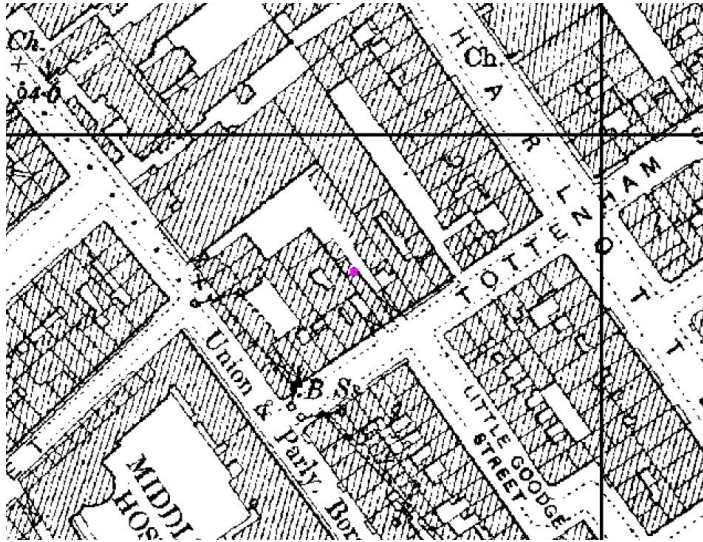
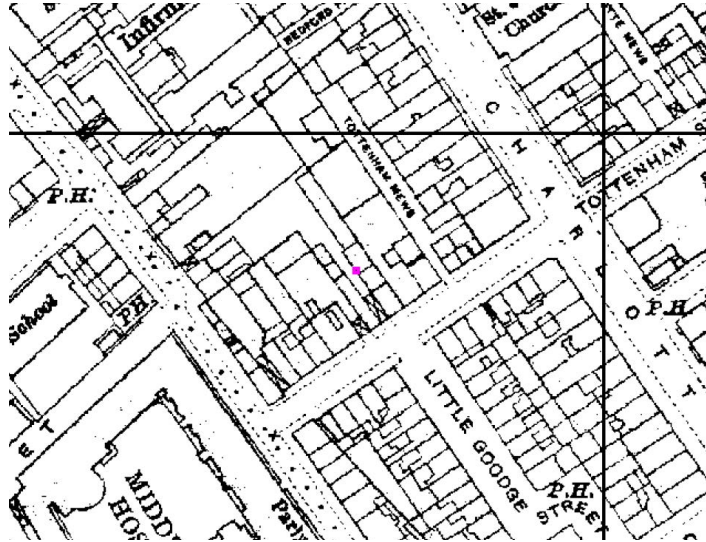


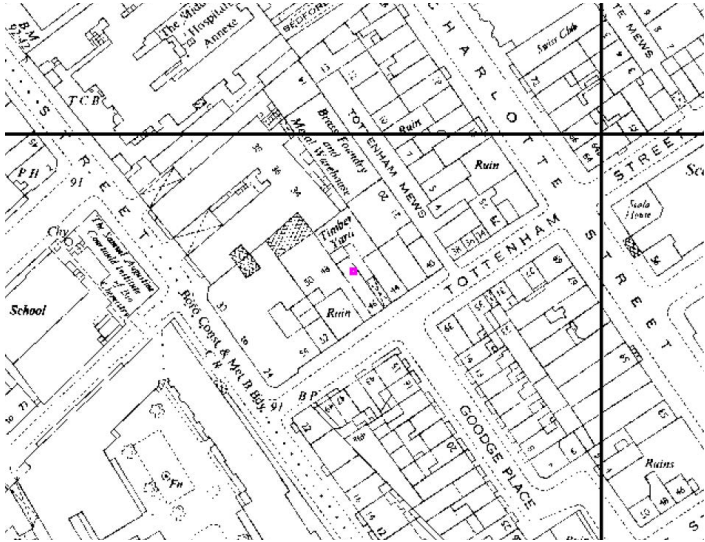
Published 1875-1876



Published 1896



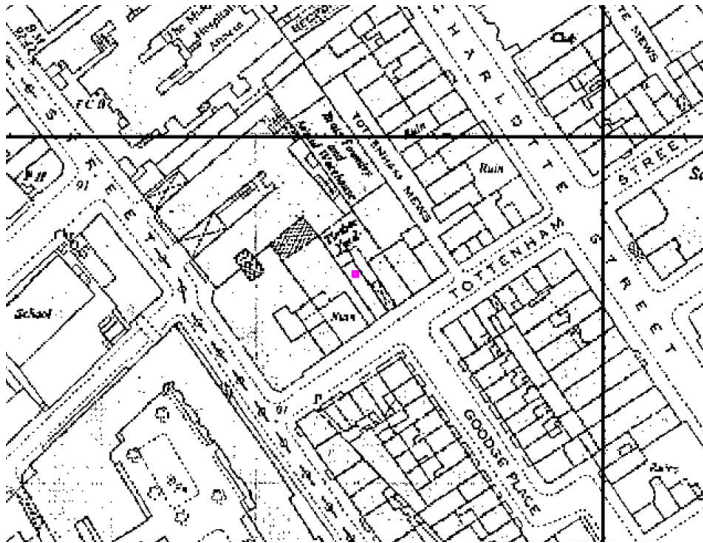
Published 1916



Published 1953



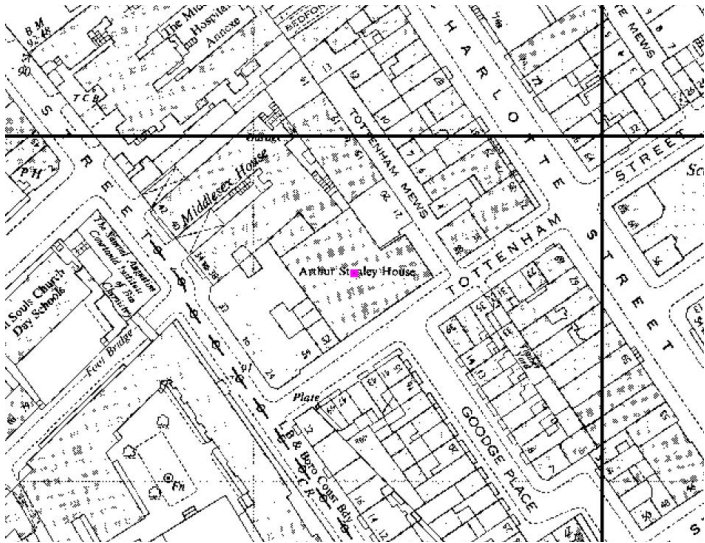
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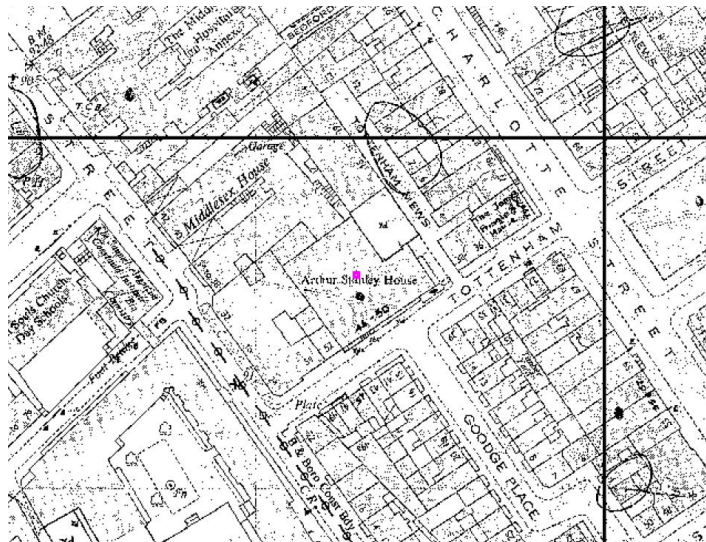
Published 1955



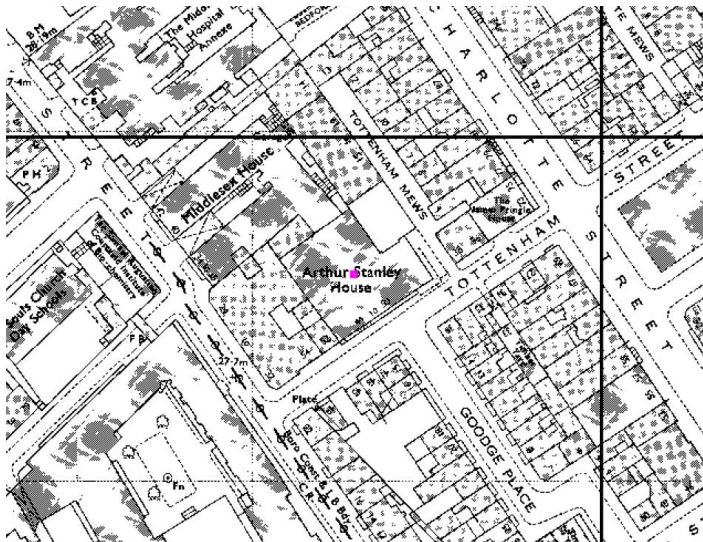
Published 1958-1964



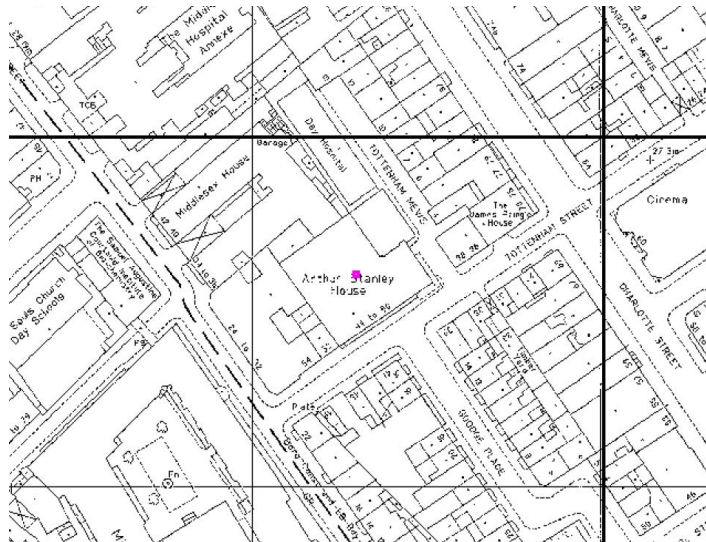
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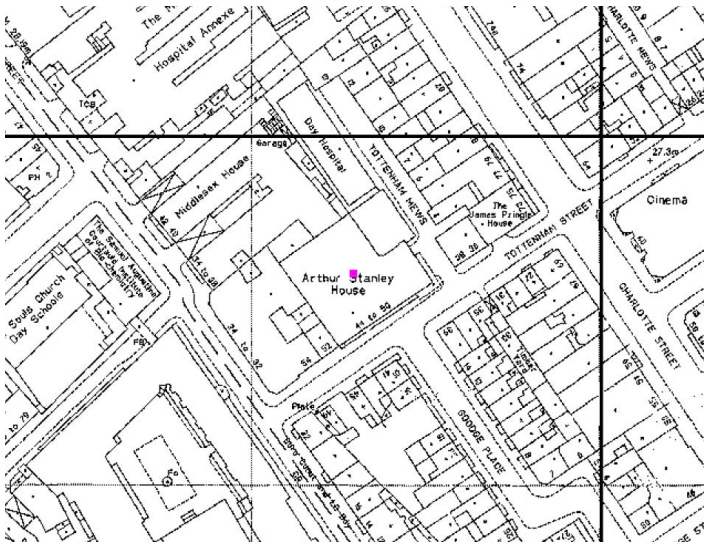
Published 1973-1987



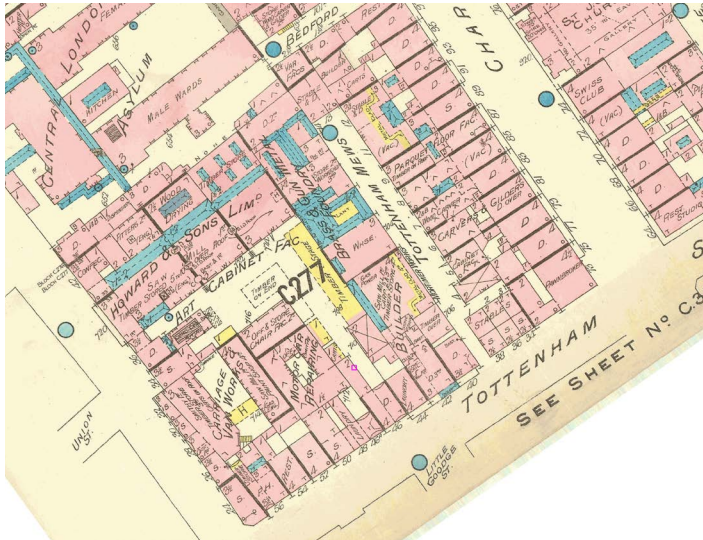
Published 1973



Published 1991



Published 1991-1995



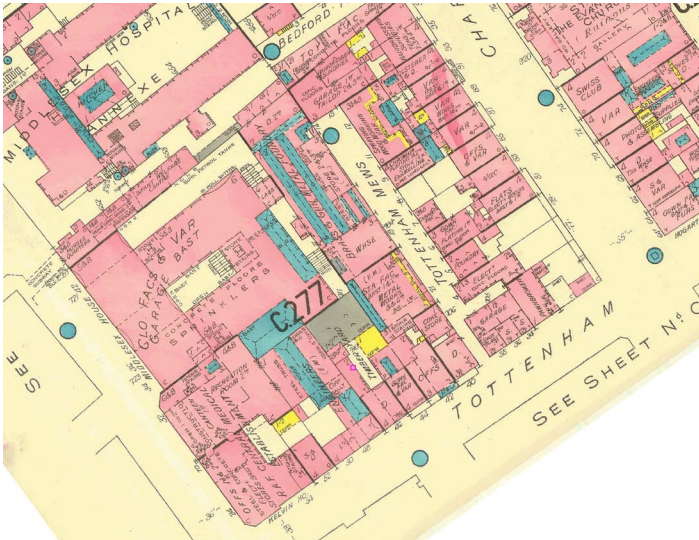
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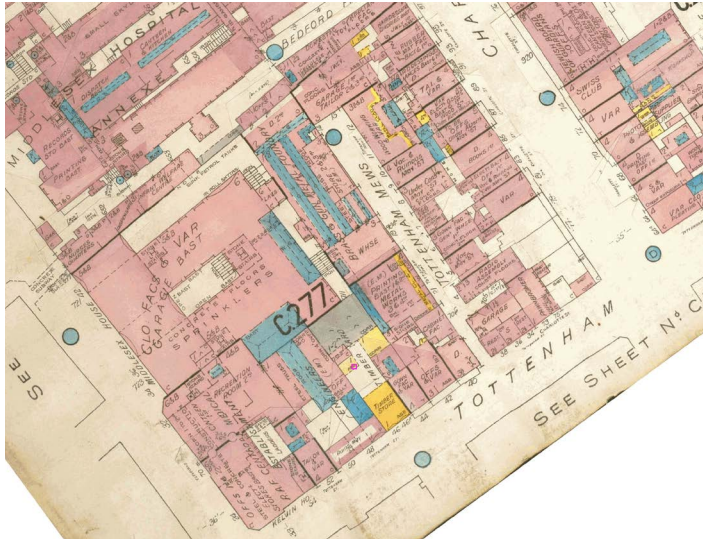
Published 1927



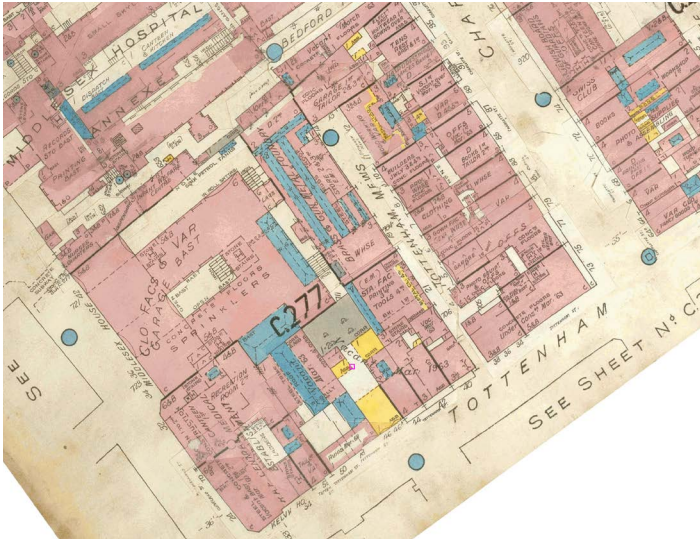
Published 1930



Published 1948



Published 1957



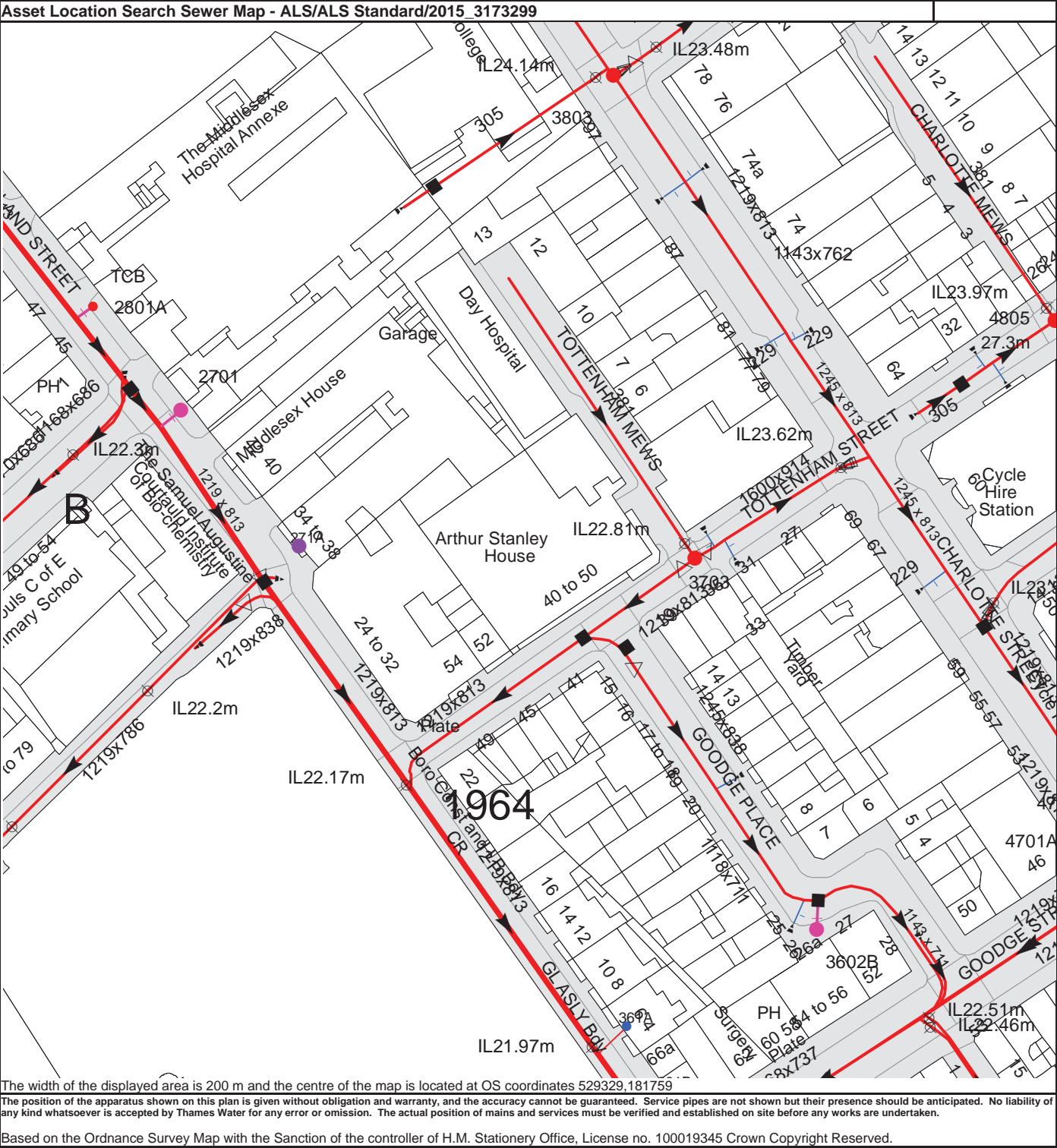
Published 1963



Published 1966

Appendix I

Thames Water Asset Plan



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
4805	n/a	n/a
2801A	27.7	25.7
2701	27.05	n/a
271A	n/a	n/a
3803	27.34	23.12
3703	n/a	n/a
361A	n/a	n/a
3602B	n/a	n/a

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



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

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

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**

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**

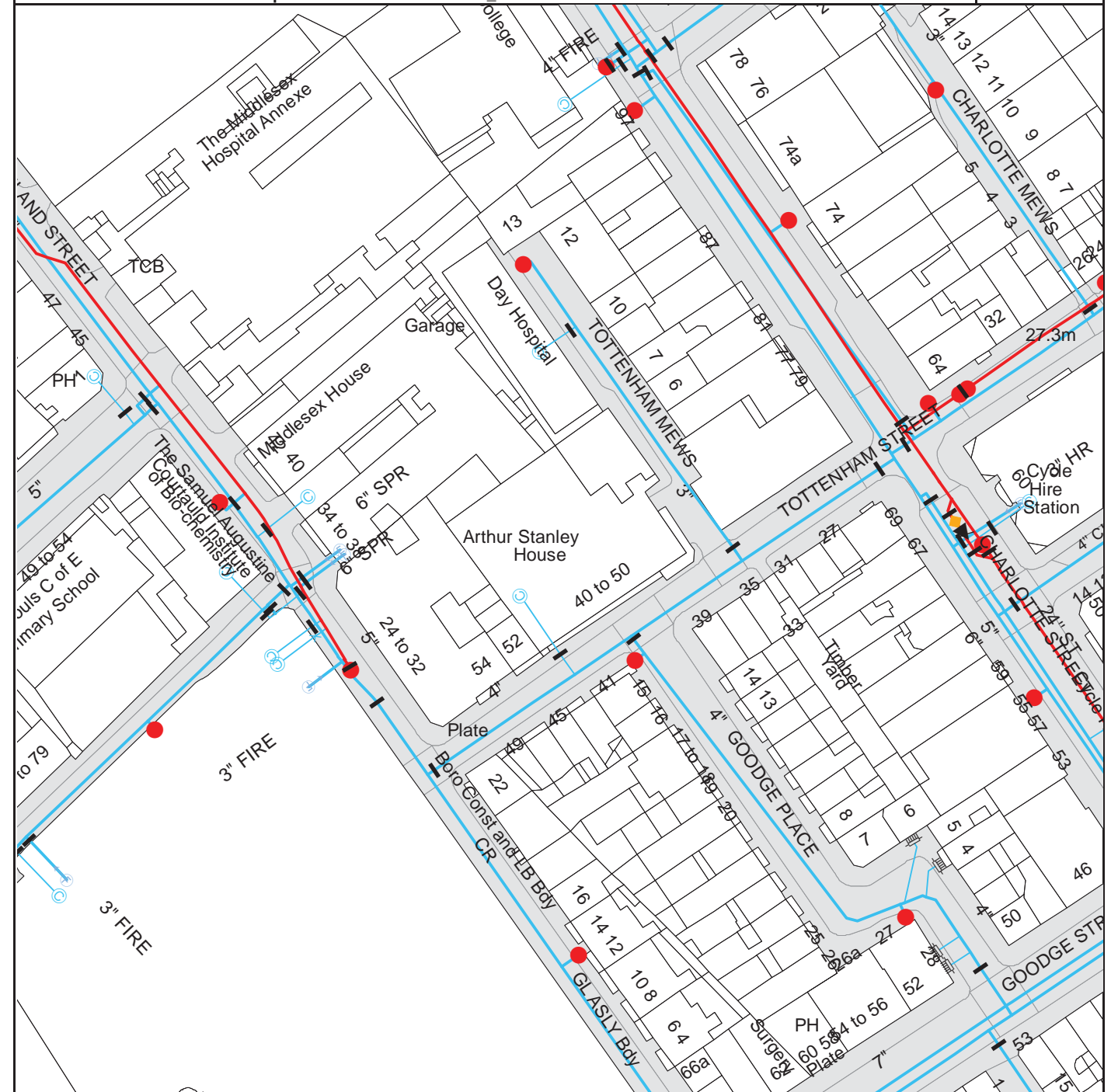
Other Sewer Types (Not Operated or Maintained by Thames Water)

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

Thames Water Utilities Ltd, Property Searches, PO Box 3189, Slough SL1 4W, DX 151280 Slough 13
T 0845 070 9148 E searches@thameswater.co.uk I www.thameswater-propertysearches.co.uk

Page 8 of 12

Asset Location Search Water Map - ALS/ALS Standard/2015 3173299



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 529329, 181759.

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

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



ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

- 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

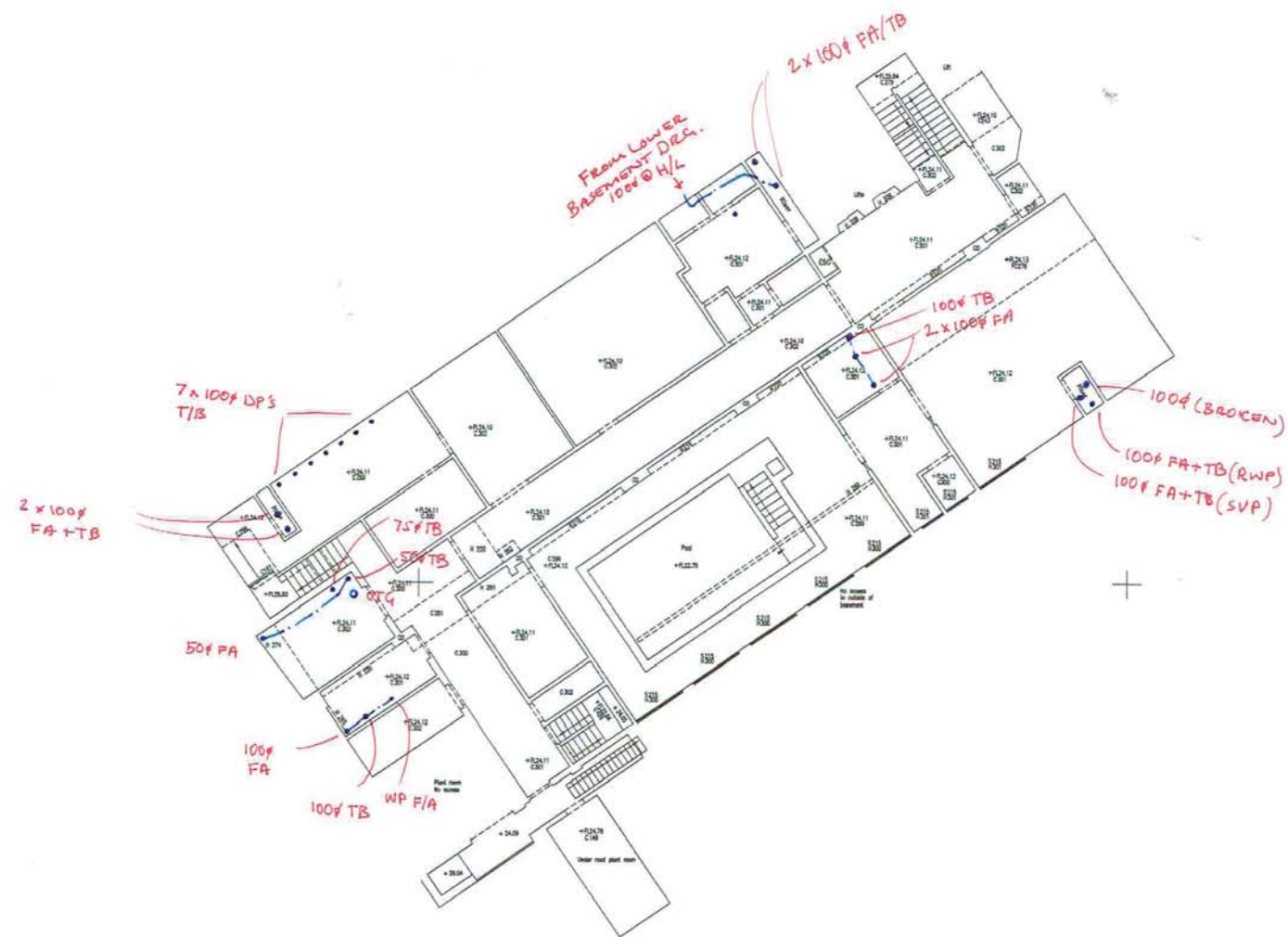
Other Water Pipes (Not Operated or Maintained by Thames Water)

- 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.

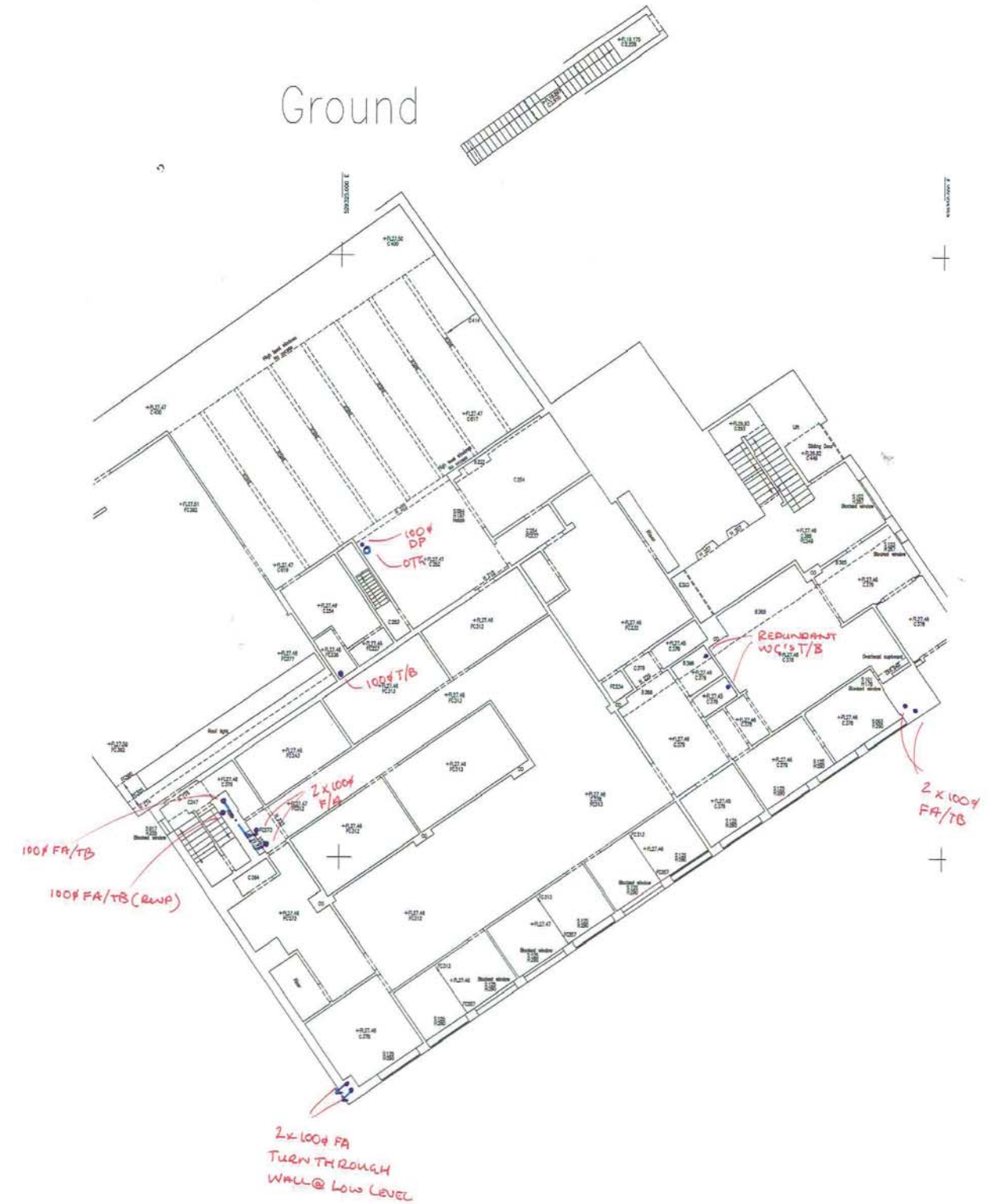
Appendix J

JPD CCTV Drainage Survey

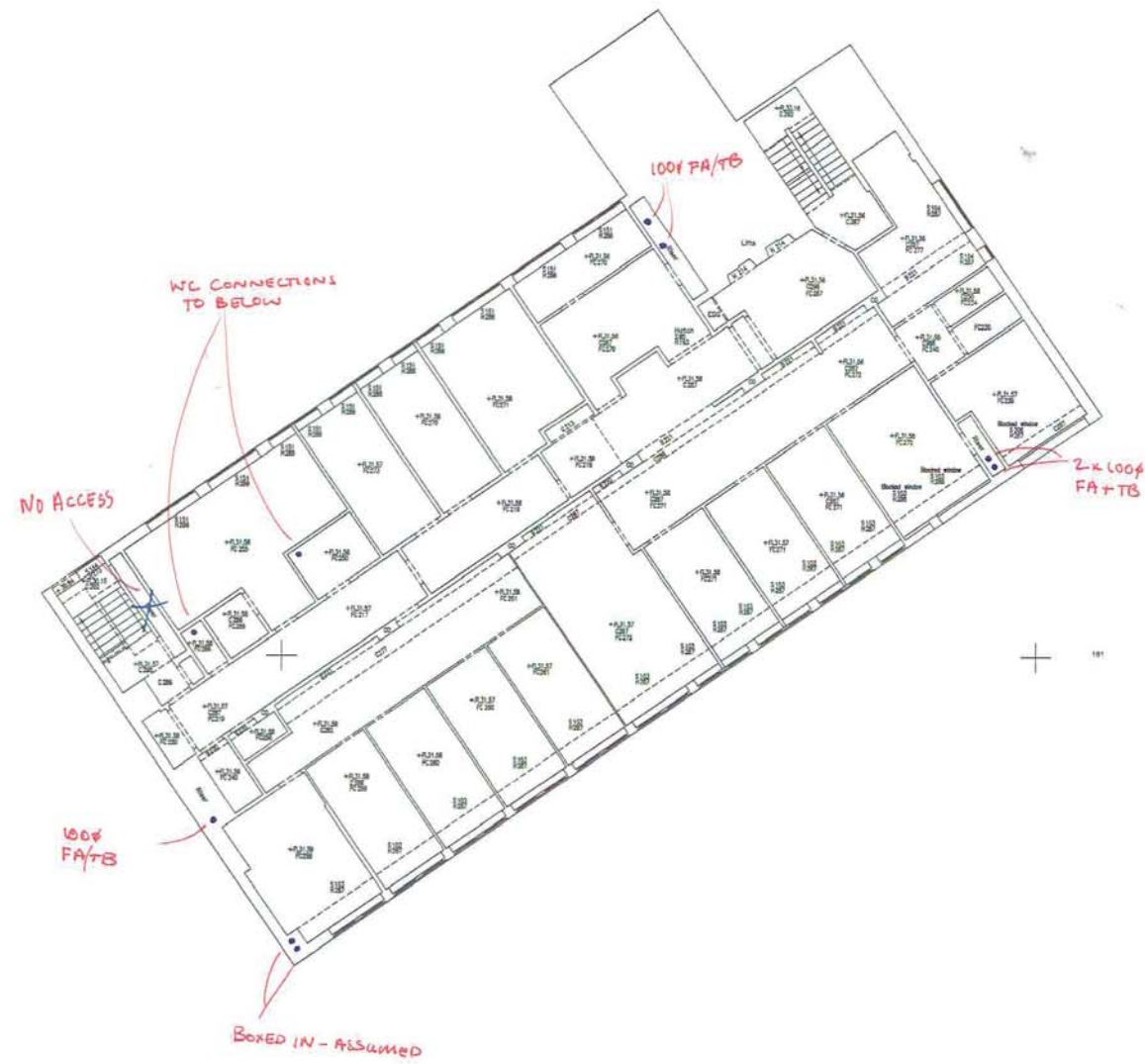
Basement



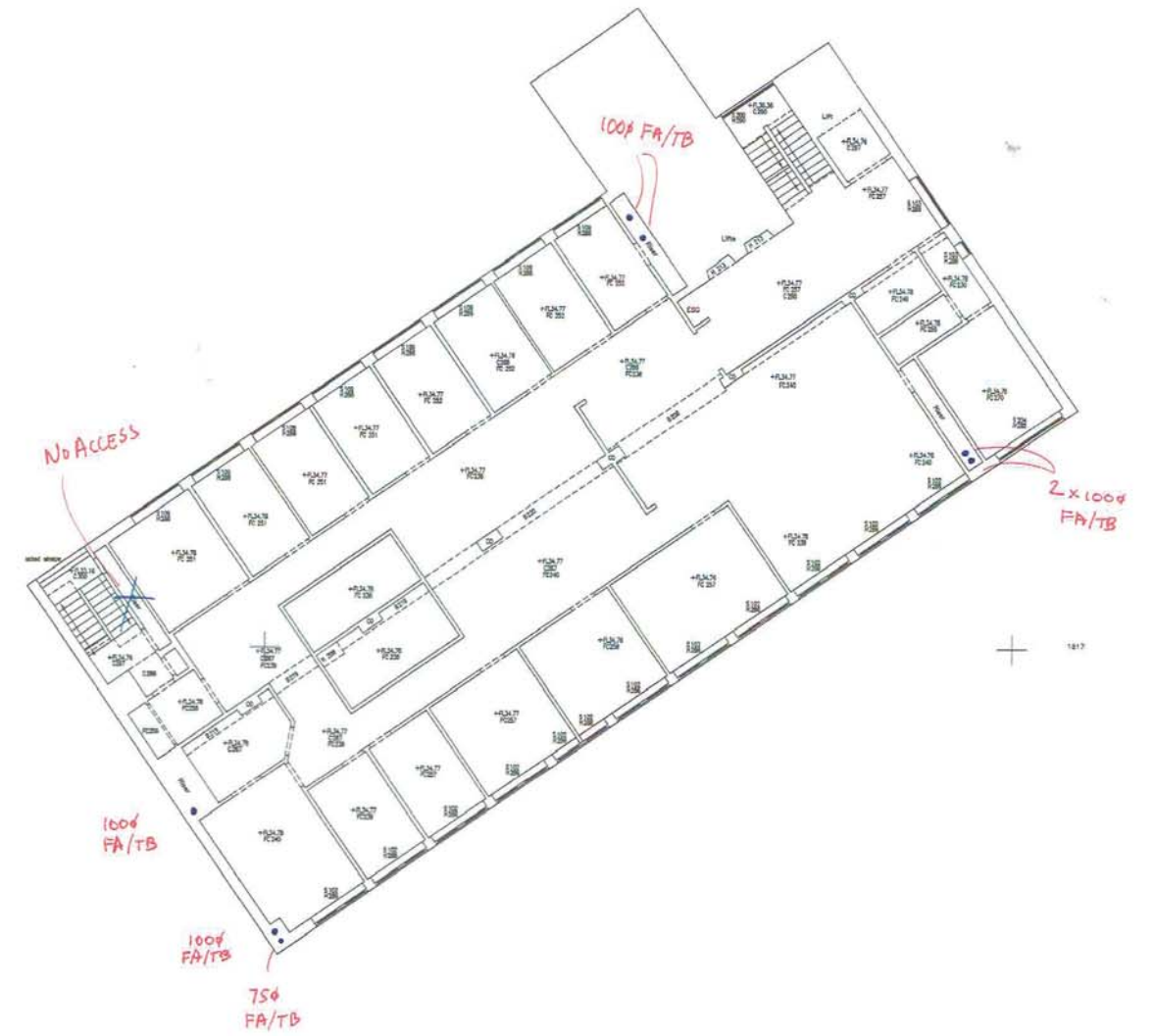
Ground



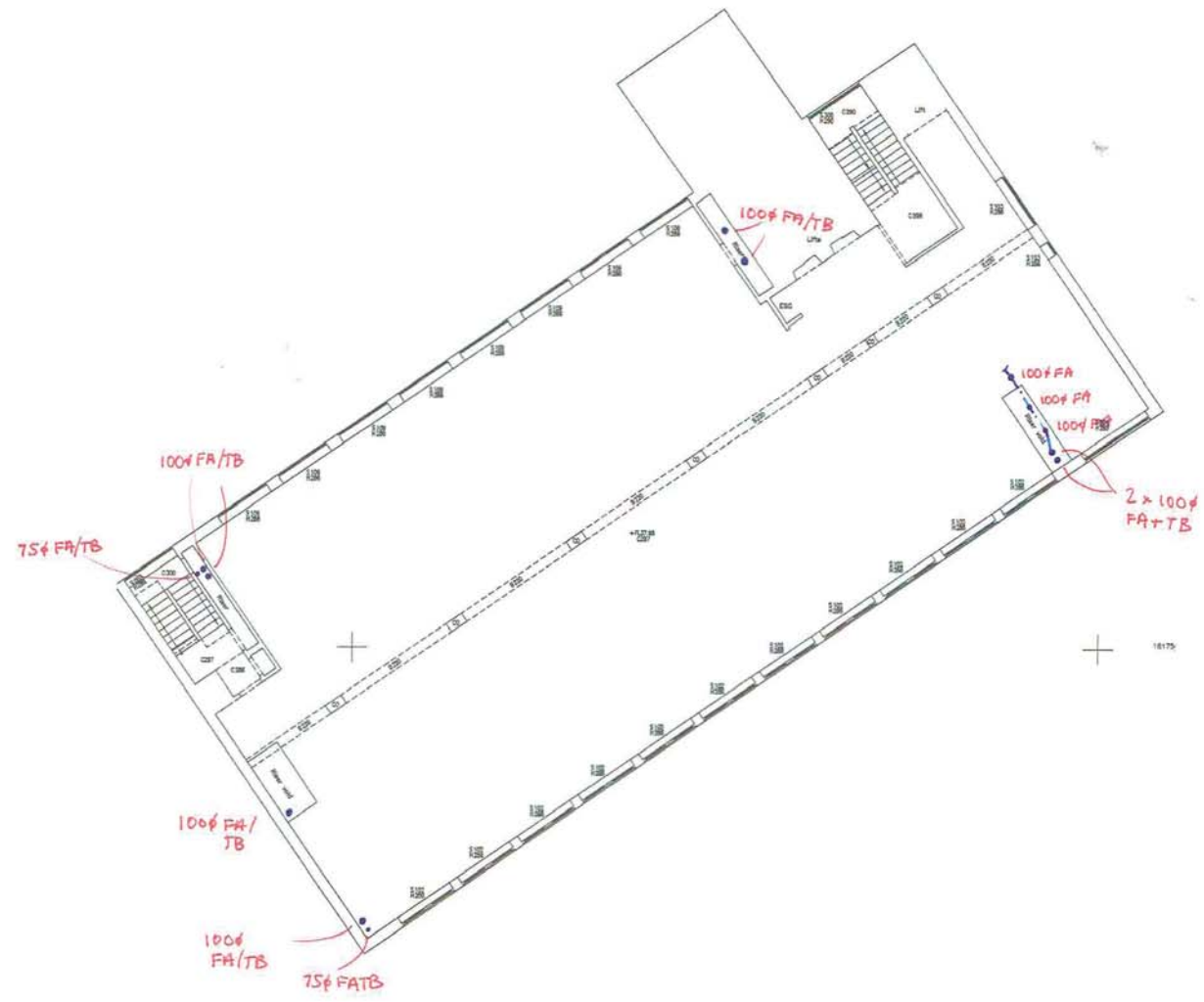
1st



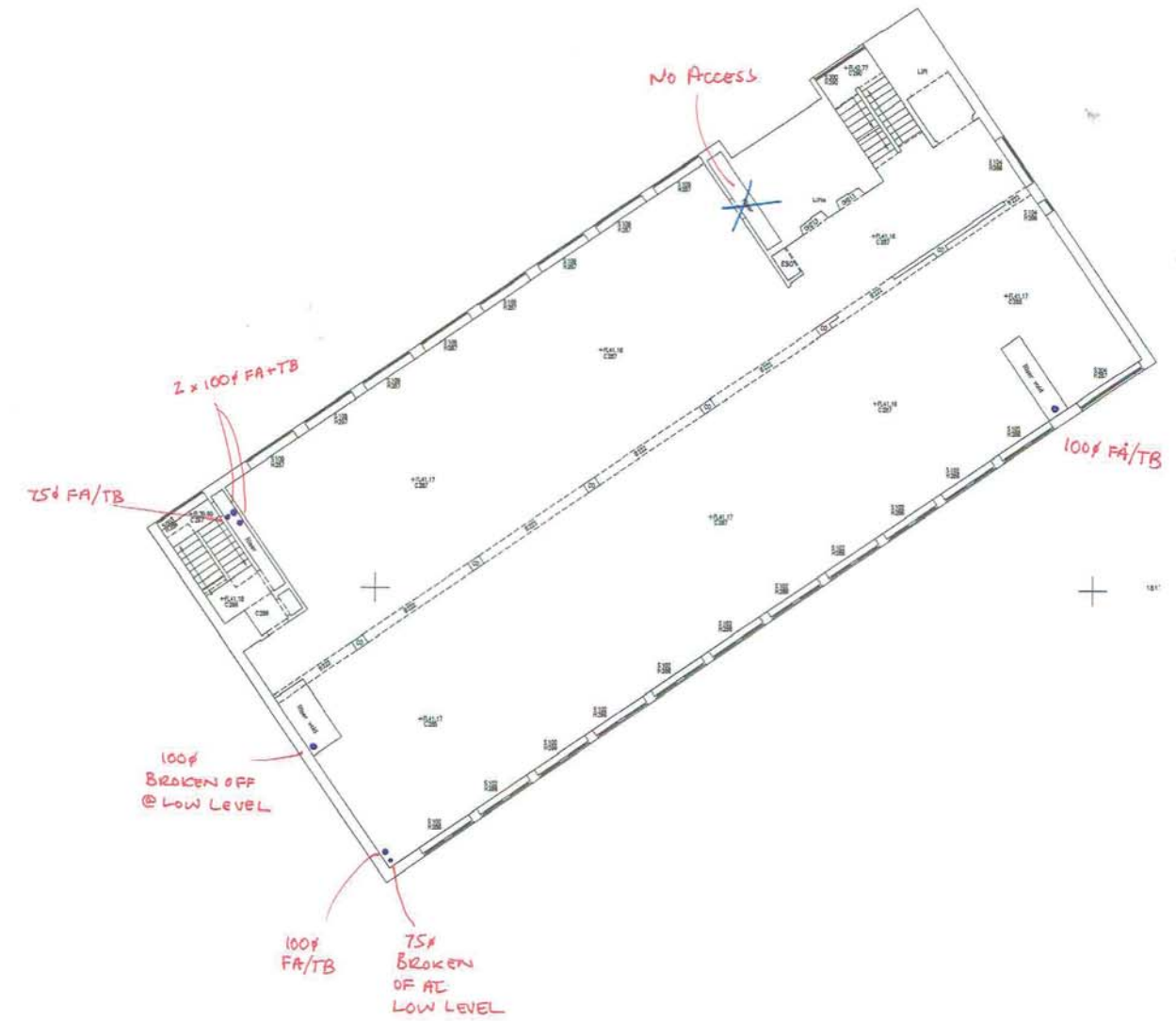
2nd



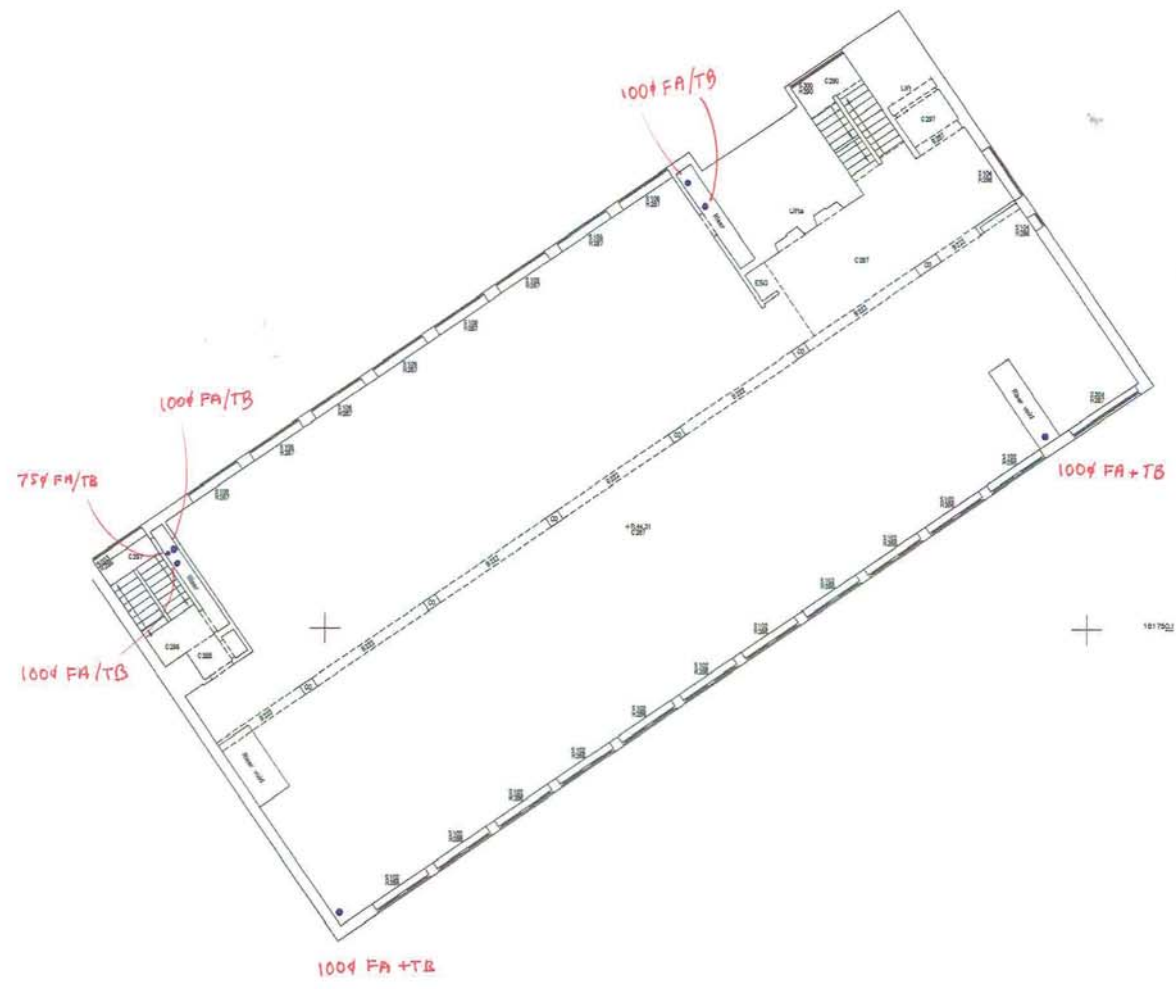
3rd



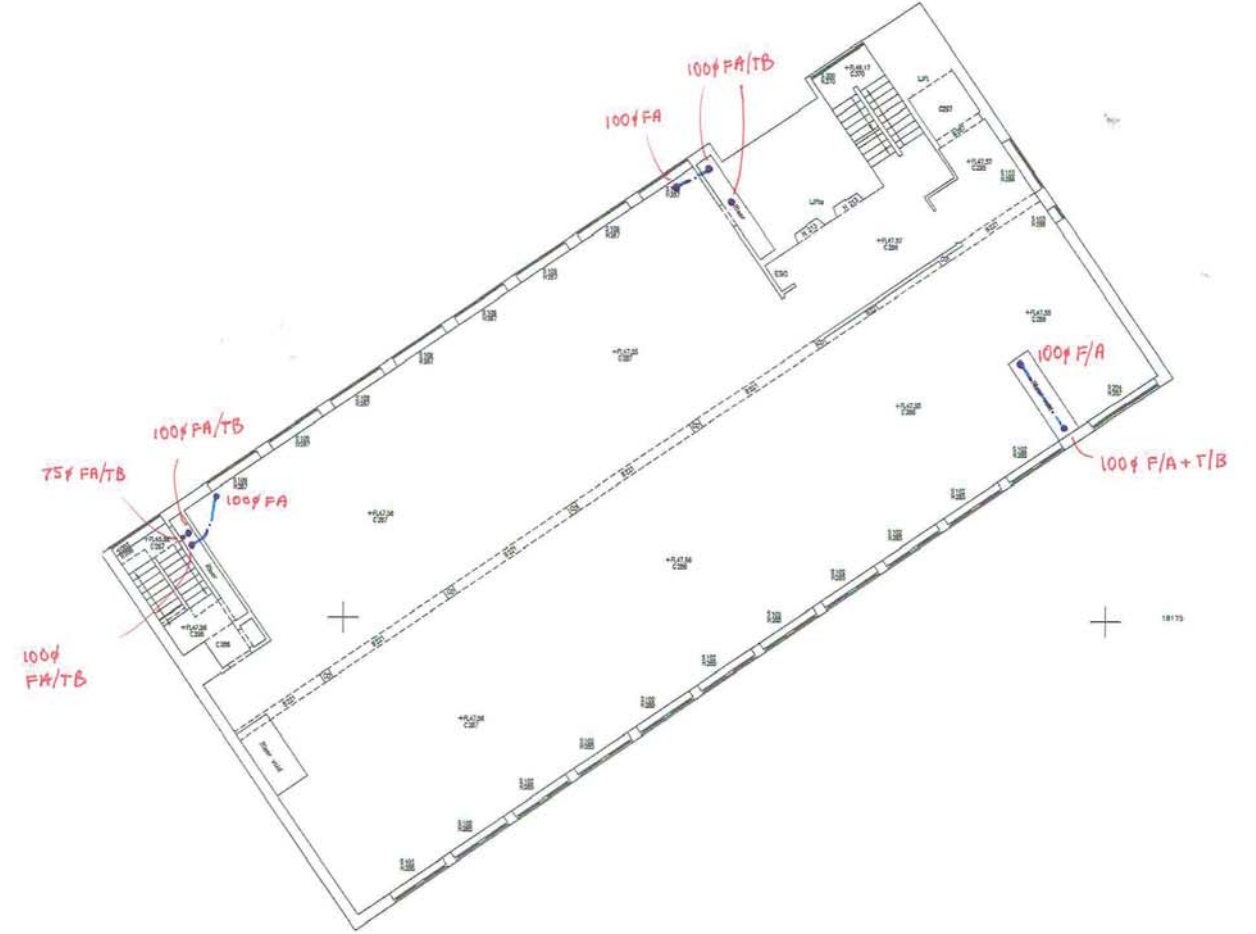
4th



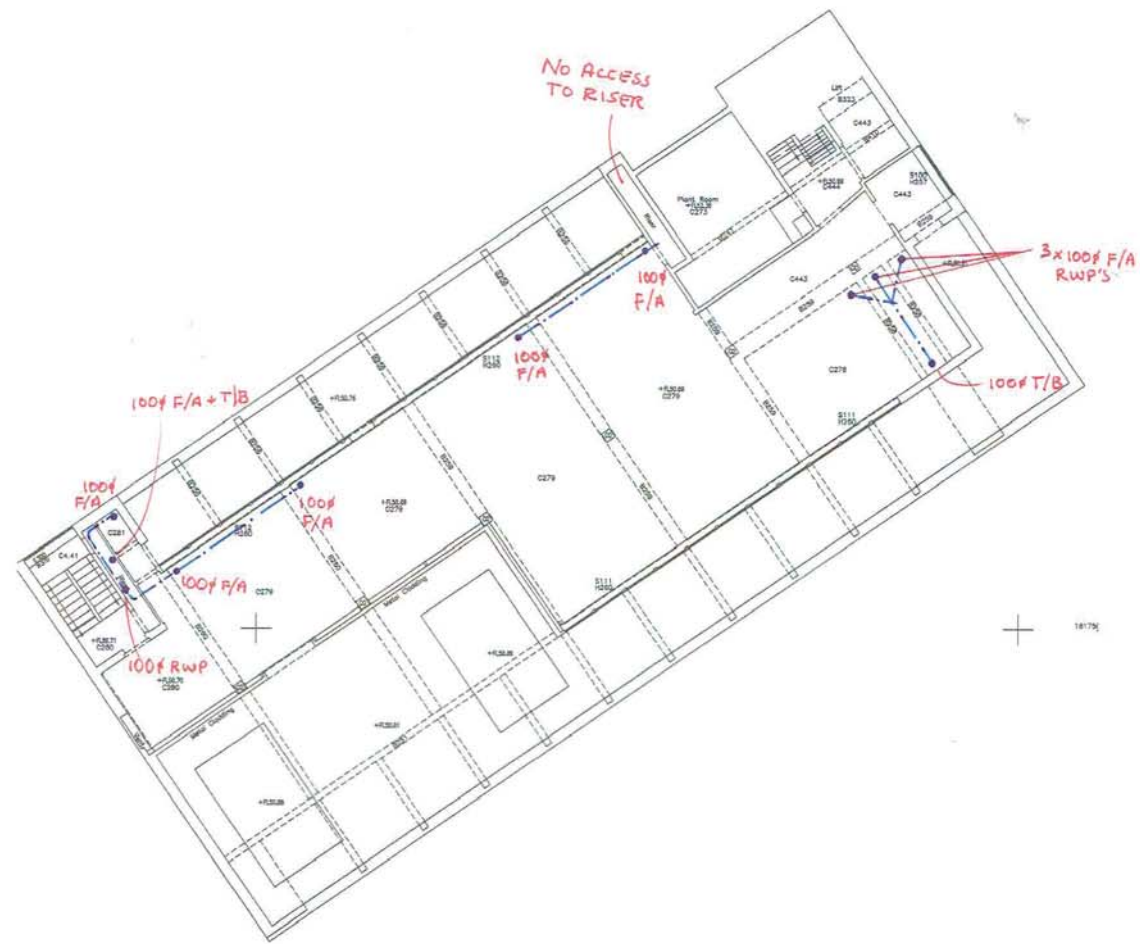
5th



6th



7th



7 December 2015

Heyne Tillett Steel
4 Pear Tree Court
London
EC1R 0DS

For the attention of Mr D Teran

Dear Sirs

ARTHUR STANLEY HOUSE, TOTTENHAM STREET, LONDON W1T

The tracking and CCTV survey of the existing drainage systems serving the above premises was carried out on the 3 December 2015.

The purpose of the CCTV survey was to establish the general layout and condition of the drainage systems serving the site.

1. Survey Information

For details of individual sections of drainage see survey notes (2), CCTV survey and survey photographs DVD and AutoCAD record drawing 4389/1 (Lower Basement Floor). Upper floor level sketch drawings also included.

2. Description of System

a.) Underground Drainage (Ground Water)

Our survey identified very little below ground drainage within the lower basement floor areas. Two small in-situ sumps (PC1 and PC2) appear to have been used as pump chambers and due to ground water infiltration, temporary pumps have been installed which connect to existing pump rising mains and in turn connect to the mid-level above ground gravity drainage system.

Ground water is continually penetrating the lower basement floor slab. Various holes have been core drilled into the slab with temporary pumps installed to remove the water. These pumps discharge to PC1 and PC2. All pumps within the lower basement floor are discharging at full bore at all times.

No further manholes or chambers could be located within the lower basement floor and we assume that if there are any, they may have been sealed or removed during the previous demolition works.

The external ground floor area to the rear of the building has also been demolished and no manholes or chambers could be identified in this area.

b.) Above Ground Drainage System

The above ground drainage system is combined and collects the foul and surface water discharge from the basement, ground, upper floors and roofs of the building before discharging to the TWA sewer in Tottenham Street via a 225dia cast iron (CI) outfall located at mid-level, lower basement floor.

Pipework was traced up through the building and at present the only 'live' sections of pipework are the rainwater pipes. All the building soil vent pipes have been broken out at various points on the upper floors.

A number of sections of pipework within the basement and lower basement areas have also been cut off in various places and these include the front lightwell gullies on the Tottenham Street elevation.

3. Summary

The 225dia cast iron sewer outfall was the only section of pipework CCTV surveyed and is in a fair condition, free flowing and with no structural defects noted.

An anti-flood flap has been installed at the point of connection to the TWA sewer and is seized open.

Temporary pumps and existing pump rising mains are working satisfactorily although new pumping equipment will be required in the new drainage scheme to remove the excessive site ground water.

We were informed that a pump contractor is visiting site regularly to maintain the present temporary system.

4. Recommendations

We recommend that the following remedial works are carried out as part of the proposed redevelopment or building alterations.

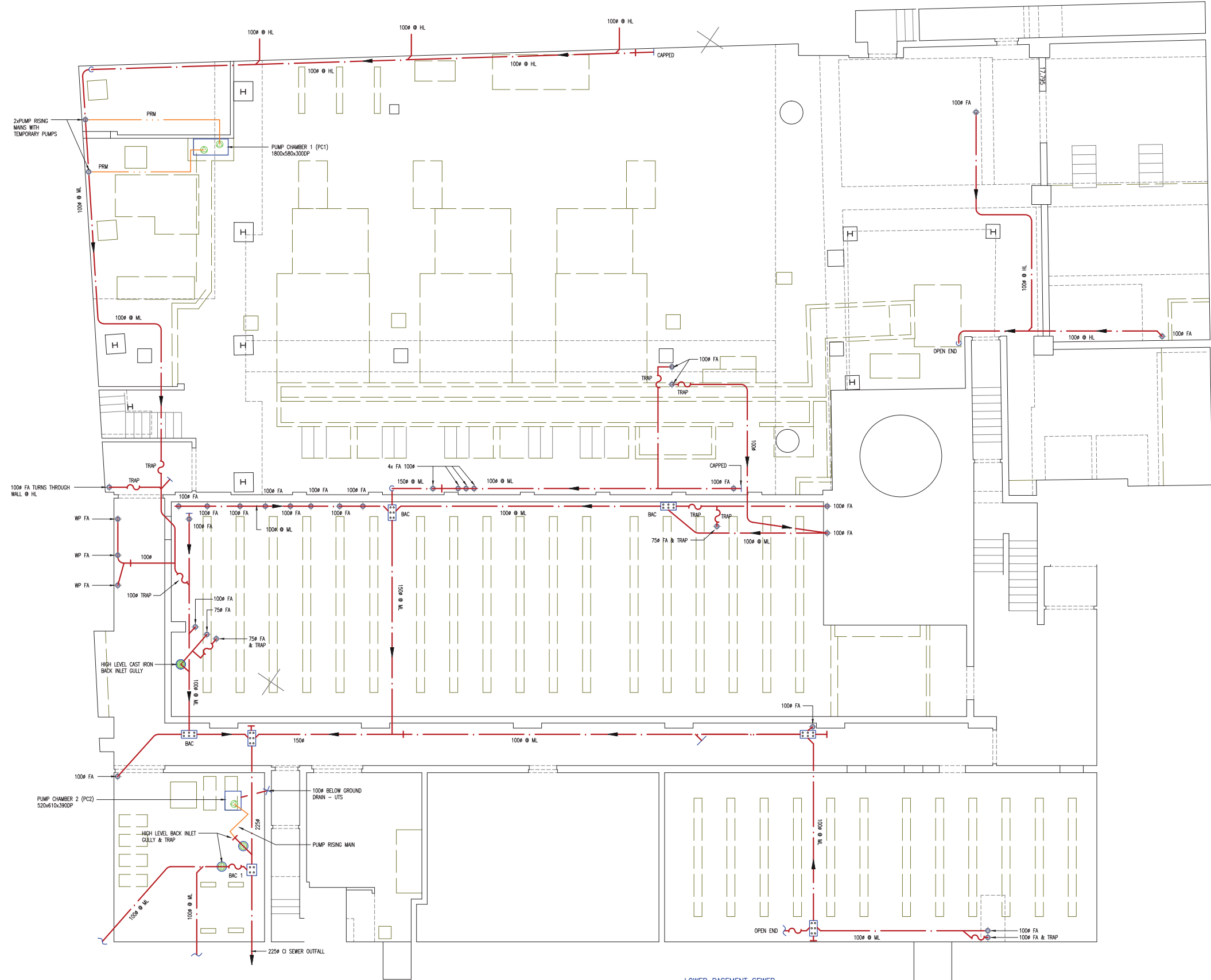
- a. HV water jet and electro-mechanical cleaning will be required to remove encrustation, silt and debris from blocked soil stacks to establish a clear and free flowing condition. Alternatively depending on the development proposals the existing soil stacks to be removed and new pipework installed to connect to the existing lower basement sewer outfall
- b. Any retained stacks to be tested for soundness prior to re-use.
- c. New pumps and associated equipment to be installed as part of any new drainage scheme to remove the excess ground water from the site.

Should you require further information or assistance then please contact the undersigned.

Yours faithfully

T. Pengelly

Tom Pengelly
JPD Technical Services



2x PUMP RISING MAINS WITH TEMPORARY PUMPS

PUMP CHAMBER 1 (PC1)
1800x900x3000P

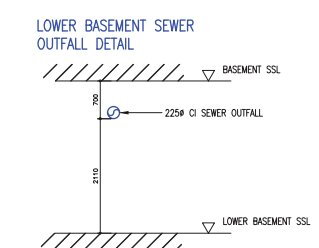
100mm FA TURNS THROUGH WALL @ HL

PUMP CHAMBER 2 (PC2)
520x610x3900P

HIGH LEVEL BACK INLET GULLY & TRAP

PUMP RISING MAIN

TOTTENHAM STREET



- NOTES:
1. DP DRAIN POINT
RWP RAINWATER PIPE
WP WASTE PIPE
WVP WASTE VENT PIPE
VP VENT PIPE
SVP SOIL VENT PIPE
OTS OPEN TRAPPED GULLY
OTBIG OPEN TRAPPED BACK INLET GULLY
STBIG SEALED TRAPPED BACK INLET GULLY
VCD VITRIFIED CLAY DRAIN
V/T INTERCEPTOR TRAP
PRM PUMPED RISING MAIN
CI CAST IRON
CID CAST IRON DRAIN
G GULLY
R/G ROAD GULLY
B/D BACKDROP
FA FROM ABOVE
TB TO BELOW
HL HIGH LEVEL
LL LOW LEVEL
ML MID LEVEL
FWD FOUL WATER DRAIN
SWD SURFACE WATER DRAIN
BAC BOLTED ACCESS CHAMBER
S/S STUB STACK
UTS UNABLE TO SURVEY
 2. — ABOVE GROUND MID LEVEL SVP SHOWN THUS
— PUMPED RISING MAIN SHOWN THUS

REV. No	DATE	REVISION



jpd technical services
PUBLIC HEALTH ENGINEERS SURVEY-DESIGN-CONTRACT
14 Faidene Road
Coulson, Surrey CR5 1RA
TEL: 01737 555054 WWW.JPDTECH.CO.UK

CLIENT
HEYNE TILLET STEEL

PROJECT
ARTHUR STANLEY HOUSE TOTTENHAM STREET LONDON W1T

TITLE
LOWER BASEMENT FLOOR PLAN EXISTING DRAINAGE LAYOUT

DRAWN
SDS

CHECKED
JPD

SCALE
1:50 @ A1 DO NOT SCALE

DATE
DEC 2015

DRAWING No
4389/1

Appendix K

LUL Asset Plan



London Underground
Infrastructure Protection

3rd Floor
Albany House
55 Broadway
London SW1H 0BD

www.tfl.gov.uk/tube

Your ref: 0431
Our ref: 20403-SI-1-301115

Jessie Faulkner
Heyne Tillett Steel
JFaulkner@hts.uk.com

30 November 2015

Dear Jessie,

Arthur Stanley House 40 Tottenham Street W1T 4RN

Thank you for your communication of 25th November 2015.

I can confirm that London Underground has no assets within 50 metres of your site as shown on the plan you provided.

If I can be of further assistance, please contact me.

Yours sincerely

Shahina Inayathusein
Information Manager
Email: locationenquiries@tube.tfl.gov.uk
Direct line: 020 7918 0016

London Underground Limited
trading as London Underground
whose registered office is
55 Broadway
London SW1H 0BD

Registered in England and Wales
Company number 1900907

VAT number 238 7244 46

London Underground Limited is
a company controlled by a local
authority within the meaning of
Part V Local Government and
Housing Act 1989. The controlling
authority is Transport for London.

Appendix L

Archaeology



Historic England

Mr Andrew Middlebrook
Heyne Tillett Steel
4 Pear Tree Court
London
EC1R 0DS

Your Ref:

Our Ref: CLO23604

Contact: Sandy Kidd

Direct Dial: 0207 973 3215

Email: sandy.kidd@HistoricEngland.org.uk

12 June 2017

Dear Mr Middlebrook

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2012**

40-50 Tottenham Street, W1T 4RN

Redevelopment of Arthur Stanley House

Recommend No Archaeological Requirement

Thank you for your consultation dated 05 June 2017.

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

The proposed development site does not lie within an Archaeological Priority Area because according to historic maps the area was not built upon until the late 18th century. The construction of existing basements will have either massively truncated or entirely removed remains of the 18th/19th century buildings, and anything earlier that might have been present.

No further assessment or conditions are therefore necessary.

Please note that this response relates solely to archaeological considerations. If necessary my Historic Buildings and Areas colleagues should be consulted separately regarding statutory matters.

Yours sincerely

Sandy Kidd

Archaeology Advisor

Greater London Archaeological Advisory Service

Planning Group: London



1 WATERHOUSE SQUARE, 138 – 142 HOLBORN, LONDON, EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001

www.historicengland.org.uk

Please note that Historic ENgland operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available



1 WATERHOUSE SQUARE, 138 – 142 HOLBORN, LONDON, EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001

www.historicengland.org.uk

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Correspondence or information which you send us may therefore become publicly available

Appendix M



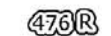
Openreach Assets

Legend




CAUTION AREA

 BT.CAUTION_AREA

EQUIPMENT

 FIBRE, TCODE
 COPPER, CABINET
 COPPER, DP






DUCT

 AERIAL
 TUNNEL
 DUCT

PROPOSED

 AERIAL
 DUCT

STRUCTURE

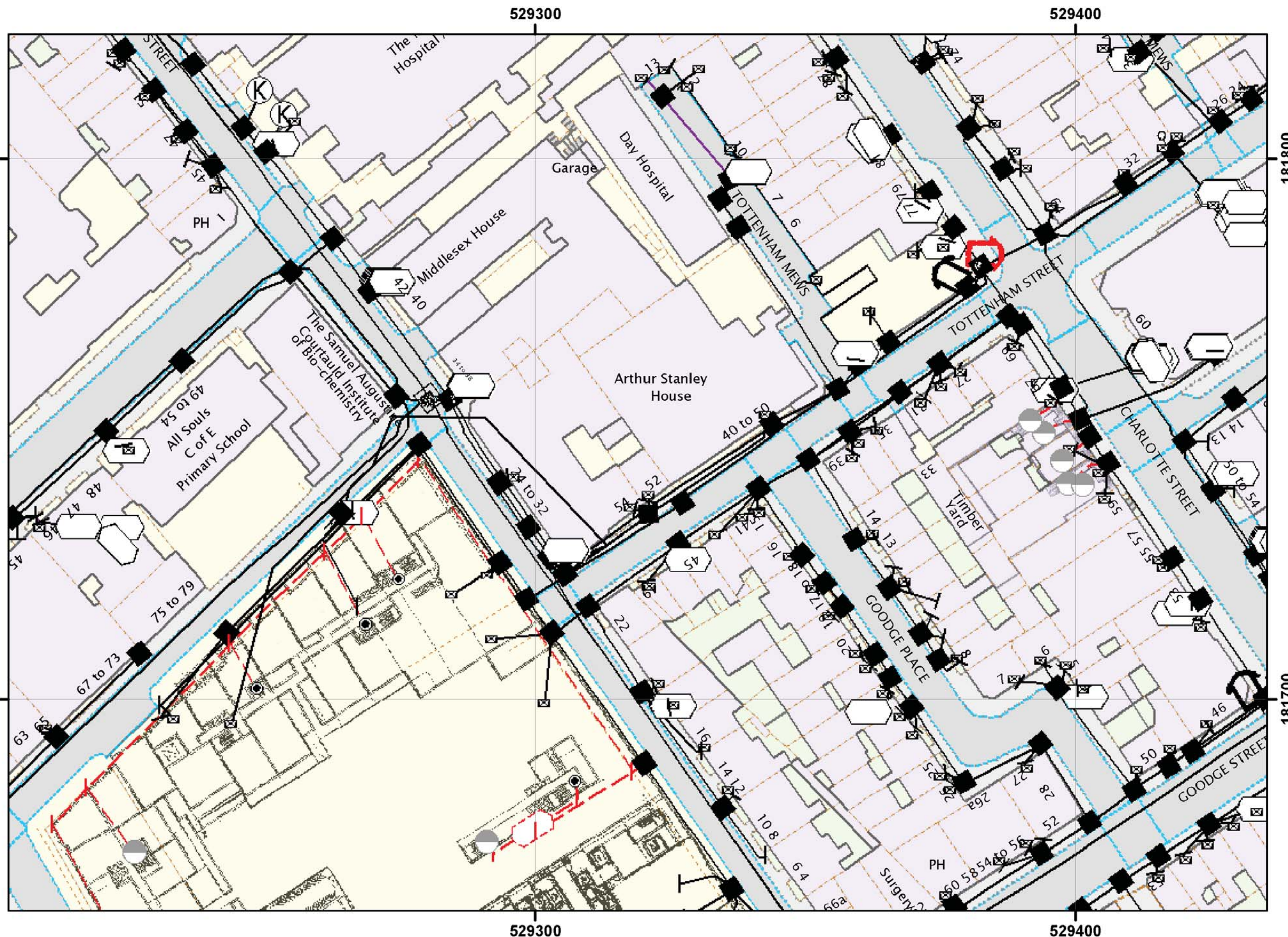
 YCODE
 CABINET SHELL
 SPLIT COUPLING
 POLE
 KIOSKS
 MANHOLE
 JOINTBOX
 CHANGE OF STATE
 DUCT TEE

PROPOSED

 MANHOLE
 JOINTBOX
 DUCT TEE

Other proposed plant is shown using dashed lines.

BT symbols not listed above may be disregarded.



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IMPORTANT WARNING:
 Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus, which may exist at various depths and may deviate from the marked route.

Existing BT plant may not be recorded.
 Information valid at time of preparation.

CLICK BEFORE YOU DIG
 FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE
 email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
 (Office hours Monday-Friday 08.00 to 17.00)



PLANT INFORMATION REPLY

C04815 chg 16 DLT 0430 sh1 31_05_17

Arthur Stanley House, W1T 4RN

openreach
 a BT Group business



