

Figure 2.0 LB of Camden SFRA Flooded Roads 1975 and 2002.

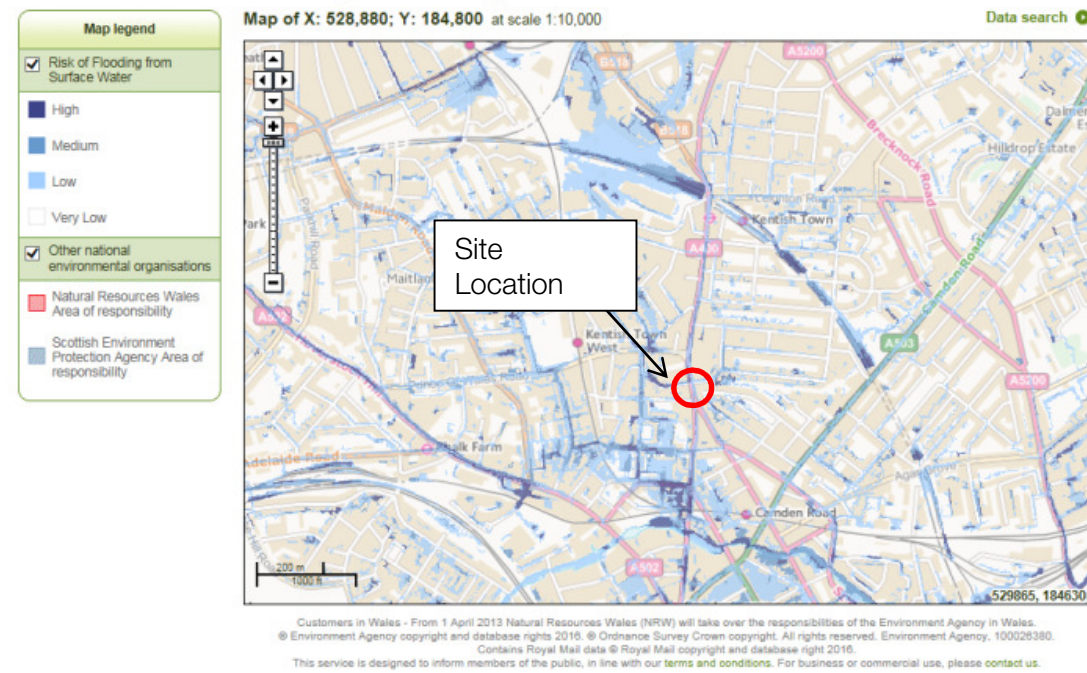


Figure 3.0 EA Surface Water Flood Risk Zone Map

## 17.5 Mitigation Measures

As the site is shown to be at low risk of flooding due to surface water sources, and does not increase the flood risk elsewhere. However, mitigation measures have been put in place through the use of a sedum green roof which will reducing the peak flows from site and provide a level of surface water attenuation. Allowable discharge rates to the public sewer will be confirmed with Thames Water.

## 17.6 Ground Water Flooding

Figure 4, shown below which has been taken from the SFRA indicates that the site is not located within an area that is at risk from ground water flooding. However, the Pre-planning Site Investigation and Baseline Impact Assessment Report (Ref No. J15359A) does suggest that;

*“The investigation has indicated that the basement may extend below the water table within the upper weathered horizon of the London Clay, however this should be confirmed by purging the standpipes and carrying out further monitoring. Consequently there is potential for groundwater flow beneath the site. However, the gravelly clay stratum extends around the basement excavation such that groundwater should be able to flow around the outside of the excavation and should therefore not impact upon groundwater sensitive features.”*

In this regards, the flood risk from groundwater is deemed low.

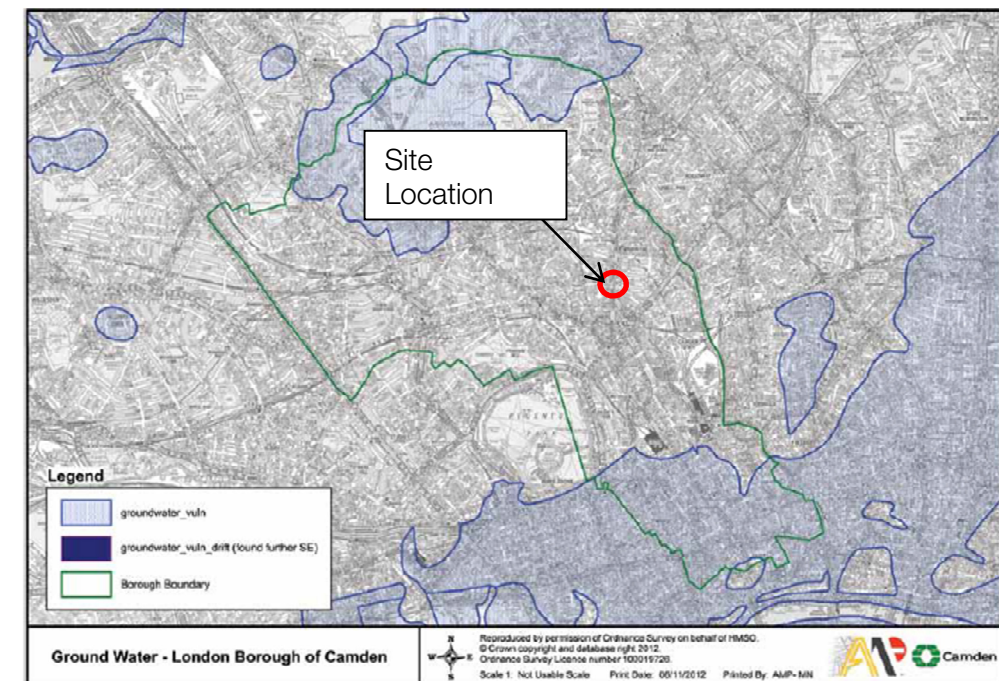


Figure 4.0 LD of Camden Groundwater Flood Risk Zone Map

## 17.7 Mitigation Measures

Ground water flows should easily flow around the basement and hence the proposal should not affect have a significant effect on groundwater flow paths. As the basement is likely to extend below the water table the proposal will incorporate a cavity drainage system as a form of mitigation.

## 17.8 Summary

- There is low risk of flooding from Fluvial / Tidal sources and hence no mitigation measure will be required.
- There is low risk of flooding from surface water, any surface water flooding which may occur along Kentish Town Road in close proximity to the site is likely to be contained within kerb upstands of the highways and should not have an adverse effect on the proposed site. The use of a sedum green roof has been incorporated within the proposal as a form of mitigation and will aid in reducing peak flows from site and provide a level of attenuation.
- There is no significant risk of flooding from groundwater. Groundwater flows present at basement level will flow around the basement due the presence of the gravelly clay stratum. The use of a cavity drainage system within the basement has been incorporated as a form of mitigation.

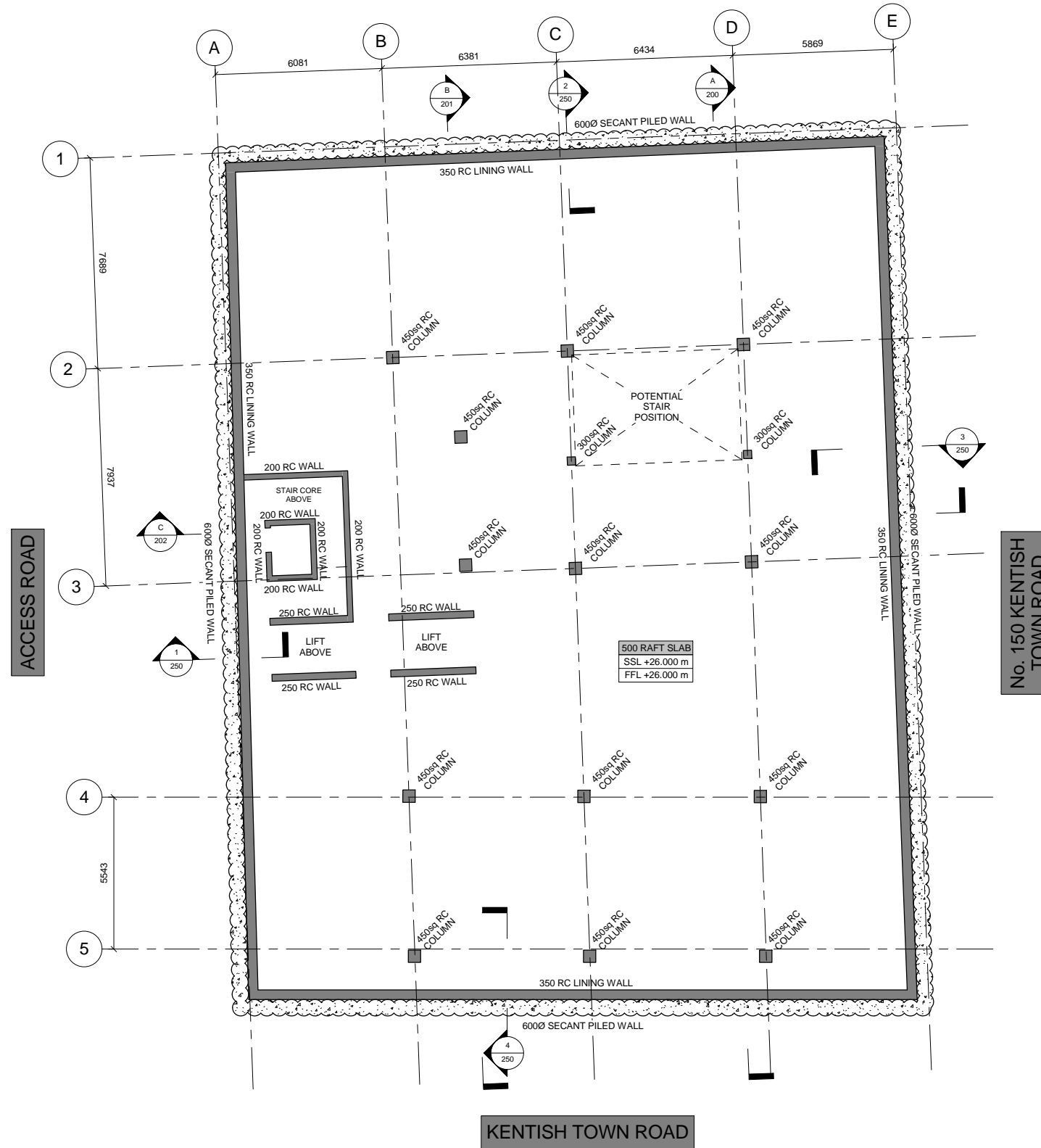
## 18 Appendix A – Proposed Structural Drawings

GENERAL NOTES:

1. No dimensions are to be scaled from this drawing, all dimensions are to be established on site.
2. This drawing is to be read in conjunction with the 'General Notes Drawing' PB-1599-001.
3. This drawing is to be read in conjunction with all relevant Architect's and Services Engineer's drawings.
4. The contractor is to notify the Contract administrator (c.a) of any discrepancies between this drawing and site conditions before implementing the work. Details on this drawing are to be checked on site by the contractor and any discrepancies reported to the engineer so that adjustment may be made to the necessary.
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7. Any temporary works including, needling, shoring, strutting and propping shall be the sole responsibility of the contractor.
8. All demolition works shall be undertaken strictly in accordance with the party wall agreements.

LEGEND:

	RC CONCRETE
	6000 SECANT PILED WALL
	BOUNDARY LINE
	COLUMN UNDER



A02	01.06.16	ISSUED FOR PLANNING	AJE
A01	03.03.16	ISSUED FOR PLANNING	SJE
REV	DATE	DESCRIPTION	BY

AMENDMENTS

Project:  
**152-156 KENTISH TOWN ROAD**

Title:  
**GENERAL ARRANGEMENT LOWER GROUND FLOOR**

Client:  
**AHIG LTD**

Architect:  
**MWA**

**PLANNING**

Designed: **RSC** Drawn: **SE**

Checked: **GR** Date: **MAR '16**

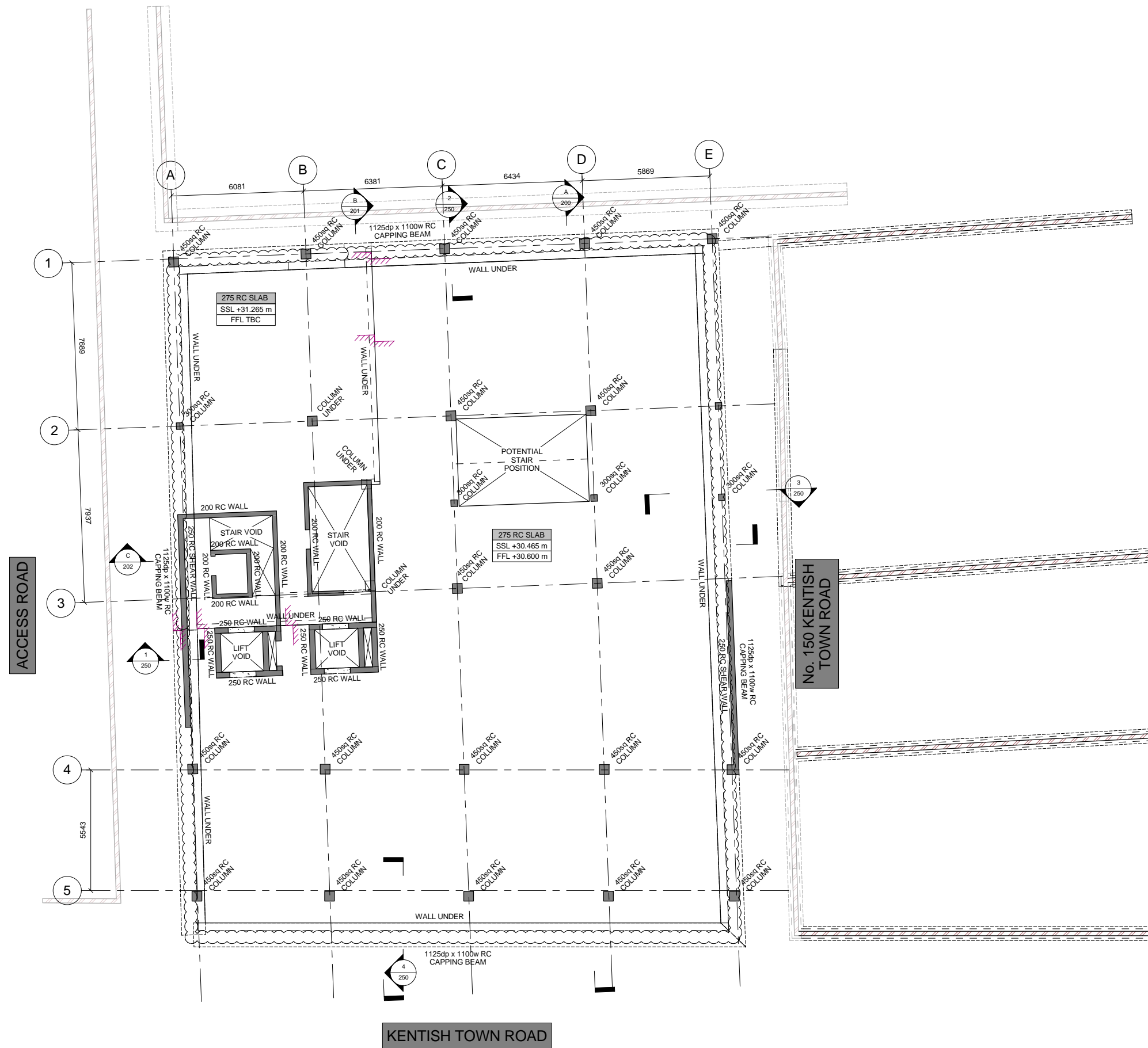
Project No: **1599** Scale @ A1: **1 : 100**

Drawing No: **090** Revision: **A02**



GENERAL NOTES:

1. No dimensions are to be scaled from this drawing, all dimensions are to be established on site.
2. This drawing is to be read in conjunction with the 'General Notes Drawing' PB-1599-001.
3. This drawing is to be read in conjunction with all relevant Architect's and Services Engineer's drawings.
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REV	DATE	DESCRIPTION	BY
A02	01.06.16	ISSUED FOR PLANNING	AJE
A01	03.03.16	ISSUED FOR PLANNING	SJE

AMENDMENTS

Project:  
**152-156 KENTISH TOWN ROAD**

Title:  
**GENERAL ARRANGEMENT GROUND FLOOR**

Client:  
**AHIG LTD**

Architect:  
**MWA**

**PLANNING**

Designed: **RSC** Drawn: **SE**

Checked: **GR** Date: **MAR '16**

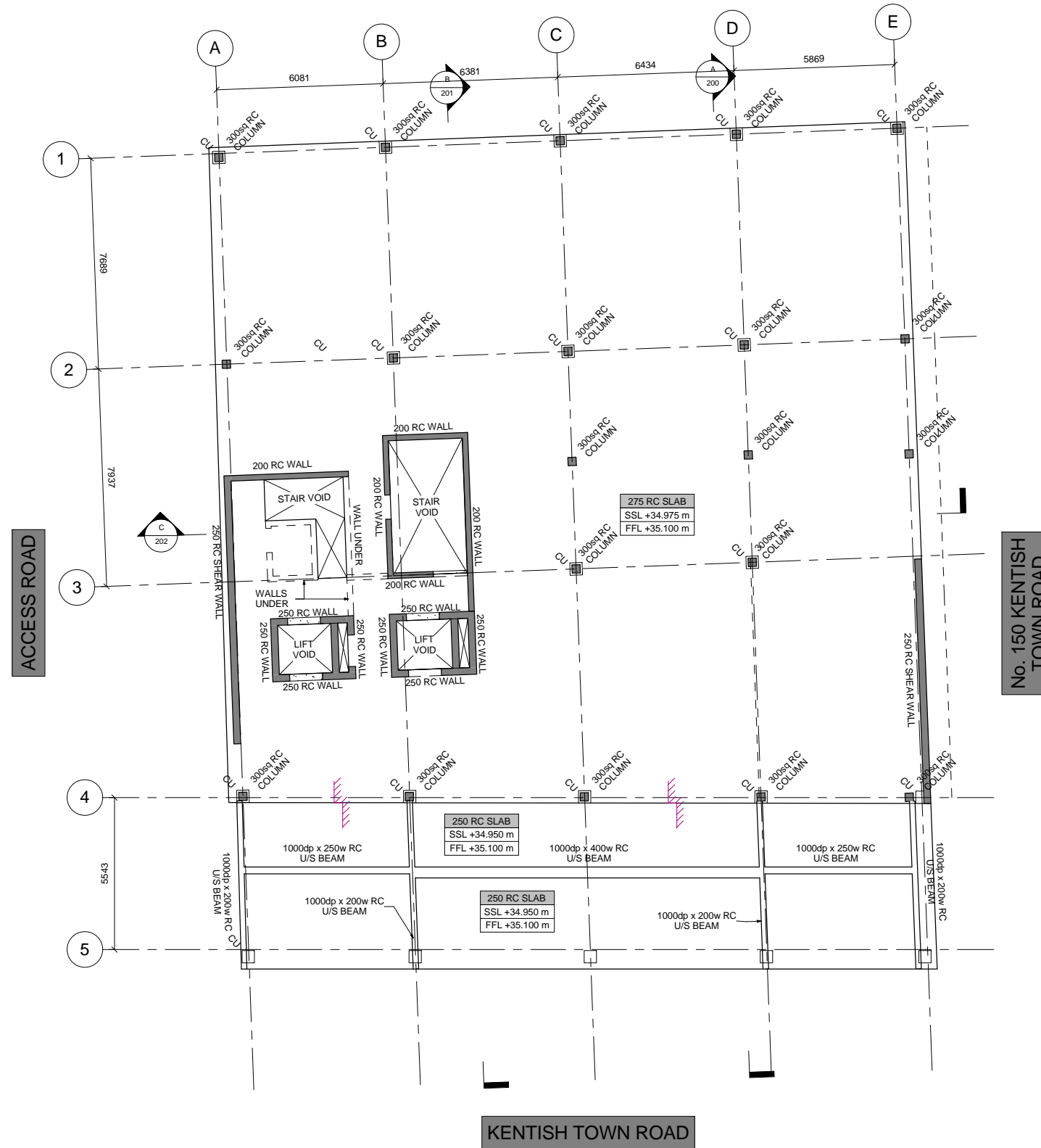
Project No: **1599** Scale @ A1: **1 : 100**

Drawing No: **100** Revision: **A02**



GENERAL NOTES:

- No dimensions are to be scaled from this drawing, all dimensions are to be established on site.
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A02	01.06.16	ISSUED FOR PLANNING	AJE
A01	03.03.16	ISSUED FOR PLANNING	SJE
REV	DATE	DESCRIPTION	BY

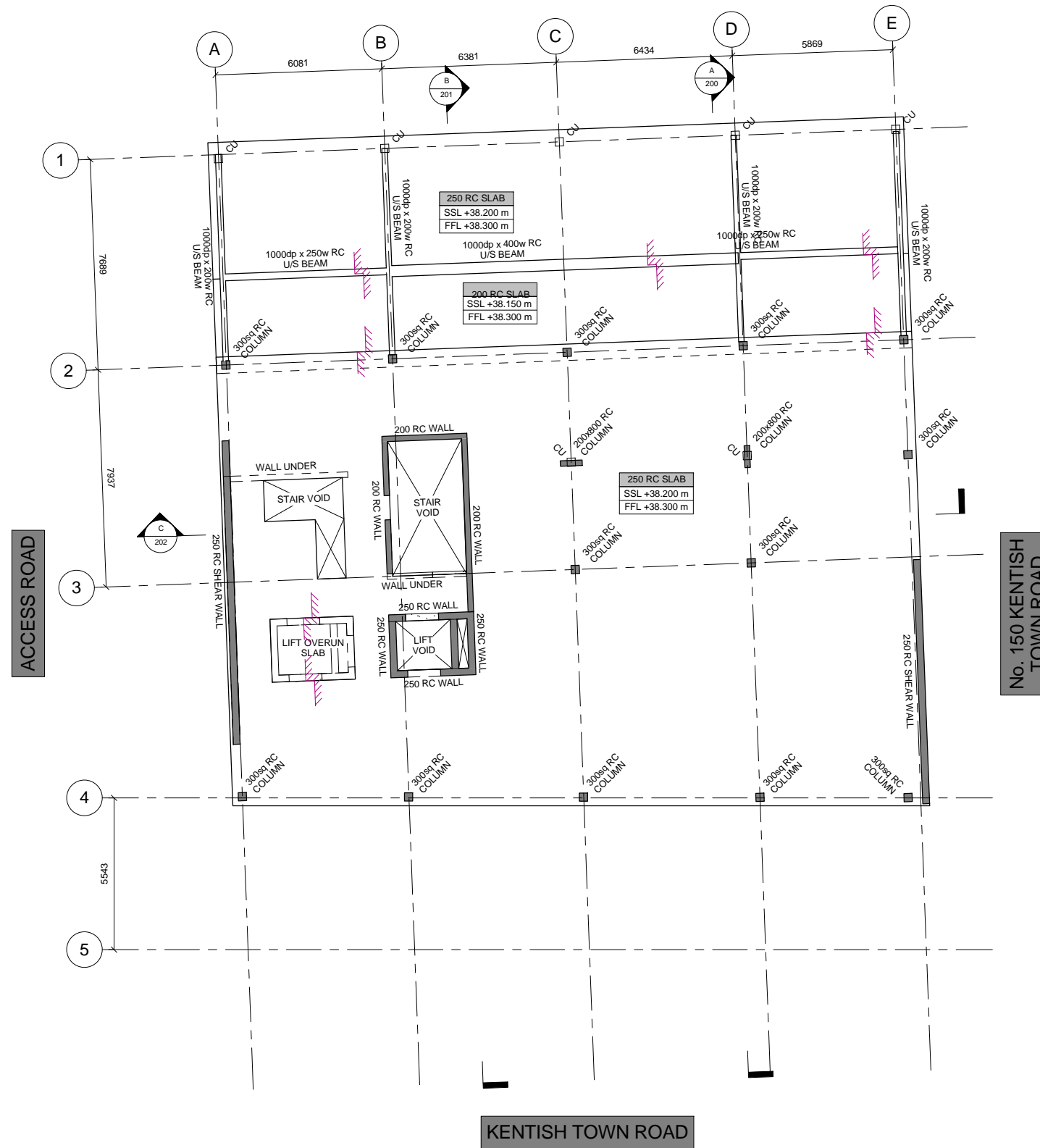
AMENDMENTS

Project:			
<b>152-156 KENTISH TOWN ROAD</b>			
Title:			
<b>GENERAL ARRANGEMENT FIRST FLOOR</b>			
Client:			
AHIG LTD			
Architect:			
MWA			
<b>PLANNING</b>			
Designed:	RSC	Drawn:	SE
Checked:	GR	Date:	MAR '16
Project No:	1599	Scale @ A1:	1 : 100
Drawing No:	110	Revision:	A01



GENERAL NOTES:

1. No dimensions are to be scaled from this drawing, all dimensions are to be established on site.
2. This drawing is to be read in conjunction with the 'General Notes Drawing' PB-1599-001.
3. This drawing is to be read in conjunction with all relevant Architect's and Services Engineer's drawings.
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REV	DATE	DESCRIPTION	BY
A02	01.06.16	ISSUED FOR PLANNING	AJE
A01	03.03.16	ISSUED FOR PLANNING	SJE

AMENDMENTS

Project:  
**152-156 KENTISH TOWN ROAD**

Title:  
**GENERAL ARRANGEMENT SECOND FLOOR**

Client:  
**AHIG LTD**

Architect:  
**MWA**

**PLANNING**

Designed: **RSC** Drawn: **SE**

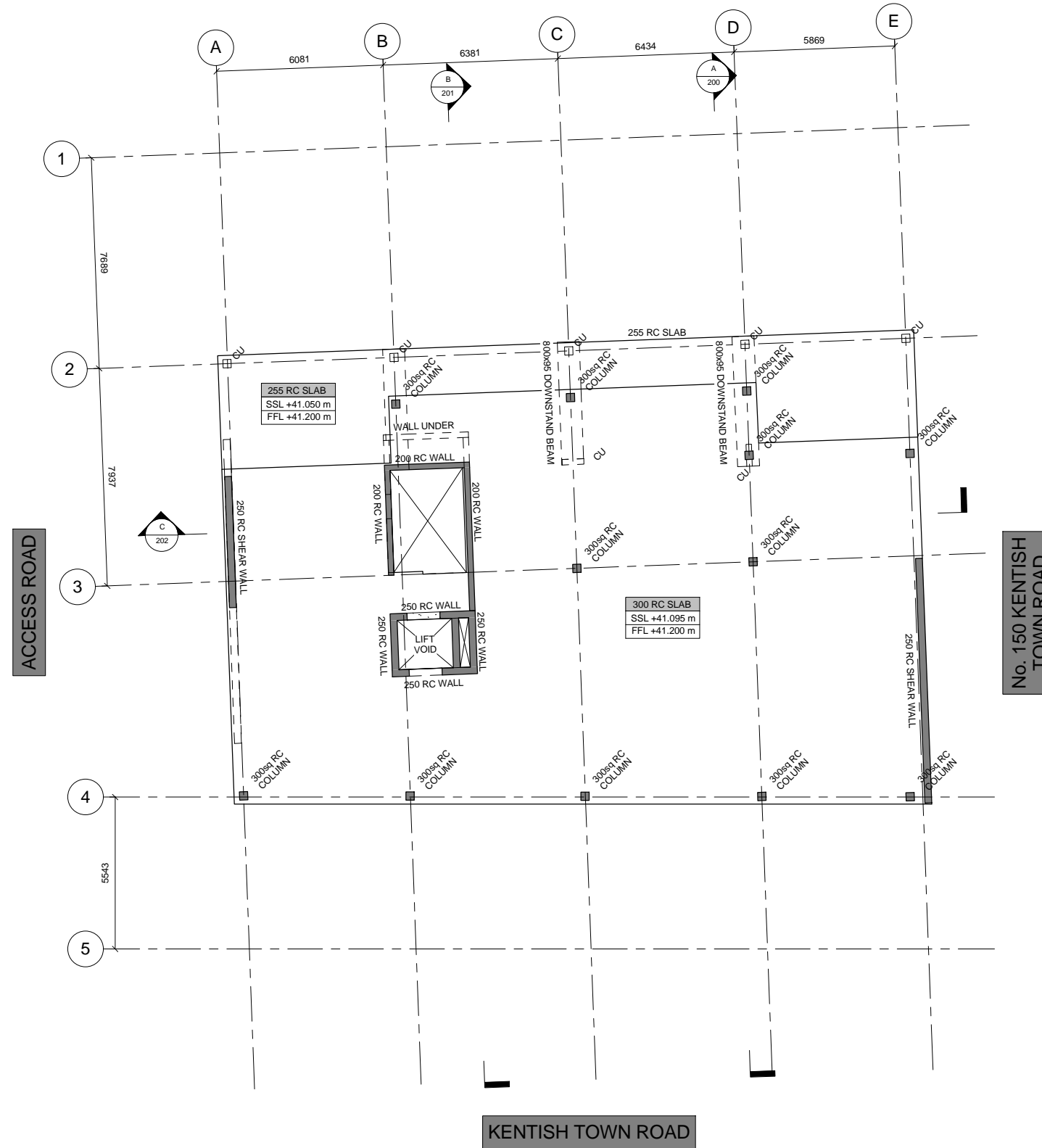
Checked: **GR** Date: **MAR '16**

Project No: **1599** Scale @ A1: **1 : 100**

Drawing No: **120** Revision: **A02**



- GENERAL NOTES:**
1. No dimensions are to be scaled from this drawing, all dimensions are to be established on site.
  2. This drawing is to be read in conjunction with the 'General Notes Drawing' PB-1599-001.
  3. This drawing is to be read in conjunction with all relevant Architect's and Services Engineer's drawings.
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REV	DATE	DESCRIPTION	BY
A02	01.06.16	ISSUED FOR PLANNING	AJE
A01	03.03.16	ISSUED FOR PLANNING	SJE

AMENDMENTS

Project:  
**152-156 KENTISH TOWN ROAD**

Title:  
**GENERAL ARRANGEMENT THIRD FLOOR**

Client:  
**AHIG LTD**

Architect:  
**MWA**

**PLANNING**

Designed: **RSC** Drawn: **SE**

Checked: **GR** Date: **MAR '16**

Project No: **1599** Scale @ A1: **1 : 100**

Drawing No: **130** Revision: **A02**





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REV	DATE	DESCRIPTION	BY
A02	01.06.16	ISSUED FOR PLANNING	AJE
A01	03.03.16	ISSUED FOR PLANNING	SJE

AMENDMENTS

Project:  
**152-156 KENTISH TOWN ROAD**

Title:  
**GENERAL ARRANGEMENT ROOF PLAN**

Client:  
**AHIG LTD**

Architect:  
**MWA**

**PLANNING**

Designed: **RSC** Drawn: **SE**

Checked: **GR** Date: **MAR '16**

Project No: **1599** Scale @ A1: **1 : 100**

Drawing No: **140** Revision: **A02**

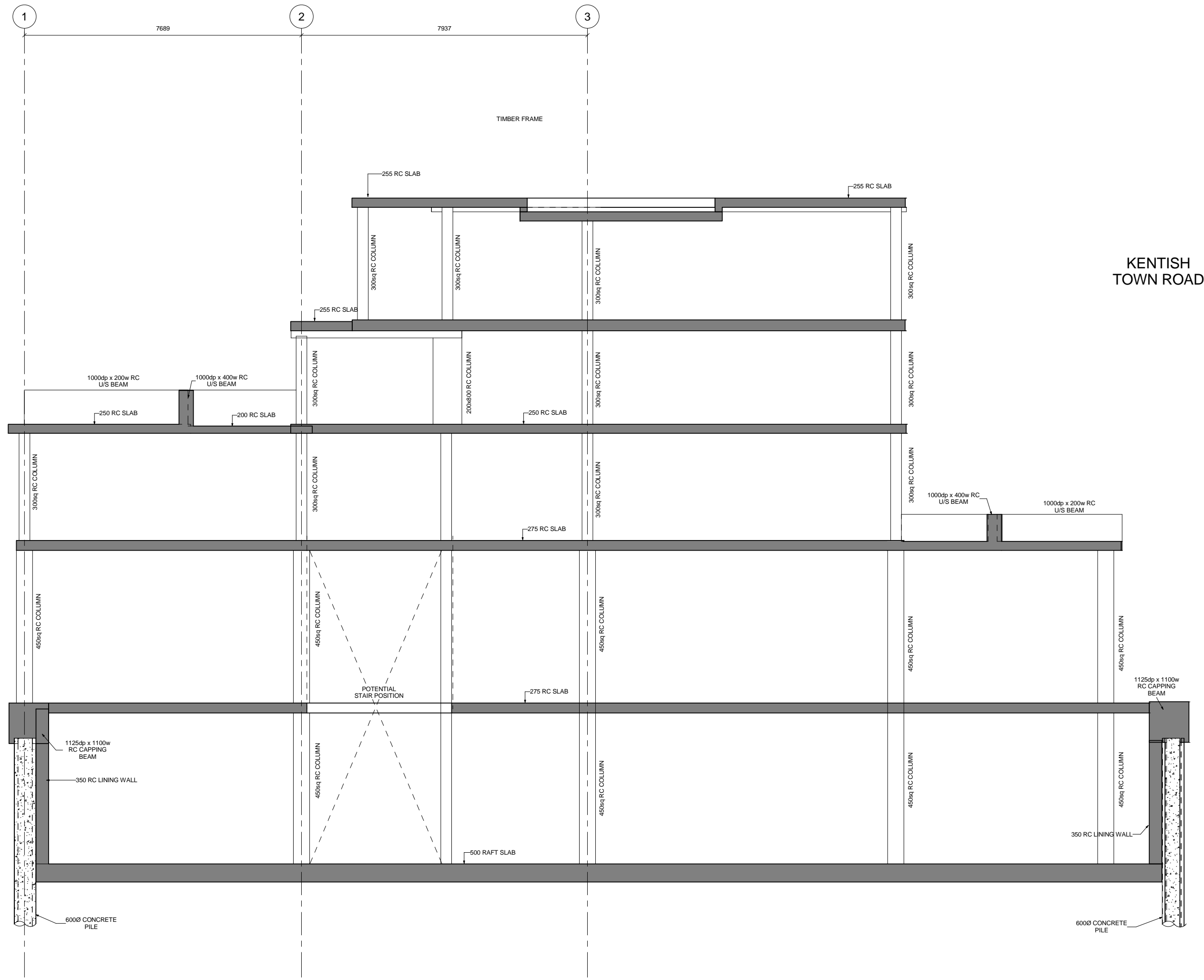




2nd Floor, 345 Old Street, Shoreditch, London, EC1V 9LL  
 www.parmarbrook.com  
 Tel: +44 (0) 2078393999  
 e-mail: general@parmarbrook.com

**GENERAL NOTES:**

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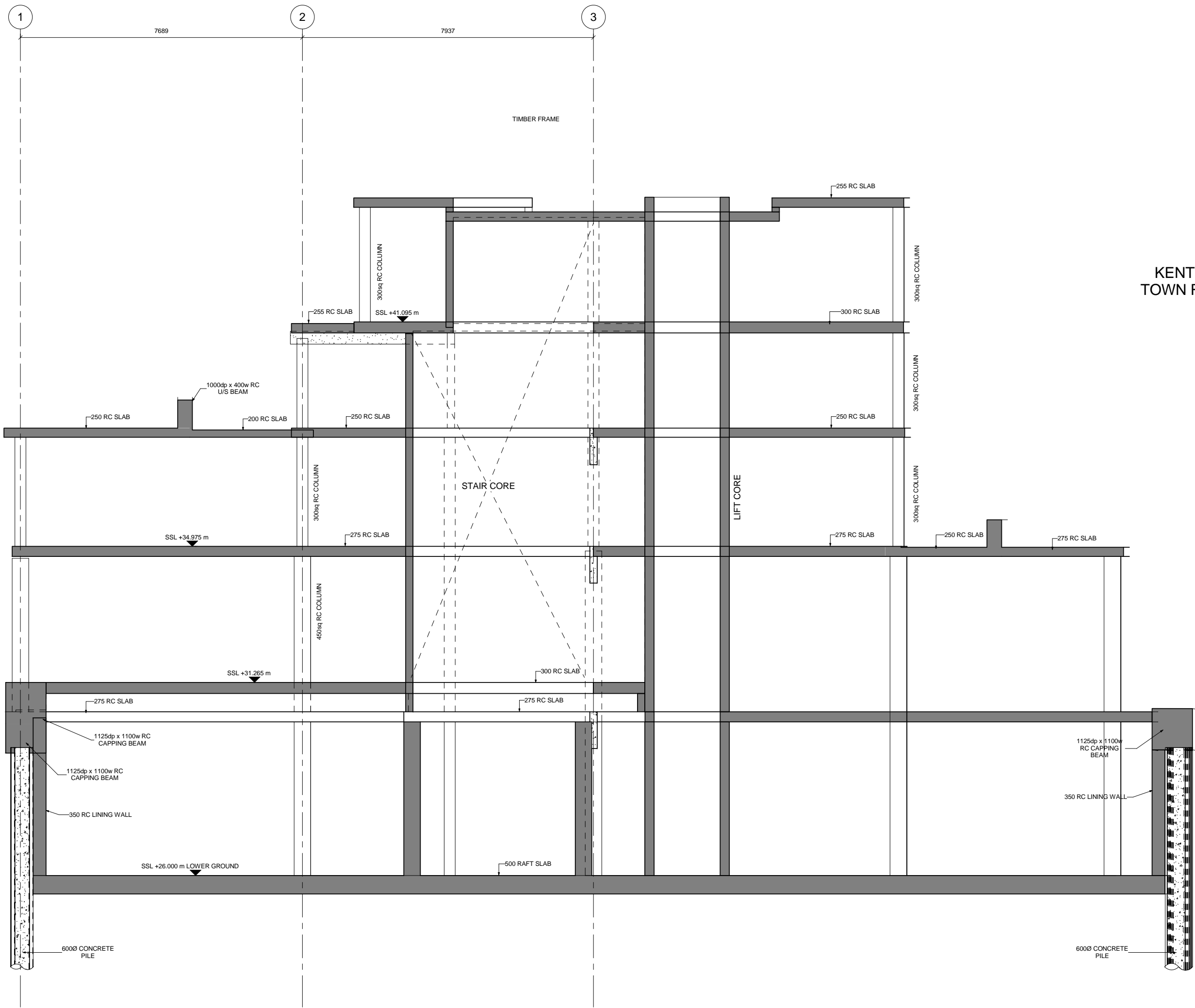


KENTISH  
TOWN ROAD

REV	DATE	DESCRIPTION	BY
A02	01.06.16	ISSUED FOR PLANNING	AJE
A01	03.03.16	ISSUED FOR PLANNING	SJE

AMENDMENTS

Project:		<b>152-156 KENTISH TOWN ROAD</b>	
Title:		<b>BUILDING SECTION A - A</b>	
Client:		AHIG LTD	
Architect:		MWA	
		<b>PLANNING</b>	
Designed:	RSC	Drawn:	SE
Checked:	GR	Date:	MAR '16
Project No:	1599	Scale @ A1:	1 : 50
Drawing No:	<b>200</b>	Revision:	<b>A02</b>



KENTISH  
TOWN ROAD



2nd Floor, 345 Old Street, Shoreditch, London. EC1V 9LL  
 www.parmarbrook.com  
 Tel: +44 (0) 2078393999  
 e-mail: general@parmarbrook.com

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REV	DATE	DESCRIPTION	BY
A02	01.06.16	ISSUED FOR PLANNING	AJE
A01	03.03.16	ISSUED FOR PLANNING	SJE

AMENDMENTS

Project:  
**152-156 KENTISH  
 TOWN ROAD**

Title:  
**BUILDING SECTION  
 B - B**

Client:  
**AHIG LTD**

Architect:  
**MWA**

**PLANNING**

Designed: **RSC** Drawn: **SE**

Checked: **GR** Date: **MAR '16**

Project No: **1599** Scale @ A1: **1 : 50**

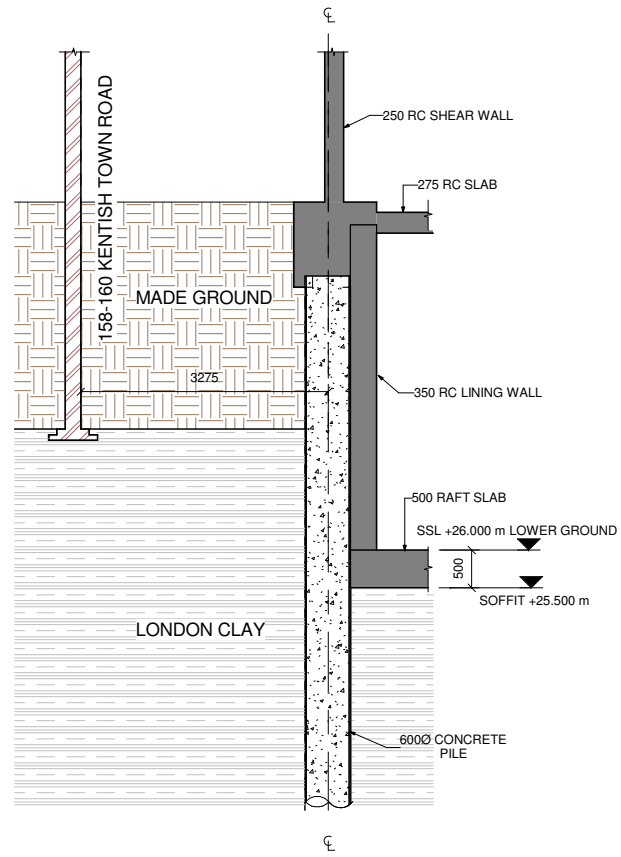
Drawing No: **201** Revision: **A02**

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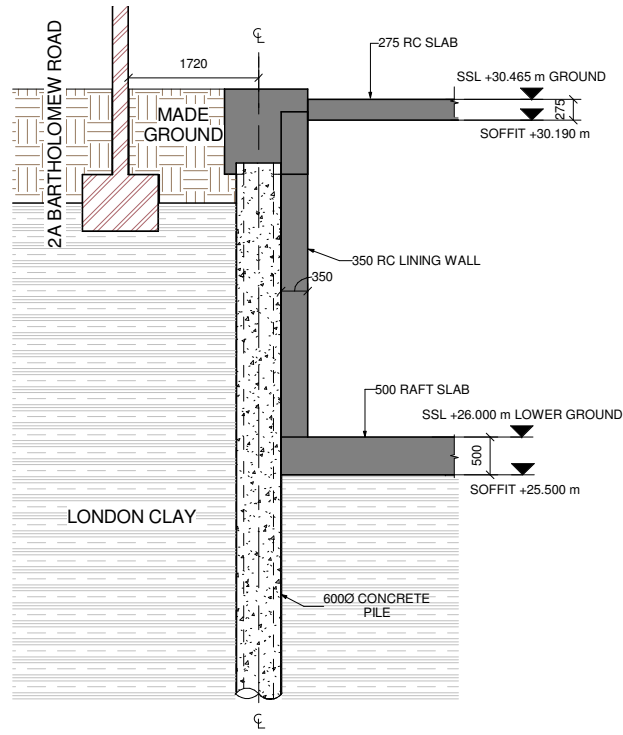
GENERAL NOTES:

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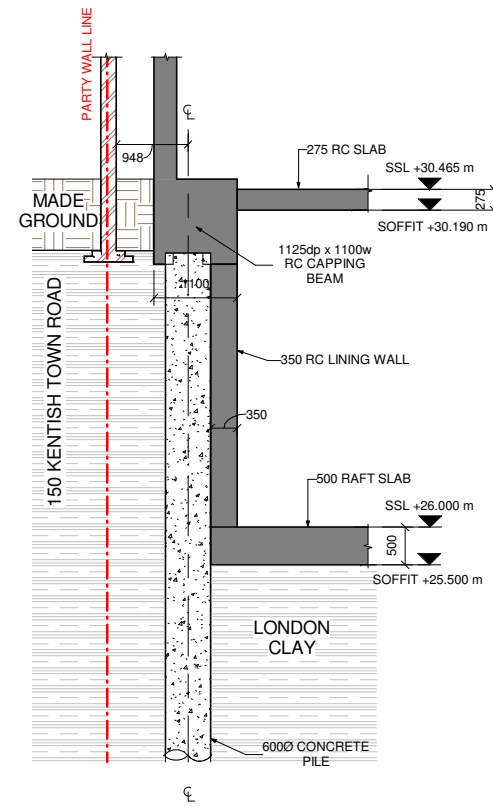
SECTION 1 - 1

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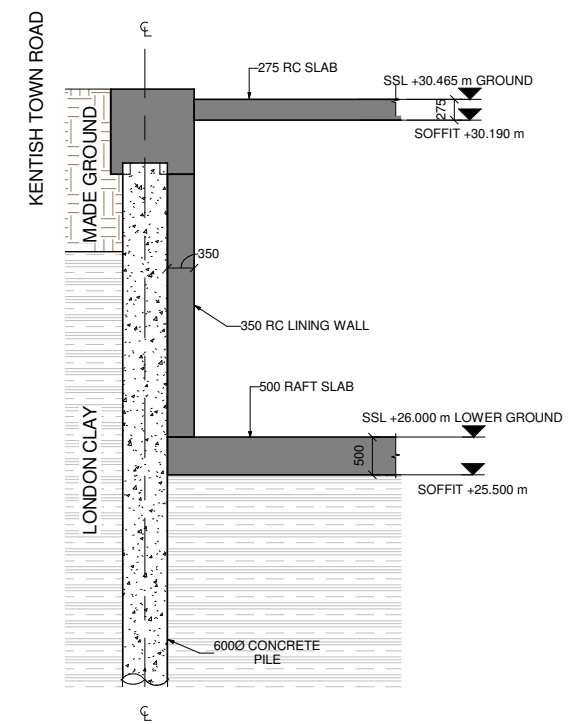
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SECTION 3 - 3

Scale: 1 : 50



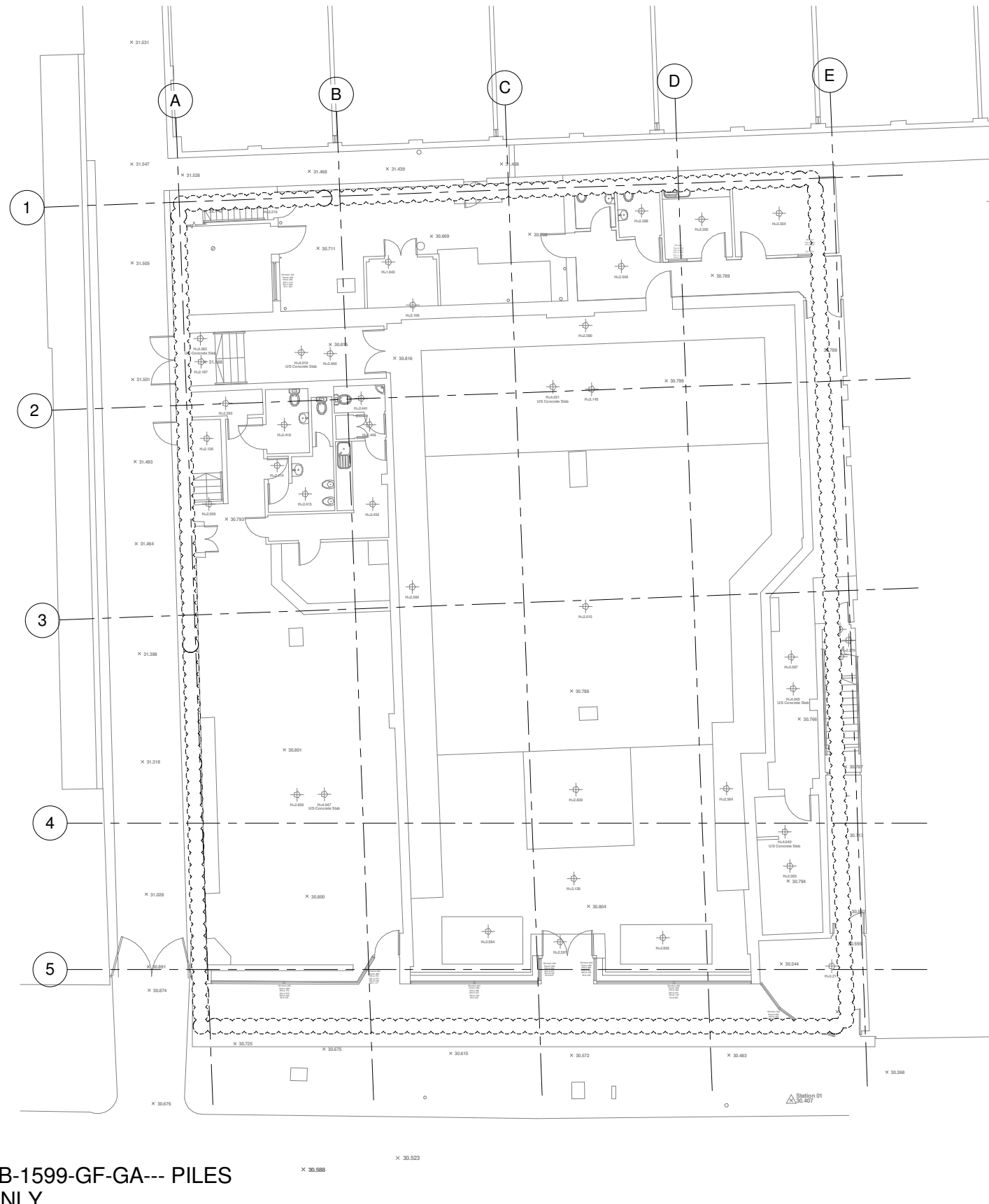
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Scale: 1 : 50

REV	DATE	DESCRIPTION	BY
A01	03.03.16	ISSUED FOR PLANNING	SJE

AMENDMENTS

Project:		152-156 KENTISH TOWN ROAD	
Title:		SECTIONS & DETAILS SHEET 1	
Client:		AHIG LTD	
Architect:		MWA	
		PLANNING	
Designed:	RSC	Drawn:	SE
Checked:	GR	Date:	MAR '16
Project No:	1599	Scale @ A1:	1 : 50
Drawing No:	250	Revision:	A01



**1** PB-1599-GF-GA--- PILES  
 ONLY  
 1 : 100

REV	DATE	DESCRIPTION	BY
A01	03.03.16	ISSUED FOR PLANNING	SJE

AMENDMENTS

Project:  
**152-156 KENTISH TOWN ROAD**

Title:  
**EXISTING STRUCTURES AND PILE LOCATIONS GROUND LEVEL PLAN**

Client:  
**AHIG LTD**

Architect:  
**MWA**

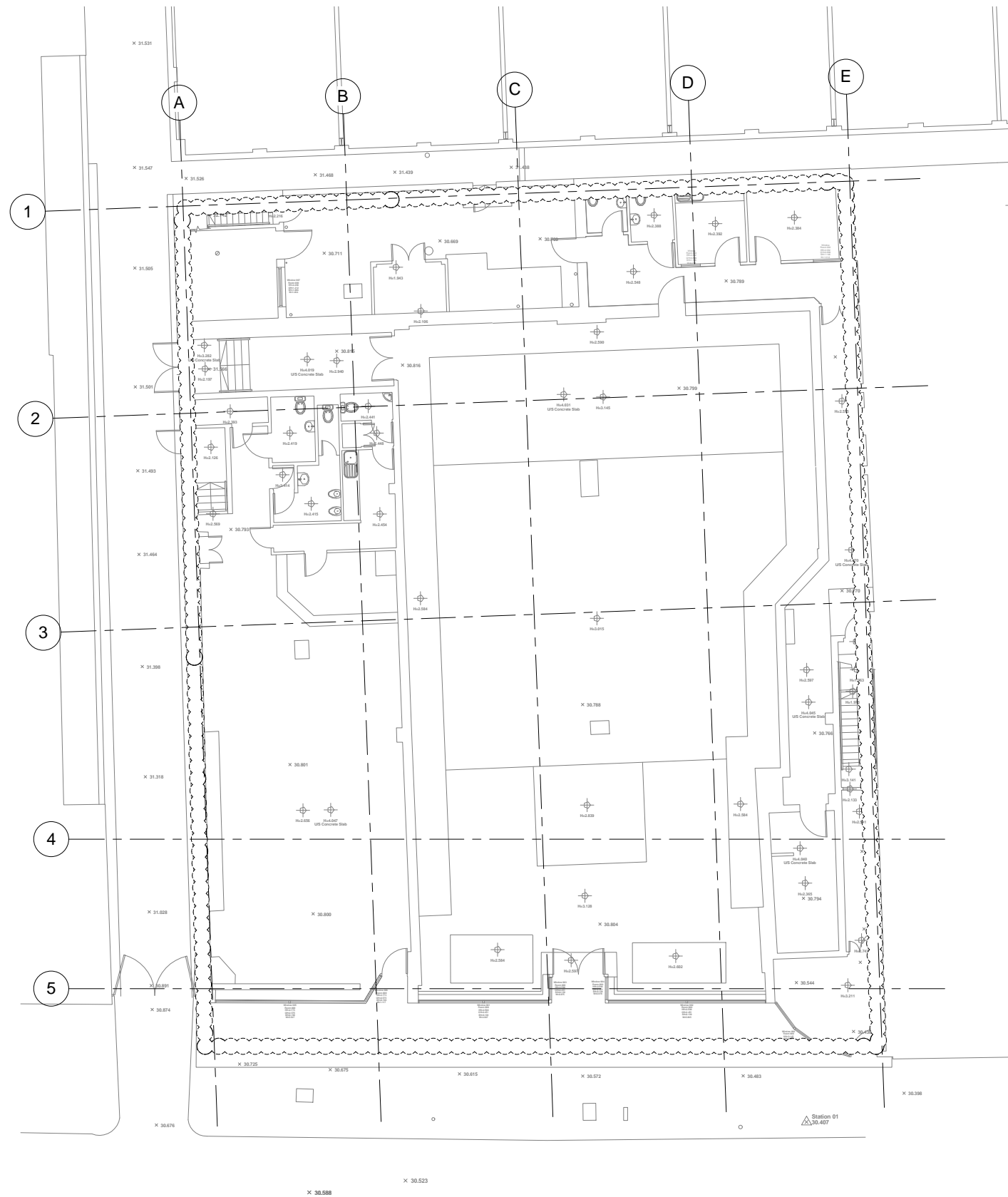
**PLANNING**

Designed: **RSC** Drawn: **SE**

Checked: **GR** Date: **MAR '16**

Project No: **1599** Scale @ A1: **1 : 100**

Drawing No: **500** Revision: **A01**



REV	DATE	DESCRIPTION	BY
A02	01.06.16	ISSUED FOR PLANNING	AJE
A01	03.03.16	ISSUED FOR PLANNING	SJE

AMENDMENTS

Project:  
**152-156 KENTISH TOWN ROAD**

Title:  
**EXISTING STRUCTURES AND PILE LOCATIONS GROUND LEVEL PLAN**

Client:  
**AHIG LTD**

Architect:  
**MWA**

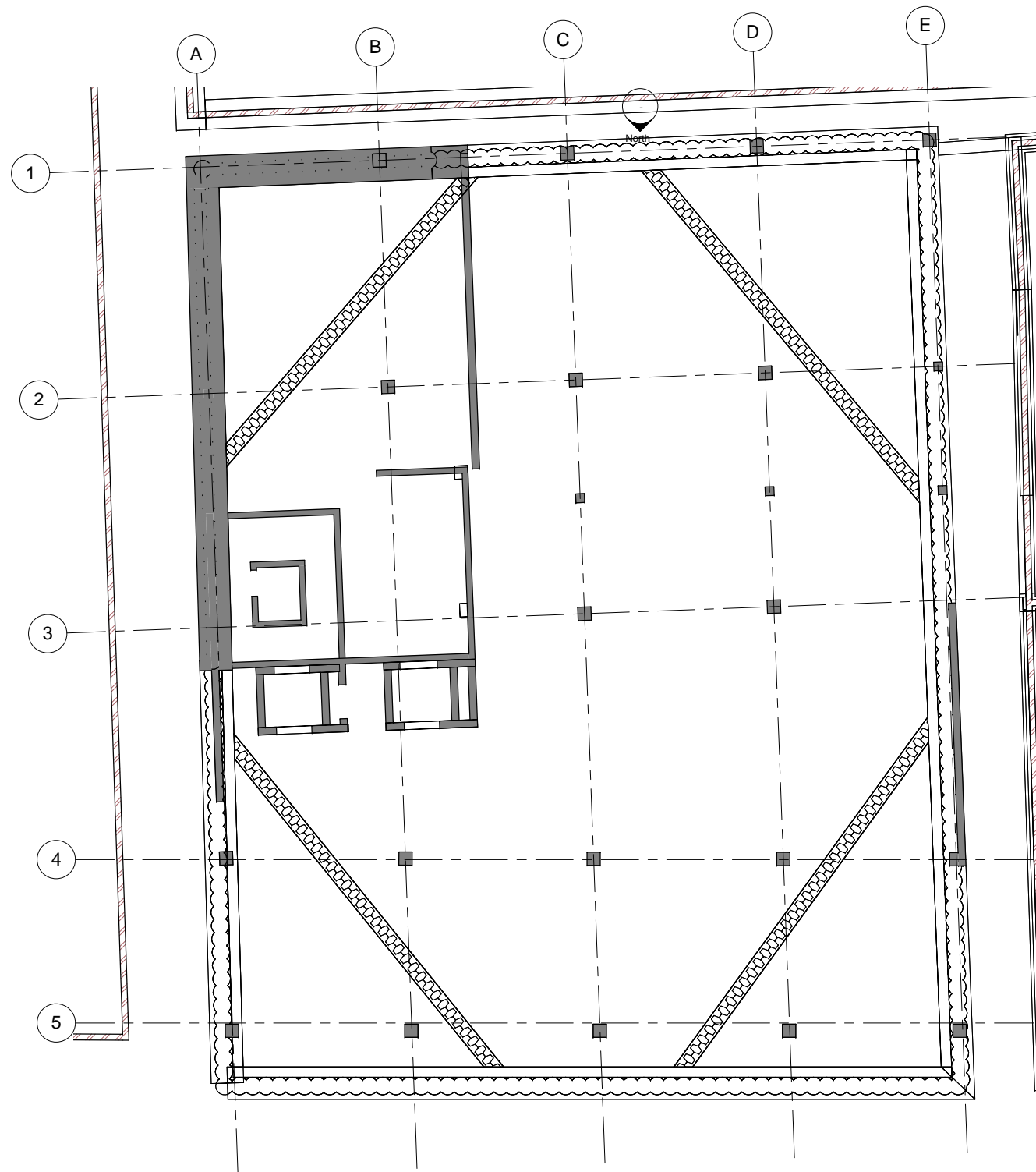
**PLANNING**

Designed: **RSC** Drawn: **SE**

Checked: **GR** Date: **MAR '16**

Project No: **1599** Scale @ A1: **1 : 100**

Drawing No: **500** Revision: **A02**



REV	DATE	DESCRIPTION	BY
A02	01.06.16	ISSUED FOR PLANNING	AJE
A01	03.03.16	ISSUED FOR PLANNING	SJE

AMENDMENTS

Project:  
**152-156 KENTISH  
 TOWN ROAD**

Title:  
**PROPOSED TEMPORARY  
 WORKS  
 GROUND FLOOR PLAN**

Client:  
**AHIG LTD**

Architect:  
**MWA**

**PLANNING**

Designed: **RSC** Drawn: **SE**

Checked: **GR** Date: **MAR '16**

Project No: **1599** Scale @ A1: **1 : 100**

Drawing No: **501** Revision: **A02**



## 19 Appendix B – Thames Water Asset Search

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# Asset Location Search



Mr Richard Colley  
Parmarbrook  
Third Floor  
345 Old Street  
LONDON  
EC1V 9LL

**Search address supplied** 152 - 156  
Kentish Town Rd  
London  
NW1 9QB

**Your reference** N/A

**Our reference** ALS/ALS Standard/2016\_3240057

**Search date** 29 January 2016

You are now able to order your Asset Location Search requests online by visiting  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



# Asset Location Search



**Search address supplied:** 152 - 156, Kentish Town Rd, London, NW1 9QB

Dear Sir / Madam

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

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

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

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

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

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

## Contact Us

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

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

Email: [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)

Web: [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

# Asset Location Search



## Waste Water Services

**Please provide a copy extract from the public sewer map.**

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

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

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

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

For your guidance:

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

## Clean Water Services

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

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

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and

# Asset Location Search



pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

## **Payment for this Search**

Thank you for your payment covering the cost of this enquiry. We have enclosed a VAT Receipt for your records.

# 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](mailto:developer.services@thameswater.co.uk)

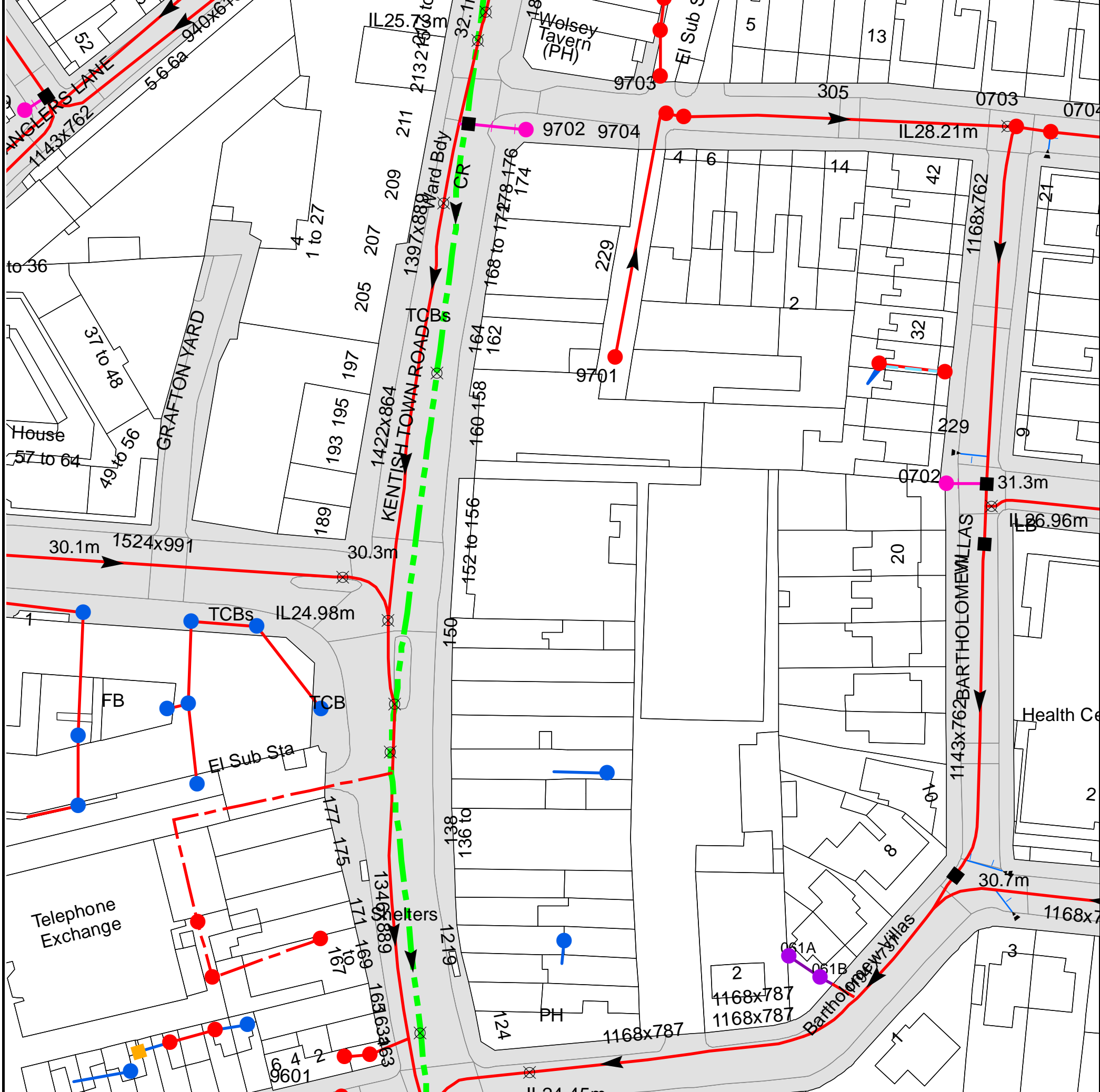
### Clean Water queries

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](mailto:developer.services@thameswater.co.uk)

Asset Location Search Sewer Map - ALS/ALS Standard/2016 3240057



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 528975,184713  
 The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

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
86DA	n/a	n/a
96EE	n/a	n/a
86DB	n/a	n/a
96EJ	n/a	n/a
96EI	n/a	n/a
96EG	n/a	n/a
87CI	n/a	n/a
8709	n/a	n/a
96BF	n/a	n/a
96BI	n/a	n/a
96EH	n/a	n/a
96DJ	n/a	n/a
96EF	n/a	n/a
96AG	n/a	n/a
9702	n/a	n/a
96CC	n/a	n/a
96CJ	n/a	n/a
9701	n/a	n/a
97BG	n/a	n/a
98BJ	n/a	n/a
9703	n/a	n/a
9704	32.05	29.4
061A	n/a	n/a
061B	n/a	n/a
07BH	n/a	n/a
07BI	n/a	n/a
0702	n/a	n/a
0703	n/a	n/a
0704	32.05	27.92
86AG	n/a	n/a
96BG	n/a	n/a
9602	n/a	n/a
9603	n/a	n/a
96AF	n/a	n/a



















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










# ALS Sewer Map Key

## Public Sewer Types (Operated & Maintained by Thames Water)

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





## Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  Air Valve
-  Dam Chase
-  Fitting
-  Meter
-  Vent Column




## Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir





## End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  Outfall
-  Undefined End
-  Inlet






## Other Symbols

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








-  Public/Private Pumping Station
-  Change of characteristic indicator (C.O.C.I.)
-  Invert Level
-  Summit

## Areas

Lines denoting areas of underground surveys, etc.

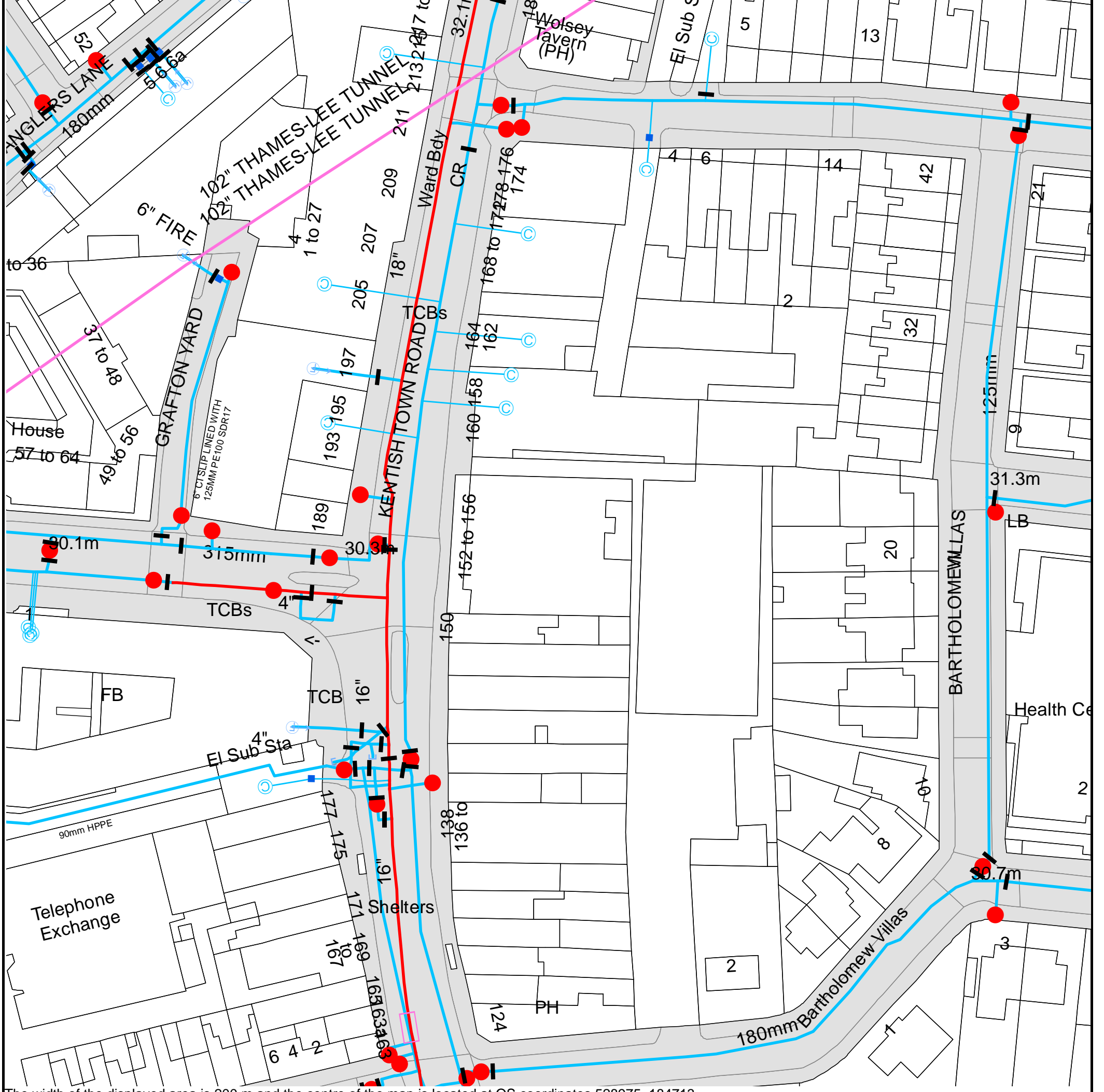
-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

## Other Sewer Types (Not Operated or Maintained by Thames Water)

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  Culverted Watercourse
-  Proposed
-  Abandoned Sewer

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.










The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 528975, 184713.  
 The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.







# ALS Water Map Key

## Water Pipes (Operated & Maintained by Thames Water)


- 
**4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
  
- 
**16"** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
  
- 
**3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
  
- 
**3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
  
- 
**3" METERED** **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
  
- 
**Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
  
- 
**Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

## 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:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

## Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL`s terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to him at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

### Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call <b>0845 070 9148</b> quoting your invoice number starting CBA or ADS.	Account number <b>90478703</b> Sort code <b>60-00-01</b> A remittance advice must be sent to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.</b> or email <a href="mailto:ps.billing@thameswater.co.uk">ps.billing@thameswater.co.uk</a>	By calling your bank and quoting: Account number <b>90478703</b> Sort code <b>60-00-01</b> and your invoice number	Made payable to ' <b>Thames Water Utilities Ltd</b> ' Write your Thames Water account number on the back. Send to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW</b> or by DX to <b>151280 Slough 13</b>

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.

# Invoice

**Mr Richard Colley**

Parmarbrook

345 Old Street

London

EC1V 9LL

Thames Water Utilities Ltd.

PO Box 3189

Slough

SL1 4WW



**Customer Reference:** N/A

**Invoice No:** ADS16388451

**Our Ref:** ALS/ALS  
Standard/2016\_3240057

**Customer Number:** ADS128312

**Posting Date:** 29-01-2016

**Purchase Order No:**

**Due Date:** 12-02-2016

---

**Search Address Supplied:** 152 - 156, Kentish Town Rd, London, NW1 9QB

---

Description of Charges	Qty	Unit Price	VAT (20%)	Amount (Inc VAT)
Asset Location Search	1	£47.40	£9.48	£56.88

Thank you for your payment of 111111	£56.88
---	--------

**OUTSTANDING AMOUNT (Inc. VAT)** £0.00

**Please send any outstanding amount to Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.**

For queries please contact the Property Searches Customer Support Team on Tel: 0845 070 9148.

**VAT Reg. No GB 537456915**

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## 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](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

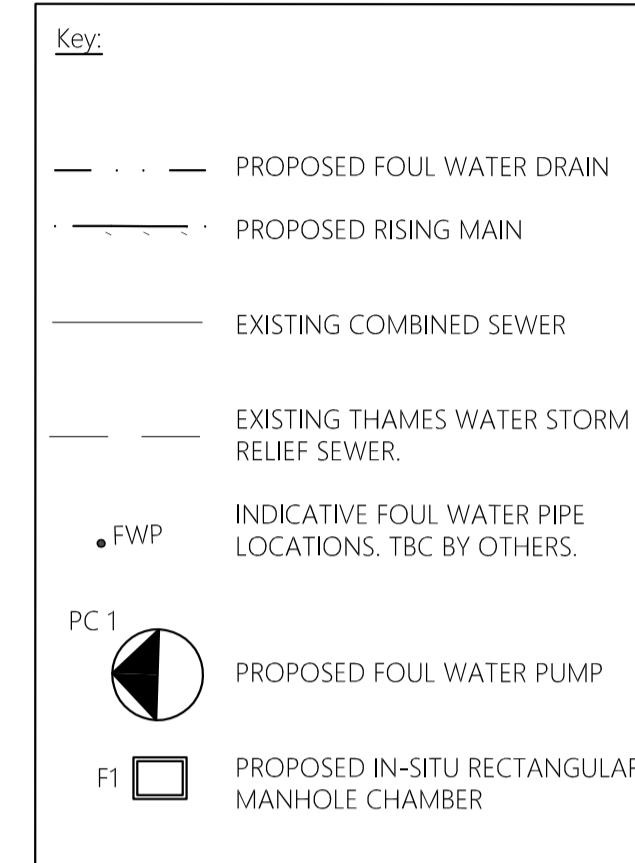
**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**

## 20 Appendix C – Below Ground Drainage Drawings

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GENERAL NOTES:

1. LOCATION OF ALL NEW FWP POINTS ARE INDICATIVE AND SHOULD BE CONFIRMED BY OTHERS.
2. CONNECTION TO PUBLIC SEWERS SUBJECT TO SECTION 106 APPLICATION.
3. ALL CONNECTIONS NOT CONNECTING INTO CHAMBER TO HAVE ABOVE GROUND ACCESS POINTS.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERING DRAWINGS AND CALCULATIONS ASSOCIATED WITH THIS PROJECT.
5. ALL ADOPTABLE DRAINAGE WORKS ARE TO BE CARRIED OUT TO THE REQUIREMENTS AND FULL SATISFACTION OF THAMES WATER SERVICES LTD.
6. ALL BUILDING DRAINAGE TO BE INSTALLED AND TESTED IN COMPLIANCE WITH THE 'BUILDING REGULATIONS 2000 DRAINAGE AND WASTE DISPOSAL APPROVED DOCUMENT H 2002 EDITION'.
7. INSPECTION CHAMBERS AND MANHOLES IN BUILDINGS TO HAVE MECHANICALLY FIXED AIRTIGHT COVERS UNLESS THE DRAIN ITSELF HAS WATERTIGHT ACCESS COVERS.
8. ALL ABOVE GROUND DRAINAGE TO INCORPORATE RODDING ACCESS FACILITIES.
9. ALL EXPOSED DRAINAGE WITHIN THE BUILDING FOOTPRINT TO BE INSTALLED IN ACCORDANCE WITH THE M&E SPECIFICATIONS AND RECOMMENDATIONS.
10. ALL PIPEWORK TO BE 100MMØ CAST IRON UNLESS STATED OTHERWISE.

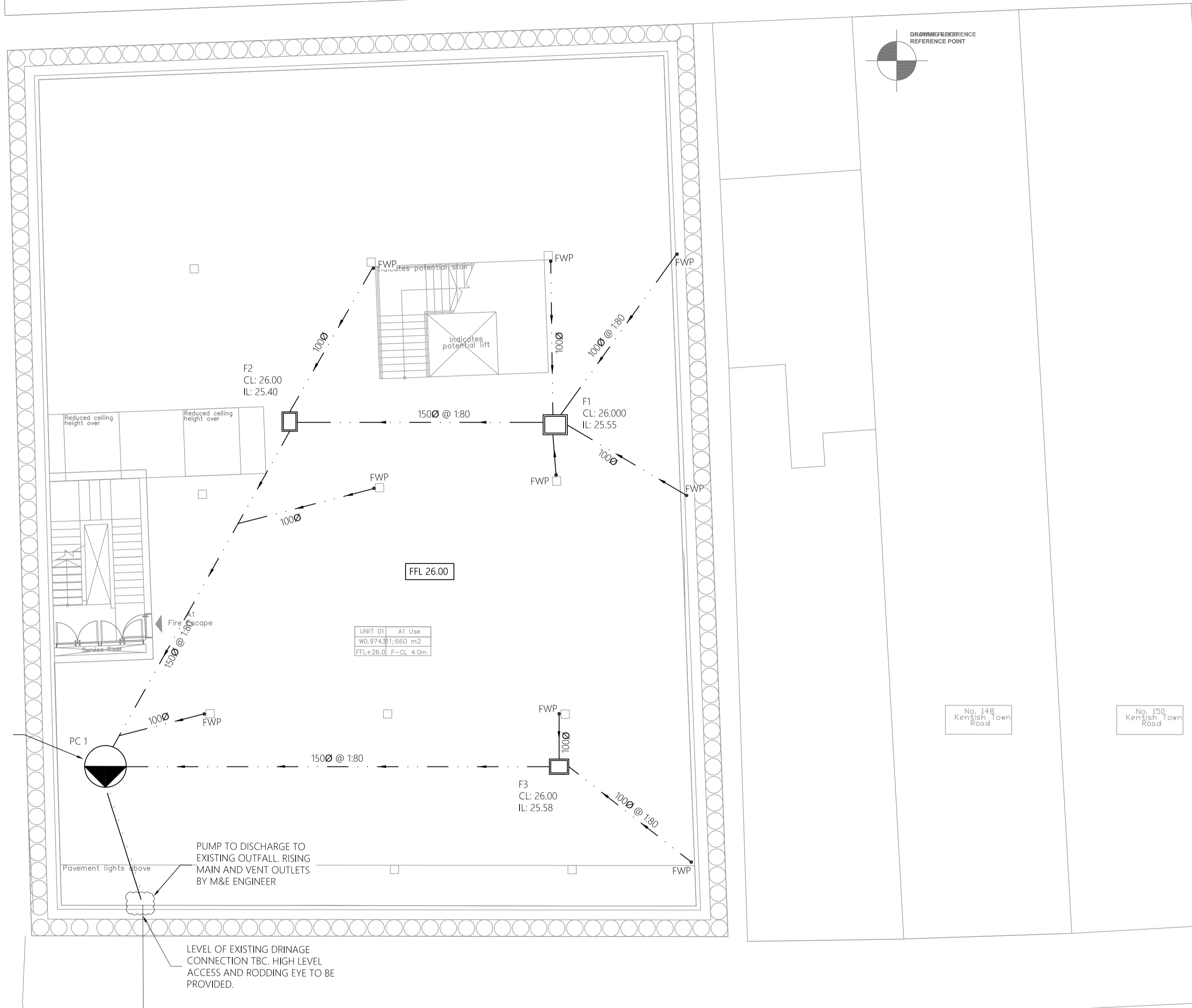


**FOUL WATER STRATEGY**

1. FWP'S TO BE CONFIRMED BY ARCHITECT AND PUBLIC HEALTH ENGINEER.
2. ABOVE GROUND DRAINAGE TO BE ROUTED AT HIGH LEVEL TO EXISTING CONNECTION WHERE POSSIBLE.
3. PUMP TO DISCHARGE AT HIGH LEVEL VIA RISING MAIN TO EXISTING DISCHARGE POINT.
4. DISCHARGE POINT TO BE CONFIRMED ONCE CCTV SURVEY HAS BEEN COMPLETED.
5. CAVITY DRAINAGE TO BE SPECIFIED BY OTHERS.

**SURFACE WATER STRATEGY**

1. RWP'S TO BE CONFIRMED BY ARCHITECT AND PUBLIC HEALTH ENGINEER.
2. SURFACE WATER TO DRAIN AT HIGH LEVEL WHERE EVER POSSIBLE AND SHOULD MAKE USE OF EXISTING CONNECTIONS POINTS.
3. NO INCREASE IN IMPERMEABLE AREA.
4. PROPOSED GREENROOF WILL PROVIDE A REDUCTION IN RUN-OFF AND A LEVEL OF ATTENUATION.



FOUL WATER PUMP (PC1),  
LOWEST INLET I.L.: 25.24  
SUMP I.L.: 24.24 (TBC)  
1.5MØ SUMP

PUMP TO DISCHARGE TO  
EXISTING OUTFALL RISING  
MAIN AND VENT OUTLETS  
BY M&E ENGINEER

LEVEL OF EXISTING DRAINAGE  
CONNECTION TBC. HIGH LEVEL  
ACCESS AND RODDING EYE TO BE  
PROVIDED.

ASSUMED LINE OF EXISTING  
COMBINED CONNECTION TO  
PUBLIC SEWER. (TO BE RE-USED)

ASSUMED LINE OF EXISTING THAMES  
WATER (TW) COMBINED SEWER.  
APPROXIMATE I.L.: 24.980M  
(BASED ON TW ASSET RECORDS).

KENTISH TOWN ROAD

0	04.03.16	PLANNING	JD
REV	DATE	DESCRIPTION	BY
AMENDMENTS			

**Project:**  
**152-156**  
**KENTISH TOWN ROAD**

**Title:**  
PROPOSED BELOW GROUND DRAINAGE STRATEGY  
LOWER GROUND FLOOR

**Client:**  
**MHA LONDON**

**Architect:**  
**MAREK WOJCIECHOWSKI ARCHITECTS**

**PLANNING**

Designed:	JD	Drawn:	JD
Checked:	MG	Date:	02.02.2016
Project No:	1599	Scale @ A1:	1:100
Drawing No:	SK001	Revision:	000





2nd Floor, 345 Old Street, Shoreditch, London EC1V 9LL

www.parmarbrook.com  
Tel: +44 (0) 2078393999  
e-mail: general@parmarbrook.com

**GENERAL NOTES:**

1. LOCATION OF ALL NEW FWP POINTS ARE INDICATIVE AND SHOULD BE CONFIRMED BY OTHERS.
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7. INSPECTION CHAMBERS AND MANHOLES IN BUILDINGS TO HAVE MECHANICALLY FIXED AIRTIGHT COVERS UNLESS THE DRAIN ITSELF HAS WATERTIGHT ACCESS COVERS.
8. ALL ABOVE GROUND DRAINAGE TO INCORPORATE RODDING ACCESS FACILITIES.
9. ALL EXPOSED DRAINAGE WITHIN THE BUILDING FOOTPRINT TO BE INSTALLED IN ACCORDANCE WITH THE M&E SPECIFICATIONS AND RECOMMENDATIONS.
10. ALL PIPEWORK TO BE 100MMØ CLAY UNLESS STATED OTHERWISE.

**Key:**

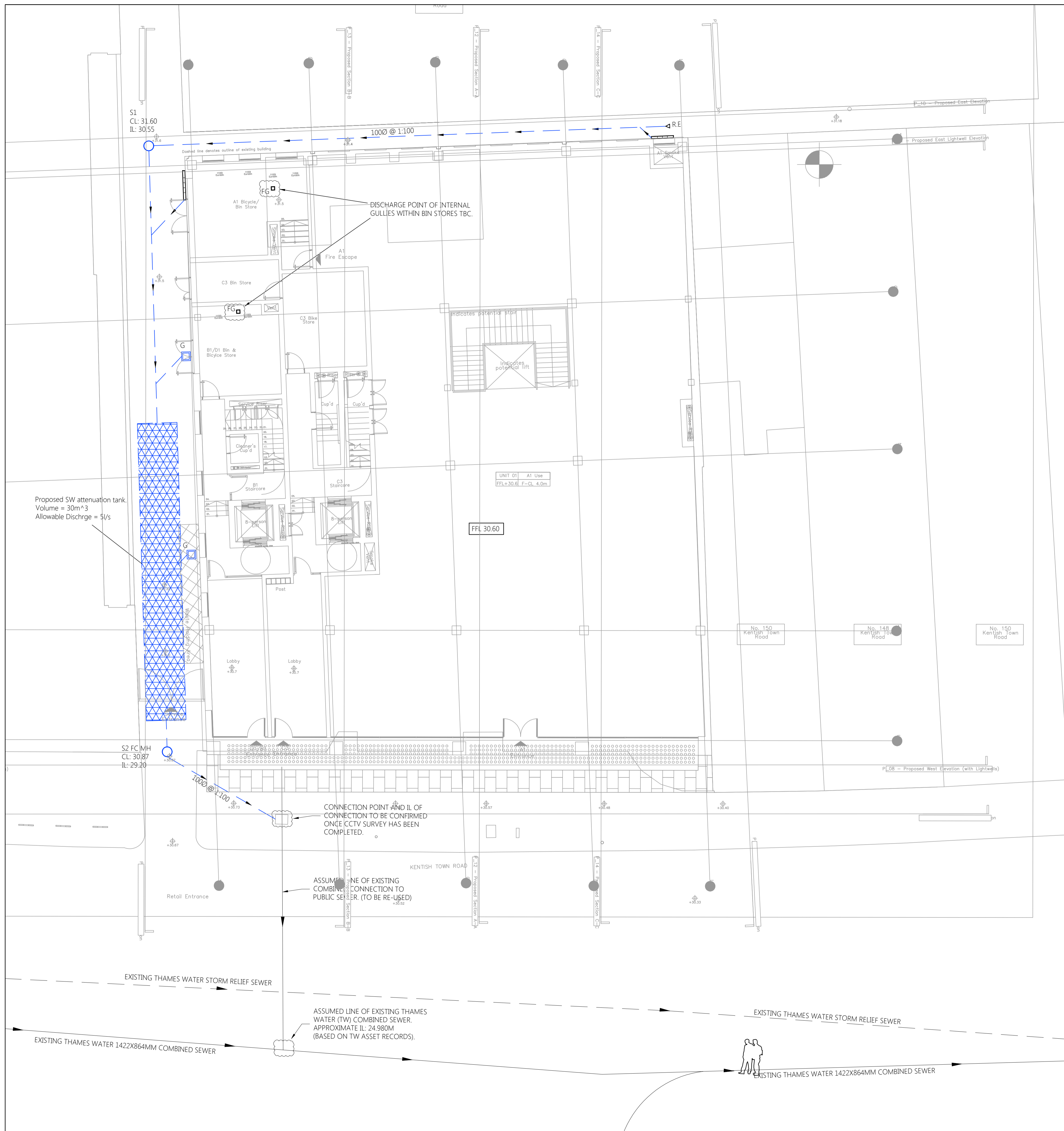
- PROPOSED SURFACE WATER DRAIN
- EXISTING COMBINED SEWER
- EXISTING THAMES WATER STORM RELIEF SEWER
- ◀ PROPOSED RODDING EYE
- ▬ PROPOSED ACO DRAINAGE CHANNEL
- PROPOSED SURFACE WATER PPIC
- FG □ PROPOSED INTERNAL GULLY
- G □ PROPOSED SURFACE WATER GULLY

**FOUL WATER STRATEGY**

1. DISCHARGE POINT OF INTERNAL GULLIES WITHIN BIN STORES TBC.

**SURFACE WATER STRATEGY**

1. RWP'S TO BE CONFIRMED BY ARCHITECT AND PUBLIC HEALTH ENGINEER.
2. SURFACE WATER TO DRAIN AT HIGH LEVEL WHERE EVER POSSIBLE AND SHOULD MAKE USE OF EXISTING CONNECTIONS POINTS.
3. NO INCREASE IN IMPERMEABLE AREA.
4. PROPOSED GREENROOF WILL PROVIDE A REDUCTION IN RUN-OFF AND A LEVEL OF ATTENUATION.



A	16.04.16	ISSUED FOR DRAINAGE STRATEGY	MG
REV	DATE	DESCRIPTION	BY
<b>AMENDMENTS</b>			

<b>Project:</b>	<b>152-156 KENTISH TOWN ROAD</b>
<b>Title:</b>	<b>PROPOSED BELOW GROUND DRAINAGE STRATEGY GROUND FLOOR</b>
<b>Client:</b>	<b>MHA LONDON</b>
<b>Architect:</b>	<b>MAREK WOJCIECHOWSKI ARCHITECTS</b>

<b>FOR INFORMATION</b>			
<b>Designed:</b>	<b>JD</b>	<b>Drawn:</b>	<b>JD</b>
<b>Checked:</b>	<b>MG</b>	<b>Date:</b>	<b>03.02.2016</b>
<b>Project No:</b>	<b>1599</b>	<b>Scale @ A1:</b>	<b>1:100</b>
<b>Drawing No:</b>	<b>SK002</b>	<b>Revision:</b>	<b>A</b>

## 21 Appendix D – Strategic Flood Risk Assessment Maps

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