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Client: Adam and Marina Andrews
Flood Risk Assessment for the Proposed
Development at 106 Hampstead Road,
Camden, London

December 2020

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Contents Page

1	Background and Scope of Appraisal	1
2	Development Description and Planning Context	2
	2.1 <i>Site Location and Existing Development</i>	2
	2.2 <i>Proposed Development</i>	2
	2.3 <i>The Sequential Test and Exception Test</i>	3
3	Definition of Flood Hazard	6
	3.1 <i>Site Specific Information</i>	6
	3.2 <i>Potential Sources of Flooding</i>	6
	3.3 <i>Summary of the Risk of Flooding</i>	10
4	Offsite Impacts and Other Considerations	11
	4.1 <i>Displacement of Floodwater</i>	11
	4.2 <i>Public Safety and Access</i>	11
	4.3 <i>Proximity to Watercourse</i>	11
	4.4 <i>Management of Development Runoff</i>	12
5	Conclusions and Recommendations	13
6	Appendices	

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1 Background and Scope of Appraisal

Flooding is a major issue in the United Kingdom. The impacts can be devastating in terms of the cost of repairs, replacement of damaged property and loss of business. The objectives of the Flood Risk Assessment (FRA) are therefore to establish the following:

- whether a proposed development is likely to be affected by current or future flooding from any source
- whether the development will increase flood risk elsewhere within the floodplain
- whether the measures proposed to address these effects and risks are appropriate
- whether the site will pass Part B of the Exception Test (where applicable).

Herrington Consulting has been commissioned by Adam and Marina Andrews to prepare a Flood Risk Assessment (FRA) for the proposed development at **106 Hampstead Road, Camden, London, NW1 2LS**.

This appraisal has been undertaken in accordance with the requirements of the National Planning Policy Framework (2019) and the National Planning Practice Guidance Suite (March 2014) that has been published by the Department for Communities and Local Government. The *Flood Risk and Coastal Change* planning practice guidance included within the Suite represents the most contemporary technical guidance on preparing FRAs. In addition, reference has also been made to Local Planning Policy.

To ensure that due account is taken of industry best practice, this FRA has been carried out in line with the CIRIA Report C624 'Development and flood risk - guidance for the construction industry'.

2 Development Description and Planning Context

2.1 Site Location and Existing Development

The site is located at OS coordinates 529235, 182665 off Hampstead Road in Camden, London. The site covers an area of approximately 100m² and currently comprises a four-storey building with commercial uses at basement and ground floor level, and residential flats on the first and second floors. The location of the site in relation to the surrounding area is shown in Figure 2.1.

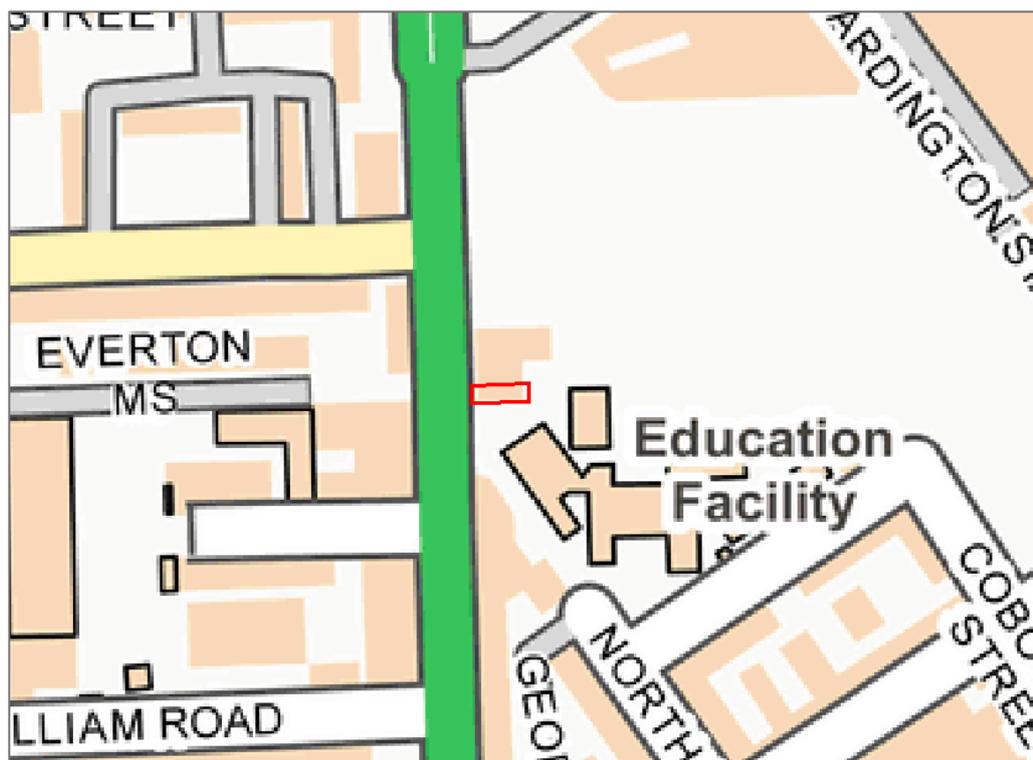


Figure 2.1 – Location map (Contains Ordnance Survey data © Crown copyright and database right 2020).

The site plan included in Appendix A.1 of this report provides more detail in relation to the site location and layout.

2.2 Proposed Development

This report has been prepared to accompany a Prior Approval Application for the addition of two-storeys on top of the existing building. The additional floors will include 1no. residential flat on each floor, while maintaining the current use of the pre-existing storeys. (Figure 2.2).

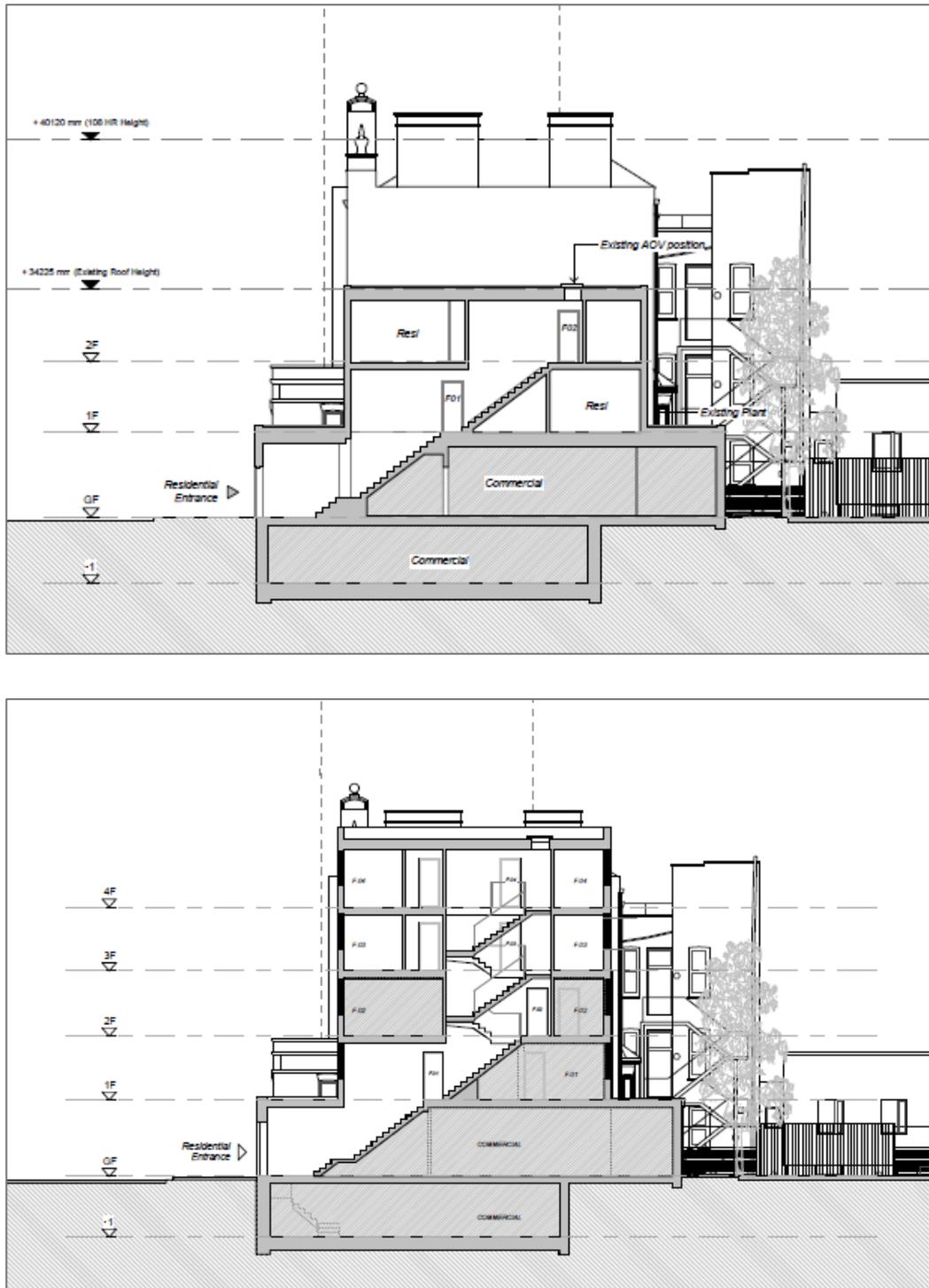


Figure 2.2 – Existing site section (top image) and proposed site section (bottom image).

Further drawings of the proposed scheme are included in Appendix A.1 of this report.

2.3 The Sequential Test and Exception Test

The National Planning Policy Framework (NPPF) requires the Sequential Test to be applied at all stages of the planning process and generally the starting point is the Environment Agency's (EA)

'Flood Map for Planning' (Figure 2.3). These maps and the associated information are intended for guidance and cannot provide details for individual properties. They do not take into account other considerations such as existing flood defences, alternative flooding mechanisms and detailed site-based surveys. They do, however, provide high level information on the type and likelihood of flood risk in any particular area of the country. The Flood Zones are classified as follows:

Zone 1 – *Low probability of flooding* – This zone is assessed as having less than a 1 in 1000 annual probability of river or sea flooding in any one year.

Zone 2 – *Medium probability of flooding* – This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding or between 1 in 200 and 1 in 1000 annual probability of sea flooding in any one year.

Zone 3a – *High probability of flooding* - This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding or 1 in 200 or greater annual probability of sea flooding in any one year.

Zone 3b – *The Functional Floodplain* – This zone comprises land where water has to flow or be stored in times of flood and can be defined as land which would flood during an event having an annual probability of 1 in 20 or greater. This zone can also represent areas that are designed to flood in an extreme event as part of a flood alleviation or flood storage scheme.

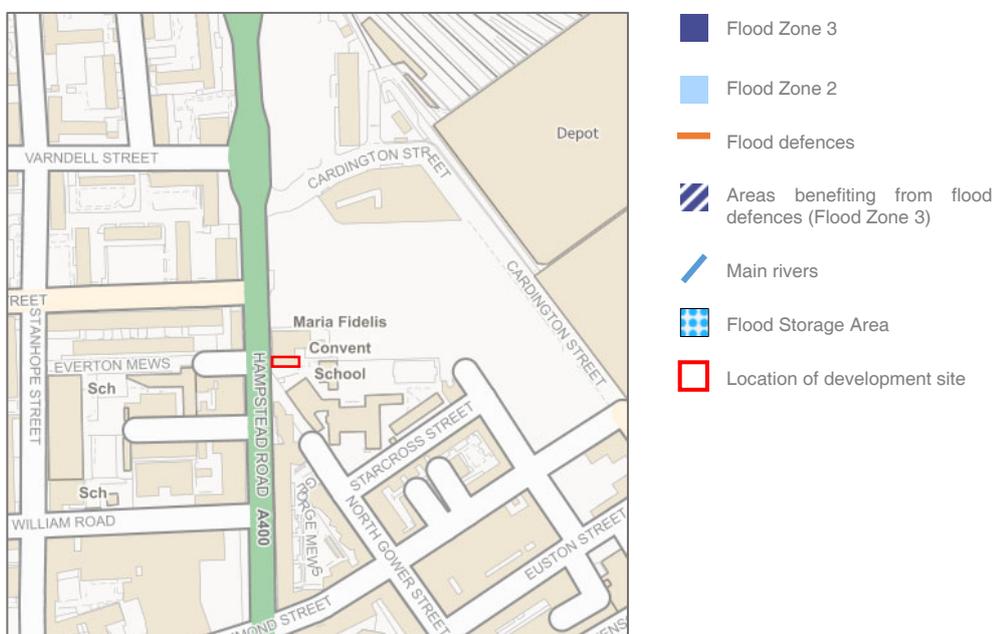


Figure 2.3 – EA's 'Flood Map for Planning' (© Environment Agency).

The site is located within Flood Zone 1, and therefore, is located in the lowest possible flood risk zone. As such, it is concluded that the Sequential Test is passed, and the Exception Test is therefore not required to be applied.

Notwithstanding this, The Town and Country Planning (General Permitted Development) Order requires the construction of additional storeys on top of an existing building to obtain prior approval from the Local Planning Authority (LPA) with respect to Flood Risk. Therefore, the primary focus of this document is to appraise the risk of flooding from all key sources.

3 Definition of Flood Hazard

3.1 Site Specific Information

Information from a wide range of sources has been referenced in order to appraise the true risk of flooding at this location. This section summarises the additional information collected as part of this FRA.

Information contained within the SFRA – The London Borough of Camden SFRA (2014) contains detailed mapping showing historic flood records for a wide range of sources. This document has been referenced as part of this site-specific FRA.

Information on localised flooding contained within the SWMP – A Surface Water Management Plan (SWMP) is a study to understand the risk of flooding that arises from local surface water flooding, which is defined by the Flood and Water Management Act 2010 as flooding from surface runoff, groundwater, and ordinary watercourses. Such a document has been prepared for the London Borough of Camden (2011) and has therefore been referenced as part of this site-specific FRA.

Information provided by Thames Water – Thames Water has provided the results of an asset location search for the site. The response is included in Appendix A.2.

Site specific topographic surveys – A site-specific topographic survey has not been undertaken at this stage, however, inspection of aerial height data (LiDAR) records show that the land levels of the site vary between 23.3m and 25.3m Above Ordnance Datum Newlyn (AODN).

Geology – Reference to the British Geological Survey (BGS) map shows that the underlying solid geology in the location of the subject site is London Clay Formation (clay and silt). Overlying this are superficial deposits of Langley Silt Member (clay and silt).

Historic flooding – There are no records of flooding at the site contained within the SFRA and SWMP. In addition, the EA holds no records of flooding in the area.

3.2 Potential Sources of Flooding

The main sources of flooding have been assessed as part of this appraisal. The specific issues relating to each one and its impact on this development are discussed below. Table 3.1 at the end of this section summarises the risks associated with each of the sources of flooding.

Flooding from Rivers, Ordinary or Man-made watercourses – Inspection of the site and surrounding area reveals that there are no main rivers, ordinary or man-made watercourses near to the site. Consequently, the risk of flooding from this source is considered to be *low*.

Flooding from the Sea – The site is located a significant distance inland and is elevated well above predicted extreme tide levels. Consequently, the risk of flooding from this source is considered to be low.

Flooding from Land (overland flow and surface water runoff) – Overland flooding typically occurs in natural valley bottoms as normally dry areas become covered in flowing water and in low spots where water may pond. This mechanism of flooding can occur almost anywhere, but is likely to be of particular concern in any topographical low spot, or where the pathway for runoff is restricted by terrain or man-made obstructions.

Inspection of the EA's 'Flood Risk from Surface Water' map (Figure 3.1) identifies that the majority of the site is at 'very low' risk of flooding from surface water, although the north east corner of the site is at 'low' to 'high' risk of flooding.

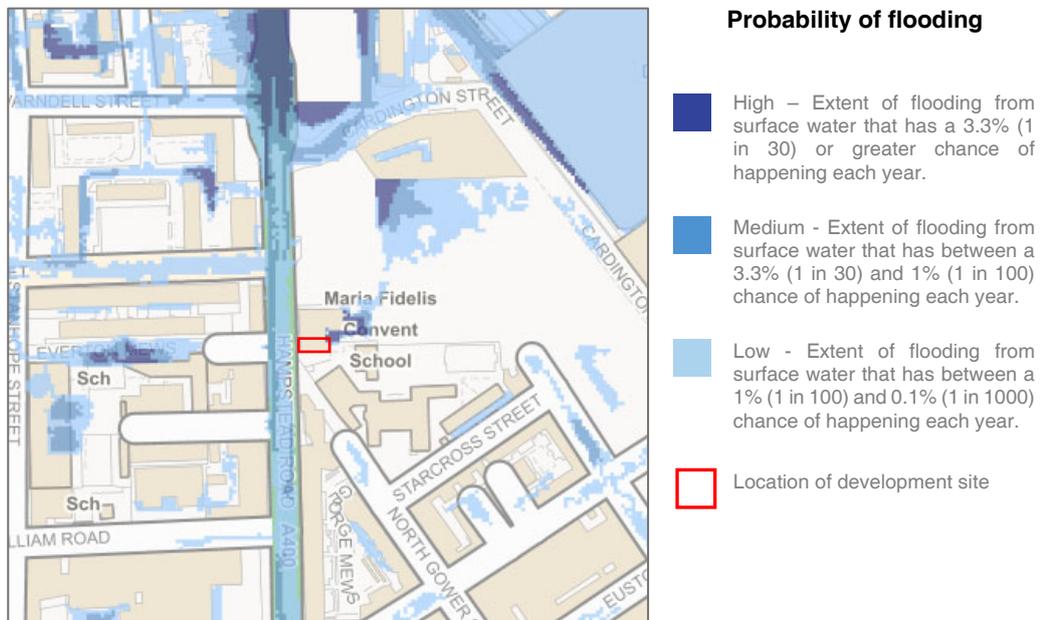


Figure 3.1 – EA's 'Flood Risk from Surface Water' map (© Environment Agency).

Whilst the north east corner of the ground floor could be subject to flooding from surface water, the proposed development is located high above the ground level on the uppermost floors. Furthermore, any rain falling directly on the roof itself will be captured by the surface water drainage system. Taking the above into consideration, the risk of flooding from this source is considered to be low.

Whilst the risk of flooding to the proposed development is considered to be low, Hampstead Road is shown to be at 'low to 'high' risk of flooding from surface water. Further inspection of the EA's mapping identifies that floodwater could accumulate to a maximum depth of 0.9m within the road to the north of the site and reducing to a depth of 0.15m to the south of the site. The risk of flooding to the road has therefore been taken into account in Section 4.2 to determine if safe access is available to the proposed development.

Flooding from Groundwater – Water levels below the ground rise during wet winter months, and fall again in the summer as water flows out into rivers. In very wet winters, rising water levels may lead to the flooding of normally dry land, as well as reactivating flow in ‘bournes’ (streams that only flow for part of the year).

The underlying geology in this area is London Clay Formation (clay, silt and sand), overlain by superficial deposits of Langley Silt Member (clay and silt). This underlying geology is typically impermeable and not associated with groundwater flooding. This assumption is supported by the BGS flood risk mapping data which shows that the general area in which the development site lies is identified as being at low risk from groundwater flooding. As such, above ground flooding as a result of groundwater emergence is considered unlikely in this location.

In any case, the proposals for development are for the construction of two additional storeys and therefore, it is considered that the development will not impede any groundwater flows and the risk of flooding from groundwater is *low*.

Flooding from Sewers – In urban areas, rainwater is typically drained into surface water sewers or sewers containing both surface and wastewater known as “combined sewers”. Flooding can result when the sewer is overwhelmed by heavy rainfall, becomes blocked, or has inadequate capacity; this will continue until the water drains away.

Inspection of the asset location mapping provided by Thames Water (Figure 3.2) identifies that the nearest sewer to the site is a trunk combined sewer within Hampstead Road and an additional combined sewer to the south of the site. Following an extreme rainfall event, or a blockage in the sewer network, there is the potential for floodwater to exit the sewer network within the highways. Nevertheless, the proposals are at roof level and therefore, it is considered that the risk of flooding to the proposed development from sewers is *low*.

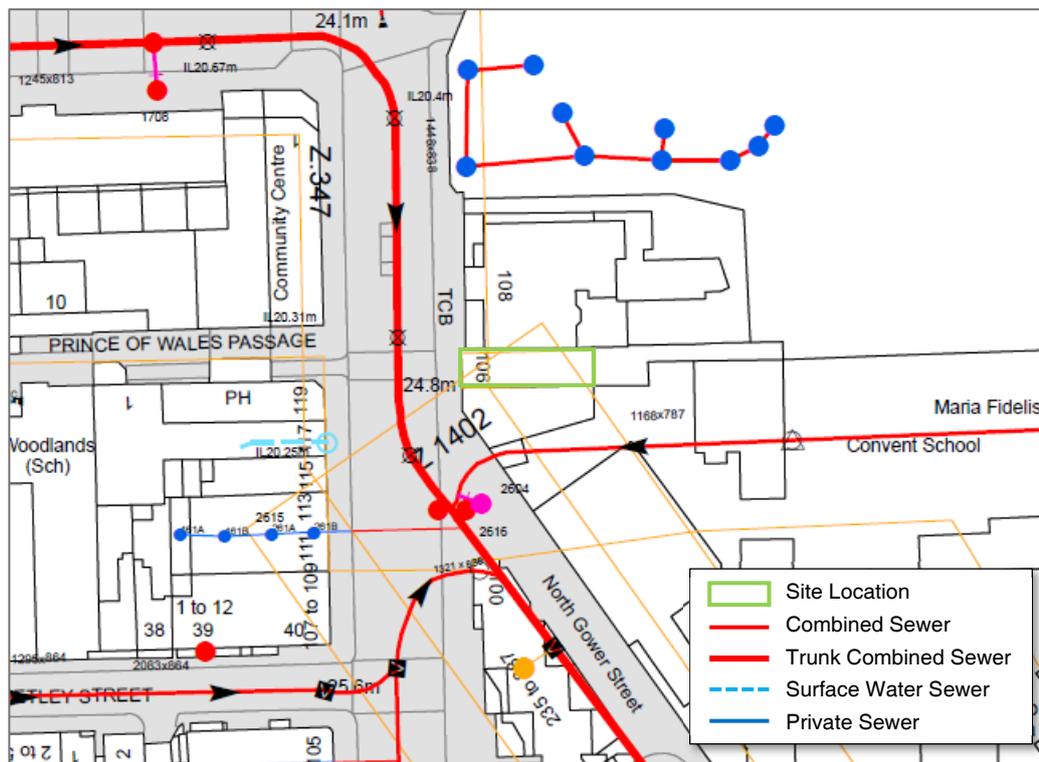


Figure 3.2 – Asset location mapping provide by Thames Water (a full scale can be found in Appendix A.2).

Flooding from Reservoirs, Canals and other Artificial Sources – Non-natural or artificial sources of flooding can include reservoirs, canals, and lakes, where water is retained above natural ground level. In addition, operational and redundant industrial processes including; mining, quarrying, sand and gravel extraction, may also increase the depth of floodwater in areas adjacent to these features.

The potential effects of flood risk management infrastructure and other structures also needs to be considered. For example; reservoir or canal flooding may occur as a result of the facility being overwhelmed and/or as a result of dam or bank failure.

Inspection of the OS mapping for the area shows that there are no artificial sources of flooding within close proximity to the site. In addition, the EA's 'Flood Risk from Reservoirs' map shows that the site is not within an area considered to be at risk of flooding from reservoirs. Therefore, the risk of flooding from this source is considered to be *low*.

A summary of the overall risk of flooding from each source is provided in Table 3.1 below.

Source of flooding	Initial level of risk	Appraisal method applied at the initial flood risk assessment stage
Rivers, Ordinary and man-made watercourses	Low	OS mapping
Sea	Low	OS mapping and aerial height data
Overland flow	Low	EA's 'Flood Risk from Surface Water' map, aerial height data and OS mapping
Groundwater	Low	BGS groundwater flood hazard maps and BGS Geology of Britain Map
Sewers	Low	Asset location data provided by Thames Water
Artificial sources	Low	OS mapping and EA's 'Flood Risk from Reservoirs' map

Table 3.1 – Summary of flood sources and risks.

3.3 Summary of the Risk of Flooding

From Table 4.1, it can be seen that as the proposed development is at roof level, the risk of flooding from all sources is low. It is therefore considered that mitigation measures are not strictly necessary. Notwithstanding this, to ensure that the development is in accordance with the NPPF, the following section assess whether safe access will be available to the site and assesses the offsite impacts of the development.

4 Offsite Impacts and Other Considerations

4.1 Displacement of Floodwater

The proposals for development are for the addition of two-storeys to the existing building and it has been demonstrated that the site is at a low risk of flooding from all sources. Consequently, the development will not displace any floodwater.

4.2 Public Safety and Access

The NPPF states that safe access and escape should be available to/from new developments located within areas at risk of flooding. The Practice Guide goes on to state that access routes should enable occupants to safely access and exit their dwellings during design flood conditions and that vehicular access should be available to allow the emergency services to safely reach the development.

It has been demonstrated that the risk of flooding to the proposed development is low from all sources. Notwithstanding this, the EA's 'Risk of Flooding from Surface Water' maps show that Hampstead Road is at risk of flooding from surface water. It is generally accepted that safe access/egress is available where the depth of flooding is less than 250mm (i.e. where there is a low hazard). As floodwater is predicted to accumulate to a depth of up to 0.9m to the north of the site, safe access/ egress to/from the site will not be available in this direction at the peak of an extreme rainfall event. However, the maximum depth of flooding within Hampstead Road adjacent to the site and in a southerly direction is predicted to be 0.15m. As a result, it is considered that safe access will be available to/from the site during an extreme rainfall event.

As Hampstead Road is shown to be at risk of flooding from surface water and access may not be available in a northerly direction, it is recommended that the residents of the proposed development sign up to receive Met Office Weather Warnings and regularly check weather forecasts. This will ensure that the residents receive forewarning of conditions which may result in flooding within the access road and prevent access to the area north of the site.

4.3 Proximity to Watercourse

Under the Water Resources Act 1991 and Land Drainage Byelaws, any proposals for development in close proximity to a 'main river' would need to take into account the EA's requirement for an 8m buffer zone between the river bank and any permanent construction such as buildings or car parking etc. This buffer zone increases to 16m for tidal waterbodies and sea defence infrastructure.

The development site is located more than 8m from any watercourse and as such will not compromise any of the EA's maintenance or access requirements.

4.4 Management of Development Runoff

The general requirement for all new development is to ensure that the runoff is managed sustainably, and that the development does not increase the risk of flooding at the site, or within the surrounding area.

As part of the development proposals there will be no change to the existing below ground drainage. In addition, the proposals are for additional stories above the existing building and will not increase the total impermeable area at the site. As a result, the rate and volume of surface water runoff discharged offsite will not be increased by the proposals. Consequently, it is considered that the risk of flooding offsite will not be increased as a result of the proposed development.

5 Conclusions and Recommendations

The overarching objective of this report is to appraise the risk of flooding to 106 Hampstead Road in Camden, London, to ensure that the proposals for development are sustainable in terms of flood risk, and to determine how mitigation measures can be incorporated into the building to reduce the risk where required.

This report has been prepared to support a Prior Approval Application for the construction of two storeys on the existing building. The site is located within Flood Zone 1 and, therefore, as the site cannot be located in an area at lower risk of flooding, both the Sequential Test and Exception Test are not applicable. Notwithstanding this, The Town and Country Planning (General Permitted Development) Order requires prior approval from the Local Planning Authority (LPA) to be obtained with respect to Flood Risk. Therefore, the primary focus of this document is to appraise the risk of flooding from all key sources.

It has been demonstrated that the risk of flooding to the proposed development is low from all sources, and that safe access will be available to the site during an extreme rainfall event from Hampstead Road to the south. However, as it has been identified that access to the area north of the site will not be available at the peak of an extreme rainfall event, it is recommended that the residents sign up to the Met Office Weather Warnings and regularly check weather forecasts to ensure they are aware of conditions which could result in flooding to the north of the site.

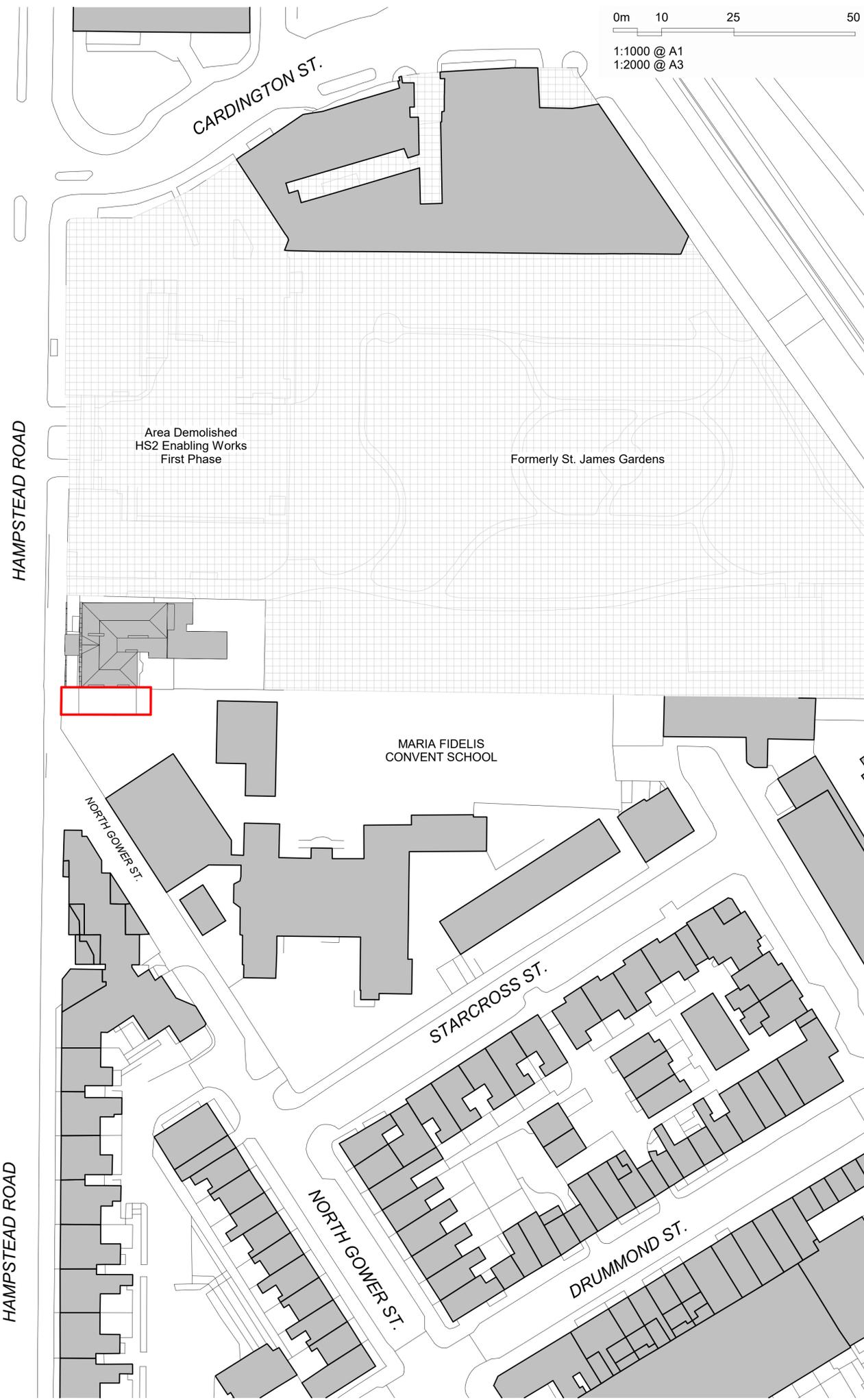
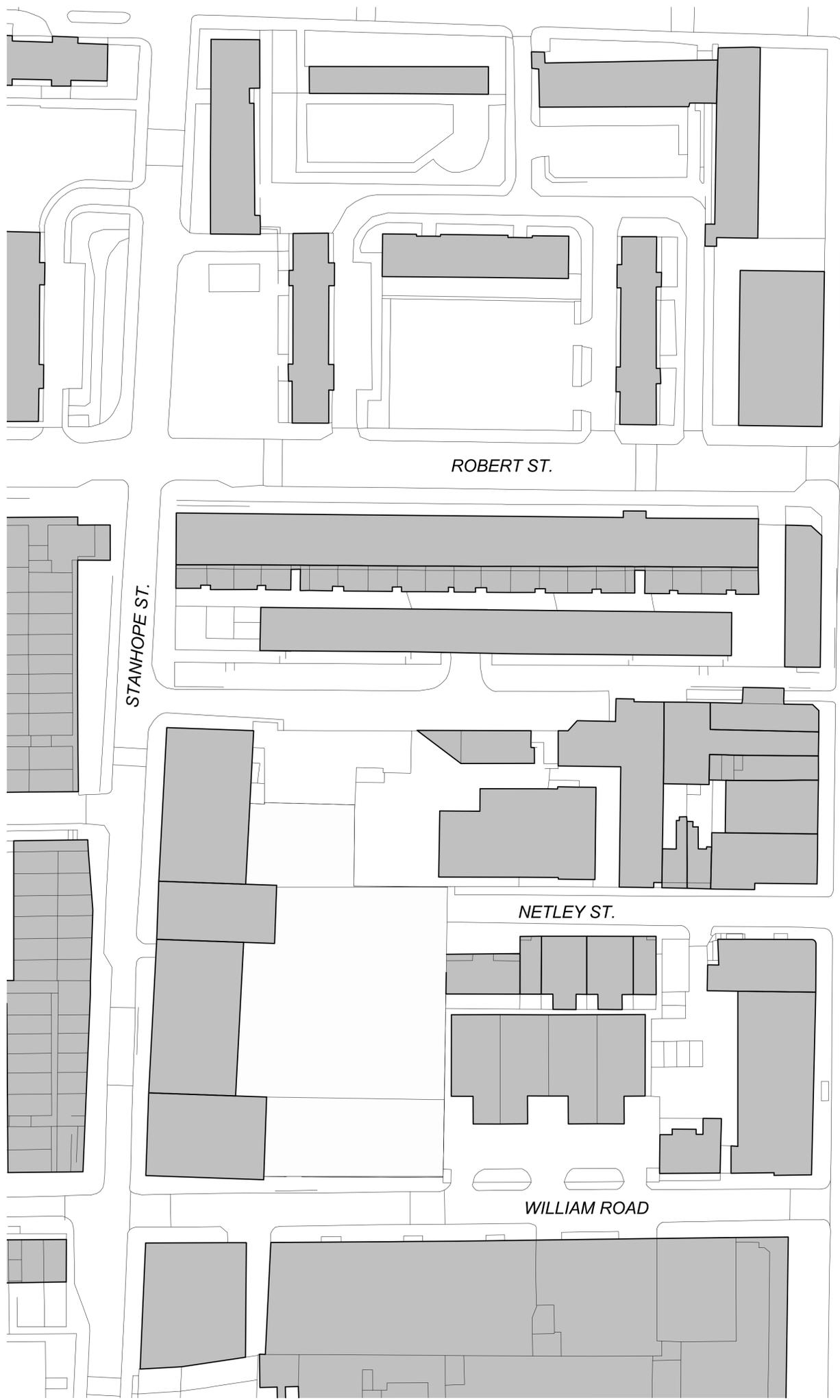
It is therefore concluded that the proposals will meet the requirements of the NPPF and its Planning Practice Guidance and will be acceptable and sustainable in terms of flood risk.

6 Appendices

Appendix A.1 – Drawings

Appendix A.2 – Thames Water Asset Location Data

Appendix A.1 – Drawings



1:1000 @ A1
1:2000 @ A3

A1
A3

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 Application Site - 106 Hampstead Rd

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Structures:
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Whitehall Park

Project:
106 Hampstead Road (PD)
106 Hampstead Rd, NW1

Drawing Title:
Site Location Plan

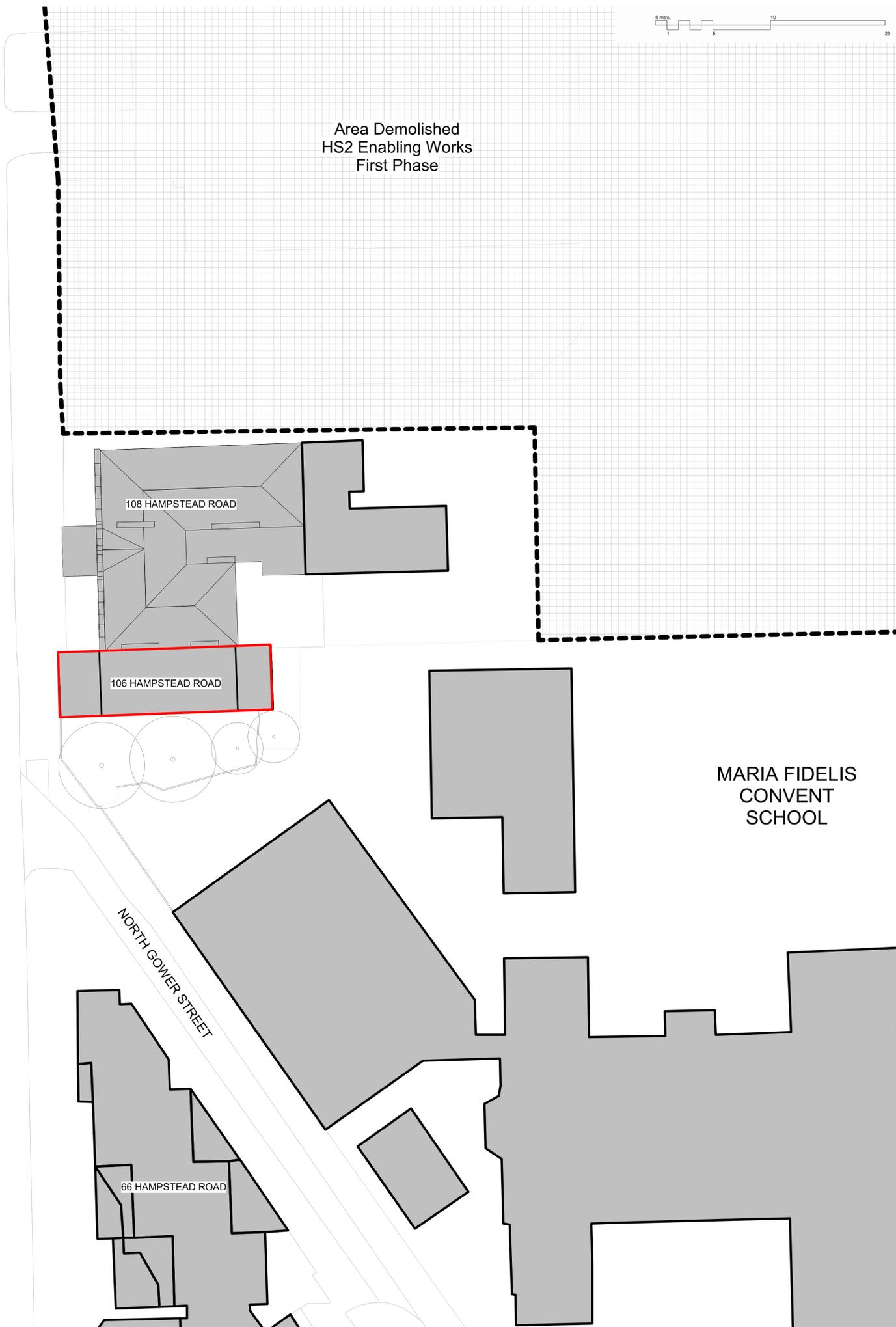
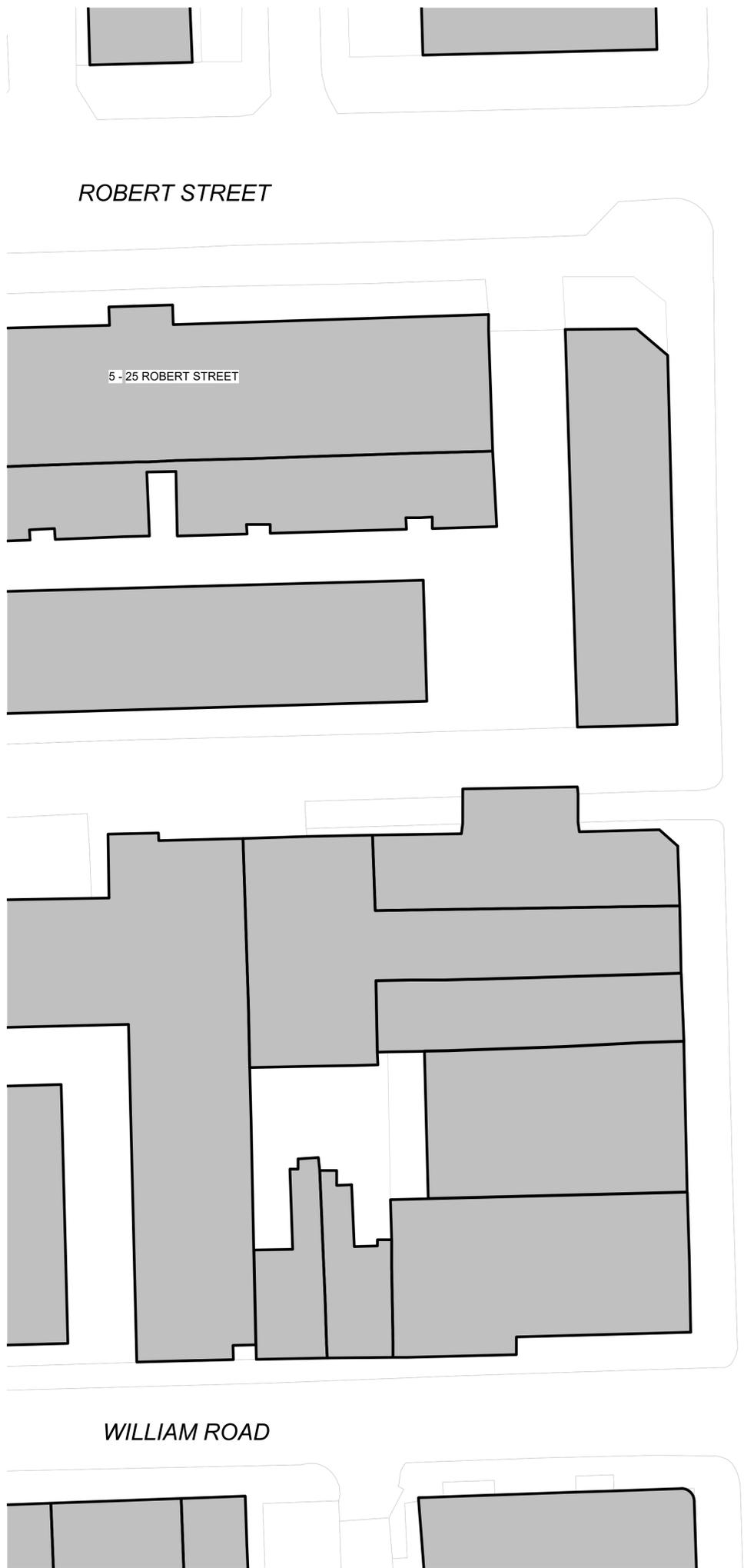
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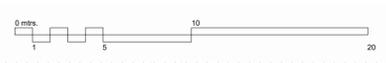
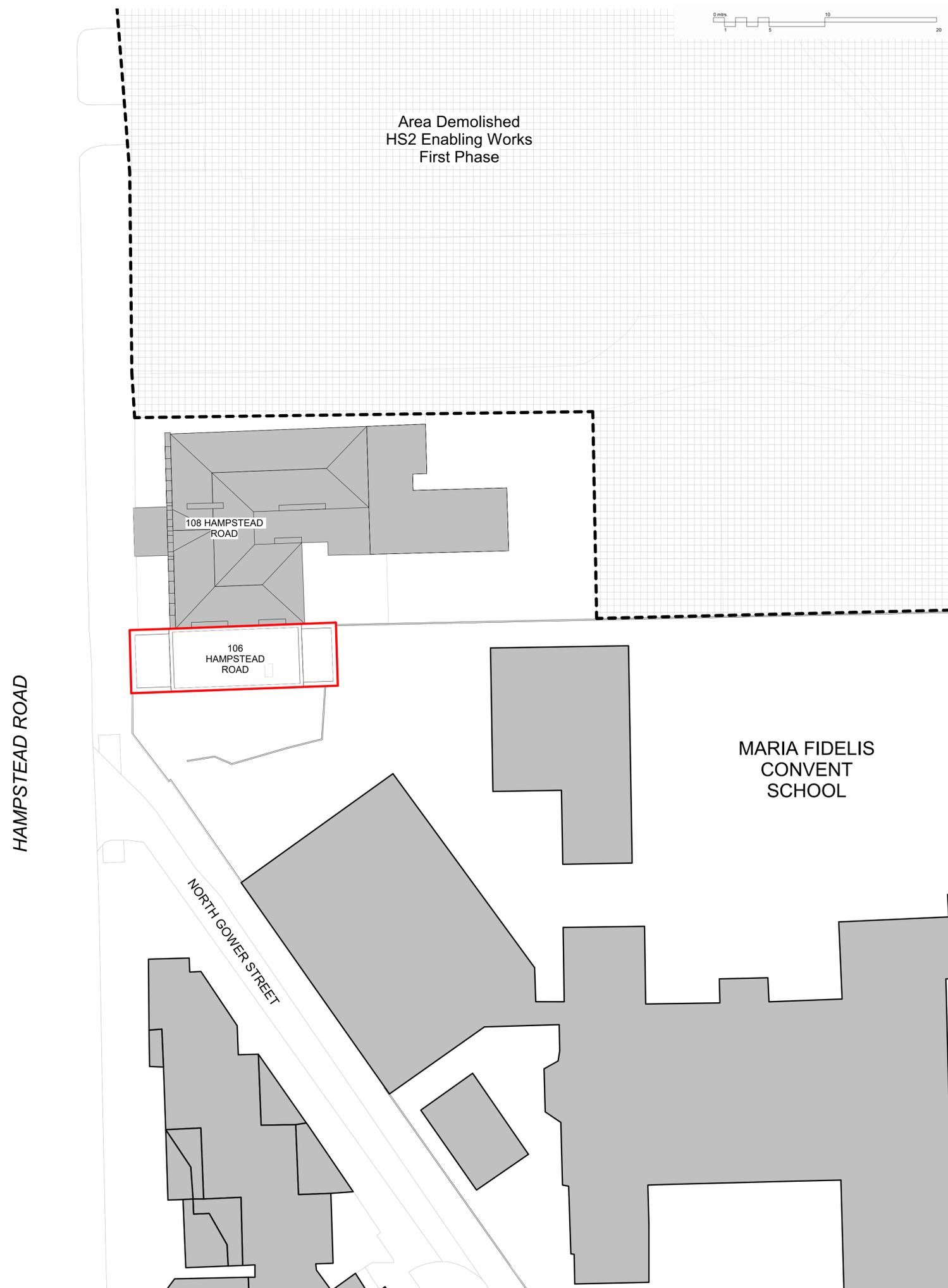
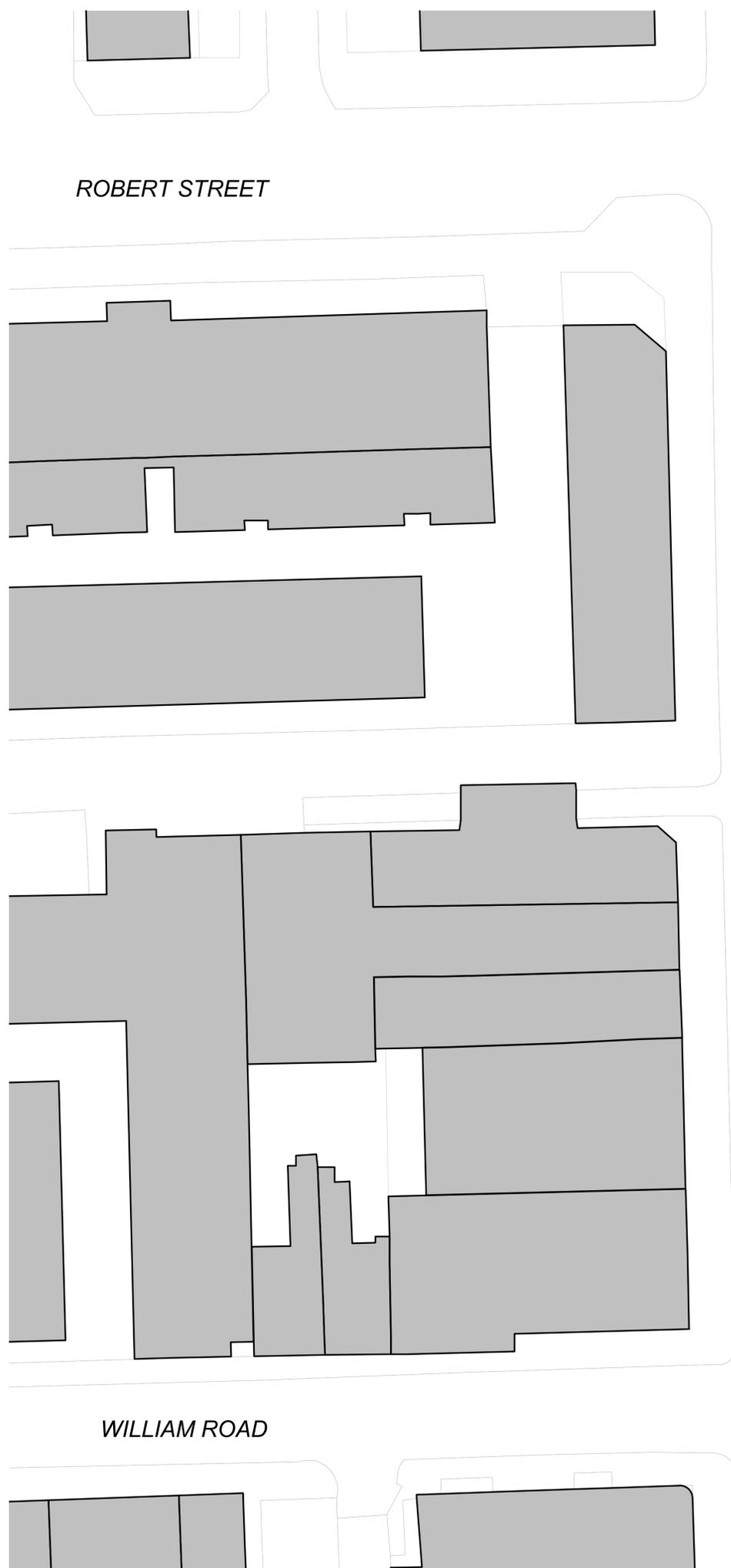
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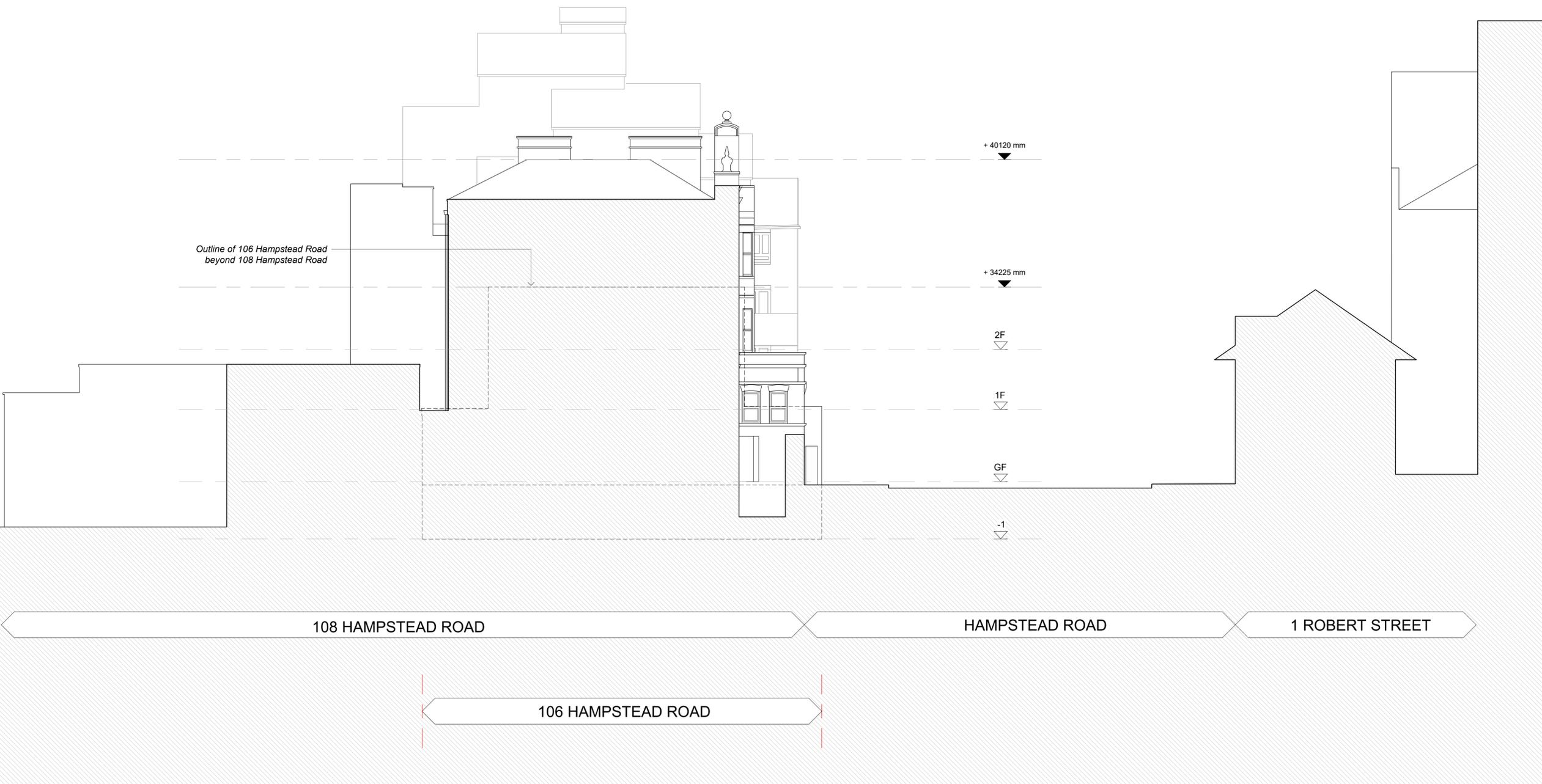


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Key Plan
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 Whitehall Park

Project:
 106 Hampstead Road (PD)
 106 Hampstead Rd, NW1

Drawing Title:
 Existing Elevations - North

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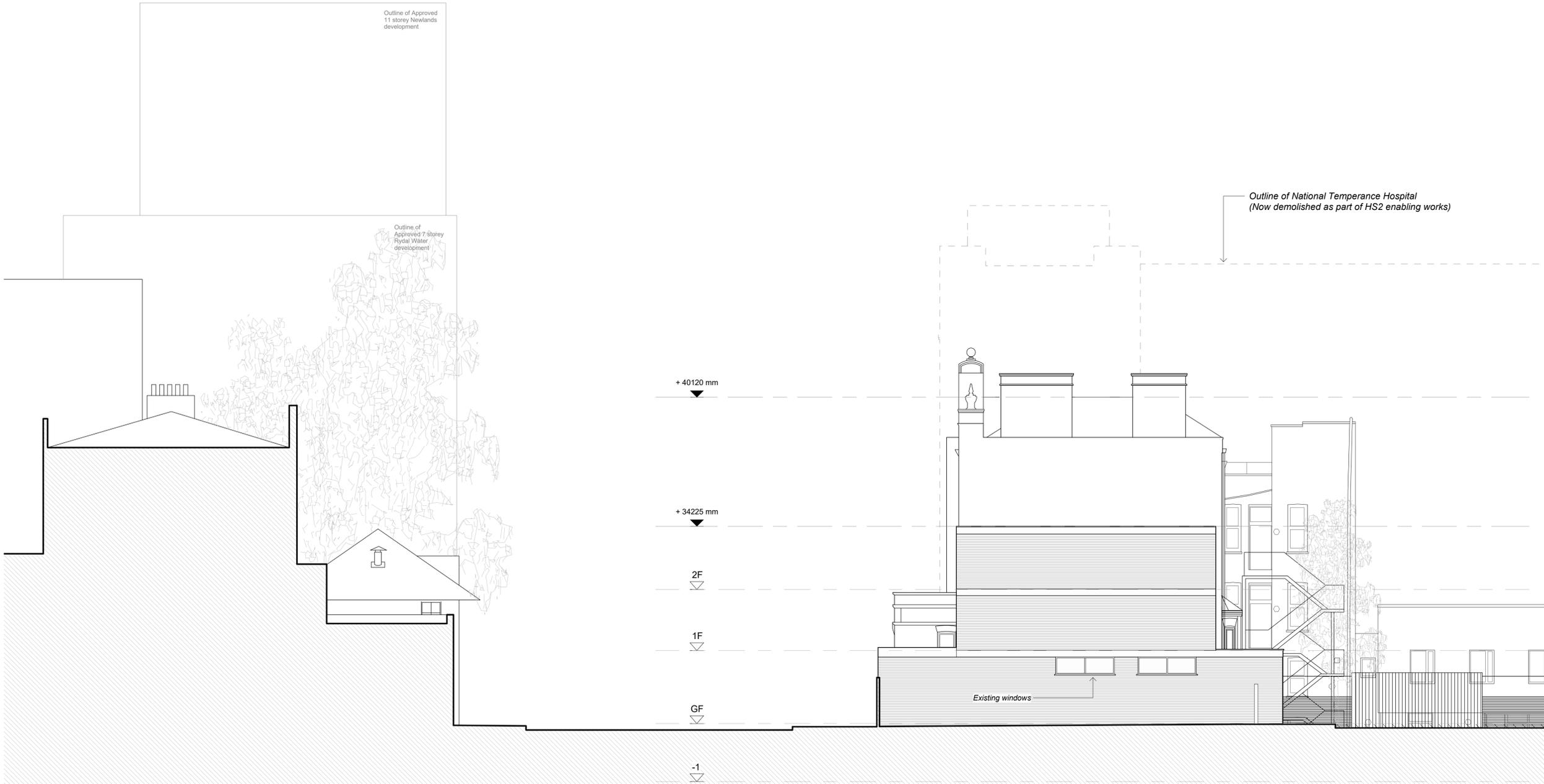


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Key Plan
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 Whitehall Park

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 106 Hampstead Road (PD)
 106 Hampstead Rd, NW1

Drawing Title:
 Existing Elevations - South

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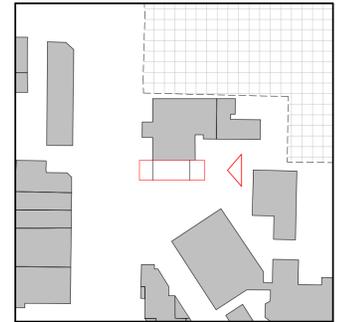
119 HAMPSTEAD ROAD

HAMPSTEAD ROAD

106 HAMPSTEAD ROAD

MARIA FIDELIS CONVENT SCHOOL

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Key Plan
 1:1000

Outline of National Temperance Hospital
 (Now demolished as part of HS2 enabling works)



P1	18.12.20	PD ISSUE	SD/AD CS
REV	DATE	NOTE	DWN CHCK

Services:
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Structures:
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Client:
 Whitehall Park

Project:
 106 Hampstead Road (PD)
 106 Hampstead Rd, NW1

Drawing Title:
 Existing Elevations - East

Project No:	Sheet No:	Stage:
1005(PD)	022	INFORMATION
Scale:	Paper Size:	Revision:
As indicated	A1	P1

Drawn By:	Checked By:	Date of first Issue:
AD/SD	CS	26.11.20

MARIA FIDELIS CONVENT SCHOOL

106 HAMPSTEAD ROAD

108 HAMPSTEAD ROAD

HS2 ENABLING WORKS



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Key Plan
 1:1000

Outline of National Temperance Hospital
 (Now demolished as part of HS2 enabling works)



P1	18.12.20	PD ISSUE	SD/AD	CS
REV	DATE	NOTE	DWN	CHCK

Services:
 -

Structures:
 -

Client:
 Whitehall Park

Project:
 106 Hampstead Road (PD)
 106 Hampstead Rd, NW1

Drawing Title:
 Existing Elevations - West

Project No:	Sheet No:	Stage:
1005(PD)	023	INFORMATION
Scale:	Paper Size:	Revision:
As indicated	A1	P1

Drawn By:	Checked By:	Date of first Issue:
AD/SD	CS	26.11.20



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 2 Providence Yard
 Ezra Street
 London E2 7RJ

HS2 ENABLING WORKS

108 HAMPSTEAD ROAD

106 HAMPSTEAD ROAD

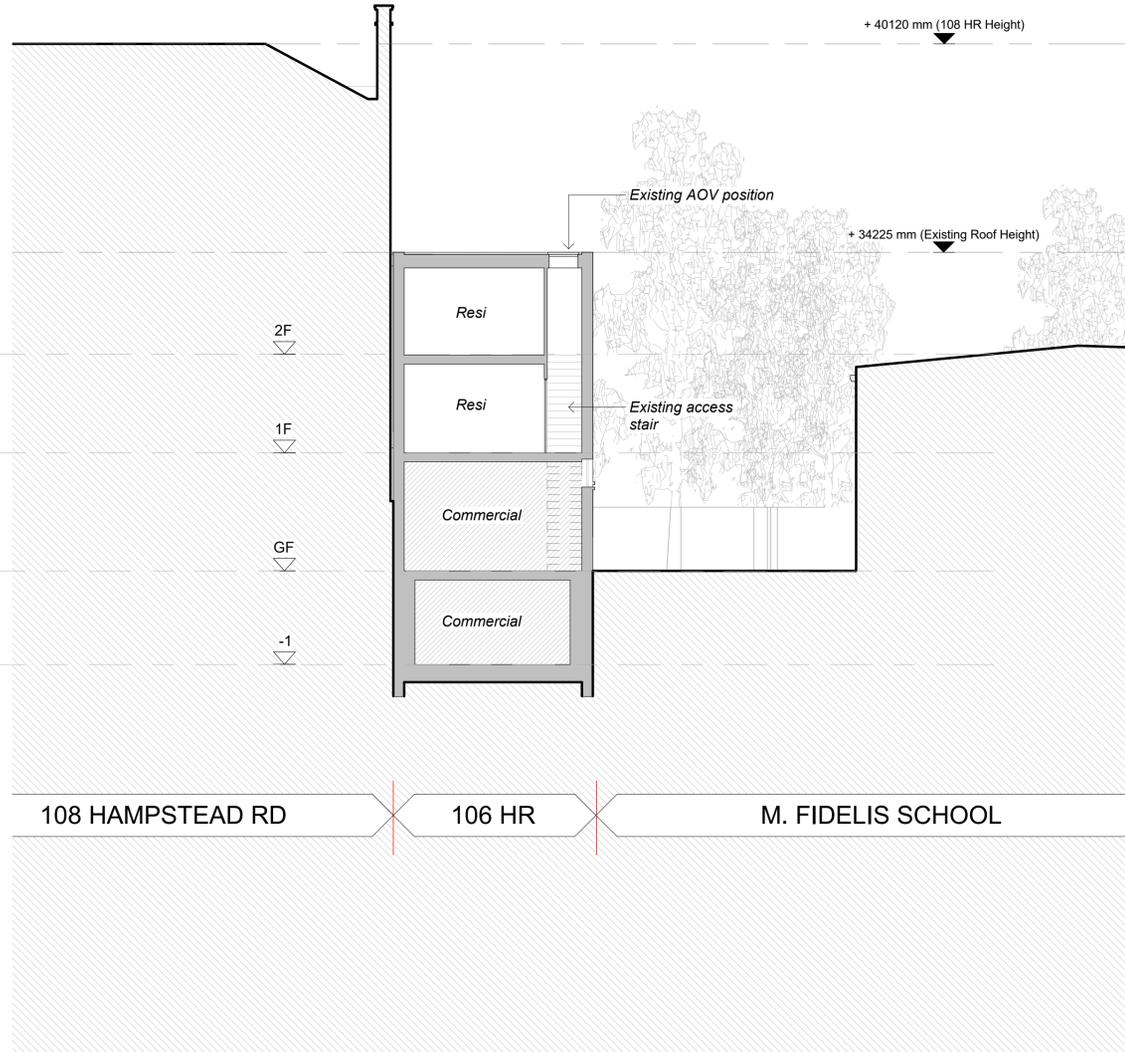
MARIA FIDELIS CONVENT SCHOOL

100 HAMPSTEAD ROAD

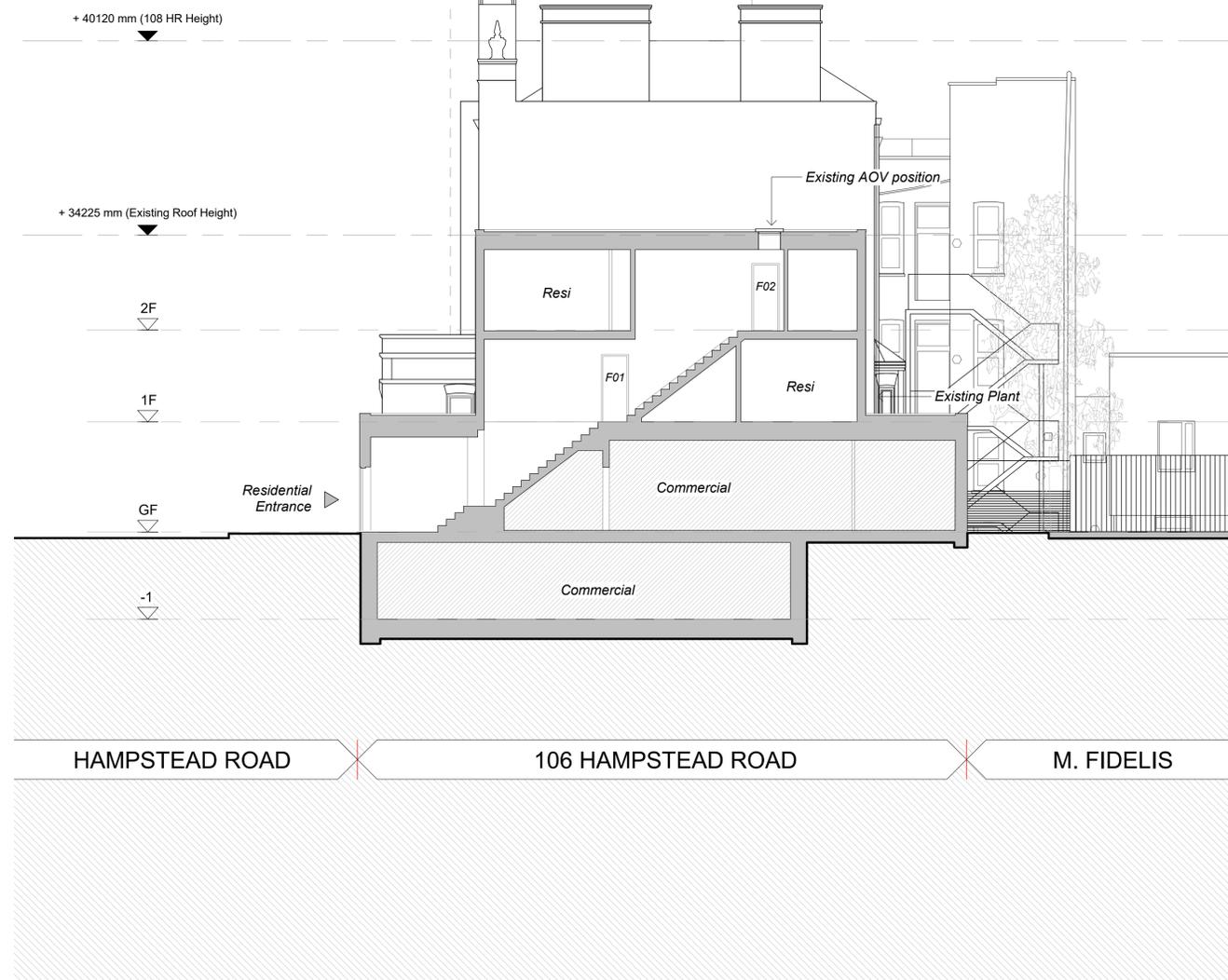
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Key Plan
 1:1000



Section AA_Existing
 1 : 100



Section BB_Existing
 1 : 100

P1	18.12.20	PD ISSUE	SD/AD CS
REV	DATE	NOTE	DWN CHCK

Services:
 -

Structures:
 -

Client:
 Whitehall Park

Project:
 106 Hampstead Road (PD)
 106 Hampstead Rd, NW1

Drawing Title:
 Existing Sections AA BB

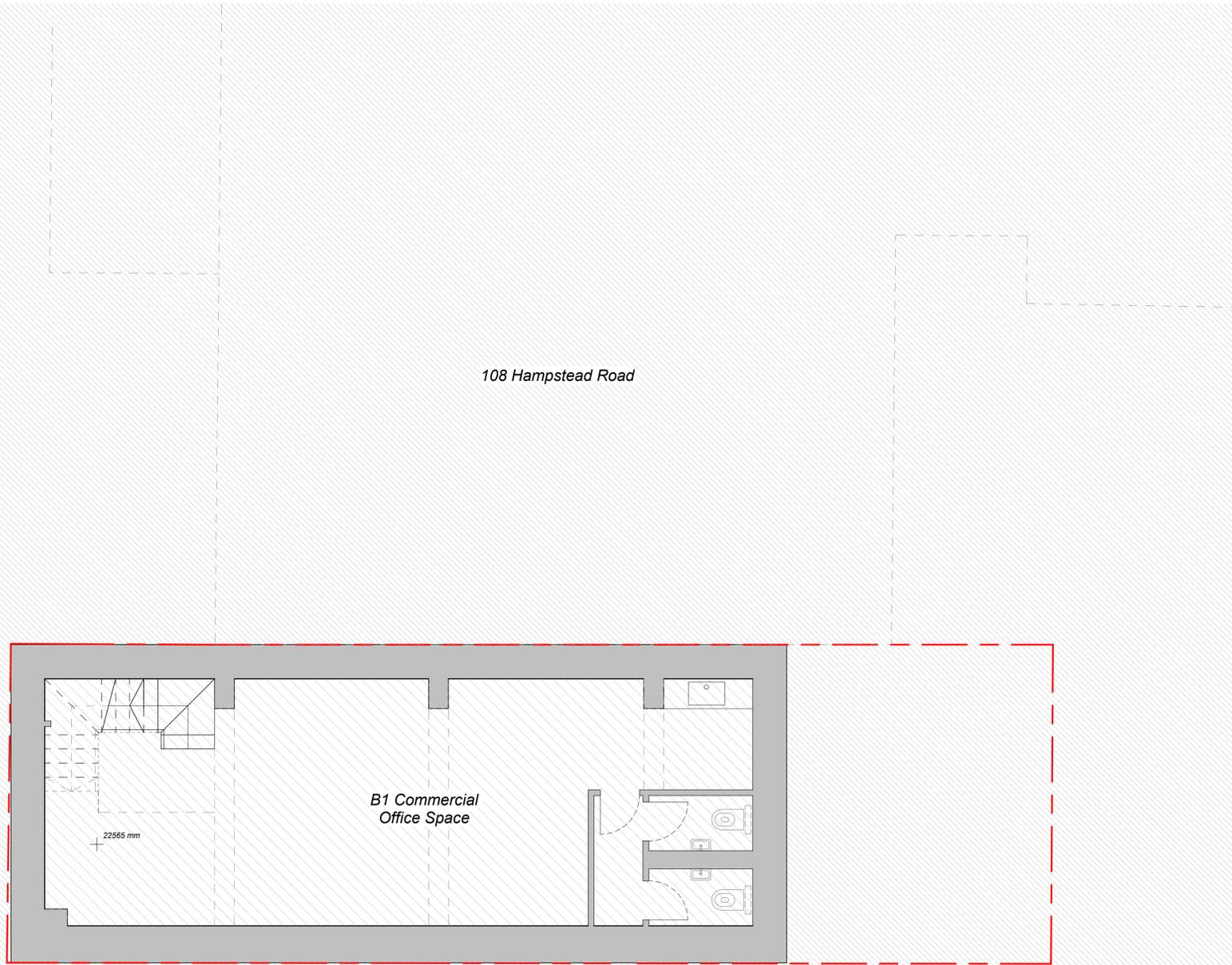
Project No:	Sheet No:	Stage:
1005(PD)	030	INFORMATION
Scale:	Paper Size:	Revision:
As indicated	A1	P1

Drawn By:	Checked By:	Date of first Issue:
SD	CS	26.11.20



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REV	DATE	NOTE	SD/AD	CS
P1	18.12.20	PD ISSUE		DWN

Services:
-

Structures:
-

Client:
Whitehall Park

Project:
106 Hampstead Road (PD)
106 Hampstead Rd, NW1

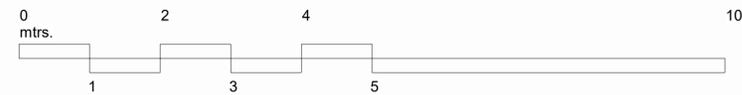
Drawing Title:
Existing Basement Plan

Project No: 1005(PD) Sheet No: 050 Stage: INFORMATION

Scale: 1 : 50 Paper Size: A1 Revision: P1

Drawn By: AD/SD Checked By: CS Date of first Issue: 26.11.20

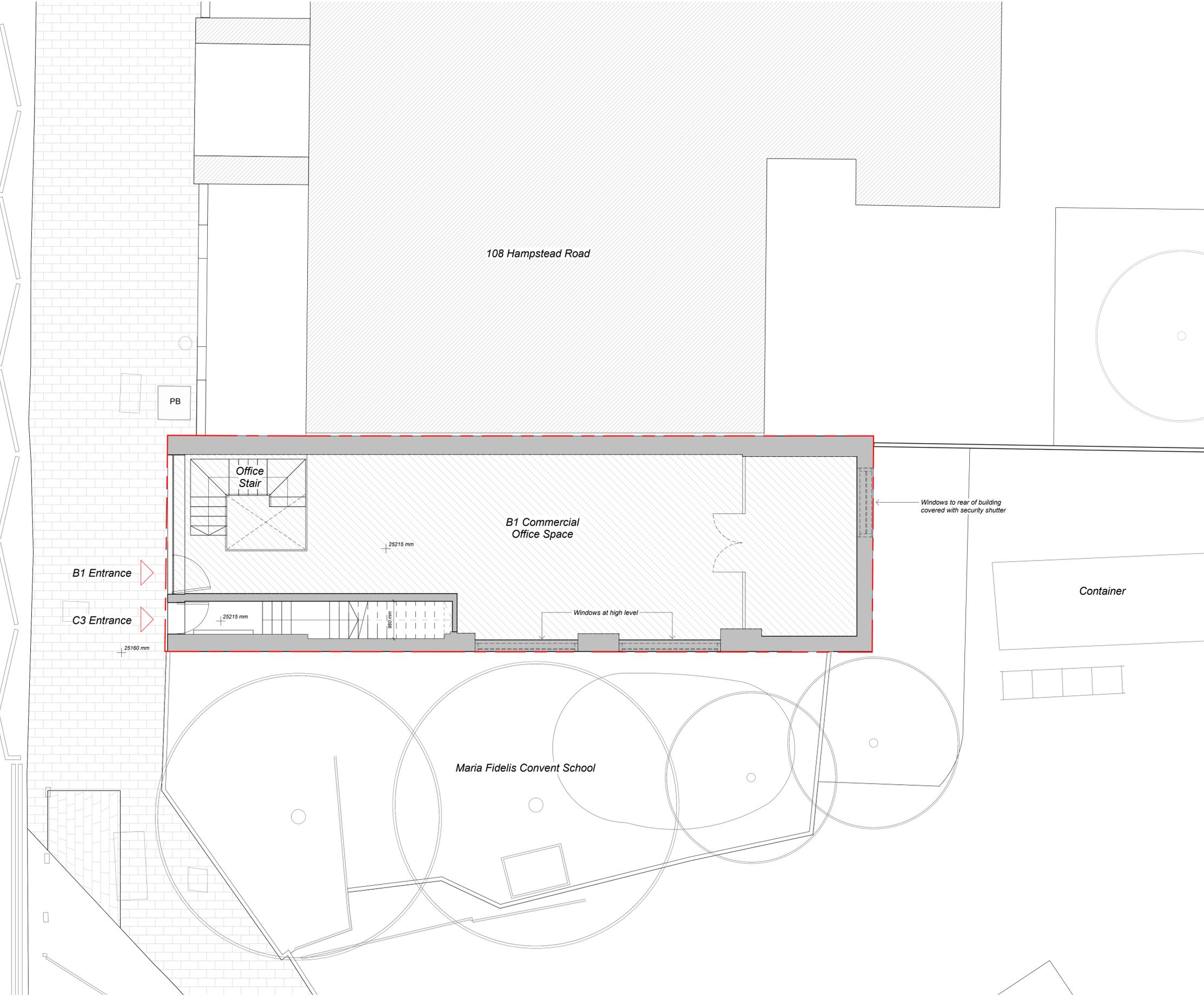
Lower Ground Floor
1 : 50



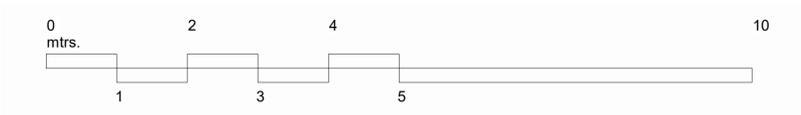
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Hampstead Road



Ground Floor
1 : 50

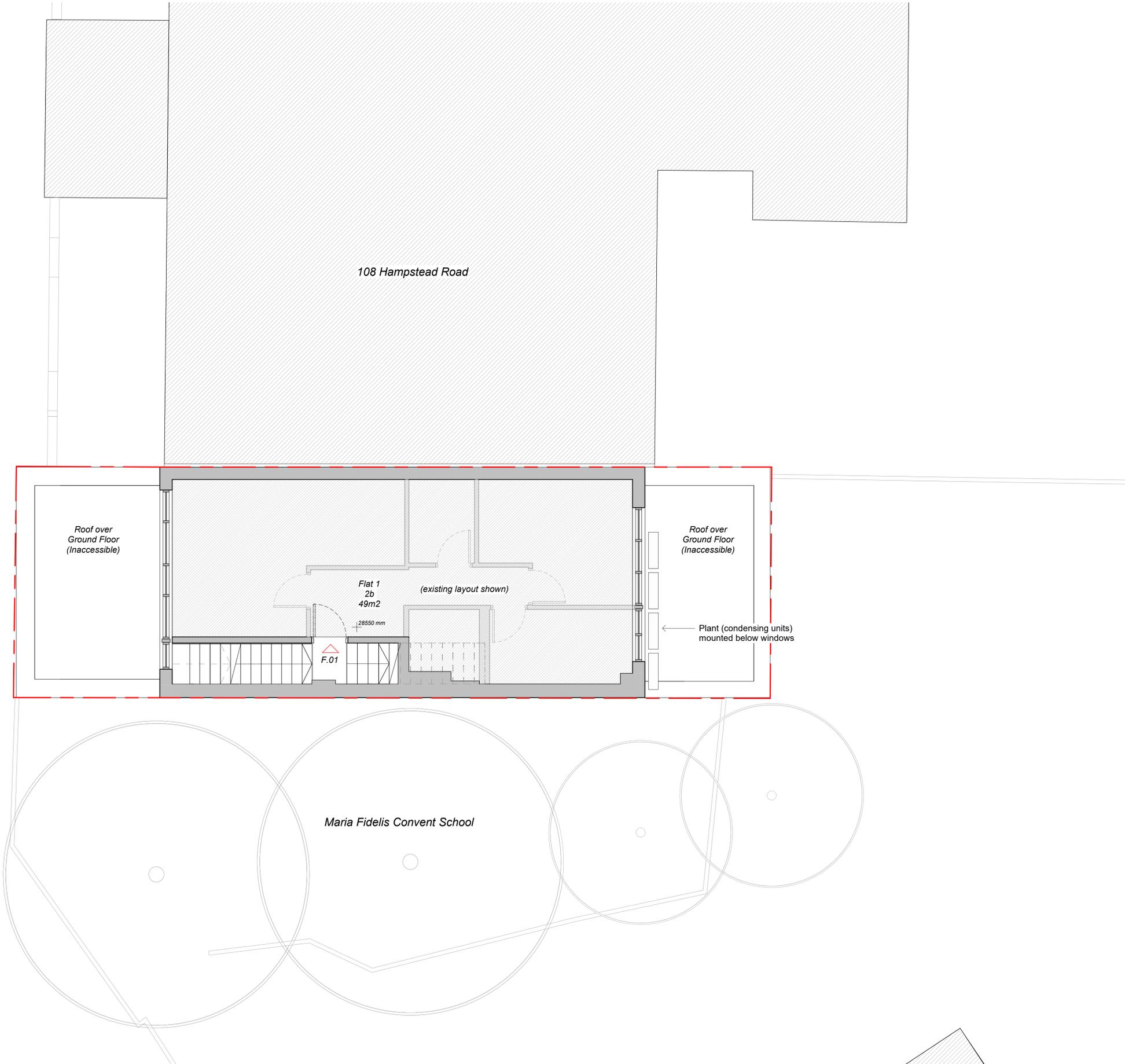


P1	18.12.20	PD ISSUE	SD/AD	CS
REV	DATE	NOTE	DWN	CHCK
Services:				
-				
Structures:				
-				
Client:				
Whitehall Park				
Project:				
106 Hampstead Road (PD)				
106 Hampstead Rd, NW1				
Drawing Title:				
Existing Ground Floor Plan				
Project No:	Sheet No:	Stage:		
1005(PD)	051	INFORMATION		
Scale:	Paper Size:	Revision:		
1 : 50	A1	P1		
Drawn By:	Checked By:	Date of first Issue:		
AD/SD	CS	26.11.20		



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First Floor
1 : 50

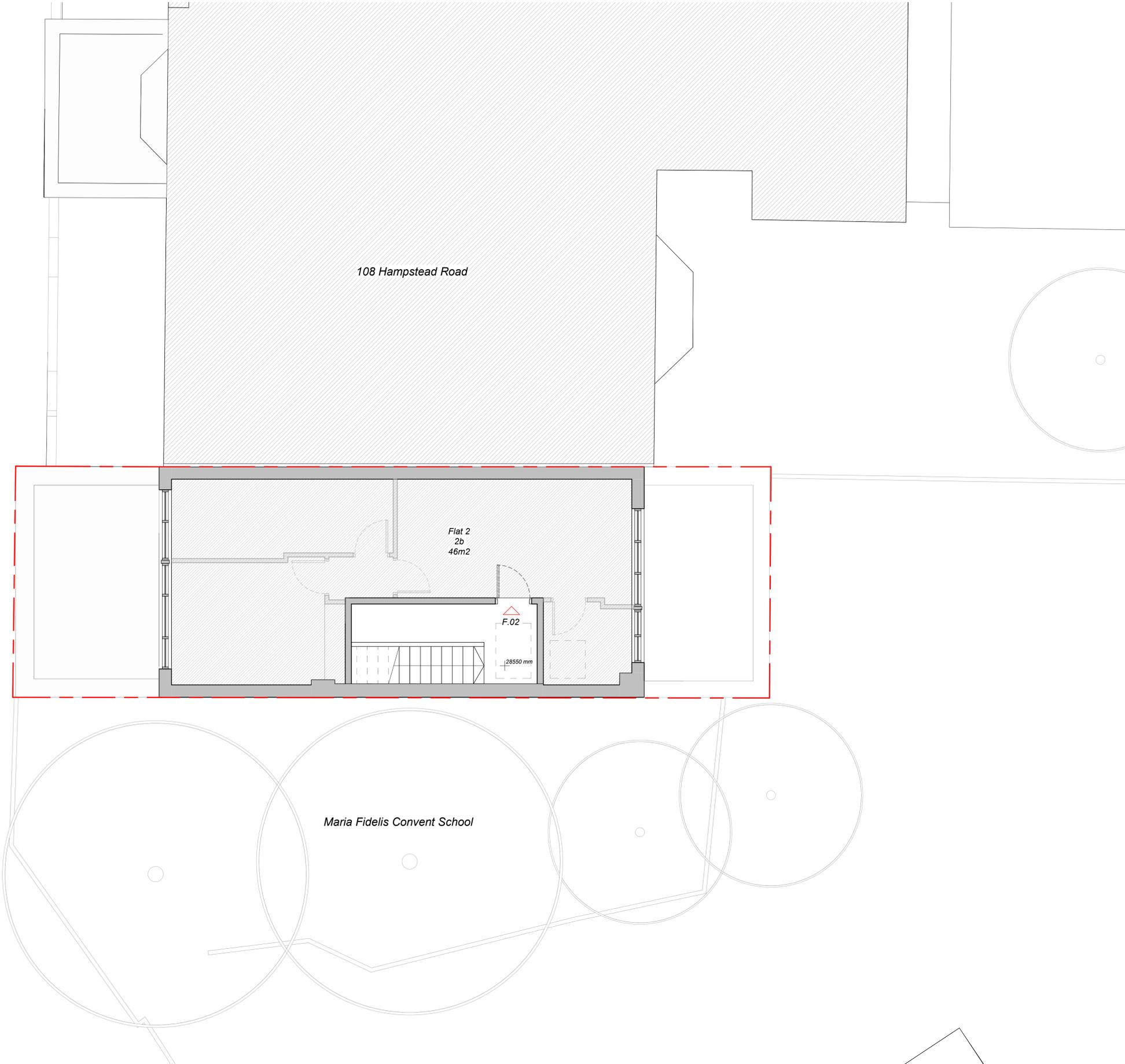


P1	18.12.20	PD ISSUE	SD/AD	CS
REV	DATE	NOTE	DWN	CHCK
Services:				
-				
Structures:				
-				
Client:				
Whitehall Park				
Project:				
106 Hampstead Road (PD)				
106 Hampstead Rd, NW1				
Drawing Title:				
Existing First Floor Plan				
Project No:	Sheet No:	Stage:		
1005(PD)	052	INFORMATION		
Scale:	Paper Size:	Revision:		
1 : 50	A1	P1		
Drawn By:	Checked By:	Date of first Issue:		
AD/SD	CS	26.11.20		



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P1	18.12.20	PD ISSUE	SD/AD	CS
REV	DATE	NOTE	DWN	CHCK

Services:
-

Structures:
-

Client:
Whitehall Park

Project:
106 Hampstead Road (PD)
106 Hampstead Rd, NW1

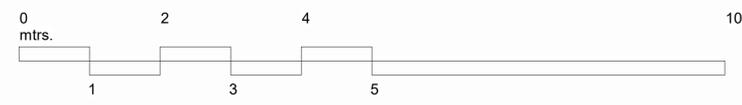
Drawing Title:
Existing Second Floor Plan

Project No:	Sheet No:	Stage:
1005(PD)	053	INFORMATION

Scale:	Paper Size:	Revision:
1 : 50	A1	P1

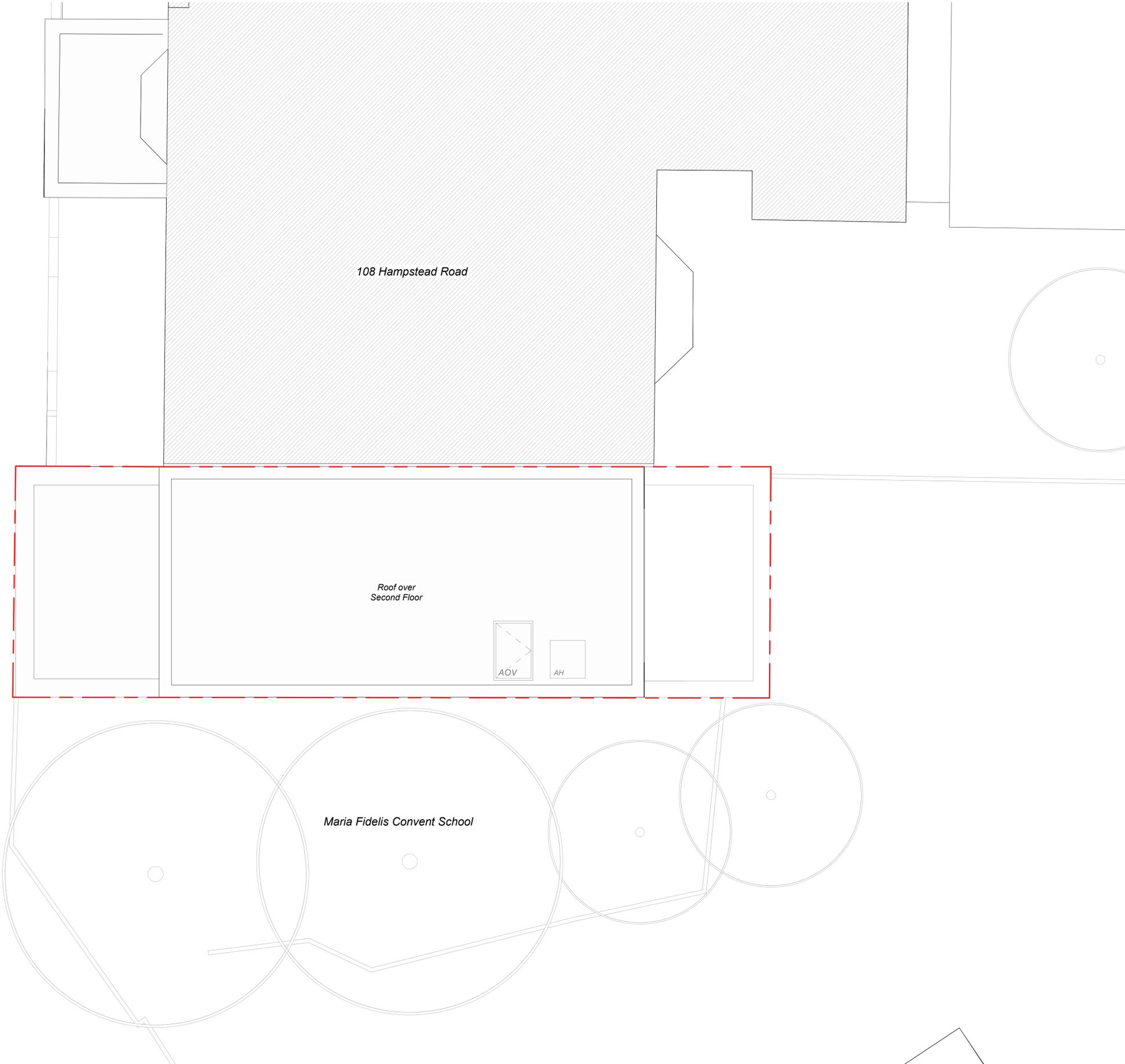
Drawn By:	Checked By:	Date of first Issue:
AD/SD	CS	26.11.20

Second Floor
1 : 50



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Ezra Street
London E2 7RJ

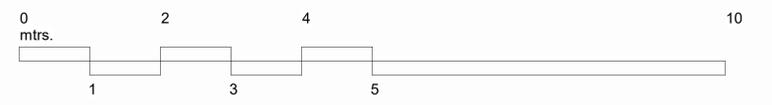
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108 Hampstead Road

Roof over Second Floor

Maria Fidelis Convent School

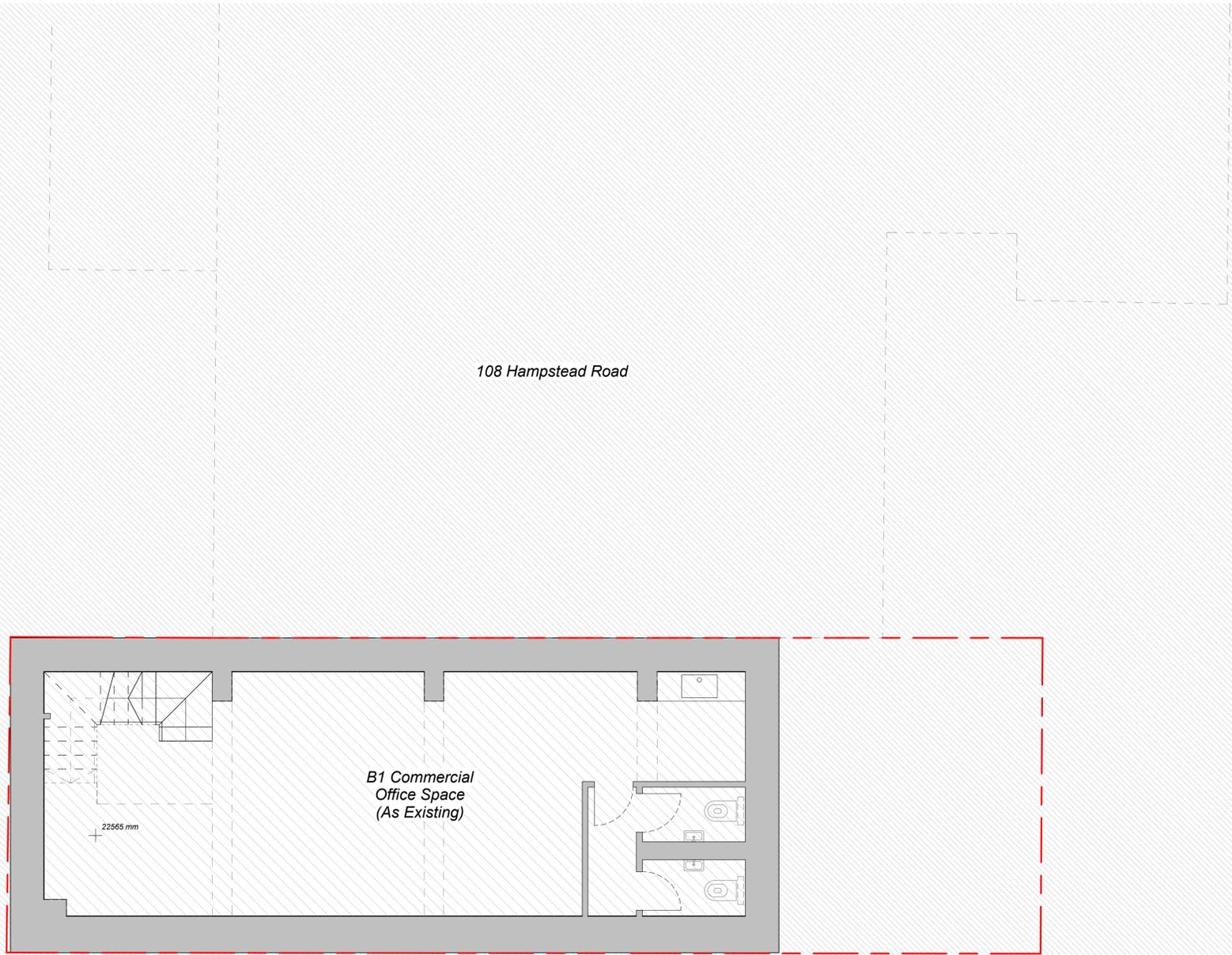


P1	18.12.20	PD ISSUE	SD/AD	CS
REV	DATE	NOTE	DWN	CHCK
Services:				
-				
Structures:				
-				
Client:				
Whitehall Park				
Project:				
106 Hampstead Road (PD)				
106 Hampstead Rd, NW1				
Drawing Title:				
Existing Roof Plan				
Project No:	Sheet No:	Stage:		
1005(PD)	054	INFORMATION		
Scale:	Paper Size:	Revision:		
1 : 50	A1	P1		
Drawn By:	Checked By:	Date of first Issue:		
SD	cs	08.12.20		



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REV	DATE	NOTE	SD/AD	CS
P1	18.12.20	PD ISSUE		
				DWN
				CHCK

Services:
-

Structures:
-

Client:
Whitehall Park

Project:
106 Hampstead Road (PD)
106 Hampstead Rd, NW1

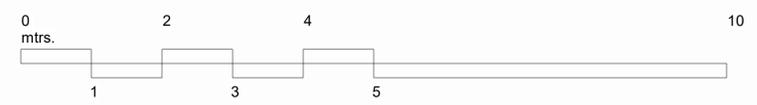
Drawing Title:
GA Plan - Lower Ground

Project No:	Sheet No:	Stage:
1005(PD)	090	INFORMATION

Scale:	Paper Size:	Revision:
1 : 50	A1	P1

Drawn By:	Checked By:	Date of first Issue:
AD/SD	CS	26.11.20

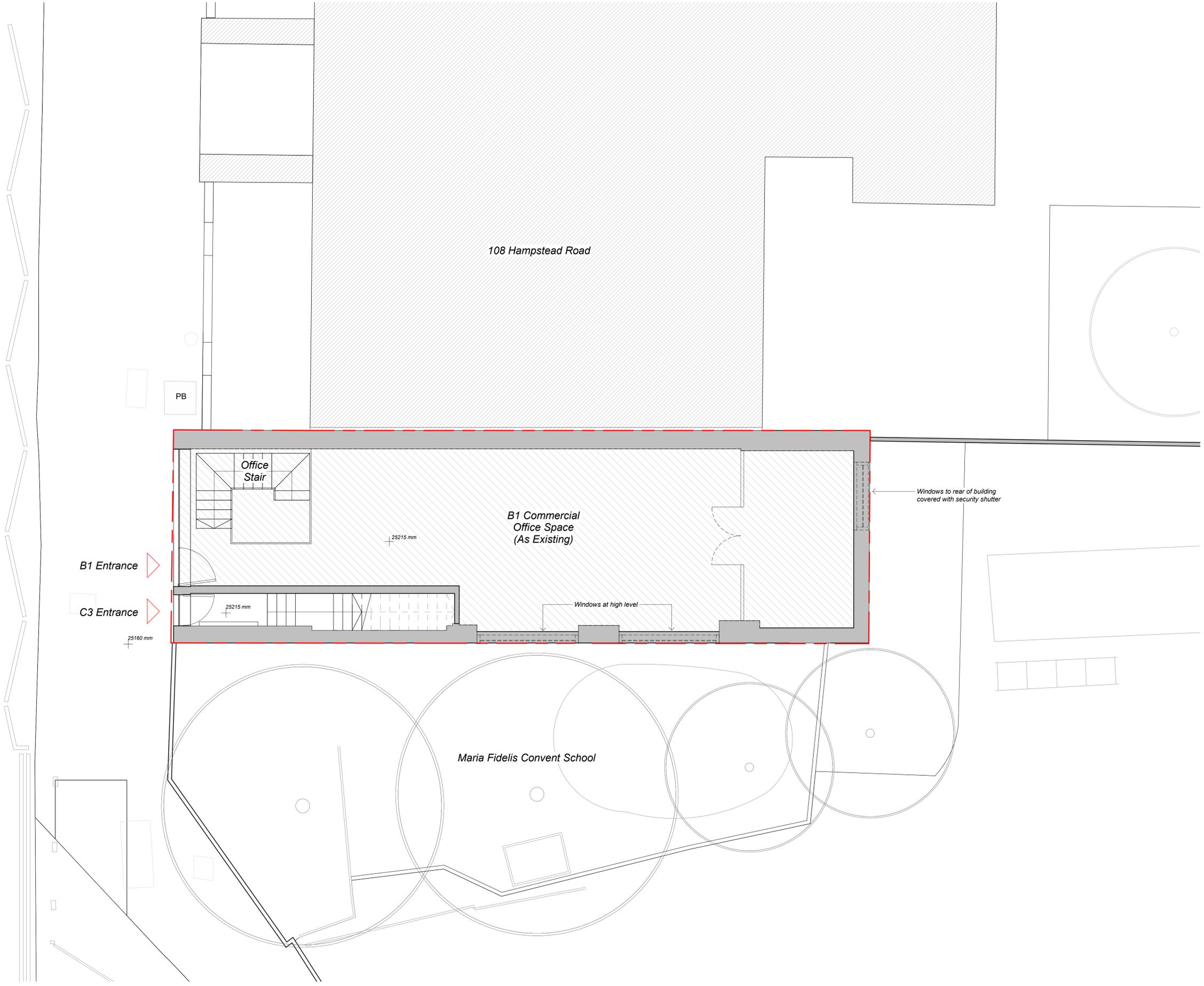
Lower Ground Floor
1 : 50



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Hampstead Road



Ground Floor
1 : 50



P1	18.12.20	PD ISSUE	SD/AD CS
REV	DATE	NOTE	DWN CHCK

Services:
-

Structures:
-

Client:
Whitehall Park

Project:
106 Hampstead Road (PD)
106 Hampstead Rd, NW1

Drawing Title:
GA Plan - Ground Floor

Project No:	Sheet No:	Stage:
1005(PD)	100	INFORMATION

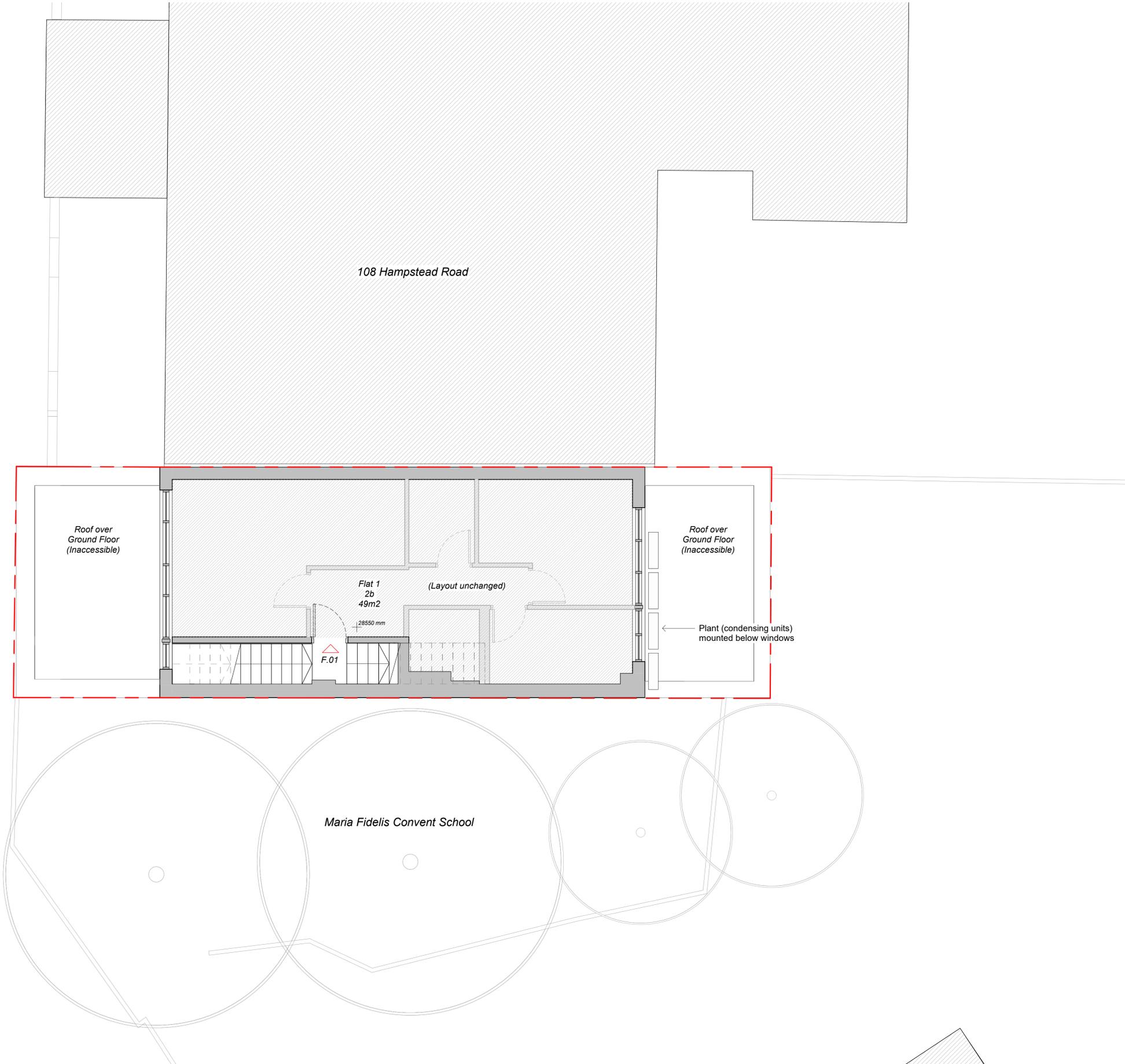
Scale:	Paper Size:	Revision:
1 : 50	A1	P1

Drawn By:	Checked By:	Date of first Issue:
AD/SD	CS	26.11.20

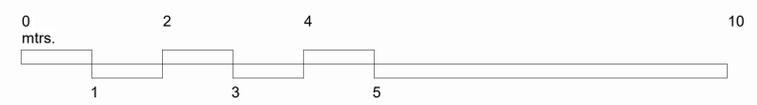


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First Floor
1 : 50

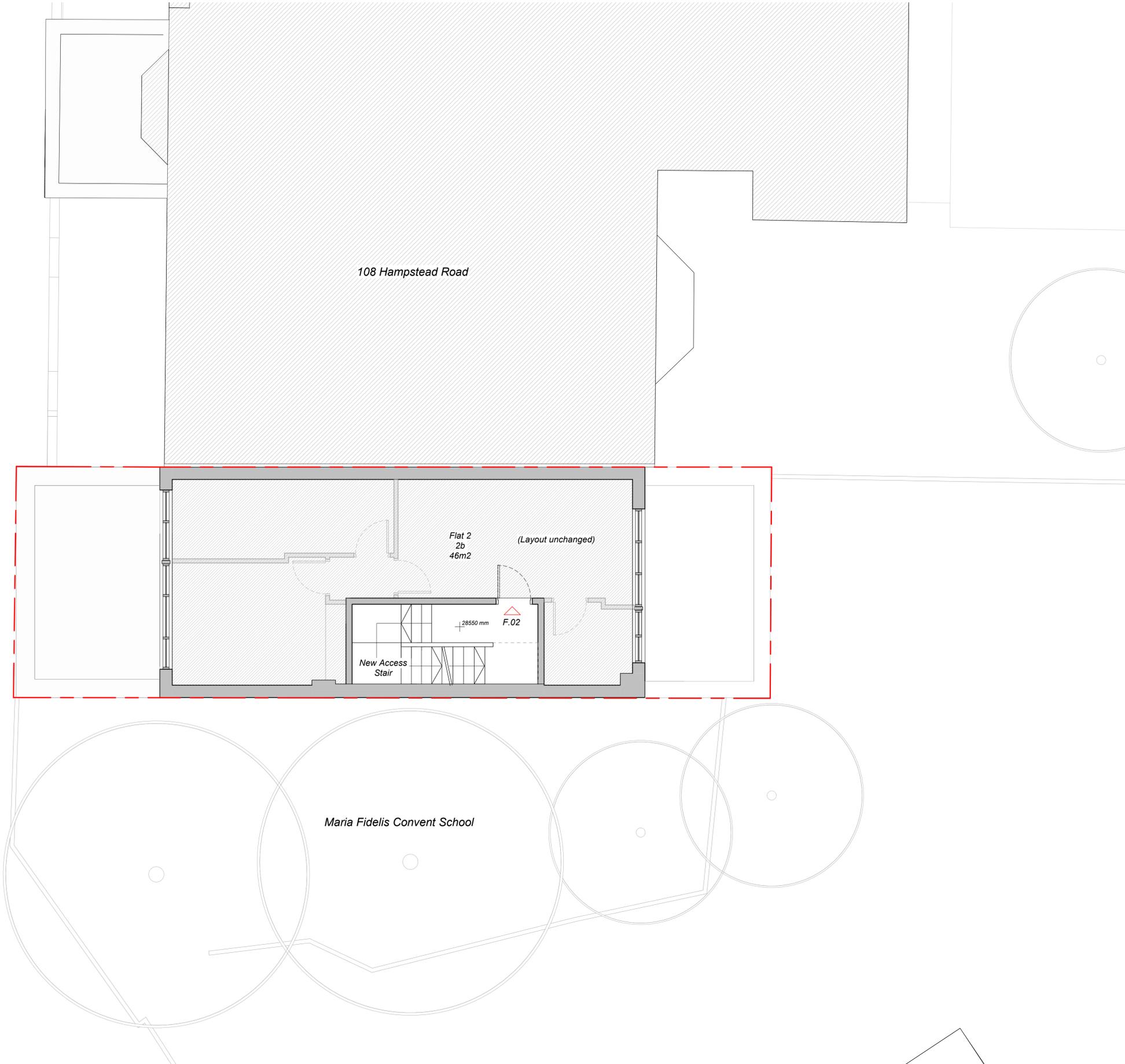


P1	18.12.20	PD ISSUE	SD/AD	CS
REV	DATE	NOTE	DWN	CHCK
Services:				
-				
Structures:				
-				
Client:				
Whitehall Park				
Project:				
106 Hampstead Road (PD)				
106 Hampstead Rd, NW1				
Drawing Title:				
GA Plan - First Floor				
Project No:	Sheet No:	Stage:		
1005(PD)	101	INFORMATION		
Scale:	Paper Size:	Revision:		
1 : 50	A1	P1		
Drawn By:	Checked By:	Date of first Issue:		
AD/SD	CS	26.11.20		



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P1	18.12.20	PD ISSUE	SD/AD	CS
REV	DATE	NOTE	DWN	CHCK

Services:
-

Structures:
-

Client:
Whitehall Park

Project:
106 Hampstead Road (PD)
106 Hampstead Rd, NW1

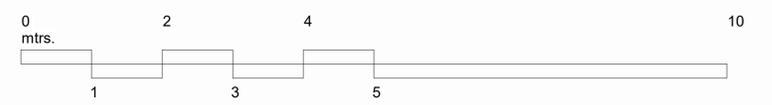
Drawing Title:
GA Plan - Second Floor

Project No:	Sheet No:	Stage:
1005(PD)	102	INFORMATION

Scale:	Paper Size:	Revision:
1 : 50	A1	P1

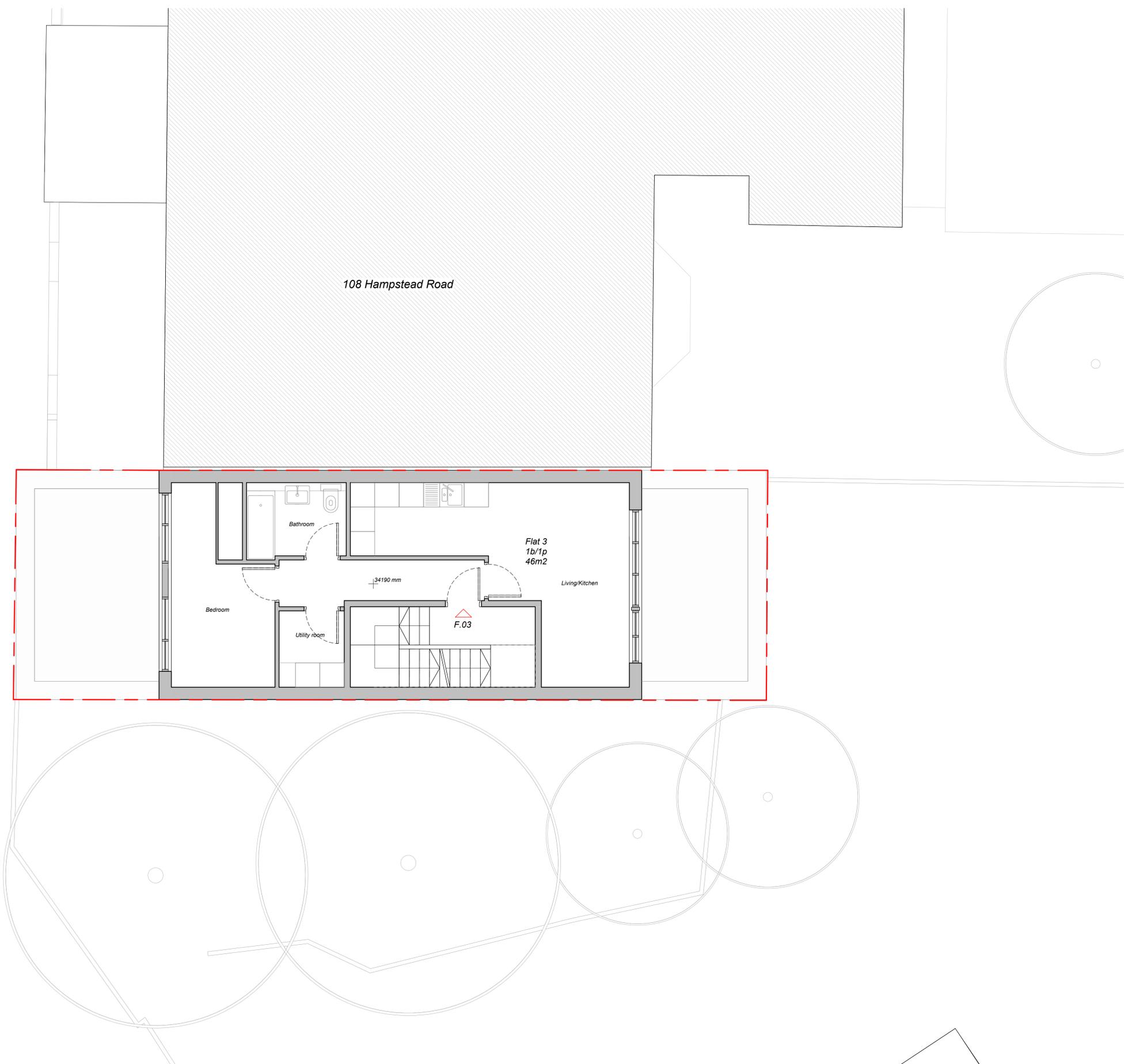
Drawn By:	Checked By:	Date of first Issue:
AD/SD	CS	26.11.20

Second Floor
1 : 50



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Third Floor
1 : 50

REV	DATE	NOTE	SD/AD	CS
P1	18.12.20	PD ISSUE		DWN
				CHCK

Services:
-

Structures:
-

Client:
Whitehall Park

Project:
106 Hampstead Road (PD)
106 Hampstead Rd, NW1

Drawing Title:
GA Plan - Third Floor

Project No:	Sheet No:	Stage:
1005(PD)	103	INFORMATION

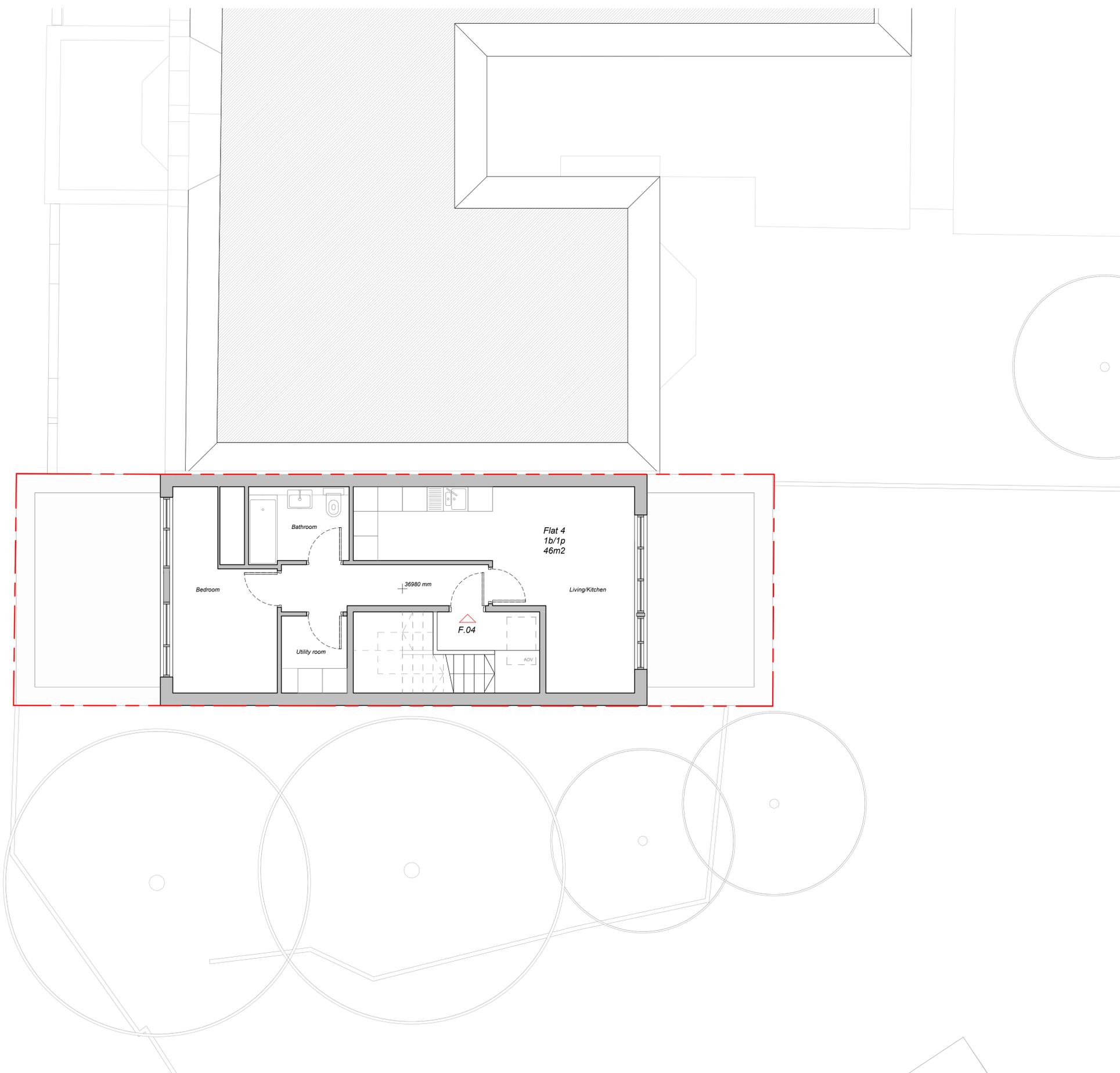
Scale:	Paper Size:	Revision:
1 : 50	A1	P1

Drawn By:	Checked By:	Date of first Issue:
AD/SD	CS	26.11.20



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REV	DATE	NOTE	SD/AD	CS
P1	18.12.20	PD ISSUE		DWN
				CHCK

Services:
-

Structures:
-

Client:
Whitehall Park

Project:
106 Hampstead Road (PD)
106 Hampstead Rd, NW1

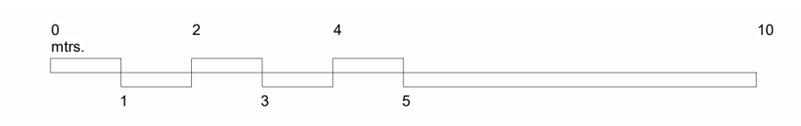
Drawing Title:
GA Plan - Fourth Floor

Project No:	Sheet No:	Stage:
1005(PD)	104	INFORMATION

Scale:	Paper Size:	Revision:
1 : 50	A1	P1

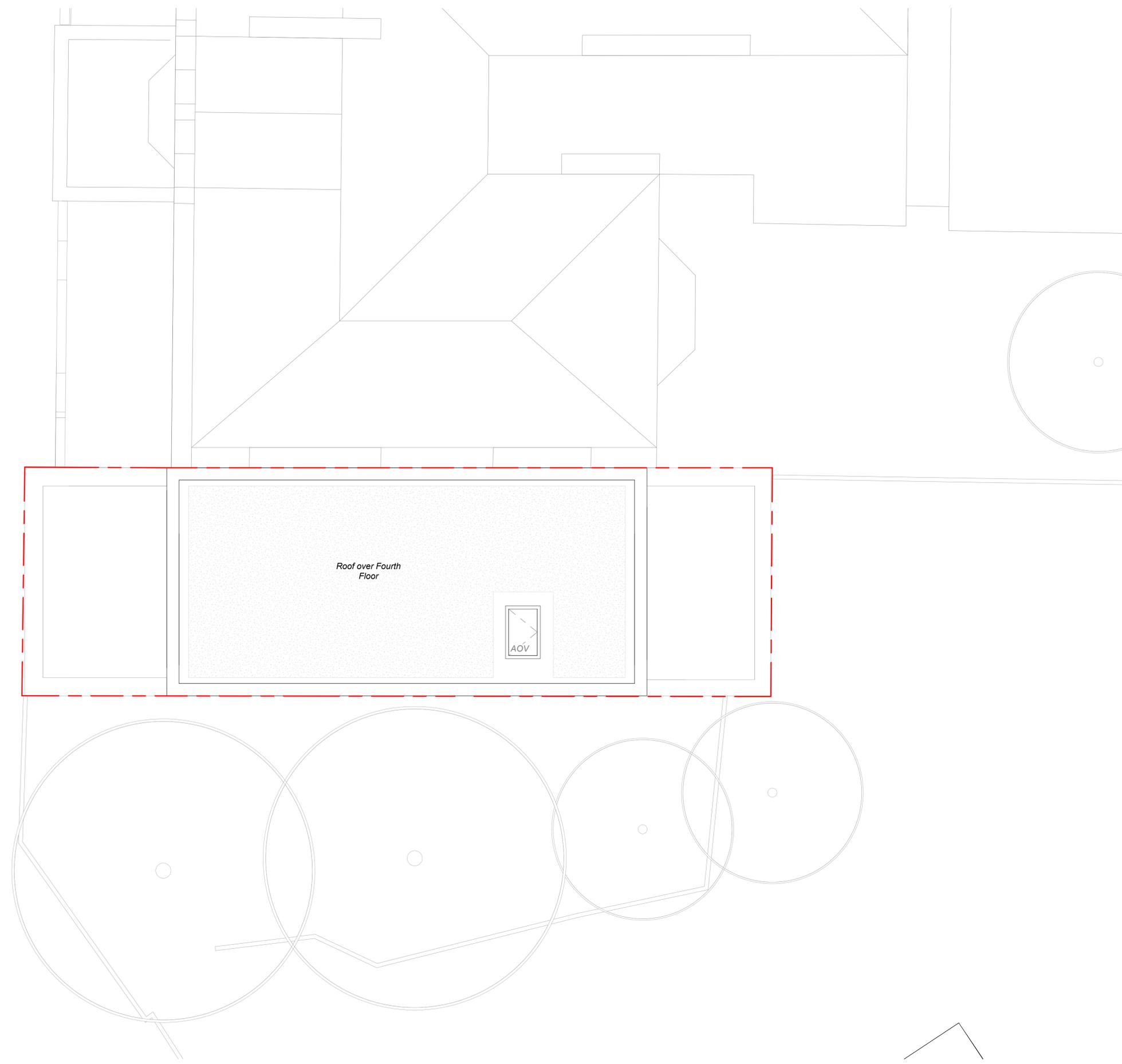
Drawn By:	Checked By:	Date of first Issue:
AD/SD	CS	26.11.20

Fourth Floor
1 : 50



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REV	DATE	NOTE	SD/AD	CS
P1	18.12.20	PD ISSUE		DWN
				CHCK

Services:
-

Structures:
-

Client:
Whitehall Park

Project:
106 Hampstead Road (PD)
106 Hampstead Rd, NW1

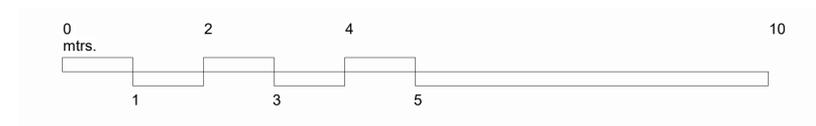
Drawing Title:
GA Plan - Roof Plan

Project No: 1005(PD) Sheet No: 105 Stage: INFORMATION

Scale: 1 : 50 Paper Size: A1 Revision: P1

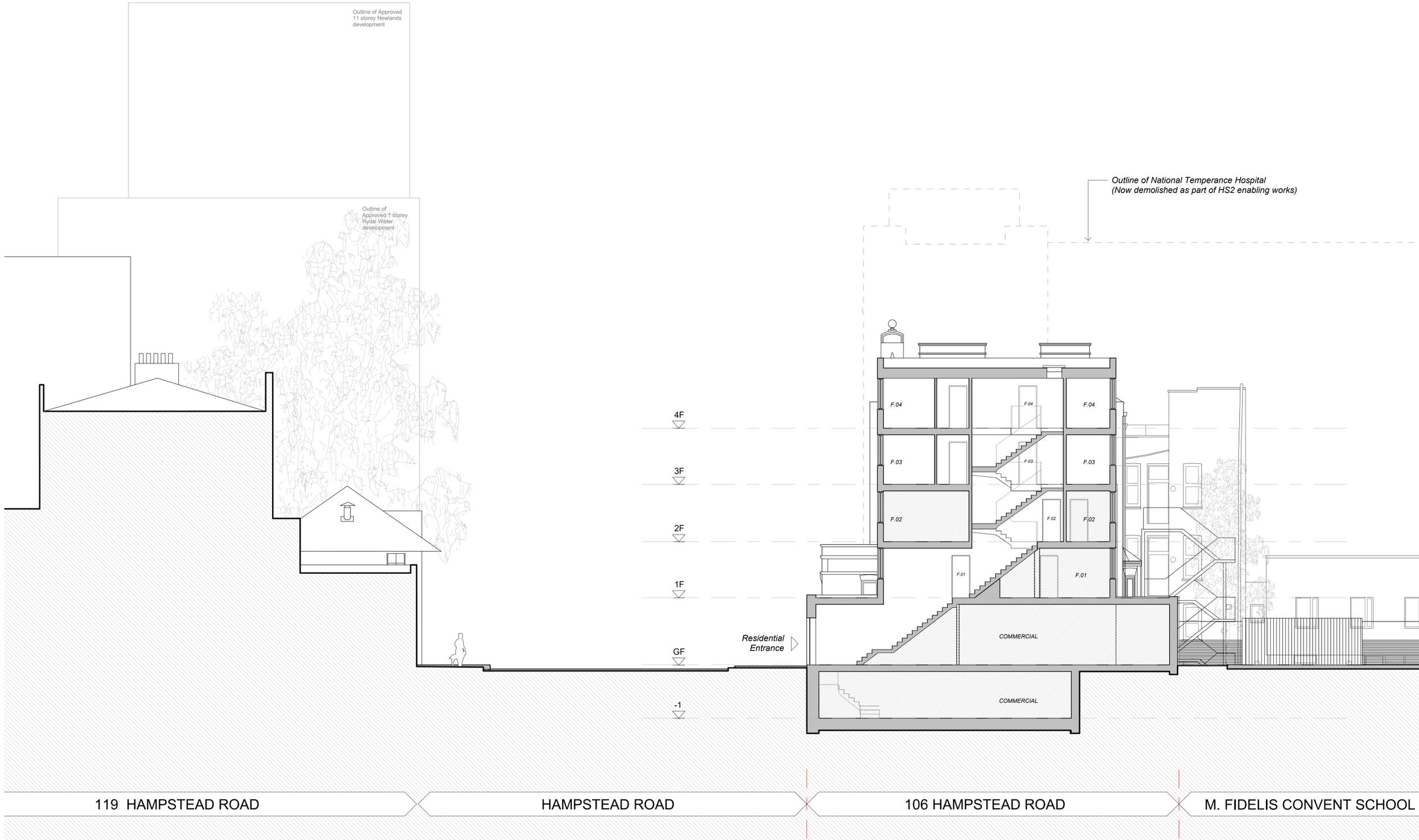
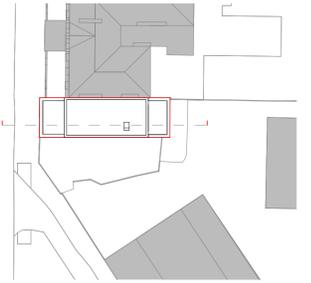
Drawn By: AD/SD Checked By: CS Date of first Issue: 26.11.20

Roof Level Plan
1 : 50



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Ezra Street
London E2 7RJ

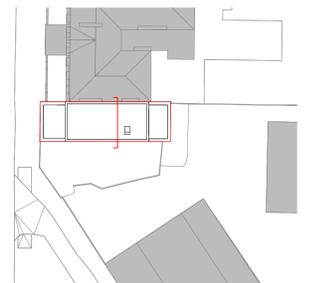
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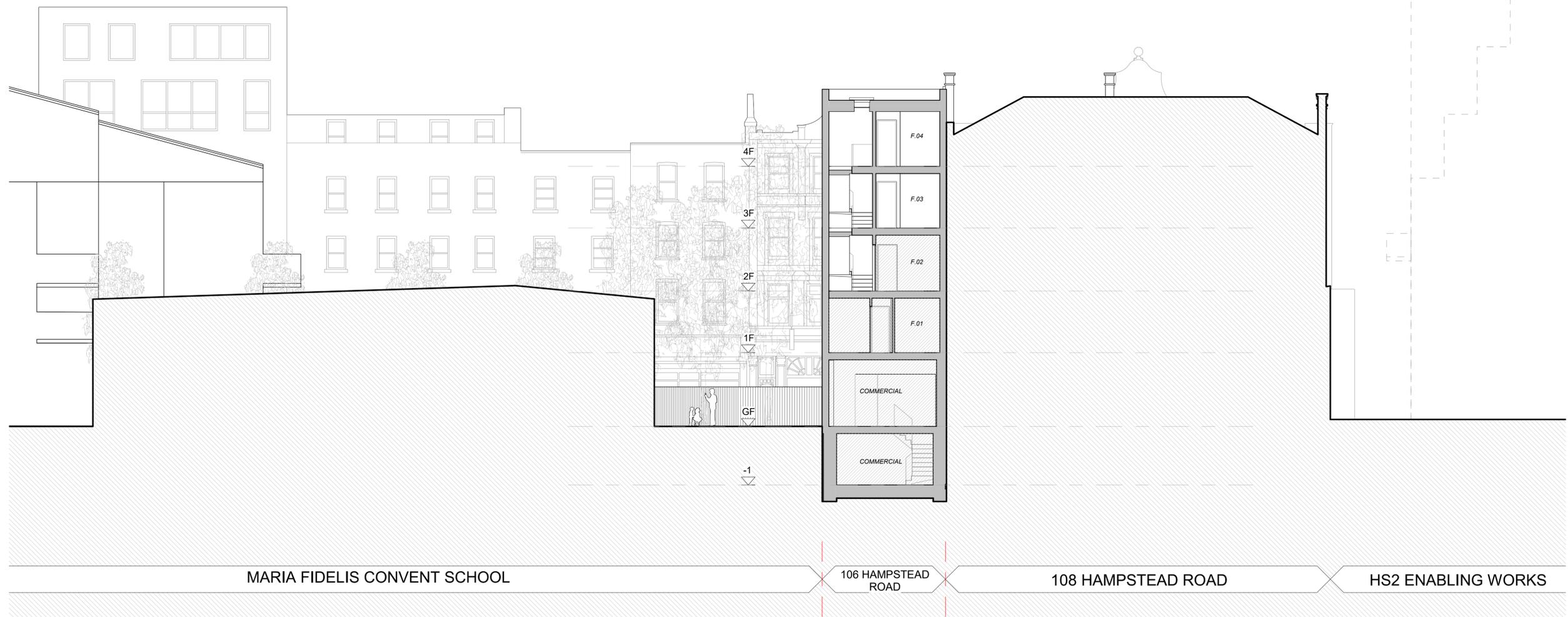
P1	18.12.20	PD ISSUE	SD/AD	CS
REV	DATE	NOTE	DWN	CHCK
Services:				
-				
Structures:				
-				
Client:				
Whitehall Park				
Project:				
106 Hampstead Road (PD)				
106 Hampstead Rd, NW1				
Drawing Title:				
Proposed Section AA				
Project No:	Sheet No:	Stage:		
1005(PD)	201	INFORMATION		
Scale:	Paper Size:	Revision:		
As indicated	A1	P1		
Drawn By:	Checked By:	Date of first Issue:		
AD/SD	CS	26.11.20		

201_1 Section AA
 1 : 100

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Outline of National Temperance Hospital
 (Now demolished as part of HS2 enabling works)



REV	DATE	NOTE	SD/AD	CS
P1	18.12.20	PD ISSUE		
			DWN	CHCK

Services:
 -

Structures:
 -

Client:
 Whitehall Park

Project:
 106 Hampstead Road (PD)
 106 Hampstead Rd, NW1

Drawing Title:
 Proposed Section BB

Project No:	Sheet No:	Stage:
1005(PD)	202	INFORMATION

Scale:	Paper Size:	Revision:
As indicated	A1	P1

Drawn By:	Checked By:	Date of first Issue:
AD/SD	CS	26.11.20



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 2 Providence Yard
 Ezra Street
 London E2 7RJ

202_1 Section BB
 1 : 100

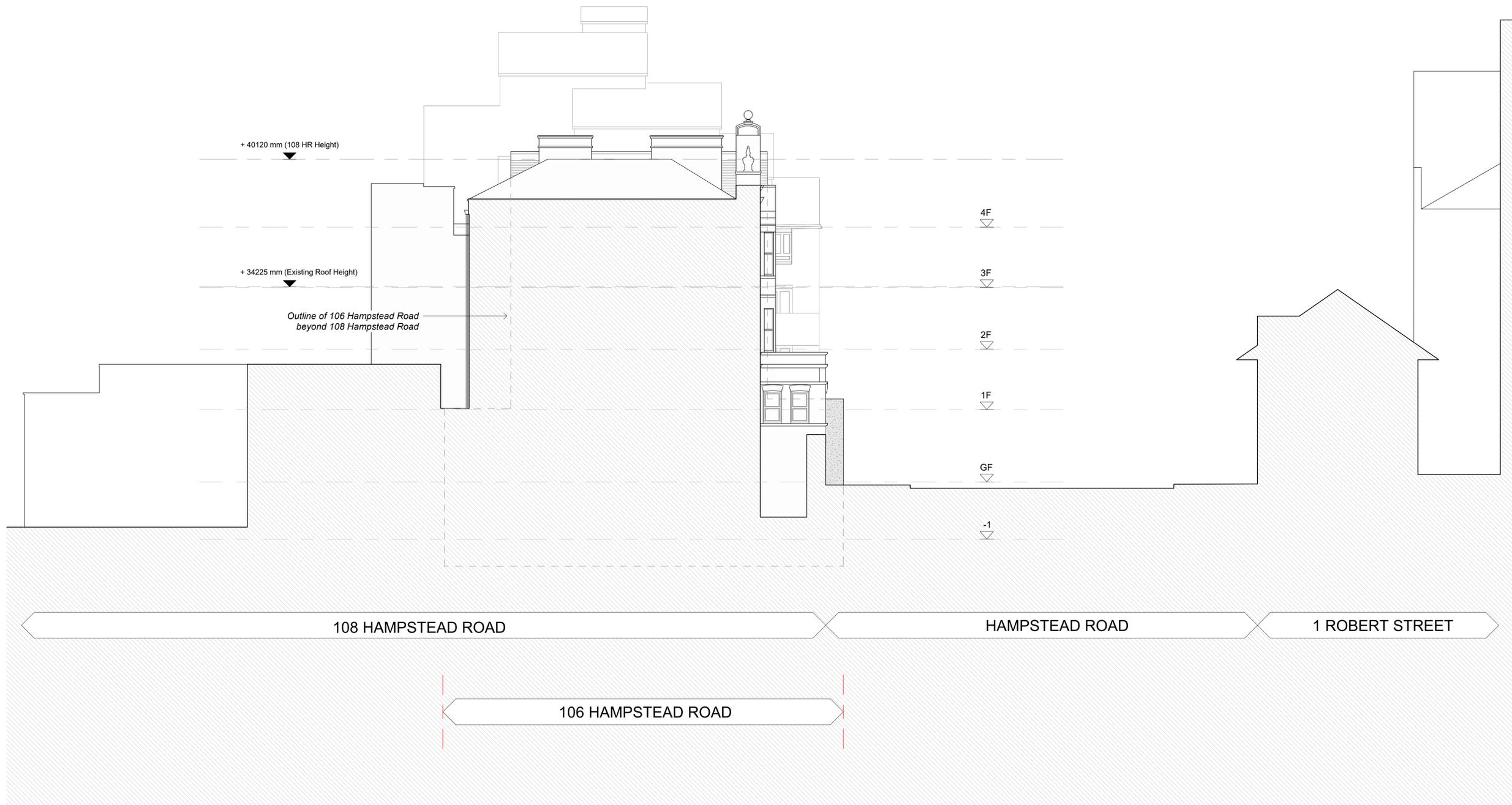
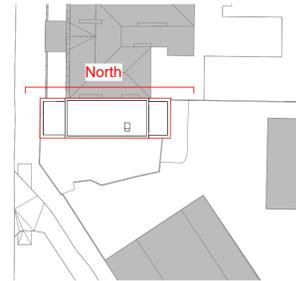
0 mtrs. 2 4 10
1 3 5

1:100 @ A1 / 1:200 @ A3

Materials Key

- 01 New brickwork - to match existing
- 02 New rendered brickwork - to match existing
- 03 Spandrel panel
- 04 Aluminium framed windows - to match existing
- 05 Concrete banding - to match existing
- 06 Roughcast Rendered Panel - to match existing

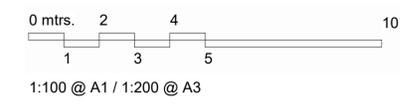
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REV	DATE	NOTE	SD/AD	CS
P1	18.12.20	PD ISSUE		DWN
				CHCK
Services:				
-				
Structures:				
-				
Client:				
Whitehall Park				
Project:				
106 Hampstead Road (PD)				
106 Hampstead Rd, NW1				
Drawing Title:				
General Arrangement				
Elevations - North				
Project No:	Sheet No:	Stage:		
1005(PD)	300	INFORMATION		
Scale:	Paper Size:	Revision:		
As indicated	A1	P1		
Drawn By:	Checked By:	Date of first Issue:		
AD/SD	CS	26.11.20		

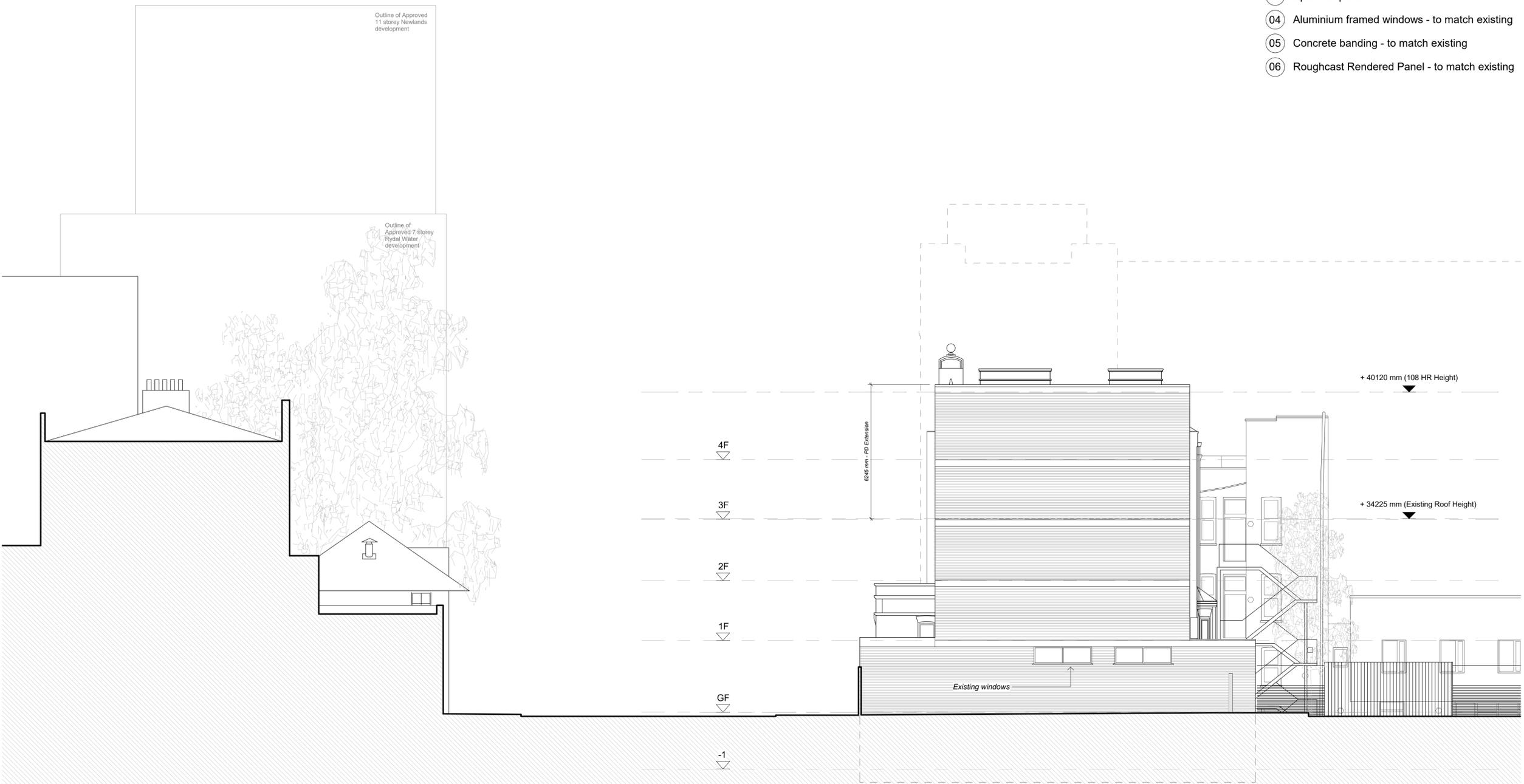
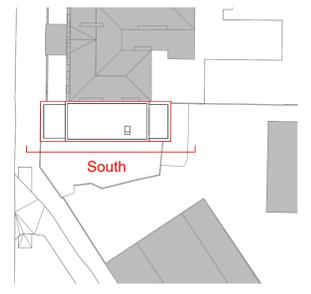


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- Materials Key**
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 - 06 Roughcast Rendered Panel - to match existing



P1	18.12.20	PD ISSUE	SD/AD	CS
REV	DATE	NOTE	DWN	CHCK
Services:				
-				
Structures:				
-				
Client:				
Whitehall Park				
Project:				
106 Hampstead Road (PD)				
106 Hampstead Rd, NW1				
Drawing Title:				
General Arrangement				
Elevations - South				
Project No:	Sheet No:	Stage:		
1005(PD)	301	INFORMATION		
Scale:	Paper Size:	Revision:		
As indicated	A1	P1		
Drawn By:	Checked By:	Date of first Issue:		
AD/SD	CS	26.11.20		



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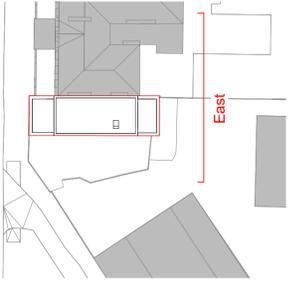
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1 3 5

1:100 @ A1 / 1:200 @ A3

Materials Key

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MARIA FIDELIS CONVENT SCHOOL

106 HAMPSTEAD ROAD

108 HAMPSTEAD ROAD

P1	18.12.20	PD ISSUE	SD/AD CS
REV	DATE	NOTE	DWN CHCK

Services:
-

Structures:
-

Client:
Whitehall Park

Project:
106 Hampstead Road (PD)
106 Hampstead Rd, NW1

Drawing Title:
**General Arrangement
Elevations - East**

Project No:	Sheet No:	Stage:
1005(PD)	302	INFORMATION

Scale:	Paper Size:	Revision:
As indicated	A1	P1

Drawn By:	Checked By:	Date of first Issue:
AD/SD	CS	26.11.20



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London E2 7RJ

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1 3 5

1:100 @ A1 / 1:200 @ A3

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Materials Key

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- 05 Concrete banding - to match existing
- 06 Roughcast Rendered Panel - to match existing



Outline of National Temperance Hospital
(Now demolished as part of HS2 enabling works)



P1	18.12.20	PD ISSUE	SD/AD	CS
REV	DATE	NOTE	DWN	CHCK

Services: -

Structures: -

Client:
Whitehall Park

Project:
106 Hampstead Road (PD)
106 Hampstead Rd, NW1

Drawing Title:
**General Arrangement
Elevations - West**

Project No: 1005(PD) Sheet No: 303 Stage: INFORMATION

Scale: As indicated Paper Size: A1 Revision: P1

Drawn By: AD/SD Checked By: CS Date of first Issue: 26.11.20

HS2 ENABLING WORKS

108 HAMPSTEAD ROAD

106 HAMPSTEAD ROAD

MARIA FIDELIS CONVENT SCHOOL

100 HAMPSTEAD ROAD



CLIVE SALL ARCHITECTURE Ltd.

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Ezra Street
London E2 7RJ

Appendix A.2 – Thames Water Asset Location Data

Asset location search



Property Searches

Herrington Consulting Limited
Barham Business Park, Unit 6 Barham Business Park

CANTERBURY
CT4 6DQ

Search address supplied H Q Design
106
Hampstead Road
London
NW1 2LS

Your reference 2983/TV

Our reference ALS/ALS Standard/2020_4319541

Search date 8 December 2020

Knowledge of features below the surface is essential for every development

The benefits of this knowledge not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility of any development.

Did you know that Thames Water Property Searches can also provide a variety of utility searches including a more comprehensive view of utility providers' assets (across up to 35-45 different providers), as well as more focused searches relating to specific major utility companies such as National Grid (gas and electric).

Contact us to find out more.



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

Search address supplied: H Q Design, 106, Hampstead Road, London, NW1 2LS

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

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

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

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

Contact Us

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

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

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

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.

Asset location search



Property Searches

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

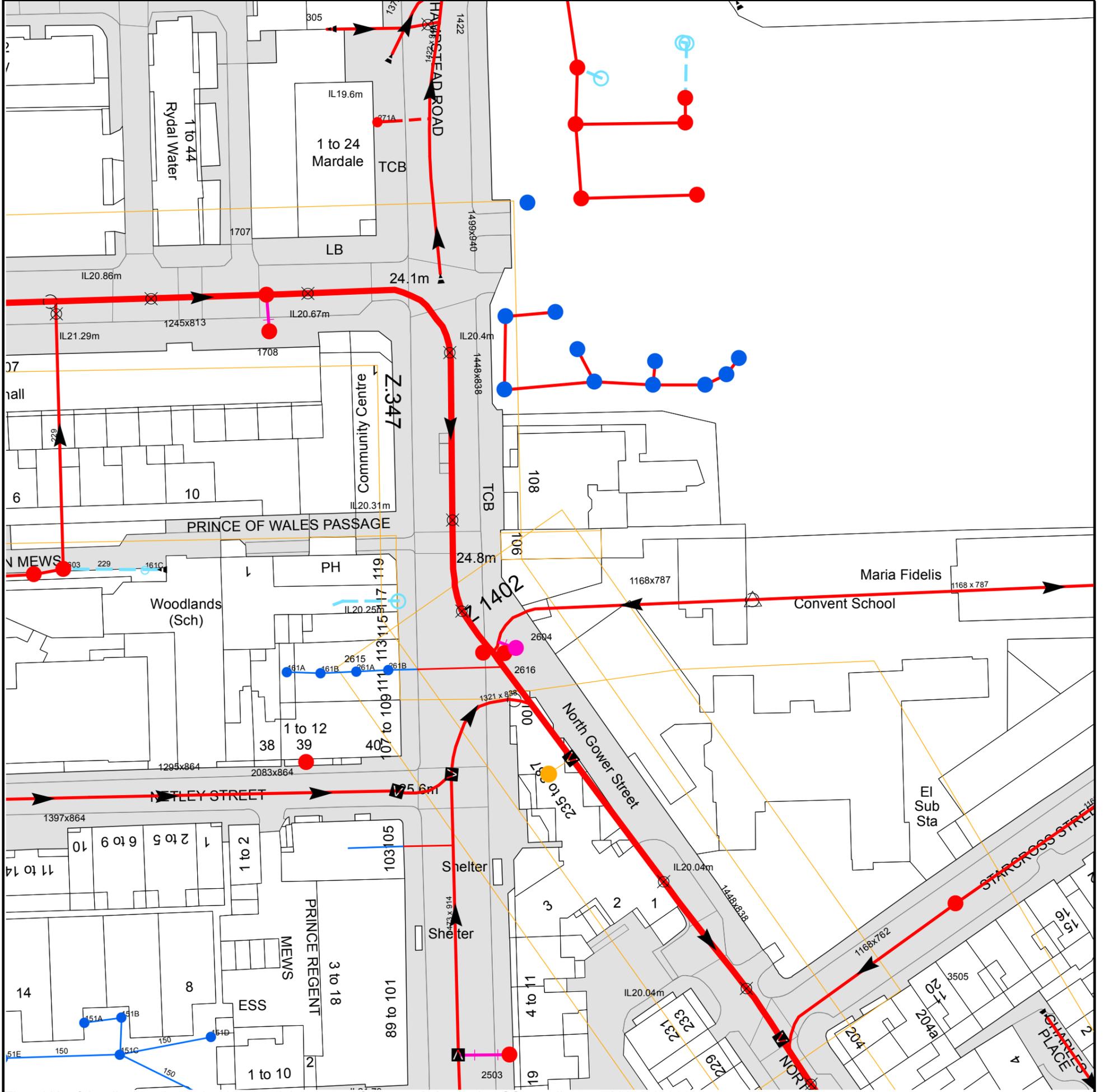
Clean Water queries

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/2020 4319541



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 529236,182665

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.

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
27CE	n/a	n/a
271A	n/a	n/a
27CD	n/a	n/a
27CJ	n/a	n/a
27BF	n/a	n/a
27CH	n/a	n/a
27CI	n/a	n/a
1707	24.5	20.73
1708	24.56	n/a
161A	n/a	n/a
16BA	n/a	n/a
161B	n/a	n/a
261A	n/a	n/a
261B	n/a	n/a
26BI	n/a	n/a
2615	n/a	n/a
2616	n/a	n/a
26CF	n/a	n/a
27CA	n/a	n/a
2604	n/a	20.15
27CF	n/a	n/a
27BJ	n/a	n/a
27BE	n/a	n/a
27CB	n/a	n/a
27BD	n/a	n/a
26CE	n/a	n/a
26CD	n/a	n/a
26CH	n/a	n/a
27CC	n/a	n/a
26CC	n/a	n/a
26CB	n/a	n/a
26CA	n/a	n/a
3505	25.36	20.44
2503	n/a	n/a
151D	n/a	n/a
1602	23.76	22.3
1603	23.78	22.2
161C	n/a	n/a
151A	n/a	n/a
151C	n/a	n/a
151B	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

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

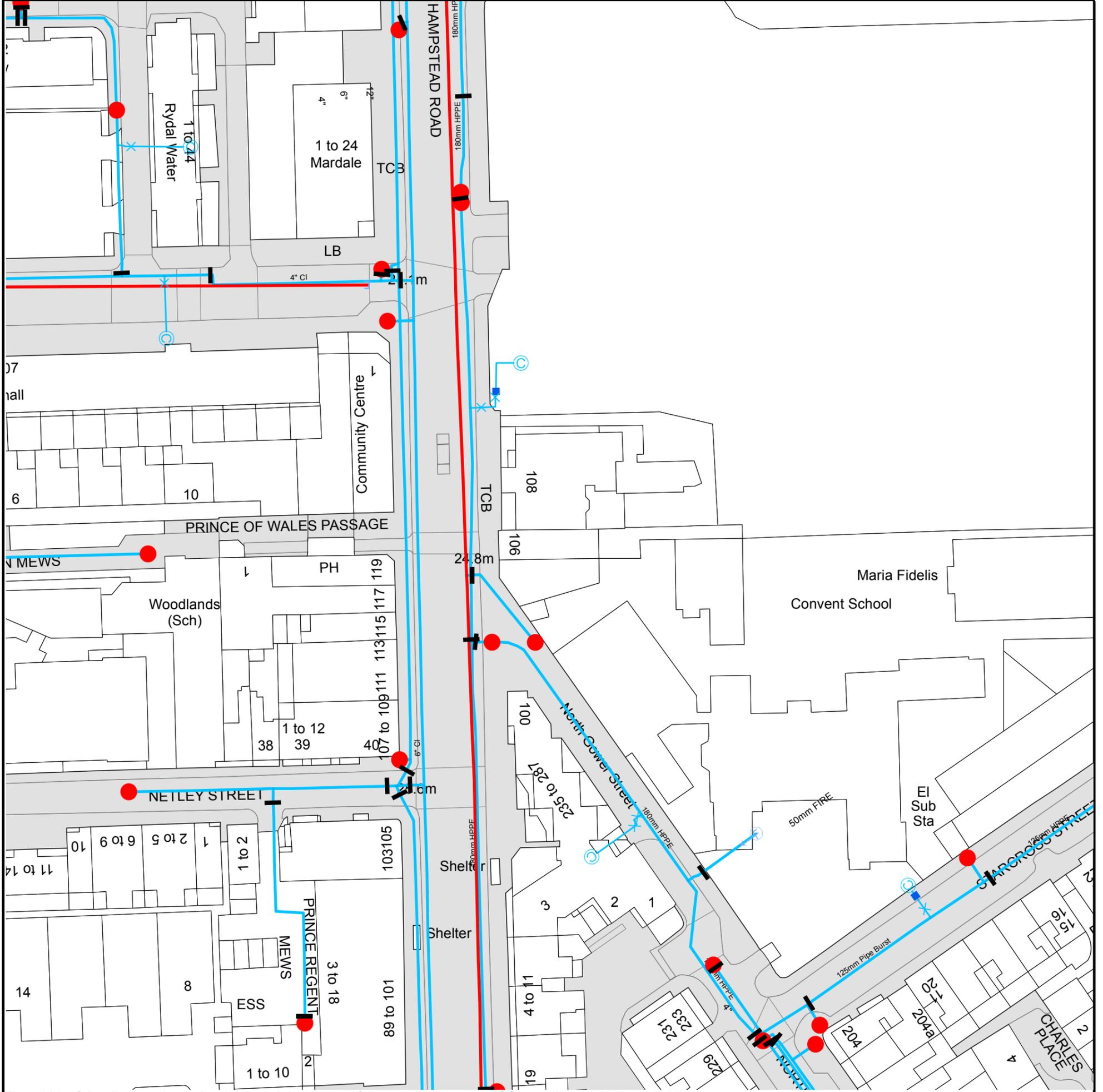
Other Sewer Types (Not Operated or Maintained by Thames Water)

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  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 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.

Asset Location Search Water Map - ALS/ALS Standard/2020_4319541



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 529236, 182665.

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.

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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.

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
<p>Call 0845 070 9148 quoting your invoice number starting CBA or ADS / OSS</p>	<p>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</p>	<p>By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number</p>	<p>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</p>

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