Gyoury Self
CONSULTING ENGINEERS
STRUCTURAL·CIVIL·ENVIRONMENTAL

BASEMENT IMPACT ASSESSMENT FOR PLANNING

228 Belsize Road

London

NW6 4BT

Prepared for

Little Bay Restaurants

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Status: Final

CONTENTS

1.0 INTRODUCTION

Gyoury Self Partnership has been appointed by Little Bay Restaurants, the current owners of the site, to prepare a Basement Impact Assessment (BIA) report to support a Planning Application for a proposed basement extension at 228 Belsize Road, Camden, NW6 4BT.

The purpose of this report is to provide a BIA in line with Camden Planning Guidance CPG4 (April 2011) and Camden Borough Council Development Policy 27 "Basements and Lightwells" to enable the Council to 'assess whether any predicted damage to neighbouring properties and the water environment is acceptable or can be satisfactorily ameliorated by the developer' as stated in DP27.3.

Reference documents:-

- Camden Planning Guidance CPG4 (April 2011)
- Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010
- 'Floods in Camden – Reports of the Flood Scrutiny Panel', LB of Camden, June 2003
- RAB Consultants - Flood Risk Assessment 31 March 2015, version 1 RAB: B1049
- Thames Water Drainage Records
- Thames Water records on sewer flooding
- The North London Strategic Flood Risk Assessment, August 2008
- Environment Agency web site
- Indigo Arboricultural Assessment Report ref 10240
- Structural Investigation report K Gohel, October 2010
- Historic OS Maps
- Bomb sight Web site.

2.0 THE SITE

A visual inspection, undertaken from ground floor level, was undertaken on Friday 24 July 2015. This was limited to the existing basement, and ground floor areas.

The site is currently occupied by a three storey plus basement end of terrace structure with single storey extension to the right hand side located on the corner of Belsize Road and Priory Road, within the London Borough of Camden.

The front elevation, adjacent to Belsize Road faces south.

The existing basement and ground floor areas are currently used as a restaurant. The first and second floors are currently residential flats.

The site and immediate surroundings are relatively flat, although Belsize Road falls towards Kilburn Vale, dropping from approximately 35.7m AOD to 32.1m AOD at Kilburn Vale, over a length of approximately 72m (approximately 1 in 20).

The road immediately to the south of Priory Road, Kilburn Priory, crosses overground rail lines within a cutting, running parallel to Belsize Road.

The main structure on the site is typical to the buildings evident along Belsize Road between Priory Road and Kilburn Vale. The buildings evident in Priory Road are typically two storey Victorian terraces. 1a Priory Road, immediately to the rear of 228 Belsize Road is of a more modern appearance and is in line with the planning application on the Camden planning portal, circa 2011. The application includes for a basement. Camden Building Control website indicates a completion date of 06/02/2010 and validation date of 16/12/2012.

The site coordinates are:-

OS X (Eastings)	525566
OS Y (Northings)	183751
Nearest Post Code	NW6 4BZ
Lat (WGS84)	N51:32:19 (51.538703)
Long (WGS84)	W0:11:27 (-0.190869)
Lat,Long	51.538703,-0.190869
Nat Grid	TQ255837 / TQ2556683751
mX -	21247

A review of historic Ordinance Survey maps indicates a building partly occupying the site in 1871. The building profile remains unchanged on the maps up until 1974 and is in line with the existing three storey plus basement structure currently evident. It is understood that the current single storey structure on the site was erected circa 1994.

No trees of any significance were noted within the influence of the site. It is however noted that two mature lime trees have been removed since 2010. These are referenced in the

Indigo Arboricultural Assessment Report ref 10240. One tree was located in what is currently described as a yard on the architectural drawings at 228 and one within the adjoining boundary, 1a Priory Road.

3.0 BASEMENT PROPOSALS

The current proposals considered in this report allow for the demolition of the existing single storey structure to the right of the site and construction of a new basement in this area, adjacent to the existing basement and erection of a three storey structure, over the new basement section, tying in to the existing three storey structure.

The details of the existing building and proposals for the basement are shown on the following drawings prepared by the architectural consultant, Joseph Rogic.

- 2014/228BP/E1 Existing Basement and Ground Floor
- 2014/228BP/E2 Existing Upper Floor Plans
- 2014/228BP/E3 Existing Front Elevation
- 2014/228BP/E4 Existing Side Elevation
- 2014/228BP/E5 Existing Rear Elevation
- 2014/228BP/P1 Proposed Basement Plan
- 2014/228BP/P2 Proposed Ground Floor Plan
- 2014/228BP/P3 Proposed First Floor Plan
- 2014/228BP/P4 Proposed Second Floor Plan
- 2014/228BP/P5 Proposed Roof Plan
- 2014/228BP/P6 Proposed Longitudinal Section
- 2014/228BP/P7 Proposed Front Elevation
- 2014/228BP/P8 Proposed Side Elevation
- 2014/228BP/P9 Proposed Rear Elevation

Outline structural general arrangements for the basement and ground floor are shown on the following drawings prepared by Gyoury Self Partnership.

- 12066NA /100 Location Plan
- 12066NA /101 Existing Basement And Ground Floor
- 12066NA /102 Proposed Basement And Ground Floor

The design and construction of the building structure shall be in accordance with current Building Regulations, British Standards, Eurocodes, Codes of Practice, Health and Safety requirements and good building practice.

4.0 BASEMENT IMPACT ASSESSMENT

The first stage in assessing the impact of a proposed basement development is to recognise issues that are relevant to the site. Screening is the process of determining whether or not a BIA is required for the project. The screening process takes the form of a number of questions relating to surface flow and flooding, groundwater flow and land stability, that are answered in the following sections.

4.1 Stage 1: Screening

4.1.1 Subterranean (groundwater) flow impact identification

The impact of the proposed development on Subterranean (groundwater) flow is considered here, as outlined in Camden Planning Guidance CPG 4 (April 2011). The references are to the screening chart Figure 1 in CPG4.

GW Q1 Is the site located directly above an aquifer?	
No	Figure 8 of the Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010 and the Environment Agency web site indicates the site to be in an Unproductive strata.

GW Q2 Is the site within 100m of a watercourse, well (used/disused) or potential spring line?	
Yes	Figure 11 of the Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010 identifies a tributary of the river Westbourne, a 'lost' river, running along the line of Kilburn Vale, approximately 72m from the site. The existing topography is consistent with the mapped location.

GW Q3 Is the site within the catchment of the pond chains on Hampstead Heath?	
No	Figure 14 of the Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010 indicates that the site is outside the catchment of the pond chains on Hampstead Heath

GW Q4 Will the proposed basement development result in a change in the area of hard surfaced / paved areas?	
No	The proposed basement will occupy the area currently covered by the single storey structure.

GW Q5 As part of the site drainage, will more surface water (e.g. rainfall and run-off) than at present be discharge to the ground (e.g. via soakaways and/or SUDS)?	
No	The existing single storey structure discharges rainwater via down pipes to the public highway and/or to the combined Thames Water sewer. As outlined in the Flood Risk Assessment surface water will discharge to the Thames Water combined sewer though an attenuation tank, to an agreed discharge rate.

GW Q6 Is the lowest point of the proposed excavation (allowing for any drainage and foundation space under the basement floor) close to, or lower than, the mean water level in any local pond (not just the pond chains on Hampstead Heath) or spring line?	
No	The proposed basement, including foundation slab, will be at approximately 3.7m (100mm finishes, 200mm gnd floor slab, 150mm ceiling void, 2700mm floor to ceiling, 150mm, floor construction, 400mm basement slab) below external ground level (35.7-3.7 = 32.0m AOD approx.). Proposed drainage will discharge above the proposed basement slab. Ground level along the assumed line of the river Westbourne tributary is approximately 32.1m AOD. The mean water level will be lower than ground level, thus the proposed excavation will be above the mean water level.

4.1.2 Screening Surface Flow and Flooding

The impact of the proposed development on surface flow and flooding is considered here, as outlined in Camden Planning Guidance CPG 4 (April 2011). The references are to the screening chart Figure 3 in CPG4.

SF Q1 Is the site within the catchment of the pond chains on Hampstead Heath?	
No	With reference to the Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010, figure 14 the site is not within the catchment of the pond chains on Hampstead Heath.

SF Q2 As part of the proposed site drainage, will surface water flows (e.g. volume of rainfall and peak run-off) be materially changed from the existing route?	
No	The existing single storey structure discharges rainwater via down pipes to the public highway and/or to the combined Thames Water sewer. As outlined in the Flood Risk Assessment surface water will discharge to the Thames combined sewer though an attenuation tank, to an agreed discharge rate.

SF Q3 Will the proposed basement development result in a change in the proportion of hard surface/paved external areas?	
No	The proposed basement will occupy the area currently covered by the single storey structure.

SF Q4 Will the proposed basement result in changes to the profile of inflows (instantaneous and long term) of surface water being received by adjacent properties or downstream watercourses?	
No	There will be no change in the impermeable areas (as SF Q3) thus there will be no significant change to existing conditions.

SF Q5 Will the proposed basement result in changes to the quality of surface water being received by adjacent properties or downstream water courses?	
No	The surface water quality will not be affected by the development, as in the permanent condition collected surface water will generally be from roofs, or external hard landscaping as existing.

SF Q6 Is the site in an area known to be at risk from surface water flooding, such as South Hampstead, West Hampstead, Gospel Oak and King's Cross, or is it at risk from flooding, for example because the proposed basement is below the static water level of a nearby surface water feature?	
Yes	Belsize Road is one of the streets noted within the Camden Planning Guidance CPG 4 (April 2011) as a street "at risk of surface water flooding". The street was affected by floods in 2002 due to overloading of the public sewers during a storm event. A 'Sewer History' enquiry to Thames Water (Appendix F) gave no record of surcharge of sewers having previously affected this particular property. With reference to the EA Rivers and Sea Flood Maps the site is not located within a flood risk zone. The EA Reservoir Flood Map shows that the site is not at risk of flooding from reservoirs. With reference to the EA Surface Water Flooding Maps the site is at 'very low risk' of flooding.

4.1.2 Screening

The impact of the proposed development on Slope Stability is considered here as outlined in Camden Planning Guidance CPG 4 (April 2011). The references are to the screening chart Figure 2 in CPG4.

GS Q1 Does the existing site include slopes, natural or manmade, greater than 7°? (approximately 1 in 8)	
No	Reference to Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010, figure16 indicates the site to be founded on a slope of 0° – 7°. The calculated fall along Belsize Road, from the site, to Kilburn Vale is approximately 2.8° (3.5m over 72m)

GS Q2 Will the proposed re-profiling of landscaping at site change slopes at the property boundary to more than 7°?	
No	The proposed development should not significantly affect existing profiling of the site.

GS Q3 Does the development neighbour land, including railway cuttings and the like, with a slope greater than 7°?

No	The over ground railway line running parallel and to the south of Belsize Road is within a clay cutting. However figure 6 of Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010, does not indicate the slope to be greater than 7˚. This is in line with topography evident from the public highway adjacent to the railway bridge on Kilburn Priory.

GS Q4 Is the site within a wider hillside setting in which the general slope is greater than 7˚?	
No	With reference to the Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010, figure 16, there are no slopes that are greater than 7˚ within influence of the site. Widely spaced contours on the OS map extend in to the adjoining boroughs.

GS Q5 Is the London Clay the shallowest strata at the site?	
Yes	With reference to Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010, the underlying soil stratum is indicated as being London Clay. This is consistent with borehole scans, local to the site, available on the British Geological Survey web site.

GS Q6 Will any trees be felled as part of the proposed development and/or are any works proposed within any tree protection zones where trees are to be retained?	
No	No trees of any significance were noted within the influence of the site. It is however noted that two mature lime trees have been removed since 2010. These are referenced in the Indigo Arboricultural Assessment Report ref 10240. One tree was located in what is currently described as a yard on the architect's drawings at 228 and one within the adjoining property, 1a Priory Road.

GS Q7 Is there a history of seasonal shrink-swell subsidence in the local area, and/or evidence of such effects at the site?	
Yes	The London Clay strata is classified as having a high volume change potential and hence can lead to seasonal shrink-swell subsidence. A Structural Investigation report by K Gohel dated October 2010 has recorded damage the author has associated with seasonal movement associated with the now removed lime tress referred to above.

GS Q8 Is the site within 100m of a water course or a potential spring line?	
Yes	Figure 11 of the Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010 identifies a tributary of the river Westbourne, a 'lost' river, running along the line of Kilburn Vale, approximately 72m from the site. The existing topography is consistent with the mapped location.

GS Q9 Is the site within an area of previously worked ground?

No	Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010, figure 3 indicates the site is not located close to any recorded areas of worked ground.

GS Q10 Is the site within an aquifer?	
No	Figure 8 of the Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010 and the Environment Agency web site indicates the site to be in an Unproductive strata.

GS Q11 Is the site within 50m of the Hampstead Heath ponds?	
No	Figure 11 of the Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010 and the Environment Agency web site indicates the site to be remote form the Hampstead ponds.

GS Q12 Is the site within 5m of a highway or pedestrian right of way?	
Yes	The proposed basement will be adjacent to, and support the public highway (Belsize Road and Priory Road) on 2 sides.

GS Q13 Will the proposed basement significantly increase the differential depth of foundations relative to neighbouring properties?	
No	There is an existing three storey structure and basement on the site which is to be retained. The proposed excavation and foundation for the basement with be of a similar depth and link to the existing. The proposed form of basement retaining wall structure, a contiguous bored pile will extend to a depth of approximately 9m (subject to detailed design). Details on the Camden planning portal identify an application for the neighbouring property to the rear, 1a Priory Road, indicating a basement construction using a 'hit and miss' reinforced concrete wall construction. Based on our visual inspection from the public highway the superstructure evident is in line with the planning application and a basement light well is evident. The Camden Building Control website indicates the work was validated 16/12/2012.

GS Q14 Is the site over (or within the exclusion zone of) any tunnels, e.g. railway lines?	
No	Figure 18 of the Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010 indicated that the site is remote from any tunnels.

4.2. Stage 2: Scoping

The purpose of the scoping stage is to define matters to be investigated as part of the BIA process. Potential hazards or risks identified by the screening process, in the previous

section, are therefore summarised below so that they can be addressed in detail during the following investigation stage.

4.2.1 Subterranean (groundwater) flow impact identification

The screening process has identified that the site is within 100m of a water course. Ground water levels and underlying soil conditions should be investigated. Consideration to ground water flow will need to be taken in to account.

4.2.2 Scoping - Surface Flow and Flooding

The screening process has identified that the site is an area known to be at risk from surface water flooding. In accordance with the Figure 3 in Camden Planning Guidance CPG 4 (April 2011), a flood risk assessment in accordance with PPS25 is required. This has been completed by RAB Consultants as a separate supporting document. The report concludes that the risk of flooding from fluvial, groundwater and other sources is considered to be low and that the development would be safe without increasing flood risk elsewhere.

4.2.3 Scoping - Land Stability

The screening process has identified that the site is close to a water course and potentially underlain by shrinkable soil. The potential impacts that require consideration are:

- The presence of potentially shrinkable cohesive soils.
- Presence and influence of historic trees.
- The proximity to a potential water course.
- Proximity to the public highway.
- Proximity to adjoining structures.

4.3 Stage 3: Site Investigation and Study

Based on the screening and scoping phases it is required to undertake further investigations to confirm the site geology and water levels.

Normally this would involve intrusive investigation and boreholes. However, the proposed basement area and adjoining area of the site are currently fully developed. There is no external area in which a borehole can be sunk.

Whilst it is possible to undertake an investigation internally the proposed basement area is occupied by a full operational restaurant and associated kitchens. Intrusive investigation would cause considerable disruption to the operation of the business.

Based on the desk top study undertaken, and in particular information from the British Geological Survey website, it is contended that there is sufficient data on the geology in the area of the site to adequately assess whether any predicted damage to neighbouring properties and the water environment is acceptable or can be satisfactorily ameliorated by the developer' as stated in DP27.3, without the need for an intrusive investigation.

Made Ground		London Clay Formation		Distance from Site
Top (m bgl)	Base (m bgl)	Top (m bgl)	Base (m bgl)	
0.15	0.3	0.3	Not encountered >3.300m	138m north east
0.1	1.4	1.4	Not encountered >9.3m	100m south
0.00	0.30	0.30	Not encountered >15.25m	117m south east

Summary of Historical Borehole Logs in the Vicinity of the Site

Investigation works will be required on the site, prior to construction in order to allow for geotechnical design of the proposed basement and pile wall and as such the expected geology of the site will be validated through these works, or reassessed if required.

4.4 Stage 4: Basement Impact Assessment

4.4.1 Basement Impact Assessment - Subterranean (groundwater) flow impact identification

Figure 23 of the Camden Geological, Hydrogeological and Hydrological Study, Guidance for subterranean development Issue 01 November 2010 identifies the need to consider groundwater flow.

Since the basement will be constructed wholly within the London Clay strata, it will not provide any form of cut off to groundwater flows and hence should not affect groundwater levels upstream of the development. It is however possible that perched water could be encountered during the excavation, at the interface of any made ground and the London Clay. Provision for this will need to be reflected in the proposed construction method.

A tributary of the river Westbourne, a 'lost river' has been identified approximately 72m from the proposed basement. The site is approximately 3.5m above the road level on the line of the old river at a point where ground levels typically level off.

Should water bearing strata be evident above the London clay the basement could have an impact on flow. In the north/south direction groundwater will be potentially diverted locally around the structure, through the adjacent public highway. With the presence of an existing basement at 226 Belsize Road ground water flow will not be materially altered in the east/west direction.

Below the basement level the contiguous bored pile wall will be a porous structure. Gaps of approximately 100mm will exist between piles allowing groundwater to pass through.

Furthermore the basement will be bounded by the public highway on two side enabling water flows to be naturally diverted with minimal effect.

4.4.2 Basement Impact Assessment - Surface Flow and Flooding

As there is no increase in the proportion of hard landscaping the surface water falling over the basement will be collected and discharged to the public sewer in Priory Road as the existing condition. Hence there will be no impact on the adjoining properties from the proposed basement.

A Flood Risk Assessment has been undertaken by RAB Consultants. This demonstrates that the site is not at risk from surface water flooding and will not affect the adjoining area.

4.4.3 Basement Impact Assessment - Land Stability

The main three storey plus basement structure predates 1871.

The proposed basement will occupy an area of land currently under a single storey structure, of more recent origin.

Whilst the proposed basement construction will be within the London Clay underlying the site, it is possible that the upper strata could comprise historic land fill or old pavement vaults.

A detailed investigation will be required to enable detailed design of the contiguous bored pile wall but a conservative assumption ie London Clay from ground level, will be made as part of the BIA to access whether any predicted damage to neighbouring properties and the water environment is acceptable or can be satisfactorily ameliorated by the developer' as stated in DP27.3.

The proposed form of construction, a contiguous bored pile wall is in line with Camden Geological, Hydrogeological and Hydrological Study Figure 22. This will provide structural support to the excavation and adjoining structures during both temporary and permanent works and will significantly reduce the need for more complex staged sequencing and separate temporary works.

The anticipated depth of construction, approximately 3.7m below ground floor level and is likely to be below any perched water table.

Removal of overburden during the construction works will potentially result in heave of the existing soils within the basement excavation. London Clay is a well-known material and ground movement associated with heave over both the short term and long term is expected to be less than 25mm in total. Detailed calculations will be required prior to construction but the extent of heave within the excavation will not have any significant effect on neighbouring properties.

The basement slab will need to be designed for both water pressure and ground heave. This will be considered at detailed design stage, and does not affect the neighbouring properties.

The design of the contiguous piled retaining wall will be in accordance with guidance provided in ciria 580 Embedded retaining walls – guidance for economic design. This report provides a relationship between lateral propped wall deflections and predicted ground surface settlements. However, as the proposed basement will be bounded to the right by the existing basement at 228 and to the rear by 1a Priory Road and will be founded at similar levels lateral displacement of the wall will not have any significant effect on the adjoining structures, with the category of damage being 0, Negligible (Burland Category).

Design horizontal deflection for the walls shall be limited to 10mm to reduce the risk of movement to the adjoining highway and services within the footpath.

The Thames Water combined sewer within Prior Road and Belsize Road have inverts approximately 6m below ground level and will therefore be outside the influence of ground movement associated with the basement construction.

The contiguous bored pile wall shall be designed to support highway surcharge loading where located within the influence of the public highway.

Piles shall be formed using bored insitu construction to minimise vibration.

It is proposed that adjacent structures within the influence of the work (The existing three storey plus basement structure at 228 and 1a Prior Road to the rear), will be monitored prior to and throughout the works. Whilst the works and monitoring etc will be subject to final agreement of Party Wall Awards it is proposed that Total Station monitoring (with targets placed on the adjoining buildings) will be put in place.

Readings should be taken prior to any works commencing on site, prior to piling, once every day during piling, on completion of piling, twice daily during excavation works and installation of permanent works for the basement structure, including ground floor slab and twice daily during removal of any temporary works.

The temporary works and permanent work design engineer will be responsible for reviewing the monitoring data in 'real time'. Where any movements over and above those predicted are recorded the works shall stop immediately and additional propping, temporary works or backfill shall be instructed by the design engineer as necessary, to stabilise the situation and allow a full review and remedial proposal to be put in place.

A definitive temporary works design and sequence of work shall be provided by the contractor, in line with the construction sequence and design limitations within this BIA.

Previously reported damage at 228 Belsize Road was attributed to two large Lime trees, one within the current court yard of 228 and one within the front garden of 1a Prior Road. Both this trees have previously been removed. The new basement will not suffer from seasonal shrink-swell subsidence, as its proposed depth will be below the level of any historic tree root activity and potential heave/soil recovery, associated with moisture deficiency.

Reference to the Bomb Sight website indicates a number of World War II bombs were dropped along Belsize Road and the adjoining areas.

5.0 OUTLINE SEQUENCE OF WORK AND CONSTRUCTION MANAGEMENT PLAN

A detailed sequence of works will need to be developed at detailed design stage. An indicative sequence is appended (Appendix D).

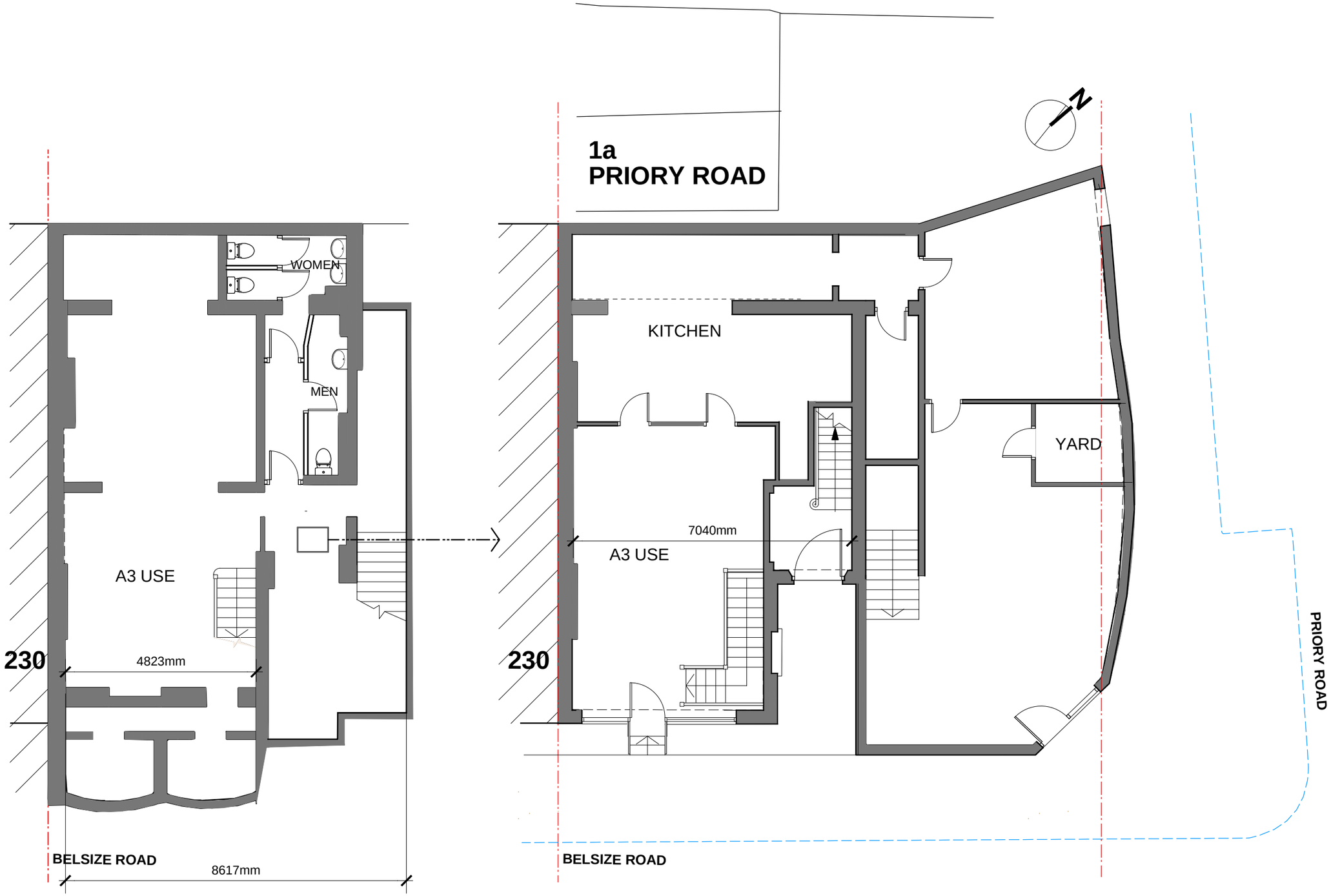
The main contractor, once appointed will be responsible for providing a detailed Construction Management Plan. An indicative plan is appended (Appendix E)

6.0 CONCLUSION

This Basement Impact Assessment demonstrates that the proposed basement can be constructed without damage to neighbouring properties and the effect on the water environment is acceptable, in line with the requirements of Camden Planning Guidance CPG4 (April 2011) and Camden Borough Council Development Policy 27 "Basements and Lightwells".

APPENDIX A Architectural Drawings

- 2014/228BP/E1 Existing Basement and Ground Floor
- 2014/228BP/E2 Existing Upper Floor Plans
- 2014/228BP/E3 Existing Front Elevation
- 2014/228BP/E4 Existing Side Elevation
- 2014/228BP/E5 Existing Rear Elevation
- 2014/228BP/P1 Proposed Basement Plan
- 2014/228BP/P2 Proposed Ground Floor Plan
- 2014/228BP/P3 Proposed First Floor Plan
- 2014/228BP/P4 Proposed Second Floor Plan
- 2014/228BP/P5 Proposed Roof Pla
- 2014/228BP/P6 Proposed Longitudinal Section
- 2014/228BP/P7 Proposed Front Elevation
- 2014/228BP/P8 Proposed Side Elevation
- 2014/228BP/P9 Proposed Rear Elevation



BASEMENT FLOOR PLAN

113.42 sq.m. gross floor area

GROUND FLOOR PLAN

162.44 sq.m. gross floor area

228 BELSIZE ROAD NW6 4BT

Existing Basement & Ground Floor Plan

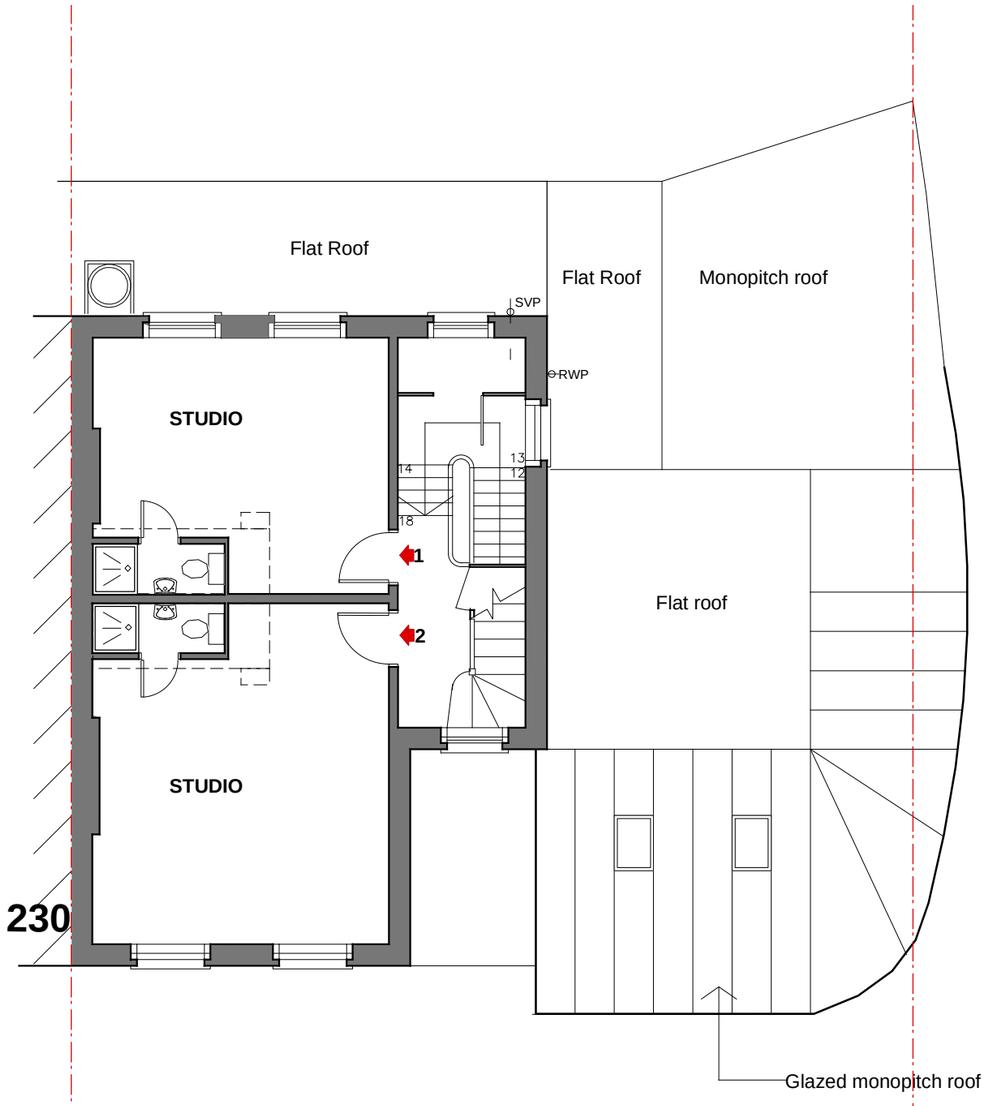
Peter Ilić Esq.

1 : 100 (@A3)

2014/228BP/ E1

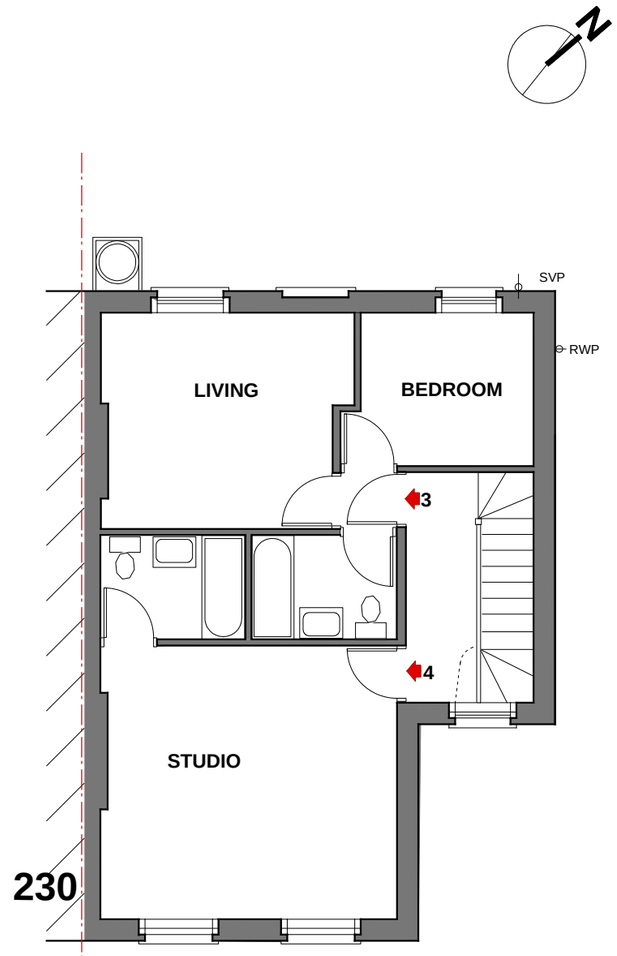
0m 1 2 3 4 5m

Scale



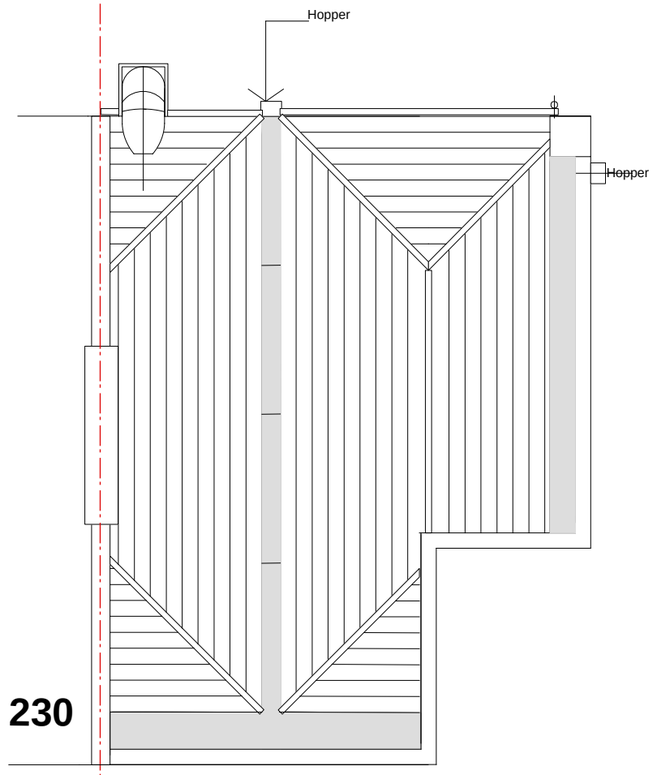
FIRST FLOOR PLAN

62 sq.m. gross floor area



SECOND FLOOR PLAN

62 sq.m. gross floor area



ROOF FLOOR PLAN

228 BELSIZE ROAD NW6 4BT

Existing Upper Floore Plans

Peter Ilić Esq.

1 : 100 (@A3)

2014/228BP/ E2

0m 1 2 3 4 5m

Scale

EXISTING STREET SCENE

EXISTING STREET SCENE

EXISTING FRONT ELEVATION

228 BELSIZE ROAD NW6 4BT

Existing Front Elevation

Peter Ilić Esq.

1 : 100 (@A3)

2014/228BP/ E3

0m 1 2 3 4 5m

Scale

Street Scene

EXISTING SIDE ELEVATION

228 BELSIZE ROAD NW6 4BT

Existing Side Elevation

Peter Ilić Esq.

1 : 100 (@A3)

2014/228BP/ E4

0m 1 2 3 4 5m
Scale

Street Scene

EXISTING REAR ELEVATION

228 BELSIZE ROAD NW6 4BT

Existing Rear Elevation

Peter Ilić Esq.

1 : 100 (@A3)

2014/228BP/ E5

0m 1 2 3 4 5m
Scale

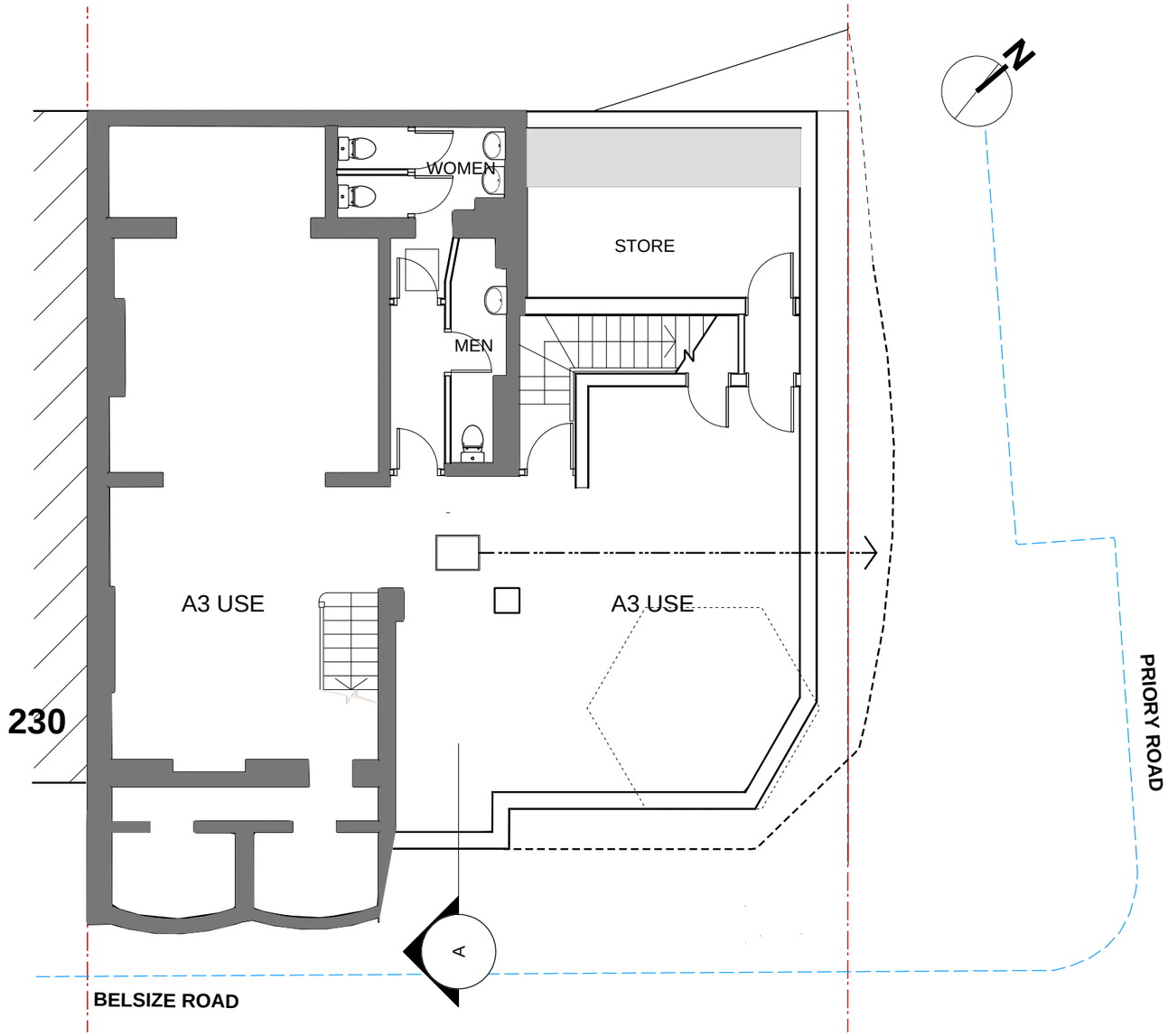
Street Scene

LEGEND

Existing retained

New work

ALL GIVEN FLOOR AREAS INCLUDE INTERNAL PARTITIONS AND CHIMNEY BREAST, BUT EXCLUDE EXTERNAL WALLS.



BASEMENT FLOOR PLAN

158.73 sq.m. gross floor area

228 BELSIZE ROAD NW6 4BT

Proposed Basement Floor Plan

Peter Ilić Esq.

1 : 100 (@A3)

2014/228BP/ P1

0m 1 2 3 4 5m

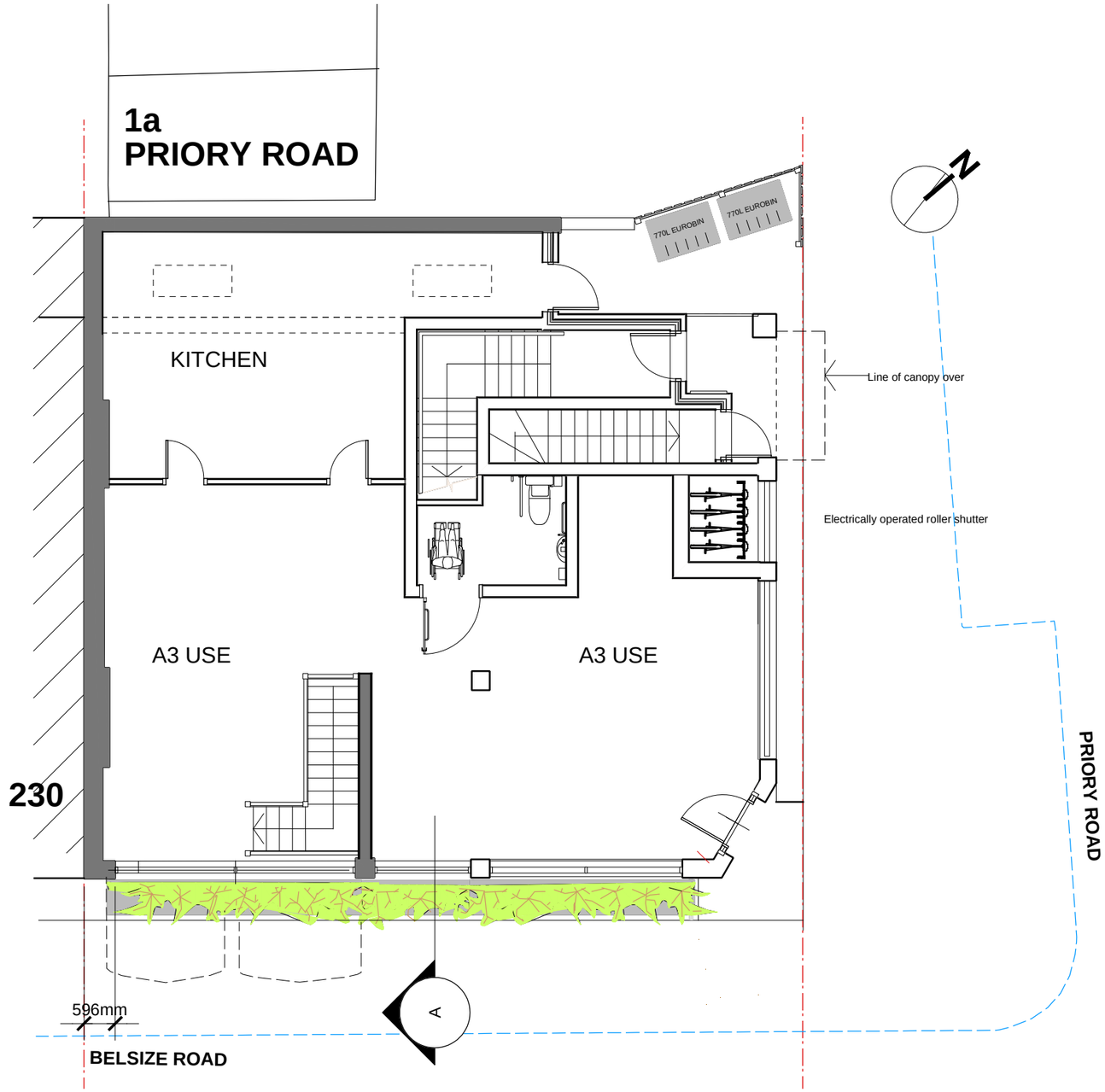
Scale

LEGEND

Existing retained

New work

ALL GIVEN FLOOR AREAS INCLUDE INTERNAL PARTITIONS AND CHIMNEY BREAST, BUT EXCLUDE EXTERNAL WALLS.



PRELIMINARY

GROUND FLOOR PLAN

138 sq.m. gross floor area

228 BELSIZE ROAD NW6 4BT

Proposed Ground Floor Plan

Peter Ilić Esq.

1 : 100 (@A3)

0m 1 2 3 4 5m

Scale

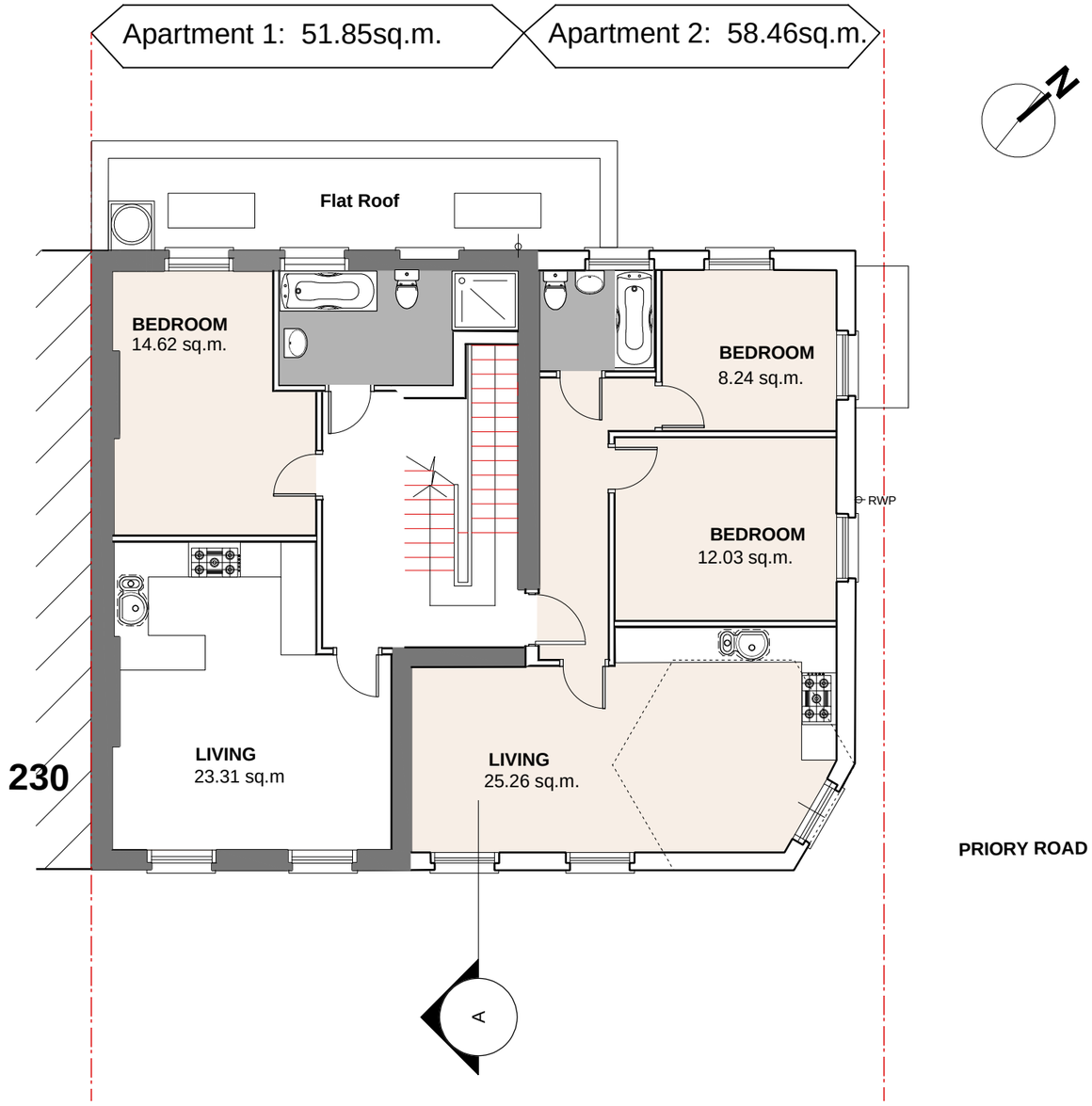
2014/228BP/ P2

LEGEND

Existing retained

New work

ALL GIVEN FLOOR AREAS INCLUDE INTERNAL PARTITIONS AND CHIMNEY BREAST, BUT EXCLUDE EXTERNAL WALLS.



FIRST FLOOR PLAN

125.26 sq.m. gross floor area

PRELIMINARY

228 BELSIZE ROAD NW6 4BT

Proposed First Floor Plan

Peter Ilić Esq.

1 : 100 (@A3)

2014/228BP/ P3

0m 1 2 3 4 5m

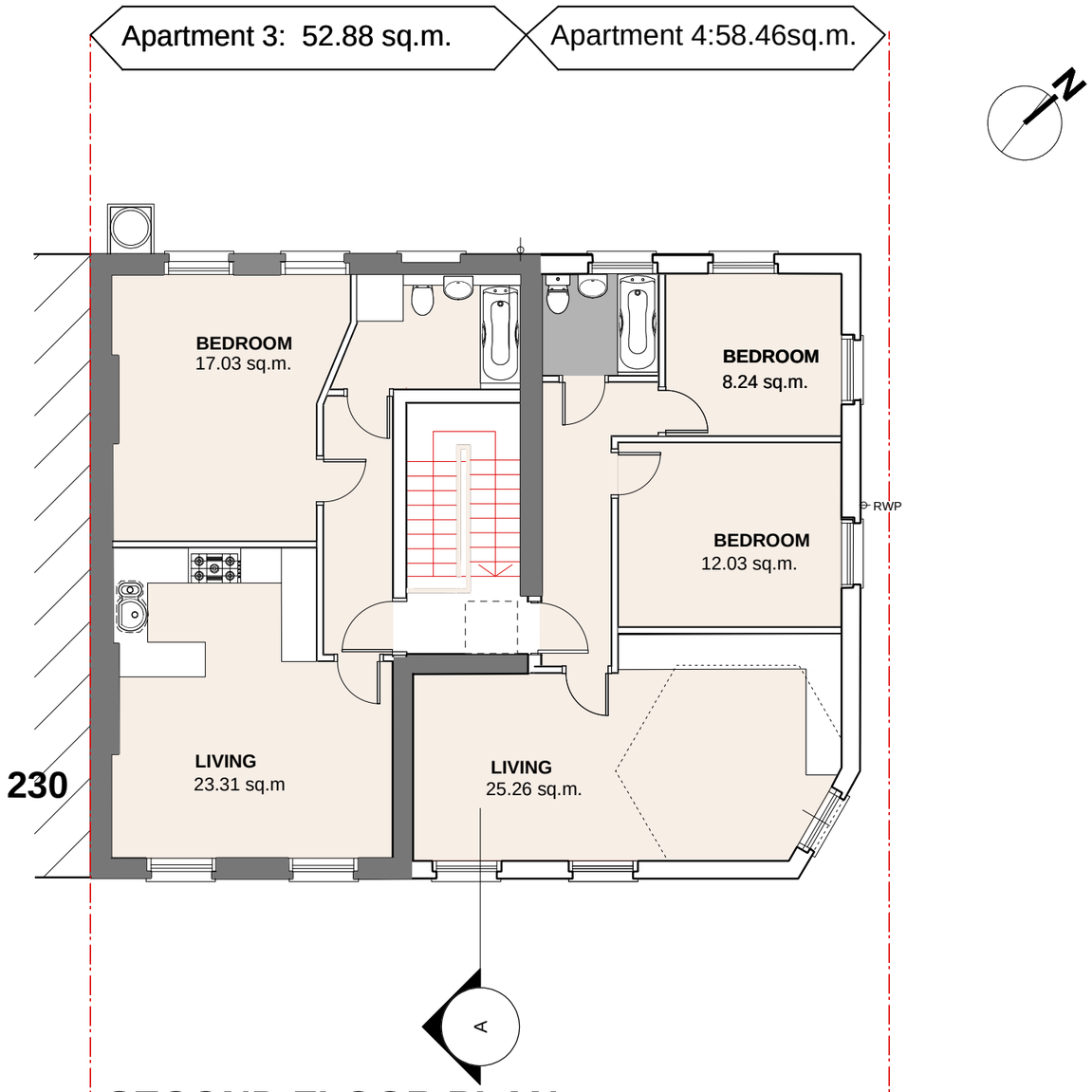
Scale

LEGEND

Existing retained

New work

ALL GIVEN FLOOR AREAS INCLUDE INTERNAL PARTITIONS AND CHIMNEY BREAST, BUT EXCLUDE EXTERNAL WALLS.



SECOND FLOOR PLAN

125.26 sq.m. gross floor area

PRELIMINARY

228 BELSIZE ROAD NW6 4BT

Proposed Second Floor Plan

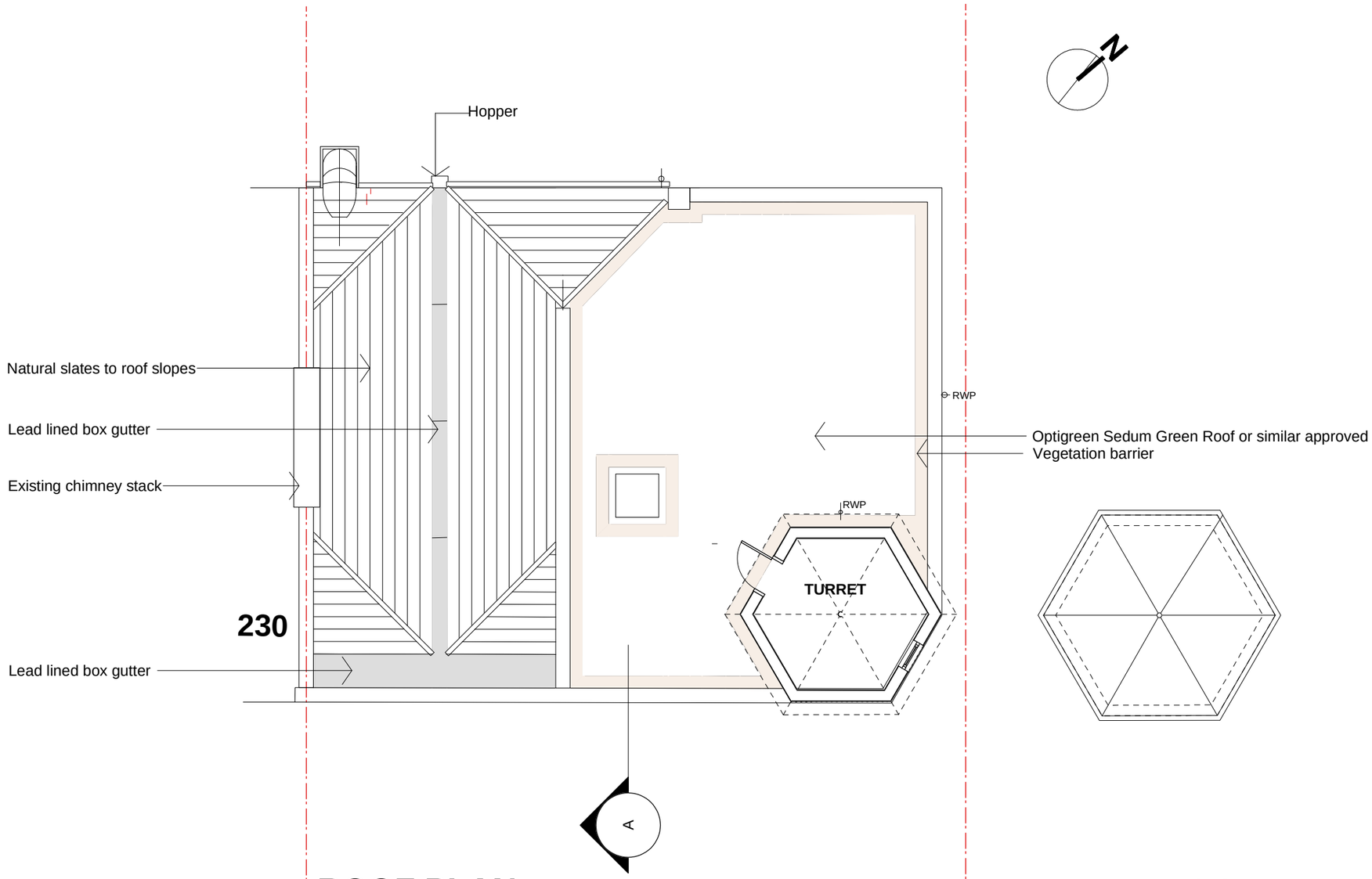
Peter Ilić Esq.

1 : 100 (@A3)

2014/228BP/ P4

0m 1 2 3 4 5m

Scale



ROOF PLAN

TURRET ROOF PLAN

PRELIMINARY

228 BELSIZE ROAD NW6 4BT

Proposed Roof Plan

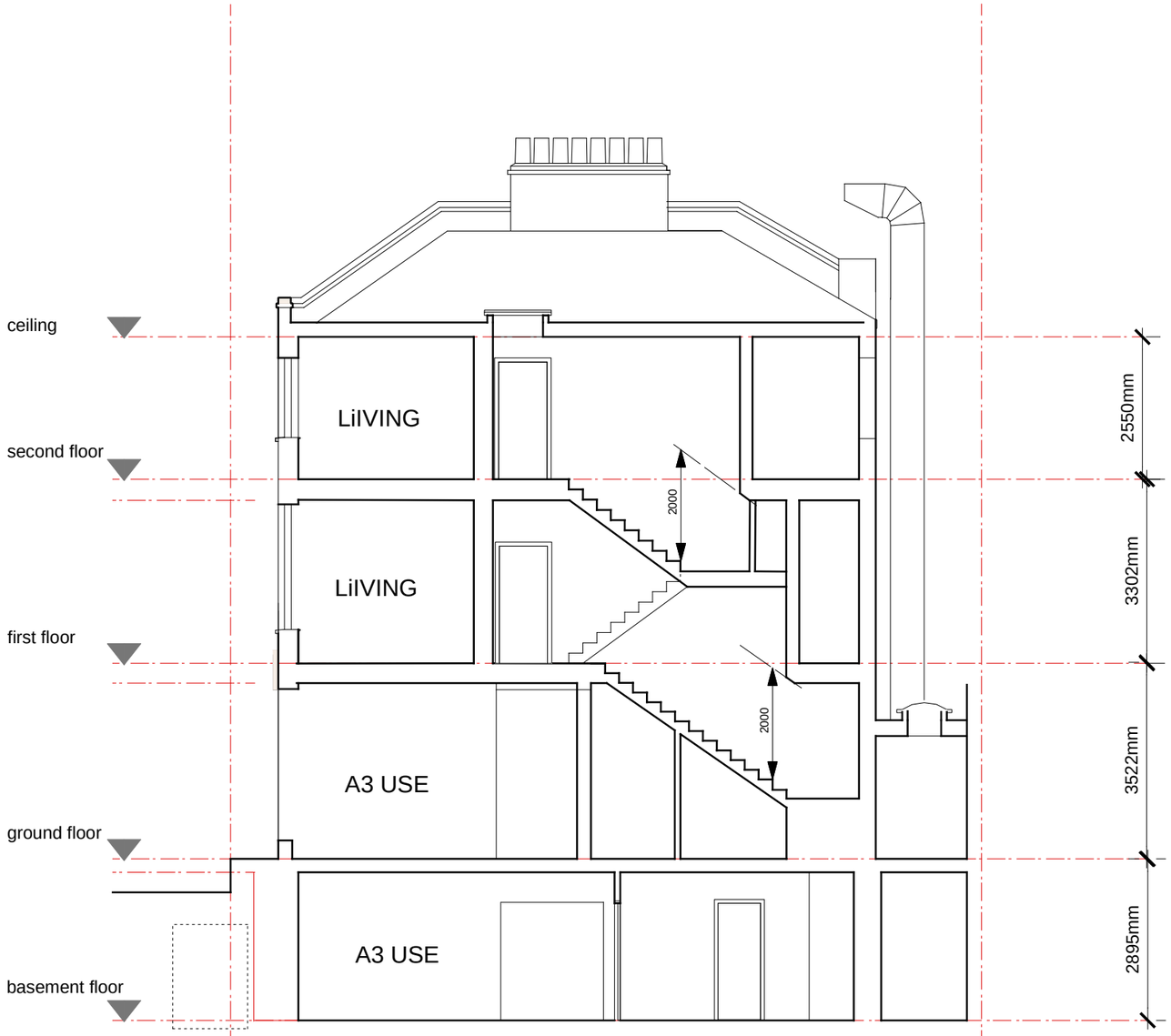
Peter Ilić Esq.

1 : 100 (@A3)

0m 1 2 3 4 5m

Scale

2014/228BP/ P5



LONGITUDINAL SECTION

PRELIMINARY

228 BELSIZE ROAD NW6 4BT

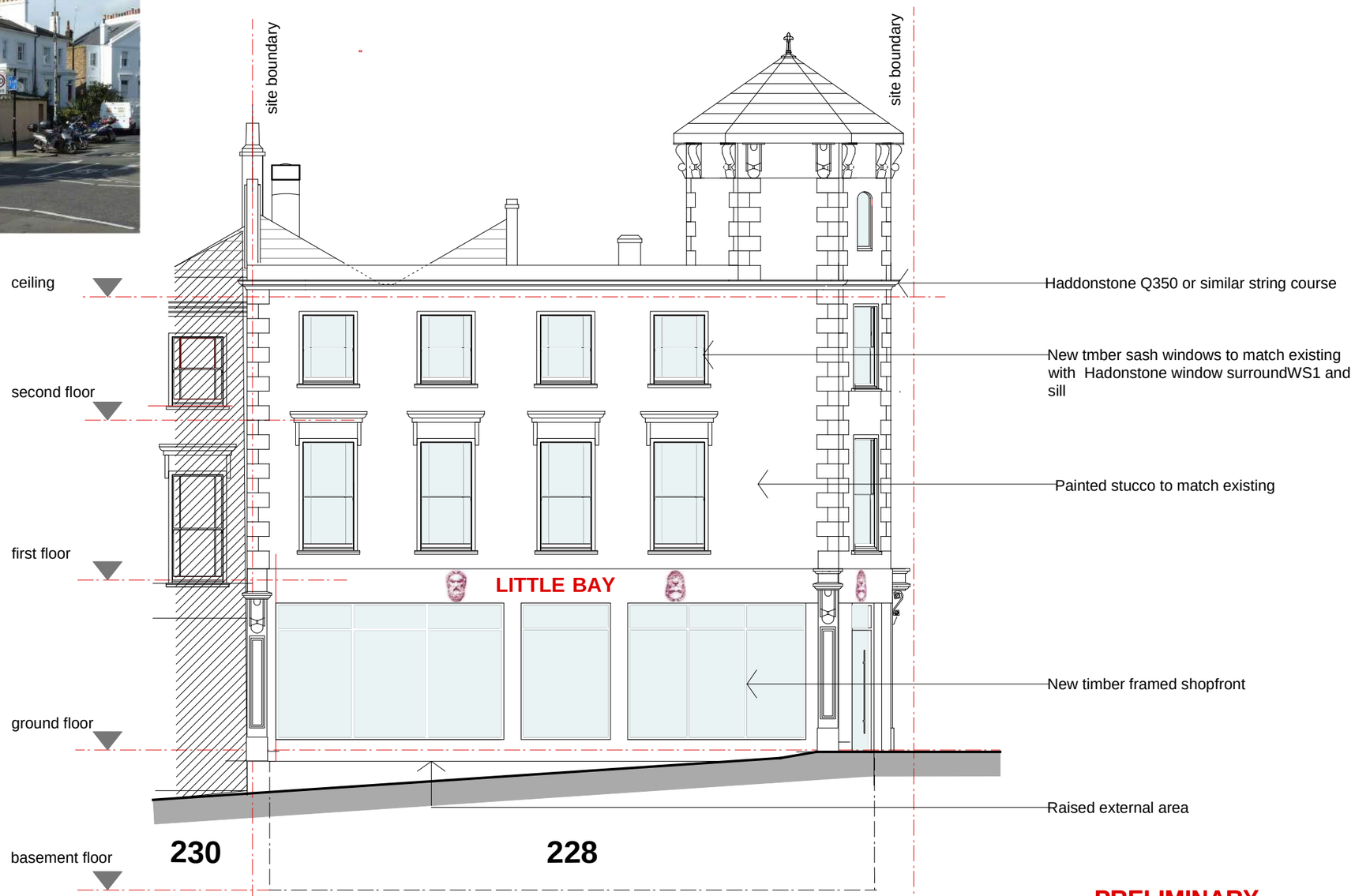
Proposed Longitudinal Section

Peter Ilić Esq.

1 : 100 (@A3)

2014/228BP/ P6

0m 1 2 3 4 5m
Scale



PRELIMINARY

PROPOSED FRONT ELEVATION

228 BELSIZE ROAD NW6 4BT

Proposed Front Elevation

Peter Ilić Esq.

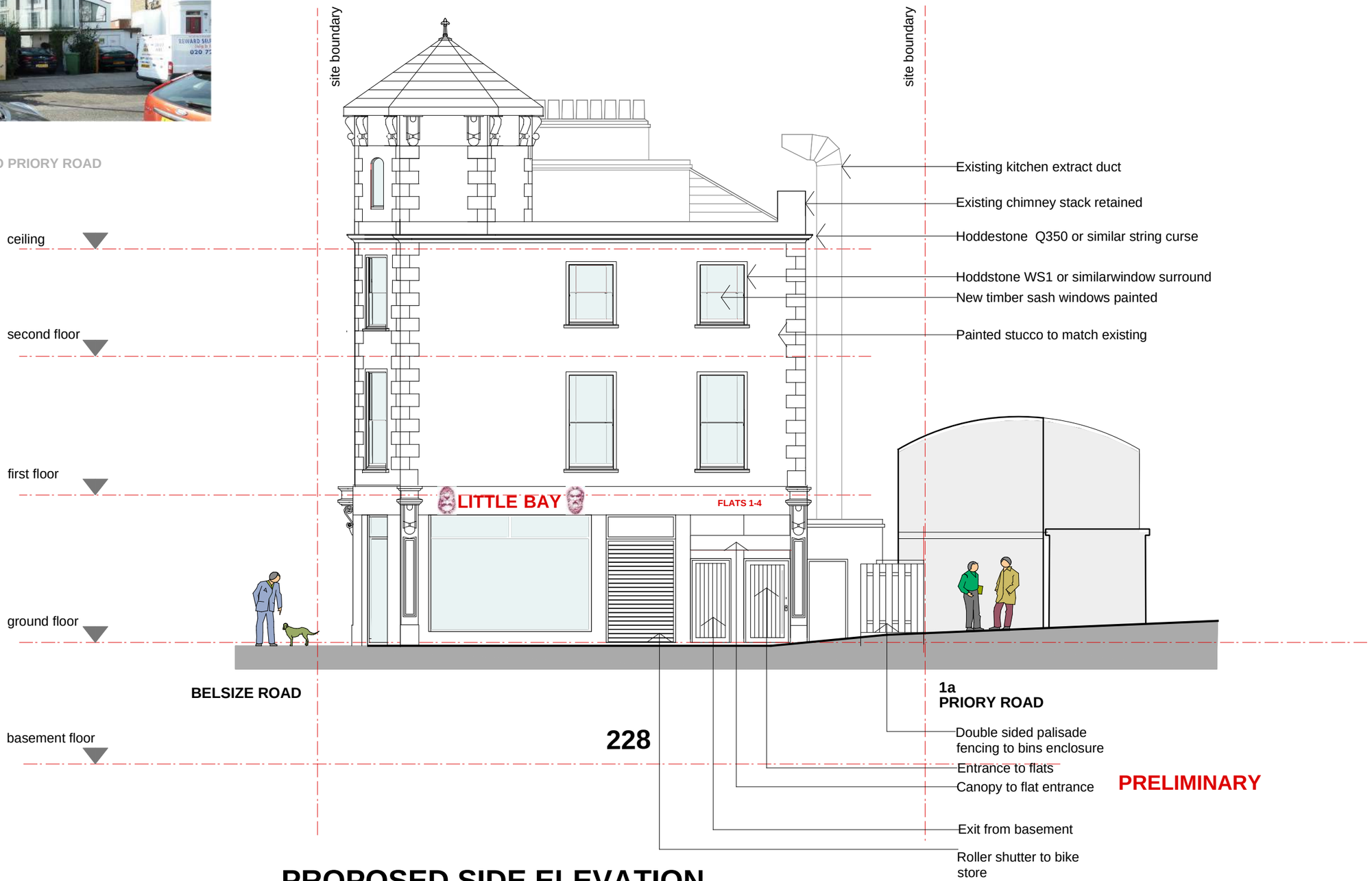
1 : 100 (@A3)

2014/228BP/ P7

0m 1 2 3 4 5m

Scale

EXISTING STREET SCENE TO PRIORY ROAD



PROPOSED SIDE ELEVATION

PRELIMINARY

228 BELSIZE ROAD NW6 4BT

Proposed Side Elevation

Peter Ilić Esq.

1 : 100 (@A3)

2014/228BP/ P8

0m 1 2 3 4 5m

Scale

PRELIMINARY

PROPOSED REAR ELEVATION

228 BELSIZE ROAD NW6 4BT

Proposed Rear Elevation

Peter Ilić Esq.

1 : 100 (@A3)

0m 1 2 3 4 5m

Scale

2014/228BP/ P9

APPENDIX B Site Location Plan and Existing Layout

Gyoury Self Partnership Drawings.

- 12066NA / 100 Location Plan
- 12066NA / 101 Existing Basement And Ground Floor

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEER'S, ARCHITECT'S AND SPECIALIST DESIGNER'S DRAWINGS AND SPECIFICATIONS.
2. THE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES BY THE MAIN CONTRACTOR ARE TO BE REPORTED TO THE ENGINEER (GYOURY SELF PARTNERSHIP).
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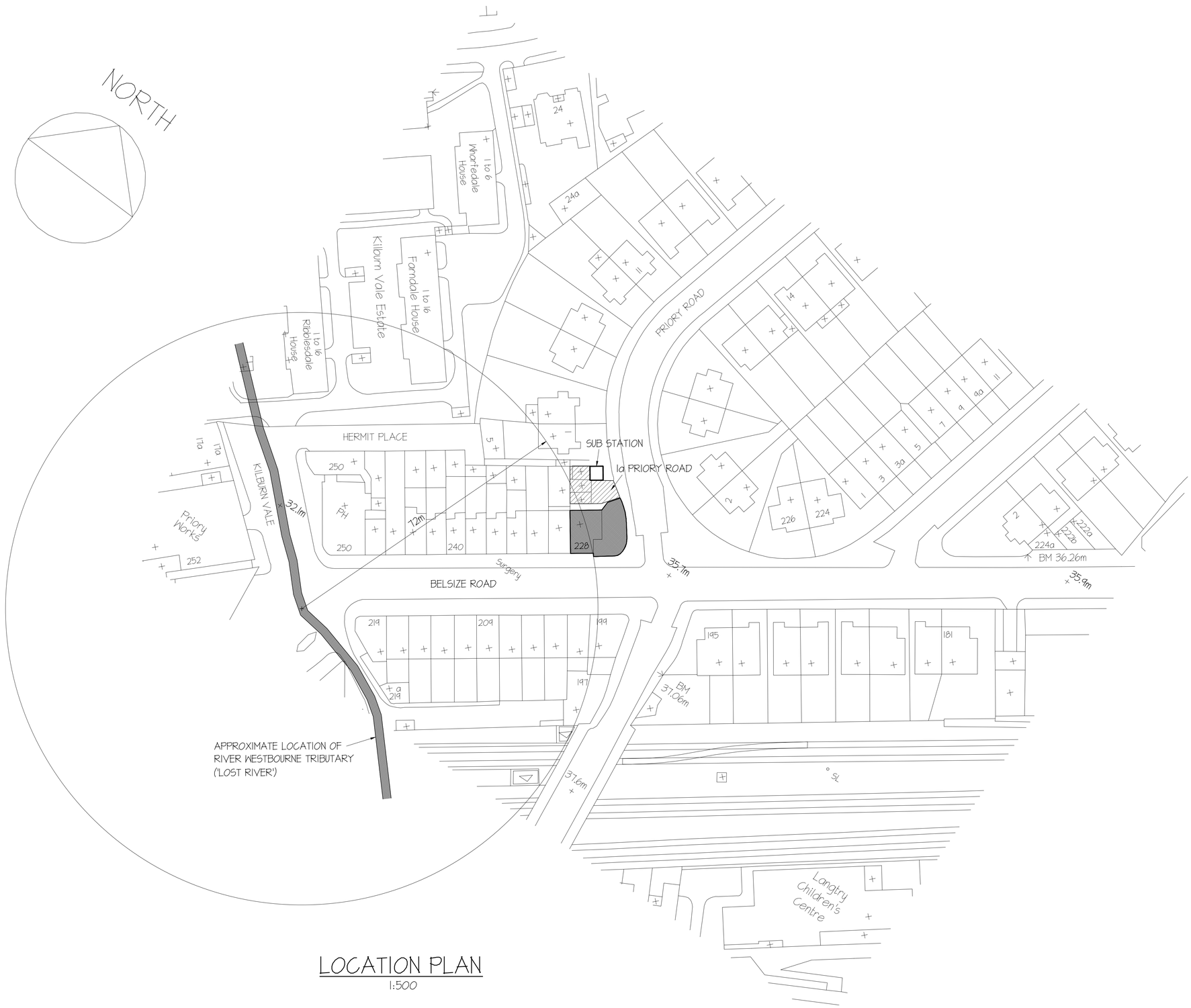

LOCATION PLAN

1:500

0m 10 20 30 40 50 60m

SCALE

REV.	DATE	DESCRIPTION	DRN.
P1	17.08.15.	FIRST ISSUE.	MS.

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CLIENT: Little Bay Restaurants

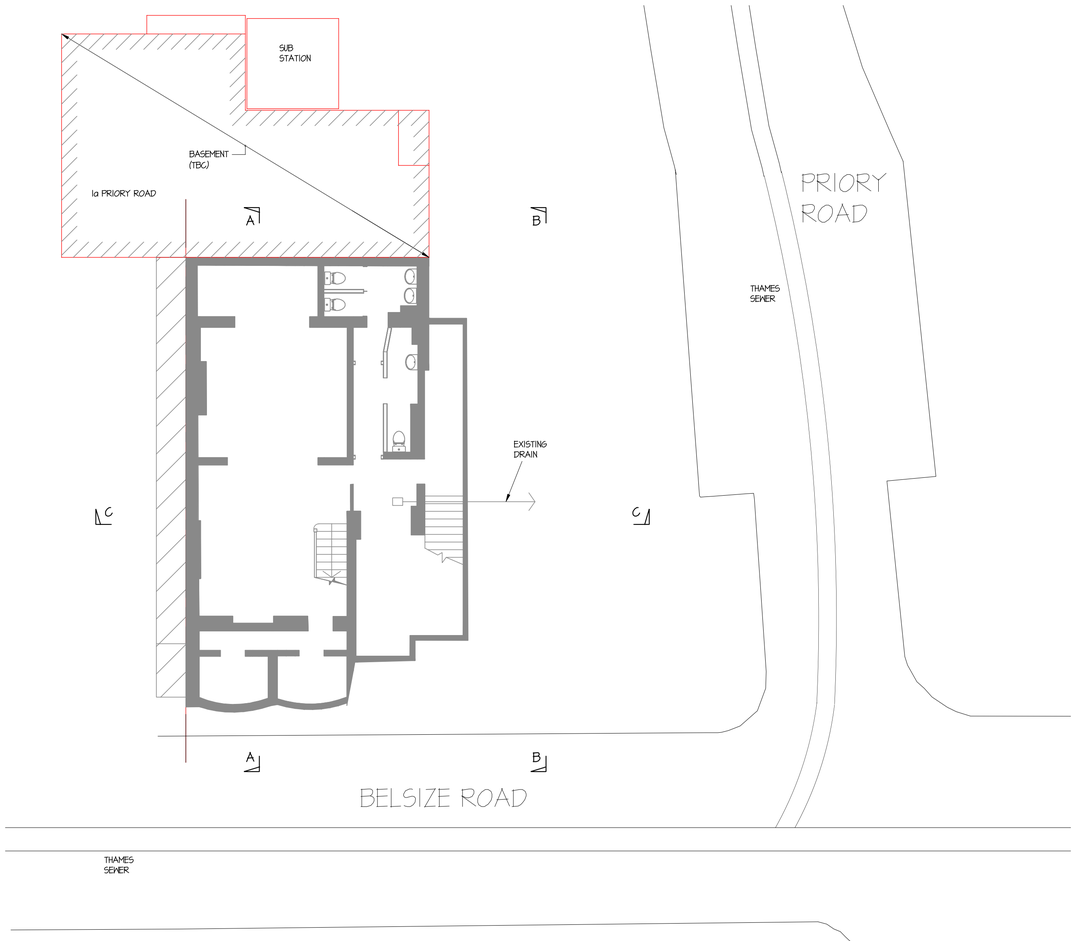
ARCHITECT:

JOB TITLE: 228 Belsize Road London NW6

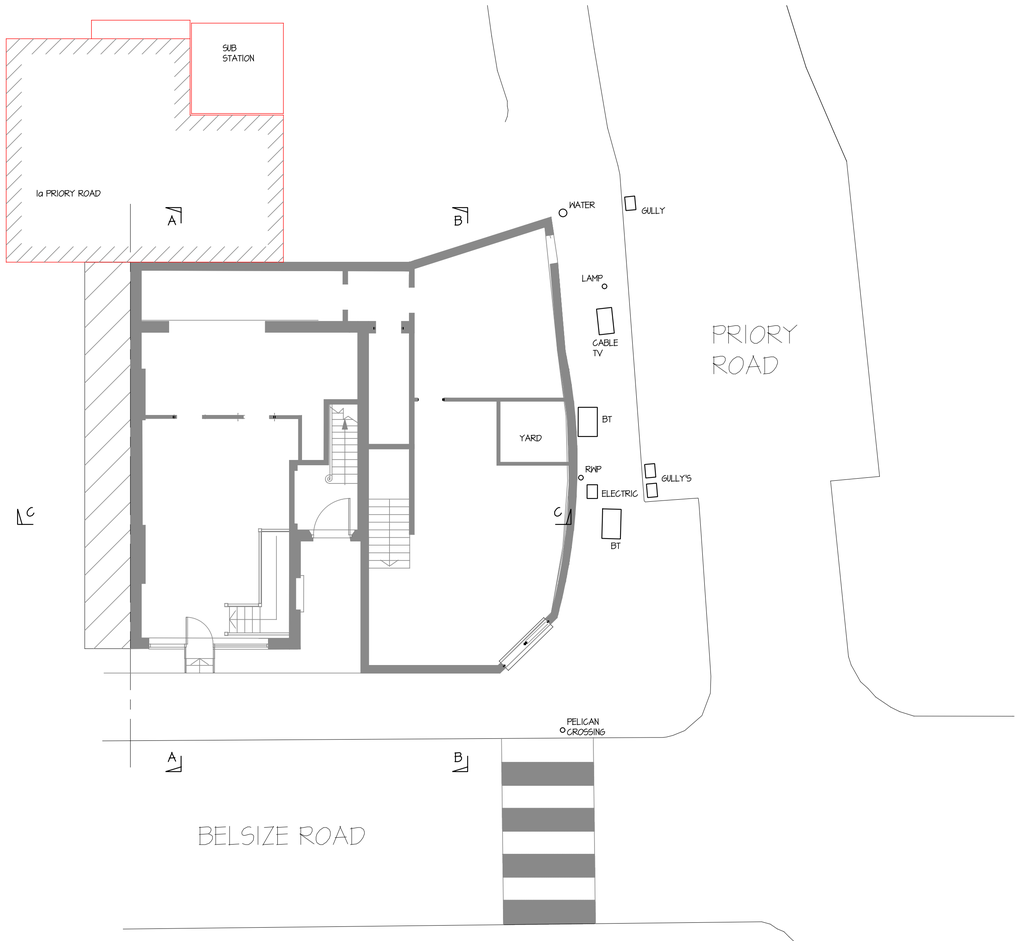
DRAWING TITLE: Location Plan

DRAWN: MS	CHECKED: DMP
DATE: July 2015	ENGINEER: DMP
SCALE (AT A1 SIZE): 1:500	DRAWING No.: 100
JOB No.: 12066NA	
REV.: P1	STATUS: PRELIMINARY

ISO 9001 REGISTERED FIRM



EXISTING BASEMENT PLAN
1:100



EXISTING GROUND FLOOR PLAN
1:100

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEER'S, ARCHITECT'S AND SPECIALIST DESIGNER'S DRAWINGS AND SPECIFICATIONS.
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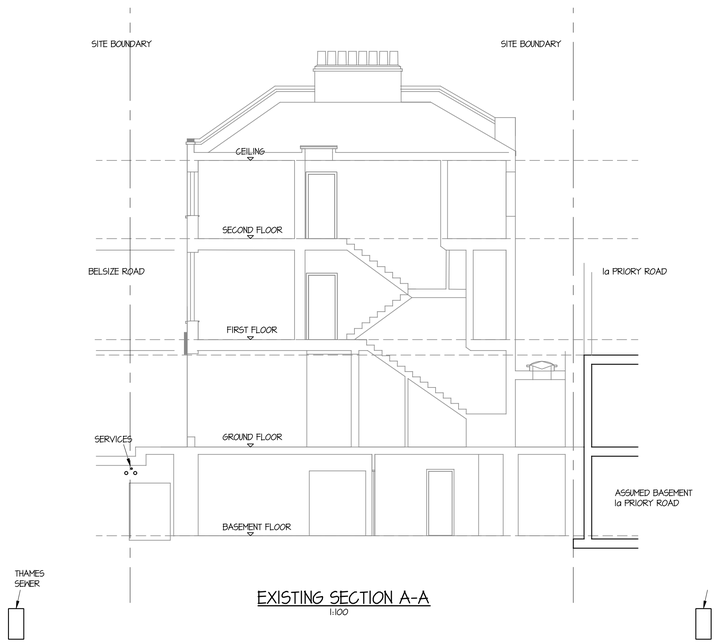
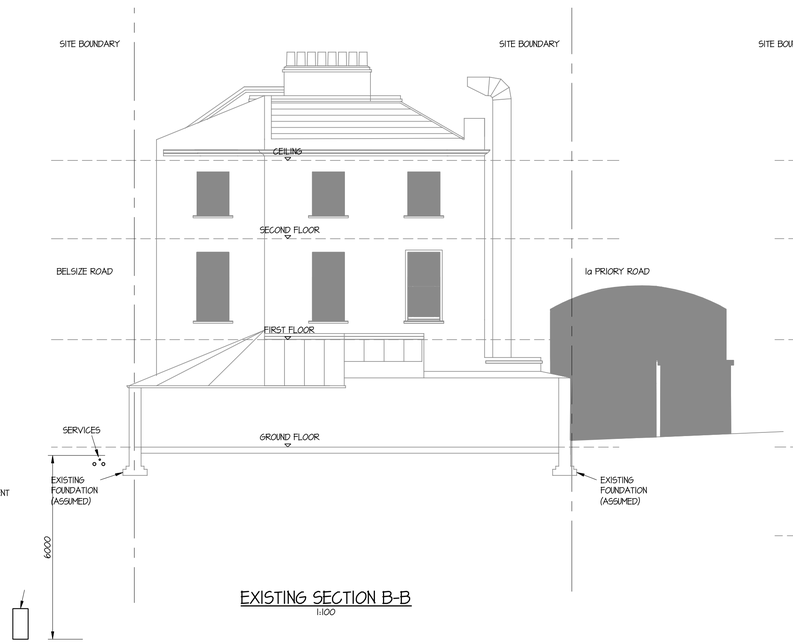
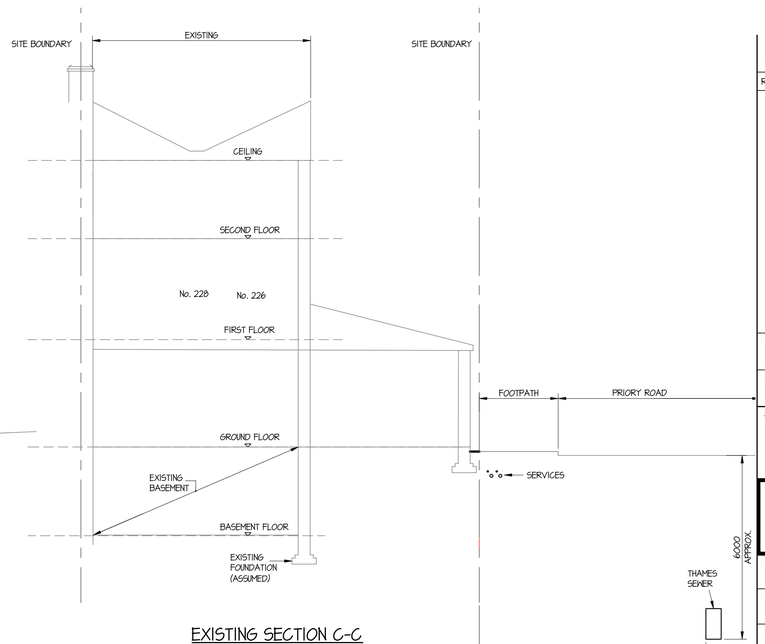


EXISTING SECTION A-A
1:100



EXISTING SECTION B-B
1:100



EXISTING SECTION C-C
1:100

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ARCHITECT:

JOB TITLE: 228 Belsize Road London NW6

DRAWING TITLE: Existing Basement And Ground Floor

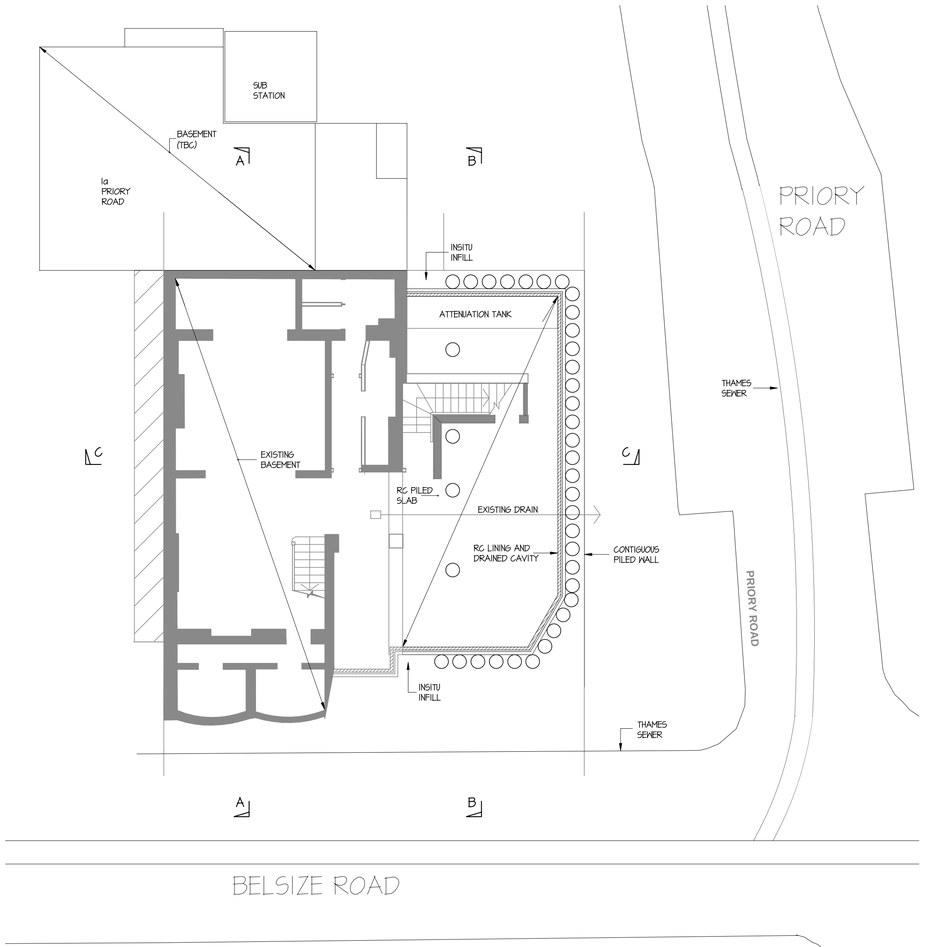
DRAWN: MS	CHECKED: DMP
DATE: July 2015	ENGINEER: DMP
SCALE (AT A1 SIZE): 1:500	DRAWING No.: 101
JOB No.: 12066NA	
REV.: P1	STATUS: PRELIMINARY

ISO 9001 REGISTERED FIRM

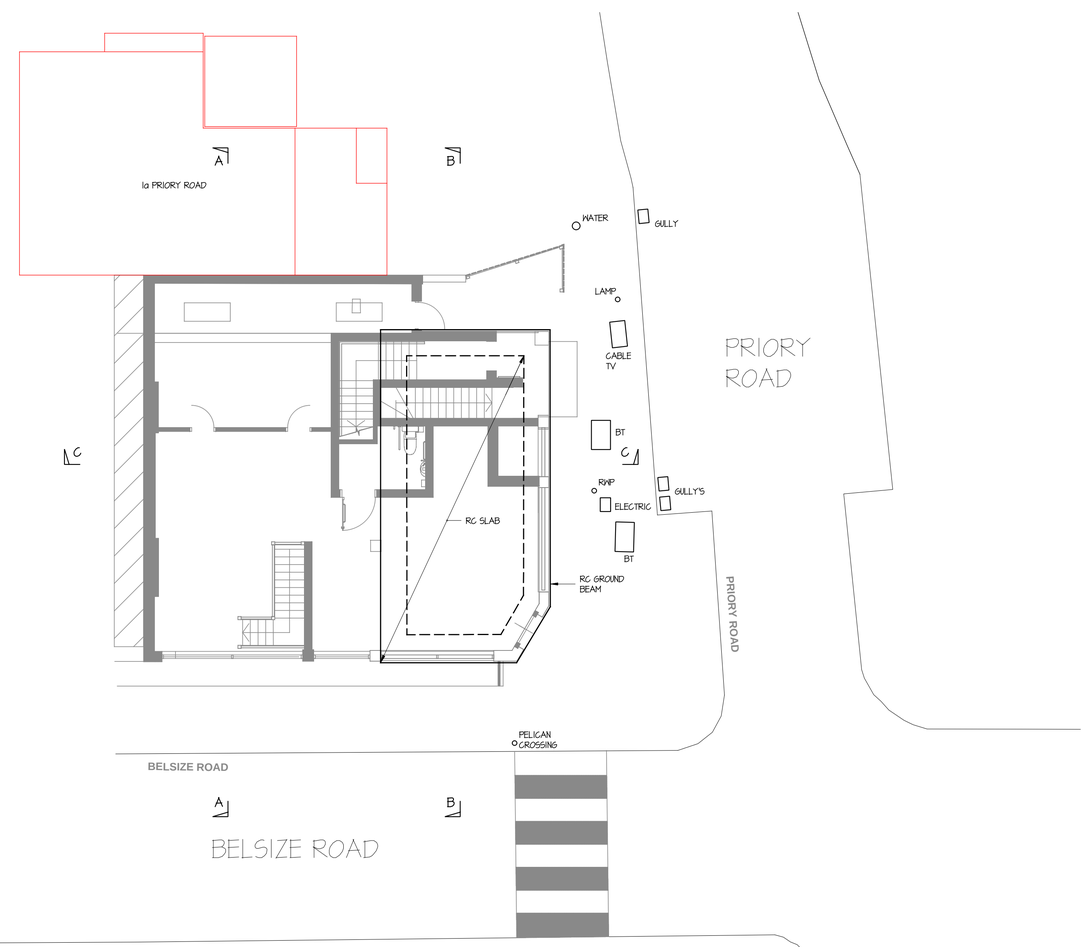
APPENDIX C Proposed Basement – Structural General Arrangements

Gyoury Self Partnership Drawings.

- 12066NA/102 Proposed Basement And Ground Floor



PROPOSED BASEMENT PLAN
1:100



PROPOSED GROUND FLOOR PLAN
1:100

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEER'S, ARCHITECT'S AND SPECIALIST DESIGNER'S DRAWINGS AND SPECIFICATIONS.
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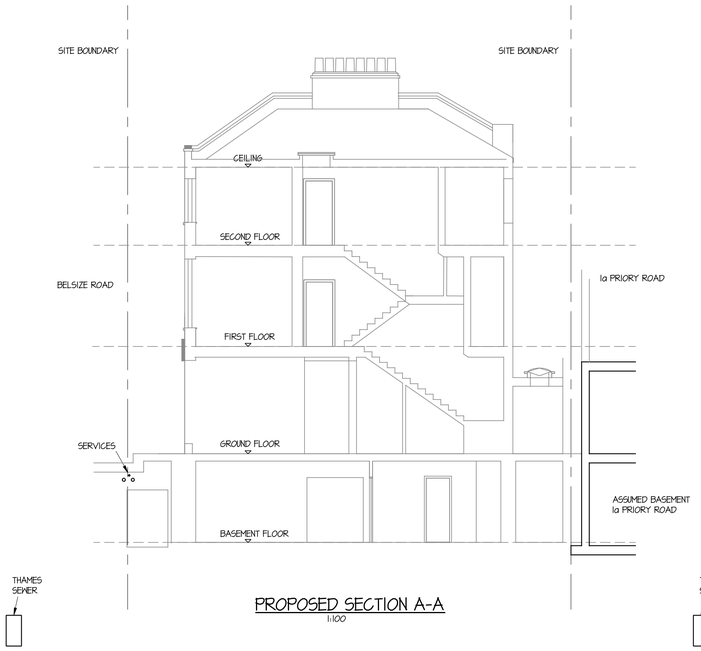
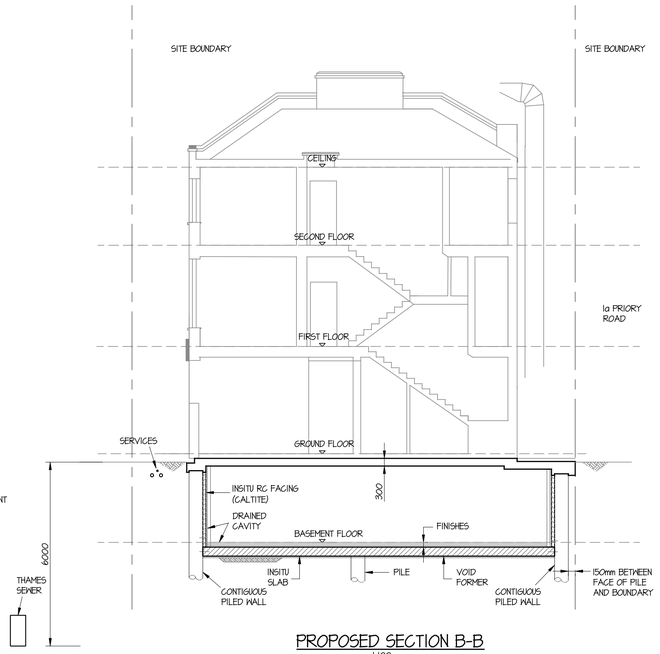


PROPOSED SECTION A-A
1:100



PROPOSED SECTION B-B
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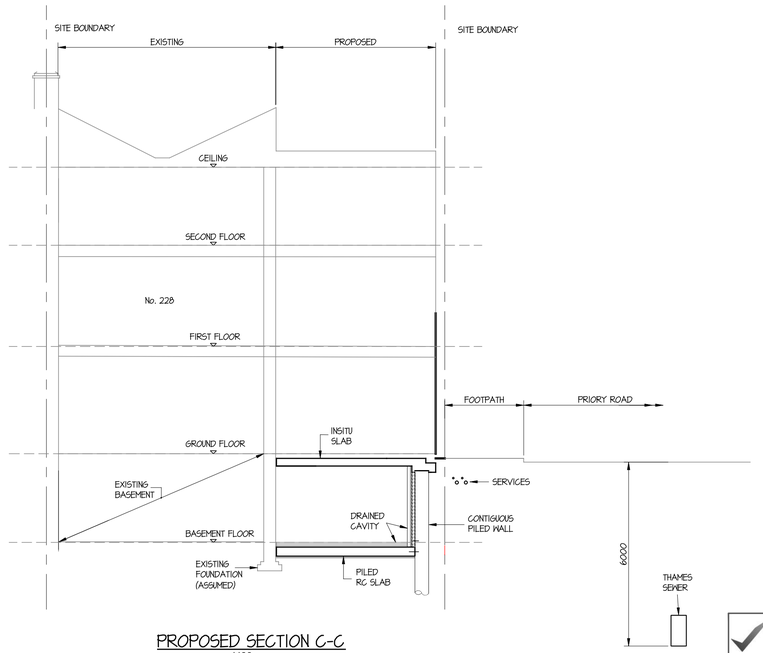

PROPOSED SECTION C-C
1:100

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CLIENT: Little Bay Restaurants

ARCHITECT:

JOB TITLE: 228 Belsize Road London NW6

DRAWING TITLE: Proposed Basement And Ground Floor

DRAWN: MS	CHECKED: DMP
DATE: July 2015	ENGINEER: DMP
SCALE (AT A1 SIZE): 1:500	DRAWING No.: 102
JOB No.: 12066NA	
REV.: P1	STATUS: PRELIMINARY

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APPENDIX D – Outline Sequence of Work

Outline Sequence of Work

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

This should be read in conjunction with Gyoury Self partnership drawings 12066NA103, 104, 105

Stage 1

Prior to works commencing, schedules of condition will be carried out to adjoining properties as part of the party wall process. Schedules of condition will also be carried out to the upper floor flats.

Set up monitoring system

Set up site, including hoarding and demolition work.

Undertake borehole to provide pile design data and validation of expected geology.

Complete detailed Construction management Plan

Stage 2

Install contiguous bored pile wall.

Stage 3

Reduce ground levels.
Install RC capping beam and contractor designed temporary works

Stage 4

Reduce ground levels to formation
Install RC lining, water proofing, drainage and slab.

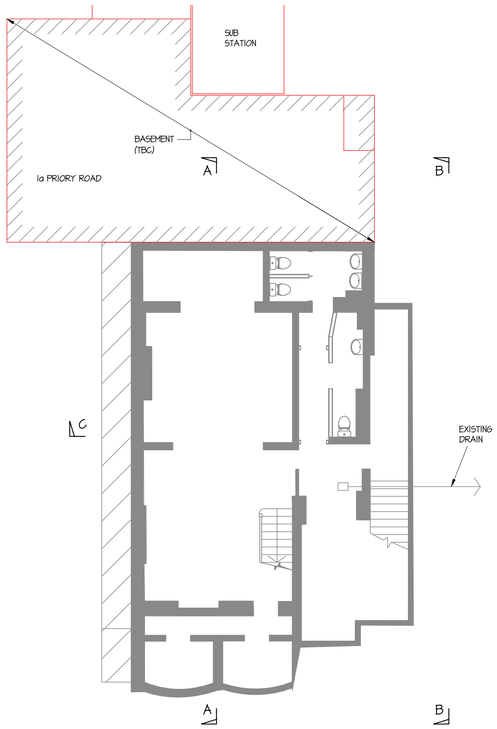
Stage 5

Install attenuation tank.
Construct RC ground floor slab
Remove temporary works.

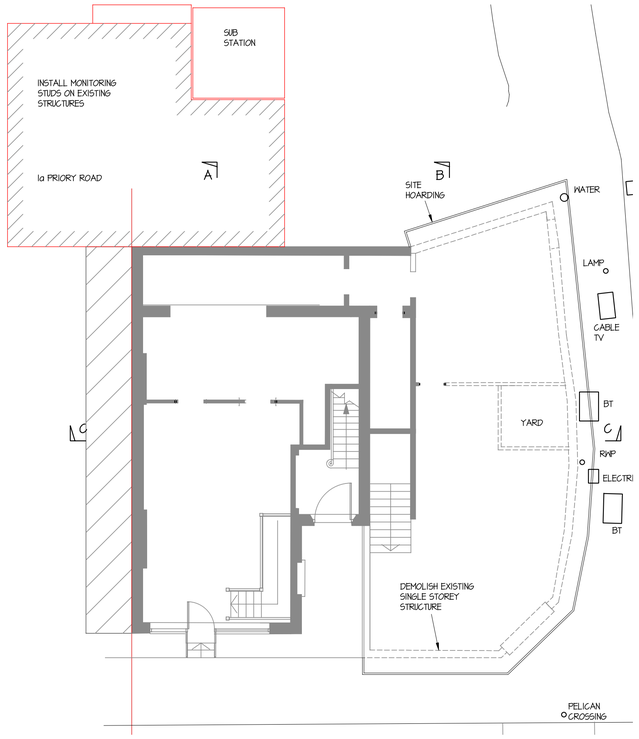
STAGE 1 - SITE SET UP

NOTES

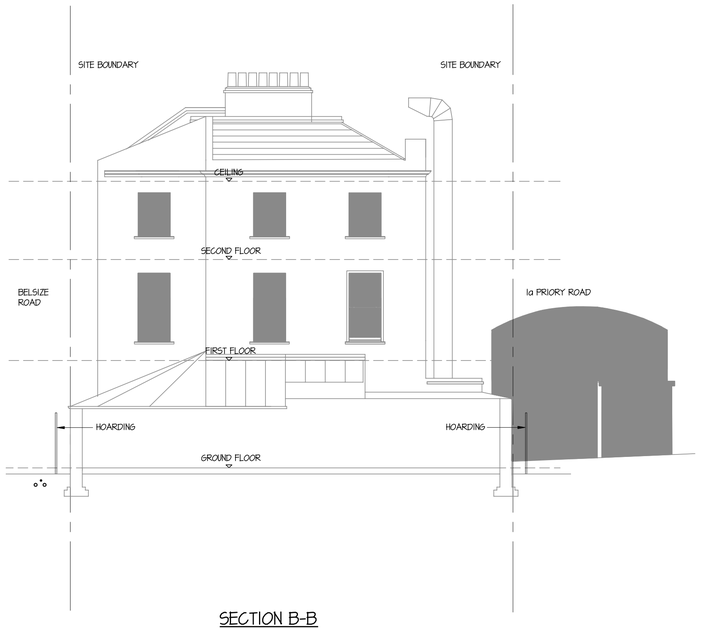
1. SEE DRAWING NO. 12066NA - 100



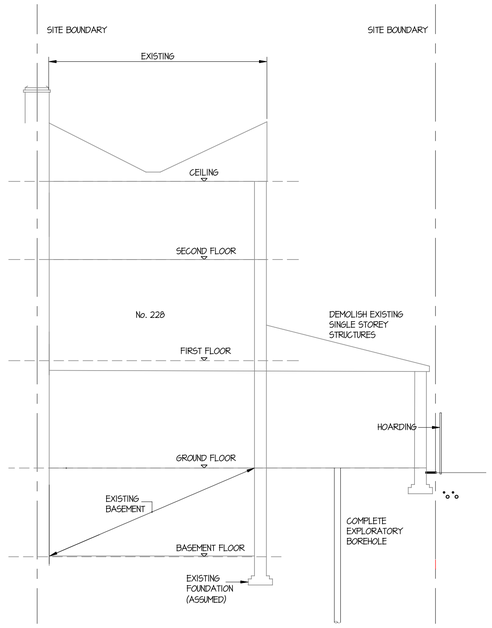
BASEMENT PLAN
1:100



GROUND PLAN
1:100

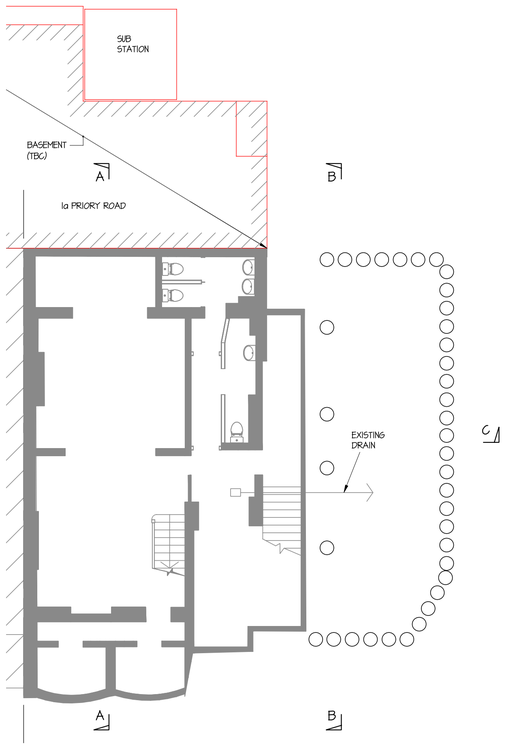


SECTION B-B
1:100

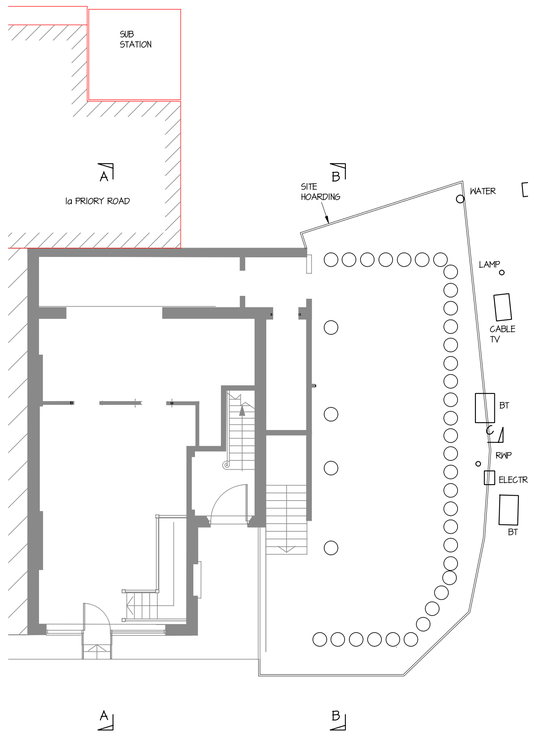


SECTION C-C
1:100

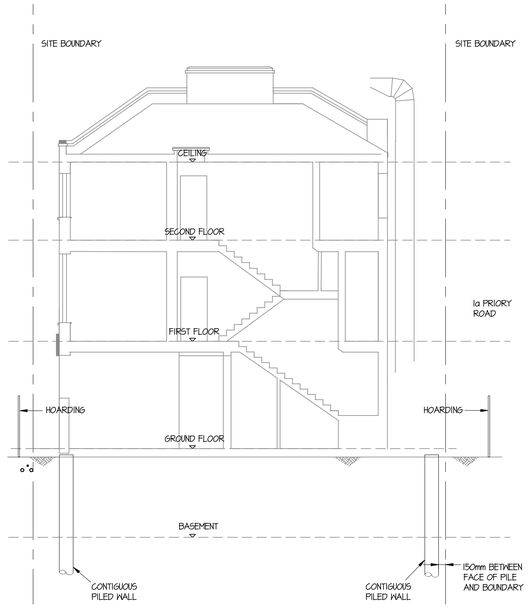
STAGE 2 - PILE



BASEMENT PLAN
1:100



GROUND PLAN
1:100



SECTION B-B
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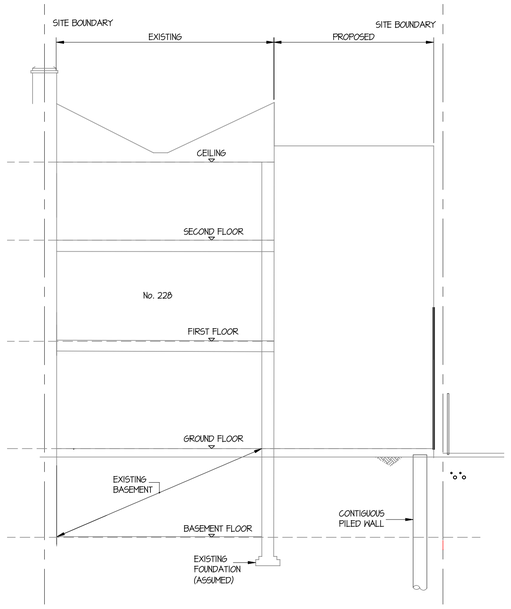

SECTION C-C
1:100

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ARCHITECT:

JOB TITLE: 228 Belsize Road London NW6

DRAWING TITLE: Sequence of Works Stages 1 and 2

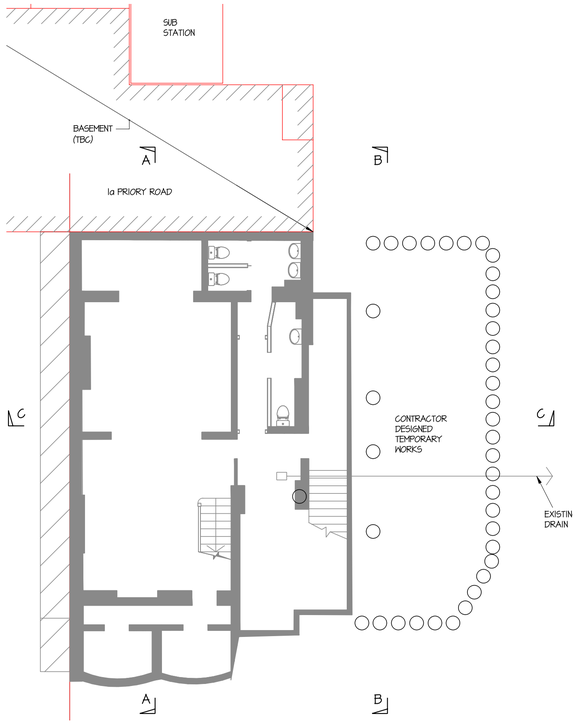
DRAWN: MS	CHECKED: DMP
DATE: July 2015	ENGINEER: DMP
SCALE (AT A1 SIZE): 1:500	DRAWING No.: 103
JOB No.: 12066NA	
REV.: P1	STATUS: PRELIMINARY

ISO 9001 REGISTERED FIRM

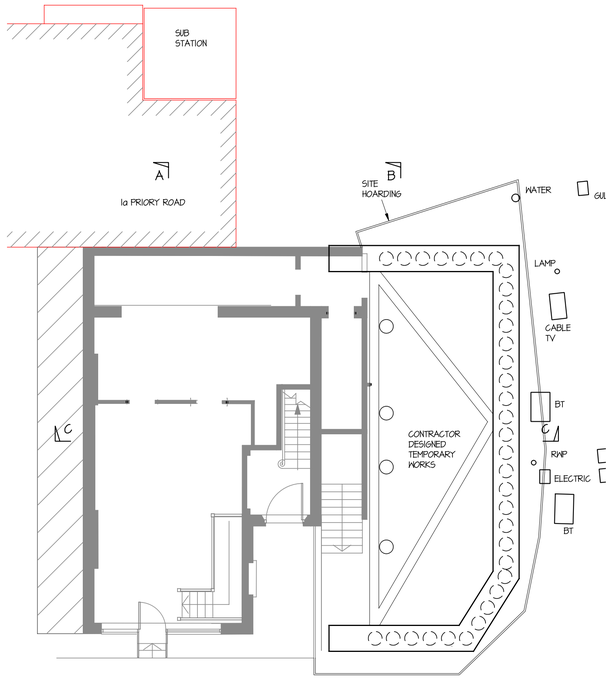
STAGE 3 - REDUCE GROUND LEVEL, INSTALL RC CAPPING BEAM AND TEMPORARY PROPPING TO CONTIGUOUS WALL

NOTES

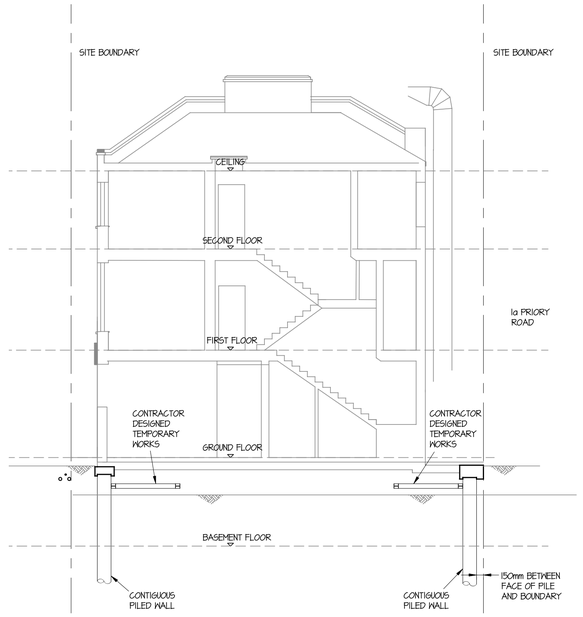
1. SEE DRAWING NO. 12066NA - 100



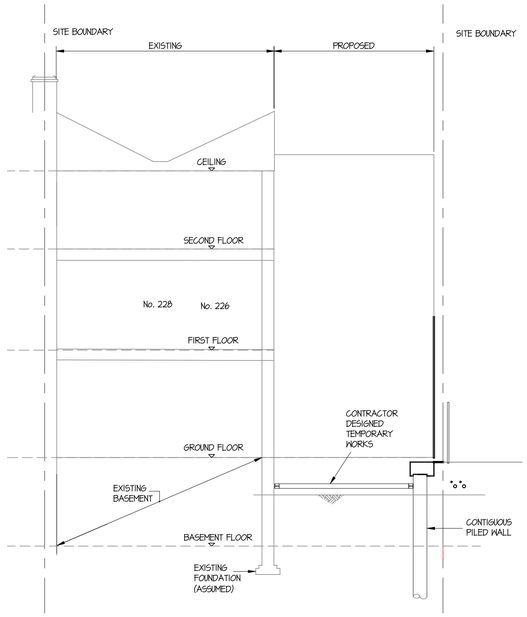
BASEMENT PLAN
1:100



GROUND PLAN
1:100

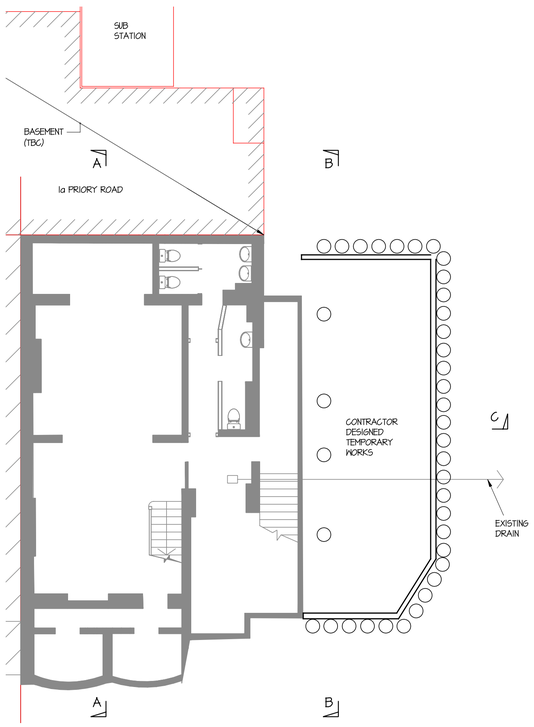


SECTION B-B
1:100

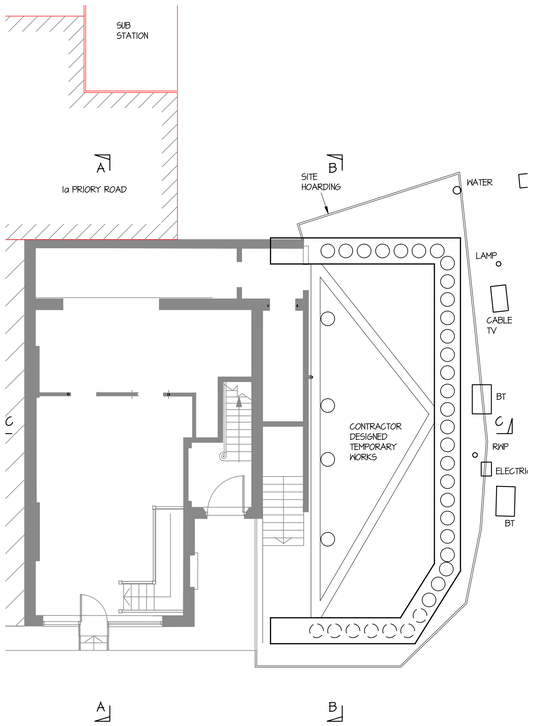


SECTION C-C
1:100

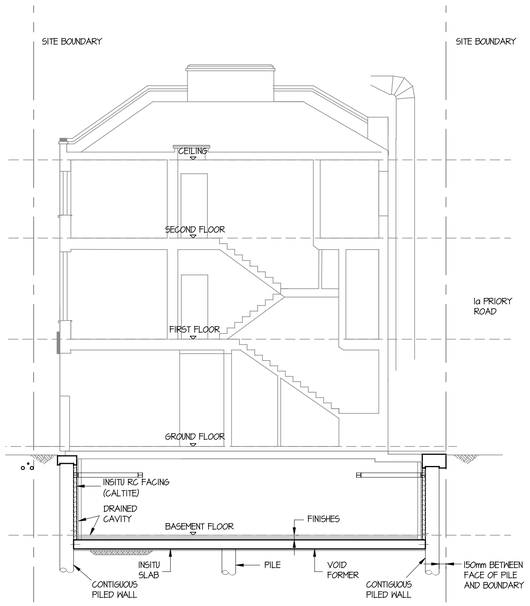
STAGE 4 - REDUCE DIG TO FORMATION, INSTALL BELOW GROUND DRAINAGE AND BASEMENT SLAB



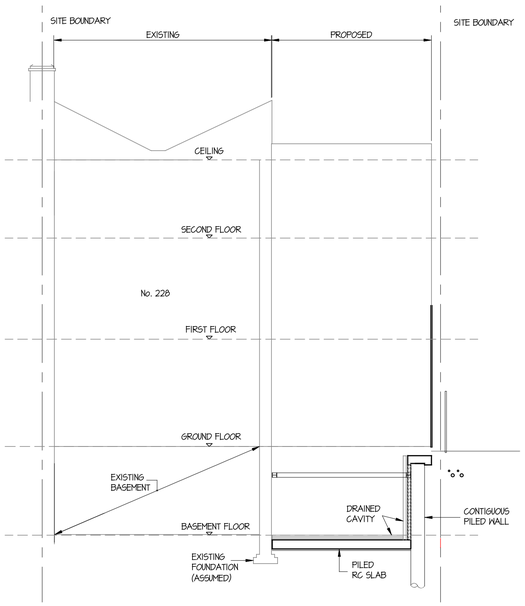
BASEMENT PLAN
1:100



GROUND PLAN
1:100



SECTION B-B
1:100



SECTION C-C
1:100

REV.	DATE	DESCRIPTION	DRN.
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CLIENT: Little Bay Restaurants

ARCHITECT:

JOB TITLE: 228 Belsize Road London NW6

DRAWING TITLE: Sequence of Works Stages 3 and 4

DRAWN: MS	CHECKED: DMP
DATE: July 2015	ENGINEER: DMP
SCALE (AT A1 SIZE): 1:500	DRAWING No.: 104
JOB No.: 12066NA	
REV.: P1	STATUS: PRELIMINARY

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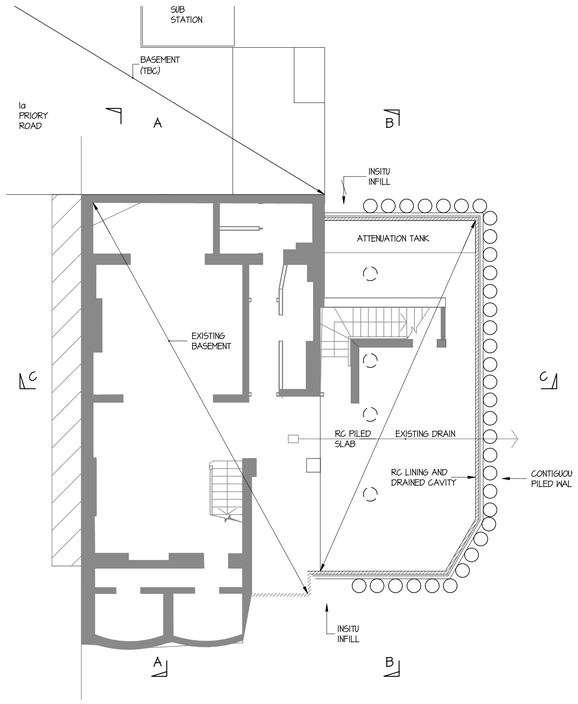
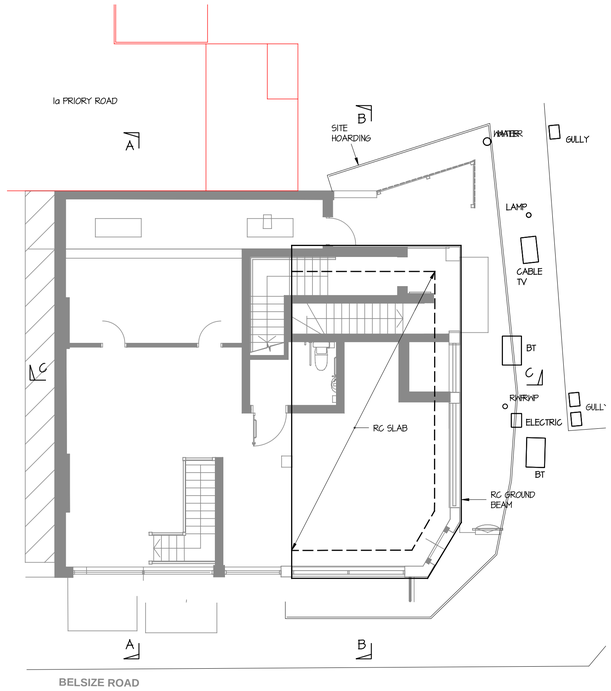
STAGE 5 - INSTALL ATTENUATION TANK AND GROUND FLOOR SLAB. REMOVE TEMPORARY WORKS

NOTES

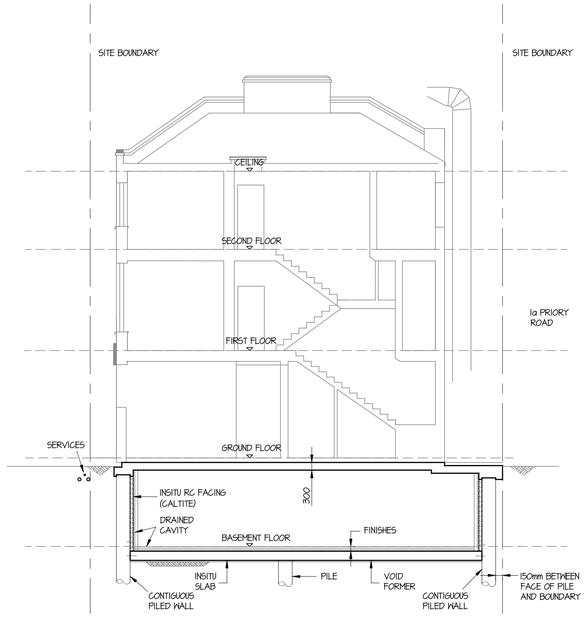
1. SEE DRAWING NO. 12066NA - 100



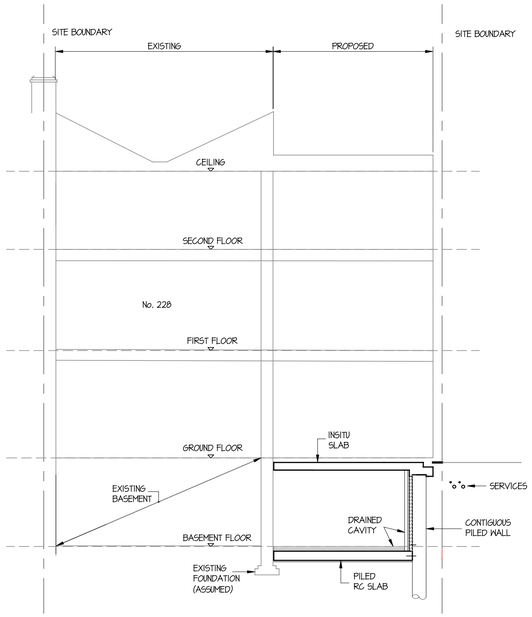
BASEMENT PLAN
1:100



GROUND PLAN
1:100



SECTION B-B
1:100



SECTION C-C
1:100

REV.	DATE	DESCRIPTION	DRN.
P1	17.08.15.	FIRST ISSUE.	MS.

Gyoury Self
CONSULTING ENGINEERS
STRUCTURAL•CIVIL•ENVIRONMENTAL

Gyoury Self Partnership (St Albans)
4b Parkway, Porters Wood,
St Albans, Hertfordshire, AL3 6PA
Tel: 01727 853553
www.gyouryself.co.uk
Also at Hove and Fareham

CLIENT: Little Bay Restaurants

ARCHITECT:

JOB TITLE: 228 Belsize Road London NW6

DRAWING TITLE: Sequence of Works Stage 5

DRAWN: MS	CHECKED: DMP
DATE: July 2015	ENGINEER: DMP
SCALE (AT A1 SIZE): 1:500	DRAWING No.: 105
JOB No.: 12066NA	
REV.: P1	STATUS: PRELIMINARY

ISO 9001 REGISTERED FIRM

APPENDIX E – Outline Construction Management Plan

Outline Construction Management Plan

The Main contractor will be responsible for producing a detailed Construction Management plan, which should cover the following topics, incompliance with the Camden requirements.

Site Opening Hours – In accordance with Camden Council restrictions

Routes to Site and from site – Via Belsize Road

Access to Site – Via the public highway

Material and Equipment Delivery – On a 'just in time bases'

Refuse Collection – Deliveries to avoid collection times.

Estimated Vehicle Movements – To be confirmed by the contractor

Vehicle Types – As restricted by highway requirements.

Parking Suspensions – Possible use of Motor cycle bays in Priory Road

Maintaining access of Public Footway – To be maintained at all times, with marshals as required.

Site Users

Waste Management. – To be developed by the contractor

Limiting Dust, Noise and Vibration – In accordance with a legislation.

Complaints – Contact details to be provided by the contractor.

APPENDIX F – Thames Water records

Asset Location Search

Gyoury Self Partnership (St Albans) LLP
Parkway,4b Parkway

ST ALBANS
AL3 6PA

Search address supplied 228A
Belsize Road
London
NW6 4BT

Your reference 12066NA

Our reference ALS/ALS Standard/2015_3103837

Search date 23 July 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: 228A, Belsize Road, London, NW6 4BT

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 searchprovides 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

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

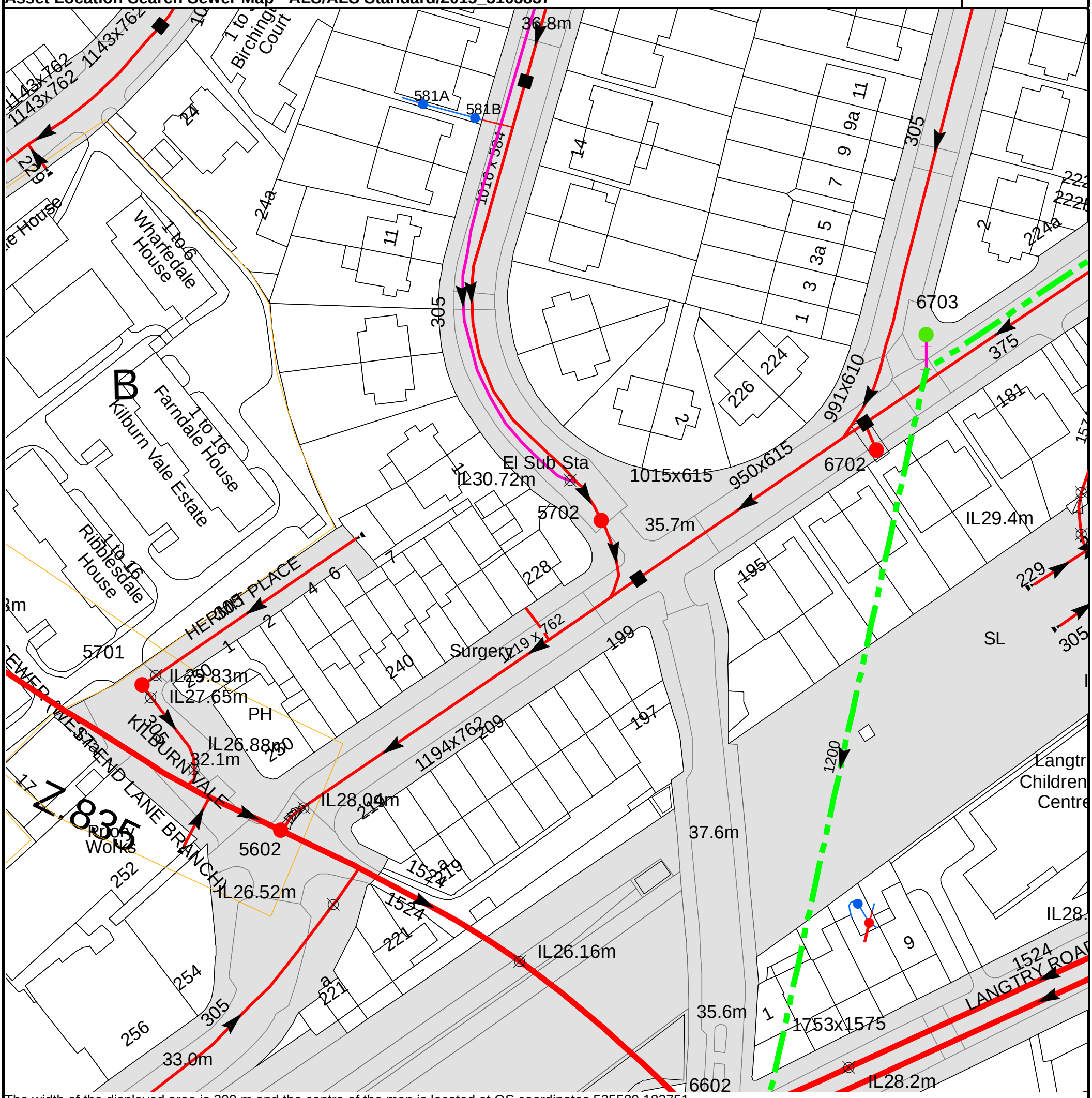
Clean Water queries

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

Asset Location Search Sewer Map - ALS/ALS Standard/2015_3103837



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 525589,183751

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.

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
661B	n/a	n/a
661C	n/a	n/a
5702	35.75	29.18
6702	35.51	31.45
6703	35.7	n/a
581B	n/a	n/a
581A	n/a	n/a
5701	32.53	27.65
5602	32.55	26.45

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

ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.

Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.

Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.

Trunk Surface Water

Trunk Foul

Storm Relief

Trunk Combined

Vent Pipe

Bio-solids (Sludge)

Proposed Thames Surface Water Sewer

Proposed Thames Water Foul Sewer

Gallery

Foul Rising Main

Surface Water Rising Main

Combined Rising Main

Sludge Rising Main

Proposed Thames Water Rising Main

Vacuum

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

Gulley

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.

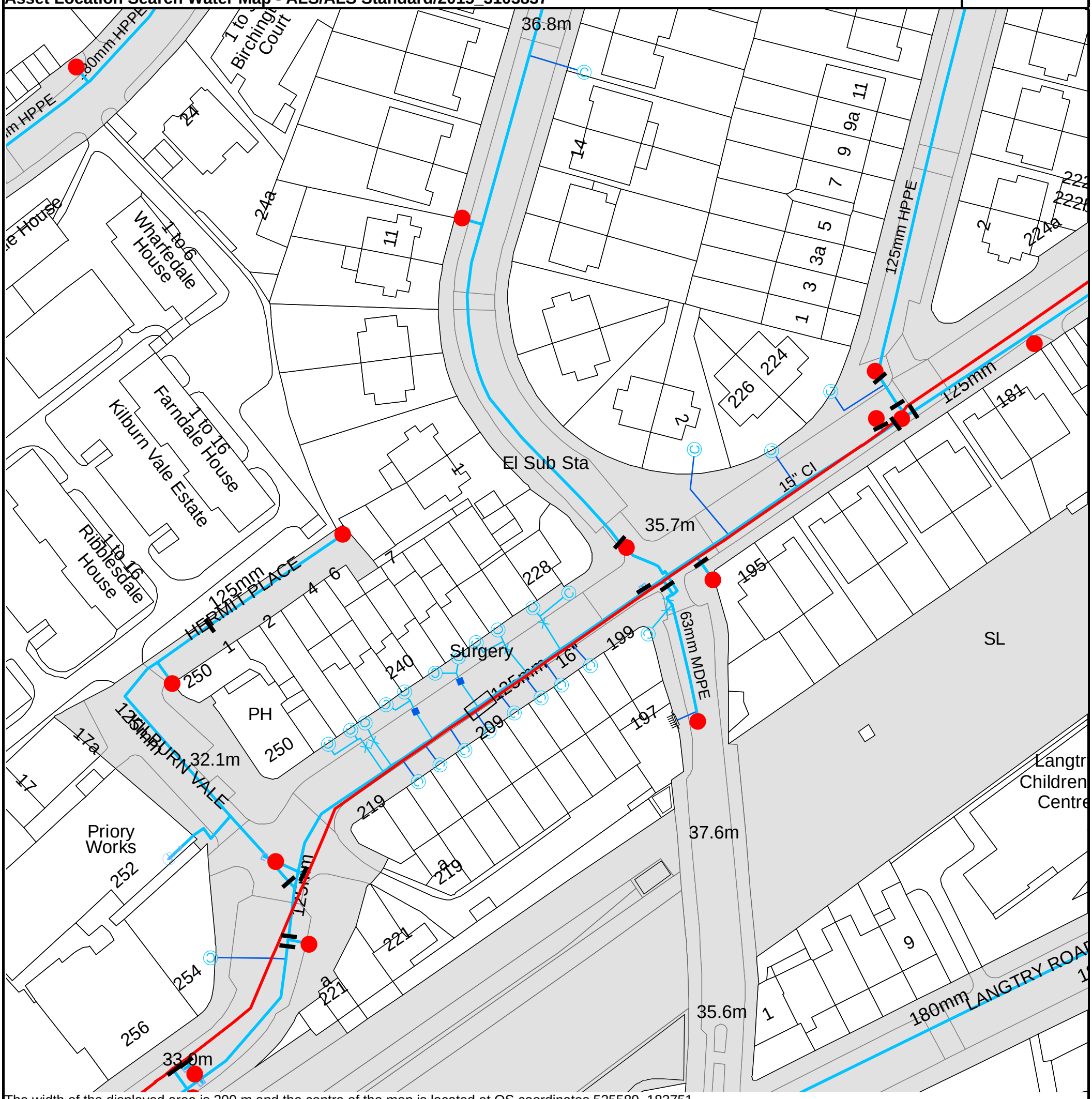
3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.

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 milimetres. 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.

Asset Location Search Water Map - ALS/ALS Standard/2015_3103837



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 525589, 183751.

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 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: Indiates 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:

- 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

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

Sewer Flooding

History Enquiry

Gyoury Self Partnership (St Albans) LLP

Search address supplied	228A Belsize Road London NW6 4BT
Your reference	12066NA
Our reference	SFH/SFH Standard/2015_3103838
Received date	**23 July 2015**
Search date	**24 July 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

Sewer Flooding

History Enquiry

Search address supplied: 228A,Belsize Road,London,NW6 4BT

This search is recommended to check for any sewer flooding in a specific address or area

TWUL, trading as Property Searches, are responsible in respect of the following:-

(i) any negligent or incorrect entry in the records searched;

(ii) any negligent or incorrect interpretation of the records searched;

(iii) and any negligent or incorrect recording of that interpretation in the search report

(iv) compensation payments

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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

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