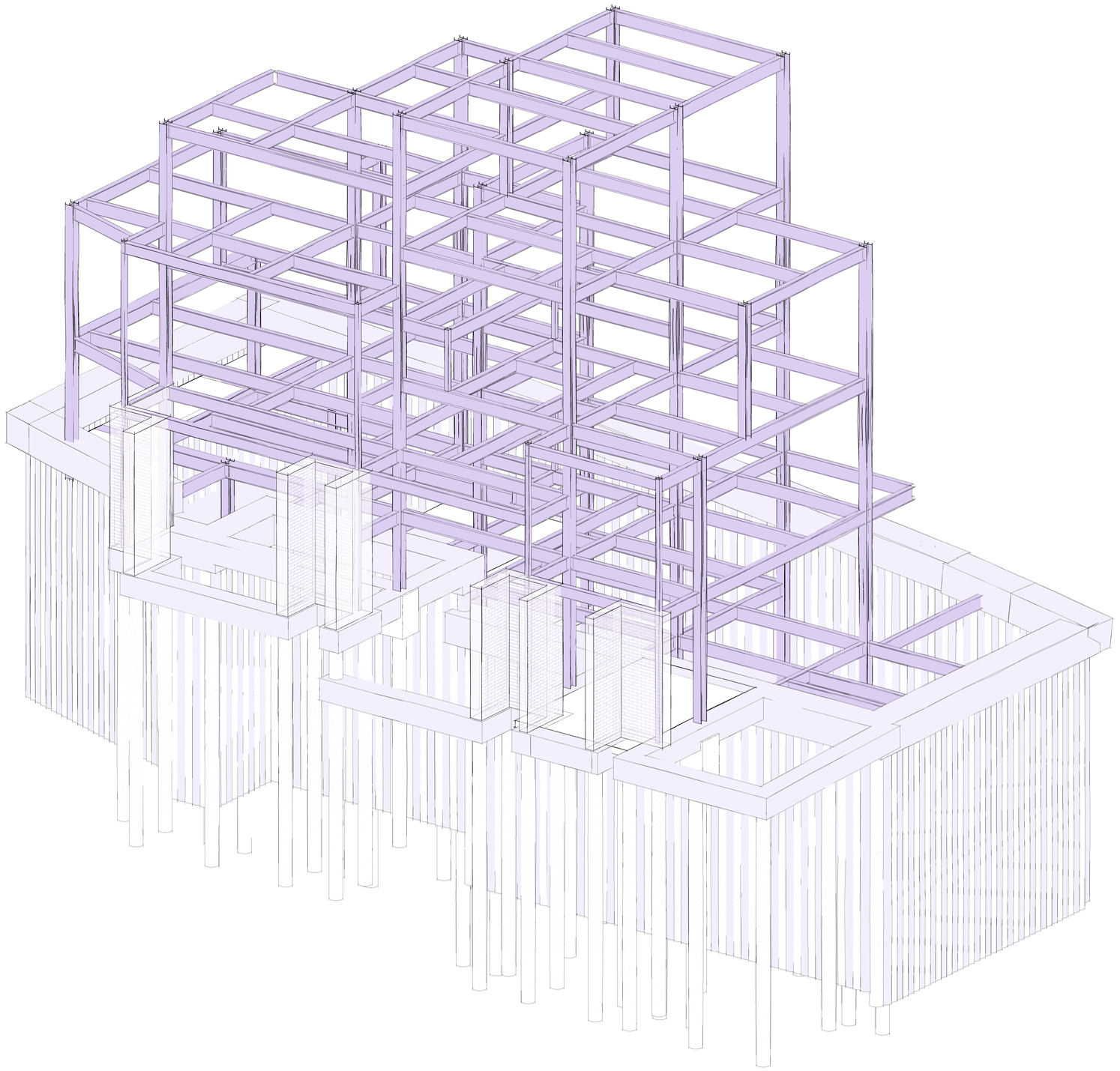


Notes:

1. These drawings are not to be used for setting out purposes. Refer to the latest Architects information and site measure as required.
2. Contact SD Structures in the event of any discrepancies between findings on site and these drawings.
3. Drawing is to be read in conjunction with the SD Structures Engineer's Specification and General Notes.
4. 3D views are indicative only and any conflicting 2D information should take precedence. If in doubt contact SD Structures prior to starting work

STRUCTURES

sd-structures.com
60 Grays Inn Road, London WC1X 8AQ

PRELIMINARY

Land between South Mansions and Gondar House

Eng: RM
Drawn: KT

3D View 3

Rev	Amendment	Date	Drawn	Eng
P1	Preliminary Issue	07/05/2020	EP	JN
P0	Preliminary Issue	03/03/2020	KT	JN

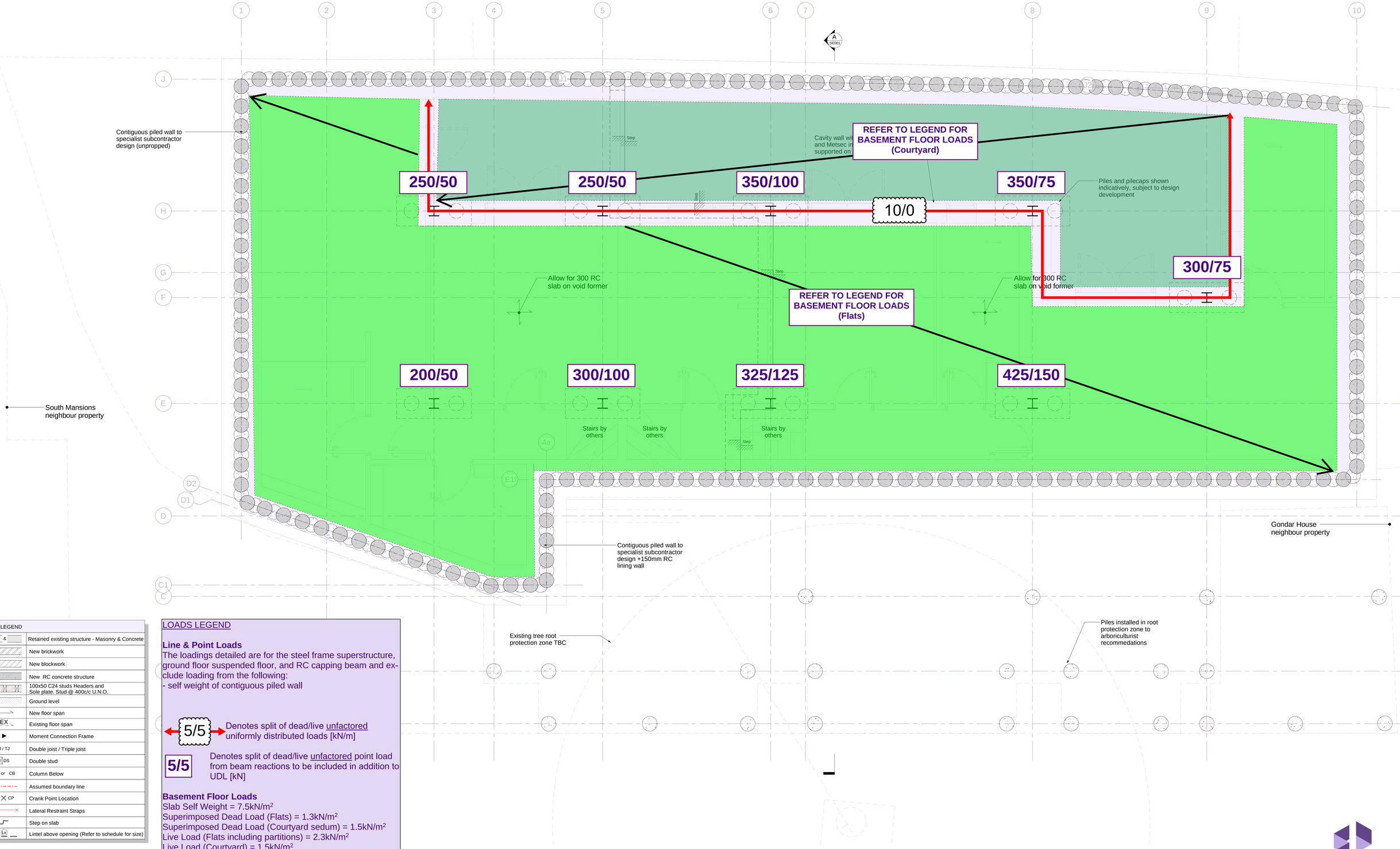
Scale: @A0

SDS795 - 3D004

Rev: **P1**

APPENDIX C

Preliminary Foundation Loads



KEY LEGEND	
&	Retained existing structure - Masonry & Concrete
	New brickwork
	New blockwork
	New RC concrete structure
	100x50 C24 studs Headers and Sole plate. Stud @ 400c/c U.N.O.
	Ground level
	New floor span
EX	Existing floor span
▶	Moment Connection Frame
DJ / TJ	Double joist / Triple joist
DS	Double stud
or CB	Column Below
	Assumed boundary line
CP	Crank Point Location
	Lateral Restraint Straps
	Step on slab
Lx	Lintel above opening (Refer to schedule for size)

LOADS LEGEND

Line & Point Loads

The loadings detailed are for the steel frame superstructure, ground floor suspended floor, and RC capping beam and exclude loading from the following:
- self weight of contiguous piled wall

5/5 — Denotes split of dead/live unfactored uniformly distributed loads [kN/m]

5/5 — Denotes split of dead/live unfactored point load from beam reactions to be included in addition to UDL [kN]

Basement Floor Loads

Slab Self Weight = 7.5kN/m^2
Superimposed Dead Load (Flats) = 1.3kN/m^2
Superimposed Dead Load (Courtyard sedum) = 1.5kN/m^2
Live Load (Flats including partitions) = 2.3kN/m^2
Live Load (Courtyard) = 1.5kN/m^2

Notes:

1. These drawings are not to be used for setting out purposes. Refer to the latest Architects information and site measure as required.
2. Contact SD Structures in the event of any discrepancies between findings on site and these drawings.
3. Drawing is to be read in conjunction with the SD Structures Engineer's Specification and General Notes.
4. 3D views are indicative only and any conflicting 2D information should take precedence. If in doubt contact SD Structures prior to starting work

BASEMENT PLAN
Scale 1 : 25

STRUCTURES
sd-structures.com
60 Grays Inn Road, London WC1X 8AQ

PRELIMINARY

Land between South Mansions and Gondar House
SDS795
Basement Plan

Eng: RM
Drawn: KT

Rev	Amendment	Date	Drawn	Eng
P1	Scheme Updated	22/04/2020	EP	JN
P0	Preliminary Issue	03/03/2020	KT	JN

Scale: As indicated @A0

SDS795 · PL000 Rev: P1

Outbuilding to 3 Hillfield Road
Allow for
Dead Load = 10kN/m²
Live Load = 5kN/m²

3 Hillfield Road Garden
Allow for
Live Load = 1.5kN/m²

Extension to 3 Hillfield Road

Allow for
Dead Load = 10kN/m²
Live Load = 5kN/m²

Garden
Live Load = 2.5kN/m2

Take a nominal surcharge load of 10kN/m2 for potential storage, welfare facilities etc.

Garden to 1 Hillfield Road
Allow for future phased construction
Live Load = 2.5kN/m2

Take a nominal surcharge load of 10kN/m2 for potential storage, welfare facilities etc.

Street to Gondar Gardens

Live Load = 2.5kN/m²

Take a nominal surcharge load of 10kN/m² for potential storage, welfare facilities etc.

Street to Gondar Gardens
Live Load = 5kN/m²

Take a nominal surcharge load of 10kN/m² for potential storage, welfare facilities etc.

75/25 | 10/10 | 25/25 | 20/5 | 225/50 | 25/25 | 225/75 | 10/0 | 75/25 | 10/10 | 10/10 | 10/10 | 15/5 | 10/10 | 25/25 | 15/5 | 300/75 | 20/5 | 75/25 | 250/75 | 20/5 | 50/25 | 150/50 | 20/5 | 50/25

Steel beams to be tie beams to laterally restrain contiguous piled wall. Loading on beam TBC by geotechnical engineer

Steel beams to be tie beams to laterally restrain contiguous piled wall. Loading on beam TBC by geotechnical engineer

RC capping beam to contiguous basement retaining wall below

Steam beams to be tie beams to laterally restrain contiguous piled wall. Loading on beam TBC by geotechnical engineer

Garden to be supported on FL1. Build-up TBC by Architect

Typical continuous cap over 300mm dia piles. Final design and number of piles

External wall is cavity wall with 100thk brick outer skin and metsec inner skin

Contiguous piled wall and capping beam to be lowered for stairs

Ground beam to be stepped for stair

Piles and pilecaps shown indicatively, subject to design development

Wall to be supported on capping beam

Allow step in capping beam where change in levels take place

Allow for capping beam with piles

Void

FL1 | FL2

TOC +2.047 | TOC +1.684 | TOC +1.502 | TOC +0.975 | TOC +0.544 | TOC +0.063 | TOC +0.000

KEY LEGEND	
&	Retained existing structure - Masonry & Concrete
	New brickwork
	New blockwork
	New RC concrete structure
	100x50 C24 studs Headers and Sole plate. Stud @ 400c/c U.N.O.
	Ground level
	New floor span
EX	Existing floor span
▶	Moment Connection Frame
DJ / TJ	Double joist / Triple joist
DS	Double stud
or CB	Column Below
	Assumed boundary line
CP	Crank Point Location
	Lateral Restraint Straps
	Step on slab
LX	Lintel above opening (Refer to schedule for size)

LOADS LEGEND

Line & Point Loads
The loadings detailed are for the steel frame superstructure, ground floor suspended floor, and RC capping beam and exclude loading from the following:
- self weight of contiguous piled wall

5/5 → Denotes split of dead/live unfactored uniformly distributed loads [kN/m]

5/5 Denotes split of dead/live unfactored point load from beam reactions to be included in addition to UDL [kN]

FLOOR SCHEDULE (FL)	
REF	DETAILS
FL1	120mm C32/40 with COMFLOR 60 1.0 with A142 mesh
FL2	Beam and block floor by specialist sub-contractor
FL1	120mm C32/40 with COMFLOR 60 1.0 with A142 mesh

GROUND FLOOR PLAN
Scale 1 : 25

Notes:

1. These drawings are not to be used for setting out purposes. Refer to the latest Architects information and site measure as required.
2. Contact SD Structures in the event of any discrepancies between findings on site and these drawings.
3. Drawing is to be read in conjunction with the SD Structures Engineer's Specification and General Notes.
4. 3D views are indicative only and any conflicting 2D information should take precedence. If in doubt contact SD Structures prior to starting work

sd-structures.com
60 Grays Inn Road, London WC1X 8AQ

STRUCTURES

PRELIMINARY

Land between South Mansions and Gondar House
SDS795
Ground Floor Plan

Eng: RM
Drawn: KT

Rev	Amendment	Date	Drawn	Eng
P1	Scheme Updated	22/04/2020	EP	JN
P0	Preliminary Issue	03/03/2020	KT	JN

Scale: As indicated @A0

SDS795 · PL001 Rev: P1

APPENDIX D

Proposed Civil Drawings

General Drainage Notes:

1. All private drainage works shall be in accordance with 'The Building Regulations Approved Document H' and BS EN 752:2017.
2. The Contractors attention is drawn to diagrams 7 and 8 of 'The Building Regulations Approved Document H' showing details of drains laid below and near to buildings. Where ground beams are used, their level shall be set to avoid clashing with drain connections.
3. Access fittings, inspection chambers and manholes shall be constructed to the dimensions shown in tables 11 and 12 of " The Building Regulations Approved Document H' and from the materials listed in table 14. Access points, inspection chambers and manholes shall be constructed from products designed / rated for the location in which they are to be used. They shall be installed in accordance with the manufacturers / suppliers recommendations.
4. Prior to commencement of the works all drainage outfall points, whether existing sewer, drain or watercourse, shall be verified on site by the contractor. If the outfall point is found to be higher or significantly lower than shown on the drawings then the Engineer shall be notified immediately (significant redesign of drainage and levels may be necessary).
5. Prior to commencement of construction on-site the contractor shall install all off-site drainage connections, or satisfy themselves that there are no obstructions or other reasons why the drainage connections cannot be made.
6. Prior to commencement of works the contractor is to arrange tracing of the existing drainage to ensure that no 'live' connections remain. Any such 'live' connections must be reported to the Engineer, prior to diversion into the new drains, which may be subject to a Section 185 (WIA) to be approved by the Local Water Authority.
7. Prior to the commencement of any works all existing drainage must be surveyed to determine: network connectivity, pipe sizes / gradients, invert levels, manhole details etc. Survey details must be reported to the Engineer prior to commencing construction.
8. Existing drainage encountered within 3m of the proposed building footprint shall be identified to the Engineer.
9. The contractor shall make allowance for dealing with any live flows in existing drains or sewers.
10. All existing chambers, gullies, channels, pipes and other drainage apparatus shall be protected from damage during the works. The contractor shall take all necessary measures to ensure that no material enters the drains (other than that which they are designed to carry).
11. All pre-cast and in-situ concrete and mortars used in the construction of drains and sewers shall be made from suitably durable material.
12. All cover levels are approximate. Exact levels of new covers and frames to be determined on site to match level and profile of finished surface.
13. Unless noted otherwise all pipework shall be:
    - 13.1. 100mmØ (diameter) laid to a fall of 1 in 80 or steeper for Surface Water
    - 13.2. 1 in 40 or steeper for Foul Water.
    - 13.3. Foul drains with one or more W.C. connected may be laid at 1 in 80 or steeper.
    - 13.4. Road gully connections shall be 150mm dia at 1 in 150 or steeper.
14. Exact location of gullies to be determined on site to suit low points. The contractor shall ensure that all finished surfaces are laid to falls that are sufficient for surface water to drain without ponding.
15. Rainwater downpipes that do not connect directly to an access point, shall be fitted with a rodding access at low level.
16. Testing of the Surface Water system shall be undertaken in accordance with the guidance in BS EN:1610.
17. All sanitary pipework shall be constructed and installed in accordance with BS EN:12056-2. System III (single discharge stack system with full bore branch discharge pipes), shall be used unless otherwise specified by Architect or M&E engineer.
18. For the exact location of soil pipes, stubstacks, W.C.'s, RWPs and other drainage connections refer to the Architectural building plans or M&E Engineer drawings.
19. All external building drainage shall be constructed and installed in accordance with BS EN:752 and BS EN:1610.
20. All air admittance valves (AAVs) shall be installed in accordance with BS EN:12380.
21. Testing of the completed wastewater system shall be carried out in accordance with BS EN:1610 for drainage under and around buildings.
22. All floor gullies and drains are to be roddable. All traps to sanitary appliances must be removable.
23. All drainage proposals subject to Client, Local Authority and Undertaker approval.
24. The surface water and foul drainage strategy (including discharge rates and size of attenuation) is subject to formal technical approval from the relevant authority (e.g. LLFA or EA).
25. Excavations shall be kept free of standing water. The contractor shall ensure the stability of excavations is maintained at all times. Temporary works design to be undertaken by others.
26. All covers, gratings and frames to chambers, gullies, channels etc. shall be of the correct type and load class to suit their location / finish in accordance with BS EN 124 regulations as follows:
    - 26.1. Load class B125 (B) Private drives
    - 26.2. Load class C250 (C) Lightly trafficked roads
    - 26.3. Load class D400 (D) Main roads
    - 26.4. Load class E600 (E) Docks fork lift truck pavements
    - 26.5. Load class F900 (F) Aircraft pavements
27. Refer to site investigation report for existing ground conditions and any special requirements for buried concrete (special requirements for buried concrete shall include all pre-cast and in-situ concrete and mortars). Where appropriate refer to contamination reports for details of chemicals affecting choice of materials and other additional requirements.
28. SVPs to be fitted with above ground rodding access.
29. The head of each proposed foul drain is to be vented in accordance with M&E requirements.
30. All catchpits and silt traps to be regularly cleaned and maintained following installation to allow the Surface Water system to operate at its full capacity. Silt build up can lead to insufficient capacity and can result in surface ponding.
31. In areas of block or flag paving, manhole covers (to private drainage) shall be recessed type to receive finishes. Requirement to be determined by Landscape designer and Architect. Resulting cover weight shall be considered in conjunction with the need for possible mechanical assistance.
32. All internal manhole covers shall be double sealed, recessed, lockable tray type with stainless steel edging unless specified otherwise by the architect.
33. Private drainage with less than 900mm cover in areas accessible to vehicles shall be provided with class z concrete surround as per detail drawings.
34. Attenuation tanks are designed by specialist proprietary manufacturers and shall be installed strictly in accordance with the manufacturers recommendations. Proprietary manufacturers and products shall be subject to review by the Engineer.

Material Specification:

1. Unless noted otherwise pipe work can be constructed from any of the following, bedded and backfilled as per the manufacturers recommendations and the below listed publications:

   Rigid Pipes:

   - 1.1. Vitrified clay to BS 65 & BS EN 295
   - 1.2. Concrete to BS 5911
   - 1.3. Grey iron to BS 437
   - 1.4. Ductile iron BS EN 598

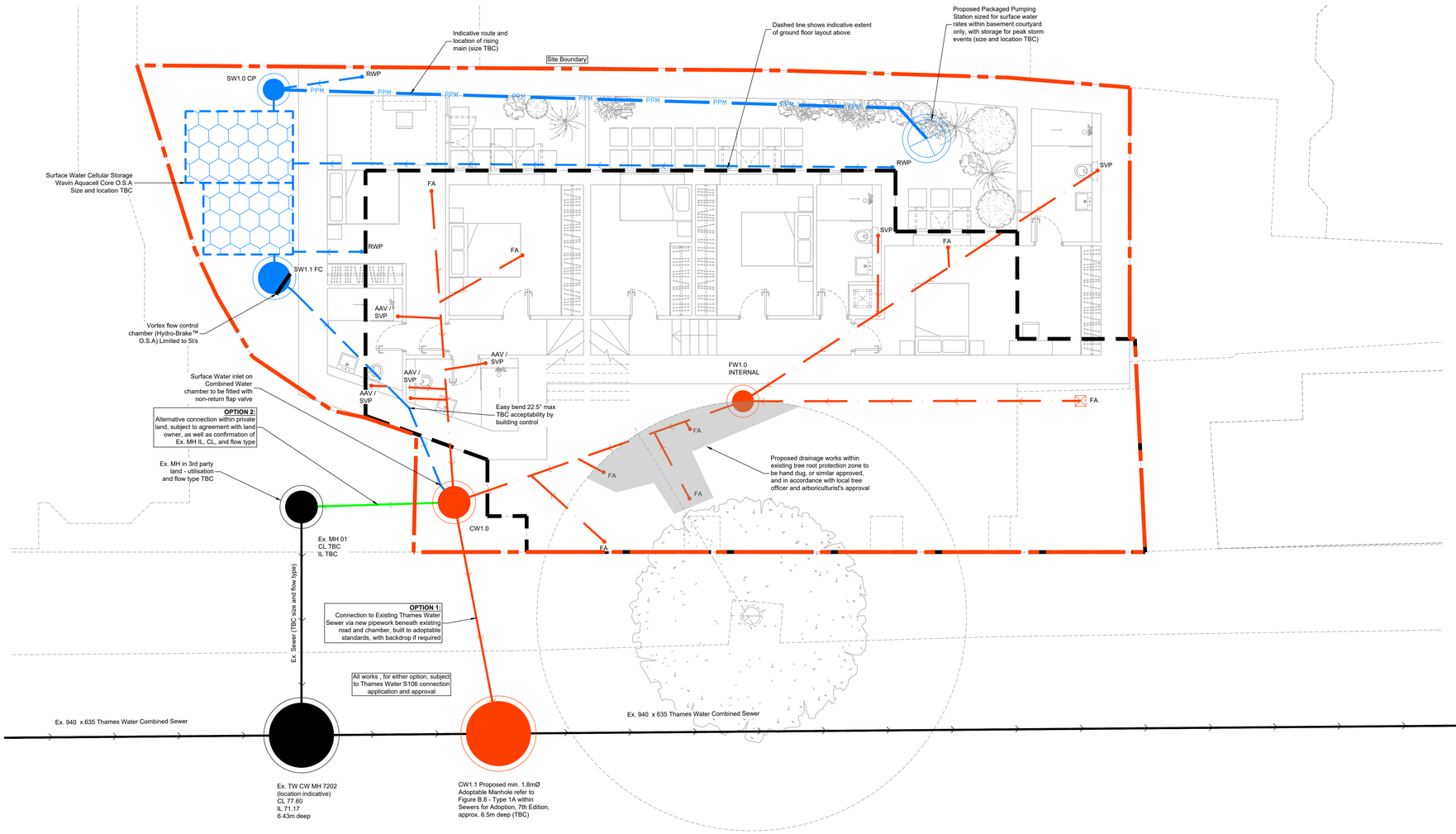
   Flexible Pipes:

   - 1.5. UPVC to BS EN 1401
   - 1.6. PP to BS EN 1852
   - 1.7. Structure walled plastic pipes to BS EN 13476

   Note: not all of these materials will be suitable for conveying of trade effluent.
2. Unless noted otherwise, all internal gullies and channel / slot drainage to be stainless steel, to Architect's specification.
3. Gratings to gullies and channel drains to be in accordance with Landscape designers specification.
4. Where high temperature or chemical content waste is anticipated, pipe and jointing specification will be upgraded accordingly.

Adoptable Drainage Notes:

1. All proposed adoptable sewers, and all works to existing public sewers shall be strictly in accordance with the Water Authorities Association specification "Sewers for Adoption" 6th or 7th edition and to the requirements and satisfaction of the Local Water Authority, via section 104 / 106 (WIA) approval.
2. The cost of any CCTV survey undertaken at the instruction of the Water Authority shall be bourne by the contractor.
3. The contractor is responsible for liasing with the Adopting Water Engineer for inspection and approval of the works at agreed stages of construction.



Below Ground Drainage Key

General Notation

100mmØ ID (pipe diameter) at 1/80 (approximate gradient)	Pipework other than that covered by the general drainage notes will be identified as adjacent BD - Backdrop connection UIL - Upper Invert Level

Existing Drainage

	Existing Drainage - Foul Water
	Existing Drainage - Surface Water
	Existing Drainage - to be abandoned
	Existing Drainage - Manholes Sizes as shown on plan / schedules Information as per services survey
PPM	Existing Drainage - Pump and Rising Main Sizes shown indicatively Information as per services survey

Foul Water

	Proposed Drainage - Foul Water drain
	Proposed Drainage - Foul Water Manholes Sizes are per plan and schedules PPIC - Polypropylene Inspection Chamber PCC - Pre-Cast Concrete
PPM	Proposed Drainage - Foul Water Pumping Chamber and Rising Main Sizes shown indicatively Refer to pump manufacturers' specification
	Foul Connection: SVP - Soil Vent Pipe SS - Stub Stack AAV - Air Admittance Valve FA - From Above (refer to Architectural / M&E plans) FS - Floor Socket (for internal gullies / shower drains)
	FG - Foul Gully (trapped and roddable)

Surface Water

	Proposed Drainage - Surface Water drain
	Proposed Drainage - Surface Water land drain Perforated pipe laid within sub-base material
	Proposed Drainage - Surface Water channel drain (ACO or similar approved)
	Proposed Drainage - Foul Water Manholes Sizes are per plan and schedules PPIC - Polypropylene Inspection Chamber PCC - Pre-Cast Concrete FC - Flow Control chamber (Hydro-Brake™ by Hydro International or similar approved) CP - Catch Pit chamber
PPM	Proposed Drainage - Surface Water Pumping Chamber and Rising Main Sizes shown indicatively Refer to pump manufacturers' specification
	Proposed Drainage - Cellular storage structure or soakaway Sizes as per plan and schedules Refer to crate manufacturers' specification
	Proposed Drainage - Permeable surfacing Permeable paving / permeable asphalt Refer to Landscape Architect's / Construction build-ups drawings for more information
	RWP - Rain Water Pipe
	YG - Yard Gully (trapped and roddable)

General Notes:

1. Do not scale from this drawing manually or electronically. Written permission must be obtained from SD Structures prior to scaling.
2. Contact SD Structures in the event of any discrepancies between findings on site and these drawings.
3. This drawing is to be read in conjunction with all relevant Architect's, Engineer's and Specialist's drawings and specifications.
4. 3D views are indicative only and any conflicting 2D information should take precedence. If in doubt contact SD Structures prior to starting work.
5. All work is to be carried out in accordance with the relevant British Standards, European norms, codes of practice and building practice.
6. The Contractor shall obtain licences from the Highway Authority prior to carrying out any workings within the existing Public Highway.

Construction (Design and Management) Regulations - 2015 Designers Risk Information:

In accordance with the construction (design and management) regulations the hazards and risks associated with constructing maintaining and cleaning the structure have been assessed.

The design solution has mitigated these where possible, however, residual/ unusual hazards or risks identified have been recorded in the designers risk information specific to the project.
Assumptions made about the method of construction, maintenance and demolition have been stated where these form an integral part of managing the risks and hazards, however, this does not restrict the contractor to these methods alone.
It is understood that a competent contractor will carry out construction, maintenance and demolition work in accordance with recognised good industry practice.

5. **Asbestos:** the contractor should ensure that an appropriate asbestos survey is undertaken prior to any demolition and any remedial actions completed.
6. **Buried services:** the contractor should refer to all current services information collated by the principal designer and is advised to undertake his own on-site searches/surveys to check locations of these and for any further services. All services identified should be recorded and marked out on site.
7. **Ground contamination:** high standards of personal hygiene are to be maintained and all workers should be vigilant and use appropriate ppe.
8. **Drilling rig stability:** the piling contractor should construct a working platform designed to safely accommodate the loads generated by the proposed plant and machinery.
9. **Excavation in made ground:** the safe batter angles noted in the geotechnical report should not be exceeded. Temporary supports should be provided for any other excavation within made ground where man entry is required or where the avoidance of collapse is important. Plant should be kept away from edges of all excavations.

The above notes refer specifically to the information shown on this drawing as designers.
Please refer to the designers risk information for further clarification and those relevant to other disciplines.

Scheme Notes:

1. Internal and external drop point locations TBC.
2. Internal RWPs to be avoided where possible to mitigate surface water flooding in proposed development & basement structure.
3. All internal chambers to be bolt down, double sealed, recess-type to accept architectural floor finishes and to mitigate overtopping during surcharge.
4. Options 1 and 2 shown for clarity. Option 2 to be fully surveyed before proceeding with design.
5. All attenuation and storage structures in abeyance pending information regarding existing structures.
6. Proposed Packaged Pumping station within courtyard to be adequately designed and sized for peak flow rate of basement courtyard area. Pump and associated works by others, constructed to specialists recommendations.

sd-structures.com
60 Grays Inn Road, London WC1X 8AQ

STRUCTURES

INFORMATION

Land between South Mansions and Gondar House

Eng: **CC**
Drawn: **CC**

Below Ground Drainage Layout

Rev	Amendment	Date	Drawn	Eng
P1	Amended RPZ note as per client comments	13/05/2020	CC	CC
P0	Preliminary Issue for BIA Report / Information	07/05/2020	CC	CC

Scale: 1:50 @ A0

SDS795 - C - PL100

Rev: **P0**

APPENDIX E

Thames Water Asset Search

Asset location search

Property Searches

Express Solutions Group
152Commercial Road
STAINES-UPON-THAMES
TW18 2QW

Search address supplied

1
Hillfield Road
London
NW6 1QD

Your reference NW6 1QD

Our reference ALS/ALS Standard/2019_4000542

Search date 10 May 2019

Keeping you up-to-date

Notification of Price Changes

From 1 September 2018 Thames Water Property Searches will be increasing the price of its Asset Location Search in line with RPI at 3.23%.

For further details on the price increase please visit our website: www.thameswater-propertysearches.co.uk
Please note that any orders received with a higher payment prior to the 1 September 2018 will be non-refundable.

Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13

searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk

0845 070 9148

searchcode

Asset location search

Property Searches

Search address supplied: 1, Hillfield Road, London, NW6 1QD

Dear Sir / Madam

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

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

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

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

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

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

Contact Us

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

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

Email: searches@thameswater.co.uk
Web: www.thameswater-propertysearches.co.uk

Asset location search

Thames Water Property Searches

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 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

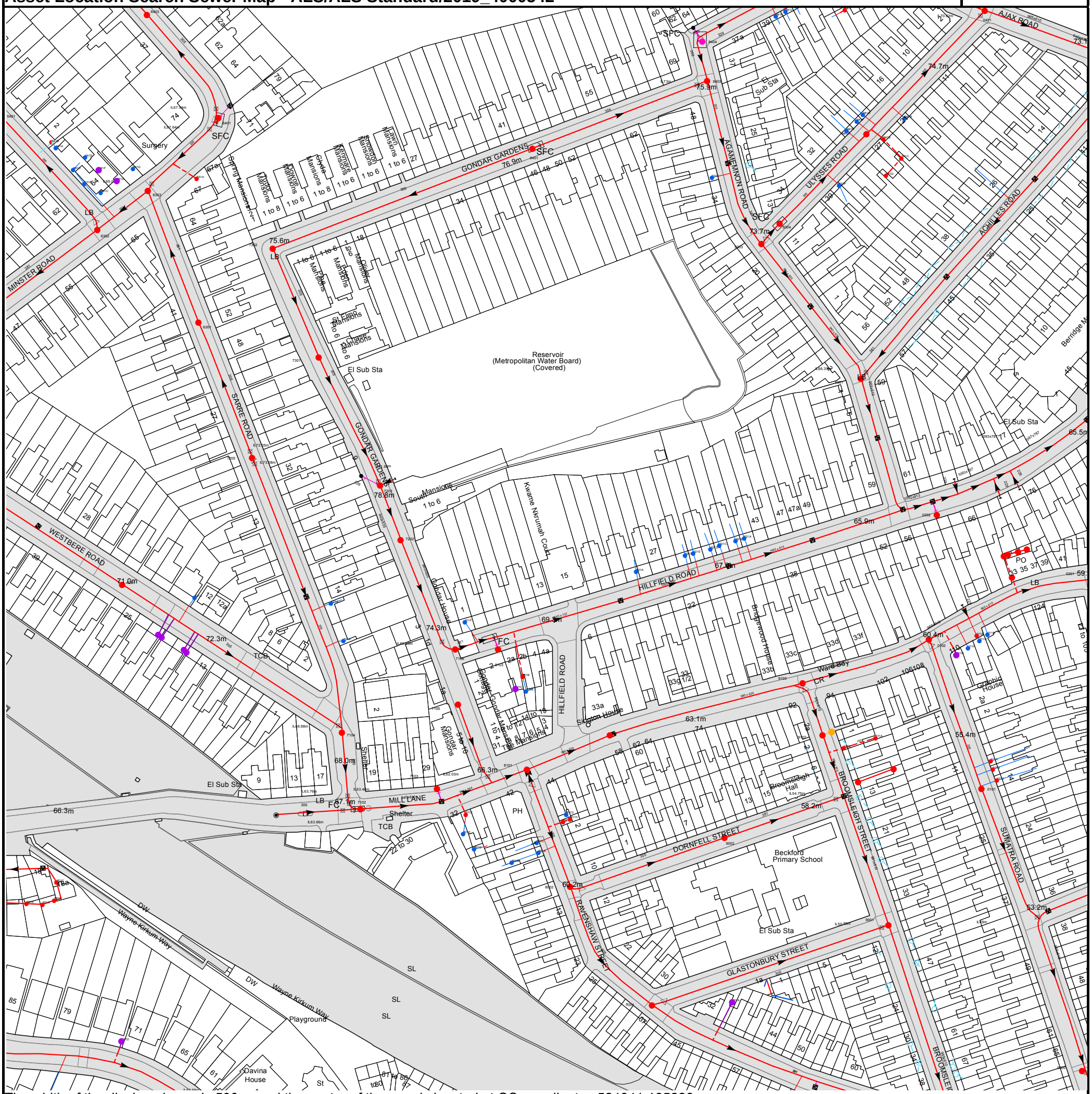
Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Asset Location Search Sewer Map - ALS/ALS Standard/2019_4000542



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 524841,185228

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
09EJ	n/a	n/a
0905	51.11	n/a
09EI	n/a	n/a
09DJ	n/a	n/a
09DI	n/a	n/a
00FE	n/a	n/a
90DH	n/a	n/a
00EG	n/a	n/a
00EF	n/a	n/a
9001	54.03	50.39
90EE	n/a	n/a
0221	n/a	n/a
0220	n/a	n/a
0201	59.7	56.44
941K	n/a	n/a
941L	n/a	n/a
941M	n/a	n/a
931F	n/a	n/a
941I	n/a	n/a
941H	n/a	n/a
941F	n/a	n/a
941D	n/a	n/a
9402	74.12	71.16
941B	n/a	n/a
931D	n/a	n/a
041C	n/a	n/a
041A	n/a	n/a
0401	74.47	70.49
821A	n/a	n/a
7301	77.48	71.97
6301	72.39	68.35
7302	75.75	72.44
9303	73.81	70.61
631A	n/a	n/a
931E	n/a	n/a
94AJ	n/a	n/a
8401	76.93	74.08
6401	71.08	n/a
9403	75.81	72.98
9404	76.01	73.48
641B	n/a	n/a
641A	n/a	n/a
641C	n/a	n/a
631B	n/a	n/a
641E	n/a	n/a
6302	68.1	63.97
641F	n/a	n/a
631C	n/a	n/a
631D	n/a	n/a
641D	n/a	n/a
6403	67.85	65.04
6303	69.34	64.79
8101	65.68	61.03
811D	n/a	n/a
7104	69.15	66.06
7105	69.98	68.54
811A	n/a	n/a
811C	n/a	n/a
811B	n/a	n/a
6104	n/a	n/a
6103	n/a	n/a
7106	n/a	69.13
8103	n/a	n/a
711A	n/a	n/a
6102	n/a	n/a
6101	n/a	n/a
811F	n/a	n/a
721A	n/a	n/a
621A	n/a	n/a
6201	71.02	67.6
921F	n/a	n/a
921E	n/a	n/a
921D	n/a	n/a
921C	n/a	n/a
921B	n/a	n/a
7202	77.6	71.17
921A	n/a	n/a
7203	78.65	71.54
7205	75.72	n/a
9304	73.83	71.7
9103	61.76	57.04
9102	60.11	56.57
911B	n/a	n/a
91DB	n/a	n/a
91BJ	n/a	n/a
91DH	n/a	n/a
9301	69.05	66.01
91EC	n/a	n/a
90ED	n/a	n/a
911A	n/a	n/a
91BH	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
0102	60.54	56.75
03HJ	n/a	n/a
0202	n/a	n/a
011D	n/a	n/a
011F	n/a	n/a
011E	n/a	n/a
011H	n/a	n/a
0101	56.28	52.57
011G	n/a	n/a
011A	n/a	n/a
011B	n/a	n/a
011C	n/a	n/a
0223	n/a	n/a
0222	n/a	n/a
0224	n/a	n/a
601D	n/a	n/a
601A	n/a	n/a
601E	n/a	n/a
601B	n/a	n/a
601C	n/a	n/a
7102	66.77	63.12
7103	n/a	n/a
801E	n/a	n/a
811E	n/a	n/a
801D	n/a	n/a
801B	n/a	n/a
801C	n/a	n/a
801A	n/a	n/a
811I	n/a	n/a
811G	n/a	n/a
8002	60.96	57.63
811H	n/a	n/a
8001	56.08	52.79
9002	59.05	56.17
901A	n/a	n/a

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

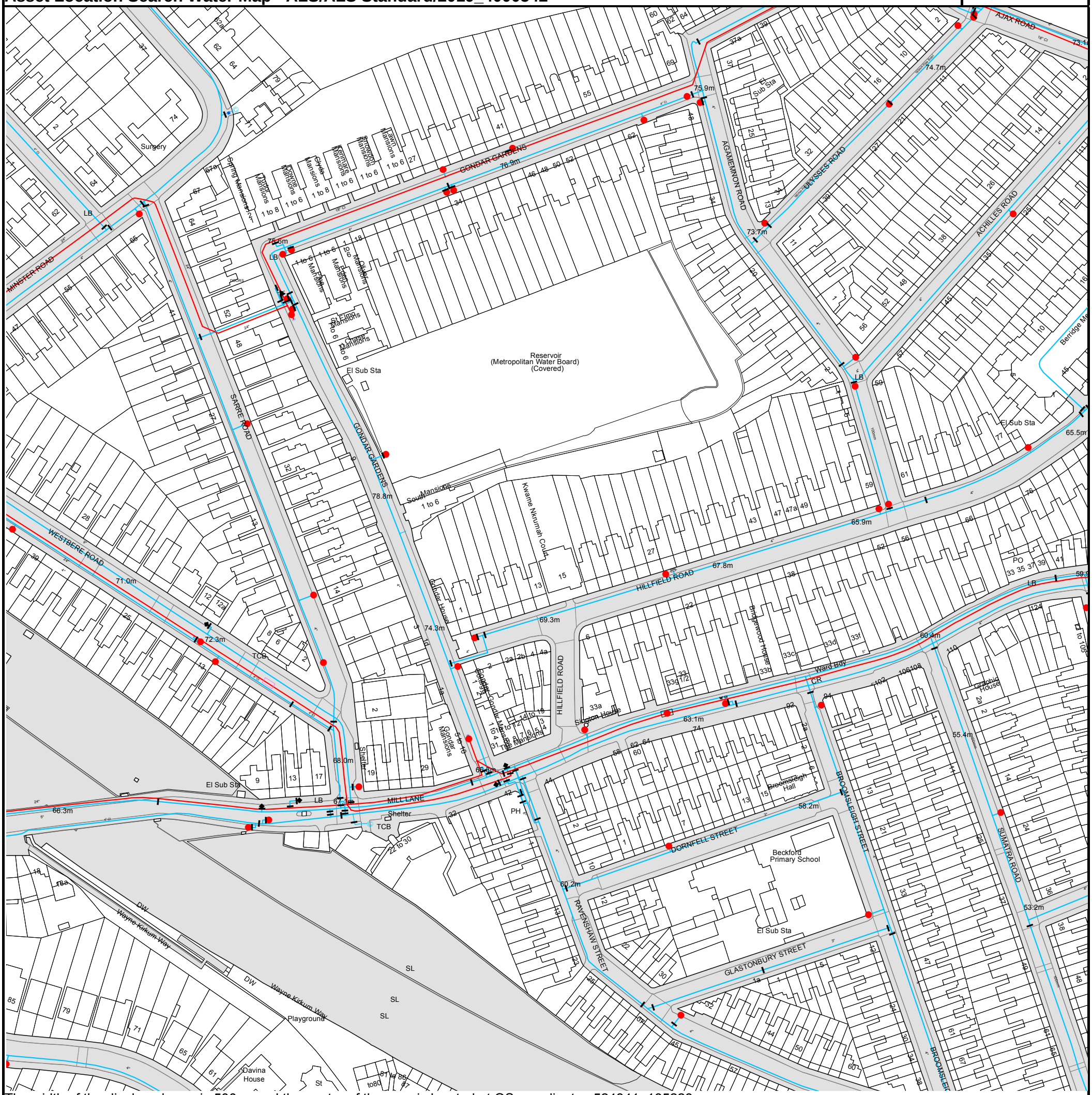
Proposed

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/2019_4000542



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 524841, 185228.

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)

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.

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

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')

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.

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL`s terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	**BACS Payment**	**Telephone Banking**	**Cheque**
Call **0845 070 9148** quoting your invoice number starting CBA or ADS / OSS	Account number **90478703** Sort code **60-00-01** A remittance advice must be sent to: **Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.** or email **ps.billing@thameswater.co.uk**	By calling your bank and quoting: Account number **90478703** Sort code **60-00-01** and your invoice number	Made payable to '**Thames Water Utilities Ltd**' Write your Thames Water account number on the back. Send to: **Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW** or by DX to **151280 Slough 13**

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.

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 the Ombudsman finds that you have suffered actual loss and/or aggravation, distress or inconvenience 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
Web site: www.tpos.co.uk
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

APPENDIX F

Draft Construction Programme