

**51 CALTHORPE STREET, LONDON**

## **Flood Risk Assessment**

**Client:** Simon Firth

**Engineer:** Create Consulting Engineers Limited  
109-112 Temple Chambers  
3-7 Temple Avenue  
London  
EC4Y 0HP

**Tel:** 0845 450 7908

**Email:** [enquiries@createconsultingengineers.co.uk](mailto:enquiries@createconsultingengineers.co.uk)

**Web:** [www.createconsultingengineers.co.uk](http://www.createconsultingengineers.co.uk)

**Report By:** Graham Sinclair, BSc (Hons), MSc, DIC  
Barrie Andersen, BEng (Hons)

**Reviewed By:** Julian Moore, BSc (Hons), MSc, DIC

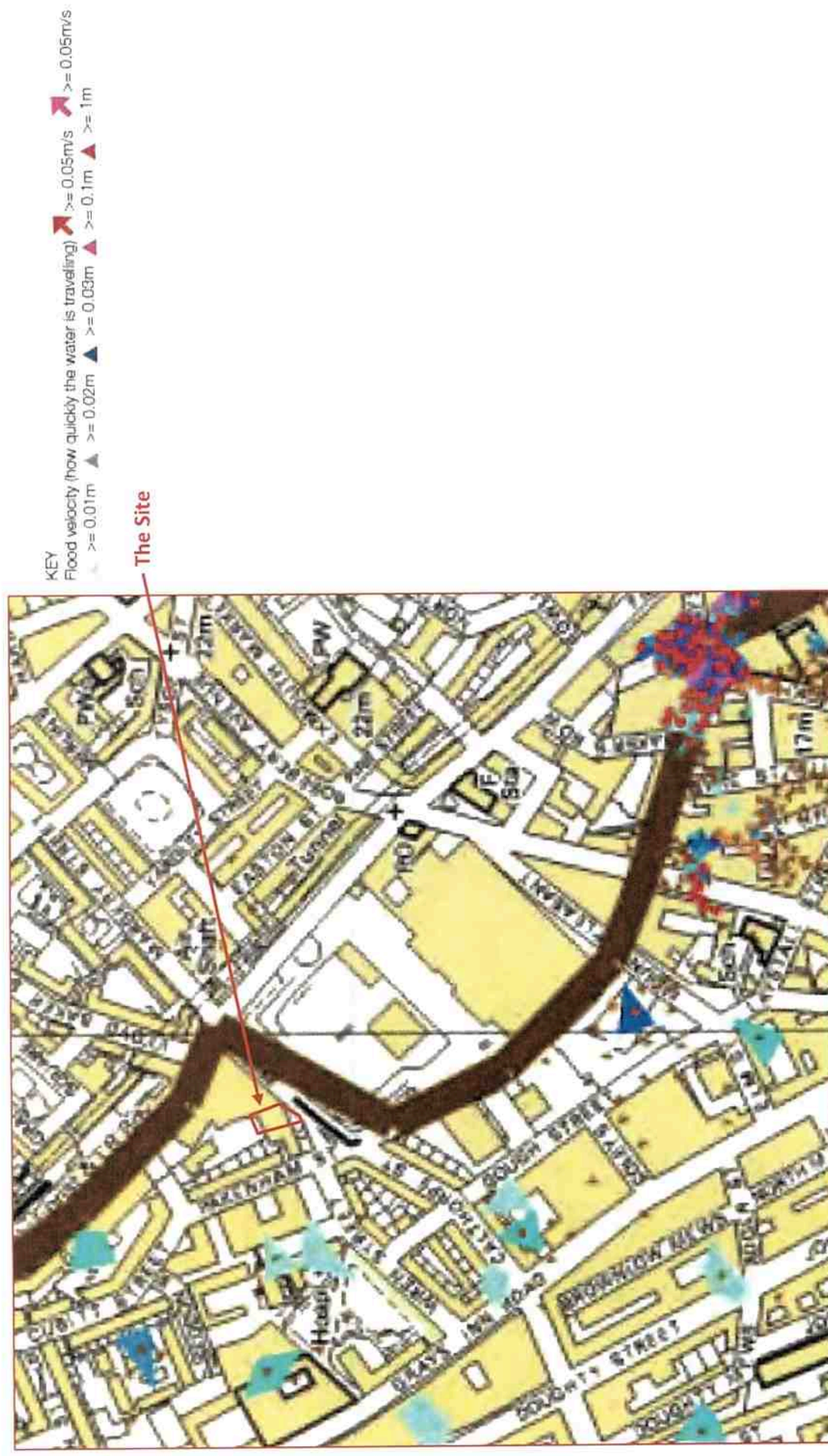
**Reference:** GS/CC/P12-385/21

**Date:** February 2018

**51 CALTHORPE STREET, LONDON**  
**Flood Risk Assessment Volume 2**

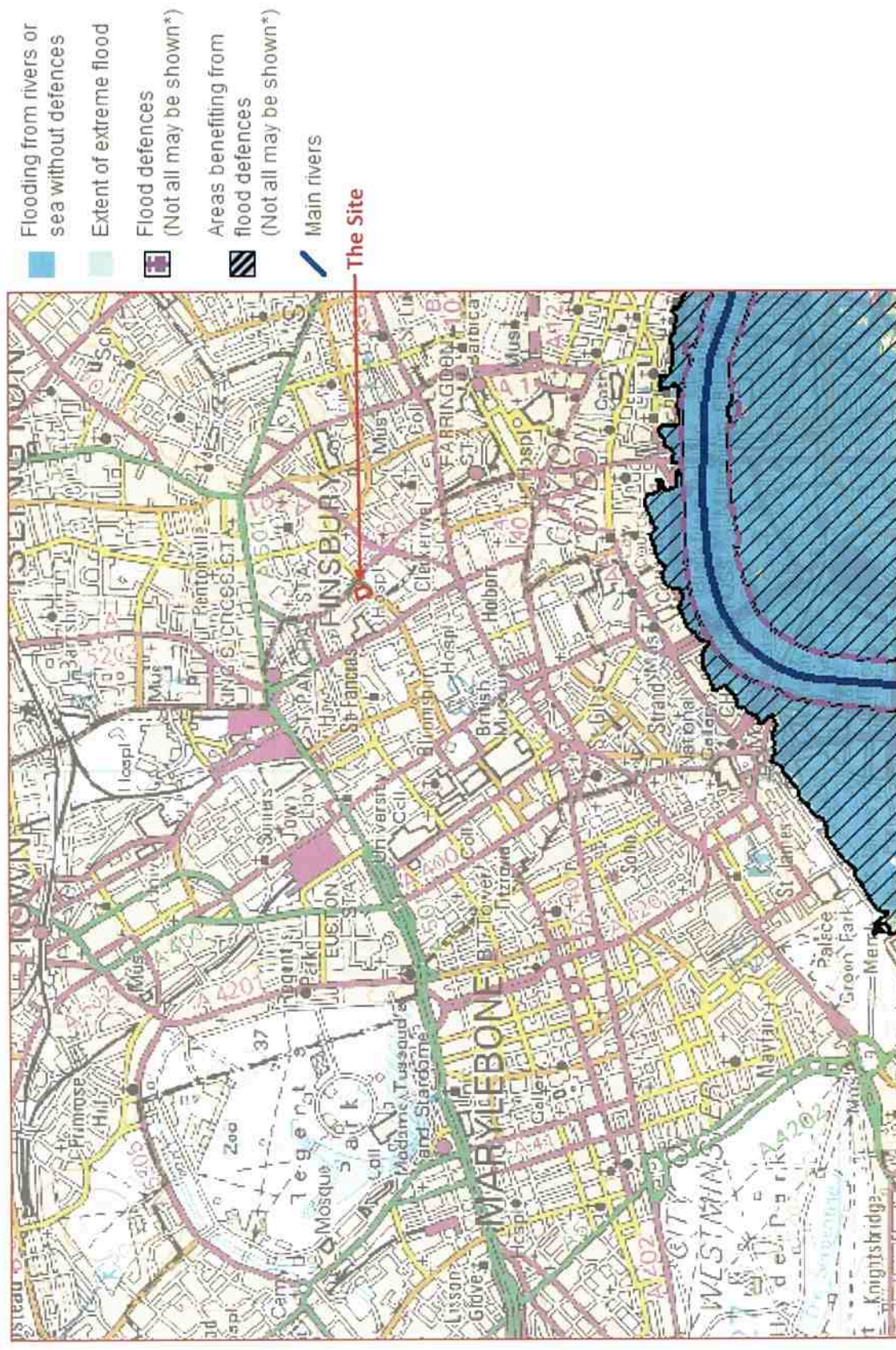
## FIGURES





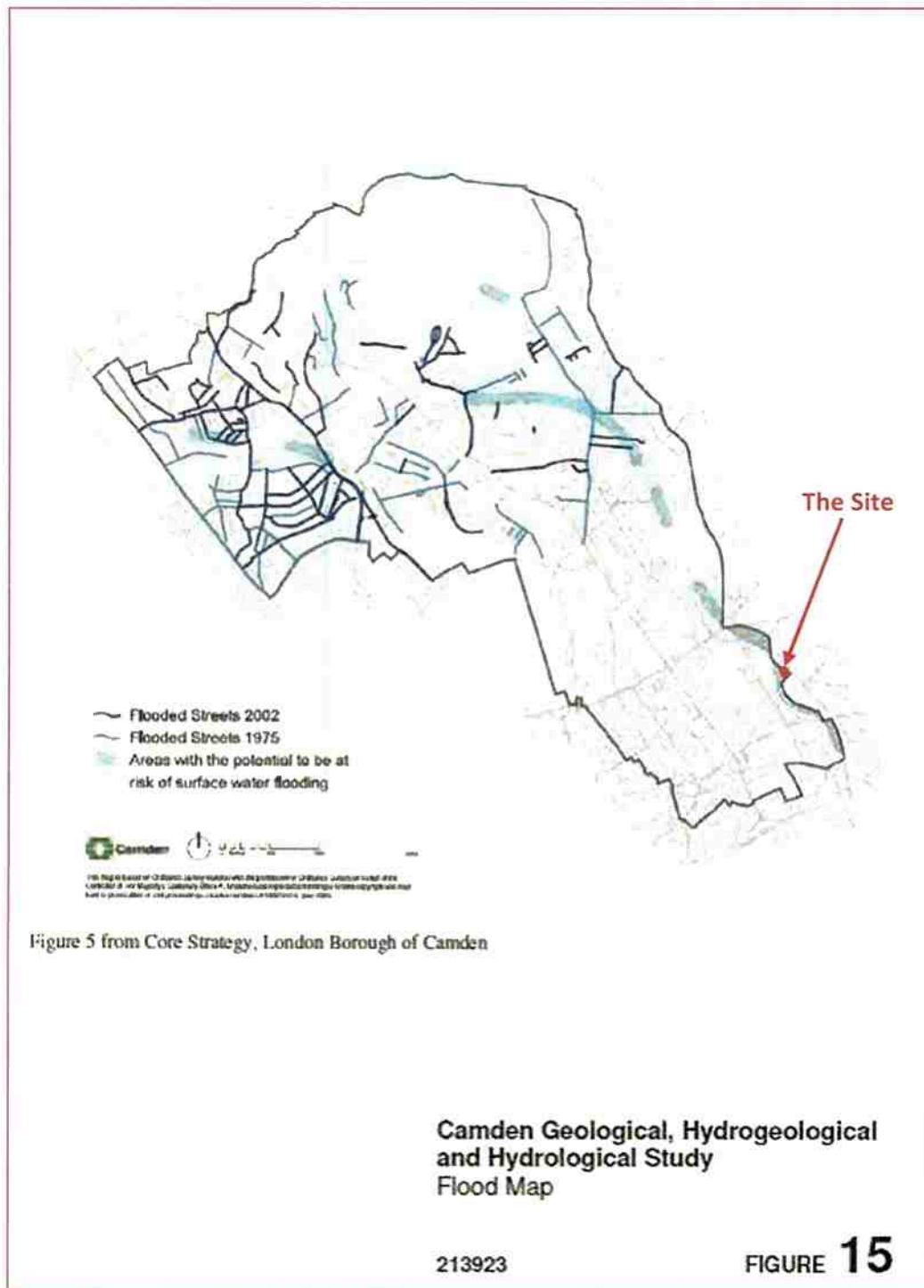
Source: London Borough of Camden

Figure 2.1: Extract of London Borough of Camden Surface Water Flood Maps



Source: Environment Agency website ([www.environment-agency.gov.uk](http://www.environment-agency.gov.uk))

Figure 3.1: Environment Agency Flood Map



Source: London Borough of Camden Geological, Hydrogeological and Hydrological Study (2010).  
**Figure 3.2: Camden Geological, Hydrogeological and Hydrological Study 2010 Flood Map**

## APPENDICES

## APPENDIX A

## Graham Sinclair

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**From:** Farthing, Amy [Amy.Farthing@camden.gov.uk]  
**Sent:** 23 April 2015 15:11  
**To:** Graham Sinclair  
**Subject:** RE: Surface water flooding hazard maps for Camden

Hi Graham,

Your email has been forwarded to me.

We don't hold any records of particular properties that have been flooded in this area, but our strategic flood risk assessment (2014) holds the most up to date surface water flooding maps for Camden, and also indicates flooded streets in previous events.  
<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/local-development-framework/core-strategy/evidence-and-supporting-documents.en> (under the heading 'basements and flooding')

Further information is available on our website [www.camden.gov.uk/flooding](http://www.camden.gov.uk/flooding) for the Flood Risk Management Strategy

Both documents are underpinned by the Preliminary Flood Risk Assessment and Surface Water Management Plan.

I'd also draw your attention to our planning policies relating to flood risk and basements – also available on the website Camden Planning Guidance 3 and 4 are the key documents  
<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance/>

Finally, if the development you are looking into is a major development, then this webpage relating to Sustainable drainage policy requirements will be of relevance too:  
<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/sustainable-urban-drainage-systems.en>

I hope this is all helpful.

Best Wishes

Amy Farthing  
Sustainability Officer

Telephone: 020 7974 7611

---

**From:** Humfrey, Nick  
**Sent:** 20 April 2015 17:21  
**To:** Farthing, Amy  
**Subject:** FW: Surface water flooding hazard maps for Camden

FYI

Nick Humfrey  
Higher Apprenticeship Programme Manager

Telephone: 0207 974 4027

**From:** Graham Sinclair [mailto:[graham.sinclair@createconsultingengineers.co.uk](mailto:graham.sinclair@createconsultingengineers.co.uk)]

**Sent:** 20 April 2015 17:19

**To:** Jasper, Graham

**Cc:** Humfrey, Nick; Julian Moore

**Subject:** RE: Surface water flooding hazard maps for Camden

Hi Graham,

We had some correspondence with Nick Humfrey on this site back in 2013. We are now revising our reports with an updated scheme and I wonder if you might be able to let me know whether Camden holds any records of flooding in the locality of Calthorpe Street since April 2013?

If you have any queries please do get in touch.

Many thanks,

Graham.



Graham Sinclair

Hydrologist  
Create Consulting Engineers Ltd

T 0845 450 7908  
F 0845 409 4520  
E [graham.sinclair@createconsultingengineers.co.uk](mailto:graham.sinclair@createconsultingengineers.co.uk)  
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**NORWICH**

Create Consulting Engineers Ltd  
15 Princes Street  
Norwich  
Norfolk  
NR3 1AF

**BRAINTREE**

**LONDON**

**GLASGOW**

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---

**From:** Humfrey, Nick [<mailto:Nick.Humfrey@camden.gov.uk>]  
**Sent:** 18 April 2013 10:35  
**To:** Julian Moore  
**Subject:** RE: Surface water flooding hazard maps for Camden

Julian,

Sorry for the typo.

However I can confirm that we do not consider the vicinity of Calthorpe street and Mount Pleasant as an area of significant surface water flood risk and have no records of flooding there (although our records are limited and shouldn't be taken as comprehensive).

Thanks

Nick Humfrey  
Sustainability Officer

Telephone: 0207 974 4027

---

**From:** Julian Moore [<mailto:Julian.Moore@createconsultingengineers.co.uk>]  
**Sent:** 18 April 2013 10:32  
**To:** Humfrey, Nick  
**Subject:** RE: Surface water flooding hazard maps for Camden

Thanks Nick – Please can you add a reference to our site in Calthorpe Street in the text below – perhaps by adding “Calthorpe street” where I have highlighted below.

Regards,

Julian



Associate, Water  
Create Consulting Engineers Ltd

T 0207 822 2306 (Direct)  
T 0207 822 2300 (Switchboard)  
M 07850 209761  
F 0845 409 4520  
E [julian.moore@createconsultingengineers.co.uk](mailto:julian.moore@createconsultingengineers.co.uk)  
W [www.createconsultingengineers.co.uk](http://www.createconsultingengineers.co.uk)

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London				
EC4Y 0HP				

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**From:** Humfrey, Nick [<mailto:Nick.Humfrey@camden.gov.uk>]  
**Sent:** 18 April 2013 10:20  
**To:** Julian Moore  
**Subject:** RE: Surface water flooding hazard maps for Camden

Hi Julian,

Please find attached the surface water flooding model for South Camden. Please do not take the high resolution as showing accuracy to property level. However I can confirm that we do not **consider an** area of significant surface water flood risk and have no records of flooding there (although our records are limited and shouldn't be taken as comprehensive).

I would however stress these lines from the flood risk strategy:

*Surface water run-off from significant areas of Camden drains into the former Fleet River, which has now been fully incorporated into the Fleet sewer. Overloading of this sewer during an event with a 3.3% chance of happening in any one year (1 in 30 year rainfall event) could result in localised sewer flooding in Farringdon Street and New Bridge Street in the City of London and the Cowcross Street area of Islington. Actions in Camden which minimise rainwater run-off into the sewer network will assist in reducing flood risk in neighbouring boroughs. This could include the incorporation of sustainable drainage systems (SuDS) into*

*buildings, open spaces and the public realm.*

Consequently we ask that in any design full and early consideration is given to how SuDS can be incorporated as they will have an important impact on flooding directly downstream.

Thanks

Nick Humfrey  
Sustainability Officer

Telephone: 0207 974 4027

---

**From:** Julian Moore [<mailto:Julian.Moore@createconsultingengineers.co.uk>]

**Sent:** 17 April 2013 15:25

**To:** Humfrey, Nick

**Subject:** Surface water flooding hazard maps for Camden

Hi Nick,

I write to request a copy of your latest Surface water flooding hazard maps for Camden. I understand that you were undertaking some enhanced modelling work to refine the original work which was done for drain London - Is this available yet?

Kind regards,

Julian



Associate, Water  
Create Consulting Engineers Ltd

T 0207 822 2306 (Direct)  
T 0207 822 2300 (Switchboard)  
M 07850 209761  
F 0845 409 4520  
E [julian.moore@createconsultingengineers.co.uk](mailto:julian.moore@createconsultingengineers.co.uk)  
W [www.createconsultingengineers.co.uk](http://www.createconsultingengineers.co.uk)

LONDON

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## APPENDIX B

# Asset Location Search



Thames Water Property Searches  
12 Vastern Road  
READING  
RG1 8DB

<b>Search address supplied</b>	John Stewart 51 Calthorpe Street London WC1X 0HH
<b>Your reference</b>	P12-385
<b>Our reference</b>	ALS/ALS Standard/2012_2367582
<b>Search date</b>	29 November 2012

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

[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](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  
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](mailto:searches@thameswater.co.uk)  
Web: [www.thameswater-propertysearches.co.uk](http://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](mailto:searches@thameswater.co.uk)  
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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](#)

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T 0845 070 9148

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

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# 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](#)

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T 0845 070 9148

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

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# 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](mailto: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](mailto:devcon.team@thameswater.co.uk)

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

[Thames Water Utilities Ltd](#)

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Slough SL1 4WW

DX 151280 Slough 13

T 0845 070 9148

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No. 2366661, Registered office  
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Reading RG1 8DB



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

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



# ALS Sewer Map Key

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

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

### 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.

## 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

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

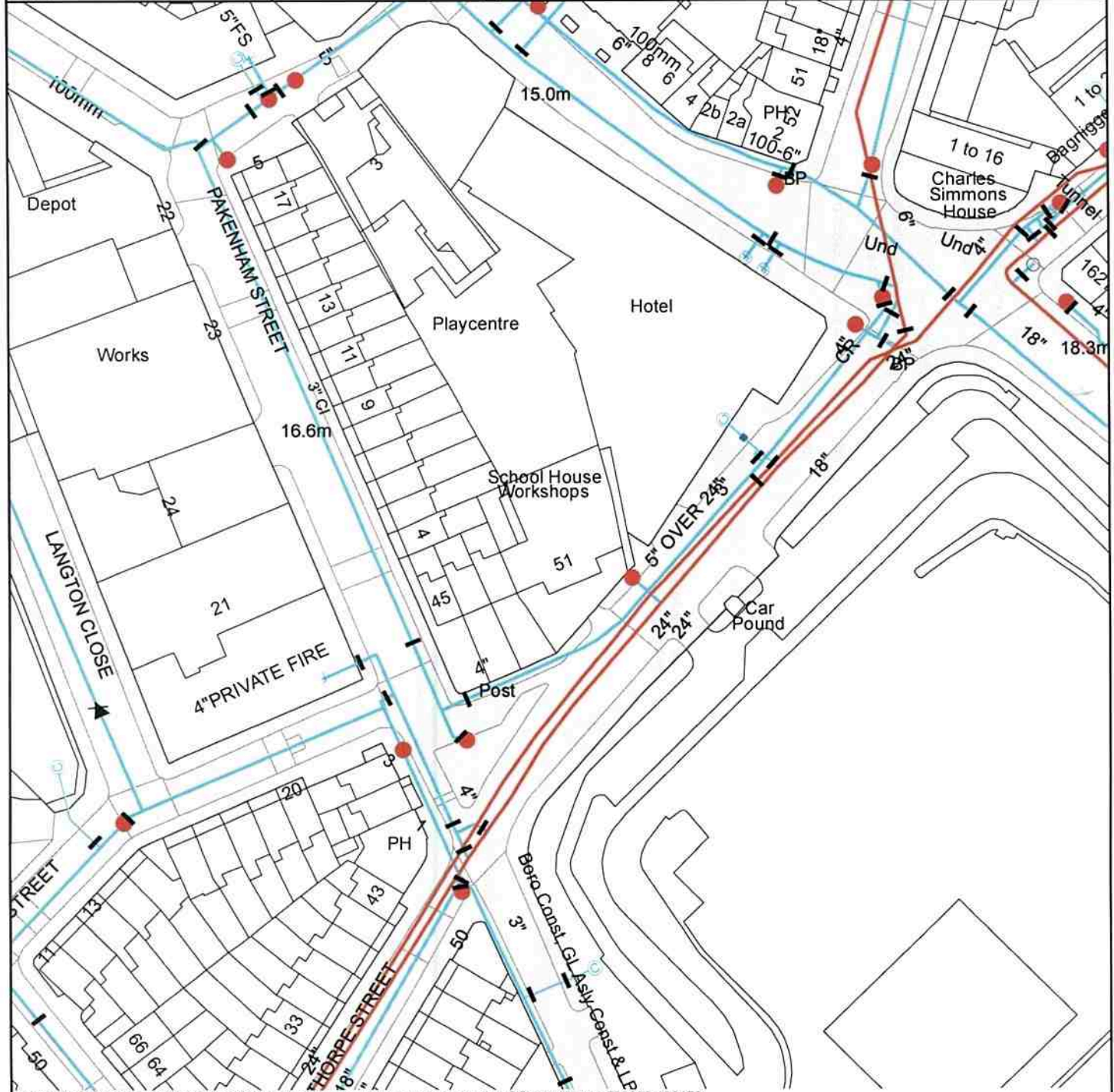
## Other Symbols

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
<b>Areas</b>	
	Lines denoting areas of underground surveys, etc.
	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

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

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



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

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Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. WU298557 Crown Copyright Reserved.



# ALS Water Map Key

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

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

**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.

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

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

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

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

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

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

## Valves

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

## Hydrants

- Single Hydrant

## Meters

- Meter

## End Items

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

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

## Operational Sites

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

## Other Symbols

- Data Logger

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

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

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



## **Search Code**

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

#### **The Search Code:**

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

#### **The Code's core principles**

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

#### **Complaints**

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

#### **TPOs Contact Details**

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

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

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

## APPENDIX C

# 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](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  
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

Thames Water Utilities Ltd

Property Searches  
PO Box 3189  
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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  
Clearwater Court, Vastern Road  
Reading RG1 8DB

# Sewer Flooding

## History Enquiry



### History of Sewer Flooding

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

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

For your guidance:

- A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- "Internal flooding" from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- "At Risk" properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company's reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 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 151280 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  
Clearwater Court, Vastern Road  
Reading RG1 8DB

## APPENDIX D

**CALCULATION OF NEW DEMAND ON FOUL SEWERS USING PROPERTY TYPE.**

Existing Discharge from Site					
	Dry weather flow (in litres per day)	Daily Discharge (in litres)	No. of :-	Total Discharge (in litres per day)	Housing Equivalent
General Housing per property	600	4000		0	0
School per pupil					
Assembly Hall per seat	80	528		0	0
Cinema per seat	10	66		0	0
Theatre per seat	10	66		0	0
Sports Hall per person	10	66		0	0
	50	330		0	0
Hotel per room	550	3630		0	0
Guest House per room	200	1320		0	0
Motel per room	300	1980		0	0
Holiday Apartment per person	150	990		0	0
Leisure Park per person	220	1452		0	0
Caravan Pk standard per space	250	1650		0	0
Caravan Site serviced per space	450	2970		0	0
Camping site standard per space	200	1320		0	0
Camping site serviced per space	350	2310		0	0
Public House per seat	150	990		0	0
Restaurant/Day Care Centre per person	270	1782		0	0
Drive in restaurant per seat	380	2508		0	0
Hospital per bed	750	4950		0	0
Nursing/Care Home per bed	375	2475		0	0
Offices per 100m sq	750	4950	11	54450	13.6125
Shopping Centre per 100m sq	400	2640		0	0
Warehouse per 100m sq	150	990		0	0
Commercial premises per 100 m sq	300	1980		0	0
Manufacturing unit per 100m sq	550	3630		0	0
Total Discharge / Housing Equivalent				54450	13.6125
				0.63 l/s	

Proposed Discharge from Site					
	Dry weather flow (in litres per day)	Daily Discharge (in litres)	No. of :-	Total Discharge (in litres per day)	Housing Equivalent
	600	4000	17	68000	17
	80	528		0	0
	10	66		0	0
	10	66		0	0
	10	66		0	0
	50	330		0	0
	550	3630		0	0
	200	1320		0	0
	300	1980		0	0
	150	990		0	0
	220	1452		0	0
	250	1650		0	0
	450	2970		0	0
	200	1320		0	0
	350	2310		0	0
	150	990		0	0
	270	1782		0	0
	380	2508		0	0
	750	4950		0	0
	375	2475		0	0
	750	4950		0	0
	400	2640		0	0
	150	990		0	0
	300	1980		0	0
	550	3630		0	0
Total Discharge / Housing Equivalent				68000	17
				0.79 l/s	

Net gain to system per day/property equivalent	13550	3.3875
Net foul water increase to system =	0.16	l/s

## APPENDIX E

Create Consulting Engineers Ltd

Page 1

15 Princes Street

Norwich

Norfolk NR3 1AF

Calthorpe Street

Hydrobrake Outflow 5.0 l/s

Cellular Storage - 100 yr + CC

Date 20.05.15

File HYDROBRAKE CELLULAR STO...

Designed by GS

Checked by BWA

XP Solutions

Source Control 2015.1

Summary of Results for 100 year Return Period (+30%)

Half Drain Time : 26 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max E Outflow (l/s)	Max Volume (m³)	Status
15 min Summer	15.531	1.071	0.0	4.9	4.9	10.7	O K
30 min Summer	15.638	1.178	0.0	4.9	4.9	11.7	O K
60 min Summer	15.599	1.139	0.0	4.9	4.9	11.4	O K
120 min Summer	15.403	0.943	0.0	4.9	4.9	9.4	O K
180 min Summer	15.147	0.687	0.0	4.9	4.9	6.9	O K
240 min Summer	14.956	0.496	0.0	4.9	4.9	4.9	O K
360 min Summer	14.733	0.273	0.0	4.7	4.7	2.7	O K
480 min Summer	14.631	0.171	0.0	4.3	4.3	1.7	O K
600 min Summer	14.584	0.124	0.0	3.9	3.9	1.2	O K
720 min Summer	14.566	0.106	0.0	3.4	3.4	1.1	O K
960 min Summer	14.545	0.085	0.0	2.7	2.7	0.9	O K
1440 min Summer	14.528	0.068	0.0	2.0	2.0	0.7	O K
2160 min Summer	14.515	0.055	0.0	1.4	1.4	0.5	O K
2880 min Summer	14.508	0.048	0.0	1.1	1.1	0.5	O K
4320 min Summer	14.500	0.040	0.0	0.8	0.8	0.4	O K
5760 min Summer	14.495	0.035	0.0	0.6	0.6	0.3	O K
7200 min Summer	14.492	0.032	0.0	0.5	0.5	0.3	O K
8640 min Summer	14.489	0.029	0.0	0.4	0.4	0.3	O K
10080 min Summer	14.487	0.027	0.0	0.4	0.4	0.3	O K
15 min Winter	15.688	1.228	0.0	4.9	4.9	12.2	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	136.877	0.0	14.1	16
30 min Summer	88.387	0.0	18.2	27
60 min Summer	54.281	0.0	22.4	44
120 min Summer	32.206	0.0	26.6	78
180 min Summer	23.430	0.0	29.0	108
240 min Summer	18.596	0.0	30.7	138
360 min Summer	13.394	0.0	33.1	194
480 min Summer	10.611	0.0	35.0	250
600 min Summer	8.852	0.0	36.5	308
720 min Summer	7.630	0.0	37.8	368
960 min Summer	6.032	0.0	39.8	488
1440 min Summer	4.325	0.0	42.8	730
2160 min Summer	3.097	0.0	46.0	1096
2880 min Summer	2.442	0.0	48.3	1468
4320 min Summer	1.745	0.0	51.8	2184
5760 min Summer	1.373	0.0	54.4	2840
7200 min Summer	1.140	0.0	56.4	3544
8640 min Summer	0.979	0.0	58.2	4320
10080 min Summer	0.861	0.0	59.6	4976
15 min Winter	136.877	0.0	15.8	16

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Calthorpe Street  
Hydrobrake Outflow 5.0 l/s  
Cellular Storage - 100 yr + CC



Designed by GS
----------------


Checked by BWA

Source Control 2015.1

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control E (l/s)	Max Outflow (l/s)	Max Volume (m <sup>3</sup> )	Status
----------------	---------------------	---------------------	------------------------------	---------------------------	-------------------------	------------------------------------	--------

30 min Winter	15.823	1.363	0.0	4.9	4.9	13.6	OK
60 min Winter	15.759	1.299	0.0	4.9	4.9	13.0	OK
120 min Winter	15.457	0.997	0.0	4.9	4.9	9.9	OK
180 min Winter	15.066	0.606	0.0	4.9	4.9	6.0	OK
240 min Winter	14.819	0.359	0.0	4.9	4.9	3.6	OK
360 min Winter	14.616	0.156	0.0	4.1	4.1	1.6	OK
480 min Winter	14.567	0.107	0.0	3.4	3.4	1.1	OK
600 min Winter	14.550	0.090	0.0	2.9	2.9	0.9	OK
720 min Winter	14.540	0.080	0.0	2.5	2.5	0.8	OK
960 min Winter	14.528	0.068	0.0	2.0	2.0	0.7	OK
1440 min Winter	14.515	0.055	0.0	1.4	1.4	0.5	OK
2160 min Winter	14.506	0.046	0.0	1.0	1.0	0.5	OK
2880 min Winter	14.500	0.040	0.0	0.8	0.8	0.4	OK
4320 min Winter	14.493	0.033	0.0	0.6	0.6	0.3	OK
5760 min Winter	14.489	0.029	0.0	0.4	0.4	0.3	OK
7200 min Winter	14.487	0.027	0.0	0.4	0.4	0.3	OK
8640 min Winter	14.485	0.025	0.0	0.3	0.3	0.2	OK
10080 min Winter	14.483	0.023	0.0	0.3	0.3	0.2	OK

Storm Event	Rain (mm/hr)	Flooded Volume (m <sup>3</sup> )	Discharge Volume (m <sup>3</sup> )	Time-Peak (mins)
30 min Winter	88.387	0.0	20.4	29
60 min Winter	54.281	0.0	25.1	46
120 min Winter	32.206	0.0	29.8	84
180 min Winter	23.430	0.0	32.5	114
240 min Winter	18.596	0.0	34.4	140
360 min Winter	13.394	0.0	37.1	194
480 min Winter	10.611	0.0	39.2	248
600 min Winter	8.852	0.0	40.9	308
720 min Winter	7.630	0.0	42.3	366
960 min Winter	6.032	0.0	44.6	486
1440 min Winter	4.325	0.0	48.0	718
2160 min Winter	3.097	0.0	51.5	1072
2880 min Winter	2.442	0.0	54.1	1444
4320 min Winter	1.745	0.0	58.0	2132
5760 min Winter	1.373	0.0	60.9	2888
7200 min Winter	1.140	0.0	63.2	3600
8640 min Winter	0.979	0.0	65.1	4336
10080 min Winter	0.861	0.0	66.8	5072

Create Consulting Engineers Ltd		Page 3
15 Princes Street	Calthorpe Street	
Norwich	Hydrobrake Outflow 5.0 l/s	
Norfolk NR3 1AF	Cellular Storage - 100 yr + CC	
Date 20.05.15	Designed by GS	
File HYDROBRAKE CELLULAR STO...	Checked by BWA	
XP Solutions	Source Control 2015.1	

#### Rainfall Details


Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	20.600	Shortest Storm (mins)	15
Ratio R	0.439	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+30

#### Time Area Diagram

Total Area (ha) 0.055

Time (mins)	Area
From:	To: (ha)

0	4 0.055
---	---------

Create Consulting Engineers Ltd		Page 4
15 Princes Street Norwich Norfolk NR3 1AF	Calthorpe Street Hydrobrake Outflow 5.0 l/s Cellular Storage - 100 yr + CC	
Date 20.05.15 File HYDROBRAKE CELLULAR STO...	Designed by GS Checked by BWA	
XP Solutions	Source Control 2015.1	

Model Details

Storage is Online Cover Level (m) 16.260

Cellular Storage Structure

Invert Level (m) 14.460 Safety Factor 2.0  
Infiltration Coefficient Base (m/hr) 0.00000 Porosity 0.95  
Infiltration Coefficient Side (m/hr) 0.00000

Depth (m)	Area (m²)	Inf. Area (m²)	Depth (m)	Area (m²)	Inf. Area (m²)
0.000	10.5	10.5	1.501	0.0	30.0
1.500	10.5	30.0			

Hydro-Brake Optimum® Outflow Control

Unit Reference MD-SHE-0098-5000-1500-5000  
Design Head (m) 1.500  
Design Flow (l/s) 5.0  
Flush-Flo™ Calculated  
Objective Minimise upstream storage  
Diameter (mm) 98  
Invert Level (m) 14.460  
Minimum Outlet Pipe Diameter (mm) 150  
Suggested Manhole Diameter (mm) 1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.500	5.0
Flush-Flo™	0.431	4.9
Kick-Flo®	0.878	3.9
Mean Flow over Head Range	-	4.3

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake Optimum® as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	3.2	1.200	4.5	3.000	6.9	7.000	10.3
0.200	4.4	1.400	4.8	3.500	7.4	7.500	10.7
0.300	4.8	1.600	5.1	4.000	7.9	8.000	11.0
0.400	4.9	1.800	5.4	4.500	8.4	8.500	11.3
0.500	4.9	2.000	5.7	5.000	8.8	9.000	11.6
0.600	4.8	2.200	6.0	5.500	9.2	9.500	11.9
0.800	4.3	2.400	6.2	6.000	9.6		
1.000	4.1	2.600	6.5	6.500	10.0		

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## PLANS

CBD	Cupboard
FL	Floor level
FRL	Flat roof level
HL	Head level
Lint	Lintel level
RH	Room height
Sill	Sill level
Soff	Soffit level
ToW	Top of wall

Surveyed for  
**BROOKS MURRAY ARCHITECTS LTD**  
8-10 Newnorth Place  
London  
EC2A 4JA  
Tel: 020 77399955 Fax: 020 77399944

Survey it

51 CALTHORPE STREET  
LONDON  
FLOOR PLANS

File: BRM312

Scale 1:100 (A2 Sheet)

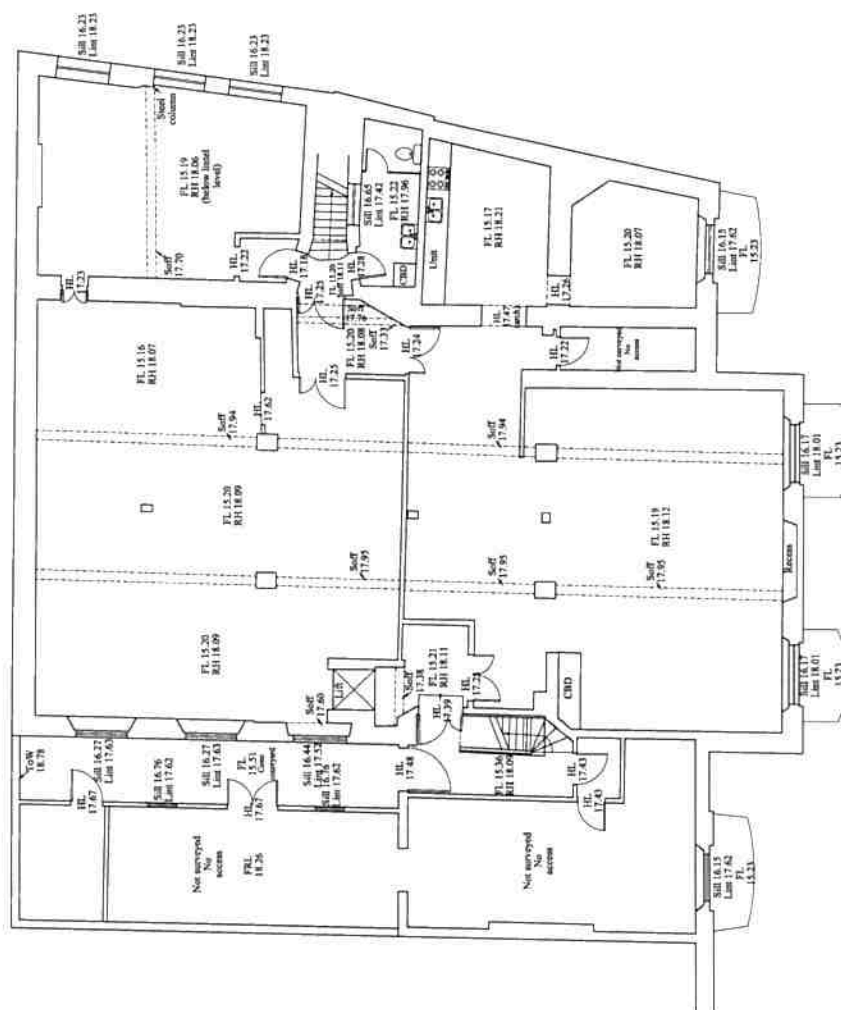
Date of survey: March 2012

Centre Line Surveys London



1 Cleveo House  
Brimcombe  
Stroud  
GL5 2QW  
Tel: 01453 889433  
e-mail: [central@gb](mailto:central@gb)

Drwg. No.	939 - P1 - 008	Rev
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## Basement

**1991**

CBD	Cupboard
FL	Floor level
HL	Head level
Lint	Lintel level
RH	Room height
Sill	Sill level
Soff	Soffit level
ToW	Top of wall
VP	Vent pipe

Survayord for  
**BROOKS MURRAY ARCHITECTS LTD**  
8-10 Newnorth Place  
London  
EC2A 4JA  
Tel: 020 77309955 Fax: 020 77309944

Survey at  
51 CALTHORPE STREET  
LONDON  
FLOOR PLANS

File: BRN012	Sheet 2 of 4
Scale 1:100 (A2 Sheet)	

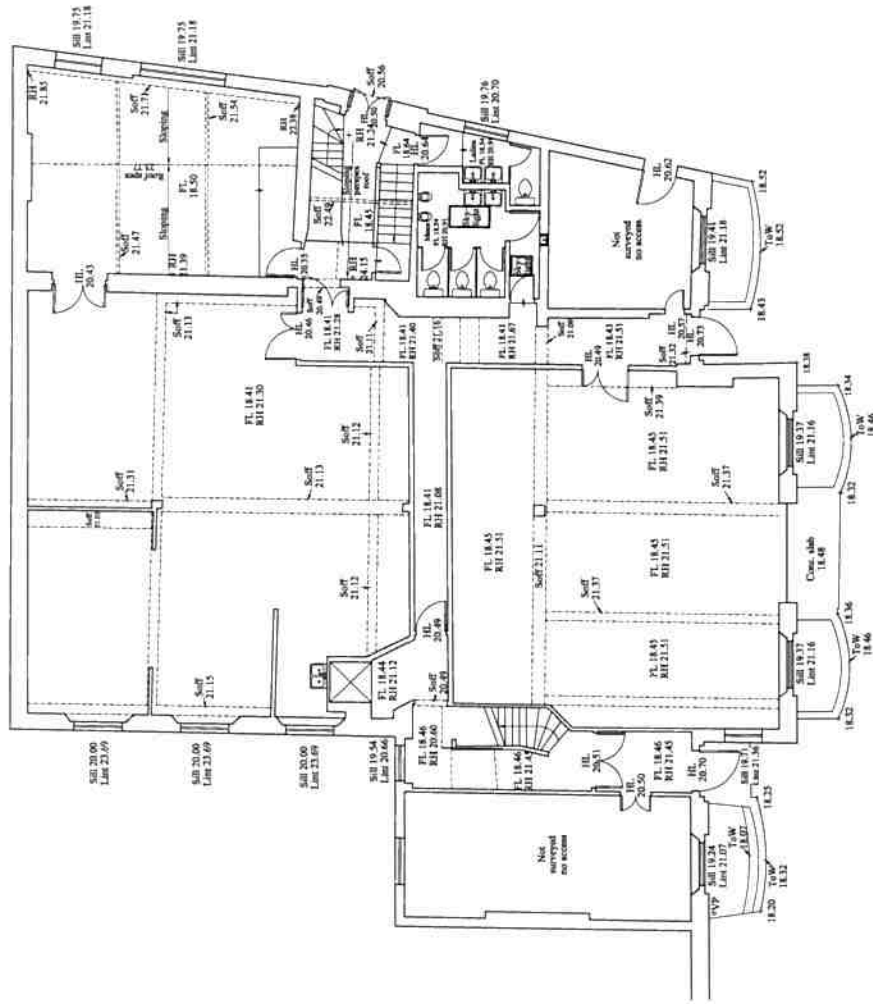
Date of survey: March 2012

Centre Line Surveys London



1 Cleve House  
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Tel: 01453 8394  
e-mail: [ccenline@](mailto:ccenline@)

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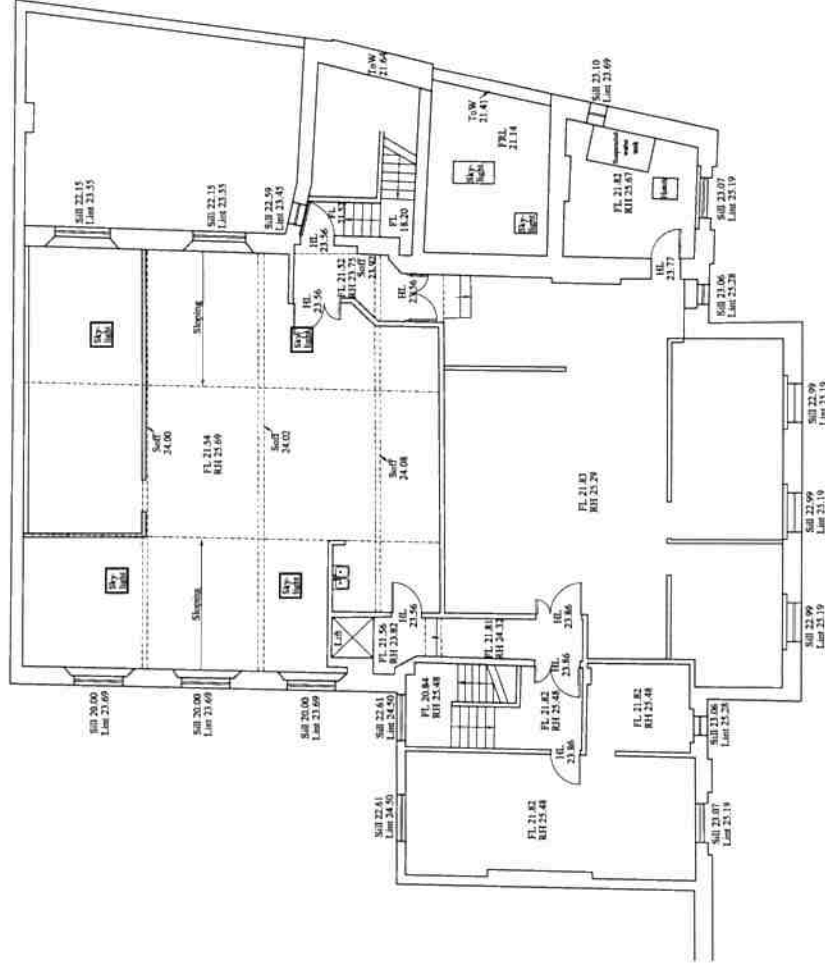


Ground floor

21

# LEGEND

CBD Cupboard  
 FL Floor level  
 HL Head level  
 Lint Lintel level  
 RH Room height  
 Sill Sill level  
 Soff Soffit level  
 ToW Top of wall



## First floor

PH  
 01/01/2012

Surveyed for  
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 8-10 Newnorth Place  
 London  
 EC2A 4JA  
 Tel: 020 77399955 Fax: 020 77399944

Survey at

**51 CALTHORPE STREET**  
**LONDON**  
**FLOOR PLANS**

File: BRM312 Sheet 3 of 4

Scale: 1:100 (A2 Sheet)

Date of survey: March 2012

**Centre Line Surveys London**

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 Tel: 01453 889437  
 e-mail: [centreline@btinternet.com](mailto:centreline@btinternet.com)



Drwg. No. 939 - P1 - 011 Rev

LEGEND

EL Eaves level  
FRL Flat roof level  
RL Ridge level  
ToW Top of wall

NOTE:

Due to limited access some of the roof information has been obtained through photography.

Surveyed for

BROOKS MURRAY ARCHITECTS LTD  
8-10 Newnorth Place  
London  
EC2A 4JA

Tel: 020 77399955 Fax: 020 77399944

Survey at

51 CALTHORPE STREET  
LONDON  
ROOF PLAN

File: BRM12

Sheet 4 of 4

Scale 1:100 (A2 Sheet)

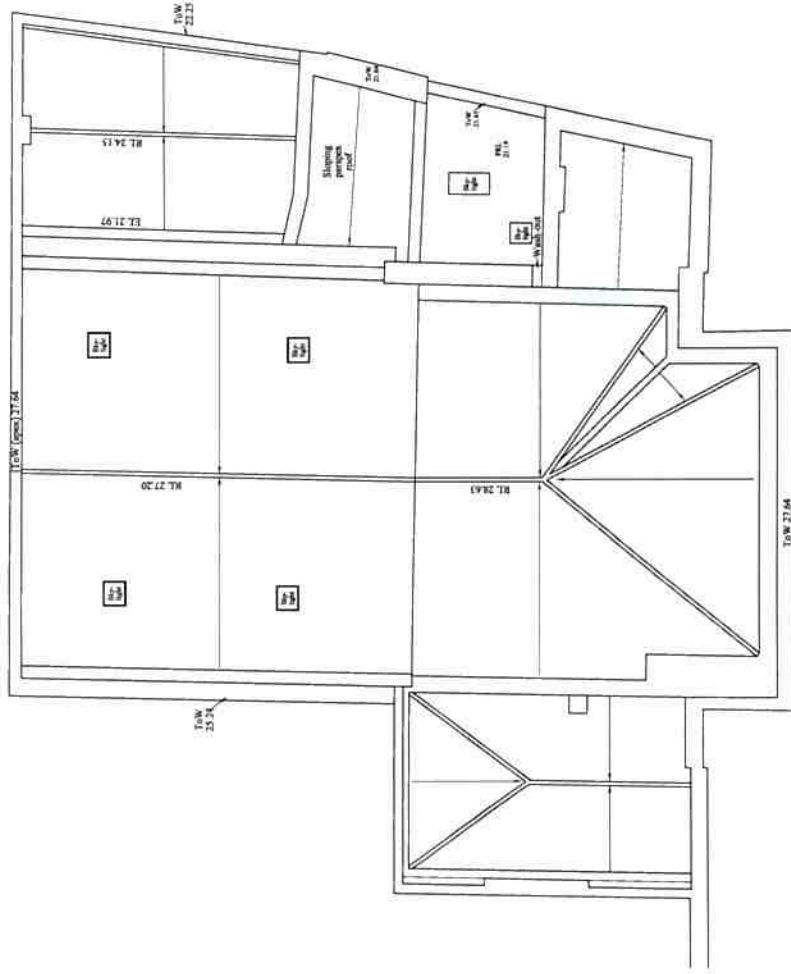
Date of survey: March 2012

Centre Line Surveys London

1 Cleve House  
Brittascombe  
Streat  
GL5 2QW  
Tel: 01453 889437  
e-mail: centline@btinternet.com



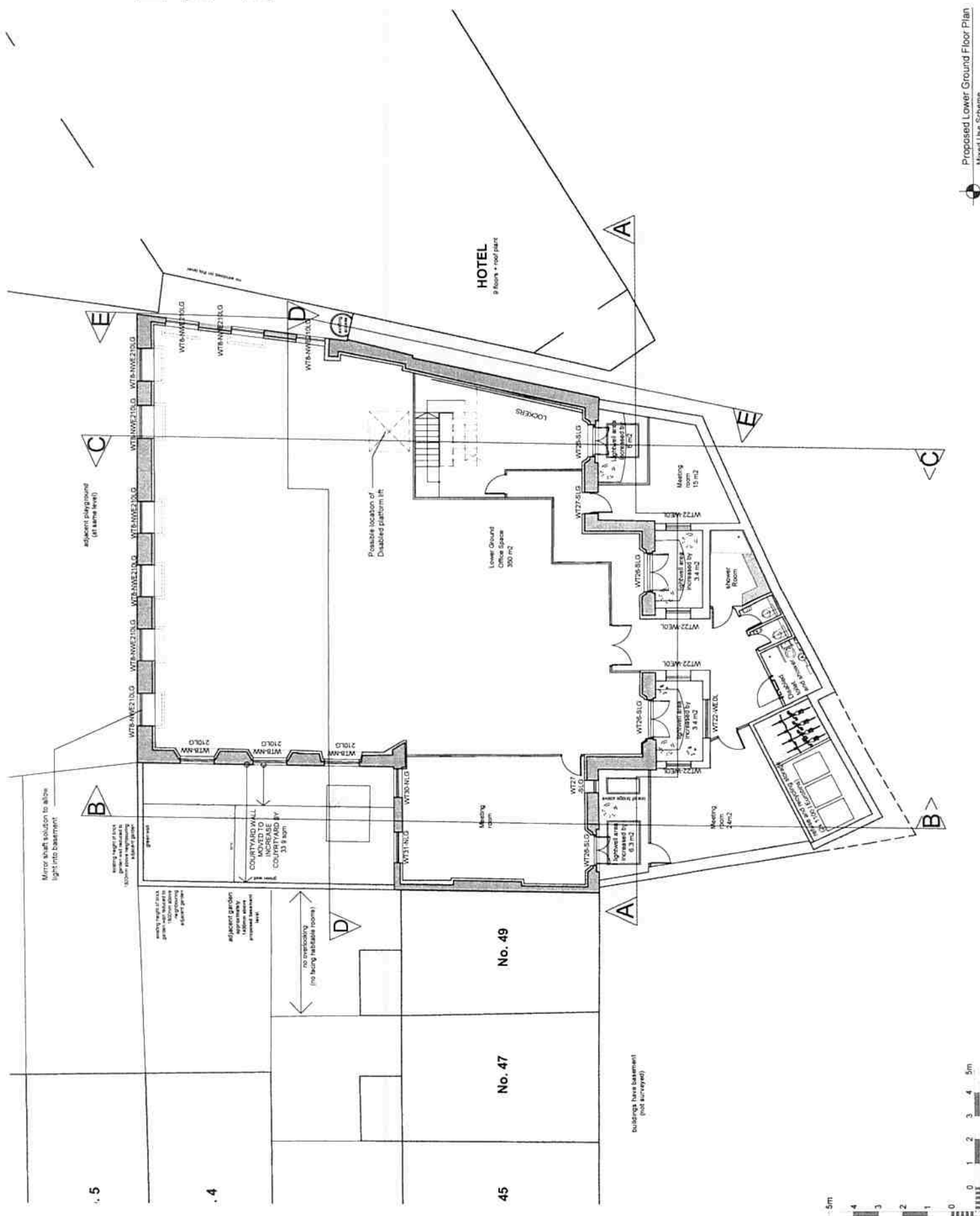
Drwg. No. 939 - P1 - 012 Rev



Roof

1/10

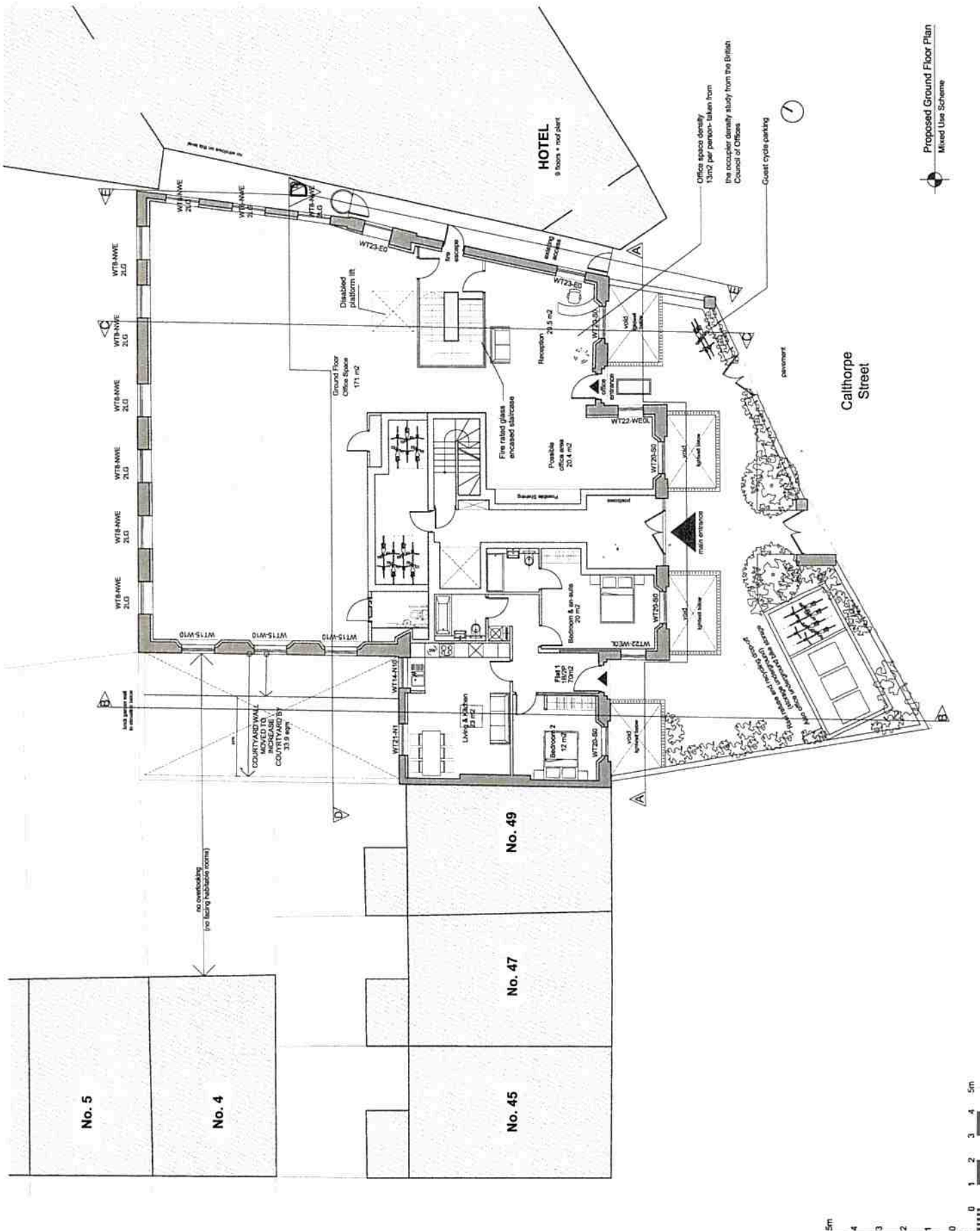




Existing wall  
New wall/ Mansard  
Adjacent Buildings

brooks murray

CLIENT: Simon Firth  
201 St Cuthbert Street  
Camden  
WC1N 0HH  
DRAWING TITLE: Proposed Ground Floor  
SCALE: 1:100 @ A2  
DATE: MAR 2017  
STATUS: PA  
DRAWING NUMBER: 939H-110  
DRAWING CODE: SS





brooks  
murray

DRAWING TITLE:  
**Proposed Second floor**

339M-112 1 55

ISSN 0007-1226  
CODEN JPLA-DK  
JPLA-DK 3(1) 1-10 (1990)

Proposed Second Floor Plan  
Mixed Use Scheme



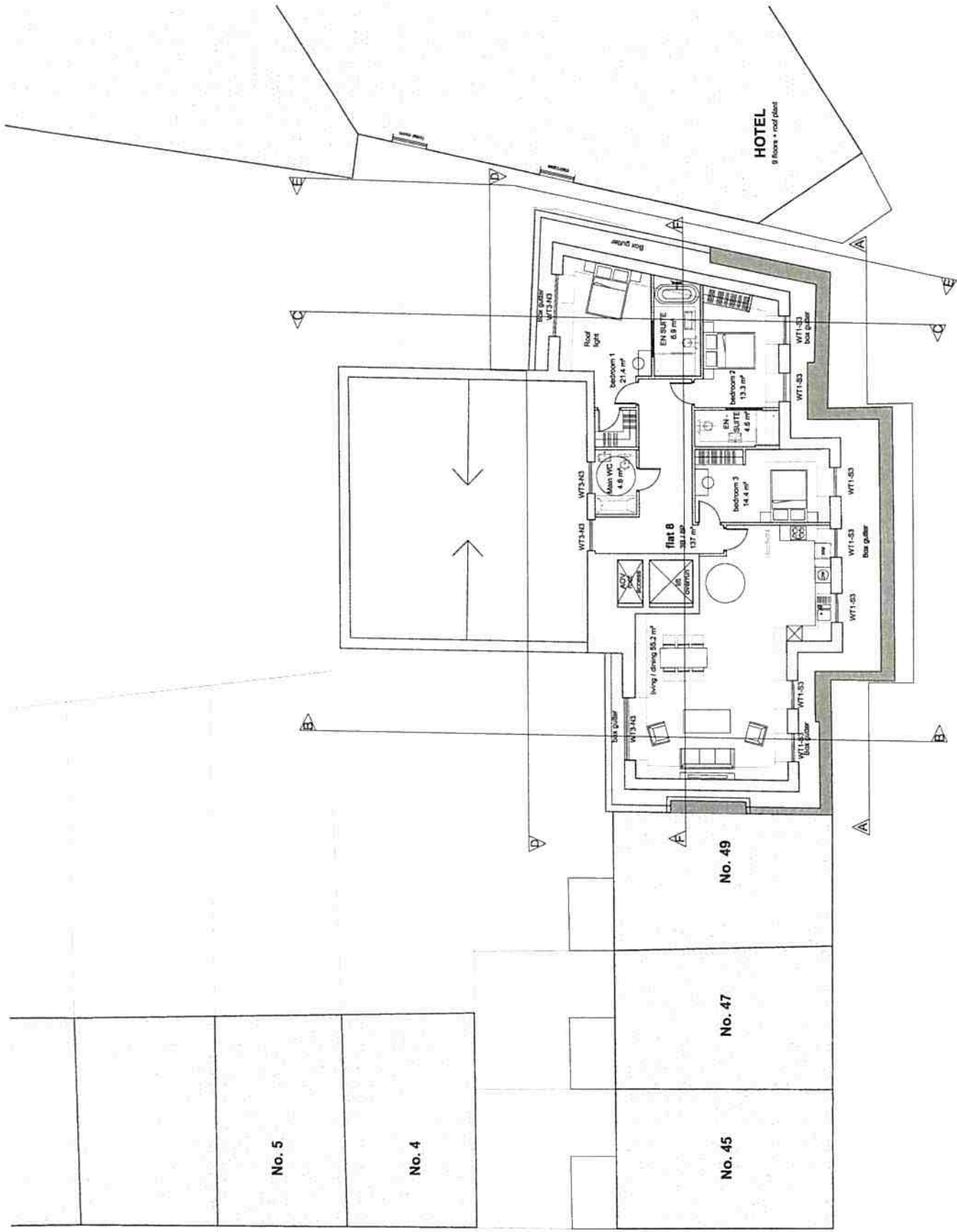
Existing wall  
New wall/ Mansard  
Adjacent Buildings

Brooks Murray Architects  
111 Colindale Avenue  
London NW9 1JL  
Tel: 020 8834 1111  
Fax: 020 8834 1112  
Email: info@brooks-murray.co.uk

**brooks murray**

CLIENT: Simon Frith  
RFP: 51 Colindale Street  
Camden  
WC1X 0HH  
DRAWING TITLE: Proposed Third Floor  
SCALE: 1:100 @ A2  
DATE: APRIL 2017  
STATION: PA  
DRAWING NUMBER: 9339M-113  
ISSUE: 01  
DESIGNER: JH  
CHECKER: SS  
DATE: 01/04/17

Proposed Third Floor Plan  
Mixed Use Scheme



New wall	Adjacent b	Ground

SURFACE WATER  
SUMP PUMP AND  
BIRMINGHAM MAINS FOR  
SCHOOL PLAYGROUND  
BASEMENT LIGHT  
WELL

Mirror shaft solution to allow light into basement

HOUSING FOR MHs  
Approx 1.75M HIGH  
(TO SUIT INCOME  
OF EXISTING  
OUTFALL SEWER)

EXISTING SLOPE  
(THAMES WARD)  
ABOVE NEW BASEMENT  
LEVEL

NEW NH ON  
EXISTING RUN

EXISTING MH  
IN REAL GUARDIAN  
REMOVED

Foul water  
Rising main

FOUL WATER  
PUMP CHAMBER  
AND STORAGE

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

Thickness of 3000mm high retaining wall 150mm so that minor shaft does not collapse

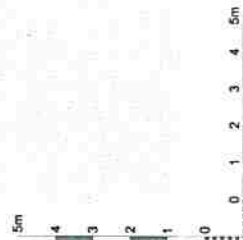
A		
REV	AMENDMENT	BY DATE

Paul's Product Alternates  
 100% Cotton 100% Polyester  
 100% Cotton 100% Polyester  
 100% Cotton 100% Polyester

01/06/2017  
 Simon Tirth  
 00  
 61 Colliette Street  
 Camden  
 VIC 3171  
 0846661115  
 Unpublished Research Plan

[illegible]

Proposed Basement Plan



brooks  
murray

CZ001  
1100 sp A2  
DATE:  
APRIL 2017  
STATUS:  
PA  
DRAWING NAME: P-  
939M-109  
REV: 55  
PSSW: 0000000000

Proposed Lower Ground Floor Plan  
Mixed Use Scheme

