



NOTES

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- All work is to be in accordance with the relevant specifications, BS 8000, BS 5393, BS 5400, BS 5401, BS 5402, BS 5403, BS 5404, BS 5405, BS 5406, BS 5407, BS 5408, BS 5409, BS 5410, BS 5411, BS 5412, BS 5413, BS 5414, BS 5415, BS 5416, BS 5417, BS 5418, BS 5419, BS 5420, BS 5421, BS 5422, BS 5423, BS 5424, BS 5425, BS 5426, BS 5427, BS 5428, BS 5429, BS 5430, BS 5431, BS 5432, BS 5433, BS 5434, BS 5435, BS 5436, BS 5437, BS 5438, BS 5439, BS 5440, BS 5441, BS 5442, BS 5443, BS 5444, BS 5445, BS 5446, BS 5447, BS 5448, BS 5449, BS 5450, BS 5451, BS 5452, BS 5453, BS 5454, BS 5455, BS 5456, BS 5457, BS 5458, BS 5459, BS 5460, BS 5461, BS 5462, BS 5463, BS 5464, BS 5465, BS 5466, BS 5467, BS 5468, BS 5469, BS 5470, BS 5471, BS 5472, BS 5473, BS 5474, BS 5475, BS 5476, BS 5477, BS 5478, BS 5479, BS 5480, BS 5481, BS 5482, BS 5483, BS 5484, BS 5485, BS 5486, BS 5487, BS 5488, BS 5489, BS 5490, BS 5491, BS 5492, BS 5493, BS 5494, BS 5495, BS 5496, BS 5497, BS 5498, BS 5499, BS 5500.
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7 Denotes Section Number.
 Denotes Drawing Number.

LEGEND

- HARD LANDSCAPING
- SOFT LANDSCAPING
- BROWN ROOF
- GREEN ROOF

Issue No.	Description	Date	By
S1	ISSUED FOR INFORMATION	10.04.15	NEJ

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LONDON 020 7340 1700 MANCHESTER 0161 819 3060
 SURREY 01737 784 500 BIRMINGHAM 01675 467 484
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Job Title: **REGENTS PARK ESTATE**
 Client: **TIBBALDS**

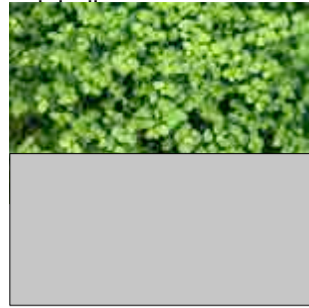
PLOT	PLOT AREAS				
	TOTAL AREA (M ²)	GREEN ROOF AREA (M ²)	BROWN ROOF AREA (M ²)	SOFT LANDSCAPED AREA (M ²)	HARD LANDSCAPED AREA (M ²)
PLOT 1	2424	518	0	537	1369
PLOT 2	1307	391	0	542	374
PLOT 3	1660	362	0	1055	243
PLOT 4	1805	0	391	1116	298
PLOT 5	1135	88	274	284	489
PLOT 6	1537	0	279	37	1221
PLOT 8	610	0	277	47	286
PLOT 9	776	115	0	16	645

PLOT SURFACES

Drawn	Date	Scale @ A0	C1 checked	CR Project No.
NEJ	10/04/2015	1:1000@A0	BSF	11775CR015

Doc No: **11775-CRH-Z0-00-SK-C-015** Rev: **S0** S1

Pebbles &



Privet



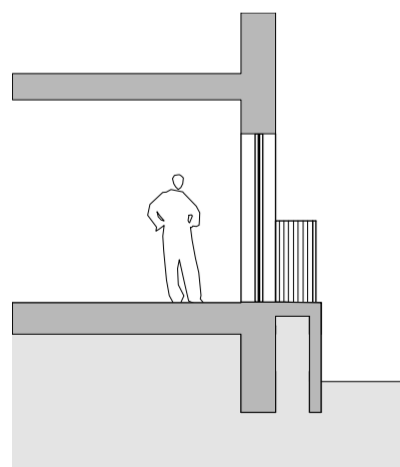
Granite setts



Yellow rose

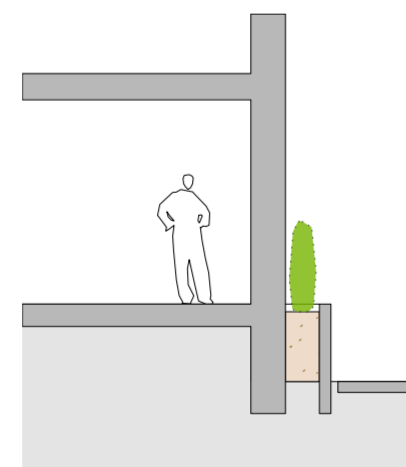


Clematis Bill Mac Kenzie



Section through the balcony on the East façade

1:100



Section through the planters on the East façade

1:100



Amelanchier lamarckii

Soleirolia soleirolii

Sorbus hupehensis

with underplanting of:

Narcissus cyclamineus
Achillea millefolium 'Lansdorferglut'
Euphorbia amygdaloides 'Purpurea'

private amenity
[no communal gardens]

Ligustrum ovalifolium hedge

Rosa 'Golden Future'
Rosa banksiae 'Lutea'
Clematis tangutica 'Bill MacKenzie'

Wildlife Hedge:

Corylus avellana
Crataegus monogyna
Rosa arvensis

Plan

1:200

KEY

-  New special tree on corners
-  New tree
-  Underplanting
-  Flowering/fruitley hedgerow
-  Evergreen hedges
-  Climbers
-  Breedon gravel
-  Pebbles with mosses
-  Granite setts 200x100mm
-  Reused granite kerbs 300mm wide
-  Highway boundaries

DRAFT

East
Architecture landscape
urban design

Unit 8
49-59 Old Street
London EC1V 9HX
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E mail@east.uk.com

www.east.uk.com

PROJECT

Regent's Park Estate

CLIENT

LB Camden

DRAWING STATUS

Stage 3

DATE

2nd April 2015

SCALE

varies

SIZE

A3

REV

-

DRAWING TITLE

Proposed site plan and
sections
Site 10 / St. Bedes
Mews

DRAWING NR

114 RPE S10 100

Planters:

Akebia quinata
Pulmonaria officinalis
Geranium phaeum
Adiantum aleuticum
Gaillardia nivalis

Magnolia 'Sayonara'

Grasses and perennials:

Deschampsia cespitosa
Allium hollandicum 'Purple Sensation'
Echinacea purpurea
Verbena bonariensis

Hedging (1.5m height):

Ligustrum ovalifolium

Ground Floor Plan
 1:200



Hedging (0.5m height):

Buxus sempervirens

Climbing plants:

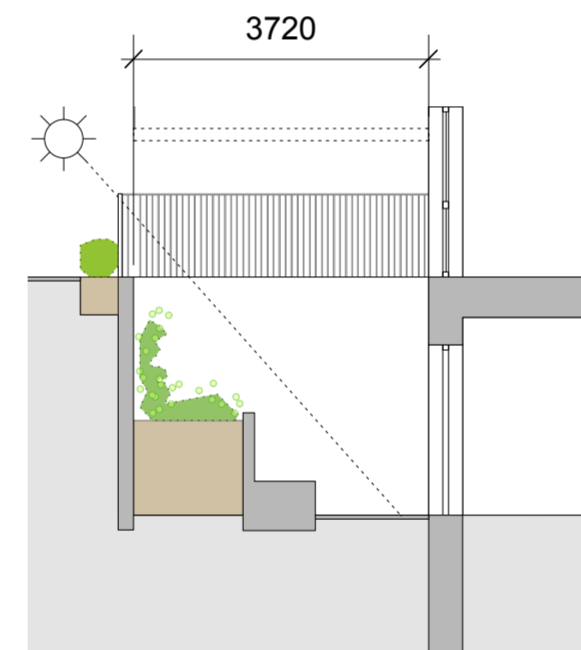
Akebia quinata
Passiflora caerulea
Passiflora x violacea

Hamamelis x intermedia 'Jelena'

private amenity
 [no communal gardens]



Basement Plan
 1:200



Section through the basement
 1:100

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CLIENT
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DRAWING STATUS	DATE
Stage 3	2nd April 2015

SCALE	SIZE	REV
varies	A3	-

DRAWING TITLE	DRAWING NR
Proposed site plan and sections Site 6 / Cape of good hope	114 RPE S6 100

Low hedging (300 - 450mm height):

Buxus sempervirens

Native hedging (600 - 1200mm height):

Rosa arvensis
Corylus avellana
Crataegus monogyna

private amenity



Raised planter:

Euphorbia characias
Geranium 'Patricia'



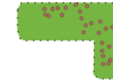





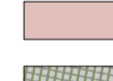
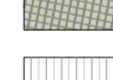
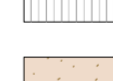

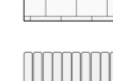



Raised planter:

Magnolia stellata

Underplanted with:
Vinca minor 'Alba'
Galanthus nivalis

Sedum mix

KEY

-  Existing tree retained
-  New special tree on corners
-  Wildlife flowering/fruited hedgerow
-  Evergreen hedges
-  Herbaceous borders
-  Ornamental grasses + perennials
-  Sedum
-  Communal growing spaces (concrete raised planters)
-  Seating
-  Stable-yard cobbles
-  Granite setts 200x100mm
-  Breedon gravel
-  Concrete flags
-  Reused granite kerbs 300mm wide
-  Chasse-roue (reused bollard)
-  Highway boundaries

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PROJECT
Regent's Park Estate

CLIENT
 LB Camden

DRAWING STATUS	DATE	
Stage 3	30th March 2015	
SCALE	SIZE	REV
varies	A2	-

DRAWING TITLE	DRAWING NR
Proposed site plan & section Site 9 / Victory pub Version 01	114 RPE S9 100

Proposed plan 1:200



Carpinus betulus
hedging

Underplanting:
Narcissus 'Jenny'
Fritillaria meleagris
Galanthus nivalis
Primula vulgaris

Shrubs such as
Corylus avellana
and *Hamamelis mollis*

Cluster of
Betula pendula








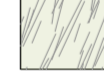
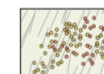



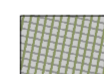

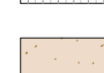





Low play maze (max.
500mm height)
Buxus sempervirens

Echinacea purpurea
Verbena bonariensis
Euphorbia amygdaloides *Purpurea'*
Deschampsia cespitosa
Thymus praecox

Acer griseum

Carpinus betulus
hedging

KEY

-  Existing tree retained
-  Existing tree removed
-  New tree
-  Wildlife flowering/fruited hedgerow
-  Evergreen hedges
-  Tree trunks
-  Grass
-  Long grass
-  Flowering meadow
-  Underplanting
-  Herbaceous borders
-  Seating
-  Stable-yard cobbles
-  Granite setts 200x100mm
-  Breedon gravel
-  Concrete flags
-  Concrete + granite setts
-  Reused granite kerbs 300mm wide
-  Highway boundaries
-  Water tank

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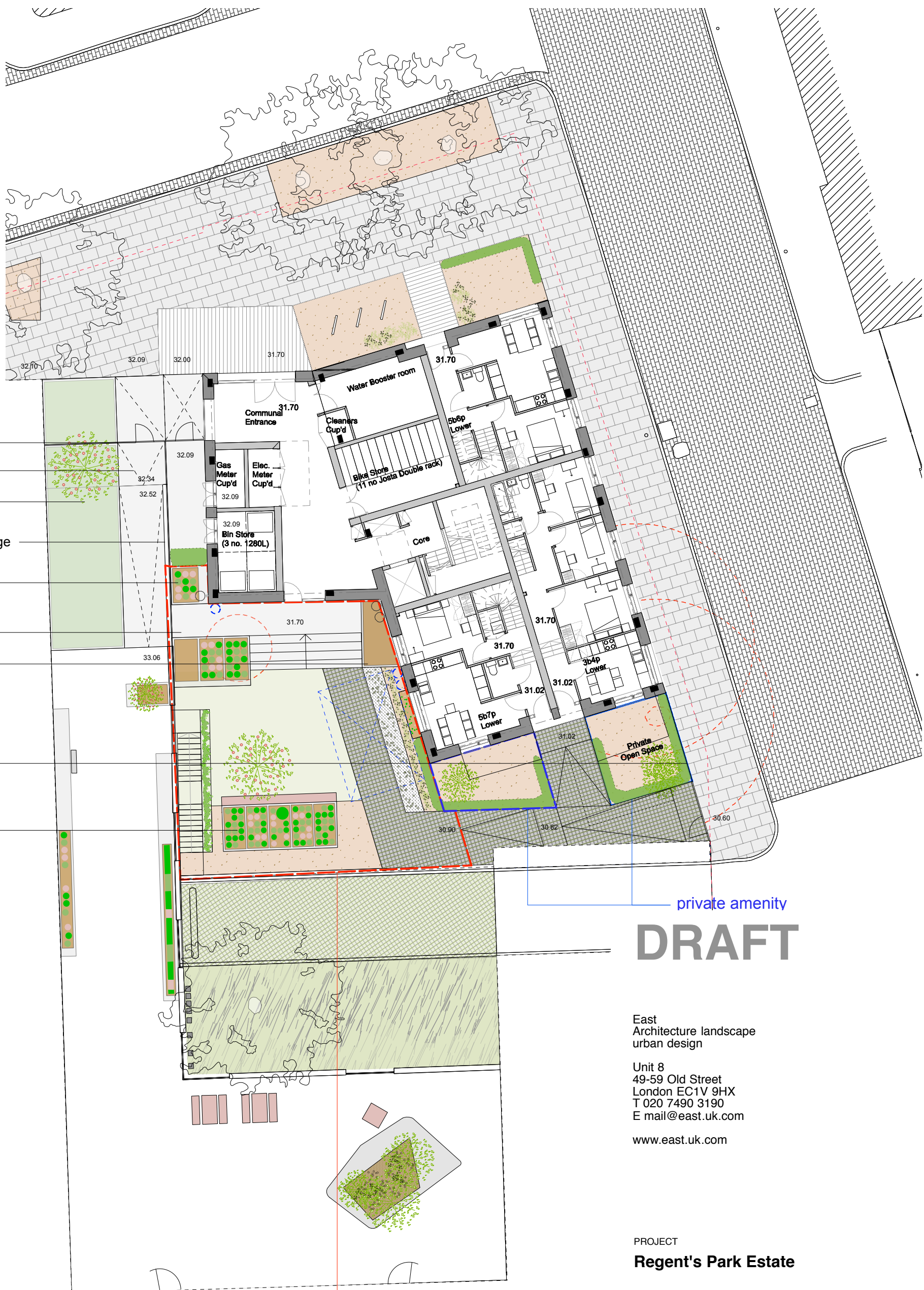
PROJECT
Regent's Park Estate

CLIENT
LB Camden

DRAWING STATUS DATE
Stage 3 30th March 2015

SCALE SIZE REV
1:200 A2 -

DRAWING TITLE DRAWING NR
Proposed site plan 114 RPE S4 100
Site 04 / Newlands Plot



- low gates
- existing ramp to deck
- new raised planter on concrete ramp
- new brick wall to form edge to ramp & new parapet
- separation allowed by community planter
- Community planter
- Private planter
- retaining wall
- Community planter

private amenity

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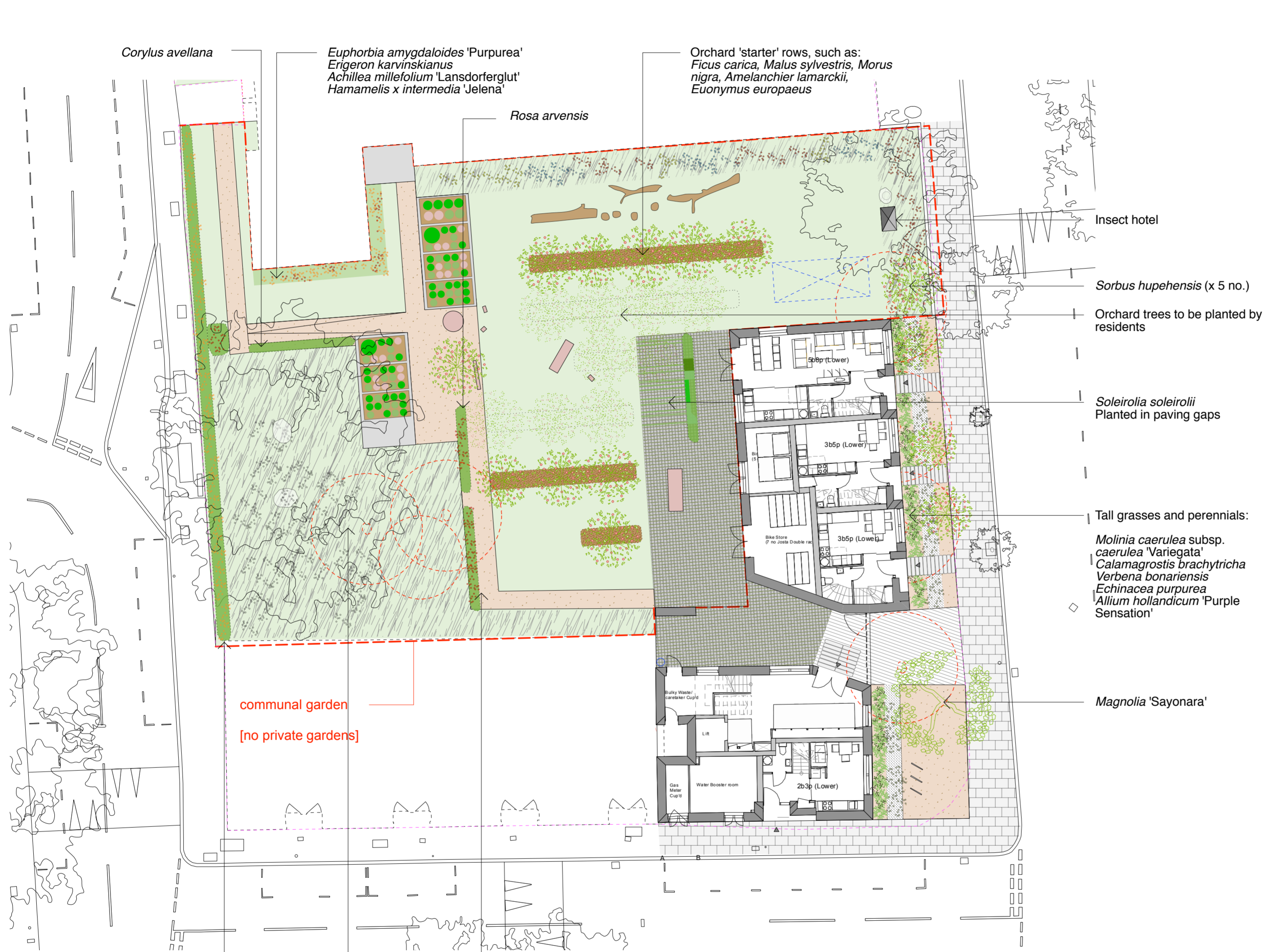
CLIENT
 LB Camden

DRAWING STATUS DATE
 Stage 3 30th March 2015

SCALE SIZE REV
 1:200 A3 -

DRAWING TITLE DRAWING NR
 Proposed site plan 114 RPE S5 100
 Site 5 / Dick Collins Hall

communal garden



- KEY**
- Existing tree retained
 - Existing tree removed
 - New fruit tree
 - New special tree on corners
 - Wildlife flowering/fruited hedgerow
 - Evergreen hedges
 - Tree trunks
 - Grass
 - Long grass
 - Flowering meadow
 - Underplanting
 - Herbaceous borders
 - Ornamental grasses + perennials
 - Pebbles with mosses/low ground cover
 - Communal growing spaces (concrete raised planters)
 - Seating
 - Stable-yard cobbles
 - Granite setts 200x100mm
 - Wood chip mulch
 - Breedon gravel
 - Concrete flags
 - Reused granite kerbs 300mm wide
 - In situ concrete
 - Highway boundaries
 - Water tank

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DRAWING STATUS
Stage 3

DATE
30th March 2015

SCALE
1:200

SIZE
A2

REV
-

DRAWING TITLE
Proposed site plan
Site 03 /
Varndell Street Corner

DRAWING NR
114 RPE S3 100

Native hedging:
Rubus fruticosus 'Loch Ness'
Corylus avellana
Prunus spinosa

Underplanting:
Galanthus nivalis
Narcissus 'Jenny'
Fritillaria meleagris

Rosa canina

Corylus avellana

Euphorbia amygdaloides 'Purpurea'
Erigeron karvinskianus
Achillea millefolium 'Lansdorferglut'
Hamamelis x intermedia 'Jelena'

Rosa arvensis

Orchard 'starter' rows, such as:
Ficus carica, *Malus sylvestris*, *Morus nigra*, *Amelanchier lamarckii*,
Euonymus europaeus

Insect hotel

Sorbus hupehensis (x 5 no.)

Orchard trees to be planted by residents

Soleirolia soleirolii
Planted in paving gaps

Tall grasses and perennials:
Molinia caerulea subsp. *caerulea* 'Variegata'
Calamagrostis brachytricha
Verbena bonariensis
Echinacea purpurea
Allium hollandicum 'Purple Sensation'

Magnolia 'Sayonara'

communal garden
[no private gardens]





- KEY**
- Existing tree retained
 - Existing tree removed
 - New tree
 - New conifer
 - Existing conifer
 - Wildlife flowering/fruited hedgerow
 - Evergreen hedges
 - Grass
 - Long grass
 - Herbaceous borders
 - Ornamental grasses + perennials
 - Pebbles with mosses/low ground cover
 - Communal growing spaces (concrete raised planters)
 - Seating
 - Stable-yard cobbles
 - Granite setts 200x100mm
 - Breedon gravel
 - Sand
 - Concrete flags
 - Reused granite kerbs 300mm wide
 - In situ concrete
 - Tarmac
 - Highway boundaries

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Regent's Park Estate

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DRAWING STATUS DATE
Stage 3 30th March 2015

SCALE SIZE REV
1:200 A2 -

DRAWING TITLE DRAWING NR
Proposed site plan 114 RPE S1 100
Site 01 / Robert Street Car Park



communal garden

Sorbus hupehensis

Achillea millefolium 'Lansdorferglut'
Verbena bonariensis
Deschampsia cespitosa
Stipa tenuissima
Echinacea purpurea
Phlomis tuberosa

breedon gravel
with drivable sub-base

breedon gravel
[permeable]

Morus nigra or *Juglans regia*

concrete surface / path

Cercis canadensis 'Forest Pansy'

Raised beds with 'starter'
vegetables such as strawberries,
rhubarb and raspberries

Buxus sempervirens

Native hedging:
Corylus avellana
Rosa arvensis
Prunus spinosa
Crataegus monogyna

Salix babylonica var. *pekinensis*
 'Tortuosa'

- KEY
- Existing tree retained
 - New tree
 - New fruit tree
 - New special tree on corners
 - Wildlife flowering/fruited hedgerow
 - Evergreen hedges
 - Grass
 - Long grass
 - Herbaceous borders
 - Pebbles with mosses/low ground cover
 - Communal growing spaces (concrete raised planters)
 - Seating
 - Breedon gravel
 - Concrete flags
 - Concrete + granite setts
 - In situ concrete
 - Staffordshire Blue Pavement
 - Highway boundaries

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PROJECT
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DRAWING STATUS
Stage 3

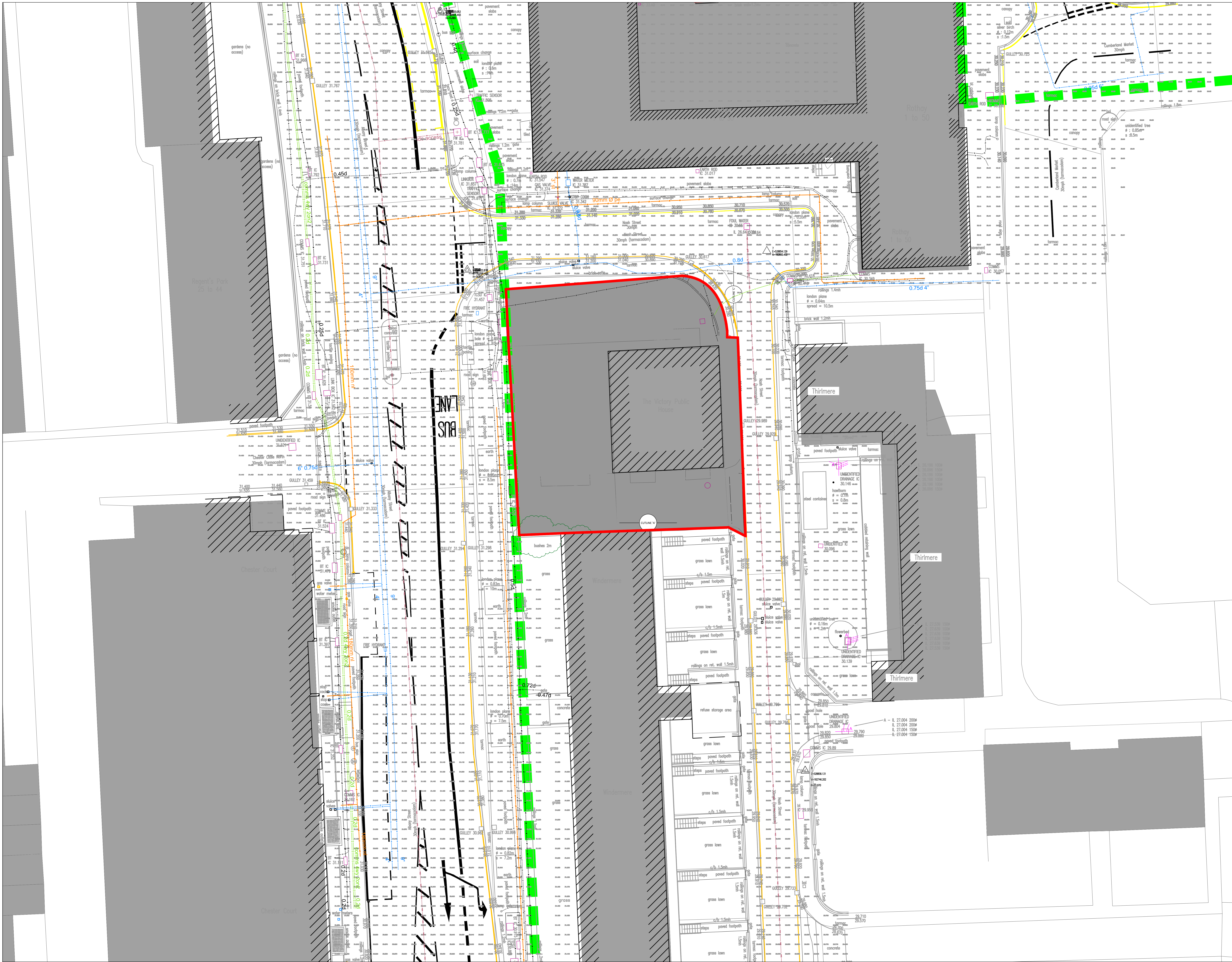
DATE
30th March 2015

SCALE
1:200

SIZE
A2

DRAWING TITLE
Proposed site plan
Site 02 /
Former One Stop Shop

DRAWING NR
114 RPE S2 100



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 Denotes Drawing Number.

LEGEND

- INDIVIDUAL SITE BOUNDARY
- OVERALL SITE BOUNDARY
- EXISTING HARD SURFACE
- EXISTING SOFT SURFACE

Issue No.	Description	Date	By
S1	ISSUED FOR INFORMATION	15.04.15	NEJ

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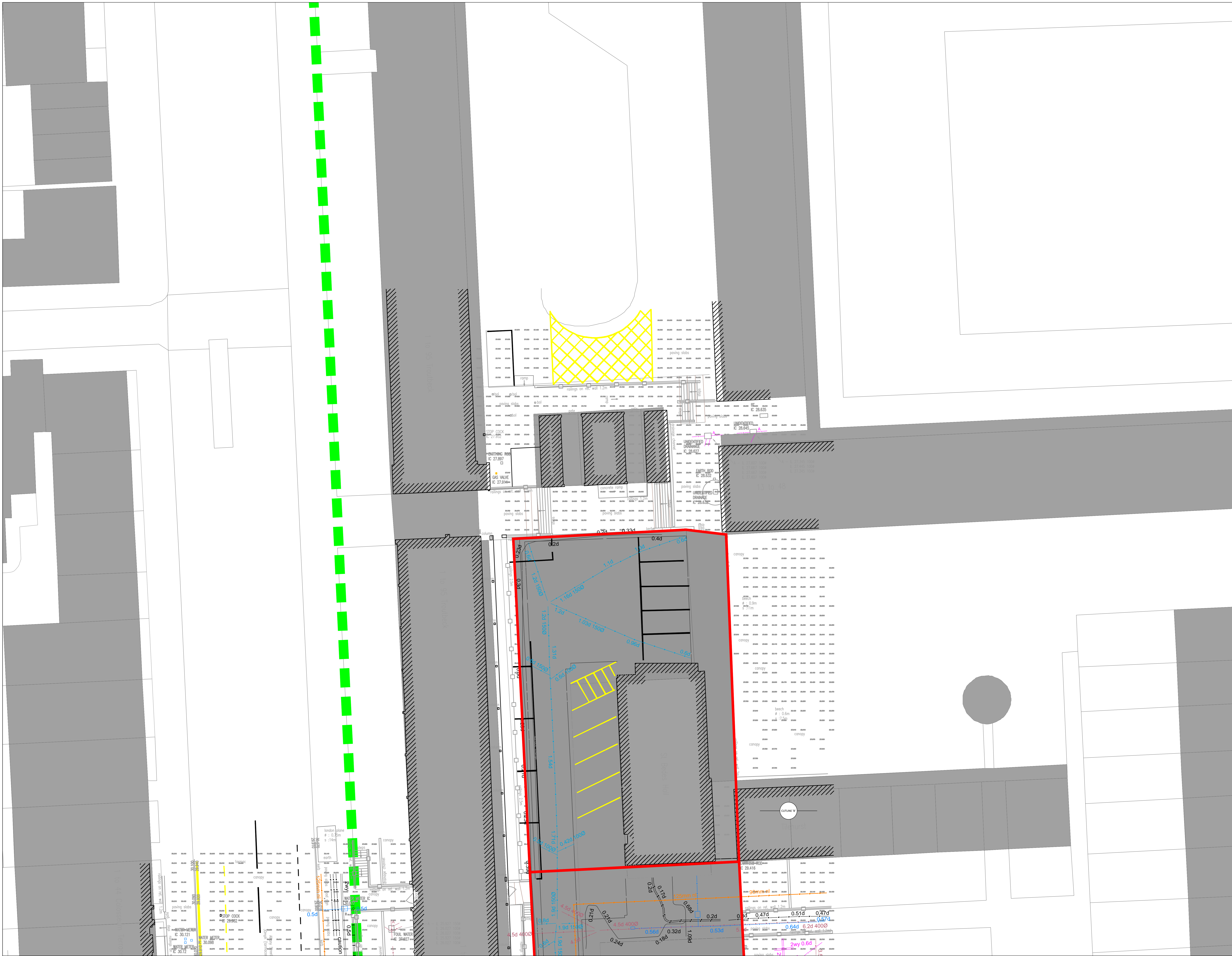
LONDON 020 7340 1700 MANCHESTER 0161 819 3060
 SURREY 01737 784 500 BIRMINGHAM 01675 467 484
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JOB Title: **REGENTS PARK ESTATE**
 Client: **LB CAMDEN**

PLOT 8 - THE VICTORY PUB
TOPO SURVEY

Drawn	Date	Scale @ AD	C1 checked	CR Project No.
NEJ	15/04/2015	1:125	BSF	SK-C-022

Doc No. **11775-CRH-Z8-00-SK-C-022** Sheets **S0** of **S1**



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LEGEND

- INDIVIDUAL SITE BOUNDARY
- OVERALL SITE BOUNDARY
- EXISTING HARD SURFACE
- EXISTING SOFT SURFACE

Issue No	Description	Date	By
S1	ISSUED FOR INFORMATION	15.04.15	NEJ

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consulting engineers

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 SURREY 01737 784 500 BIRMINGHAM 01675 467 484
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Job Title: **REGENTS PARK ESTATE**
 Client: **LB CAMDEN**

PLOT 9 - ST BEDE'S MEWS
TOPO SURVEY

Drawn	Date	Scale @ AD	C1 checked	CR Project No
NEJ	15/04/2015	1:125	BSF	SK-C-023

Doc No: **11775-CRH-Z9-00-SK-C-023** Rev: **S0** Sheet/Revised: **S1**

Appendix 2: Thames Water Records

Asset Location Search



Search address supplied: Roberts Street, Regents Park,, City of Westminster, NW1 3JS

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.

TQ2982SW
TQ2983SW
TQ2883SE
TQ2982NW
TQ2882SE
TQ2882NE

The following quartiles have been printed as they fall within Thames' sewerage area:

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.

Asset Location Search



TQ2982SW
TQ2983SW
TQ2883SE
TQ2982NW
TQ2882SE
TQ2882NE

The following quartiles have been printed as they fall within Thames' water area:

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 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: 0800 316 9800. 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 500m and the centre of the map is located at OS coordinates 529250,182250
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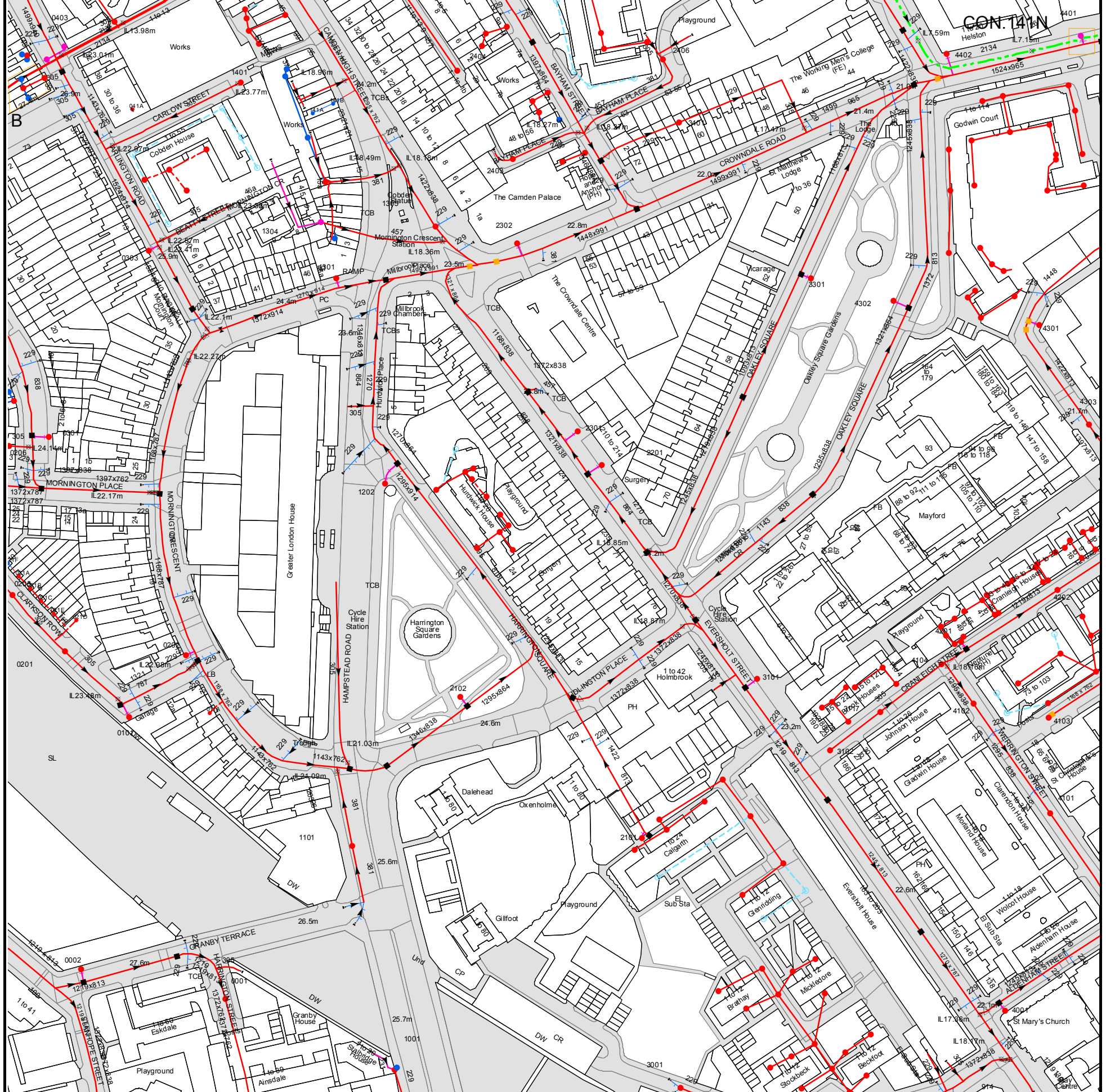
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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
4305	26.31	21.49
3308	26.13	24.55
4401	25.45	n/a
44BI	n/a	n/a
3422	25.42	n/a
3425	n/a	n/a
3426	n/a	n/a
341A	n/a	n/a
4403	24.14	19.78
441A	n/a	n/a
43CC	n/a	n/a
4304	26.7	21.99
3303	26.27	n/a
331A	n/a	n/a
3304	23.78	21.81
3305	26.07	25.01
4145	n/a	n/a
41EA	n/a	n/a
41DJ	n/a	n/a
41DH	n/a	n/a
41ED	n/a	n/a
41EE	n/a	n/a
4201	n/a	n/a
42CA	n/a	n/a
42CG	n/a	n/a
3202	24.09	22.39
3301	27.23	22
3334	27.3	24.02
4301	27	n/a
4302	26.92	19.83
40DJ	n/a	n/a
3044	27.77	22.98
3004	27.12	24.5
40DG	n/a	n/a
2003	n/a	n/a
40DF	n/a	n/a
3045	n/a	n/a
4006	n/a	n/a
1003	n/a	n/a
40EE	n/a	n/a
40ED	n/a	n/a
4001	n/a	n/a
4005	27.38	22.77
40EA	n/a	n/a
41DC	n/a	n/a
2101	27.93	23.95
4101	27.16	22.29
311B	n/a	n/a
1209	24.63	22.45
1208	27.29	26.5
1105	26.99	n/a
2204	27.22	26.17
2103	n/a	n/a
2306	27.85	18.18
2205	27.43	26.12
2206	27.5	25.5
2304	20.54	n/a
2303	20.54	18.43
2102	27.79	23.7
2207	27.68	23.11
2202	27.29	23.84
2302	27.65	26.37
2203	n/a	n/a
2239	27.61	n/a
2307	20.78	18.64
2301	27.15	22.66
3210	27.3	23.75
32BA	n/a	n/a
32BB	n/a	n/a
3302	26.91	25.05
3233	27.3	23.01
32BC	n/a	n/a
311C	n/a	n/a
33DE	n/a	n/a
3122	27.54	23.16
1001	27.66	25.37
2002	n/a	n/a
01FD	n/a	n/a
0134	28.09	25.32
0205	28.04	17.64
01FE	n/a	n/a
011B	n/a	n/a
011A	n/a	n/a
0104	27.97	24.59
0301	28.2	23.63
0108	n/a	25.02
0207	27.63	17.81
0203	n/a	n/a
0202	27.66	25.77
0107	27.83	24.8
1205	27.69	26.52

Manhole Reference	Manhole Cover Level	Manhole Invert Level
1204	27.64	26.83
1103	27.84	24.08
1206	27.53	26.71
1201	n/a	n/a
1302	27.54	18
1207	27.44	26.62
1106	26.79	25.34
1210	24.63	22.45
1107	26.91	25.39
0302	28.15	23.18
2308	20.78	18.64
2309	26.97	24.83
0303	28.39	25.21
2310	27.22	25.74
3306	23.78	21.81
3307	26.3	25.26
2401	n/a	n/a
0401	n/a	n/a
0403	27.49	24.69
3403	27.64	n/a
2402	n/a	n/a
2405	26.62	n/a
0001	27.17	23.03
0008	27.33	n/a
0007	n/a	n/a
0006	28.07	23.98
0002	26.3	24.21
1002	n/a	n/a

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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 529250,183250
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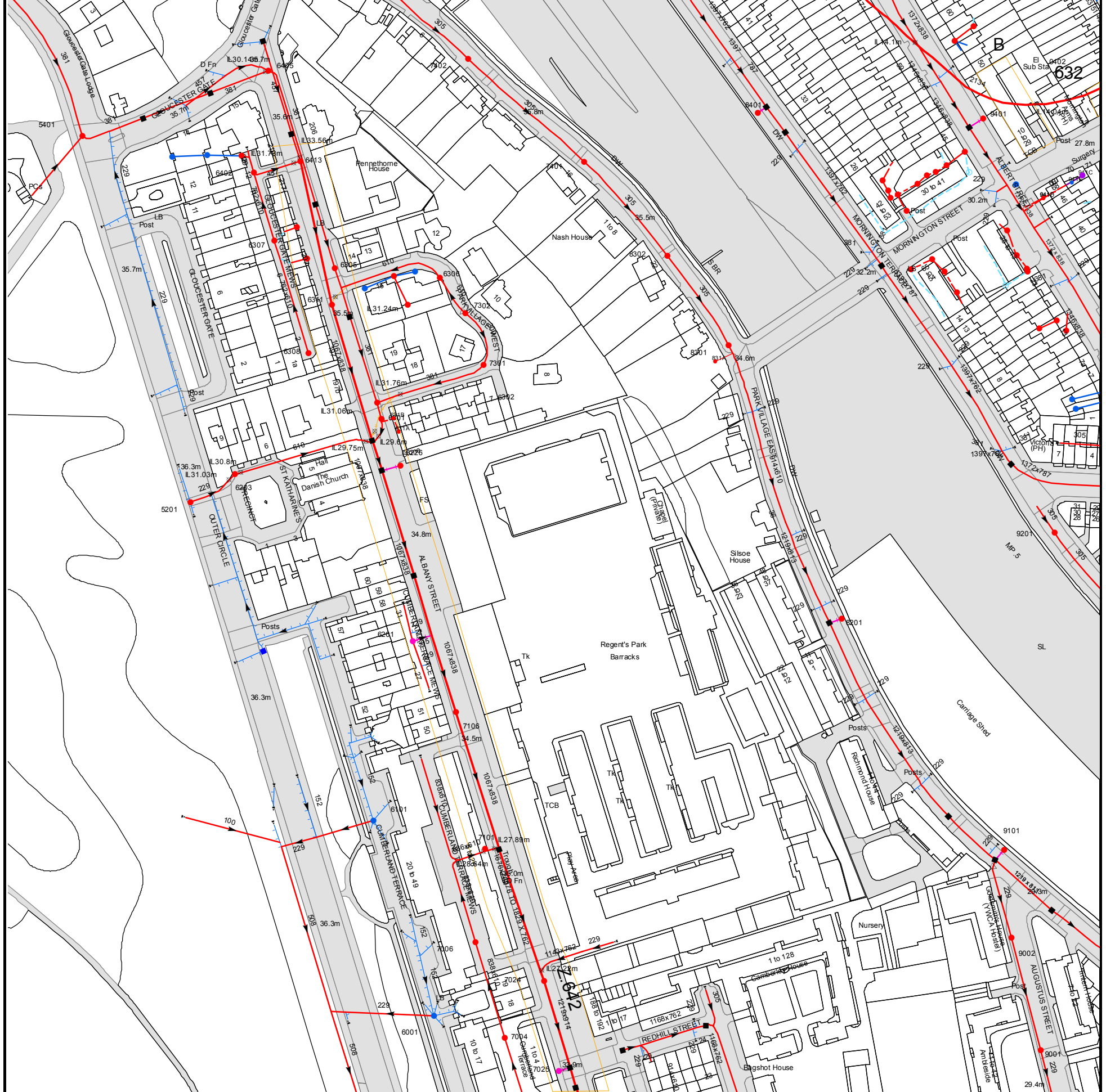
NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
44DH	n/a	n/a
44EC	n/a	n/a
44EI	n/a	n/a
44EG	n/a	n/a
44DJ	n/a	n/a
44DI	n/a	n/a
44ED	n/a	n/a
44EH	n/a	n/a
44EA	n/a	n/a
44EE	n/a	n/a
4402	n/a	n/a
4401	20.02	16.36
24EJ	n/a	n/a
24GD	n/a	n/a
24FC	n/a	n/a
24DH	n/a	n/a
24GE	n/a	n/a
24DI	n/a	n/a
24GH	n/a	n/a
24GC	n/a	n/a
24FJ	n/a	n/a
24GG	n/a	n/a
24GA	n/a	n/a
2406	21.81	18.36
3401	n/a	n/a
14DF	n/a	n/a
141B	n/a	n/a
2404	23.03	21.2
24HA	n/a	n/a
24HB	n/a	n/a
24FE	n/a	n/a
2403	22.65	18.57
24EI	n/a	n/a
24EH	n/a	n/a
04FA	n/a	n/a
04FB	n/a	n/a
04EJ	n/a	n/a
04GC	n/a	n/a
04GE	n/a	n/a
04GD	n/a	n/a
03DE	n/a	n/a
1304	n/a	n/a
04DA	n/a	n/a
04DB	n/a	n/a
04CJ	n/a	n/a
14GF	n/a	n/a
04DC	n/a	n/a
04BJ	n/a	n/a
14DE	n/a	n/a
14GG	n/a	n/a
141A	n/a	n/a
041A	n/a	n/a
04AE	n/a	n/a
1401	n/a	n/a
04FC	n/a	n/a
14DD	n/a	n/a
14DC	n/a	n/a
0402	27.13	14.32
0403	27.09	n/a
14FI	n/a	n/a
14FF	n/a	n/a
04DI	n/a	n/a
14FE	n/a	n/a
14FG	n/a	n/a
14FD	n/a	n/a
42BI	n/a	n/a
42CG	n/a	n/a
42CB	n/a	n/a
42CC	n/a	n/a
42CF	n/a	n/a
42CE	n/a	n/a
4303	n/a	n/a
4301	n/a	n/a
43CI	n/a	n/a
43CH	n/a	n/a
43CJ	n/a	n/a
43CG	n/a	n/a
43CE	n/a	n/a
43CD	n/a	n/a
43BD	n/a	n/a
43CC	n/a	n/a
44AJ	n/a	n/a
44EJ	n/a	n/a
44EF	n/a	n/a
44AE	n/a	n/a
44DG	n/a	n/a
021C	n/a	n/a
0203	28.02	24.92
021B	n/a	n/a
021A	n/a	n/a
021F	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
0206	n/a	n/a
03AB	n/a	n/a
03AC	n/a	n/a
0201	27.39	24.21
42AG	n/a	n/a
42AF	n/a	n/a
021D	n/a	n/a
021E	n/a	n/a
22DG	n/a	n/a
22DI	n/a	n/a
22DH	n/a	n/a
22DF	n/a	n/a
22DE	n/a	n/a
22DC	n/a	n/a
12AJ	n/a	n/a
1202	n/a	n/a
22DD	n/a	n/a
22DB	n/a	n/a
22DA	n/a	n/a
2201	n/a	n/a
22EA	n/a	n/a
0301	n/a	n/a
2301	n/a	n/a
4302	n/a	n/a
3301	n/a	n/a
1301	n/a	n/a
0303	n/a	n/a
2302	n/a	n/a
13DA	n/a	n/a
1305	23.59	17.95
41CA	n/a	n/a
42AI	n/a	n/a
4201	n/a	n/a
42EA	n/a	n/a
42EE	n/a	n/a
42EC	n/a	n/a
42AE	n/a	n/a
42ED	n/a	n/a
42BB	n/a	n/a
42BE	n/a	n/a
42AJ	n/a	n/a
42BA	n/a	n/a
42BD	n/a	n/a
4202	21.79	18.19
42BC	n/a	n/a
42BH	n/a	n/a
42BF	n/a	n/a
42CA	n/a	n/a
42BG	n/a	n/a
42BJ	n/a	n/a
42CD	n/a	n/a
3101	n/a	n/a
30AE	n/a	n/a
30CE	n/a	n/a
30AJ	n/a	n/a
30AG	n/a	n/a
31CH	n/a	n/a
30BA	n/a	n/a
30AI	n/a	n/a
30BD	n/a	n/a
30CF	n/a	n/a
30BB	n/a	n/a
30AH	n/a	n/a
31BI	n/a	n/a
30CD	n/a	n/a
3102	22.86	20.27
30BC	n/a	n/a
31BJ	n/a	n/a
30BF	n/a	n/a
31CB	n/a	n/a
31CA	n/a	n/a
30BG	n/a	n/a
31CC	n/a	n/a
30BH	n/a	n/a
30BE	n/a	n/a
3117	n/a	n/a
31CD	n/a	n/a
41BD	n/a	n/a
4104	n/a	18.55
4102	n/a	n/a
41CC	n/a	n/a
4001	n/a	n/a
41CD	n/a	n/a
41CB	n/a	n/a
41CE	n/a	n/a
4103	n/a	n/a
4101	22.15	17.4
41CF	n/a	n/a
0002	n/a	n/a
0101	n/a	n/a
0202	n/a	n/a
011A	n/a	n/a
0001	26.58	22.31

Manhole Reference	Manhole Cover Level	Manhole Invert Level
1101	25.04	21.68
1001	24.6	22.16
10AB	n/a	n/a
2102	n/a	n/a
21CB	n/a	n/a
2101	n/a	n/a
20AB	n/a	n/a
21CA	n/a	n/a
21CC	n/a	n/a
3001	25.02	21.49
31DA	n/a	n/a
30AD	n/a	n/a
31CJ	n/a	n/a
30CG	n/a	n/a
30CC	n/a	n/a
31CI	n/a	n/a

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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 528750,183250

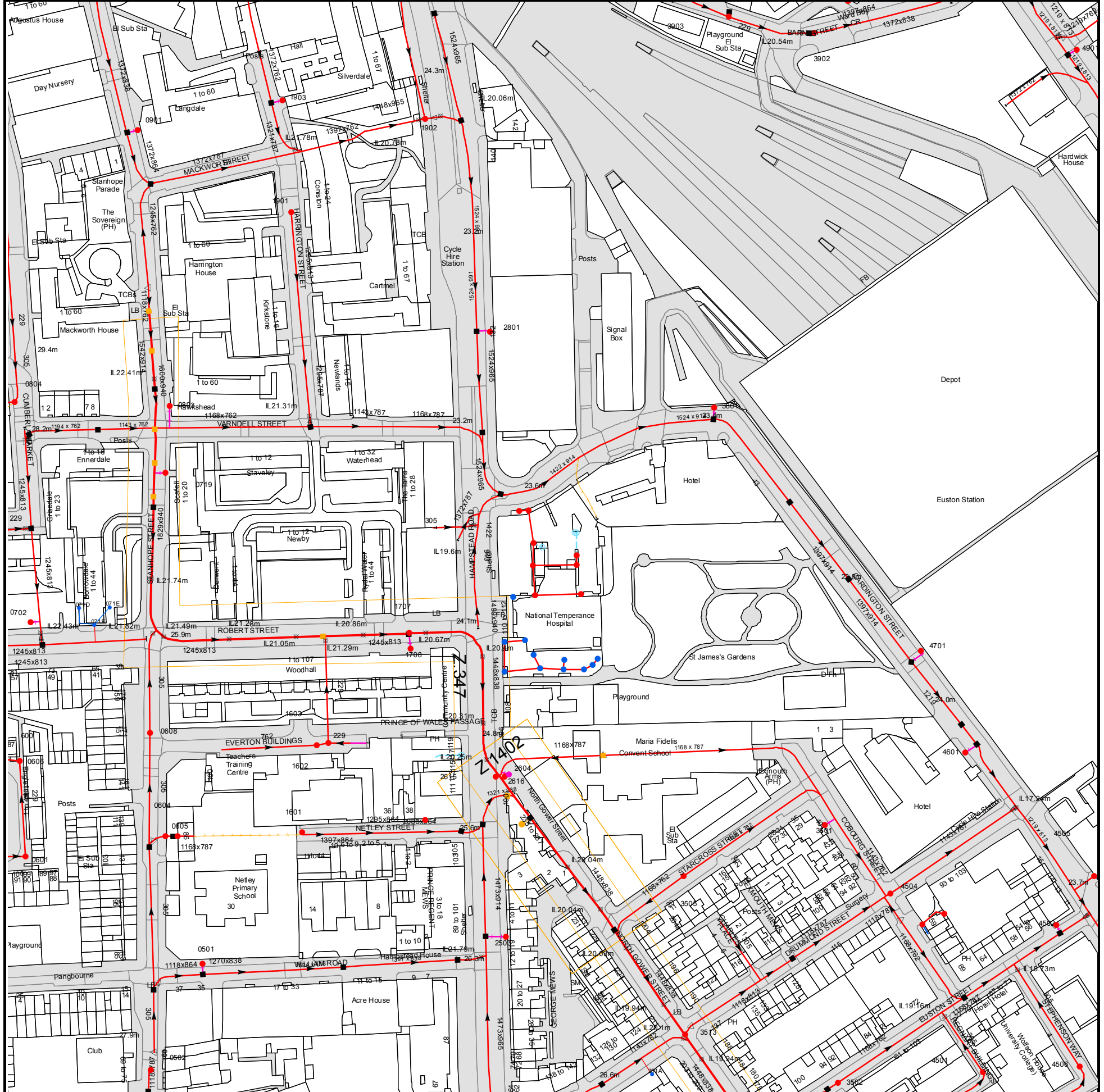
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Manhole Reference	Manhole Cover Level	Manhole Invert Level
6302	n/a	n/a
6301	35.03	29.65
63DJ	n/a	n/a
631B	n/a	n/a
631A	n/a	n/a
6226	n/a	n/a
63DI	n/a	n/a
63EA	n/a	n/a
6306	n/a	n/a
7302	n/a	n/a
7402	35.77	31.64
7301	n/a	n/a
7401	35.65	30.82
8302	35.18	30.25
831A	n/a	n/a
8301	34.58	29.77
8401	n/a	n/a
5401	35.54	30.29
54CB	n/a	n/a
5201	n/a	n/a
54AC	n/a	n/a
6203	35.83	n/a
64BJ	n/a	n/a
6402	35.05	n/a
6405	35.49	n/a
6307	n/a	n/a
63BH	n/a	n/a
6413	35.48	30.57
63CE	n/a	n/a
6308	n/a	n/a
6311	35.34	30.01
6305	35.37	29.84
63EB	n/a	n/a
941F	n/a	n/a
94CC	n/a	n/a
94CA	n/a	n/a
94BD	n/a	n/a
94CD	n/a	n/a
941E	n/a	n/a
84BD	n/a	n/a
941C	n/a	n/a
94CE	n/a	n/a
94DG	n/a	n/a
94CF	n/a	n/a
94CG	n/a	n/a
94DA	n/a	n/a
9401	n/a	n/a
94FC	n/a	n/a
94FB	n/a	n/a
8201	n/a	n/a
9201	28.72	25.55
93DJ	n/a	n/a
93DI	n/a	n/a
93EJ	n/a	n/a
93EG	n/a	n/a
93EH	n/a	n/a
93BJ	n/a	n/a
93DF	n/a	n/a
93DB	n/a	n/a
93CA	n/a	n/a
93CC	n/a	n/a
93DA	n/a	n/a
93CB	n/a	n/a
93CJ	n/a	n/a
93CI	n/a	n/a
94DC	n/a	n/a
94CB	n/a	n/a
941D	n/a	n/a
7025	n/a	n/a
9001	29.63	26.74
7004	33.94	31.65
6001	37	35.28
7024	34.04	26.3
7006	34.18	31.38
9002	29.78	26.82
9101	n/a	n/a
7101	n/a	n/a
6101	37.2	35.54
7106	34.41	28.26
6201	34.33	32.37

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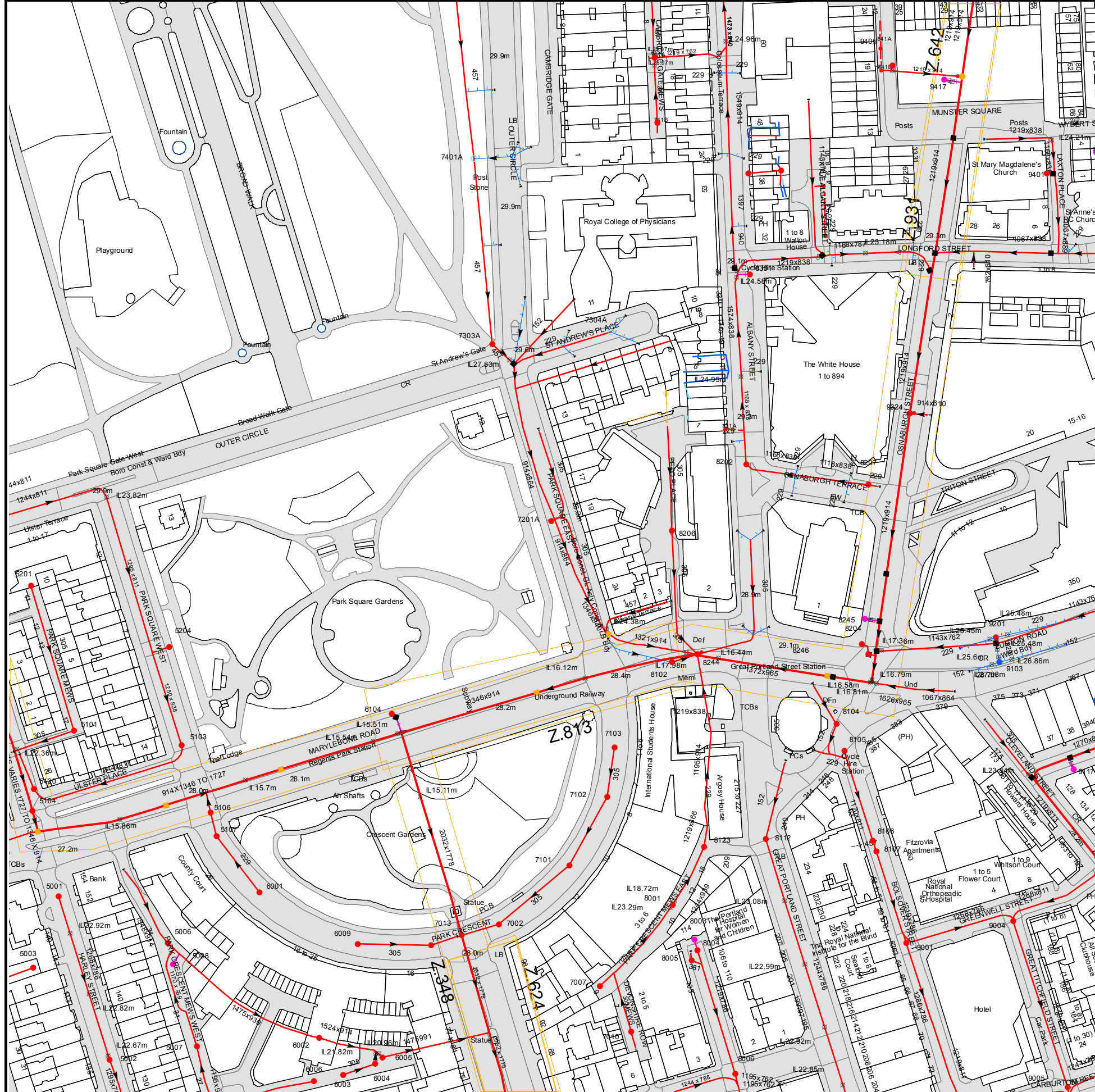
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 529250,182750
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Manhole Reference	Manhole Cover Level	Manhole Invert Level
3502	25.1	19.82
4501	23.36	19.42
4506	n/a	n/a
4502	n/a	n/a
45CD	n/a	n/a
45BE	n/a	n/a
4504	24.17	18.71
4505	23.68	18.44
3601	n/a	n/a
4601	n/a	n/a
4701	n/a	n/a
3902	23.84	19.43
4901	21.91	n/a
0901	n/a	n/a
1903	n/a	n/a
1901	25.09	21.86
1902	23.68	n/a
2801	n/a	n/a
3903	25.02	21.26
26BI	n/a	n/a
2615	n/a	n/a
26CF	n/a	n/a
2616	n/a	n/a
27CA	n/a	n/a
2604	n/a	20.15
27CF	n/a	n/a
27BI	n/a	n/a
27BJ	n/a	n/a
27BG	n/a	n/a
27BE	n/a	n/a
27CB	n/a	n/a
27BF	n/a	n/a
27BD	n/a	n/a
26CE	n/a	n/a
27CJ	n/a	n/a
26CD	n/a	n/a
26CH	n/a	n/a
27CI	n/a	n/a
27CE	n/a	n/a
27CD	n/a	n/a
27CH	n/a	n/a
27CC	n/a	n/a
26CC	n/a	n/a
26CB	n/a	n/a
26CA	n/a	n/a
3801	n/a	n/a
251A	n/a	n/a
0502	27.89	23.7
3513	26.14	19.95
0501	n/a	n/a
2503	n/a	n/a
3505	25.36	20.44
0601	27.87	24.26
0604	26.47	23.67
0605	n/a	n/a
0804	28.76	23.7
0606	27.93	23.82
0702	n/a	n/a
071D	n/a	n/a
071F	n/a	n/a
071E	n/a	n/a
0608	26.17	22.37
0719	25.96	22.05
0803	n/a	n/a
1601	26.06	n/a
1602	23.76	22.3
1603	23.78	22.2
1707	24.5	20.73
1708	24.56	n/a
16BA	n/a	n/a

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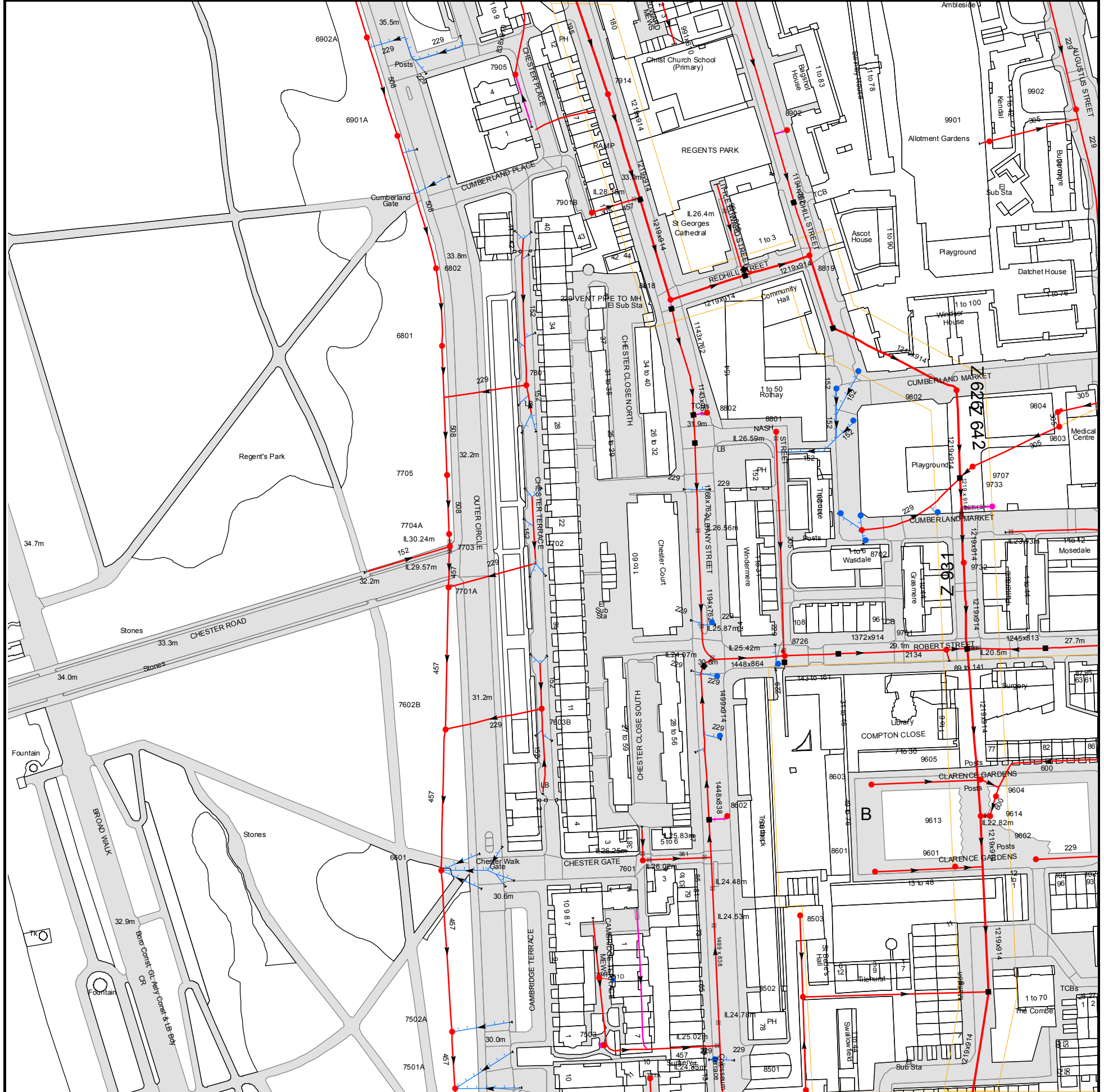
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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
9201	28.27	17.5
9103	n/a	n/a
9117	28.23	n/a
91AE	n/a	n/a
9401	27.98	24.1
941B	n/a	n/a
9417	n/a	n/a
9001	27.66	23.19
9004	27.63	23.02
9005	26.9	22.7
741A	n/a	n/a
741B	n/a	n/a
8102	28.38	26.65
8206	29.07	25.33
8244	28.55	16.35
831A	n/a	n/a
8202	n/a	25.24
84CB	n/a	n/a
8301	n/a	n/a
84BI	n/a	n/a
841D	n/a	n/a
831B	n/a	n/a
8104	28.72	27.74
8105	28.39	24.23
8204	n/a	n/a
8245	n/a	n/a
8207	n/a	25.79
8246	28.87	n/a
841A	n/a	n/a
841B	n/a	n/a
9405	28.33	n/a
9324	28.72	17.73
7002	28.06	24.53
7101	28.12	25.18
7007	27.61	23.88
7010	27.01	24.53
8001	26.94	23.29
8005	27.37	24.41
8003	27.42	n/a
8004	27.42	23.5
8123	26.96	18.53
8006	27.31	23.13
8112	27.44	23.18
8106	28.11	23.78
8107	28.05	23.73
6006	26.91	25.17
6003	26.92	25.28
6004	27.06	24.87
5002	27.41	22.67
6005	27.11	16.26
5007	n/a	n/a
6002	27.04	21.28
5003	26.97	24.25
5008	n/a	n/a
6010	28.07	23.28
6009	28.1	25.41
5006	27.01	21.87
7013	28.11	15.09
5001	27.12	23.01
6001	28.1	26.32
5107	28.08	26.01
5106	28.03	25.78
5201	28.03	26.2
5104	28.3	15.93
5120	27.39	22.1
5101	27.98	24.57
5204	n/a	n/a
5103	28.3	23.04
6104	n/a	n/a
7401A	30.19	28.43
7303A	29.79	28.18
7201A	28.76	18.36
7102	28.13	25.79
7304A	29.43	28.27
7103	28.21	26.49

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.



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 528750,182750

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Manhole Reference	Manhole Cover Level	Manhole Invert Level
88BG	n/a	n/a
7801	33.31	31.85
88BH	n/a	n/a
6801	33.24	31.7
8818	32.33	23.62
6802	33.71	32.41
8819	31.23	22.71
7901B	n/a	28.71
9901	29.99	27.95
6901A	34.95	33.02
8902	n/a	n/a
9902	29.54	26.43
7914	33.31	25.03
7905	n/a	n/a
6902A	35.53	33.55
9601	28.62	n/a
9602	28.25	26.76
97DB	n/a	n/a
9701	28.65	23.39
9802	29.68	21.3
9732	28.79	20.21
9707	29.62	23.52
9613	28.4	19.31
9605	28.43	24.25
9614	n/a	n/a
9733	n/a	n/a
9604	28.56	23.02
9804	29.11	23.69
9803	28.99	23.62
751D	n/a	n/a
751A	n/a	n/a
85AJ	n/a	n/a
8502	29.43	27.58
8501	29.61	28.08
751F	n/a	n/a
8503	29.36	28.04
8601	28.6	26.55
6601	30.63	28.82
7601	30.88	n/a
8602	n/a	n/a
8603	28.49	26.66
86BI	n/a	n/a
7602B	31.37	29.09
7603B	32.83	30.43
86CA	n/a	n/a
86BG	n/a	n/a
8726	29.97	23.75
87BI	n/a	n/a
7701A	31.74	29.33
7702	33.09	31.19
7703	31.78	n/a
87CF	n/a	n/a
7704A	32.02	30.55
8702	29.71	26.26
87CE	n/a	n/a
87CD	n/a	n/a
7705	32.3	30.66
8801	30.52	n/a
88BF	n/a	n/a
8802	n/a	n/a
7502A	30.12	28.67
7501A	30.11	28.58
7503	n/a	n/a
75AD	n/a	n/a

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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**





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

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.
- 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.

Appendix 3: Proposed Developments