

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

rev	date	by	chk	description

drawing title
**SEQUENCE OF CONSTRUCTION:
3 OF 10**

scale(s) date drawn
1:200EA3 03.12.14 SWC.

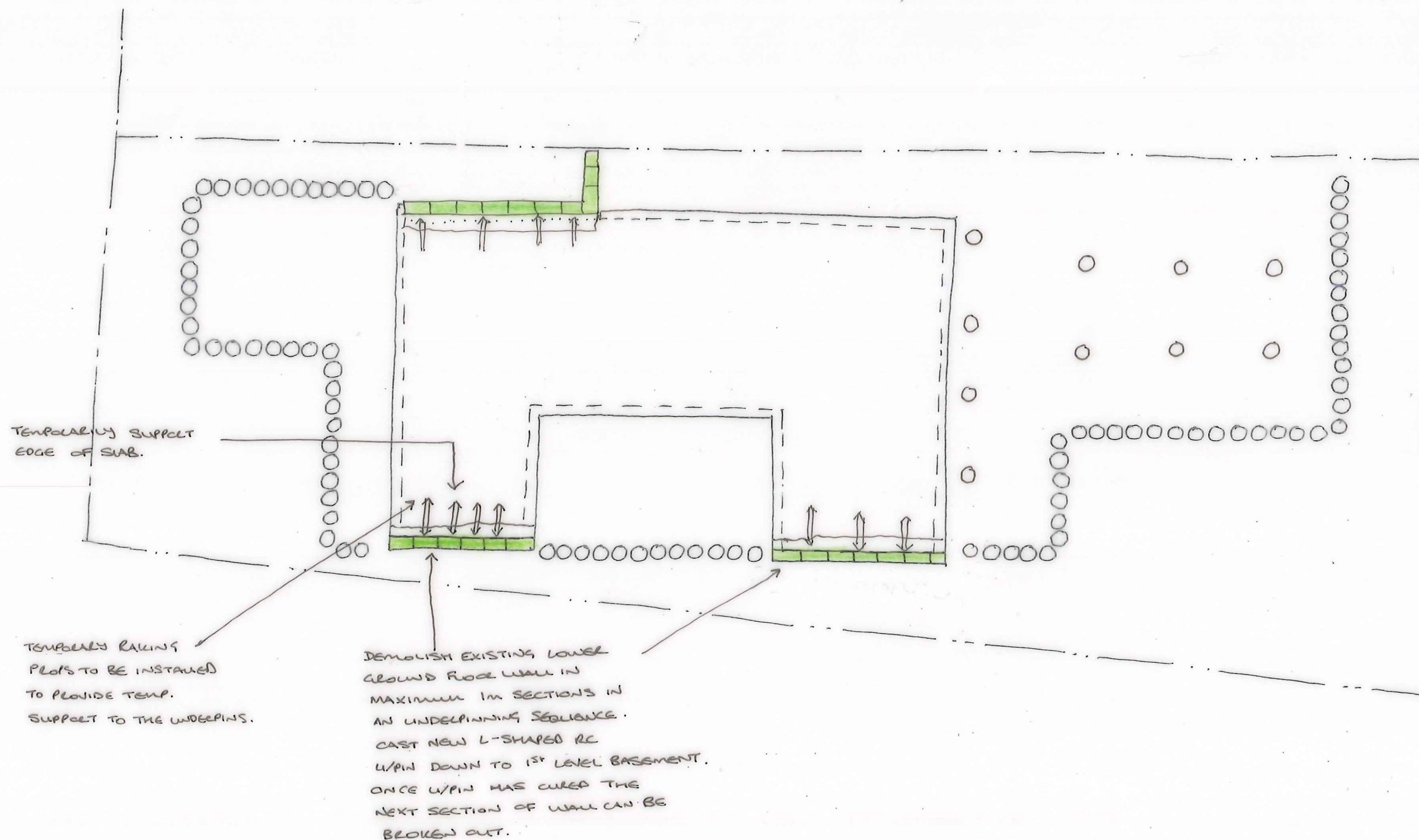
drawing status
PLANNING

elliottwood

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Consulting Structural and Civil Engineers. www.elliottwood.co.uk
tel: (020) 8544 0033 fax: (020) 8544 0066 info@elliottwood.co.uk

job title
**36 AVENUE ROAD,
LONDON, NW8 6HS**

job no 2140225	drawing no S.22	revision P1
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rev	date	by	chk	description

drawing title

**SEQUENCE OF
CONSTRUCTION:**
4 OF 10

scale(s)

1:200 @ A3. 03.12.14

date

drawn

SWC

drawing status

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job no

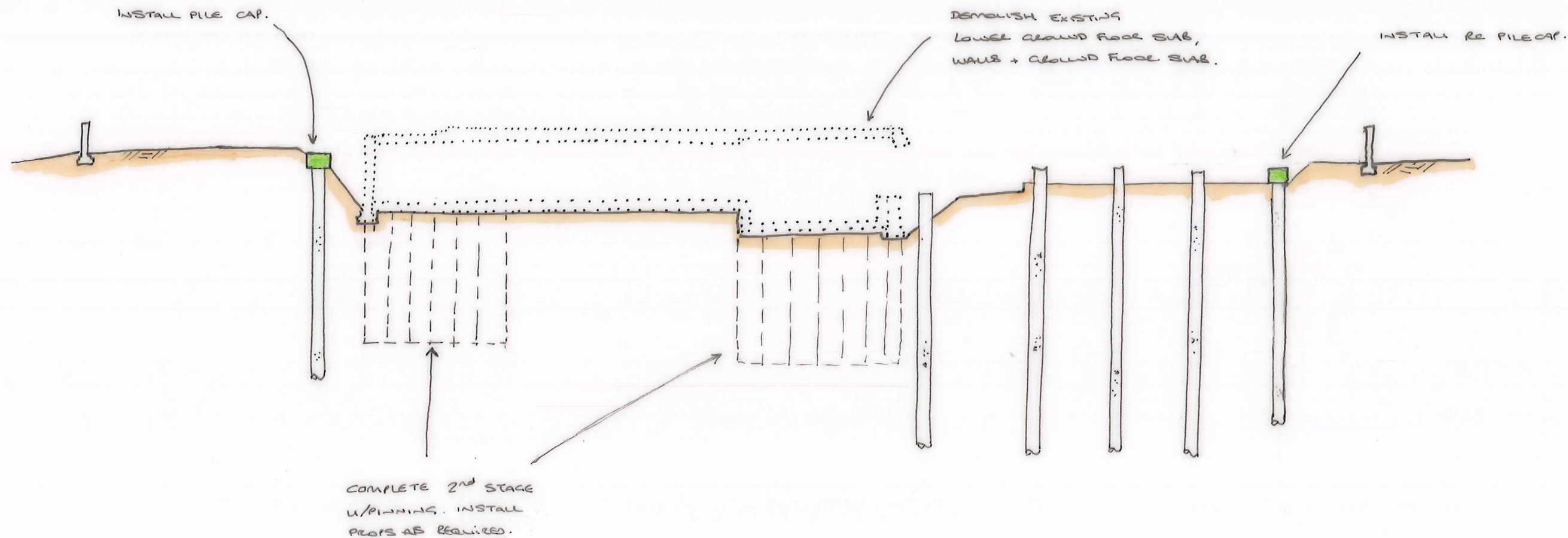
2140225

drawing no

S.23

revision

P2



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rev	date	by	chk	description

drawing title
**SEQUENCE OF
CONSTRUCTION:
5 OF 10**

scale(s) date drawn
1:200@A3 03.12.14 SWA

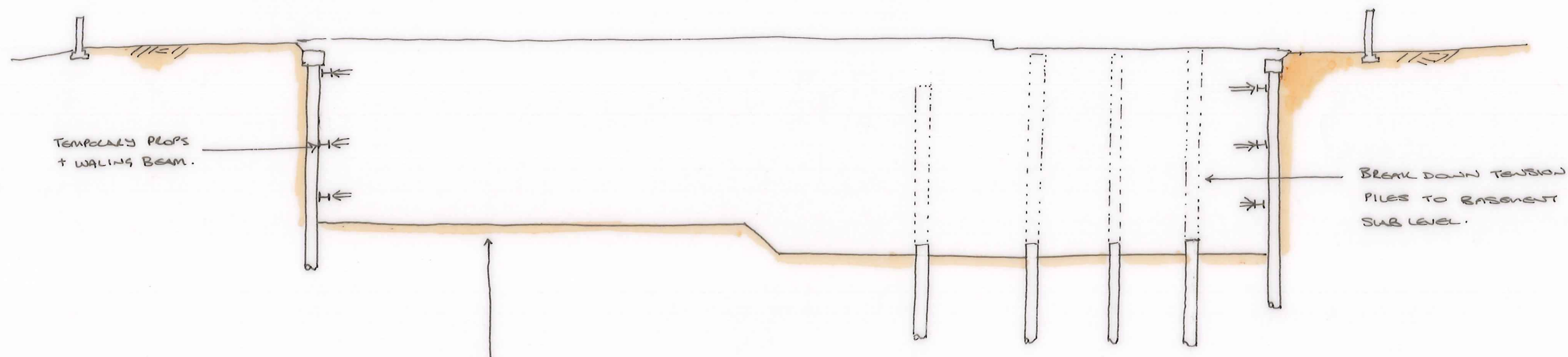
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job no 2140225	drawing no S.24	revision P2
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BULK EXCAVATE DOWN TO
BASEMENT FOLiation
LEVEL, INSTALLING TEMPORARY
WALING BEAMS + PROPS AS
THE EXCAVATION PROGRESSES.

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rev	date	by	chk	description

drawing title

**SEQUENCE OF
CONSTRUCTION:
6 of 10**

scale(s)

1:200 CA3 03.12.14

date

drawn

SW

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job title

**36 AVENUE ROAD,
LONDON, NW8 6HS**

job no

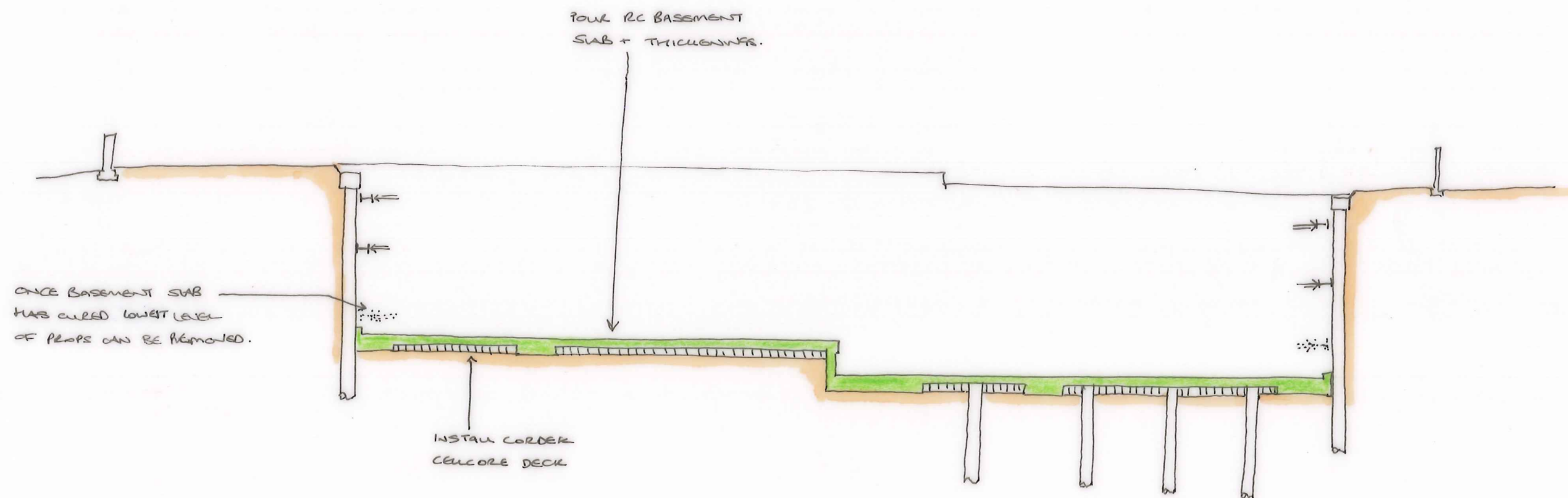
2140225

drawing no

S.25

revision

P1



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rev	date	by	chk	description

drawing title
**SEQUENCE OF
CONSTRUCTION
7 OF 10**

scale(s) date drawn
1:200 CA3 03.12.14 SW.

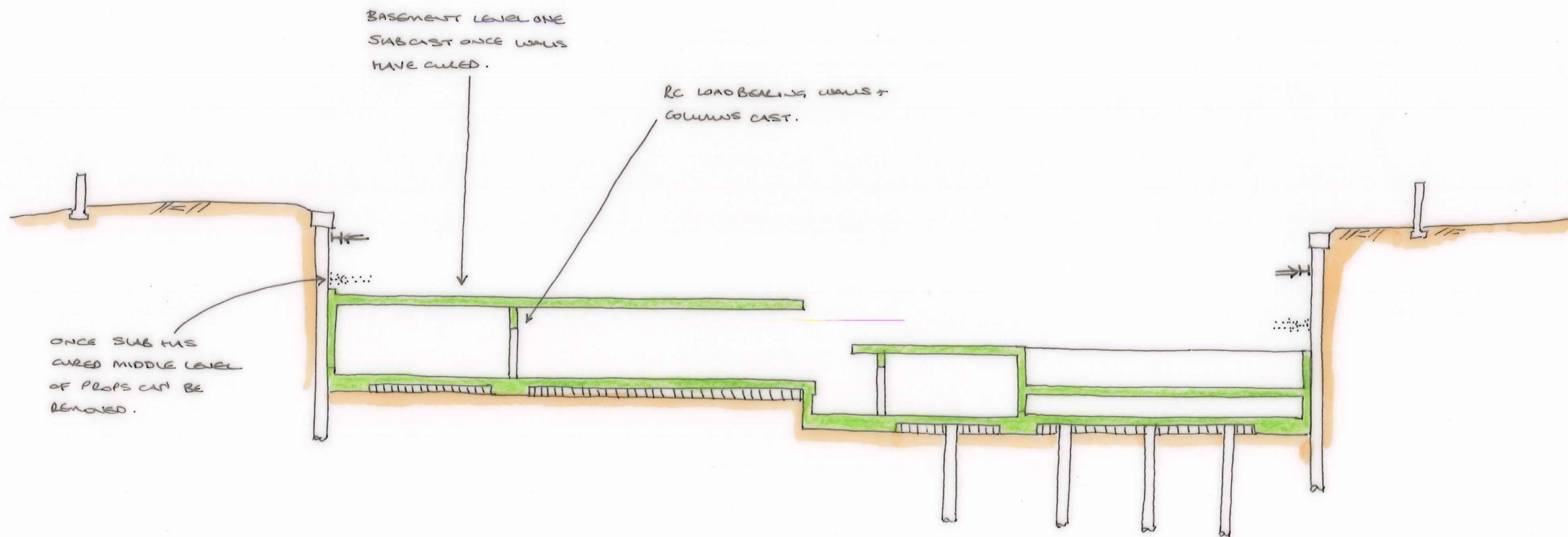
drawing status
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job title
**36 AVENUE ROAD,
LONDON NW8 6HS**

job no 2140225	drawing no 5.26	revision P1
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rev	date	by	chk	description

drawing title

**SEQUENCE OF
CONSTRUCTION:
8 OF 10**

scale(s)

date

drawn

1:200 EA3 03.12.14

SWa

drawing status

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job title

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job no

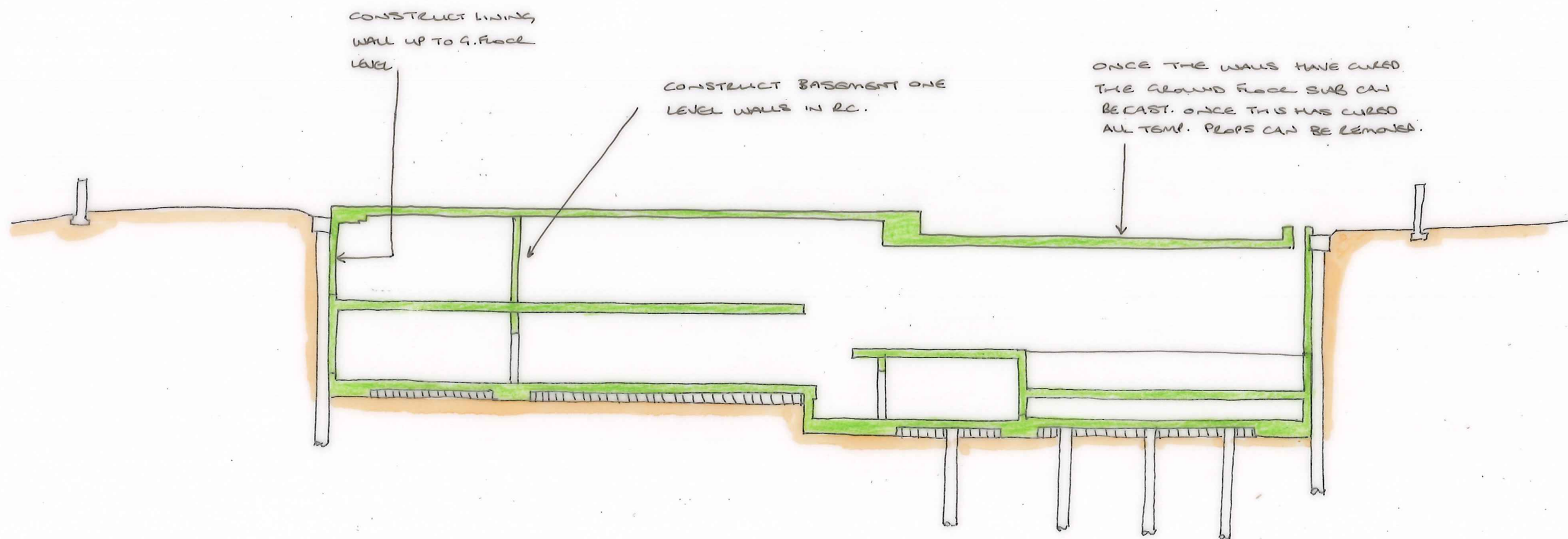
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drawing no

S. 27

revision

P1



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rev	date	by	chk	description

drawing title

**SEQUENCE OF
CONSTRUCTION:
9 OF 10**

scale(s) date drawn
1:200 QAS 03.12.14 SW2

drawing status
PLANNING

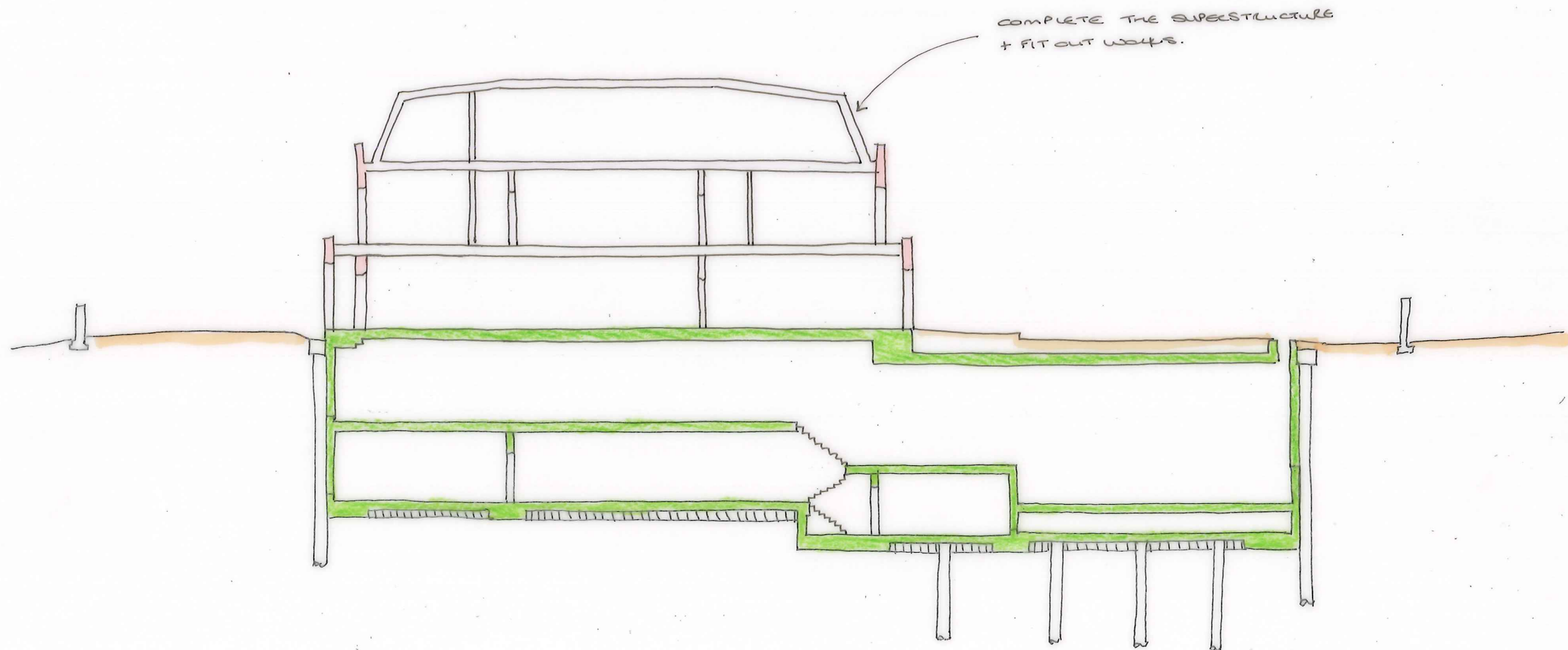
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job title

**36 AVENUE ROAD,
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job no 2140225	drawing no S. 28	revision P1
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drawing title

**SEQUENCE OF
CONSTRUCTION:
10 OF 10**

scale(s)

1:200 CA7.

date

2.12.14

drawn

SWC

drawing status

PLANNING

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job title

**36 AVENUE ROAD
LONDON NW8 6HS**

job no

2140325

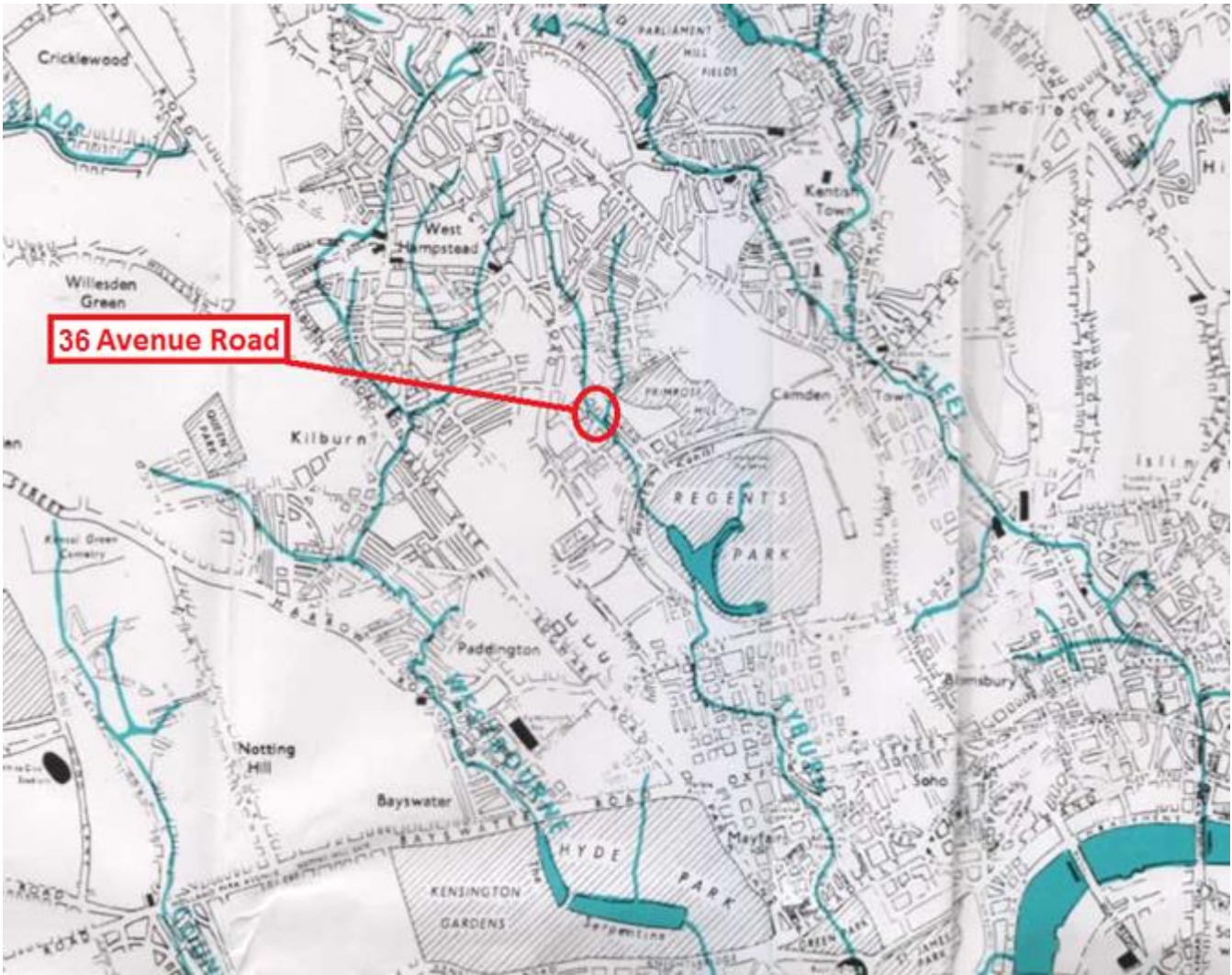
drawing no

S. 29

revision

P1

B Lost Rivers of London Map



Avenue Road appears to be in the vicinity of the historic river Tyburn.

Ref: A portion of the map showing the course of the Lost River Tyburn taken from Lost Rivers of London © 1962 and 1992 by Nicholas Barton, used by kind permission of Historical Publications Ltd

C London Underground Asset Location Confirmation

Date 15 December 2014
Our Ref 20878-SI-2-151214
Your Ref
To Adam Atkinson
Elliottwood
a.atkinson@elliottwood.co.uk



Hello Adam,

36 Avenue Road Camden London NW8 6HS

Thank you for your communication of 12th December 2014.

I can confirm that London Underground has no assets within 50 metres of your site as shown on the plan you provided.

Should you have any further enquiries, please do not hesitate to contact me.

Nicole Gaskin
Assistant Information Manager
LUL Infrastructure Protection
E-mail: Locationenquiries@tube.tfl.gov.uk
Tel: 020 7027 8711

London Underground Asset Location Confirmation

D Thames Water Sewer Records

Asset Location Search



Elliott Wood Partnership LLP
241

LONDON
SW19 1SD

Search address supplied 36
Avenue Road
London
NW8 6HS

Your reference 2140225

Our reference ALS/ALS Standard/2015_2972517

Search date 17 February 2015

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



Asset Location Search



Search address supplied: 36, Avenue Road, London, NW8 6HS

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Asset Location Search



Waste Water Services

Please provide a copy extract from the public sewer map.

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

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

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

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

For your guidance:

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

Clean Water Services

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

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

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 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

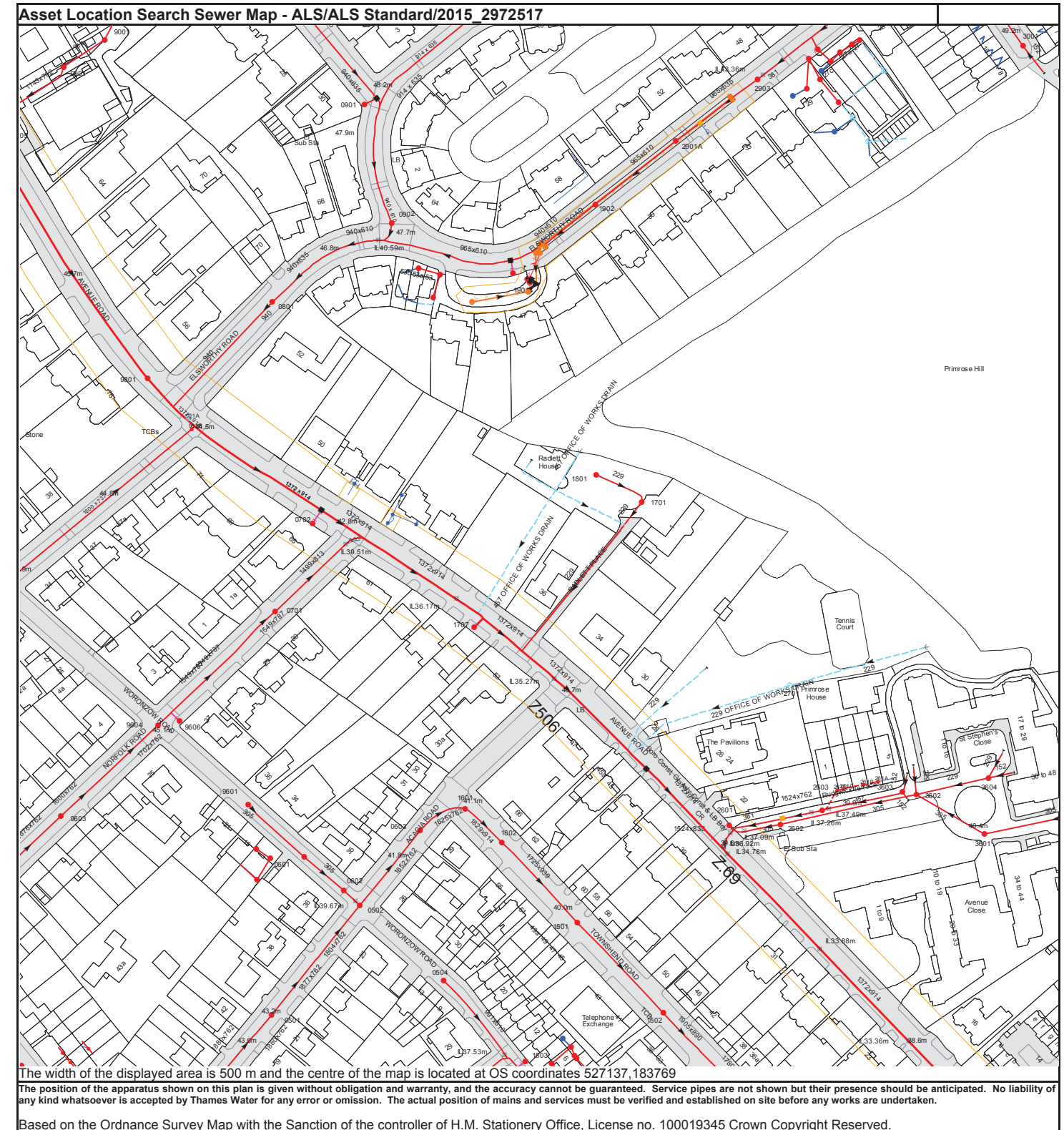
Tel: 0845 850 2777
Email: developer.services@thameswater.co.uk

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



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
20AI	n/a	n/a
29CA	n/a	n/a
261D	n/a	n/a
29BH	n/a	n/a
20BB	n/a	n/a
261C	n/a	n/a
20BA	n/a	n/a
29BG	n/a	n/a
20AJ	n/a	n/a
261B	n/a	n/a
29BF	n/a	n/a
261A	n/a	n/a
39AD	n/a	n/a
3603	40.4	39.27
3602	40.48	37.66
3601	40.52	38.01
3604	41.85	38.07
3001	49.54	46.77
n/a	n/a	n/a
1901	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
1902	45.86	41.75
2901A	46.01	42.41
n/a	n/a	n/a
n/a	n/a	n/a
29AI	n/a	n/a
29BJ	n/a	n/a
2903	46.26	43.11
29BI	n/a	n/a
29BA	n/a	n/a
20BH	n/a	n/a
20BC	n/a	n/a
0504	41.37	38.57
1601	41.09	38.28
1707	n/a	n/a
1602	40.79	38.02
1503	40.51	n/a
15CE	n/a	n/a
15CD	n/a	n/a
15CC	n/a	n/a
15CB	n/a	n/a
15CA	n/a	n/a
1501	40.1	37.49
1801	42.06	41.12
1701	42.07	40.36
1502	39.4	36.82
2601	n/a	n/a
2602	39.7	37.37
2701	41.72	40.81
2603	39.83	n/a
0603	41.67	38.63
9603	46.67	43.9
9601	43.79	40.77
9604	45.06	42.3
9606	n/a	n/a
0701	43.42	40.37
071C	42.76	40.86
0702	n/a	n/a
071E	42.69	39.54
071B	42.78	n/a
071A	42.73	40.86
071D	43.64	41.23
981B	n/a	n/a
981A	n/a	n/a
9801	44.68	39.4
9901	47.61	44.07
9001	47.81	44.29
0801	46.29	40.07
0901	n/a	n/a
0902	n/a	n/a
09BA	n/a	n/a
08BB	n/a	n/a
08AJ	n/a	n/a
n/a	n/a	n/a
951A	n/a	n/a
951B	n/a	n/a
951F	n/a	n/a
06AH	n/a	n/a
96AI	n/a	n/a
06AG	n/a	n/a
0501	43.36	40.16
0601	43.08	40.17
0602	42.62	39.92
0502	42.43	39.24

Manhole Reference	Manhole Cover Level	Manhole Invert Level
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

	Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Trunk Surface Water
	Storm Relief
	Trunk Foul
	Trunk Combined
	Bio-solids (Sludge)
	Vent Pipe
	Proposed Thames Surface Water Sewer
	Proposed Thames Foul Sewer
	Foul Rising Main
	Combined Rising Main
	Proposed Thames Water Rising Main
	Sludge 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

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) 'nd' or '0' on a manhole level indicates that data is unavailable.

Thames Water Utilities Ltd, Property Searches, PO Box 3189, Slough SL1 4W, DX 151280 Slough 13
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Other Symbols

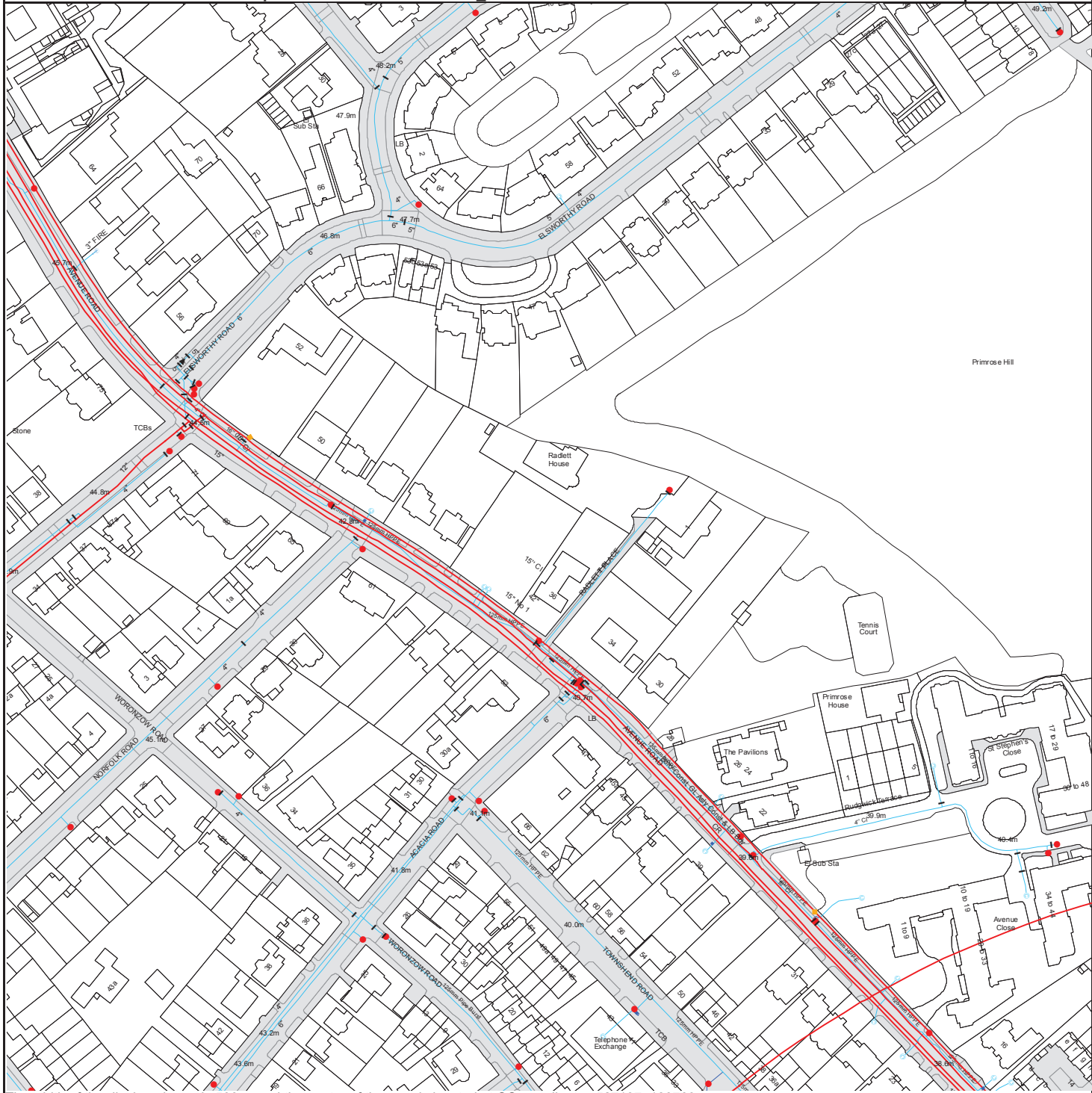
Symbols used on maps which do not fall under other general categories

	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
	Combined Sewer
	Culverted Watercourse
	Surface Water Sewer
	Gulley
	Proposed
	Abandoned Sewer

Asset Location Search Water Map - ALS/ALS Standard/2015_2972517



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 527137, 183769.
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.
Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



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')

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Operational Sites

	Booster Station
	Other
	Other (Proposed)
	Pumping Station
	Service Reservoir
	Shaft Inspection
	Treatment Works
	Unknown
	Water Tower

Other Symbols

	Data Logger
--	-------------

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

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 0845 070 9148 quoting your invoice number starting CBA or ADS.	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd ' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

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:

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- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

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

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

TPOs Contact Details

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

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

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

Wimbledon

241 The Broadway
London
SW19 1SD

tel. (020) 8544 0033
fax. (020) 8544 0066

Central London

4 John Prince's Street
London
W1G 0JL

tel. (020) 7499 5888
fax. (020) 7499 5444

Nottingham

Halifax House
Halifax Place
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NG1 1QN

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