

22591 R1 - Greenwood Place, London NW5 1LB
Desktop Utility Record Search



Client



20/06/2016

Document Issue List

Project Number	22591 R1
Client	Kier Construction
Site	Greenwood Place, London NW5 1LB

Issue Number	Date	Comments	Prepared By	Approved By
1	20/06/2016		NEL	GL

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Registered Office: Milton Keynes Surveys Ltd. 1 Potters Lane,
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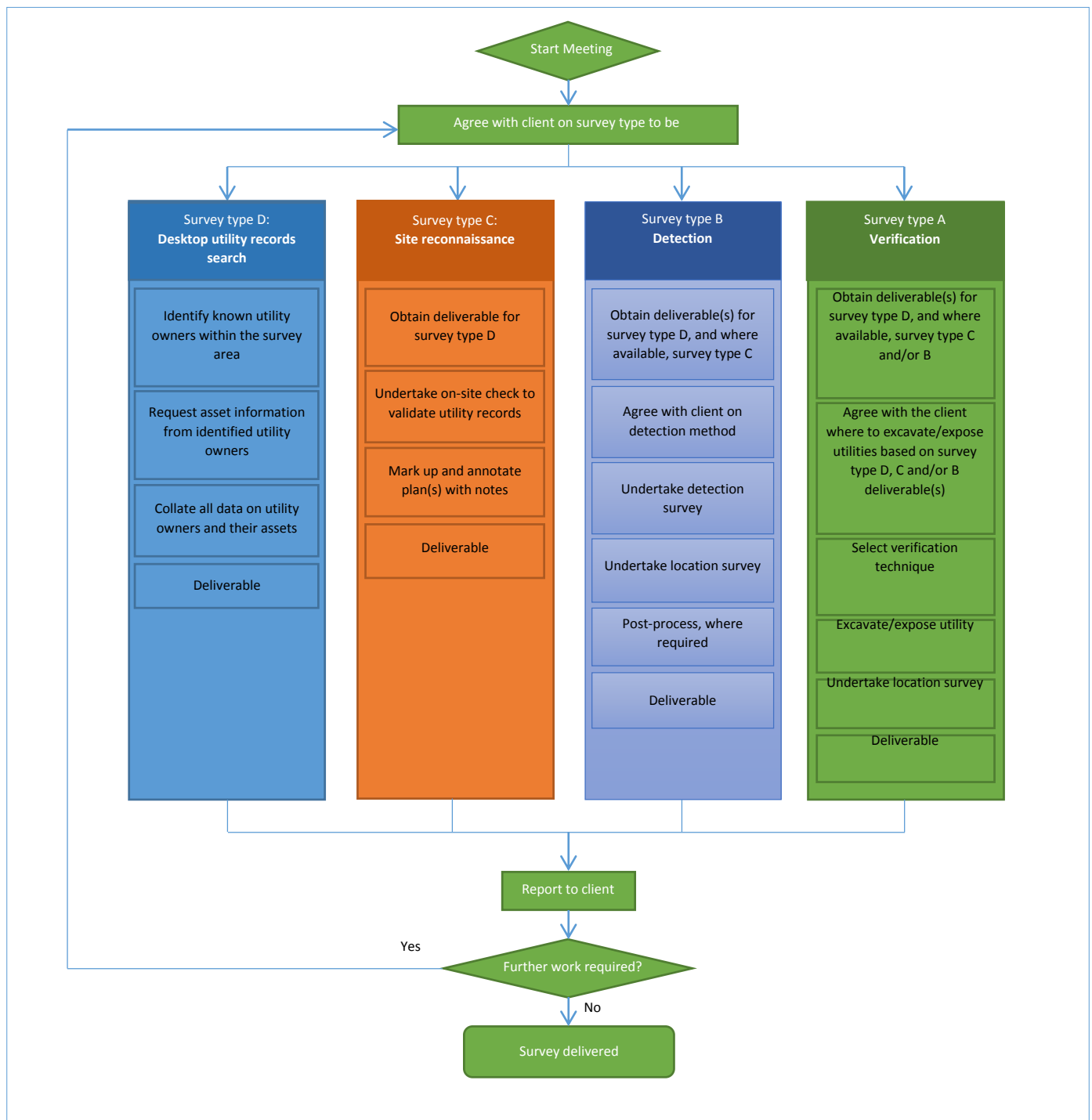
Company Reg No: 4674301



PAS 128:2014 Guidelines

This flow diagram is intended to help give an understanding of the PAS 128 utility detection, location and verification process.

Figure 1 – PAS 128 process flowchart



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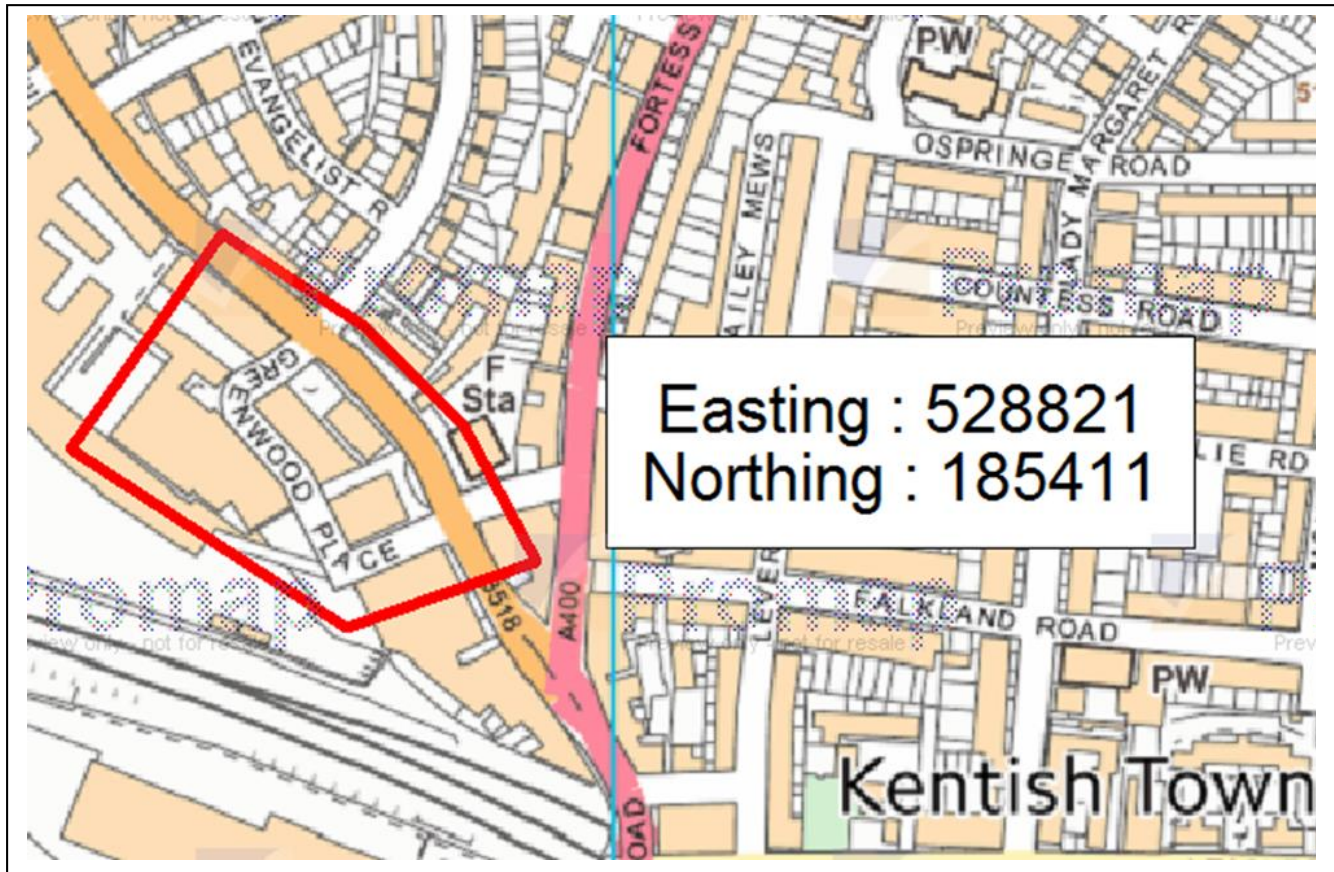
Service Abbreviations

Electric:	
DNO	Distribution Network Operator
iDNO	Independent Distribution Network Operator
ICP	Independent Connections Provider
LV	Low Voltage
HV	High Voltage
EHV	Extra High Voltage
kVA	Kilovolt Amperes
MVA	Megavolt Amperes
AC	Alternating Current
S/S	Substation
PMT	Pole Mounted Transformer
Gas:	
GT	Gas Transporter
iGT	Independent Gas Transporter
UIP	Utility Infrastructure Provider
PRS	Pressure Reducing Station (Governor)
LP	Low Pressure
MP	Medium Pressure
IP	Intermediate Pressure
HP	High Pressure
Water:	
SLO	Self Lay Organisation
Incumbent	Local Water only or Water & Sewerage Company
WRAS	Water Regulation Advisory Scheme
Other:	
AC	Asbestos Cement
PE	Polyethylene
DI	Ductile Iron
ST	Steel
CI	Cast Iron
SI	Spun Iron
HPPE	High Performance Polyethylene
MDPE	Medium Density Polyethylene
CATV	Cable Television
GRP	Glass Reinforced Plastic
FTTP	Fibre to the premise
FTTC	Fibre to the cabinet
l/min	Litres per minute
H&S	Health and Safety
HBF	House Builders Federation
TPO	Tree Preservation Order

Enclosures

Service	Provider	In Vicinity	Not In Vicinity	Response received
Electricity	UK Power Networks	07/06/2016		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Water - Clean	Thames Water	06/06/2016		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Water - Waste	Thames Water	06/06/2016		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Gas	National Grid	19/06/2016		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
	Fulcrum		14/06/2016	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Electric/Gas	GTC		19/06/2016	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
	Energetics		06/06/2016	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Telecom	Openreach (formerly BT)	19/06/2016		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
CATV	Virgin Media	07/06/2016		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Communications	Vodafone Ltd	20/06/2016		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
	Colt		10/06/2016	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
	KPN/TATA	N/A	N/A	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
	BskyB Telecommunications		08/06/2016	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
	Interoute (Incl. 51 Degrees)		06/06/2016	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
	Vtesse	N/A	N/A	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
	KCOM / Affiniti		10/06/2016	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
	Instalcom (incl. Level 3/ Global Crossing UK / Global Crossing PEC/ Fibrenet UK/ FibreSpan)		17/06/2016	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
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	Mobile Broadband Network	N/A	N/A	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
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	Trafficmaster	N/A	N/A	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>

Location Plan



Cautionary Notes

1. As per the guidelines stated within the PAS 128:2014 record plans older than 90 days are classed as historical. It is not advised to rely upon the information contained within this report after a period of 90 days.
2. All record information is indicative only and should be confirmed by detection methods wherever possible.
3. 'Pot-ended' cables are not always shown on record plans.
4. Only public services are generally shown on the record plans. It remains possible that there are additional privately owned pipes, ducts and cables within the search area. Therefore you should:
 - a. Assume all buildings have gas, clean and waste water, electricity, and telecom connections unless proven otherwise.
 - b. Services to all buildings should be assumed live until proven otherwise regardless of its age, condition or state of vacancy.
 - c. All parcels of land (public and private) regardless of vacancy or current state should be deemed to have live services contained within it unless proven otherwise.
5. All utilities shown on the plans should be considered live unless confirmed otherwise by client or service provider.
6. MK Surveys cannot confirm when utilities are redundant unless there is visual or record evidence to indicate this.
7. MK Surveys cannot guarantee being able to identify all providers who have apparatus within the vicinity.
8. It should be noted that the completeness and accuracy of the records cannot be guaranteed.
9. The responsibility for avoiding damage to assets and utilities on site shall be that of the persons proposing to excavate within the surveyed area, who shall be liable to the asset owner and any third party who may be affected in any way for any loss or damage.



Ms. Nicole Livie
MK Surveys
1 Potters Lane
Kiln Farm
Milton Keynes
Buckinghamshire
MK11 3HE

Our Ref: 2016/2224208

Your Ref: 22591

07/06/2016

Dear Sir/Madam

GREENWOOD PLACE KENTISH TOWN LONDON NW5 1LB

Thank you for your letter of 06/06/2016 in which you asked if there are any electric lines and/or electrical plant belonging to UK Power Networks (LPN) plc ("UK Power Networks") within the land identified by your enquiry.

I enclose a copy of UK Power Networks record of its electric lines and/or electrical plant at the site identified by your enquiry. If the records provided do not relate to the land to which you had intended to refer please resubmit your enquiry.

Should your excavation affect any of our Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

This information is made available to you on the terms set out below.

- 1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.**
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. **Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.**
4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. **The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the**

plans are **NOT** definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.

6. Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.
7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may **NOT** be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. **Trial holes should be dug by hand only.**

Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health and Safety Executives website.

All electric lines discovered must be considered LIVE and DANGEROUS at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.

The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.

Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040

- 9 **Any work near to any overhead electric lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.**

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to avail yourself of this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday, Public and bank holidays excepted.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by telephone at the number below providing:
 - your name, address and telephone number; and
 - the date, time and place at which such damage was caused; and
 - a description of the electric line and/or electrical plant to which damage was caused; and
 - the name of the person whom it appears to you is responsible for that damage; and
 - the nature of the damage

In the East of England or London 0800 780078 (24 Hours).

12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.

IF YOU DO **NOT** ACCEPT AND/OR **DO NOT** UNDERSTAND THE TERMS OF USE SET OUT IN PARAGRAPHS 1 TO 12 INCLUSIVE ABOVE YOU MUST NOT USE THE PLANS AND RETURN THEM TO ME.

I would remind you that work adjacent to electric lines and/or electrical plant represents a serious risk to health and safety and as such should feature amongst the items you have assessed in your workplace risk assessment and method statement.

I shall be pleased to supply you with further assistance if you require it.

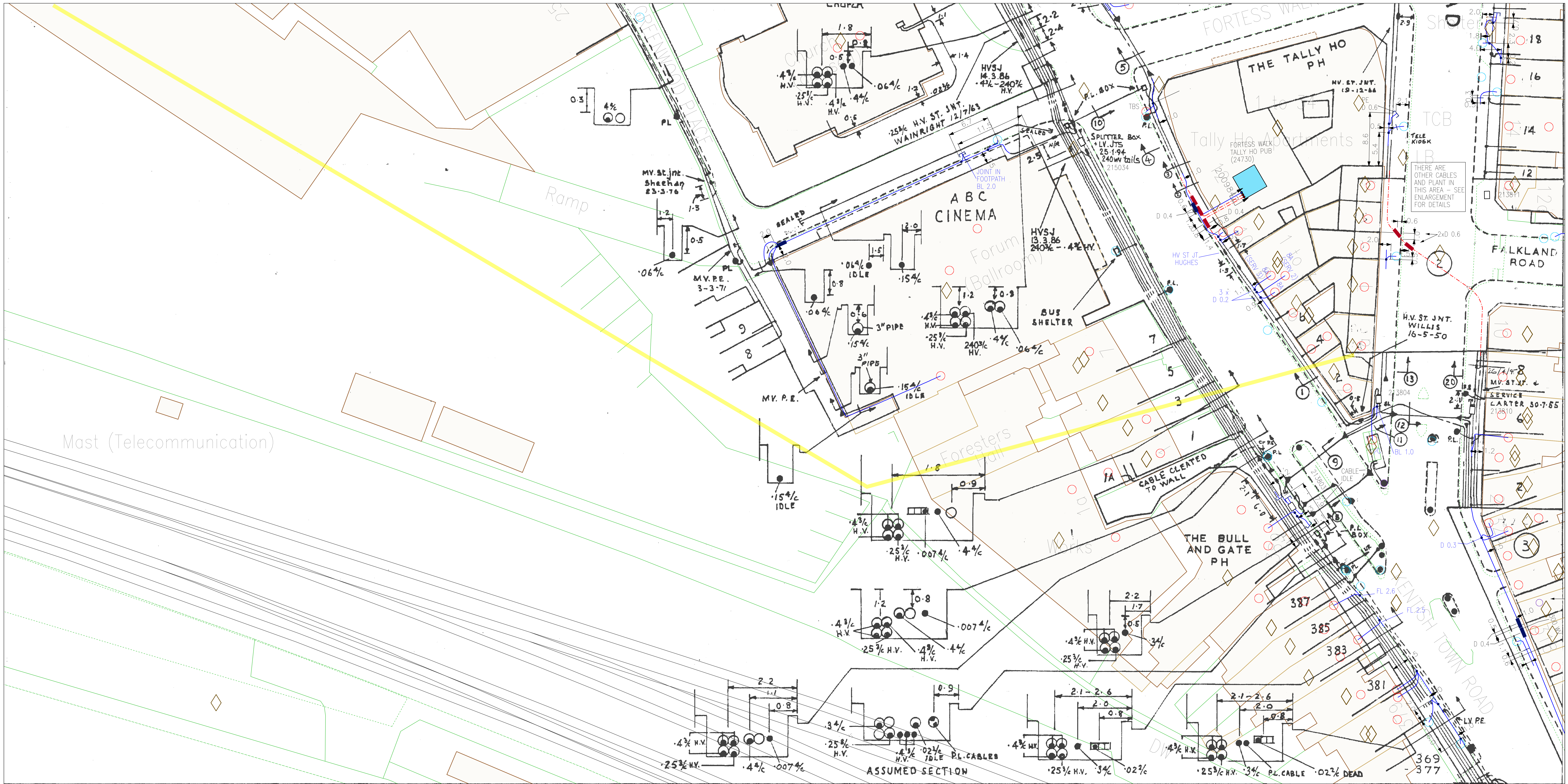
Yours sincerely

Lucille Valentine – Telephone: 0800 0565 866
Plan Provision

UK Power Networks, Plan Provision, Fore Hamlet, Ipswich, IP3 8AA. Tel: 0800 0565866.
1963782.

Fax: 0870

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Plotted By : Lucille Valentine

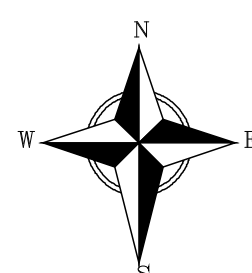
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2016/2224208/comp

Map Centre : TQ2885SE



UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
Tel 0800 0565 866
Fax 08701 963782



For details of the symbology please refer to
<http://www.ukpowernetworks.co.uk/safety-emergencies/in-the-workplace/understanding-safety-symbols.shtml>

PRIMARY CABLES
EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts

Depth normally 750mm cover in carriageway & 600mm cover in footway.

Before digging within one metre of these cable routes
Telephone 0800 056 5866 in order that the Company's apparatus may be located
on site and any necessary protection works agreed.

N.B. THRUST BORERS OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF ANY
CABLES BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS
COMPANY.

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all cables have been determined.
4. It must be assumed that each property and item of street furniture has an electricity supply. A separate record is kept for each service cable but its route is not necessarily shown on this record.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information provided must be given to all people working near UK Power Networks' plant & equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks Ltd does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks Ltd does not exclude or limit its liability if it causes the death of a person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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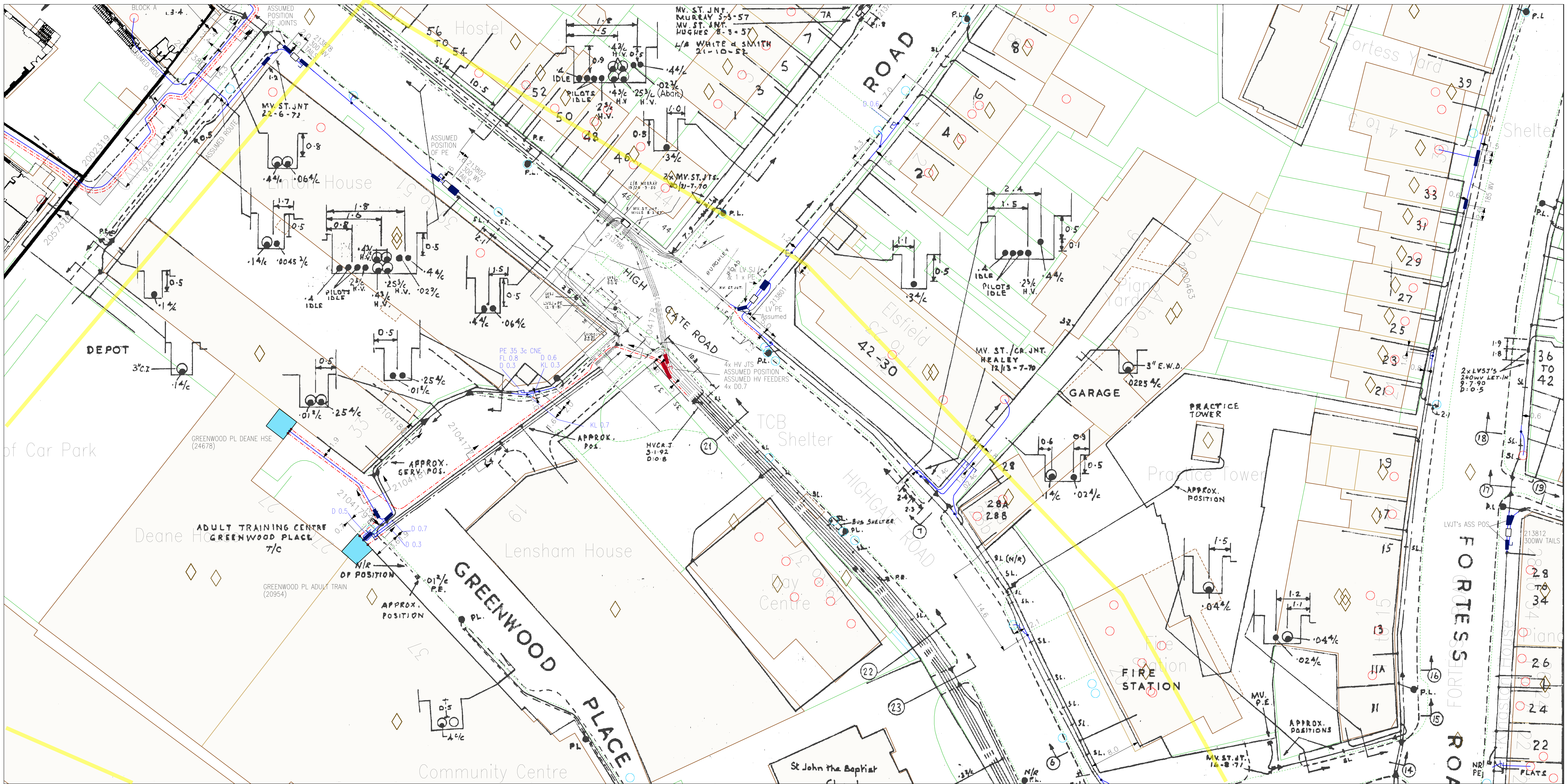
ADVICE TO CONTRACTORS ON AVOIDING DANGER
FROM BURIED ELECTRICITY CABLES.

- 1) Do have cable drawings with you on site and check them before you start the excavation.
- 2) Do have a cable locator tool on site and use it to help you.
- 3) Mark out the location of electricity cables.
- 4) Do not use a mechanical excavator within 0.5m of electricity cables.
- 5) Use spades and shovels in preference to other tools.
- 6) Never disturb electricity cables and joints or their protective covers.

IF IN DOUBT - ASK! PHONE 0800 056 5866
EMERGENCY - If you damage a cable or line Phone
0800 780 0780 (24hrs) URGENTLY

These basic safety precautions are explained in detail in the HSE booklet.
HS(G)47 - Avoiding Danger from Underground Services, a copy of which
may be obtained from your supervisor or HMSO.

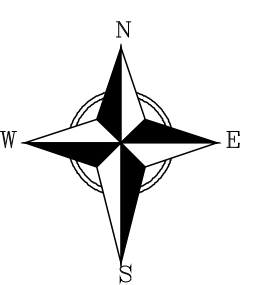
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For details of the symbology please refer to
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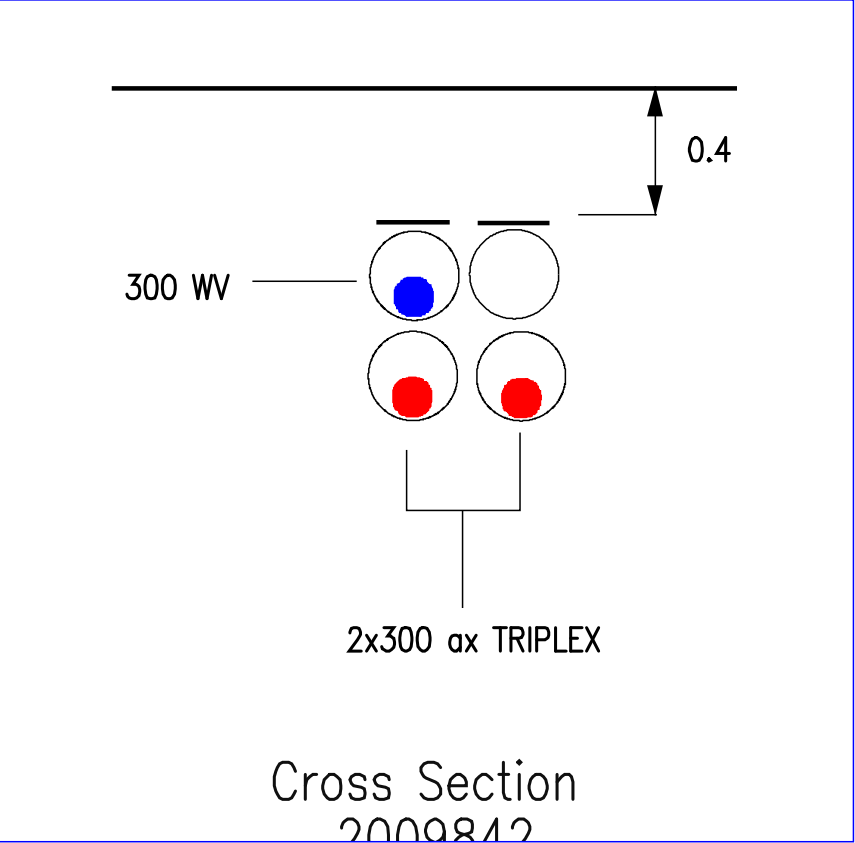
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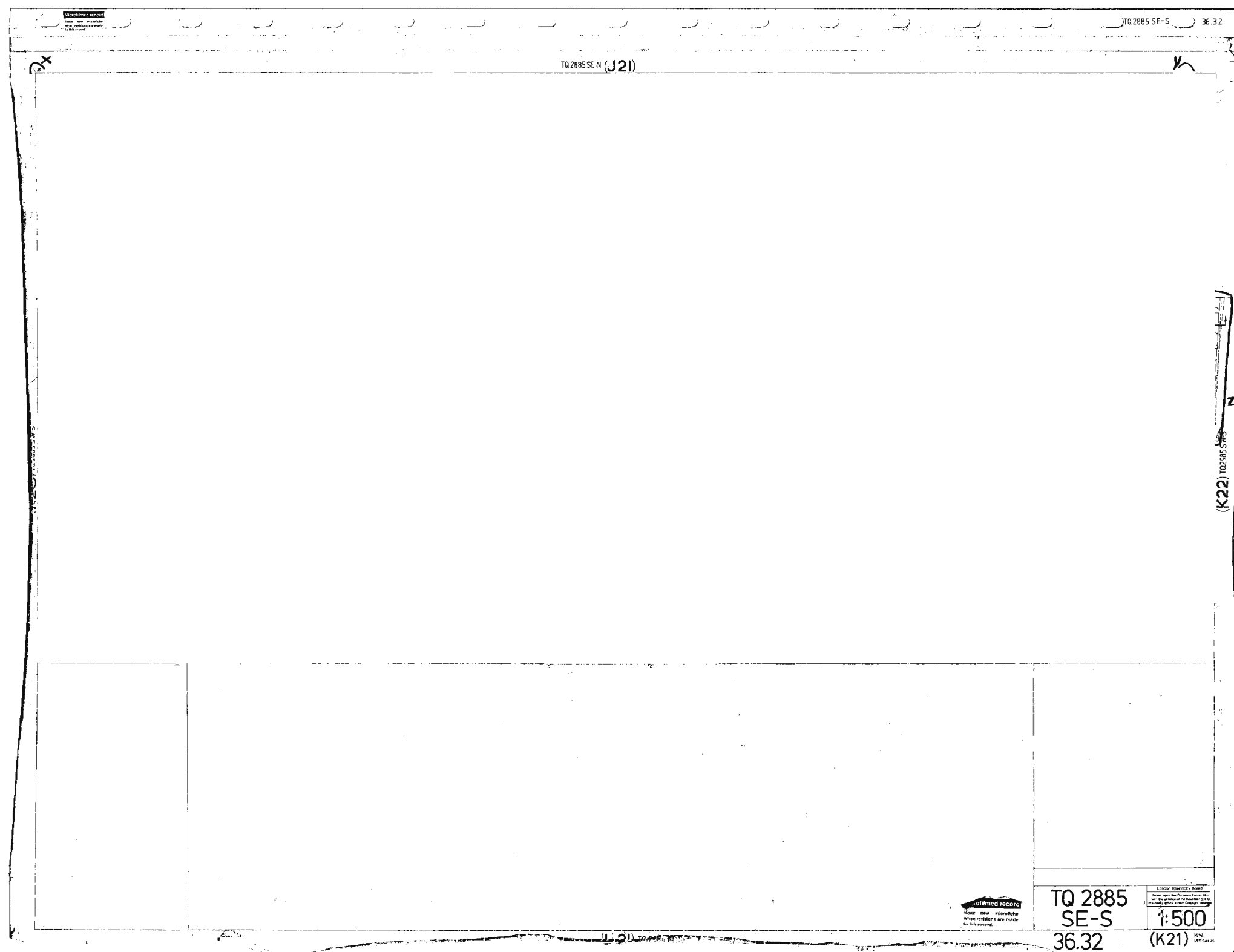
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3. Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

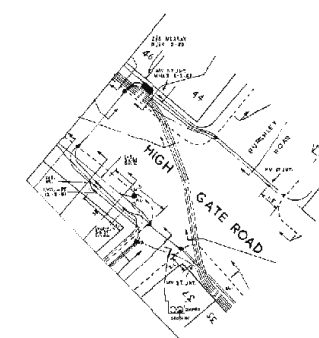
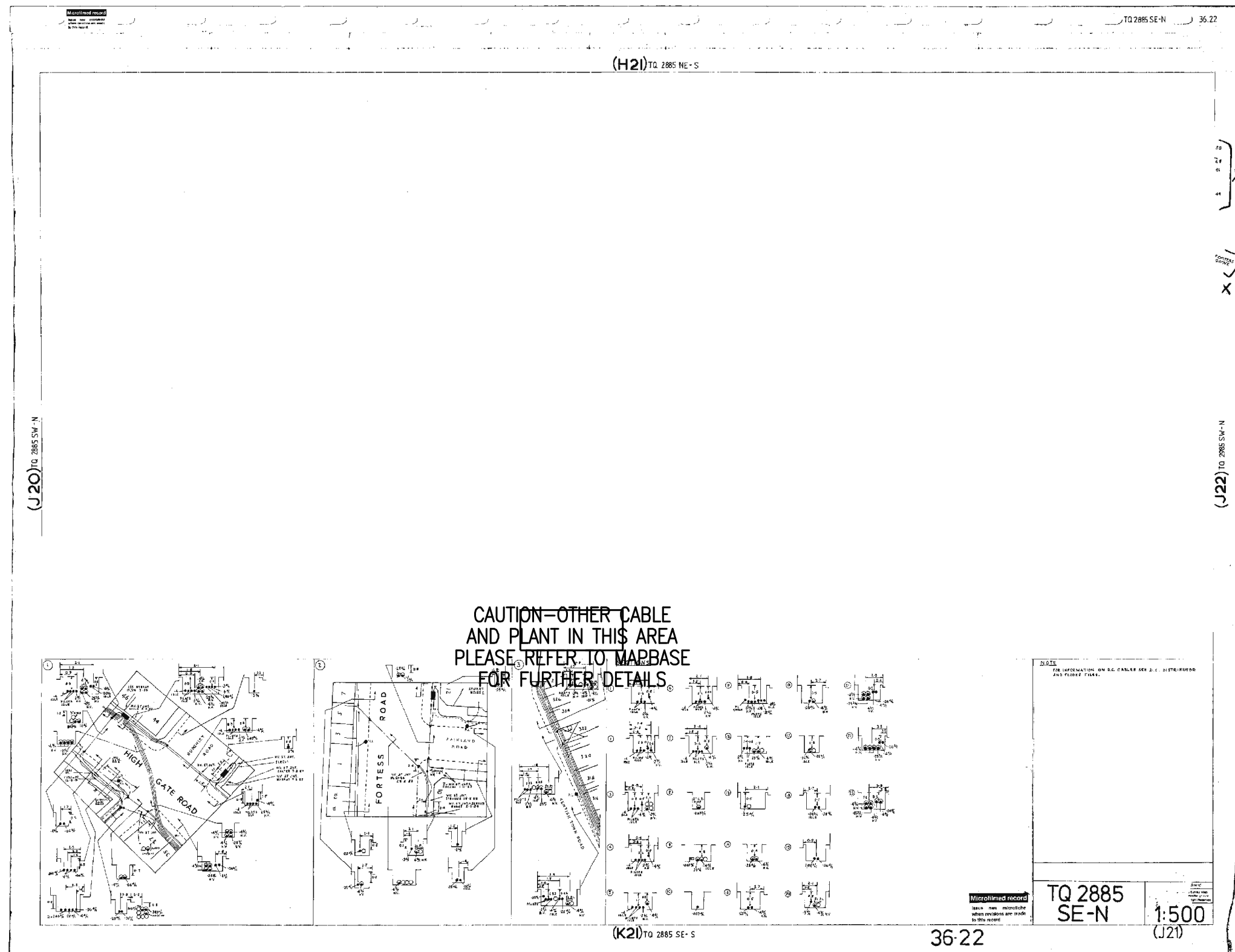
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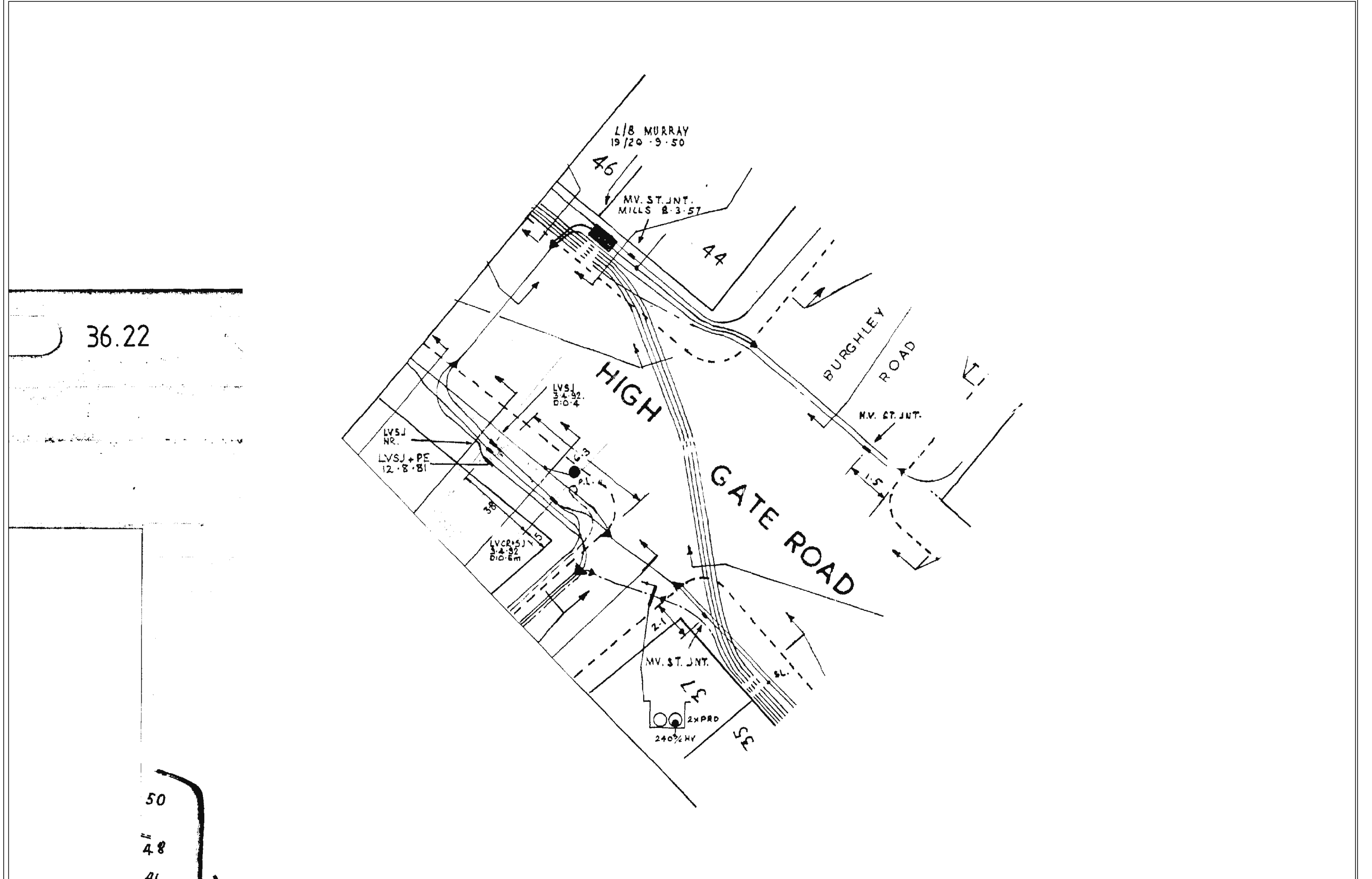
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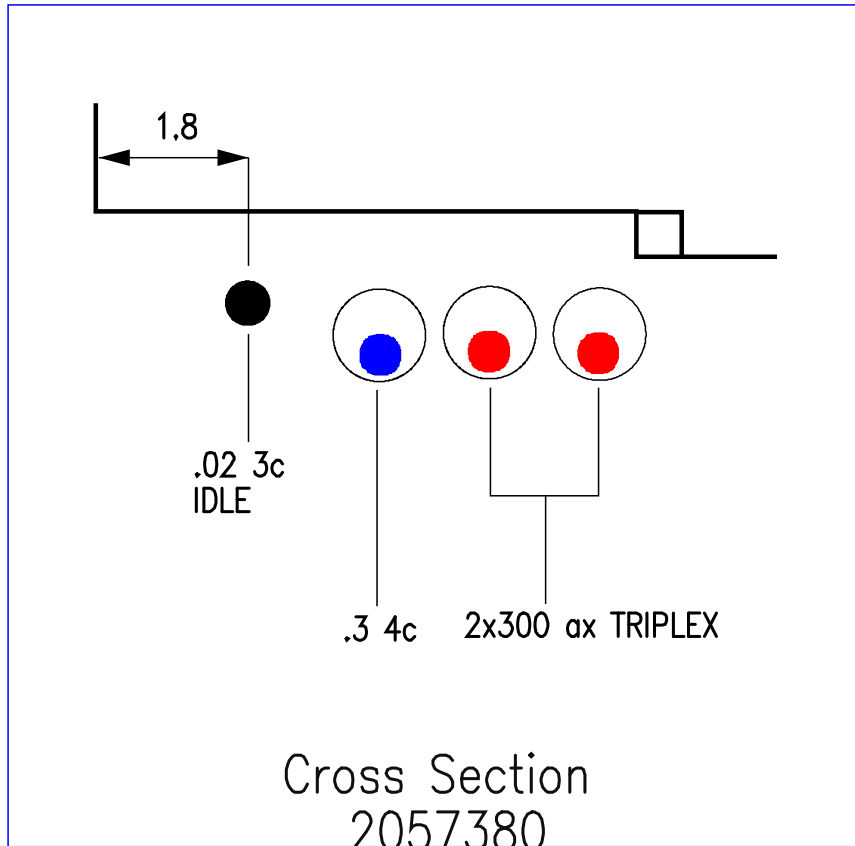




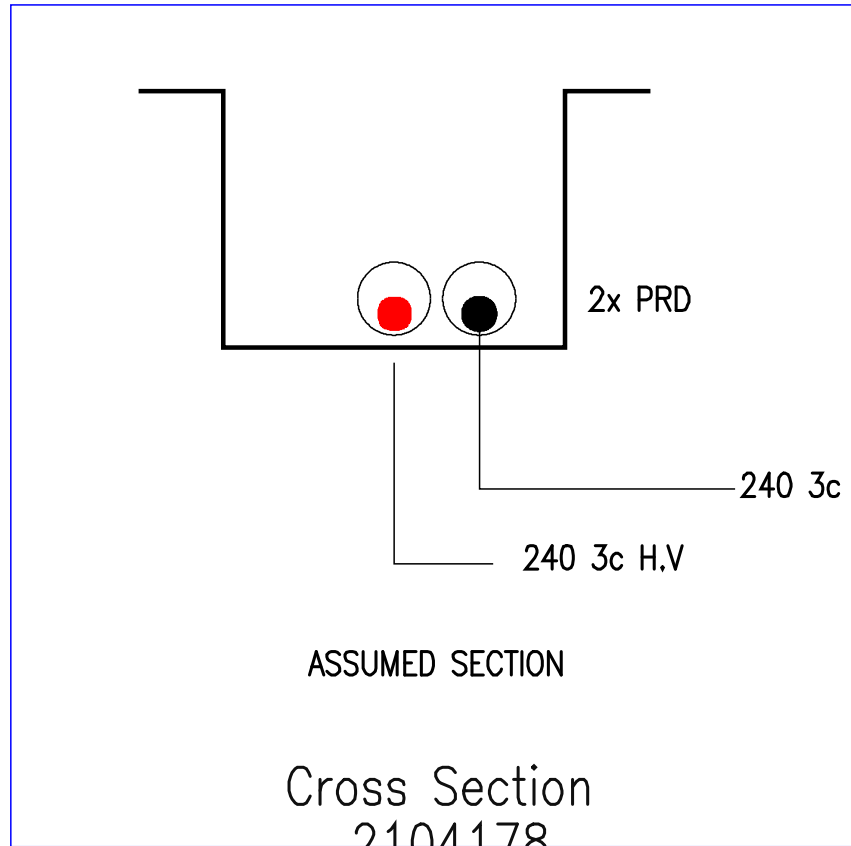




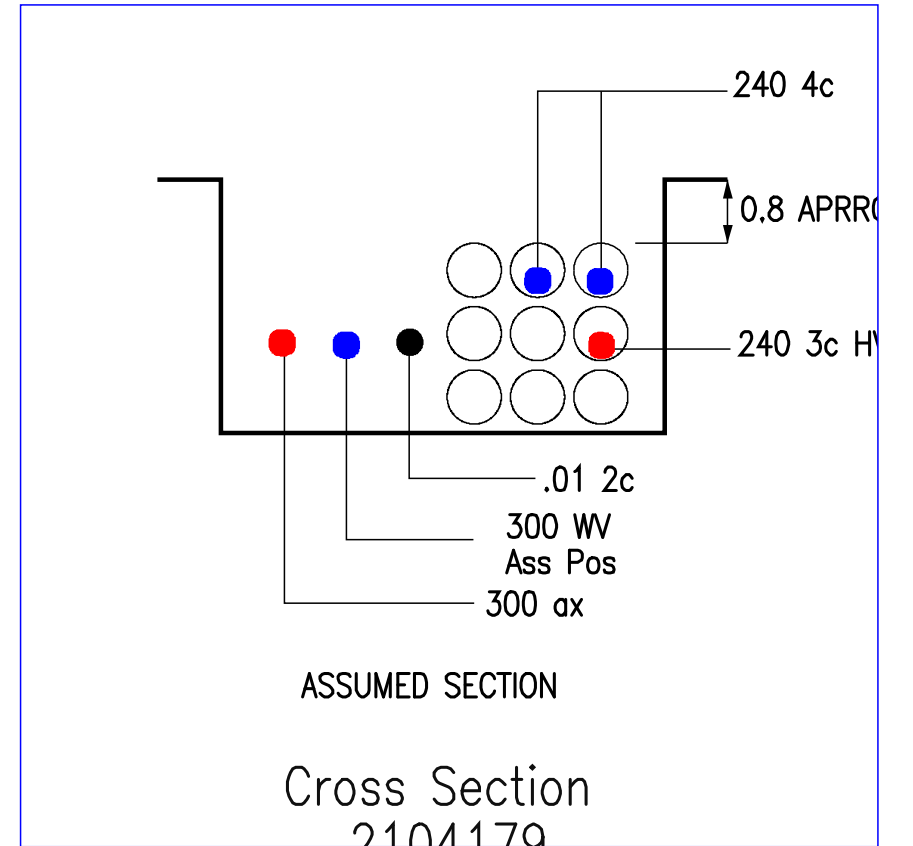
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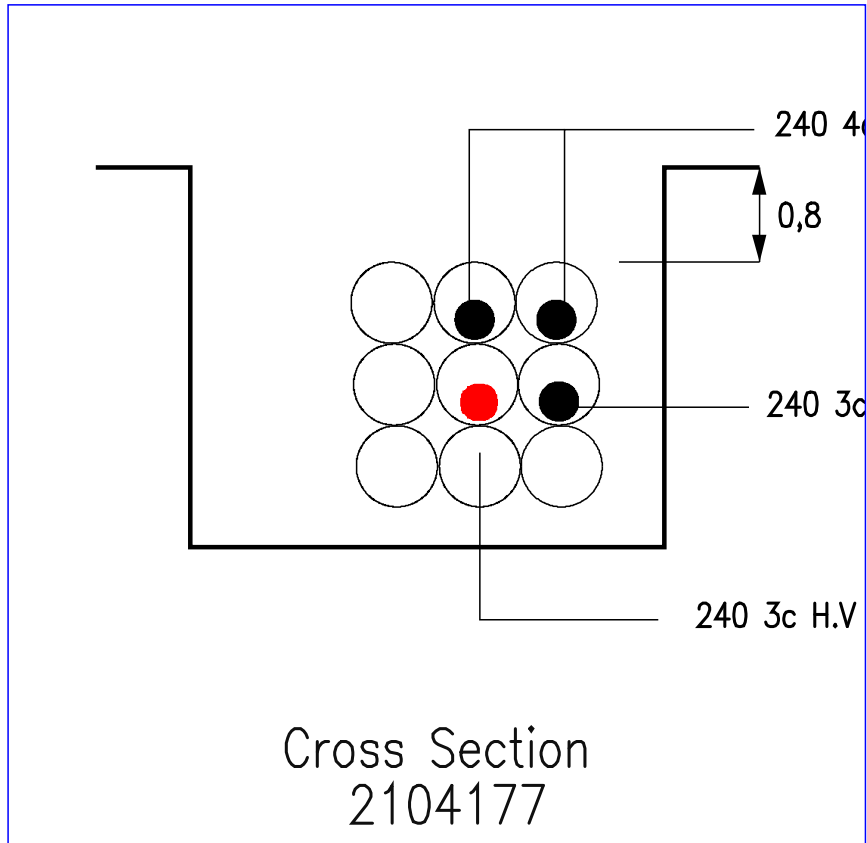
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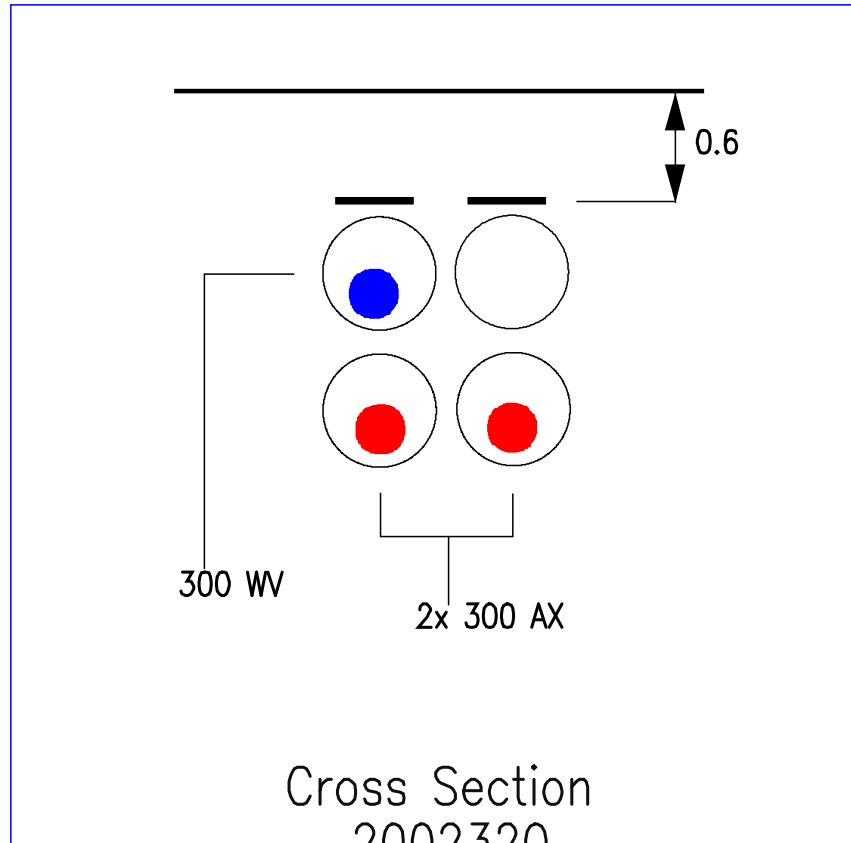
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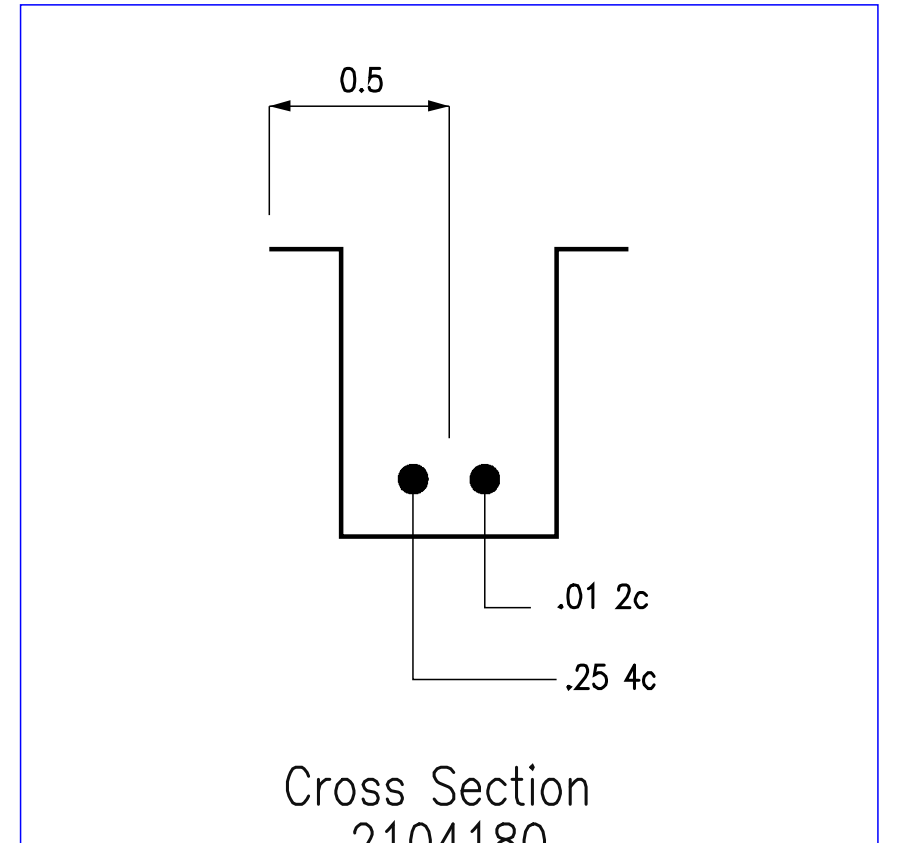
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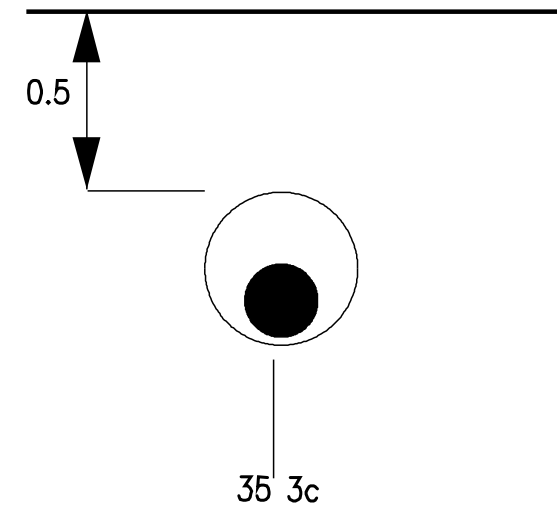
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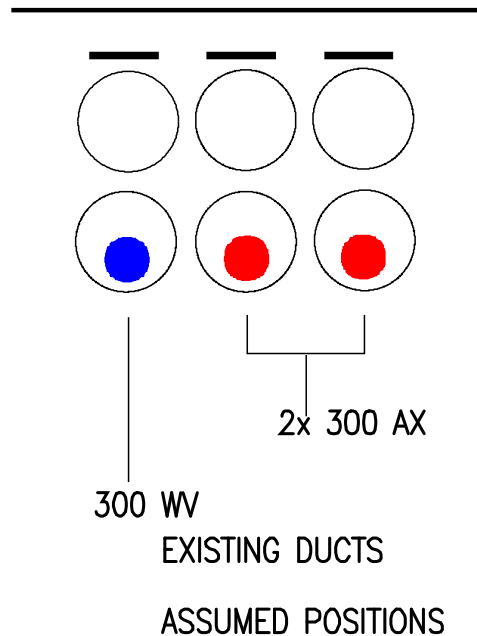


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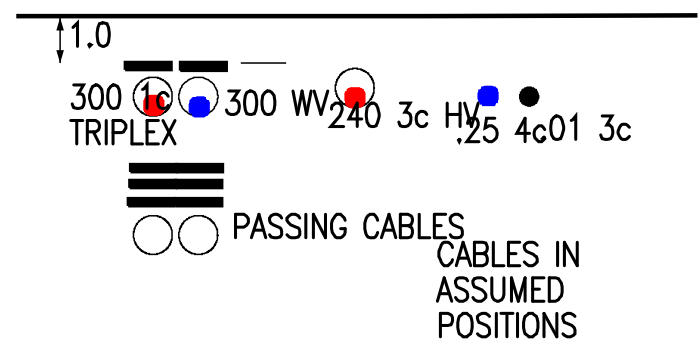
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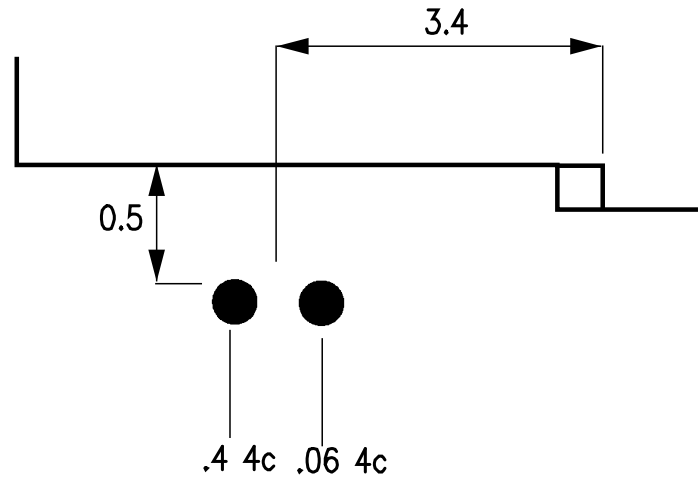
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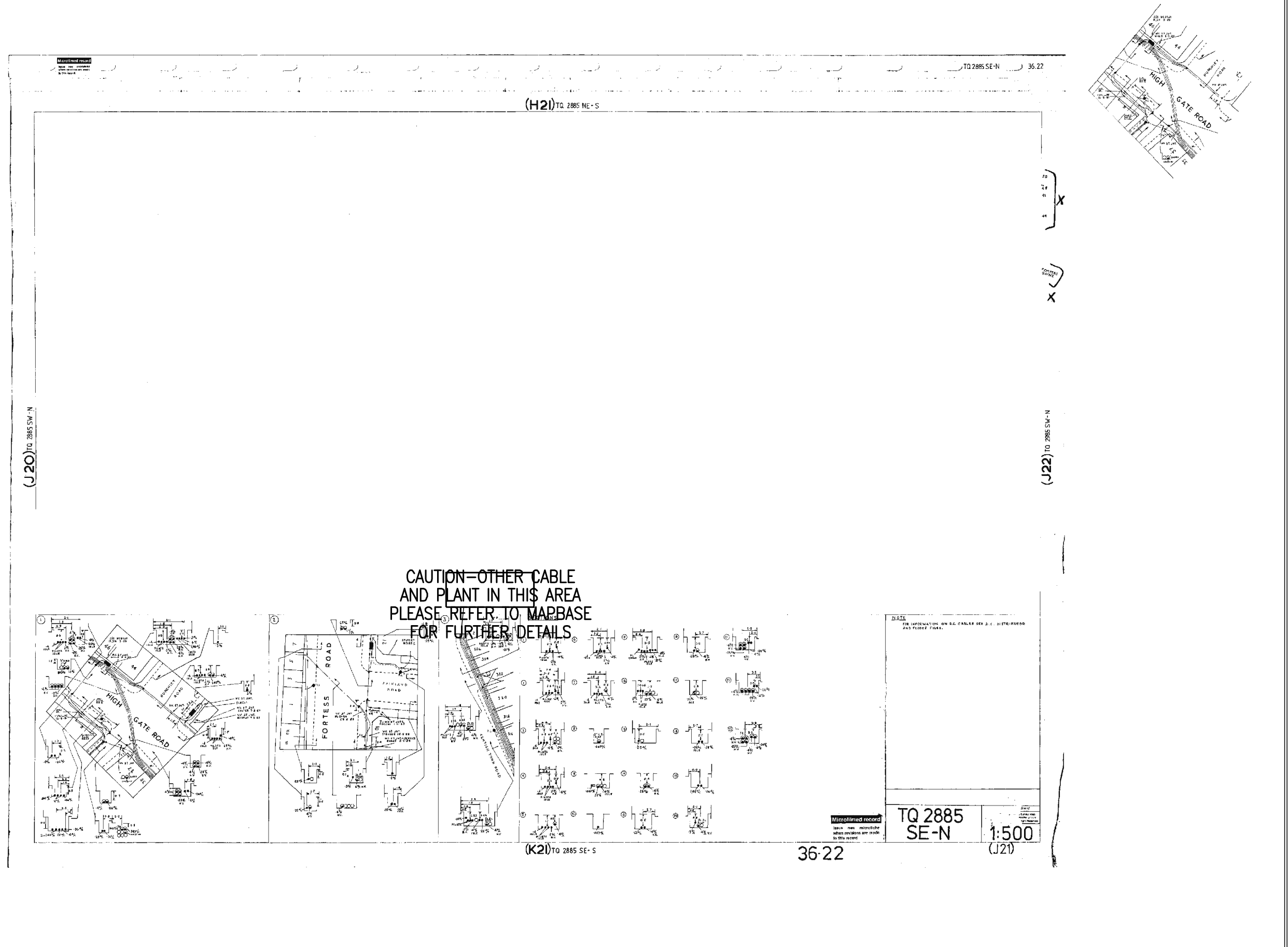


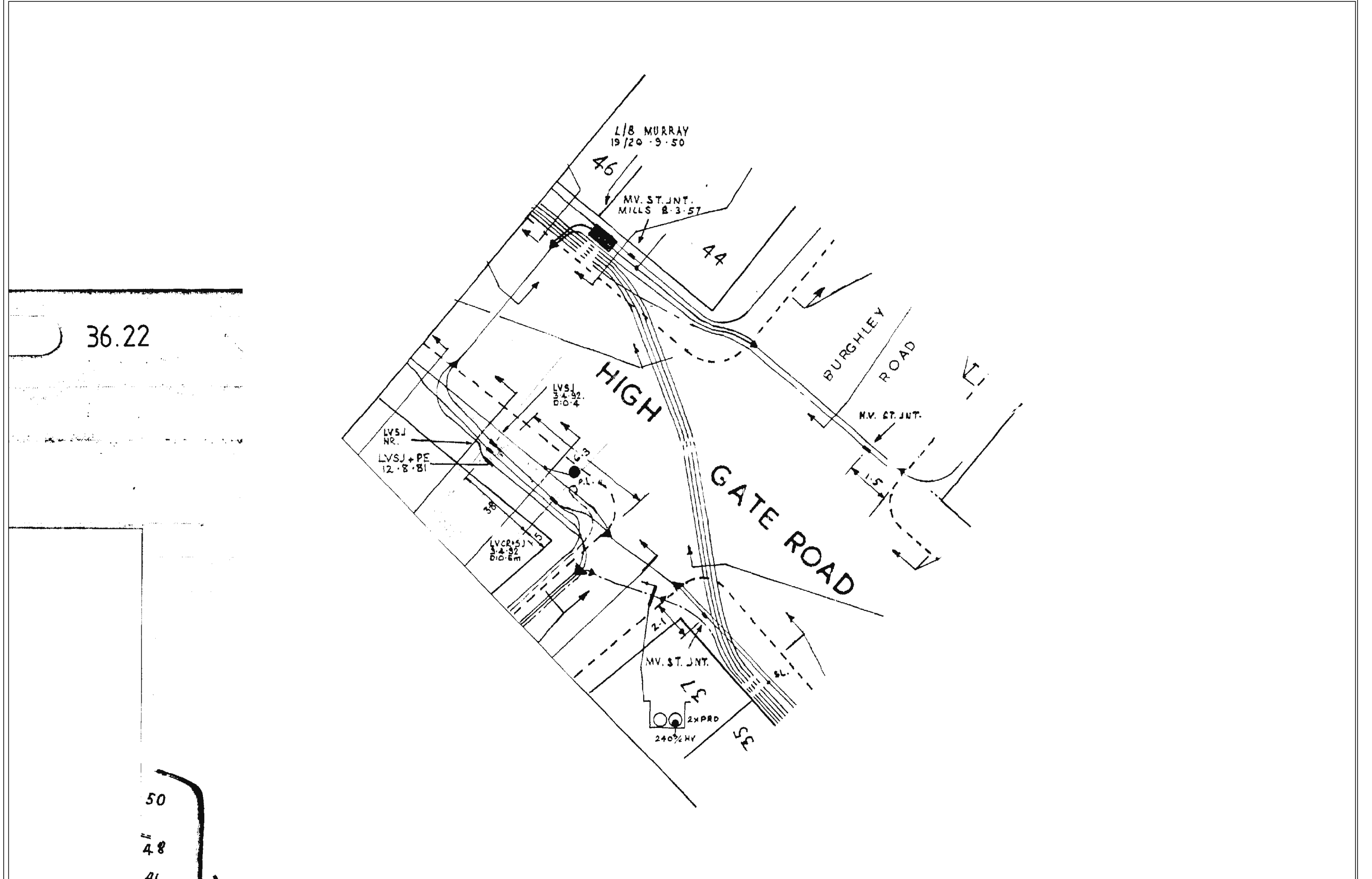
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2104181

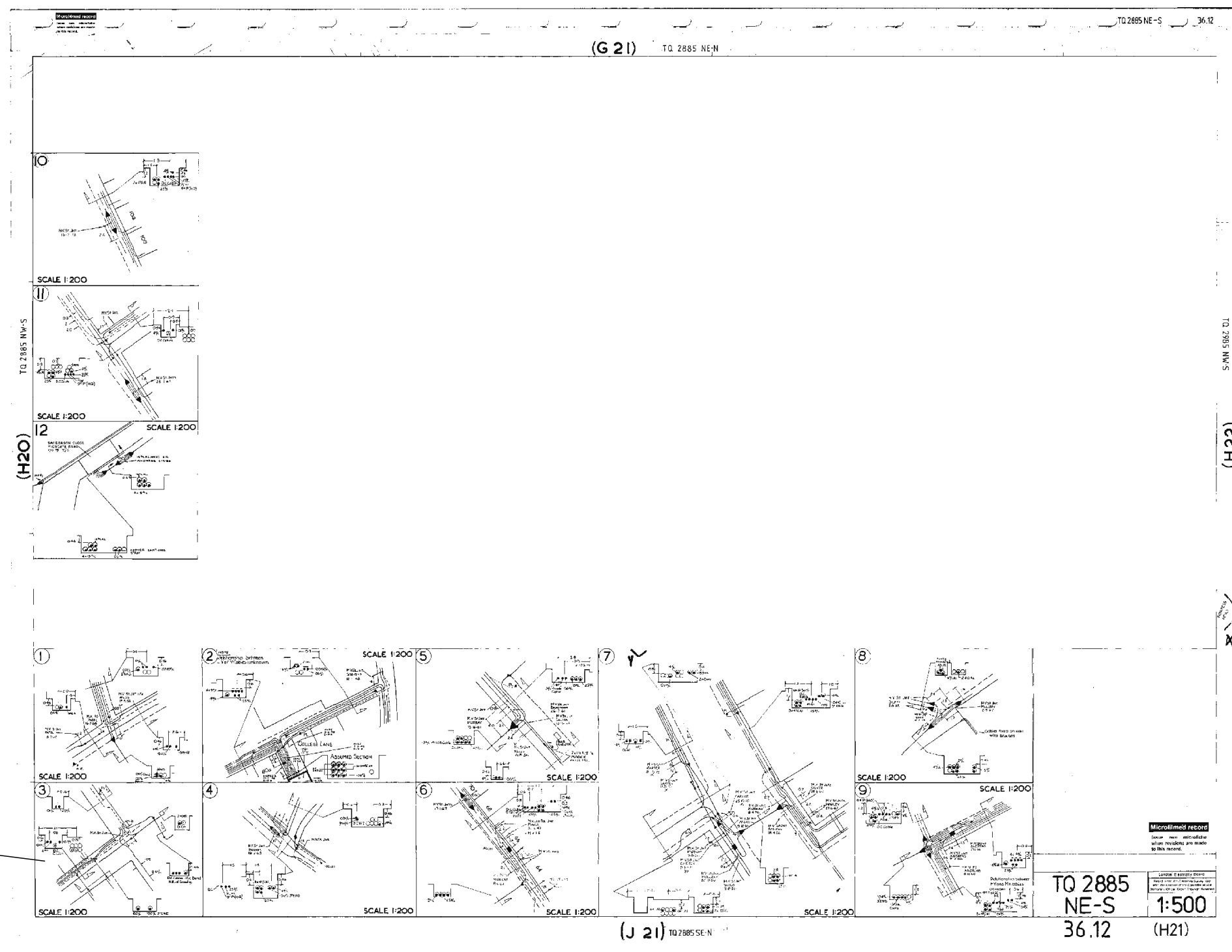
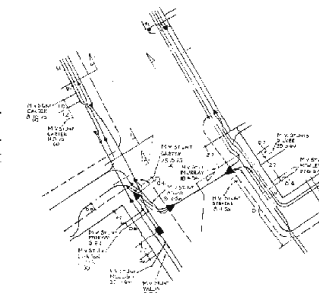
Cross Section (2057381)



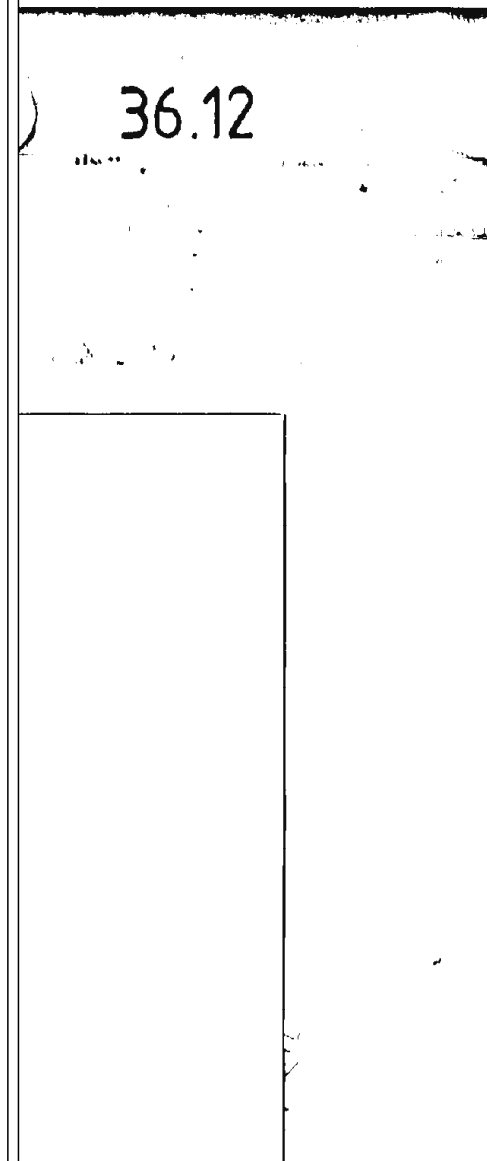
Cross Section
2057381



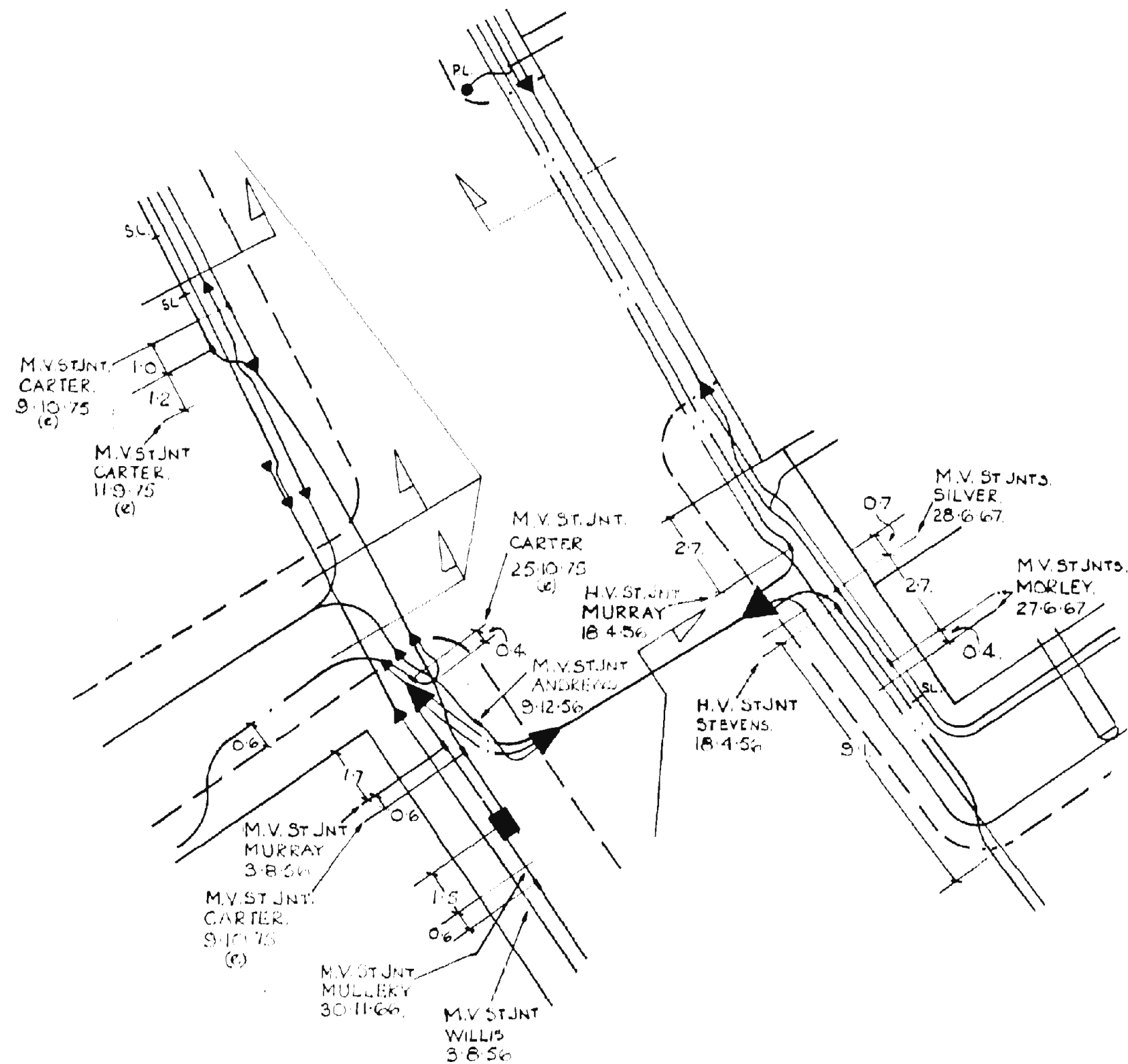




OTHER CABLES AND
PLANT IN THE AREA.
PLEASE REFER TO
MAPBASE FOR DETAILS.



36.12



Asset Location Search



Nicole Livie
Milton Keynes Surveys Limited
1Potters Lane
KILN FARM
MILTON KEYNES
MK11 3HE

Search address supplied 528821 185411
Greenwood Place
Kentish Town
London
NW5 1LB

Your reference 22591 R1

Our reference ALS/ALS Standard/2016_3343512

Search date 6 June 2016

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: 528821 185411, Greenwood Place, Kentish Town, London, NW5 1LB

Dear Sir / Madam

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

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

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

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

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

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

Contact Us

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

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

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Asset Location Search



Waste Water Services

Please provide a copy extract from the public sewer map.

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

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

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

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

For your guidance:

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

Clean Water Services

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

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

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

Asset Location Search



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

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

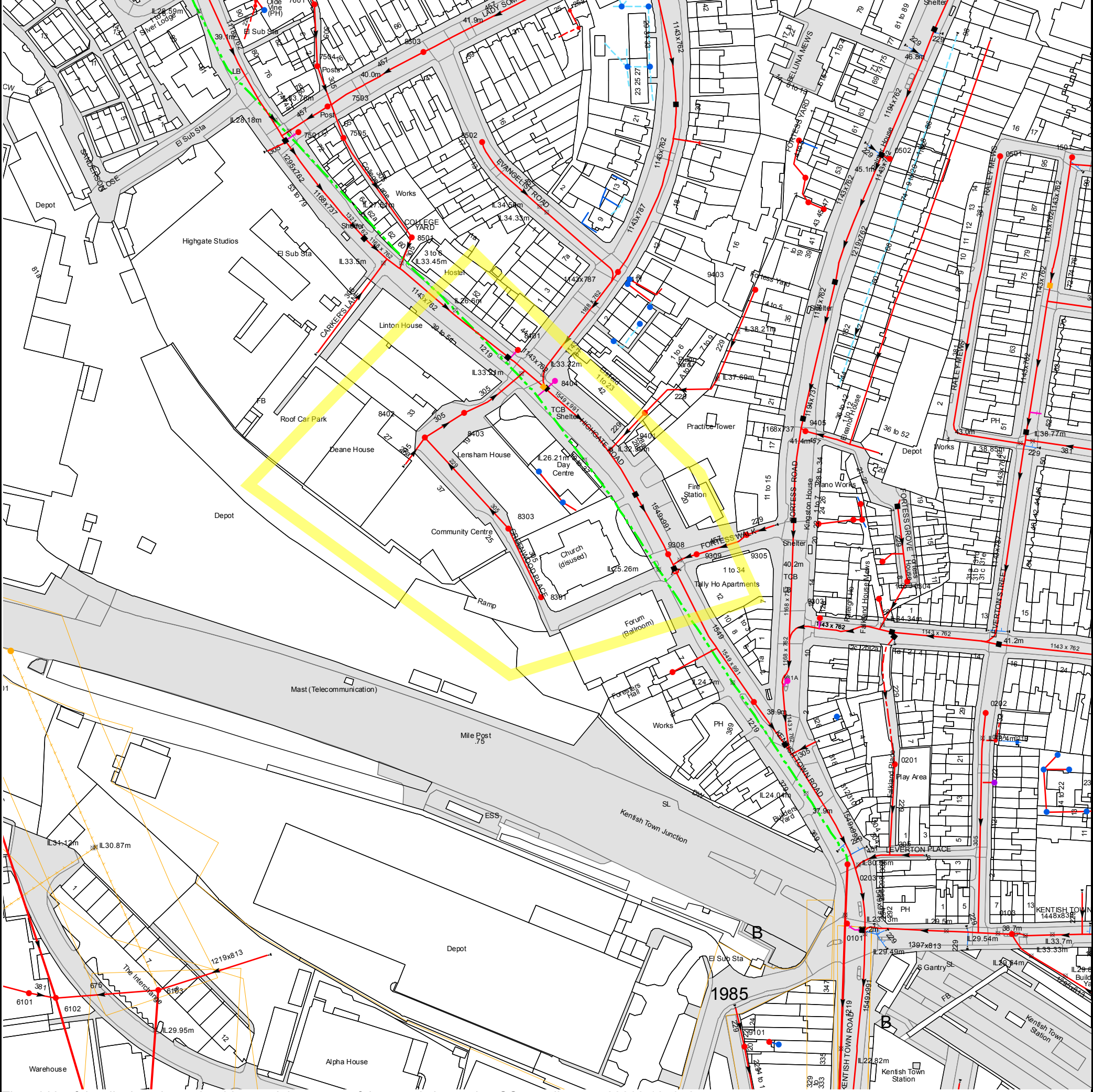
Clean Water queries

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/2016 3343512



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 528868,185373

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.