APPENDIX A

THAMES WATER RECORDS

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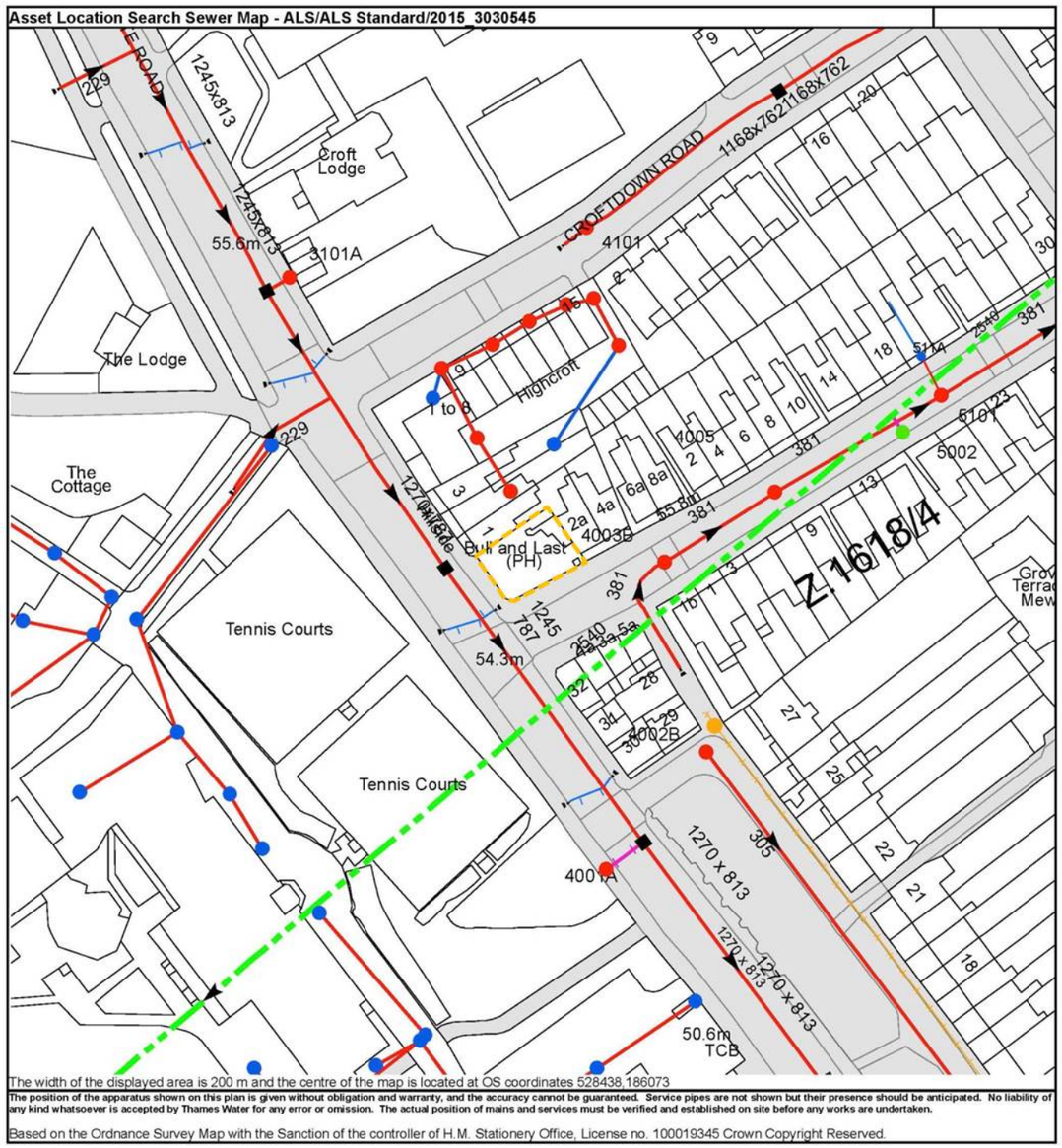

Figure A1 - Extract from Thames Water Asset Search showing a combined sewer

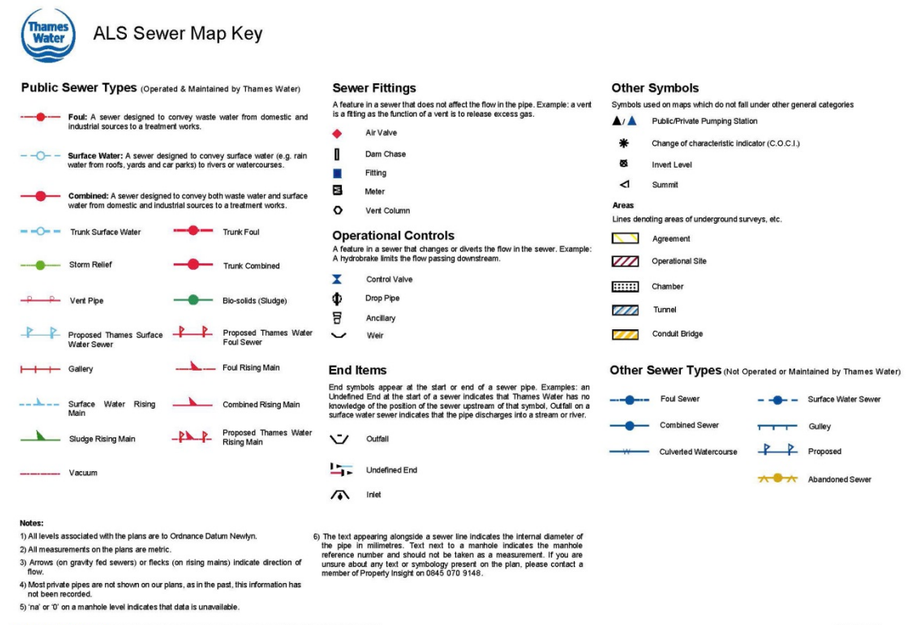

Figure A2 - Key to Thames Water Asset Search

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
4101	55.84	49.76
41CA	n/a	n/a
41CF	n/a	n/a
511A	n/a	n/a
5101	54.2	50.71
3101A	n/a	n/a
41CG	n/a	n/a
41CE	n/a	n/a
41CD	n/a	n/a
41CC	n/a	n/a
41CB	n/a	n/a
30AI	n/a	n/a
30CD	n/a	n/a
30CC	n/a	n/a
30AJ	n/a	n/a
30CE	n/a	n/a
30BF	n/a	n/a
40DD	n/a	n/a
30BA	n/a	n/a
40DE	n/a	n/a
40DC	n/a	n/a
39AB	n/a	n/a
49BC	n/a	n/a
49AH	n/a	n/a
49BH	n/a	n/a
49BG	n/a	n/a
30AE	n/a	n/a
4001A	n/a	n/a
30BB	n/a	n/a
30BC	n/a	n/a
30AG	n/a	n/a
4003B	55.7	52.36
49BD	n/a	n/a
4002B	n/a	n/a
4005	55.31	51.47
5002	54.45	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.

Figure A3 - Manhole Invert and Cover Levels

Sewer Flooding
History Enquiry

Michael Alexander Consulting Engineers

Search address supplied 168
Highgate Road
London
NW5 1QS

Your reference P3075 The Bull & Last

Our reference SFH/SFH Standard/2015_3030546

Received date 30 April 2015

Search date 30 April 2015

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504
E searches@thameswater.co.uk
I www.thameswater-propertysearches.co.uk

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

Sewer Flooding
History Enquiry

History of Sewer Flooding

Is the requested address or area at risk of flooding due to overloaded public sewers?

The flooding records held by Thames Water indicate that there have been no incidents of flooding in the requested area as a result of surcharging public sewers.

For your guidance:

- A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- "Internal flooding" from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- "At Risk" properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company's reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website www.thameswater.co.uk

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

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Reading RG1 8DB

APPENDIX B

PHOTOGRAPHS

Photograph 1

Photograph 2

Photograph 3

Photograph 4

Photograph 5 –Side Passage Elevation

Photograph 6 – Side Passage

Photograph 7 – Trial Pits to existing foundations

Photograph 8 – Trial pit

APPENDIX C

IMPERMEABLE AREA PLANS

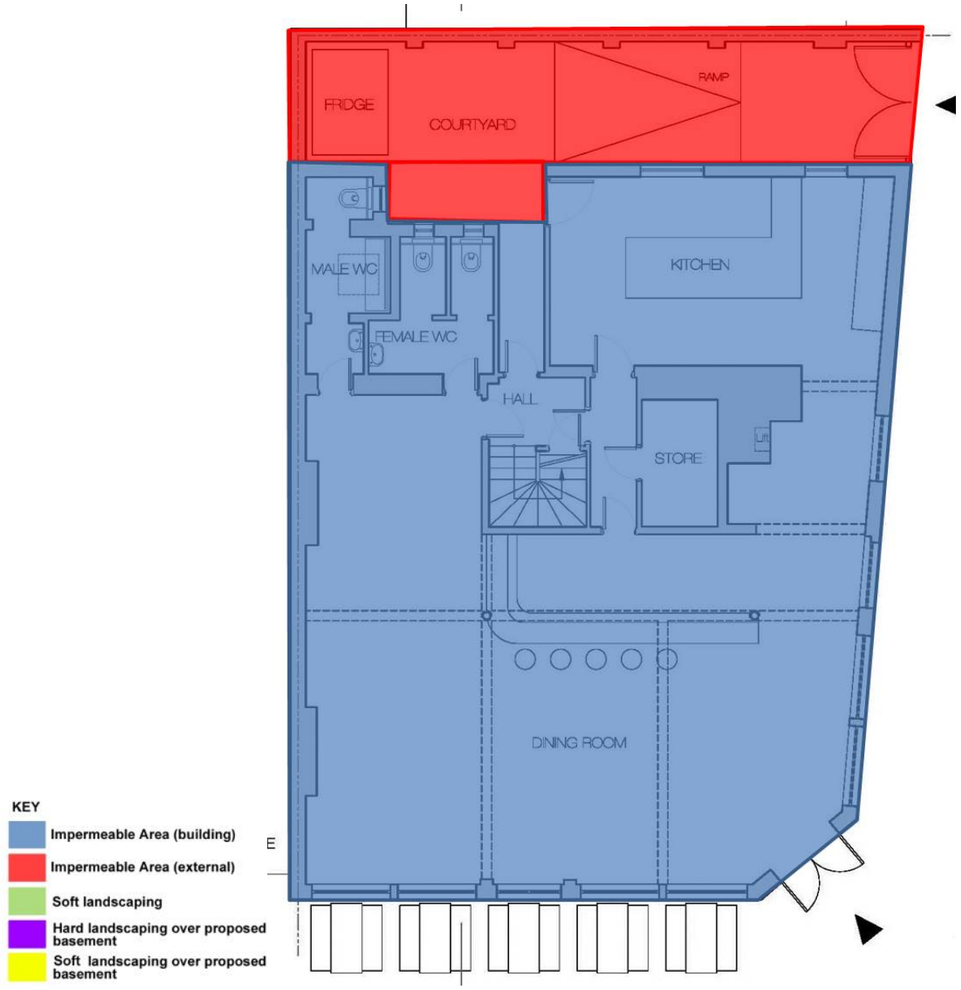
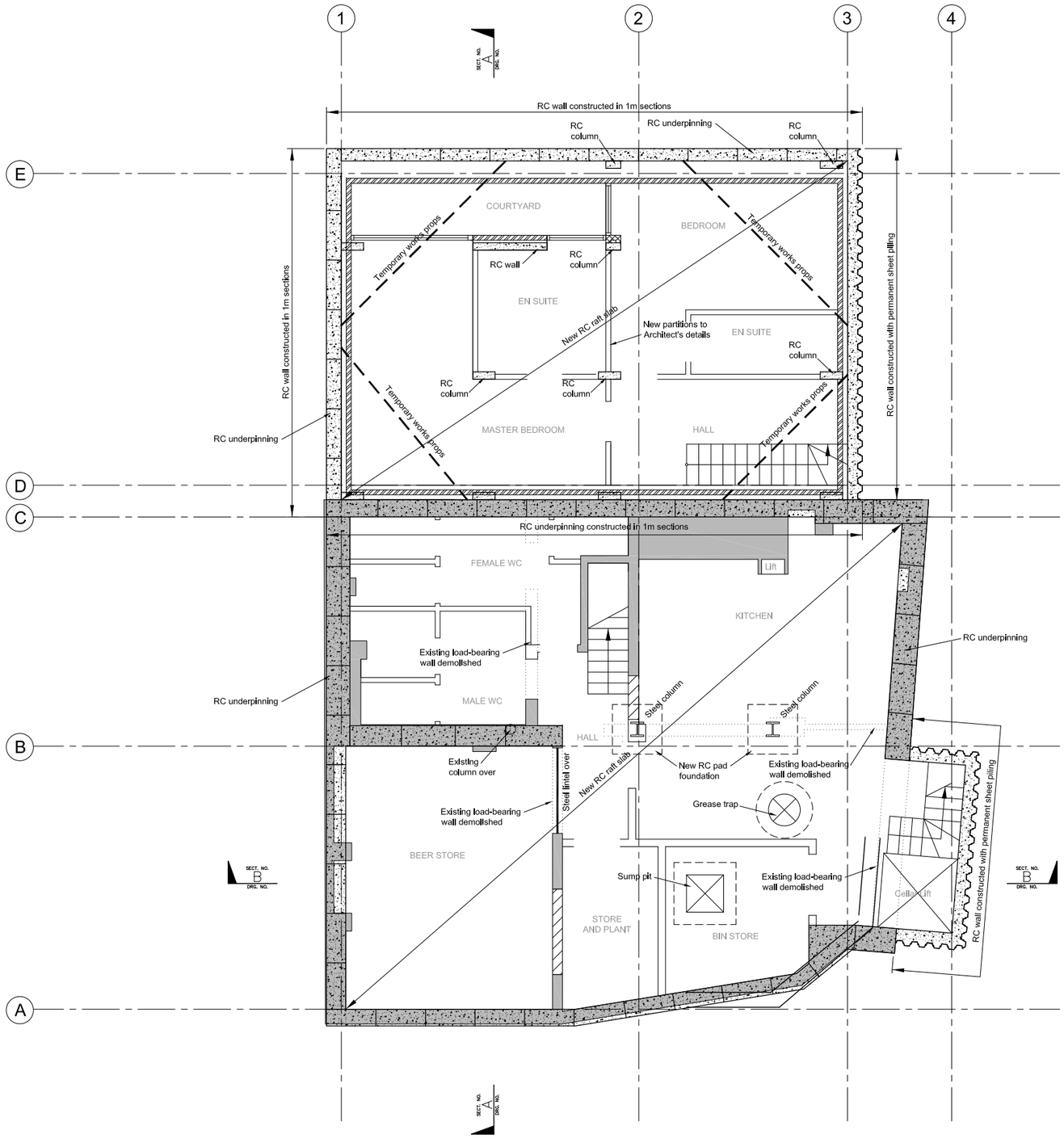


Figure C1
Existing Impermeable Area Plan

Figure C2
Proposed Impermeable Area Plan

APPENDIX D

OUTLINE STRUCTURAL DRAWINGS



BASEMENT GENERAL ARRANGEMENT

Scale 1:50

NOTES

1. This drawing shall be read in conjunction with all relevant Architects & Engineers drawings and specifications.
2. Do not scale any dimensions. All dimensions are in millimetres and to be checked on site.

LEGEND

Rev.	Date	Description	By
P1	10.07.2015	ISSUE FOR COMMENT	AN

COMMENT

Architect
WMG STUDIO

Project Title
THE BULL AND LAST PH
LONDON, NW5 1QS

Drawing Title
PROPOSED BASEMENT
GENERAL ARRANGEMENT

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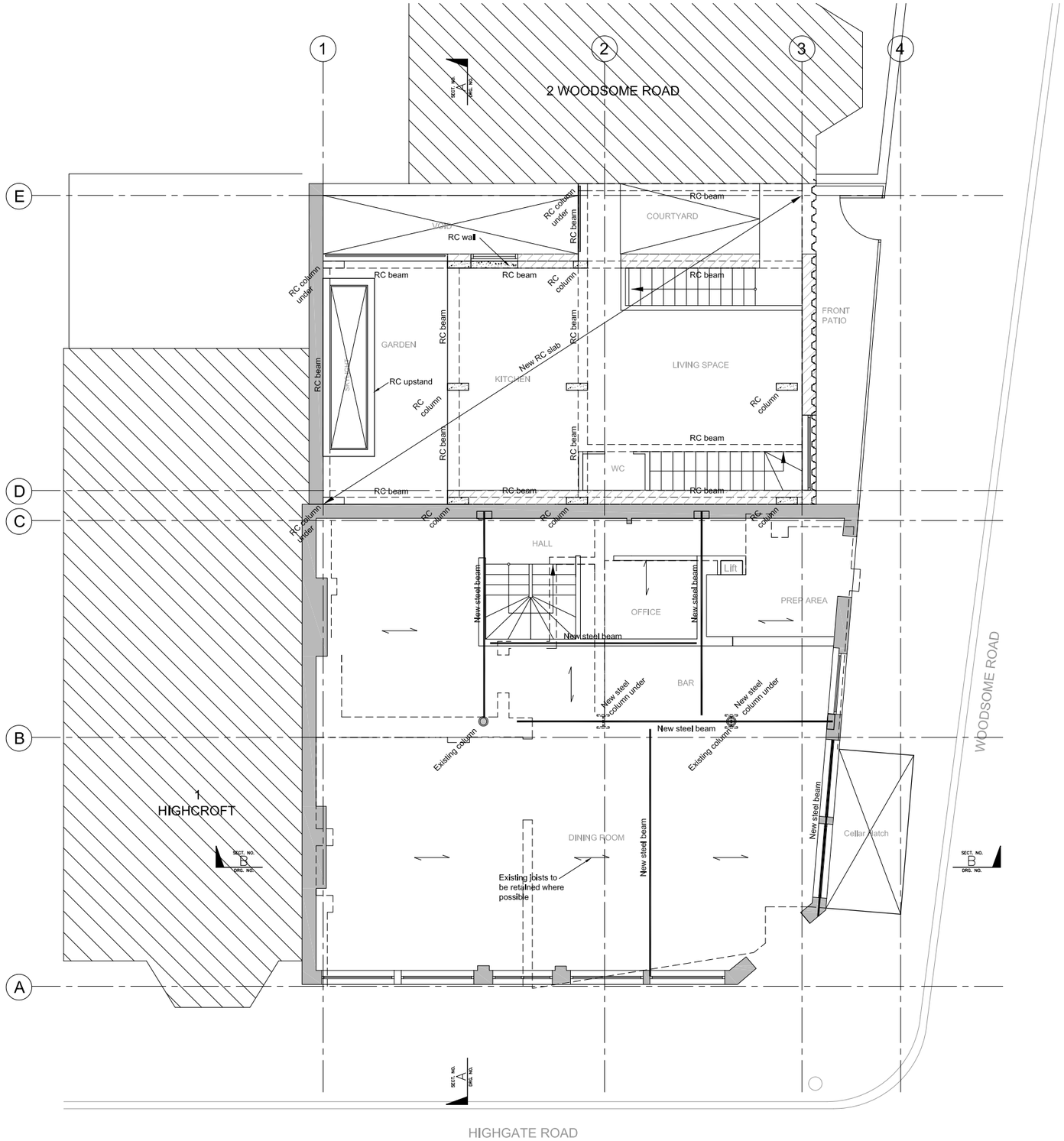
web www.maengineers.com

Drawn	ALDO	JUN 2015
Checked	ARC	JUN 2015
Scale	1:50 1:100	Size A1 A3

Project No.	Drawing No.	Rev.
P3075	BIA 01	P1

100mm WHEN PLOTTED @ 1:1 FOR A1 — 50mm WHEN PLOTTED @ 1:2 FOR A3



GROUND FLOOR GENERAL ARRANGEMENT

Scale 1:50

100mm WHEN PLOTTED @ 1:1 FOR A1 50mm WHEN PLOTTED @ 1:2 FOR A3

NOTES

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Architect
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Drawing Title
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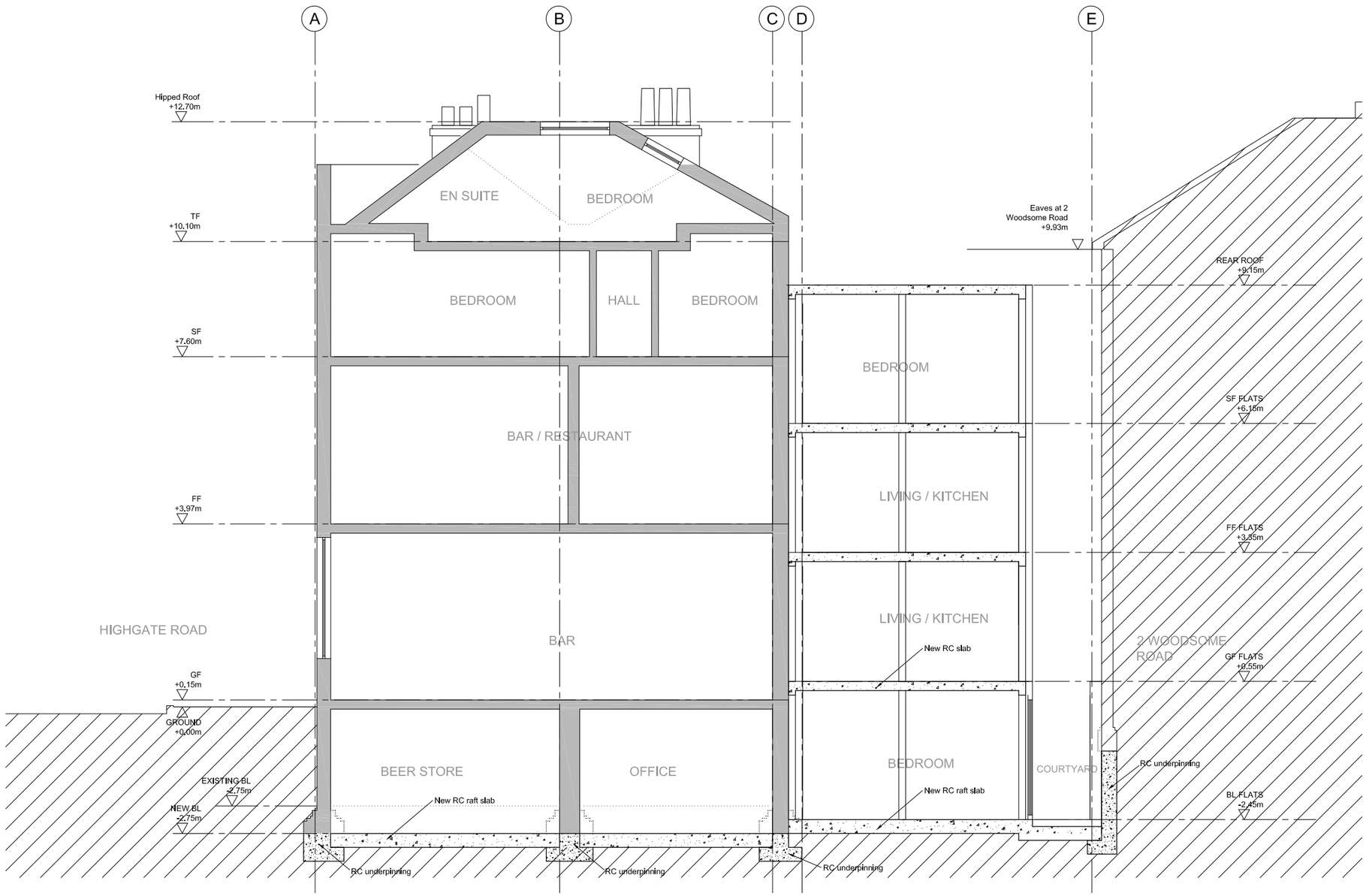
ALDO	JUN 2015	ARC	JUN 2015

Scale	Size
1:50	A1
1:100	A3

Project No.	Drawing No.	Rev.
P3075	BIA 02	P1



NOTES

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Project No.	Drawing No.	Rev.
P3075	BIA 10	P1

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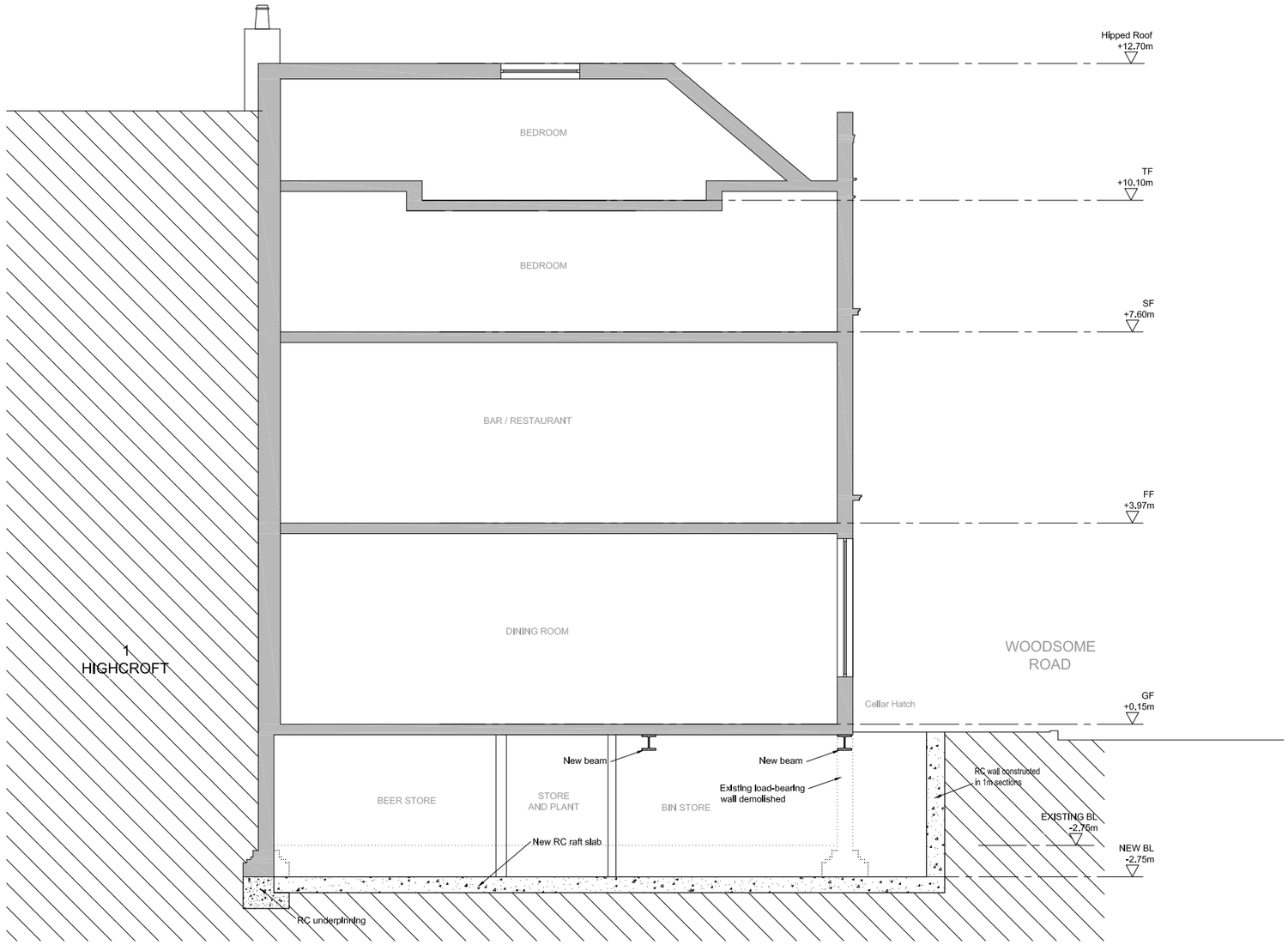

NOTES

1. This drawing shall be read in conjunction with all relevant Architects & Engineers drawings and specifications.
2. Do not scale any dimensions. All dimensions are in millimetres and to be checked on site.

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P1	10.07.2015	ISSUE FOR COMMENT	AN

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Drawn	ALDO	JUN 2015
Checked	ARC	JUN 2015
Scale	1:50 1:100	Size A1 A3
Project No.	P3075	
Drawing No.	BIA 11	
Rev.	P1	

100mm WHEN PLOTTED @ 1:1 FOR A1 50mm WHEN PLOTTED @ 1:2 FOR A3

APPENDIX E

CONSTRUCTION METHOD STATEMENT

CONSTRUCTION METHOD STATEMENT

E.01 The following provides an outline Method Statement for the construction of the basement. This will be developed and finalised by the appointed Contractor, once the detailed design is complete.

E.02 Prior to works commencing, schedules of condition will be carried out to adjoining properties as part of the party wall process.

E.03 Monitoring targets will be fixed to the adjacent properties in agreed locations following the Party Wall process. Initial readings will be taken prior to any construction work commencing.

E.04 It is assumed that the construction will commence with the underpinning works to the existing pub..

E.05 The sides of the basement in the courtyard/annex will be constructed by underpinning the neighbouring party and boundary walls. A steel whaling beam will be connected to the underpinning and be propped at high level across the corners of the excavation.

E.06 The existing barrel drop and front wall of the annex will be constructed with reinforced concrete walls cast against permanent steel sheet piles..

E.07 The internal load bearing structures in the pub will be underpinned or supported on temporary works and then permanent steel columns which will be installed and founded on the new basement slab level.

E.08 Bulk excavation will then commence. Any minor water inflows to the basement excavation will be collected in sumps and pumped. Temporary horizontal props will be installed at the tops of the underpins. Permanent propping in the pub will be achieved in the form of steel beams spanning across the building onto whaling beams.

E.09 Excavation within the courtyard and annex will be carried out within the perimeter formed by the reinforced concrete underpinned walls. Temporary horizontal props will be installed at the tops of the underpins.

E.10 When bulk excavation is complete to basement level, the bottom surface of the excavation will be immediately blinded.

E.11 The basement raft slab will then be constructed and tied into the concrete underpins.

E.12 Works can then proceed with the construction of the ground floor slab to the basement box to the annex.

E.13 Following completion of the ground floor slab, which acts as a permanent prop to the excavation, the propping can be removed.

E.14 The upper floor works in the pub and annex can then be completed, using the new basement to support any temporary works required.