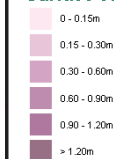




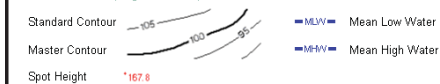
## Environmental Thinking EA/NRW Surface Water 30 Year Return Depth Map (1:10,000)

**General**  
Specified Site Specified Buffer(s) Bearing Reference Point

### Surface Water Depth

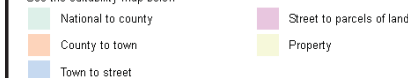


### Contours (height in metres)

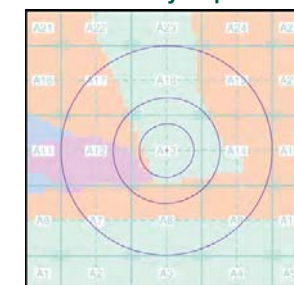


### Suitability

See the suitability map below



## EA/NRW Suitability Map - Slice A



### Order Details

Order Number: 98573397\_1\_1  
Customer Ref: 65145.01  
National Grid Reference: 528710, 185660  
Slice: A  
Site Area (Ha): 0.02  
Search Buffer (m): 1000

### Site Details

106 Highgate Road, LONDON, NW5 1PB



Tel: 0844 844 9952  
Fax: 0844 844 9951  
Web: www.envirocheck.co.uk

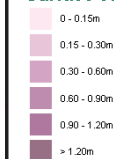




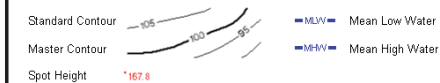
## Environmental Thinking EA/NRW Surface Water 100 Year Return Depth Map

**General**  
Specified Site Specified Buffer(s) Bearing Reference Point

### Surface Water Depth



### Contours (height in metres)

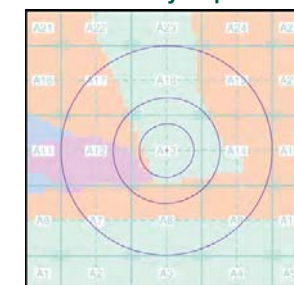


### Suitability

See the suitability map below



## EA/NRW Suitability Map - Slice A



### Order Details

Order Number: 98573397\_1\_1  
Customer Ref: 65145.01  
National Grid Reference: 528710, 185660  
Slice: A  
Site Area (Ha): 0.02  
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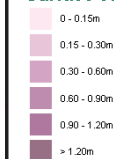




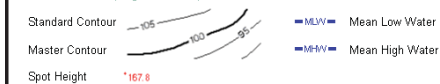
## Environmental Thinking EA/NRW Surface Water 1000 Year Return Depth Map (1:10,000)

**General**  
Specified Site Specified Buffer(s) Bearing Reference Point

### Surface Water Depth



### Contours (height in metres)

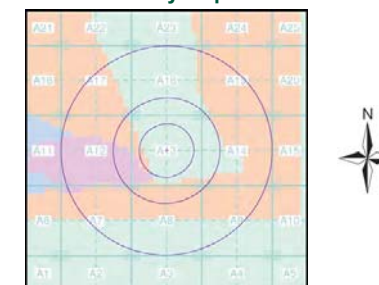


### Suitability

See the suitability map below



### EA/NRW Suitability Map - Slice A



### Order Details

Order Number: 98573397\_1\_1  
Customer Ref: 65145.01  
National Grid Reference: 528710, 185660  
Slice: A  
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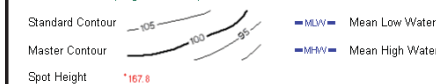
## Environmental Thinking EA/NRW Surface Water 30 Year Return Velocity and Flow Direction Map (1:10,000)

**General**  
 Specified Site Specified Buffer(s) Bearing Reference Point

### Surface Water Velocity and Direction



### Contours (height in metres)



### Suitability

See the suitability map below



### EA/NRW Suitability Map - Slice A



### Order Details

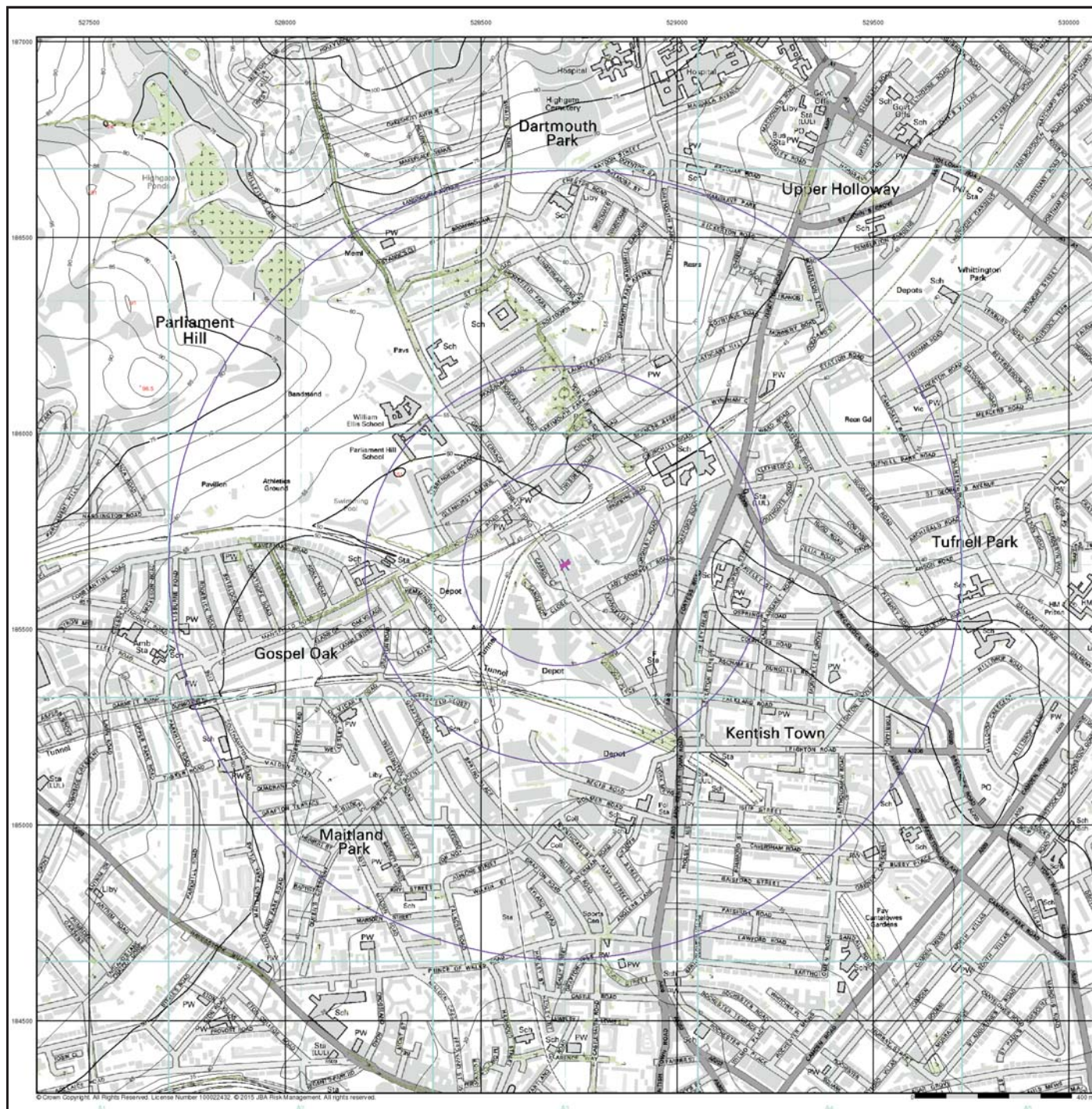
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 Customer Ref: 65145.01  
 National Grid Reference: 528710, 185660  
 Slice: A  
 Site Area (Ha): 0.02  
 Search Buffer (m): 1000

### Site Details

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 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk





**EA/NRW Surface Water 100 Year Return Velocity and Flow Direction Map (1:10,000)**

**General**  
 Specified Site   
 Specified Buffer(s)   
 Bearing Reference Point

**Surface Water Velocity and Direction**



**Contours (height in metres)**

Standard Contour 105    MLV    Mean Low Water

Master Contour 100    MHW    Mean High Water

Spot Height    \*167.8

**Suitability**  
 See the suitability map below

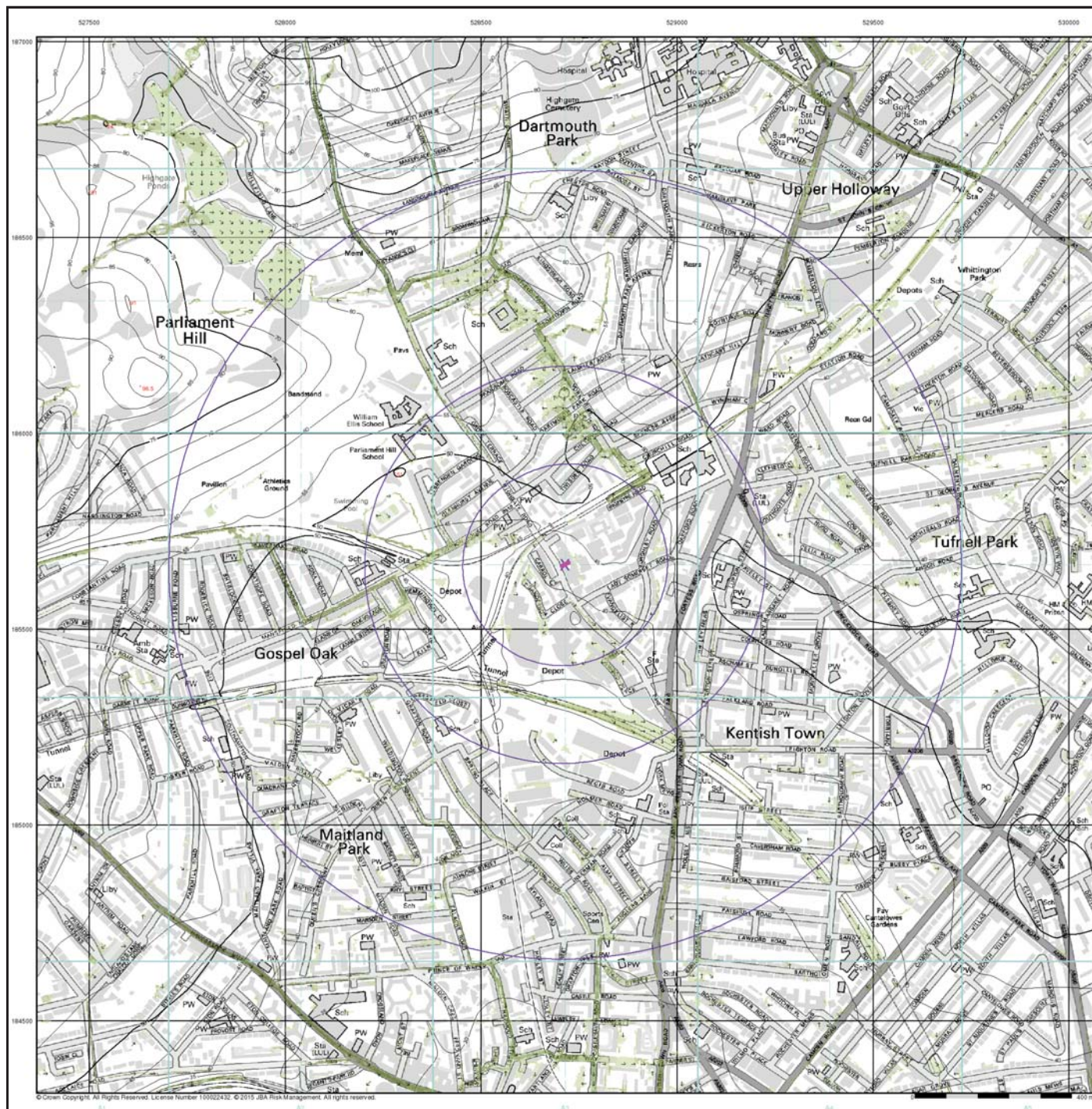
National to county	Street to parcels of land
County to town	Property
Town to street	

**EA/NRW Suitability Map - Slice A**



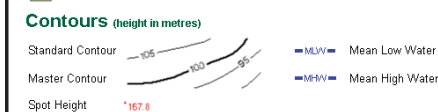
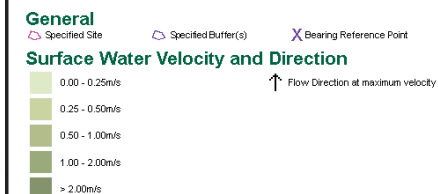
**Order Details**  
 Order Number: 98573397\_1\_1  
 Customer Ref: 65145.01  
 National Grid Reference: 528710, 185660  
 Slice: A  
 Site Area (Ha): 0.02  
 Search Buffer (m): 1000

**Site Details**  
 106 Highgate Road, LONDON, NW5 1PB





Environmental Thinking  
**EA/NRW Surface Water 1000 Year Return  
Velocity and Flow Direction Map (1:10,000)**



**EA/NRW Suitability Map - Slice A**

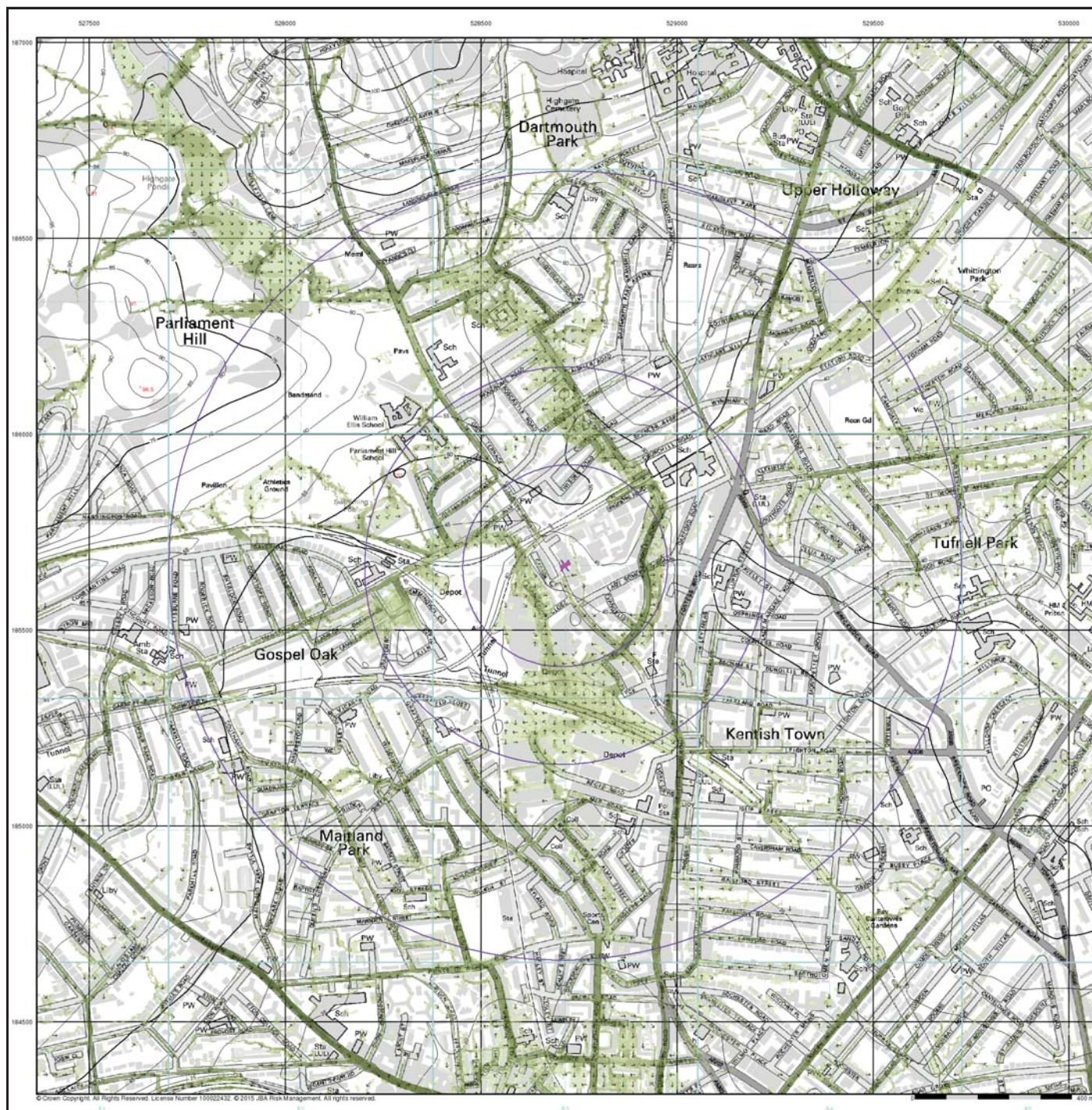


**Order Details**

Order Number: 98573397\_1\_1  
 Customer Ref: 65145.01  
 National Grid Reference: 528710, 185660  
 Slice: A  
 Site Area (Ha): 0.02  
 Search Buffer (m): 1000

**Site Details**

106 Highgate Road, LONDON, NW5 1PB







## Environmental Thinking EA/NRW Surface Water 30 Year Return Hazard Rating Map (1:10,000)

**General**  
Specified Site Specified Buffer(s) Bearing Reference Point

### Surface Water Hazard Rating

- Low (0.5 – 0.75)
- Moderate (0.75 – 1.25)
- Significant (1.25 – 2.0)
- Extreme (>2.0)

### Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLV Mean Low Water
- MHV Mean High Water

### Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

### EA/NRW Suitability Map - Slice A



### Order Details

Order Number: 98573397\_1\_1  
Customer Ref: 65145.01  
National Grid Reference: 528710, 185660  
Slice: A  
Site Area (Ha): 0.02  
Search Buffer (m): 1000

### Site Details

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## Environmental Thinking EA/NRW Surface Water 100 Year Return Hazard Rating Map (1:10,000)

**General**  
Specified Site Specified Buffer(s) Bearing Reference Point

### Surface Water Hazard Rating

- Low (0.5 – 0.75)
- Moderate (0.75 – 1.25)
- Significant (1.25 – 2.0)
- Extreme (>2.0)

### Contours (height in metres)

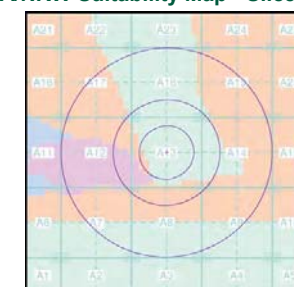
- Standard Contour
- Master Contour
- Spot Height
- MLV Mean Low Water
- MHV Mean High Water

### Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

### EA/NRW Suitability Map - Slice A



### Order Details

Order Number: 98573397\_1\_1  
Customer Ref: 65145.01  
National Grid Reference: 528710, 185660  
Slice: A  
Site Area (Ha): 0.02  
Search Buffer (m): 1000

### Site Details

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## Environmental Thinking EA/NRW Surface Water 1000 Year Return Hazard Rating Map (1:10,000)

**General**  
Specified Site Specified Buffer(s) Bearing Reference Point

### Surface Water Hazard Rating

- Low (0.5 – 0.75)
- Moderate (0.75 – 1.25)
- Significant (1.25 – 2.0)
- Extreme (>2.0)

### Contours (height in metres)

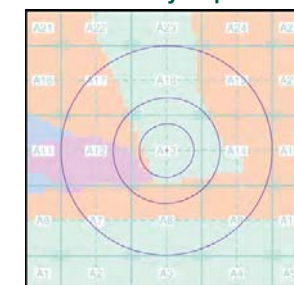
- Standard Contour
- Master Contour
- Spot Height
- MLV Mean Low Water
- MHV Mean High Water

### Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

### EA/NRW Suitability Map - Slice A



### Order Details

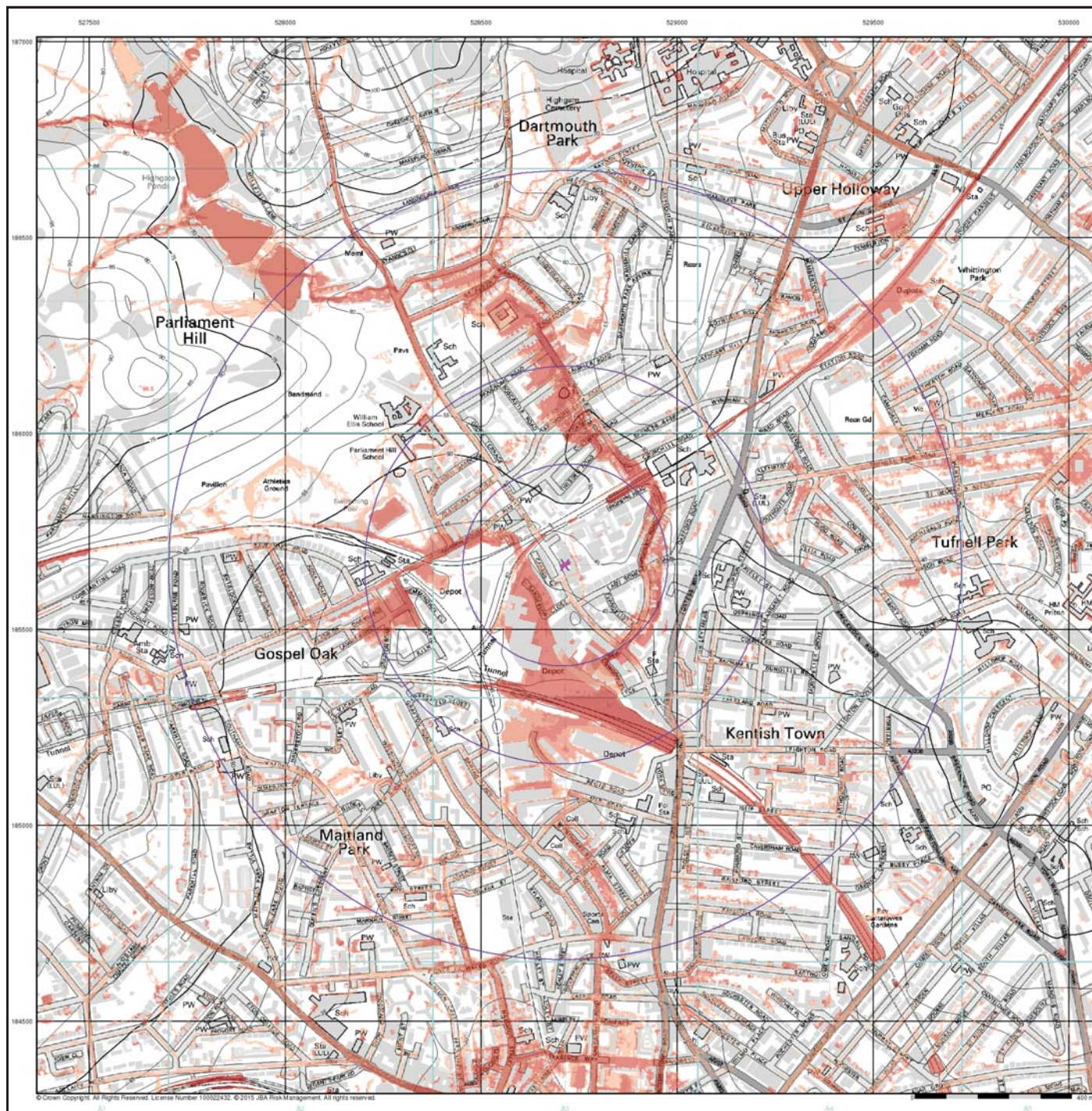
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Customer Ref: 65145.01  
National Grid Reference: 528710, 185660  
Slice: A  
Site Area (Ha): 0.02  
Search Buffer (m): 1000

### Site Details

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Web: www.envirocheck.co.uk









### General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

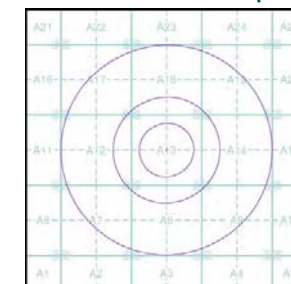
### Historic Flood Events Data

- |  |                                       |
|--|---------------------------------------|
| Channel Capacity Exceeded (no raised defences) | Obstruction/Blockage - Culvert        |
| Groundwater/High Water Table                   | Obstruction/Blockage - Debris Screen  |
| Local Drainage/Surface Water                   | Operational Failure/Breach of Defence |
| Mechanical Failure                             | Other                                 |
| Obstruction/Blockage - Bridge                  | Overtopping of Defences               |
| Obstruction/Blockage - Channel                 | Unknown                               |

### Contours (height in metres)

- Standard Contour -0.5 Mean Low Water
- Master Contour 0.0 Mean High Water
- Spot Height \*167.8

### EA/NRW Historic Flood Map - Slice A

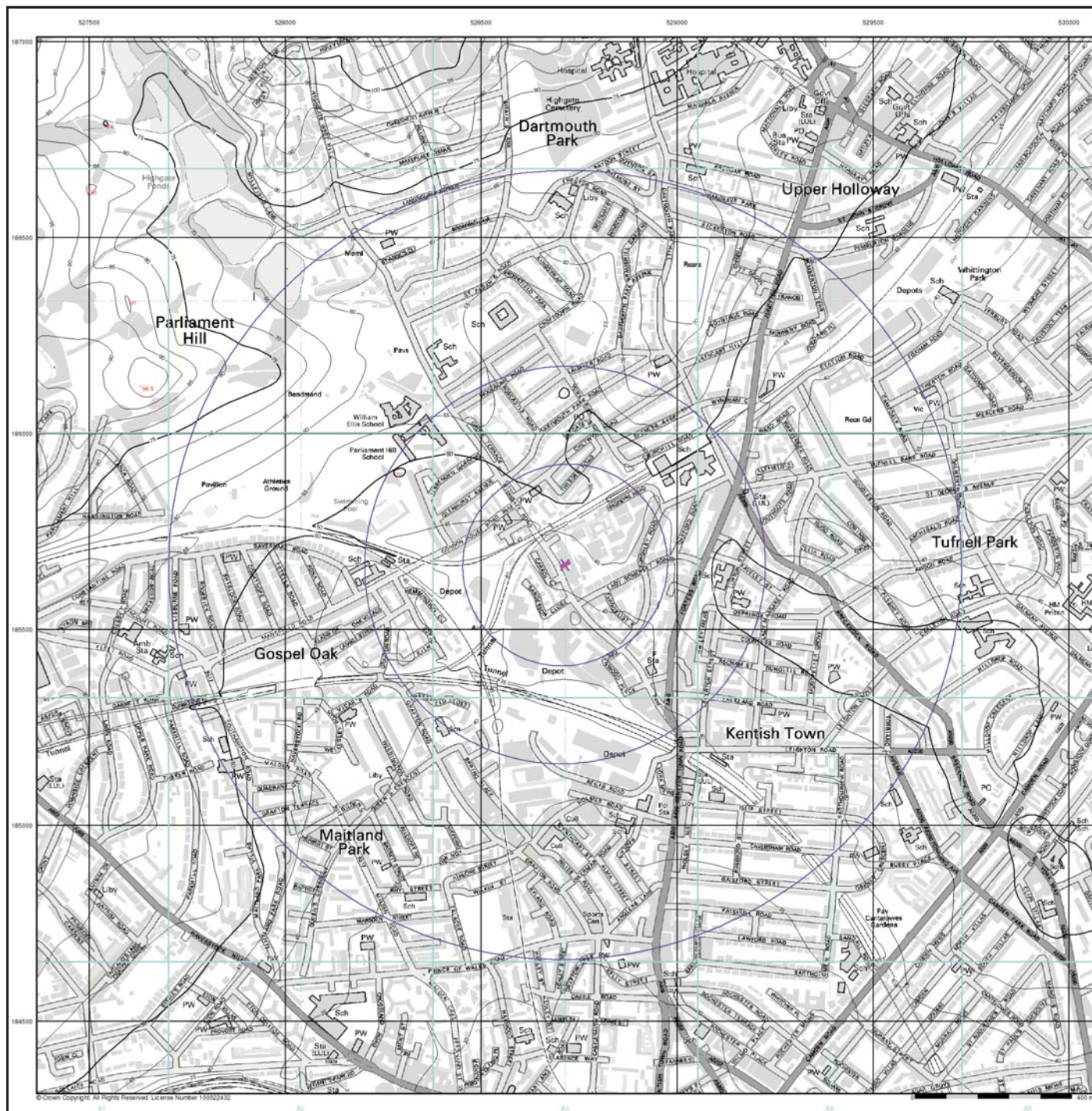


### Order Details

Order Number: 98573397\_1\_1  
 Customer Ref: 65145.01  
 National Grid Reference: 528710, 185660  
 Slice: A  
 Site Area (Ha): 0.02  
 Search Buffer (m): 1000

### Site Details

106 Highgate Road, LONDON, NW5 1PB





# Appendix C

## Thames Water Data





# Sewer Flooding

## History Enquiry

Envirep Ltd

**Search address supplied**  
106  
Highgate Road  
London  
NW5 1PB

**Your reference** 65145.01 PO: 1428

**Our reference** SFH/SFH Standard/2016\_3417966

**Received date** 26 September 2016

**Search date** 26 September 2016

Thames Water Utilities Ltd

Property Searches  
PO Box 3189  
Slough SL1 4WW

DX 161280 Slough 13

T 0118 925 1504  
E [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
I [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

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





# Sewer Flooding

## History Enquiry

**Search address supplied:** 106,Highgate Road,London,NW5 1PB

**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 161280 Slough 13

T 0118 925 1504  
E [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
I [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

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





# Sewer Flooding

## History Enquiry

### History of Sewer Flooding

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

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

For your guidance:

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

Thames Water Utilities Ltd

Property Searches

PO Box 3189

Slough SL1 4WW

DX 161280 Slough 13

T 0118 925 1504

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

I [www.thameswater.co.uk](http://www.thameswater.co.uk)

[propertysearches.co.uk](http://propertysearches.co.uk)

Registered in England and Wales  
No. 2266661, Registered office  
Cleanwater Court, Vastem Road  
Reading RG1 8DB



## Disclaimer

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The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to GeoSmart at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

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For full T&Cs see <http://geosmartinfo.co.uk/terms-conditions>



## Important consumer protection information

This search has been produced by GeoSmart Information Limited, New Zealand House, 160-162 Abbey Foregate, Shrewsbury, SY2 6FD.

Tel: 01743 276 150

Email: [info@geosmartinfo.co.uk](mailto:info@geosmartinfo.co.uk)

GeoSmart Information Limited 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 practice 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

## **Complaints procedure**

GeoSmart Information Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Lisa Davies  
Operations Manager

GeoSmart Information Limited  
New Zealand House  
160 Abbey Foregate  
Shrewsbury  
SY2 6FD

Tel: 01743 276150  
[lisadavies@geosmartinfo.co.uk](mailto:lisadavies@geosmartinfo.co.uk)