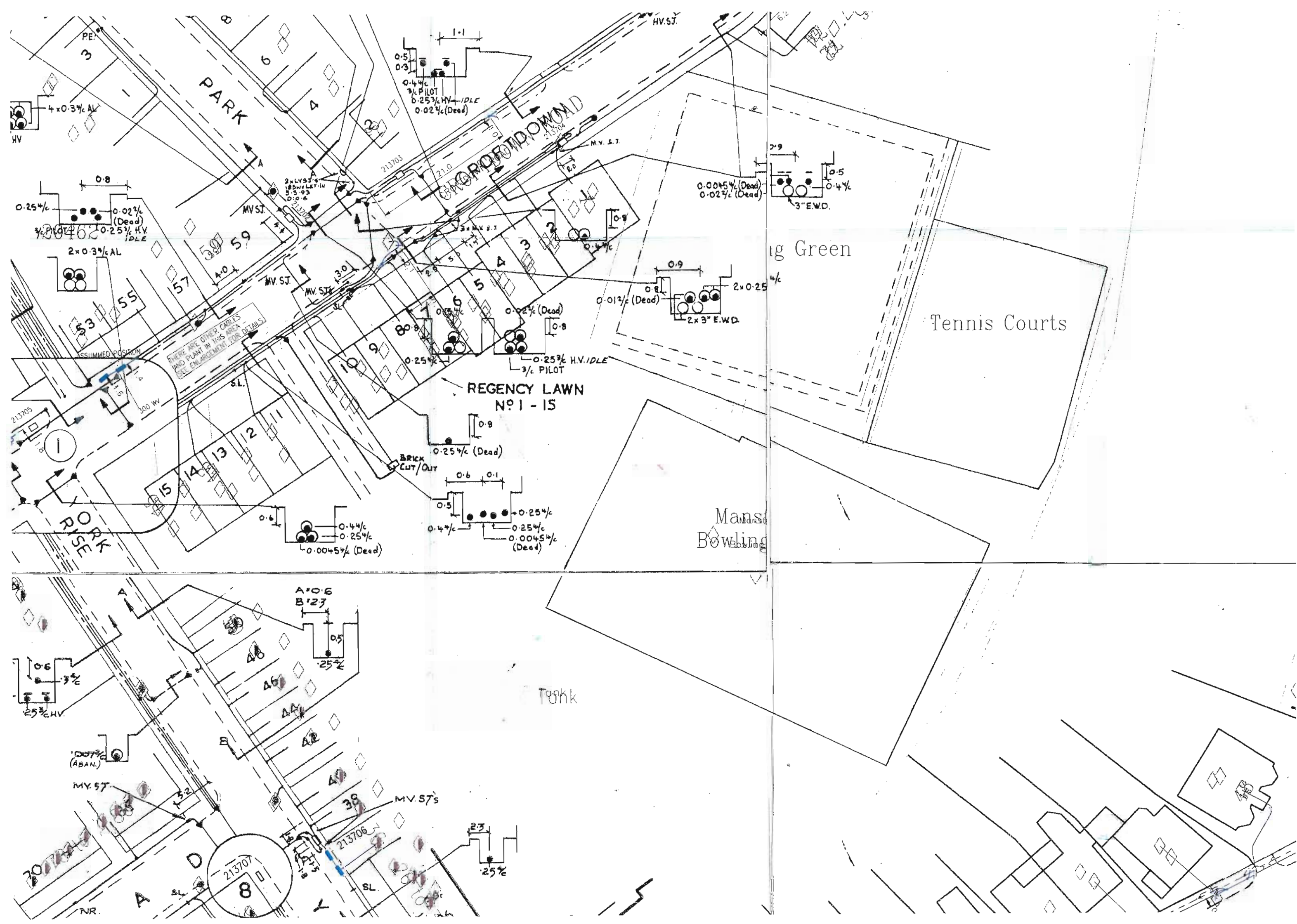
National Grid Gas plc  
Registered No.2006000  
Registered Address 1-3 Strand, London, WC2N 5EH

Letter Id: CRM013  
Page 1 of 1









Mr A Sierens  
Ardent Consulting Engineers  
Suite 207, 1 Alie Street  
London  
E1 8DE

24th November 2014  
Our Ref: 401687866/QID229990

Dear Mr Sierens

**Site Address: Mansfiel Bowling Club, 5 Croftdown Road, Upper Holloway, London. NW5 1EP**

Thank you for your recent enquiry regarding the above premises. I am writing to you on behalf of London Power Networks PLC the licensed distributor of electricity for the above address trading as UK Power Networks.

I am pleased to be able to provide you with a budget estimate for the work. It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the works. It is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks' electricity distribution system.

## **1. Budget estimate**

The budget estimate for this work is:

**£80,000.00** (exclusive of VAT) if the Point Of Connection (POC) is to our Low Voltage network along Croftdown Road, Upper Holloway, London. NW5 1EP.

## **2. Budget estimate assumptions**

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable or overhead line route exists along the route we have assumed between the Point of Connection (POC) and your site.
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed.
- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences.
- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches.

- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably.
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the formal offer.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent quotation. You should note also that UK Power Networks' formal connection offer may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

If you would like to proceed to a formal offer of connection then you should apply for a quotation, Please refer to our website [http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/documents/the\\_connection\\_process.pdf](http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/documents/the_connection_process.pdf) for '**The connection process**' which details our application process. To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday.

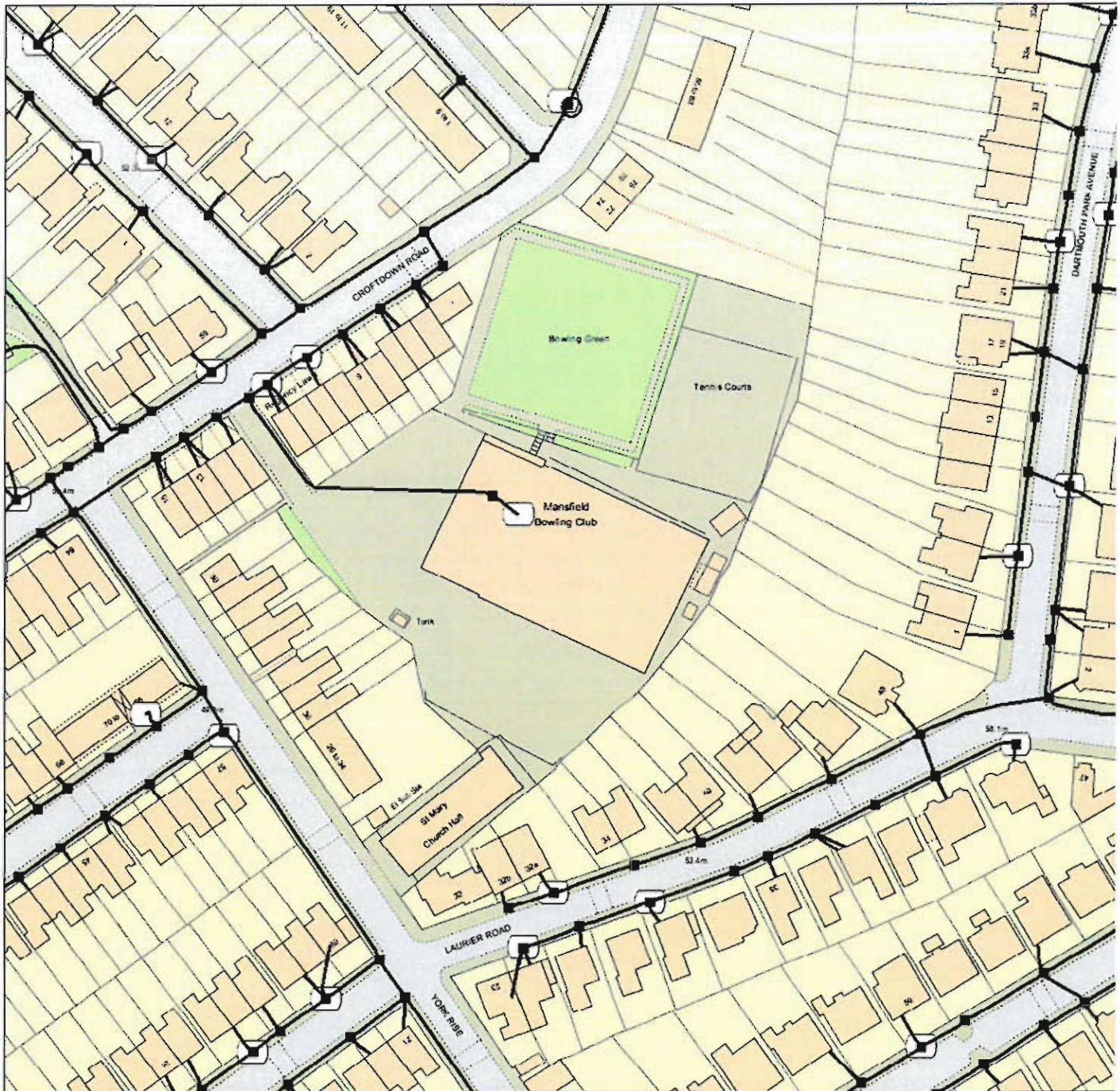
Yours sincerely



Christopher Clements  
Project Designer (Prelims)  
Tel: 020 7055 4082  
Email: christopher.clements@ukpowernetworks.co.uk



# Maps by email Plant Information Reply



## IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

## DIAL BEFORE YOU DIG

FOR PROFESSIONAL ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS

ADVANCE NOTICE REQUIRED  
(Office hours: Monday-Friday 08.00 to 17.00)

Tel: 0800 9173993  
E-mail: [dbdyd@openreach.co.uk](mailto:dbdyd@openreach.co.uk)  
Website: [www.dialbeforeyoudig.com](http://www.dialbeforeyoudig.com)

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(C) Crown Copyright British Telecommunications plc 100028040

## KEY TO BT SYMBOLS

	UNDERGROUND PLANT		POLE
	OVERHEAD PLANT		CABINET
	JOINT BOX		BURIED JOINT
	DISTRIBUTION POINT		JOINTING POST
	MANHOLE		PROPOSED U/G
	DP BOUNDARY		PROPOSED O/H
	OTHER BT BOUNDARY		PROPOSED BOX

Other proposed plant is shown using dashed lines. BT symbols not listed above may be disregarded. Existing BT plant may not be recorded. Information valid at the time of preparation.

**openreach**  
a BT Group business



BT Ref : TVF12248Y

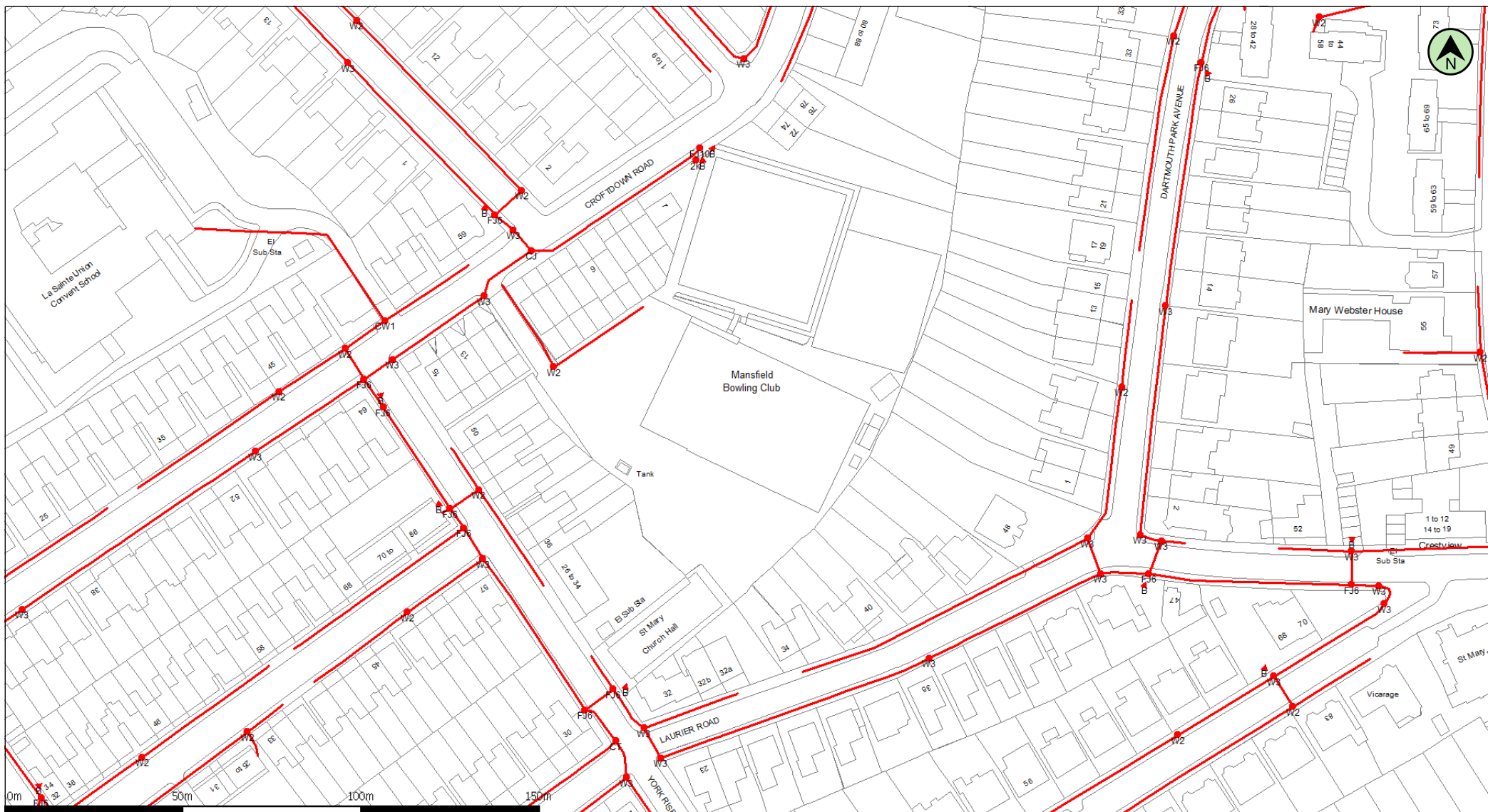
Map Reference : (centre) TQ2874886249

Easting/Northing : (centre) 528748, 18624

Issued : 06/11/2014 12:24:54

**FOOTNOTE: WARNING IT IS ESSENTIAL THAT YOU CONTACT NATIONAL NETWORK HANDLING CENTRE BY EMAIL [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk) BEFORE PROCEEDING WITH ANY WORK IN THE HATCHED AREA**





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Date: 06/11/14

Scale: 1:1515

Map Centre: 528748,186249

Data updated: 24/08/14

Telecoms Plan A4

Important Information - please read

The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Postcodes.pdf', which can be downloaded from this website.

Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan.

This plan is produced by Virgin Media Limited from Ordnance Survey © Crown Copyright 100019209

Duct, Trench



Chamber



Cabinet



asierens@ardent-ce.co.uk



**Adam Sierens**

---

**From:** UK OSP-Team <osp-team@uk.verizon.com>  
**Sent:** 07 November 2014 15:31  
**To:** Adam Sierens  
**Subject:** RE: J671 - Mansfield Bowling Club [Filed 10 Nov 2014 10:06]

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to call.

Yours faithfully

Chris Pile

Plant Protection Officer E.mail osp-team@uk.verizon.com



Chris.Pile  
Plant Protection Officer OSP-Infrastructure  
Field Operations, UK  
Office: 01293 611736  
Mobile: 07990 774438  
[www.verizon.com](http://www.verizon.com)

**From:** Adam Sierens [<mailto:asierens@ardent-ce.co.uk>]  
**Sent:** 07 November 2014 12:36  
**To:** [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com); [FPLplantprotection@fulcrum.co.uk](mailto:FPLplantprotection@fulcrum.co.uk); [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk); [interoute.enquiries@plancast.co.uk](mailto:interoute.enquiries@plancast.co.uk); [plantenquiries@mcnicholas.co.uk](mailto:plantenquiries@mcnicholas.co.uk); UK OSP-Team; [osm.enquiries@atkinsglobal.com](mailto:osm.enquiries@atkinsglobal.com); [plant.enquiries@vtesse.com](mailto:plant.enquiries@vtesse.com); [plantenquiries@jsmconstruction.com](mailto:plantenquiries@jsmconstruction.com); [chris.beattie@hvss.uk.com](mailto:chris.beattie@hvss.uk.com); [nrsua@bskyb.com](mailto:nrsua@bskyb.com); [mapping.services@sse.com](mailto:mapping.services@sse.com); [telenttelia.plantenquiries@telent.com](mailto:telenttelia.plantenquiries@telent.com); UK OSP-Team; [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)  
**Subject:** J671 - Mansfield Bowling Club

**COMMERCIAL IN CONFIDENCE**

OUR REF: J671 Mansfield Bowling Club

Dear Sir/Madam,

Ardent Consulting Engineers is assisting with a potential redevelopment opportunity at Mansfield Bowling Club, Upper Holloway in London. For convenience, please find enclosed the site location plan.

Domestic

- 21 Residential Units

As part of this process we would be grateful if you could provide us with the following information:

Unaffected

5671

## Adam Sierens

---

**From:** &box\_FPLplantprotection\_conx, <FPLplantprotection@fulcrum.co.uk>  
**Sent:** 10 November 2014 14:19  
**To:** Adam Sierens  
**Subject:** RE: J671 - Mansfield Bowling Club

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Afternoon,

We can confirm Fulcrum Pipelines Limited do not have any existing pipes or equipment on or around the above site address.

Please note that other gas transporters may have plant in the area which could be affected by your proposed works.

We will always make every effort to help you where we can, but Fulcrum Pipelines Limited will not be held responsible for any incident or accident arising from the use of the information associated with this search. The details provided are given in good faith, but no liability whatsoever can be accepted in respect thereof.

If you need any help or information simply contact Fulcrum on 03330 146 455. Or you can email us at [FPLplantprotection@fulcrum.co.uk](mailto:FPLplantprotection@fulcrum.co.uk)

Regards,

MATTHEW ABBOTT  
Process Assistant



FULCRUM

Tel: 03330 146 455  
Direct Dial: 01142 804 215  
Email: [Mathew.Abbott@fulcrum.co.uk](mailto:Mathew.Abbott@fulcrum.co.uk)  
Web: [www.fulcrum.co.uk](http://www.fulcrum.co.uk)



## FULCRUM NEWS

### FULCRUM GAS PIPELINE PROJECT SHORTLISTED FOR UTILITY INDUSTRY AWARD

Historic 16 mile Speyside Gas Pipeline project sees Fulcrum short-listed for the Capital Project Management accolade at this year's Utility Week Achievement Awards. [Learn more.](#)

**From:** Adam Sierens [<mailto:asierens@ardent-ce.co.uk>]  
**Sent:** 07 November 2014 12:36  
**To:** [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com); &box\_FPLplantprotection\_conx,;



**Adam Sierens**

---

**From:** Interoute <interoute.enquiries@plancast.co.uk>  
**Sent:** 07 November 2014 22:10  
**To:** Adam Sierens  
**Subject:** RE: J671 - Mansfield Bowling Club

To whom it may concern

This response does not include Vtesse plant, please continue to use Vtesse details for their enquiries

Thank you for your enquiry regarding the above proposals at the above location

*We would advise that we are unaware of any Interoute plant or services in this Location as indicated in your enquiry.*

*We bring to your attention the fact that whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and Interoute and its Agents accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response.*

All responses are only valid for 28 days

Yours faithfully

PLANCAST Plant Enquiry Department



The Old Haybarn  
Rosebery Mews, Mentmore  
Bedfordshire LU7 0UE

T: 01296 662647  
[www.plancast.co.uk](http://www.plancast.co.uk)

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Registered office: 1<sup>st</sup> Floor, The Old Haybarn, Rosebery Mews, Mentmore LU7 0UE.  
Registered in England and Wales with number 4455025 VAT No. 8567 195 80

**From:** Adam Sierens [<mailto:asierens@ardent-ce.co.uk>]

**Sent:** 07 November 2014 12:36

**To:** [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com); [FPLplantprotection@fulcrum.co.uk](mailto:FPLplantprotection@fulcrum.co.uk);

Adam Sierens

No Assets.

(J671)  
(SKY)

**From:** NRSWA <NRSWA@bskyb.com>  
**Sent:** 07 November 2014 13:03  
**To:** Adam Sierens  
**Subject:** BSKYB Telecommunications Services Ltd Plant Enquiry - PEN-14-11-0662 : Ardent Consulting Engineers - J671 [Filed 10 Nov 2014 10:02]

**Attention:** Adam Sierens - Ardent Consulting Engineers

Dear Sir/Madam,

**RE: Mansfield Bowling Club NW5 1EP**

Thank you for your enquiry.

Please be advised that BSKYB Telecommunications Services Ltd will not be affected by these works.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us.

If you would like to submit your plant enquiries electronically, please send them to [nrswa@bskyb.com](mailto:nrswa@bskyb.com)

Please be advised that our fax number has changed to 0207 032 3252.

Regards

**NRSWA Department**

Network Infrastructure and Planning  
BSKYB Telecommunications Services Ltd  
70 Buckingham Avenue  
SLOUGH  
SL1 4PN

T +44 (0) 207 032 3234/250  
F +44 (0) 207 032 3252  
E [nrswa@bskyb.com](mailto:nrswa@bskyb.com)

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unaffected

J671



service • commitment • value

telent  
Crompton Close  
Basildon  
Essex  
SS14 3BA  
United Kingdom

Telephone: +44 (0)800 526 015  
Facsimile: +44 (0)1268 507 569

[www.telent.com](http://www.telent.com)

Date 04/12/2014  
Our Ref LPENQ0000063231

Dear Sir/Madam

**Teliasonera Line Plant Enquiry.**

Thank you for your correspondence enclosing details of your proposals as per your reference below:

**J671 – Mansfield Bowling Club, Upper Holloway, London**

Our client's apparatus, Teliasonera, is not located within the vicinity of the above reference and we therefore have no further interest in this current location.

Please note that all enquiries relating to the Teliasonera line plant should be forwarded to:

By post – to,           telent,  
                                  Teliasonera line plant enquiries,  
                                  Crompton Close,  
                                  Basildon,  
                                  Essex  
                                  SS14 3BA

By email - to,           [telenttelia.plantenquiries@telent.com](mailto:telenttelia.plantenquiries@telent.com)

By phone – to,         0800 526 015

Yours faithfully

Telent CCO

Basildon



Zayo Plant Protection Centre,  
c/o JSM Group Ltd,  
Plant Protection Department,  
Sterling House,  
Mutton Lane,  
Potters Bar,  
Herts  
EN6 3AR

Date: 11/11/2014

Our Ref: JSM/PE/ZAYO/14/P6911

Your Ref: J671 - Mansfield Bowling Club

To Whom It May Concern

**ZAYO EUROPE NOT AFFECTED C2 PRELIMINARY PLANT ENQUIRY**

Thank you for your enquiry dated 07/11/2014.

We confirm that Zayo Europe (formerly Abovenet Communications UK) do not have any apparatus in the vicinity of your proposed works.

Please note all Zayo Europe plant is located within the M25 except for in the following areas: Basildon District Council, Birmingham County Council, Buckinghamshire County Council, Oxfordshire County Council, Sheffield County Council, Slough Borough Council, Thurrock Council, West Sussex County Council and Worcestershire County Council.

For a quicker response please email all plant enquires to [plantenquiries@ismconstruction.com](mailto:plantenquiries@ismconstruction.com)

Please do not hesitate to contact us for further assistance.

Yours faithfully,

JSM Construction Plant Protection Department  
T: 01992 788019  
Email: [plantenquiries@ismconstruction.com](mailto:plantenquiries@ismconstruction.com)

No assets (J671)

**Adam Sierens**

---

**From:** Imogen Rose <imogen.rose@sse.com> on behalf of Mapping Servcies  
<Mapping\_Servcies@sse.com>  
**Sent:** 10 November 2014 09:38  
**To:** Adam Sierens  
**Subject:** J671 - Mansfield Bowling Club



We do not have any network records within the area requested.  
Please contact UK Power Networks 08000565866

Regards  
SSE Mapping Services

\*\*\*\*\*

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[www.ssepd.co.uk](http://www.ssepd.co.uk)

\*\*\*\*\*

## Adam Sierens

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**From:** Plant Enquiries <plantenquiries@energetics-uk.com>  
**Sent:** 10 November 2014 16:02  
**To:** Adam Sierens  
**Subject:** RE: J671 - Mansfield Bowling Club

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

Based on the information provided, I can confirm that Energetics **does not have any plant** within the area(s) specified in your request.

Please be advised that it may take around 10 working days to process enquiries. In the unlikely event that you have been waiting longer than 10 working days, or require further assistance with outstanding enquiries, please call 01698 404945.

Please ensure all plant enquiries are sent to [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com)

Regards

Louise O'Raw  
Technical Clerical Team

Energetics Design & Build  
International House  
Stanley Boulevard  
Hamilton International Technology Park  
Glasgow  
G72 0BN

t: 01698 404977  
f: 01698 404940

e: [louise.oraw@energetics-uk.com](mailto:louise.oraw@energetics-uk.com)  
w: [www.energetics-uk.com](http://www.energetics-uk.com)

---

**From:** Adam Sierens [<mailto:asierens@ardent-ce.co.uk>]

**Sent:** 07 November 2014 12:36

**To:** [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); Plant Enquiries; [FPLplantprotection@fulcrum.co.uk](mailto:FPLplantprotection@fulcrum.co.uk); [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk); [interoute.enquiries@plancast.co.uk](mailto:interoute.enquiries@plancast.co.uk); [plantenquiries@mcnicholas.co.uk](mailto:plantenquiries@mcnicholas.co.uk); [osp-team@uk.verizonbusiness.com](mailto:osp-team@uk.verizonbusiness.com); [osm.enquiries@atkinsglobal.com](mailto:osm.enquiries@atkinsglobal.com); [plant.enquiries@vtesse.com](mailto:plant.enquiries@vtesse.com); [plantenquiries@jsmconstruction.com](mailto:plantenquiries@jsmconstruction.com); [chris.beattie@hvss.uk.com](mailto:chris.beattie@hvss.uk.com); [nrswa@bskyb.com](mailto:nrswa@bskyb.com); [mapping.services@sse.com](mailto:mapping.services@sse.com); [telenttelia.plantenquiries@telent.com](mailto:telenttelia.plantenquiries@telent.com); [osp-team@uk.verizonbusiness.com](mailto:osp-team@uk.verizonbusiness.com); [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

**Subject:** J671 - Mansfield Bowling Club

COMMERCIAL IN CONFIDENCE

OUR REF: J671 Mansfield Bowling Club



Vodafone - no assets J671

Adam Sierens

**From:** Kumar, Krishnaraj <Krishnaraj.Kumar@atkinsglobal.com>  
**Sent:** 12 November 2014 10:12  
**To:** Adam Sierens  
**Subject:** [Pending]RE: J671 - Mansfield Bowling Club

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This response is made only in respect to electronic communications apparatus forming part of the Vodafone: Fixed electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

Please accept this email as confirmation that Vodafone: Fixed **does not** have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

Plant Enquiries Team  
T: 01454 662881  
E: [osm.enquiries@atkinsglobal.com](mailto:osm.enquiries@atkinsglobal.com)

ATKINS working on behalf of Vodafone



**PLEASE NOTE:**

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

Diversification works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to [osm.enquiries@atkinsglobal.com](mailto:osm.enquiries@atkinsglobal.com). These estimates should be provided normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).



Please consider the environment before printing this e-mail

**From:** Adam Sierens [<mailto:asierens@ardent-ce.co.uk>]  
**Sent:** 07 November 2014 18:06  
**To:** [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com); [FPLplantprotection@fulcrum.co.uk](mailto:FPLplantprotection@fulcrum.co.uk); [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk); [interoute.enquiries@plancast.co.uk](mailto:interoute.enquiries@plancast.co.uk); [plantenquiries@mcnicholas.co.uk](mailto:plantenquiries@mcnicholas.co.uk); [osp-team@uk.verizonbusiness.com](mailto:osp-team@uk.verizonbusiness.com); National Plant Enquiry's; [plant.enquiries@vtesse.com](mailto:plant.enquiries@vtesse.com); [plantenquiries@jsmconstruction.com](mailto:plantenquiries@jsmconstruction.com); [chris.beattie@hvss.uk.com](mailto:chris.beattie@hvss.uk.com); [nrswa@bskyb.com](mailto:nrswa@bskyb.com); [mapping.services@sse.com](mailto:mapping.services@sse.com); [telenttelia.plantenquiries@telent.com](mailto:telenttelia.plantenquiries@telent.com); [osp-team@uk.verizonbusiness.com](mailto:osp-team@uk.verizonbusiness.com); [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)  
**Subject:** J671 - Mansfield Bowling Club

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Vtesse

J671

## Adam Sierens

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**From:** VTN Plant Enquiries Internal <VTN.PlantEnquiriesInternal@interoute.com>  
**Sent:** 12 November 2014 11:29  
**To:** Adam Sierens  
**Subject:** PLANT ENQUIRY RESPONSE [Filed 13 Nov 2014 16:33]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Our Ref 1114/134

I confirm that Vtesse Networks do not have any plant within a 250 meter radius of your given central coordinates.

Plant Enquiry Team  
Tel: 01992 532100  
plant.enquiries@vtesse.com  
www.vtesse.com



Any large area enquiries will need to be submitted in 250m areas or alternatively please email for a 'large area' quote.

NB: Please note the response above is for a 250metre radius from the central coordinates supplied & is valid for 28 days from search response date.

Whilst we try to ensure the information we provide is accurate, the information is provided without prejudice and Vtesse

Networks Ltd accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response.

=====  
Company: Ardent Consulting Engineers  
Email: asierens@ardent-ce.co.uk  
First Name: Adam  
Last Name: Sierens  
Phone: 02076804088  
=====

Reference: J671  
Address 1: Mansfield Bowling Club  
Address 2: Upper Holloway  
Locality: Upper Holloway  
Town: London  
County: London  
Postcode: NW5 1EP  
Eastings: 528748  
Northings: 186249  
Reason: New Residential Development  
Reason Other:  
Attachment orig file name: Site\_Location\_Plan.pdf Attachment 2: None Attachment 3: None

5671

## Adam Sierens

---

**From:** Sandra Lakin <Sandra.Lakin@mcnicholas.co.uk>  
**Sent:** 12 December 2014 13:27  
**To:** Adam Sierens  
**Subject:** FW: PLANT ENQUIRY RESPONSES - NOT AFFECTED - KPN & TATA [Filed 12 Dec 2014 14:11]

The locations below are **NOT AFFECTED** by KPN & TATA apparatus.

J671 Ardent Consulting engineers **mansfield Bowling club**

Please quote these references on any correspondence.

**Please note:**

*McNicholas, on behalf of our client, accept no liability for claims arising from inaccuracies, omissions or errors contained within your plant enquiry request.*

If you require further information please do not hesitate to contact us.

Kind Regards,

  
**McNicholas**

**McNicholas Plant Enquiry Team**

Telephone – 0330 055 8466/8469  
Facsimile – 01923 802704

Website - [www.mcnicholas.co.uk](http://www.mcnicholas.co.uk)

**Our team. Your solution.**

\*\*\*\*\*

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COLT J671

**Adam Sierens**

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**From:** Plant enquiries <plantenquiries@catelecomuk.com>  
**Sent:** 14 November 2014 11:29  
**To:** Adam Sierens  
**Subject:** RE: J671 - Mansfield Bowling Club [Filed 14 Nov 2014 11:52]

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance please do not hesitate to contact us.

Kind regards,

**Plant Enquiry Team**



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**From:** Adam Sierens [<mailto:asierens@ardent-ce.co.uk>]

**Sent:** 07 November 2014 12:36

**To:** [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com); [FPLplantprotection@fulcrum.co.uk](mailto:FPLplantprotection@fulcrum.co.uk); [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk); [interoute.enquiries@plancast.co.uk](mailto:interoute.enquiries@plancast.co.uk); [plantenquiries@mcnicholas.co.uk](mailto:plantenquiries@mcnicholas.co.uk); [osp-team@uk.verizonbusiness.com](mailto:osp-team@uk.verizonbusiness.com); [osm.enquiries@atkinsglobal.com](mailto:osm.enquiries@atkinsglobal.com); [plant.enquiries@vtesse.com](mailto:plant.enquiries@vtesse.com); [plantenquiries@jsmconstruction.com](mailto:plantenquiries@jsmconstruction.com); [chris.beattie@hvss.uk.com](mailto:chris.beattie@hvss.uk.com); [nrswa@bskyb.com](mailto:nrswa@bskyb.com); [mapping.services@sse.com](mailto:mapping.services@sse.com); [telentelia.plantenquiries@telent.com](mailto:telentelia.plantenquiries@telent.com); [osp-team@uk.verizonbusiness.com](mailto:osp-team@uk.verizonbusiness.com); [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

**Subject:** J671 - Mansfield Bowling Club

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CIVILS AND CABLING INSTALLATION SPECIALIST

J671

Instalcom Ltd, Borehamwood Ind Park, Rowley Lane, Borehamwood, Herts WD6 5PZ.  
Telephone: 020 8731 4600 Fax: 020 8731 4601 Email: [enquiries@instalcom.co.uk](mailto:enquiries@instalcom.co.uk)

26 November 2014

Dear Sir or Madam,

**Your Ref J671 - Mansfield Bowling Club**  
**Our Ref: E11-14-1990**

With reference to your enquiry regarding the above noted location, I can confirm that LEVEL 3, GLOBAL CROSSING (UK) LTD, GLOBAL CROSSING PEC FIBERNET UK LTD and FIBRESPAN LTD networks **DO NOT** have any apparatus within the immediate proximity of your proposed works.

Instalcom responds to plant enquiries for LEVEL 3, GLOBAL CROSSING (UK) LTD, GLOBAL CROSSING PEC and FIBERNET UK LTD and FIBRESPAN LTD simultaneously and therefore you only need send one copy of a plant enquiry to cover all of these companies. If you would like to query the location further, please email us accordingly and we can arrange an in depth survey, which will be charged at a cost. As we are moving towards a fully electronic database we urge our customers to request plant enquiries by email which will result in a higher level of service, please forward future plant enquiries to [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk)

If you require any further information, please do not hesitate to contact me.

**Plant Protection Administrator**

**Instalcom Limited**  
**Borehamwood Ind. Park**  
**Rowley Lane**  
**Borehamwood,**  
**WD6 5PZ**  
**E mail: - [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk)**  
**Phone: - 020 8731 4600**  
**Fax: - 020 8731 4601**  
**Web: - [www.instalcom.co.uk](http://www.instalcom.co.uk)**



Certificate Number 7604  
ISO 9001  
ISO 14001  
OHSAS 18001

DIRECTORS: T.G. & T.J. O'Connor, J.T. McVeigh, D.J. Dix, P.M. Alderton.  
INSTALCOM LIMITED REGISTERED IN ENGLAND No. 3421543



Part of GCU Group

Adam Sierens

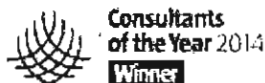
SGN

J671

**From:** Shannon Higgins  
**Sent:** 07 November 2014 15:21  
**To:** Adam Sierens  
**Subject:** FW: J671 - Mansfield Bowling Club

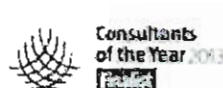
Shannon Higgins  
Administration Assistant

**ARDENT**  
CONSULTING ENGINEERS



Suite 207, One Alie Street, London, E1 8DE  
Tel: 020 7680 4088 - Fax: 020 7488 3736 - Web [www.ardent-ce.co.uk](http://www.ardent-ce.co.uk)

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**From:** Lesley Phillips [mailto:[lesley.phillips@sgn.co.uk](mailto:lesley.phillips@sgn.co.uk)] **On Behalf Of** Plant Location  
**Sent:** 07 November 2014 15:14  
**To:** Shannon Higgins  
**Subject:** Re: J671 - Mansfield Bowling Club

Dear Sir/Madam

Many thanks for your enquiry unfortunately Southern Gas Networks do not cover this area. Please redirect your enquiry to:

National Grid Plant Protection, Block 1, Floor 2 Brick Kiln Street, Hinckley LE10 0NA.

From: Shannon Higgins <[shiggins@ardent-ce.co.uk](mailto:shiggins@ardent-ce.co.uk)>  
To: "plantlocation@sgn.co.uk" <[plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)>

Unaffected

J671

## Adam Sierens

**From:** Plant enquiries <plantenquiries@catelecomuk.com>  
**Sent:** 14 November 2014 11:29  
**To:** Adam Sierens  
**Subject:** RE: J671 - Mansfield Bowling Club [Filed 14 Nov 2014 11:52]

Colt

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

if we can be of any further assistance please do not hesitate to contact us.

Kind regards,

**Plant Enquiry Team**



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**From:** Adam Sierens [<mailto:asierens@ardent-ce.co.uk>]

**Sent:** 07 November 2014 12:36

**To:** [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com); [FPLplantprotection@fulcrum.co.uk](mailto:FPLplantprotection@fulcrum.co.uk); [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk); [interoute.enquiries@plancast.co.uk](mailto:interoute.enquiries@plancast.co.uk); [plantenquiries@mcnicholas.co.uk](mailto:plantenquiries@mcnicholas.co.uk); [osp-team@uk.verizonbusiness.com](mailto:osp-team@uk.verizonbusiness.com); [osm.enquiries@atkinsglobal.com](mailto:osm.enquiries@atkinsglobal.com); [plant.enquiries@vtesse.com](mailto:plant.enquiries@vtesse.com); [plantenquiries@jsmconstruction.com](mailto:plantenquiries@jsmconstruction.com); [chris.beattie@hvss.uk.com](mailto:chris.beattie@hvss.uk.com); [nrswa@bskyb.com](mailto:nrswa@bskyb.com); [mappingq.services@sse.com](mailto:mappingq.services@sse.com); [telenttelia.plantenquiries@telent.com](mailto:telenttelia.plantenquiries@telent.com); [osp-team@uk.verizonbusiness.com](mailto:osp-team@uk.verizonbusiness.com); [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

**Subject:** J671 - Mansfield Bowling Club

COMMERCIAL IN CONFIDENCE



INTERROUTE

J671

Adam Sierens

**From:** Interoute <interoute.enquiries@plancast.co.uk>  
**Sent:** 07 November 2014 22:10  
**To:** Adam Sierens  
**Subject:** RE: J671 - Mansfield Bowling Club [Filed 10 Nov 2014 10:23]

To whom it may concern

This response does not include Vtesse plant, please continue to use Vtesse details for their enquiries

Thank you for your enquiry regarding the above proposals at the above location

**We would advise that we are unaware of any Interoute plant or services in this Location as indicated in your enquiry.**

*We bring to your attention the fact that whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and Interoute and its Agents accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response.*

All responses are only valid for 28 days

Yours faithfully

PLANCAST Plant Enquiry Department



The Old Haybarn  
Rosebery Mews, Mentmore  
Bedfordshire LU7 0UE

T: 01296 662647  
[www.plancast.co.uk](http://www.plancast.co.uk)

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Registered office: 1<sup>st</sup> Floor, The Old Haybarn, Rosebery Mews, Mentmore LU7 0UE  
Registered in England and Wales with number 4455025 VAT No. 8567 195 80

**From:** Adam Sierens [<mailto:asierens@ardent-ce.co.uk>]

**Sent:** 07 November 2014 12:36

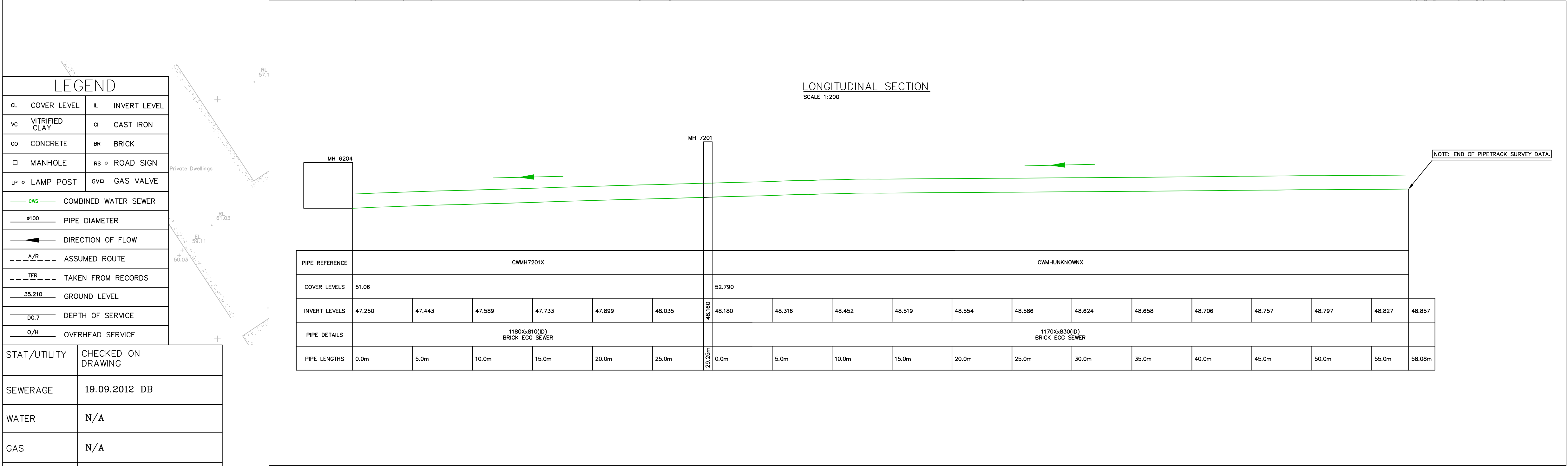
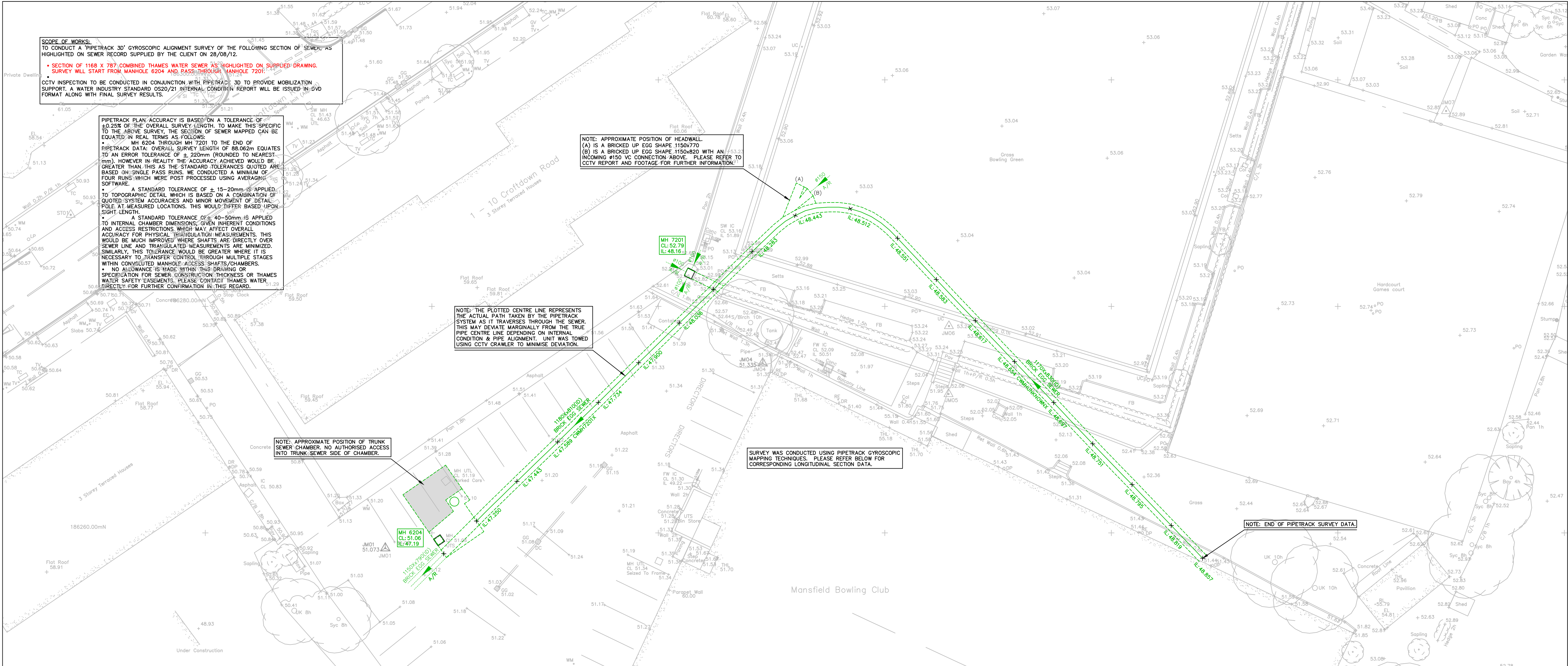
**To:** [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com); [FPLplantprotection@fulcrum.co.uk](mailto:FPLplantprotection@fulcrum.co.uk);



## **Appendix C**

### **Combined Sewer Survey**





LEGEND			
CL	COVER LEVEL	IL	INVERT LEVEL
VC	VITRIFIED CLAY	CI	CAST IRON
CO	CONCRETE	BR	BRICK
□	MANHOLE	RS	ROAD SIGN
LP	LAMP POST	GVD	GAS VALVE
CWS			
COMBINED WATER SEWER			
Ø100			
PIPE DIAMETER			
→			
DIRECTION OF FLOW			
A/R			
ASSUMED ROUTE			
TR			
TAKEN FROM RECORDS			
35.210			
GROUND LEVEL			
D0.7			
DEPTH OF SERVICE			
O/H			
OVERHEAD SERVICE			

STAT/UTILITY	CHECKED ON DRAWING
SEWERAGE	19.09.2012 DB
WATER	N/A
GAS	N/A
BT	N/A
EDF ELEC	N/A
COMMS	N/A
OTHER	N/A

STATION CO-ORDINATES				
STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
JM01	528695.886	186258.649	51.073	CLIENT STATION
JM04	528729.218	186274.971	51.335	CLIENT STATION

The topographic information used, was supplied by the client. Infotec will not be held responsible for inaccuracies or omissions resulting from this transfer of information. As all services are positioned relative to the topographic features shown on this drawing, under no circumstances should any information be scaled or positioned from the data shown. Where site markings are provided these should be protected by the client during construction work. For further information contact Infotec.

All Surveys are undertaken in accordance with our standard terms and conditions of survey and these are available for inspection.

**Electromagnetic Utility Location**  
Every effort is made to overcome problems encountered during the tracing operation. However where limited access denies adequate signal application and the use of surface induction techniques etc., certain pipe or cable routes may be deemed untraceable. Trial holes should be used by the client to prove unidentified services, or investigate lost signals. This may provide access to allow further signal application and the client may elect to commission Infotec to undertake additional route tracing beyond these points. Any invasive work planned to be undertaken within close proximity or major services, should be preceded by sufficient trial holes to verify the positions and depths shown.

**Important Notice**  
Depth indications are given for guidance purposes only as they are likely to be influenced by Electromagnetic fields, particularly those generated by other utility services or structures in close proximity.

The function of any sewer should be taken from Public Sewer Records. Where no records are available at the time of survey, an attempt will be made to determine the sewer function. This should however be verified formally before undertaking or finalising any design proposals.

The client should refer to the public utility records to ascertain the configuration of pipe or cable layout. We recommend an appropriate band width & safe working easement be applied prior to undertaking any adjacent works.

**Ground Penetrating Radar**  
Every effort is made to overcome problems encountered during the radar survey. However where survey area is limited and interference is caused by external sources, certain features may be deemed untraceable.

Depth indication is given for guidance purposes only as they will be influenced by the material and structure of the ground surveyed. Trial holes should be excavated to investigate unidentified services and area of concern, and to obtain precise depth information of features located.

**PipeTrack Gyroscopic Mapping**  
Every effort is made to overcome problems encountered during the PipeTrack survey. However where sufficient access is denied to online manhole chambers or is denied to online manhole chambers or obstructions/silt are encountered, overall survey accuracy may be affected. CCTV surveys are always recommended prior to introduction of PipeTrack unit to prevent these instances. In additions, detailed Q.C. reports are provided for each PipeTrack survey to verify reliability of the data achieved and those not meeting the quoted accuracies are discarded and re-surveyed.

For clarity purposes within this drawing, the clients supplied topographical survey has been edited. Infotec are not liable for any information eradicated from this survey.

PRELIMINARY

(FINAL CONDOC DRAWINGS AVAILABLE UPON REQUEST ONCE FULL PAYMENT HAS BEEN RECEIVED AND ALL RELEVANT PUBLIC UTILITY RECORDS HAVE BEEN SUPPLIED TO SATISFY QA/QC PROCEDURE)

REV	DESCRIPTION	DRAWN	CHKD	APPR	DATE
1	CHECKED PRELIMINARY ISSUE	DB	DP		24.09.12

↑

N

DRAWN: DB

CHKD: DP

APPR:

SCALE: 1:200@A1

DATE: 19/09/2012

TITLE :

PIPETRACK GYROSCOPIC  
MAPPING SURVEY

CLIENT NAME : ARDENT CONSULTING

JOB : MANSFIELD BOWLING CLUB, HIGHGATE

DRWG No: INF-3078-D01(P)

REV: -