create
CONSULTING
ENGINEERS LTD

51 CALTHORPE STREET, LONDON, WC1X 0HH

Basement Impact Assessment – Revision C Version 4 – Volume 2 of 5

APPENDIX B
(Continued)

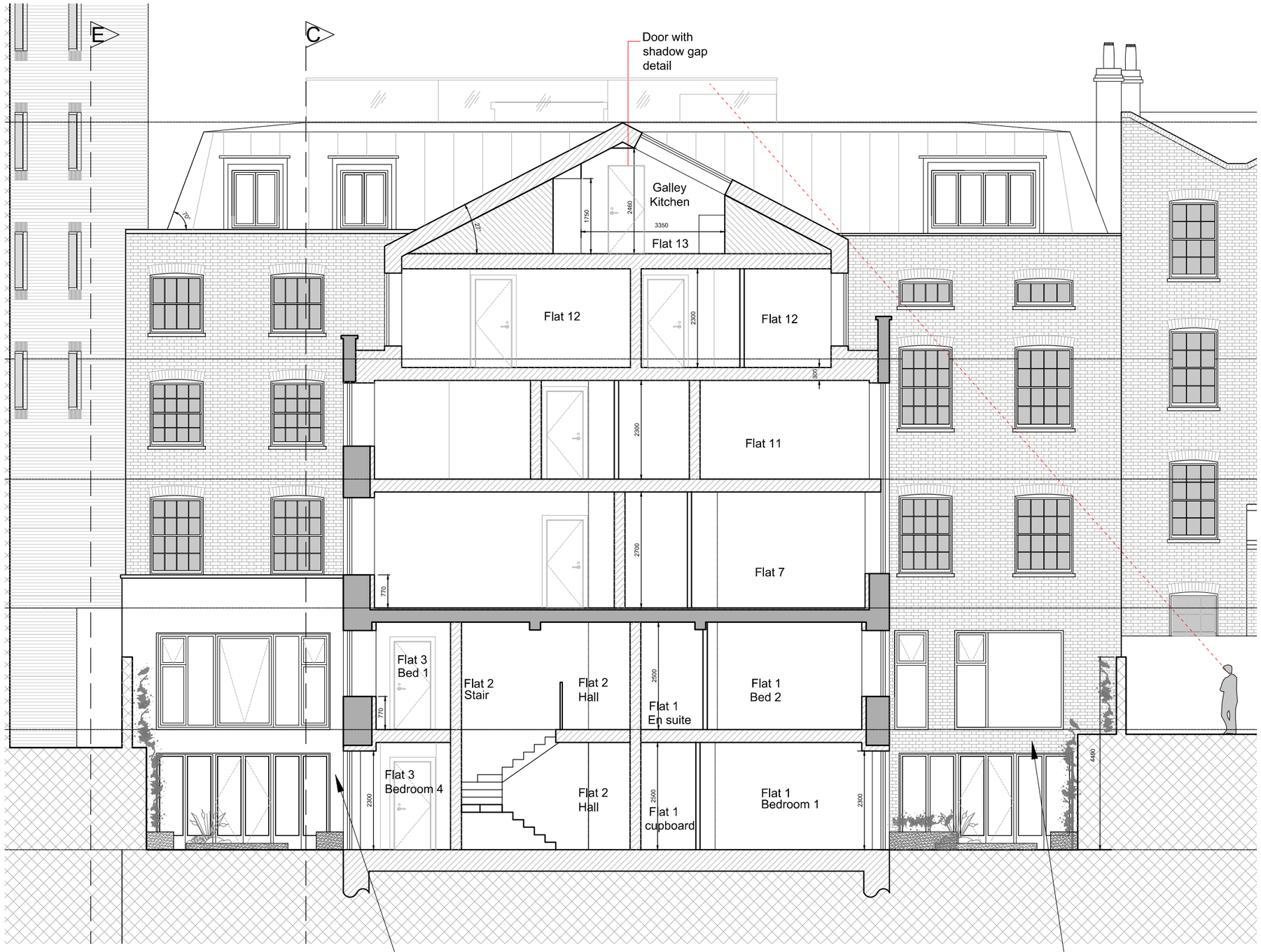
BROOKS / MURRAY
ARCHITECTS

8-10 NEW NORTH PLACE
LONDON EC2A 4JA

TEL 020 7739 9955
FAX 020 7739 9944

architects@brooksmurray.com

CLIENT:	Simon Firth
JOB:	51 Calthorpe Street Camden London WC1X 0HH
DATE:	April 2015
SCALE:	1:50@A1 / 1:100@A3
DRAWING TITLE:	Proposed Section CC
DRAWING NUMBER:	939 - 302



Duplex apartments internal couryard all in white to increase the reflection of the daylighting in the north section of the site and keep continuity in the facade.

Duplex apartments internal couryard in brick (continued to basement level).

0 1 2 3 4 5 10

existing wall

new wall

ground

0 1 2 3 4 5 10

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Simon Firth

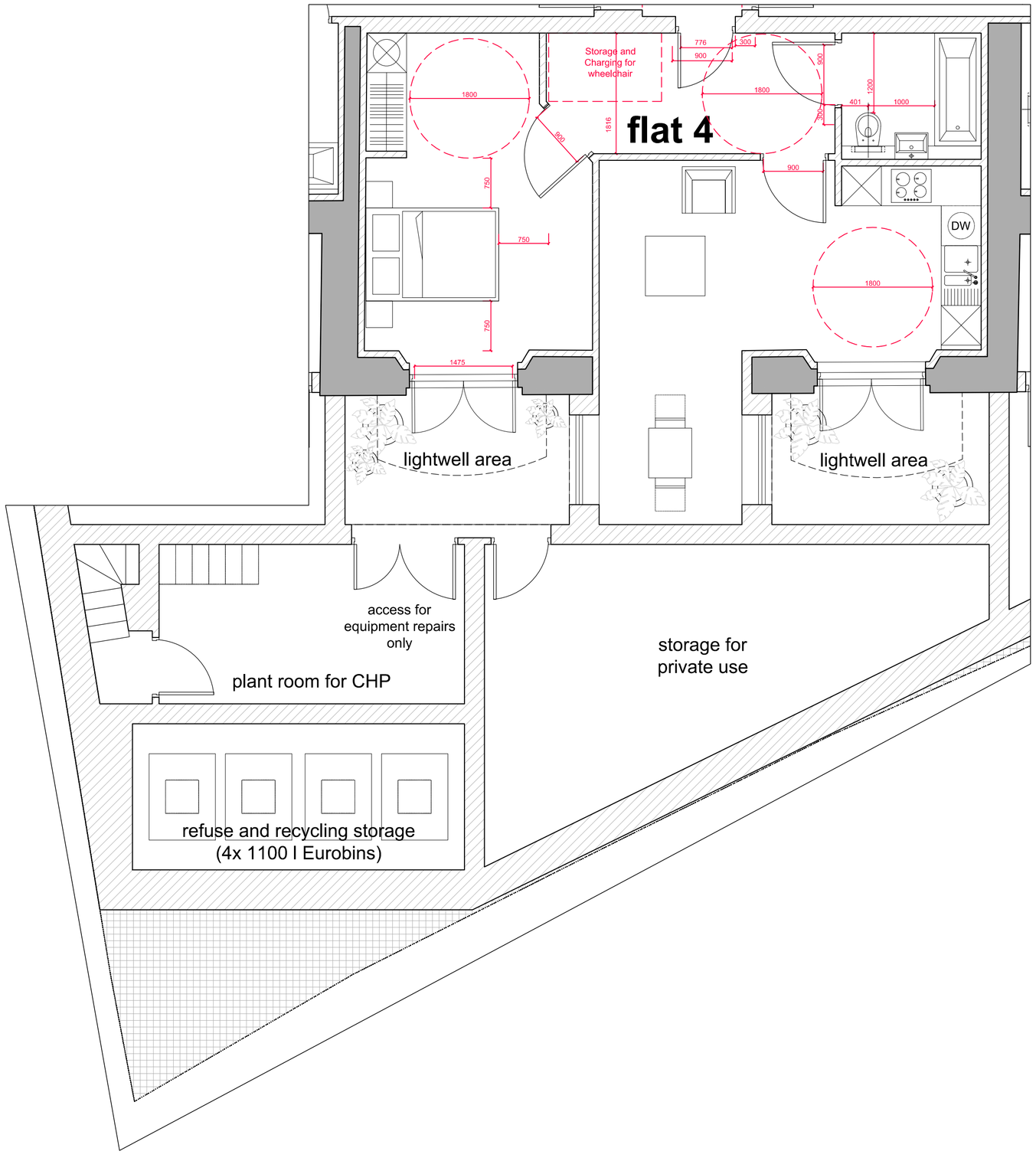
JOB:
51 Calthorpe Street
Camden
London WC1X 0HH

DATE: May 2015

SCALE: 1:100 @ A3

DRAWING TITLE:
Proposed
Section DD

DRAWING NUMBER:
939 - 303



Wheelchair Housing- Camden

Over 10% of the residential units are designed to lifetime homes standards taking into account the following criteria:

(1) Car Parking - This site is parking free

(2) Moving around Outside There is a dropped kerb at the entrance and path widths exceed 1200.

(3) Using outdoor spaces- Outside doors onto amenity space have a clear opening of 900 and turning circle unobstructed by door swing.

(4) Approaching the home- There are 1500mm wide corridors and 1800 wide lifts

(5) Negotiating communal entrance doors - Entrance door can be widened to provide a clear opening of 900mm and all other criteria has been met.

(6) Entering and leaving, dealing with callers - Provsion of all requirements including 1700 x 1100 charging space.

(7) Negotiating the secondary door to garden or balcony- All requirements met.

(8) Moving around inside, storing things - Internal door openings 900mm clear

(9) Moving between levels - Vertical Lift provided and all requirements met

(10) Using living spaces - All requirements met as demonstrated on the diagram

(11) Using the kitchen - Maneuvering space provided and requirements for units provided

(12) Using the bathroom and shower room - Fully operational level access shower and bath. All bathroom accessories meet standard requirements.

(13) Using bedrooms - All bedrooms have turning circle clear of door swing and transfer space.

(14) Operating doors - Can be adapted to meet all requirements

(15) Operating windows - Can be adapted to meet all requirements

(16) Controlling services - Can be adapted to meet all requirements

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FAX 020 7739 9944
architects@brooksmurray.com

CLIENT:
Simon Firth

JOB:
51 Calthorpe Street
Camden
London WC1X 0HH

DATE: April 2015
SCALE: 1:50@A2

DRAWING TITLE:
Wheelchair Accessable Apt
Lower Ground Floor Plan
Flat 4

DRAWING NUMBER:
939.505

REV.	AMENDMENT	BY:	DATE
A			

BROOKS / MURRAY
ARCHITECTS
8-10 NEW NORTH PLACE
LONDON EC2A 4JA
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FAX 020 7739 9944
architects@brooksmurray.com

CLIENT:
Simon Firth

JOB:
51 Calthorpe Stret
JOB2
JOB3

DRAWING TITLE:
Proposed Lower Ground Plan

SCALE:
1:100 @ A2

DATE:
April 2016

STATUS:		DRAWN BY:
Planning		SS
DRAWING NUMBER:	REV:	ISSUED BY:
939 - 109		SS

APPENDIX C

Chemtest
The right chemistry to deliver results

Depot Road
Newmarket
CB8 0AL
Tel: 01638 606070

Harrison Testing Services
Units 1 & 2 Alston Road
Hellesdon Park Industrial Estate
Norwich
NR6 5DS

FAO Matthew Willson
08 January 2013

Dear Matthew Willson

Test Report Number **219598**
Your Project Reference **GL17050 - 51 Calthorpe Street**

Please find enclosed the results of analysis for the samples received 21 December 2012.

All soil samples will be retained for a period of one month and all water samples will be retained for 7 days following the date of the test report. Should you require an extended retention period then please detail your requirements in an email to customerservices@chemtest.co.uk. Please be aware that charges may be applicable for extended sample storage.

If you require any further assistance, please do not hesitate to contact the Customer Services team.

Yours sincerely

Darrell Hall, Director

UKAS TESTING
2183

ISO 14001 Registered Company
sira CERTIFICATION SERVICE
UKAS ENVIRONMENTAL MANAGEMENT
011

Notes to accompany report:

- *The sign < means 'less than'*
- *Tests marked 'U' hold UKAS accreditation*
- *Tests marked 'M' hold MCertS (and UKAS) accreditation*
- *Tests marked 'N' do not currently hold UKAS accreditation*
- *Tests marked 'S' were subcontracted to an approved laboratory*
- *n/e means 'not evaluated'*
- *i/s means 'insufficient sample'*
- *u/s means 'unsuitable sample'*
- *Comments or interpretations are beyond the scope of UKAS accreditation*
- *The results relate only to the items tested*
- *All results are expressed on a dry weight basis*
- *The following tests were analysed on samples as received and the results subsequently corrected to a dry weight basis TPH, BTEX, VOCs, SVOCs, PCBs, phenols*
- *For all other tests the samples were dried at < 37°C prior to analysis*
- *Uncertainties of measurement for the determinands tested are available upon request*
- *None of the test results included in this report have been recovery corrected*

Harrison Testing Services
Units 1 & 2 Alston Road
Hellesdon Park Industrial Estate
Norwich
NR6 5DS

FAO Matthew Willson

LABORATORY TEST REPORT

Results of analysis of 3 samples received 21 December 2012

GL17050 - 51 Calthorpe Street

Chemtest
The right chemistry to deliver results

Report Date
08 January 2013

Login Batch No						**219598**		
Chemtest LIMS ID						AI10813	AI10814	AI10815
Sample ID						WS1	WS1	WS1
Sample No						B2	D2	D4
Sampling Date						18/12/2012	18/12/2012	18/12/2012
Depth						0.50m	3.00m	5.00m
Matrix						*SOIL*	*SOIL*	*SOIL*
SOP↓	Determinand↓	CAS No↓	Units↓	*				
2010	pH			M		8.2	8.0	7.9
2120	Sulfate (2:1 water soluble) as SO4	14808798	g l-¹	M		0.02	0.15	0.37

All tests undertaken between 21/12/2012 and 07/01/2013

* Accreditation status

This report should be interpreted in conjuction with the notes on the accompanying cover page.

DATA SHEET : SITE INVESTIGATION METHODS

The following sheet provides basic details of the site investigation methods employed in the direct investigation phase of this report. Detailed method statements may be provided if requested, or further information may be obtained from the relevant British Standard, or Environment Agency publications. Prior to any excavation being undertaken, a surface sweep using a cable detector is undertaken, in order to avoid services. Details of the lithology encountered are generally presented on the relevant field record sheets, which also detail the type and depths of samples taken, the results of any insitu tests, and any groundwater observations noted at the time. Other pertinent information may also be recorded.

CABLE PERCUSSIVE BOREHOLES

The cable percussive borehole drilling rig may be towed by a 4x4 pick up or similar vehicle, and is capable of obtaining disturbed and undisturbed soil samples down to approximately 40m depth. The hole may be formed at a diameter of 200mm or most typically 150mm, with samples obtained direct from the drilling tools. Undisturbed samples (U100) may be obtained, and insitu testing may include Standard or Cone Penetration Tests (SPT/ CPT) to BSEN ISO22476-3, plus permeability testing as per BS5930:1999. Please note we report raw SPT N values rather than corrected $N_{(60)}$ values. We can report in either format if requested by our client.

The equipment requires a minimum 2m access width, and the rig itself is 6m long (11m including tow). A rough 3m x 5m base area is required for drilling, but each site should be considered on specifics.

The technique can penetrate dense made ground, rubble and concrete or weathered rock/thin bands of rock using a chisel. However, in some cases these materials can form obstructions.

Standpipes can be installed, otherwise the borehole would be backfilled with spoil, or where instructed bentonite, concrete or sand may be used. Excess spoil is either removed from site or left in a tidy heap nearby.

In wet drilling conditions, the spoil can spread over a wide area through splashing and flow of the spoil from the tools, unless precautions are taken to prevent this. Conversely, the system can be very clean for instance when drilling through dry clay soil.

WINDOW SAMPLER BOREHOLES

The window sampler system comprises a series of varying diameter (max 80mm) steel tubes of either 1m or 2m length having a slot or window cut along the side. The tubes are driven into the ground using a light percussive hammer attached to solid rods, and withdrawn by use of a jack. The hammer may be machine mounted, or for restricted access work, hand held. The soil sample is forced up into the tube during the driving, samples being obtained directly through the slot or window. The sampler generally achieves depths of around 3-5m in favourable soils. Use of a super heavy tracked rig allows samples to be retrieved in liners. Greater diameter boreholes are also achievable (<115mm).

STANDPIPE INSTALLATIONS

Window sampler boreholes may be fitted with gas/ water monitoring standpipes, which generally comprise a 38mm diameter upvc slotted and plain casing to the required depths as appropriate, and may be fitted with a gas tap bung or end cap, and lockable cover. Full details of the standpipe installations and associated backfill are given on the relevant borehole records. Other diameters and types of standpipe are available if required.

GROUNDWATER MONITORING

Groundwater monitoring is undertaken using an electronic dip meter, which records the depth to water in a standpipe. Alternatively, an interface meter may be used, which detects the thickness of a non-aqueous phase liquid (e.g. floating hydrocarbon layer). In order to measure tidal variations, or to undertake soakaway testing, a down hole pressure transducer may be used.

GROUND GAS MONITORING

Ground gas composition and flow monitoring may be undertaken where semi-permanent standpipes have been installed. Both flow (litres per hour) and composition (%) are measured using our GA2000 infra-red monitor, calibrated for methane, carbon dioxide & oxygen. Records are also taken of atmospheric pressure, and relative pressure. The results are presented in the appendix of the report on the relevant sheets.

MACHINE DUG TRIAL HOLES

Machine dug trial pits are undertaken using a back-hoe or 360 excavator. The hole is progressed, with the supervising Geotechnical Engineer taking samples and/ or in-situ testing as appropriate. No access may be made in to unstable/ contaminated pits, or into pits greater than 1.20m deep. The trial holes are backfilled in compacted layers, with spoil heaped up in order to allow for future settlement. Pits may be taken to a maximum of 4.50m depth in favourable conditions.

Machine dug trial pits require a relatively large clear area to avoid risk to adjacent structures etc.

HAND DUG TRIAL PITS

Hand dug pits may be undertaken for a variety of reasons, which include service observation pits, obtaining near surface samples, and examining foundations of existing buildings. Pits are excavated using a shovel, postholers and other suitable equipment. Detailed records of hand dug pits are only normally recorded where foundation depths and information is required.

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Key to Site Investigation Records

Project: 51 Calthorpe Street

Project ID.: GL17050

Client: Create Consulting Engineers Limited
Engineer: Harrison Group Environmental Limited
Contractor: Harrison Group Environmental Limited

In-situ Testing & Observations

S or C	Standard Penetration Test as per BS1377:1990 'Methods of test for soils for civil engineering purposes'. Uncorrected test result shown on the log at the relevant depth. S - split spoon or C - solid cone.
✳	n100 - dynamic penetration test graphical presentation of the blows taken to drive 100mm.
+	Equivalent SPT 'N' value. Based on standard empirical calculation after Card & Roche for sandy soils unless specificed in the text.
IV	In-situ (down hole) vane shear strength peak - p or remoulded - r
HV	In-situ hand vane test, shear strength reported in kPa peak - p or remoulded - r
PP	Pocket penetrometer test, shear strength reported in kPa
K	In-situ permeability test result, expressed in m/s
PID	In-situ screening by photo-Ionisation detector, expressed as ppm Head space testing undertaken as per contract documents.

TCR	Total Core Recovery, %	As defined in BS5930:1999. Details of flush returns etc. are given on the relevant log sheet.
SCR	Solid Core Recovery, %	
RQD	Rock Quality Designation, %	
If	Fracture spacing, mm	

▽	Groundwater strike	▼	Level to which groundwater has risen after the specified time. (Nominal 20 mins)

Sampling

D / GD	Small / geotechnical disturbed sample, around 1kg
B / GB	Bulk / geotechnical disturbed sample, around 5Kg
LB	Large bulk disturbed sample, around 20Kg for earthworks testing
W	Water sample
ES	Environmental soil sample, in more than one container if appropriate
EW	Environmental water sample, in more than one container if appropriate
U / UT	Undisturbed / Ultra Thin undisturbed driven tube sample. Nominal 100mm diameter, 450mm length in CP boreholes, 38mm diameter, 100mm length in WS borehole. Dimension of trial pit cores to be specfied on the individual records. The number of blows taken to drive the sample tube the full length is reported on the log sheet at the appropriate depth. 'NR' indicates no recovery achieved.
P	Pushed piston sampler, nominal 100mm diameter
LS / C	Liner sample, e.g. from windowless sampler / Core sample, e.g. from rotary core drilling
CBR	California Bearing Ratio (CBR) test - either mould sample taken or in situ testing. See individual record sheet for further information

General comments

1. Samples have been described in accordance with BS5930:1999 'Code of practice for site investigation' unless an alternative material specific weathering classification is considered more appropriate. This will be recorded in the report text.
2. Electronic data provided in relation to this project has been produced using the Association of Geotechnical & Geoenvironmental Specalists (AGS) data transfer format, with specific reference the their publication

Electronic Transfer of Geotechnical and Geoenvironmental Data Edition 3.1, 2004 including addendum May 2005'. All legend and backfill codes are as per this document.

Site specific comments

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Window Sample Record

WS1
Sheet 1 of 1

Project: 51 Calthorpe Street

Project ID: GL17050

Coordinates:

Ground Level:

Description	Depth (m)	Sample Test Type	Sample Test Depth (m)
CONCRETE	0.05		
MADE GROUND. Brown and dark grey mottled grey and red slightly clayey gravelly SAND with low cobble content. Gravel is very angular to subangular brick, concrete, flint, clay pipe, chalk, glass and wood.		B1 ES1	0.20-0.50 0.25
		B2	0.50-1.00
		ES2	1.00
At 1.20m: brick cobble		ES3	1.50
		D1	2.00
From 2.30m to 2.60m: pocket of grey clay with brick fragments		ES4	2.50
		D2	3.00
At 3.30m: rare concrete cobble		ES5	3.50
From 3.50m to 4.00m: light grey greyish brown clay pockets			
MADE GROUND. Dark grey slightly gravelly silty SAND. Gravel is angular to subangular fine and medium flint and brick.	4.00	D3	4.00
		ES6	4.50
Window Sample Complete at 5.00 m	5.00	D4	5.00

Remarks and Test Results

Installations: 0.20, 2.00, 5.00

Drive Records

Diameter (mm)	From (m)	To (m)	Recovery (%)
87	1.20	2.00	100
75	2.00	3.00	70
65	3.00	4.00	50
55	4.00	5.00	50

Water Level Observations

Date	Water Strike (m)	Standing Time (Mins)	Standing Level (m)	Casing Depth (m)	Depth Sealed (m)

Client: Create Consulting Engineers Limited
Engineer: Harrison Group Environmental Limited
Contractor: Harrison Group Environmental Limited
Date: 11/12/2012
Plant: Premier Window Sampling Rig
Drilled By: P. Kirnig
Logged By: G. Pursey
Checked By: J. Keay

Remarks:
1. Inspection pit excavated from GL to 1.20mbgl.
2. Groundwater was not encountered.
3. Installation details: 50mm diameter HDPE standpipe installed from 5.00mbgl to GL. Slotted from 5.00mbgl to 2.00mbgl, plain from 2.00mbgl to GL. Finished with gas tap, end cap and flush fitting cover.
4. Backfill details: Gravel filter packs from 5.00mbgl to 2.00mbgl, bentonite pellets from 2.00mbgl to 0.20mbgl and concrete from 0.20mbgl to GL.

Harrison Group Environmental Ltd, Unit A11, Poplar Business Park, 10 Prestons Road, London E14 9RL

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Dynamic Penetration Test Record

Project ID: GL17050

DP1
Sheet 1 of 1

Project: 51 Calthorpe Street

Date: 11/12/2012

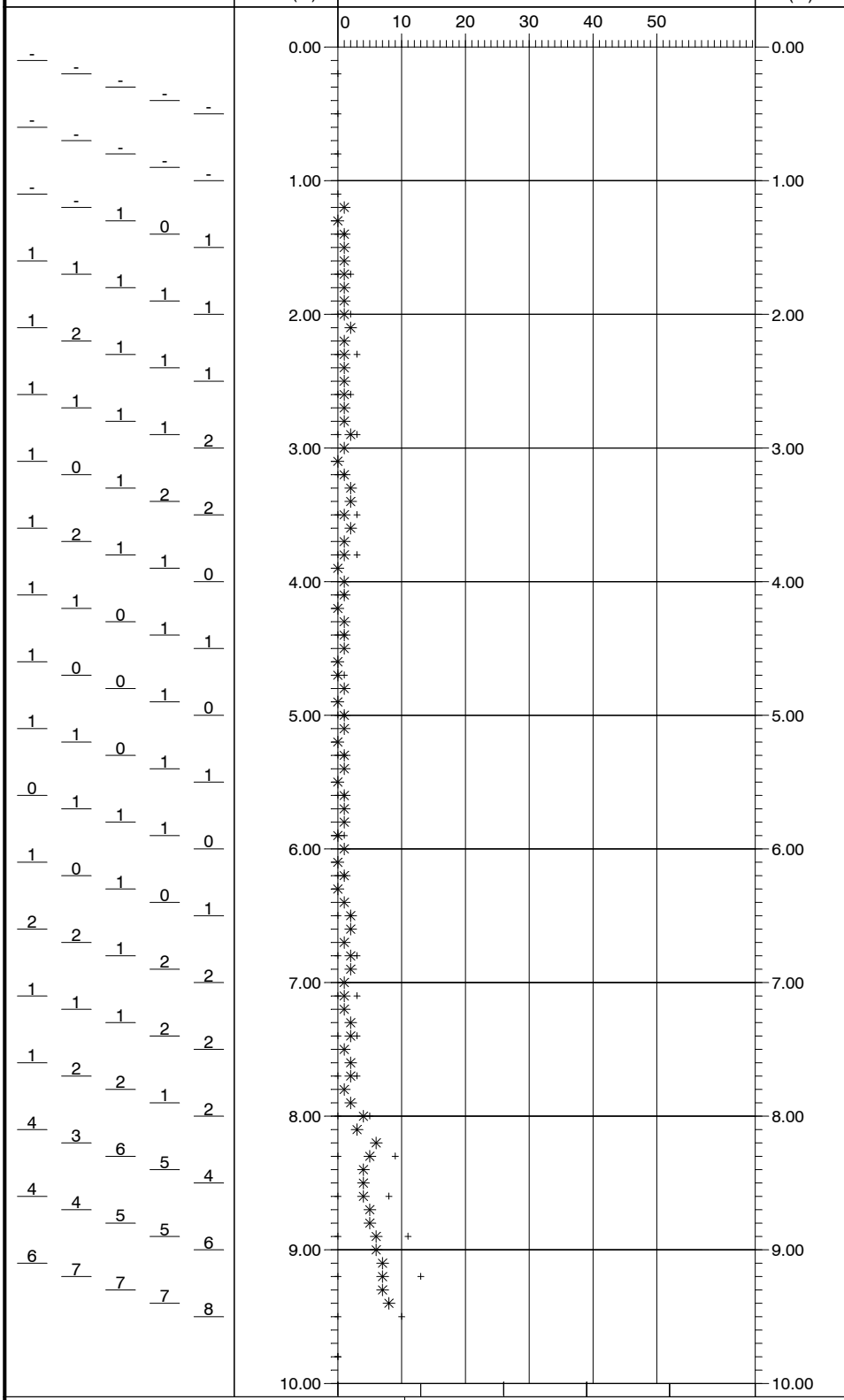
Client: Create Consulting Engineers Limited

Plant: Premier Tracker 110 Serries

Coordinates: -
-

Ground Level:

Blowcount per 100mm	Depth (m)	Graphical Representation Blow Count n100 - * Equivalent 'N' Value - +	O.D. Level (m)	Torque (Nm)	Remarks / Presumed Strata



Mass of Weight: 63.5Kg
Drop: 750mm
Cone: 90(Deg.) Sacrificial
Rod Diameter: 32mm
Method: BS 1377:Part 9:1990:3.2

Remarks:
1. Dynamic probe test DP1 carried out through the base of the inspection pit in window sample hole WS1 at 1.20mbgl.

Crew: P. Kirnig

Checked By: G. Pursey

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Water Monitoring Field Record

	Date:	04/01/2013	Job No : GL17050
Client : Create Consulting Engineers	Project :	51 Calthorpe House	
Method: Dipmeter	Drawing No.:		
Weather (include Temperature & Pressure)	State of Ground (e.g. Dry, Wet, Snow covered.)		
Cloudy 12C 1036mb			

Position No.	Time	Water Level (m)	Comments
WS1	15:55:00	3.87	Base 5.04m

Pump Running Time (sampling): (Standard 120 sec)

Pump Running Time (purge): (Standard 30 sec)

Flow Details (e.g. 5 sec average for 1 min.):

Other Remarks:

Field Crew: Glenn Pursey

Harrison Group Environmental Ltd.,
Poplar Business Park, Unit A11, 10 Prestons Road, E14 9RL.

APPENDIX D

Asset Location Search

Thames Water Property Searches
12 Vastern Road
READING
RG1 8DB

Search address supplied

John Stewart
51
Calthorpe Street
London
WC1X 0HH

Your reference P12-385
Our reference ALS/ALS Standard/2012_2367582

Search date 29 November 2012

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

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0845 070 9148
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

Asset Location Search

Search address supplied: John Stewart, 51, Calthorpe Street, London, WC1X 0HH

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.

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

Thames Water Utilities Ltd

Property Searches
PO Box 3189
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Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

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

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0845 070 9148

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

Asset Location Search

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.

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0845 070 9148

E searches@thameswater.co.uk
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Clearwater Court, Vastern Road
Reading RG1 8DB

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, 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

Should you require any further information regarding budget estimates, diversions or stopping up notices then please contact:

DevCon Team
Asset Investment
Thames Water
Maple Lodge STW
Denham Way
Rickmansworth
Hertfordshire
WD3 9SQ

Tel: 01923 898 072
Email: devcon.team@thameswater.co.uk

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I www.thameswater-propertysearches.co.uk

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

Asset Location Search

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

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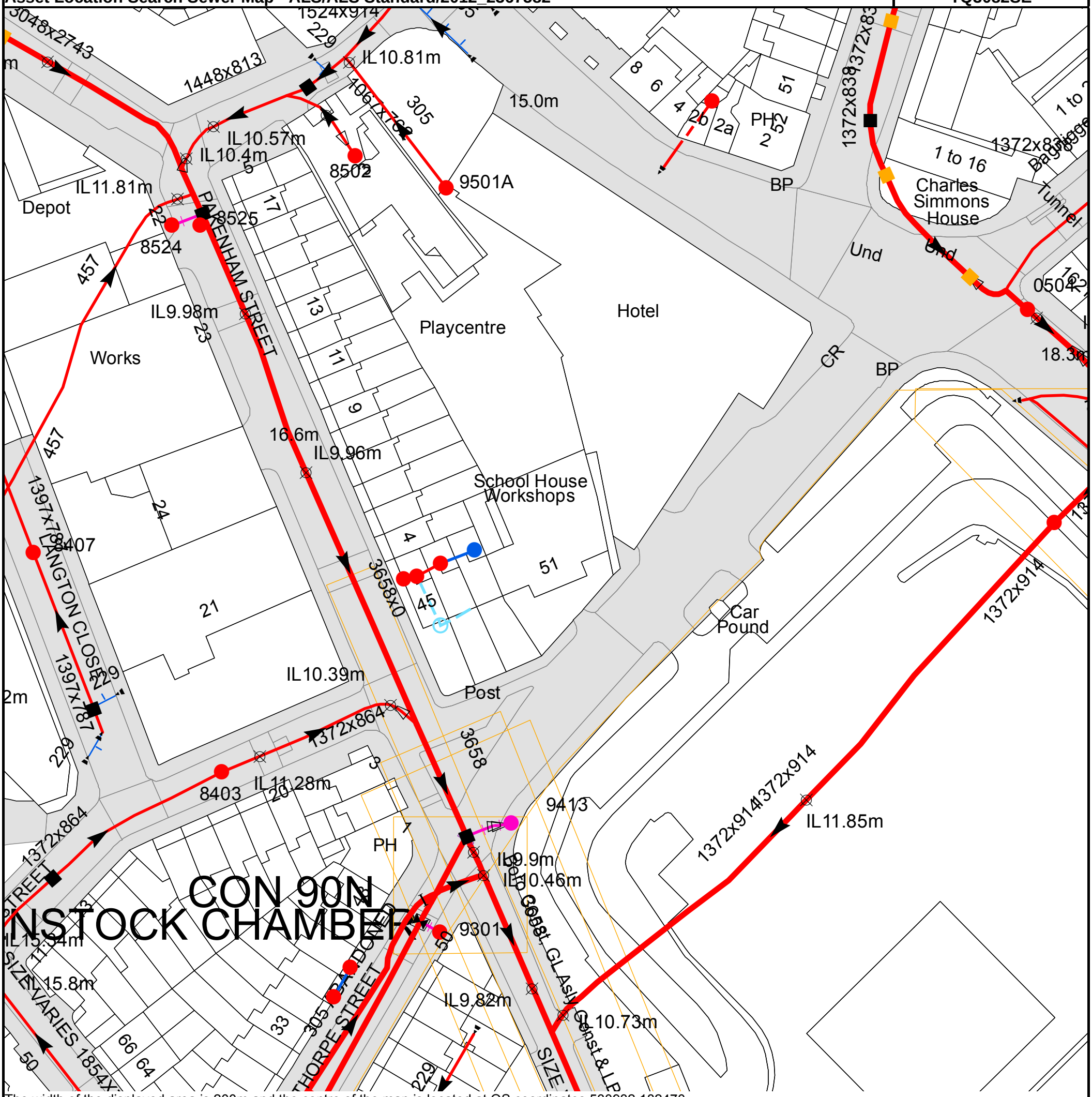
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Asset Location Search Sewer Map - ALS/ALS Standard/2012_2367582 | **TQ3082SE**



The width of the displayed area is 200m and the centre of the map is located at OS coordinates 530932,182470

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

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
8407	17.94	13.41
8524	n/a	n/a
8525	n/a	n/a
8403	18.69	n/a
83HJ	n/a	n/a
83IA	n/a	n/a
8502	14.98	12.51
94BG	n/a	n/a
94BF	n/a	n/a
0402A	n/a	n/a
0504	n/a	15.01
9512	n/a	n/a
9301	n/a	n/a
94BB	n/a	n/a
94BI	n/a	n/a
9501A	n/a	n/a
94BA	n/a	n/a
-	-	-
9413	19.15	13.24

ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

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

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

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

Trunk Surface Water

Trunk Foul

Storm Relief

Trunk Combined

Vent Pipe

Bio-solids (Sludge)

Proposed Thames Surface Water Sewer

Proposed Thames Water Foul Sewer

Gallery

Foul Rising Main

Surface Water Rising Main

Combined Rising Main

Sludge Rising Main

Proposed Thames Water Rising Main

Vacuum

Sewer Fittings

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

Air Valve

Dam Chase

Fitting

Meter

Vent Column

Operational Controls

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

Control Valve

Drop Pipe

Ancillary

Weir

End Items

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

Outfall

Undefined End

Inlet

Other Symbols

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

Public/Private Pumping Station

Change of characteristic indicator (C.O.C.I.)

Invert Level

Summit

Areas

Lines denoting areas of underground surveys, etc.

Agreement

Operational Site

Chamber

Tunnel

Conduit Bridge

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

Foul Sewer

Surface Water Sewer

Combined Sewer

Gulley

Culverted Watercourse

Proposed

Abandoned Sewer

Notes:

1) All levels associated with the plans are to Ordnance Datum Newlyn.

2) All measurements on the plans are metric.

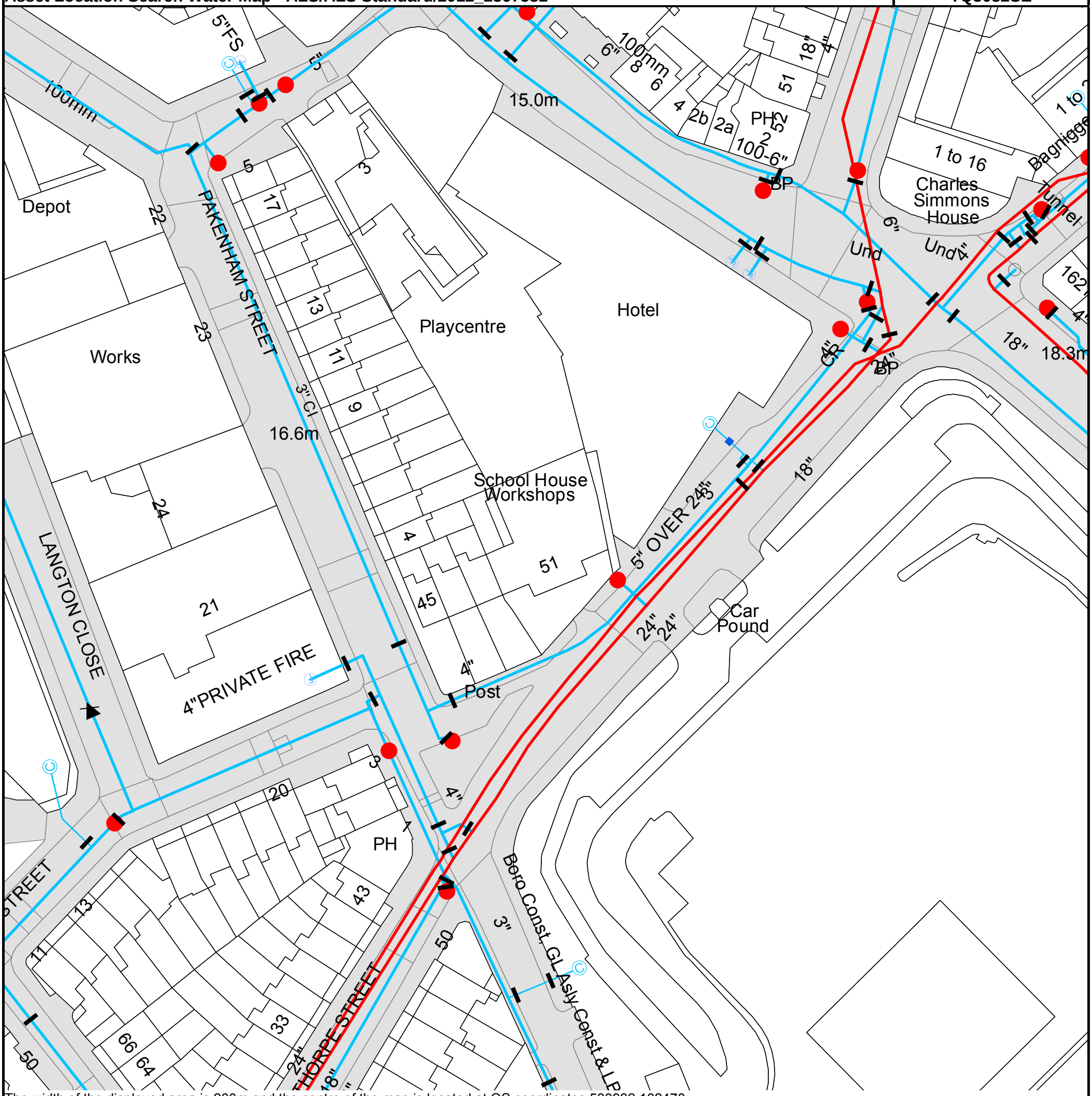
3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.

4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

5) 'na' or '0' on a manhole level indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in milimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.

Asset Location Search Water Map - ALS/ALS Standard/2012_2367582 | **TQ3082SE**



The width of the displayed area is 200m and the centre of the map is located at OS coordinates 530932,182470

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

ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

4"

Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.

16"

Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.

3" SUPPLY

Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.

3" FIRE

Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.

3" METERED

Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.

Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.

Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

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

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

Other Water Company Main: Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.

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

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

Create Consulting Engineers Ltd

Search address supplied

Unit I
51
Calthorpe Street
London
WC1X 0HH

Your reference P12-385

Our reference SFH/SFH Standard/2015_3023678

Received date **22 April 2015**

Search date **22 April 2015**

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504
E searches@thameswater.co.uk
I www.thameswater-propertysearches.co.uk

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

Sewer Flooding

History Enquiry

Search address supplied: Unit I,51,Calthorpe Street,London,WC1X 0HH

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

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

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

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

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

(iv) compensation payments

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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

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Reading RG1 8DB

APPENDIX E

Institute of Geological Sciences

RECORD OF SHAFT OR BOREHOLE

6-in or 1:10 000 Map Registration No. TQ38SW/572

National Grid Reference 3112 8238.

Name and Number of Shaft or Borehole: Cold Bath Fields House of Correction

For whom made

Town or Village FINSBURY *County* LONDON

Exact site (reference to a fixed point on 1-in or 1:50 000 Map)

1-in or 1:50 000 New Series Map No.

Enter 'C' if Confidential

Purpose for which made

Ground level at shaft/bore relative to O.D. ______ m. *If not ground level give O.D. of beginning of shaft/bore* ______ m.

Made by ______ *Date of sinking* ______

Information from ______ *Examined by* ______

Specimen Numbers and Additional Notes

London Memoir p92

Cold Bath Fields. House of Correction. 1867?

Sunk and communicated by Messrs. S. F. Baker & Sons, with further particulars from "A Treatise on Waterworks" by S. Hughes, new Ed., 1875, p. 241.

Shaft and cylinders throughout.

"A supply of water was obtained equal to 150 gallons a minute . . . The water issued with great force through the horizontal partings of the chalk." (S. Hughes, as above.)

Differs from the trial-boring next described.

Geological Classification		Thickness.	Depth.		Thickness metres	Depth metres
Made ground		18	18	5.49		
Gravel		6	24	7.32		
Blue [London] Clay		45	69	21.03	at OD	
[Reading Beds, 55 feet.]	Mottled clay	36	105			
	Pebbles and sand	3	108			
	Green sand	7	115			
	Pebbles and grey sand	9	124	35.05	−14.1	
Grey [Thanet] sand		8	132			
Chalk		20	152	40.23	−19.2	

MIDDLESEX. 93

The trial-boring, made and communicated by Messrs. T. Docwra & Sons, in 1864, differs somewhat from the above, being as follows. (Memoirs, vol. iv.):—

		Thickness.	Depth.			
Brick-rubbish		20	20			
Black mud		3	23	7.01		
Gravel		7	30	9.14		
London Clay		12	42	12.80	OD+ 70	c. 21m +82
[Reading Beds, 61 feet.]	Mottled clay	24	66			
	Black clay	3	69			
	Sand	1	70			
	Black clay	4	74			
	Mottled clay	6	80			
	Yellow clay	7	87			
	Black sand	4	91			
	[Bottom-bed.] Green sand	8	99			
	[Bottom-bed.] Pebbles	4	103	31.39		−10.4
[Thanet Sand, 24 feet.]	Hard sand	2	105			
	Free sand	10	115			
	Hard sand	5	120			
	Flints	4	124	37.80		−16.8
Chalk		4½	128½	39.16		

NGRC

BOREHOLE RECORDS

ADJUSTMENT FORM

QUARTER SHEET TQ 38 SW

BH REGISTRATION NUMBER 3070 - 3467

RECORDS ENTERED AND HELD BY WALLINGFORD

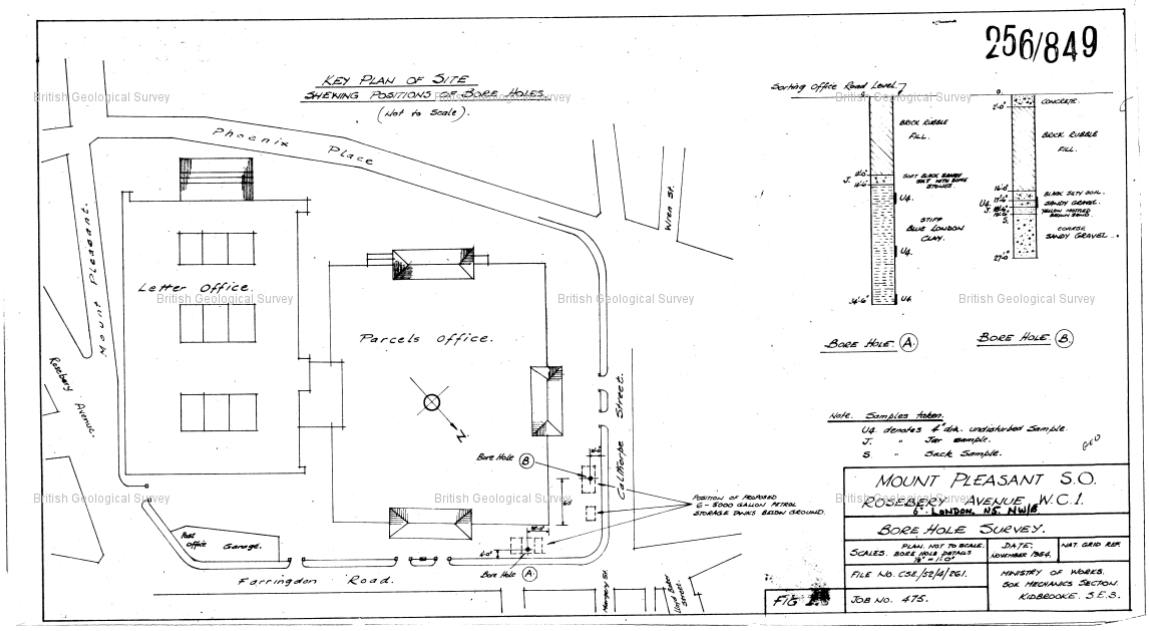
BH REGISTRATION NUMBER(S)

BGS ID: 1067265 : BGS Reference: TQ38SW3091

British National Grid (27700) : 530990,182460

Report an issue with this borehole

<< < Prev Page 2 of 3 Next > >>



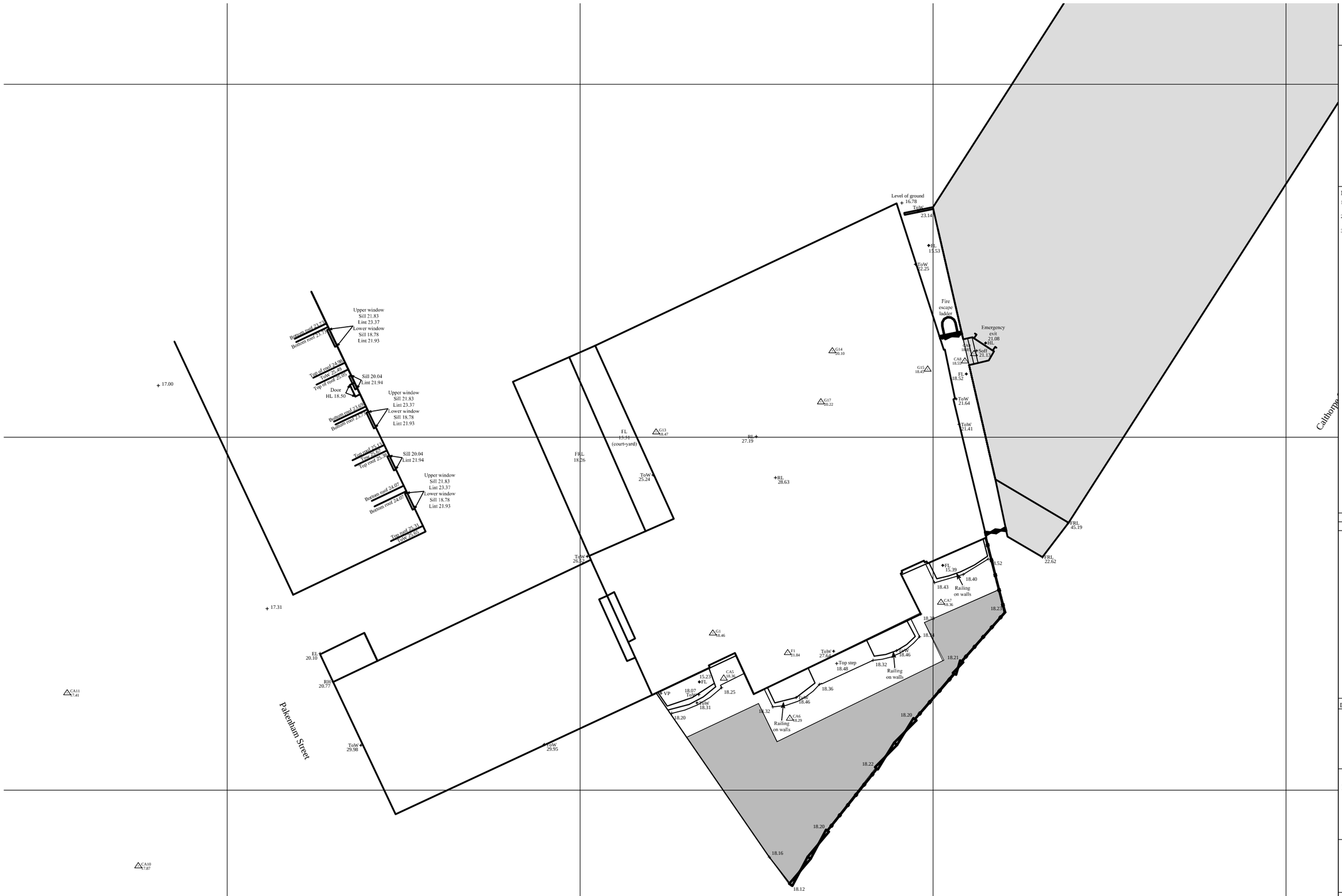
BGS ID: 1067265 : BGS Reference: TQ38SW3091
British National Grid (27700) : 530990,182460
Report an issue with this borehole

256/849
A-B

		ft.	in.
252/849 A	Made ground	13	0
	Drift	1	6
	London Clay	20	0
256/849 B	Made ground	16	0
	Drift	11	0

Swaffham 1976

APPENDIX F



Legend

	Fence (wire)
	Gate
	Railings
BM	Bench mark
EL	Eaves level
FL	Floor level
FRL	Flat roof level
RL	Ridge level
ToW	Top of wall
VP	Vent pipe
WL	Water level
WO	Wash out

Notes

1) Survey based on a local coordinate system, oriented on magnetic north.
2) Levels based on O.S. bench mark at corner of Pakenham Street and Wren Street (level 18.45m)
3) Features shown on this plan may not delineate legal boundaries.

Station coordinates

Station	Easting	Northing	Elevation
CA2	458.38	809.39	18.07
CA5	488.14	826.34	18.36
CA6	491.88	824.07	18.29
CA7	500.45	830.63	18.36
CA8	501.81	844.31	18.55
CA9	502.32	844.72	18.85
CA10	454.96	815.70	17.87
CA11	450.94	825.50	17.41
F1	491.77	827.78	21.84
G1	487.52	828.89	18.46
G13	484.31	840.28	18.47
G14	494.29	844.88	20.10
G15	499.70	843.84	18.45
G17	493.65	841.99	20.22

Date	Ref	Revisions

Surveyed for

BROOKS/MURRAY ARCHITECTS LTD
8-10 NEW NORTH PLACE
LONDON
EC2A 4JA
Telephone: 020-77399955
Fax: 020-77399944

Survey at

51 CALTHORPE STREET
LONDON

FILE BRM 312	Sheet 1 of 4
Scale 1:200	

Date of survey: March 2012

CENTRE LINE SURVEYS London
1 Cleeve House
Brimscombe
Stroud

GL5 2QW
Tel/Fax: 01453 889437
e-mail: cenline@btinternet.com

DRWG. NO.	Rev 0

APPENDIX G

Photo 1: Street frontage

Photo 2: Front hardstanding courtyard & boundary with No.49

Photo 3: Front left-hand lightwell

Photo 4: Boundary with hotel

Photo 5: Rear hardstanding yard at lower ground floor level

Photo 6: Boundary with No.49 at rear

APPENDIX H

SURFACE WATER SUMP PUMPS AND ASSOCIATED RISING MAINS FOR BASEMENT LIGHT WELLS

HOUSING FOR MANHOLES 1.75M HIGH APPROX TO SUIT INVERT LEVEL OF EXISTING OUTFALL SEWER

DISCONNECTING MANHOLE

EXISTING THAMES WATER SEWER ABOVE NEW BASEMENT LEVEL

CONNECTION FROM ATTENUATION TANK (SEE SK/002)

GRAVITY FOUL CONNECTION FROM LG FLOOR AND ABOVE

EXISTING MANHOLE IN REAR COURT-YARD REMOVED

existing brick gable wall reduced to 1800mm above adjacent garden

green wall

green wall

private garden 26 m²

Bedroom 1 20 m² CH=2500mm

Bedroom 3 13 m²

private garden 18.6 m²

bedroom 2 14.4 m²

private garden 16.6 m²

bedroom 4 14 m²

private garden 14 m²

bedroom 1 15 m²

bedroom 3 14 m²

living 19 m²

Study/Storage

Lift Pit

Wet Room

dvds/ storage

kitchen 13 m²

Cinema room 27 m2

Cinema room 16 m²

Gym 14 m²

mirror shaft for daylight and ventilation

mirror shaft for daylight and ventilation

FOUL WATER RISING MAINS

PRIVATE FOUL WATER PUMP CHAMBERS AND ASSOCIATED STORAGE FOR INDIVIDUAL UNITS.

5m 4 3 2 1 0 0 1 2 3 4 5m

NOTE: EXACT PIPE ROUTES TO BE CONFIRMED AT DETAILED DESIGN STAGE

P13-385 → C ALTHORPE STREET

SK/001 → INDICATIVE DRAINAGE STRATEGY → BASEMENT

APRIL 2016

New wall

Adjacent buildings

Ground

REV.	AMENDMENT	BY:	DATE
A			

BROOKS / MURRAY
ARCHITECTS
8-10 NEW NORTH PLACE
LONDON EC2A 4JA
TEL 020 7739 9955
FAX 020 7739 9944
architects@brooksmurray.com

CLIENT: CLIENT

JOB: 51 Calthorpe Street

DRAWING TITLE: Proposed Basement

SCALE: 1:100 @ A3

DATE: April 2016

STATUS: Planning

DRAWN BY: SS

DRAWING NUMBER: 939 - 108

REV:

ISSUED BY: SS

existing wall

New wall

Adjacent buildings

Ground

P13-385-CALTHORPE STREET

SK1002 → INDICATIVE DRAINAGE STRATEGY → LOWER GROUND FLOOR

APRIL 2016

No. 5

No. 4

No. 45

No. 47

No. 49

buildings have basement (not surveyed)

SEE SK1001 FOR CONNECTION TO THAMES WATER NETWORK

adjacent garden approximately 1400mm above proposed basement level

existing height of brick garden wall reduced to 1800mm above neighbouring adjacent garden

green wall

COURTYARD WALL MOVED TO INCREASE COUYRTYARD BY 33.9 sqm

no overlooking (no facing habitable rooms)

existing brick gable wall reduced to 1800mm above adjacent garden

no windows on this level

existing rooflight

HOTEL
9 floors + roof plant

bedroom 2 11.2 m²

living / kitchen 26.4 m²

bedroom 1 14.2 m²

bedroom 1 14.0 m²

bedroom 12.5 m²

CH = 2.5m

flat 7
2B / 3P
84.3 m²

AOV

lift

bedroom 2 8.5 m²

flat 4
2B / 3P
70.5m²

flat 6
2B / 2P
68.5 m²

CH = 2.5m

living / kitchen 28.2 m²

living / kitchen 26.9 m²

flat 5
1B / 2P
50.8m²

CH = 2.5m

Storage room/Gym 13.5 m²

lightwell area increased by 6.3 m2

bedroom 2 14.0 m²

living / kitchen 23.7 m²

lightwell area increased by 6 m2

lightwell area increased by 3.4 m2

lightwell area increased by 3.4 m2

storage for private use

storage for private use

storage for private use

refuse and recycling storage (4x 1100 l Eurobins)

A

B

C

D

E

HYDROBRAKE MANHOLE RESTRICTING FLOWS TO 5.0 L/S

LOWER GROUND FLOOR LIGHT WELLS TO DRAIN TO ATTENUATION TANK VIA GRAVITY

ATTENUATION TANK PROVIDING 13.6 m³ STORAGE (FOR 1:100 +CC STORM) TO DRAIN ALL SURFACE WATER EXCEPT REAR LIGHT WELLS

NOTE: EXACT PIPE ROUTES TO BE CONFIRMED AT DETAILED DESIGN STAGE.

0 1 2 3 4 5 10

0 1 2 3 4 5 10

BROOKS / MURRAY
ARCHITECTS
8-10 NEW NORTH PLACE
LONDON EC2A 4JA
TEL 020 7739 9955
FAX 020 7739 9944
architects@brooksmurray.com

CLIENT
Simon Firth

JOB
51 Calthorpe Street
Camden
London WC1X 0HH

DATE April 2015
SCALE 1:200@A3 1:100@A2

DRAWING TITLE
Proposed
Lower Ground Floor Plan

DRAWING NUMBER
939 - 109