Our ref: JM/GL/P14-708/002

27th June 2014

BY EMAIL ONLY

Mr N. Charalambous
Empyrean Developments Ltd
17 Highgate Hill
London
N19 5NA

Dear Mr Charalambous,

19, Fortess Road, London, NW5, 1AD. – Flood Risk Assessment

As requested, we have undertaken a desk-based flood risk assessment for the above project. Please find a summary of our key findings below.

Project Context

The site location is shown in Figure 1, with the existing layout shown on Drawings GA.200.10 & GA.200.20. The existing front elevation is shown on Drawing GA.200.50.

We understand that Empyrean Developments intend to apply for prior approval under the Part 3, new Class 1 of the Town and Country Planning (General Permitted Development Order) 1995 Change of use from A1/A2 (i.e. shops/financial and professional services) to C3 dwelling houses, to convert the ground floor of19 Fortess Road from retail space into 2 residential units. The proposed layout and elevation is shown on Drawings GA.200.30 & GA.200.40.

Sources of Information

As part of this study, the following documents have been obtained and reviewed:

- North London Strategic Flood Risk Assessment (Mouchel, 2008);
- London Borough of Camden Preliminary Flood risk Assessment (Halcrow, 2011);
- London Borough of Camden Surface Water Management Plan (2011)
- London Borough of Camden Flood Risk Management Strategy (2013)
- Environment Agency Website (Accessed June 2014);
- British Geological Survey GeoIndex (Accessed June 2014);
- Thames Water Sewer Asset Records (29th May, 2014);
- Thames Water Sewer Flood History (dated 31st May 2014);

A site walkover was undertaken on 30th May 2014.

Key findings

Flood risk to the development:

- *Fluvial/Tidal Flooding:* The site is located in Flood Zone 1 (the lowest category of flood risk) according to EA flood maps. All uses are acceptable in Flood Zone 1 according to National Planning Policy as set out in the NPPF and the Planning Practice Guidance (DCLG, 2014). The site is located approximately 5km form the river Thames and there are no other major watercourses within the vicinity.

- *Reservoir Flooding:* The site is located outside the flood extent shown on the EA reservoir flood maps.

- *Flooding from culverted watercourses/Lost River: The River fleet is shown to pass close to the west of the site in Highgate Road according to the 'Lost Rivers of London' (Barton, 1992). Thames Water asset r*ecords (appended) show a Storm Relief Sewer in this location and it is likely that the River Fleet has been incorporated into the public sewer network. The storm relief sewer is understood to be maintained as a Thames Water asset. The Storm Relief Sewer in the vicinity of the site flows parallel with Highgate road , (approximately 60m to the SW of the site) which lies at a lower level than the site falling away to the south, as such it presents a very low risk of flooding to the site.

- *Sewer Flooding/Flooding from site drainage:* A combined trunk sewer passes along Fortess Road, flowing north to south towards the junction with Highgate Road. It is assumed the site drains to this combined network. From observations made on site, all site drainage appears to drain via the lightwell at basement level to the public sever network. It is assumed that all drainage flows under gravity, though this will need to be checked by a full drainage survey. Blockages or surcharges in the site drainage or the public sewer network may result in flooding of the property due to backing up of internal pipe work. However these are residual risks and can be managed by appropriate design of the aboveground drainage, regular inspection and maintenance of the drainage network.

- *Surface water flooding:* The EA surface water flood maps (accessed online, June,2014) indicate that Fortess Road to south of the site and Highgate Road to the west of the site are vulnerable to surface water flooding but show the site itself to be at very low risk of flooding from this source.

- *Ground water flooding:* A borehole located approximately 20m from the site located at basement level indicates that the water table lies approximately 8m below ground (BGS borehole records, accessed online in June 2014). The site is located in an area not considered to be at groundwater flood risk according to mapping published in LBCs Flood Risk Management Strategy (LBC, 2013).

- *Flooding from Water Supply infrastructure (internal private mains and public mains):* A 150mm (slip-lined with a 90mm pipe) and a 250mm distribution main pass along Fortess Road, Flood risk from this source is considered to be a residual risk with the main threat being from internal pipe work during any future building works.

- *Flood History:* A Thames Water Sewer Flooding History Enquiry (attached) confirms there have been no recorded sewer flooding events at the site. No other flood events are reported at the

site as noted by the mapping included in the London Borough of Camden PFRA (Halcrow,2011), The London Borough of Camden SWMP (Halcrow, 2011), The London Borough of Camden Flood Risk Management Strategy (2013) and North London Strategic Flood Risk Assessment (Mouchel, 2008). The London Borough of Camden (LBC) Surface Water Management Plan (Halcrow, 2011) however indicates that surface water flooding has occurred in 1975 and 2002 in Highgate Road to the West of Fortess Road but that no flooding has been reported at the site or adjacent to it in Fortess Road. Note Highgate is considerably lower than the site.

In summary, no significant sources of flooding or records of flooding from any source have been identified at the property that warrants further assessment. Flood risk from all sources is therefore considered to be low.

However, sewer flooding from blockage of internal building drainage, as well as the Thames Water network and water supply infrastructure is a residual risk managed by the design of the site drainage and the public and private sewer and water supply network by Thames Water. The flood risk associated with site drainage and sewers may also increase over time due to the effects of climate change.

A number of measures (over and above those already in place) are recommended to manage the residual risks associated with flooding from site drainage/surface water as part of the refurbishment process:

- The detailed design should confirm that the building drainage serving the site is appropriately sized and any necessary upgrades to the current drainage is undertaken and agreed with Thames Water as necessary;

- A drainage survey should be undertaken to confirm the route and condition of the existing site drainage to inform the need for any upgrades to the network. The survey should confirm invert levels and identify any pumped drainage to inform maintenance;

- The need for non-return valves/pumped drainage should be considered in consultation with building control;

- Routine inspection of the site drainage, public sewers, and public water supply and internal distribution system should be undertaken by the site owner and Thames Water.

<u>Flood risk from the development:</u>

Some alterations are likely to be required to the above ground drainage in order to accommodate the proposed changes to the locations of fixtures and fittings given that the building will be converted, though it is assumed that the existing connections to the private and public sewer network will be retained (subject to survey). The development will change the foul flows from the building, however peak foul flows are considered likely to remain similar as a result of the change of use from retail to residential.

Existing peak foul flows from the site have been estimated (using the discharge unit method) to be in the order of 1.45 l/s (total discharge units estimated 4.30), and are expected to increase to 2.62 l/s). Existing peak foul flows from the site have been estimated (using the method in Sewers for Adoption) to be in the order of 0.06l/s, and are expected to increase to 0.08 l/s. It is considered unlikely that the impact on the receiving sewer network will significant.

No changes are proposed to the surface water drainage network, however, surface water runoff from the site has the potential to increase slightly over time due to climate change.

We suggest that any opportunities to retrofit Sustainable Drainage Systems (SUDS) should also be considered by the design team as part of the detailed design of the conversion works in order to minimise the impact of the site on the receiving public sewer network, to assist with alleviation of sewer flooding at site and in the receiving sewer network.

Conclusions and Recommendations

We conclude that no significant sources of flooding have been identified as part of this study that warrant further consideration as part of a more detailed flood risk assessment.

A number of residual flood risks have been identified principally with flooding from site drainage in the event of blockage or surcharge in the site drainage or public sewer network which can be managed by the design of the site drainage and regular inspection and maintenance of the public and private sewer network. Appropriate mitigation measures have been recommended to mange these risks as part of the design of the refurbishment and the operation of the proposed scheme.

In summary, there do not appear to be any significant flood risk or drainage constraints at the site that would materially affect the proposed change of use to residential property.

Yours sincerely

Julian Moore
Associate

ENC.

- Figure 1 - Site Location
- Figure 2 – EA flood zone map
- Figure 3 – Surface water flood maps
- Thames Water Asset Location Search
- Thames Water Sewer Flooding History Enquiry
- Existing Ground floor layout plan and elevation(Drawing GA.200.10 & GA.200.20), Proposed Ground Floor site layout plan and proposed Elevation (Drawing GA. 200.30 & drawing GA.200.40) and existing site photograph (Drawing GA.200.40).

References

i. Bakewell, I. (2008) *North London Strategic Flood Risk Assessment*. Mouchel, Sutton Coldfield.
ii. Barton, N.J. (1992) *Lost Rivers of London.* Historical Publications Ltd.
iii. Department for Communities and Local Government (2014) Planning Practice Guidance. Crown Copyright, London (accessed online May 2014).
iv. Environment Agency Flood Maps, Surface Water, Groundwater Maps and Reservoir Flood Maps (2014) Available at: http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=514500.0&y=188500.0&topic=floodmap&ep=map&scale=8&location=Harrow,%20Harrow&lang=_e&layerGroups=default&textonly=off (Accessed April 2014).
v. London Borough of Camden (2008) *Strategic Flood Risk Assessment*. Mouchel.
vi. London Borough of Camden (2011) *Preliminary Flood Risk Assessment*. Halcrow
vii. London Borough of Camden (2011) *Surface Water Management Plan* .Halcrow
viii. London Borough of Camden (2013) *Flood Risk Management Strategy.* LBC

Figure 1. Site Location Plan

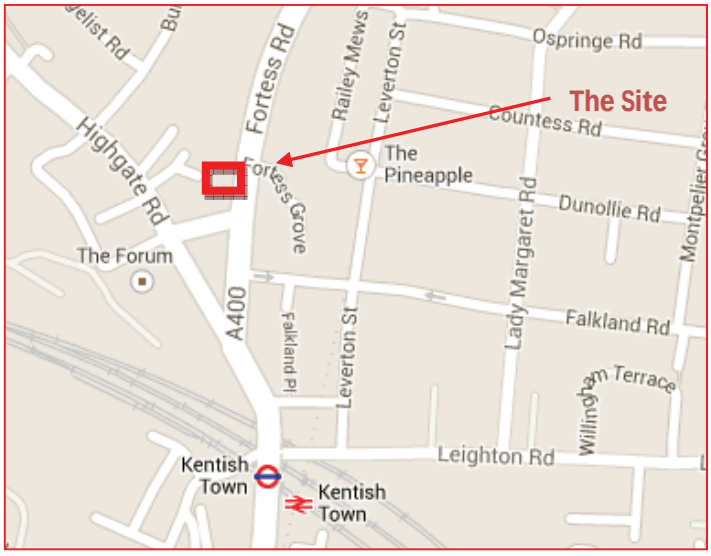


Figure 2. EA Flood Zone map (fluvial and tidal flooding)

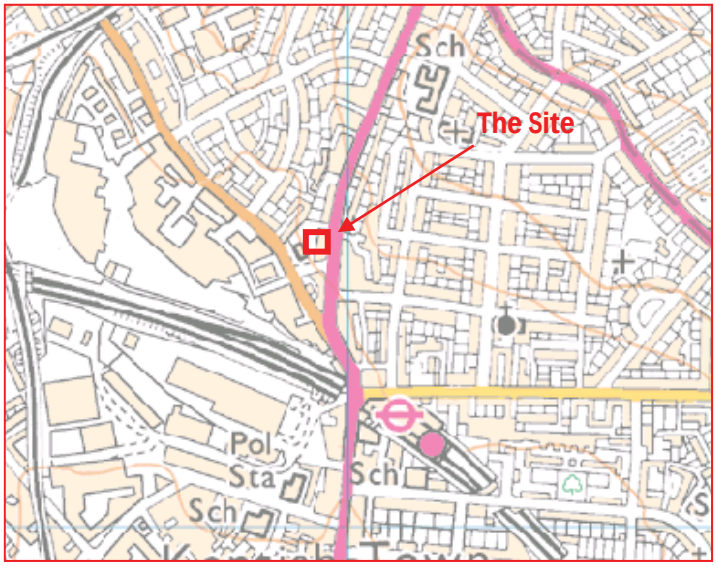
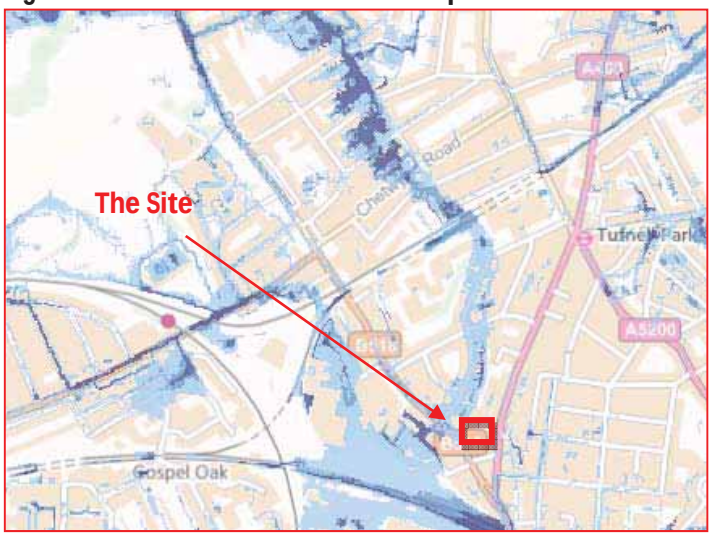


Figure 3. EA Surface Water Flood Map



APPENDICES

Asset Location Search

Thames Water Property Searches
12Vastern Road
READING
RG1 8DB

Search address supplied

19
Fortess Road
London
NW5 1AD

Your reference P14-708

Our reference ALS/ALS Standard/2014_2776885

Search date 29 May 2014

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

searchcode

Asset Location Search

Search address supplied: 19, Fortess Road, London, NW5 1AD

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 0845 920 0800. 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

ayed area is 200 m and the centre of the map is located at OS coordinates 528967,185426

94AE	n/a	n/a
9401	38	34.26
94BC	n/a	n/a
9308	n/a	n/a
9309	n/a	n/a
9305	39.67	37.42
9403	41.06	38.74
9405	n/a	n/a
9303	n/a	n/a
03FC	n/a	n/a
0304	40.92	38.61
03DJ	n/a	n/a
93DA	n/a	n/a
03AG	n/a	n/a
03AH	n/a	n/a
03AI	n/a	n/a

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

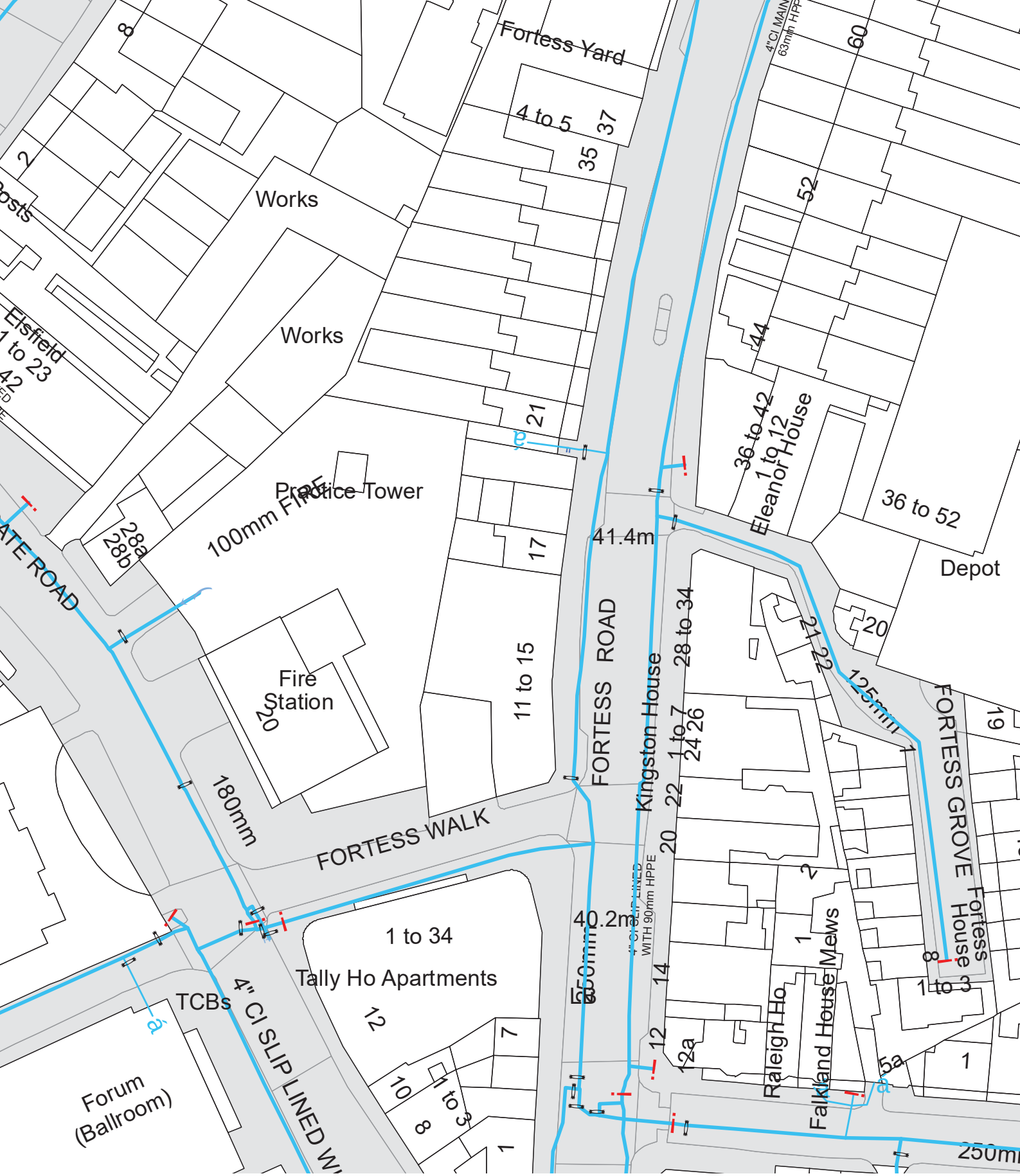
Culverted Watercourse

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.



ayed area is 200 m and the centre of the map is located at OS coordinates 528967, 185426.

tus 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 a cepted 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.

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

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')

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 0845 9200 800.

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**

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

Thames Water Property Searches

Vastern Road

Search address supplied

19
Fortess Road
London
NW5 1AD

Your reference P14-708

Our reference SFH/SFH Standard/2014_2776886

Received date **29 May 2014**

Search date **31 May 2014**

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

Search address supplied: 19,Fortess Road,London,NW5 1AD

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

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: 0845 9200 800 or website www.thameswater.co.uk

Thames Water Utilities Ltd

Property Searches
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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

Site Location Plan
Scale 1:1250 @A3

19 Forte

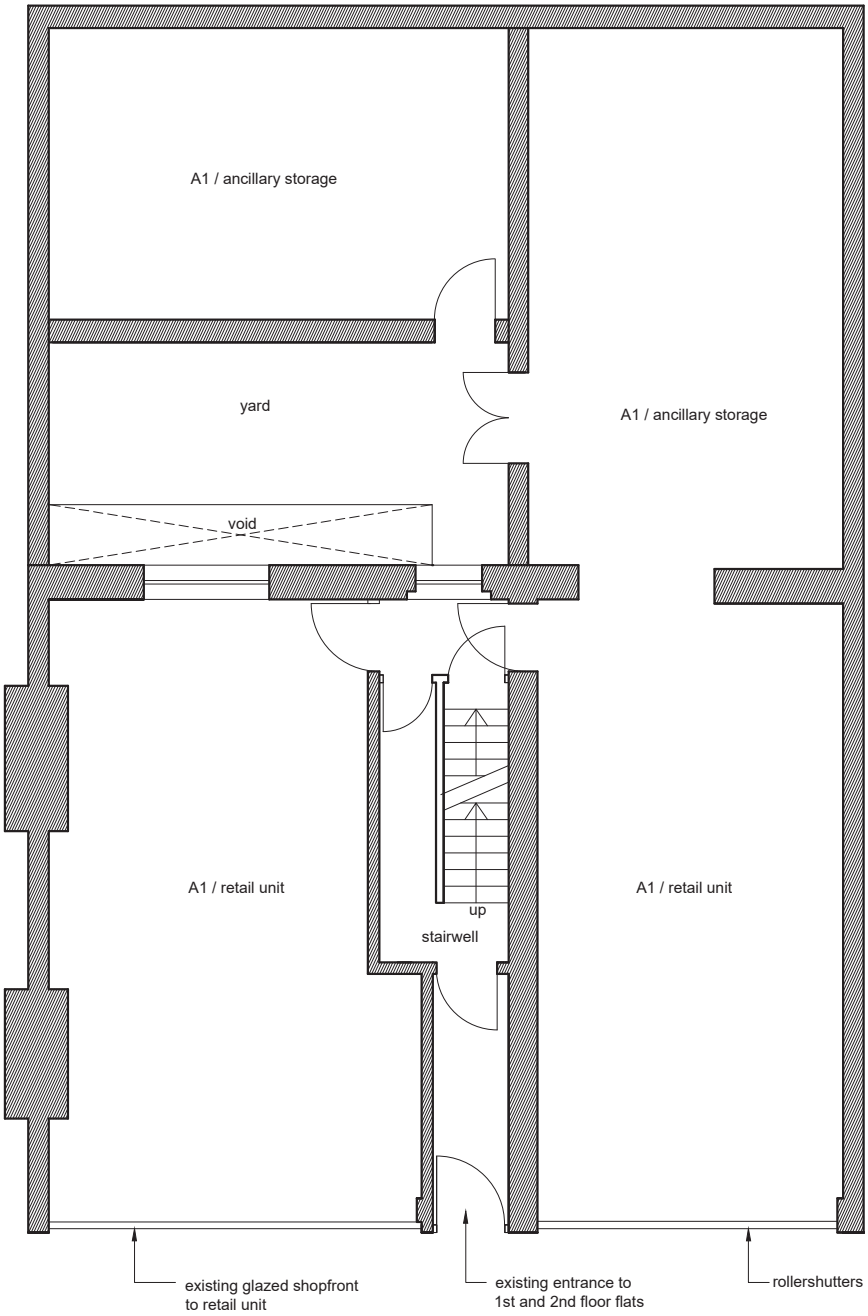
Site Loca

FOR INF

Drawing

General Notes

- Do not scale from drawings, use written dimensions only.
- All dimensions and levels shown must be confirmed by contractors on site before materials are purchased or works begin. Notify designer immediately of any discrepancies found.
- Drawing to be read in conjunction with relevant drawings and Schedules.



Existing ground floor plan
Scale 1:100 @A3

19 Fortess Road, NW5 London

Existing Plans

FOR INFORMATION

Drawing Nr.	GA 200.10
Scale.	1:100 @ A3
Date.	June 2014

Pernille Bisgaard

47 Ability Plaza
London, E8 4DT

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Mail: pernillebisgaard@mac.com

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@A3

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19 Forte

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FOR INFO

Drawing N

relevant drawings a

0 1000 20

elevation

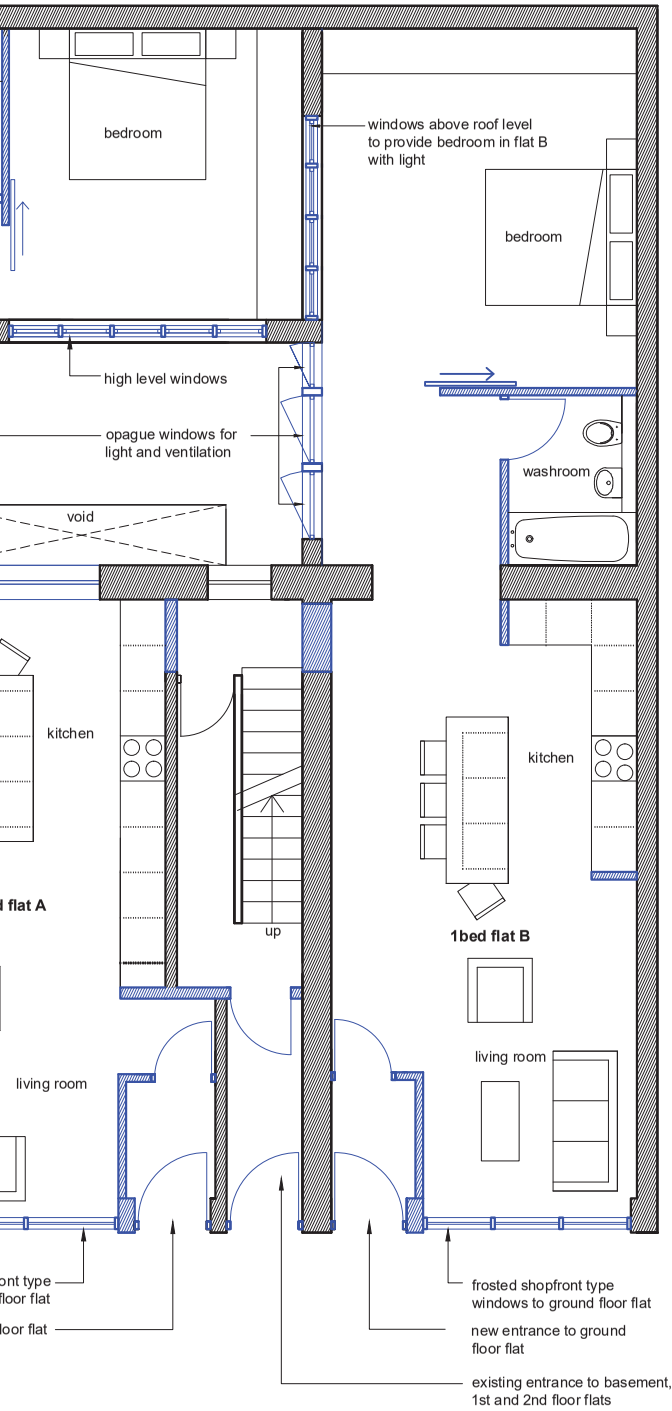
19 Fortess Road, N

Proposed Front elevati

FOR INFORMATION

Drawing Nr. GA

Scale 1:10



KEY

Proposed works

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19 Forte

Proposed

FOR INFO

Drawing N