81 BELSIZE PARK GARDENS

Flood Risk Assessment

Prepared for: Land and Site Acquisitions Limited

SLR Ref: 425.12338.00001
Version No: V2.0
August 2021

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APPENDICES

1.0 Introduction

SLR Consulting Limited (SLR) has been appointed by Land and Site Acquisition Limited to prepare this Flood Risk Assessment (FRA) in support of a planning application for the change of use of 81 Belsize Park ("the Site") from a gym to residential.

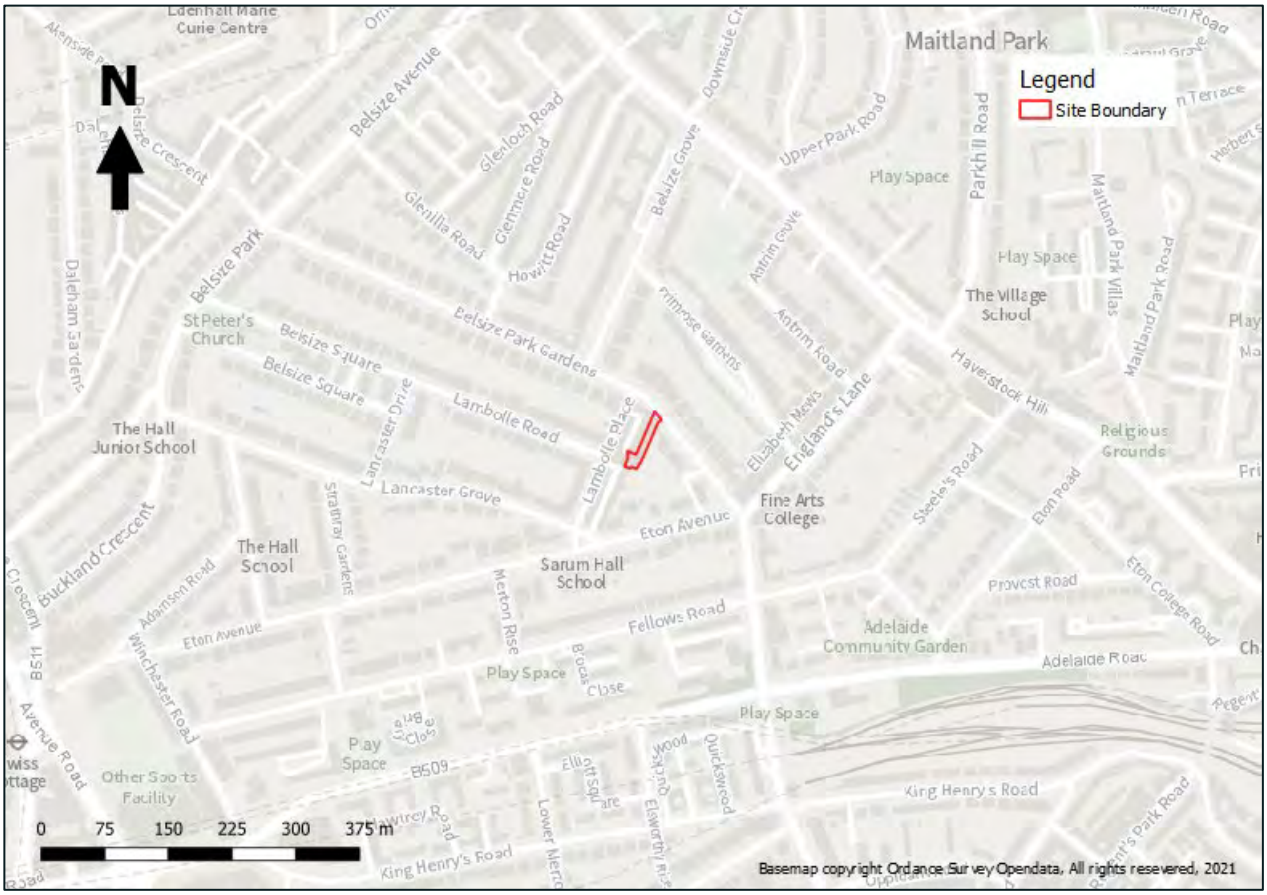
This FRA has been prepared under the direction of a Technical Director of SLR who specialises in flood risk and associated planning matters. The report has been completed in accordance with guidance presented within the National Planning Policy Framework (NPPF)[1] and its associated Planning Practice Guidance (PPG)[2], taking due account of current best practice documents relating to assessment of flood risk published by the British Standards Institution BS8533[3].

The site is under the jurisdiction of the London Borough of Camden who are both the planning authority and the Lead Local Flood Authority (LLFA).

1.1 Site Location

81 Belsize Park Gardens, highlighted in Figure 1-1, is located in Camden (NW3 4NJ) and is centred at coordinates 495825, 201360.

Figure 1-1: Site Location Plan



1 National Planning Policy Framework: Communities and Local Government (July 2021)

2 Planning Practice Guidance: Communities and Local Government (March 2014)

3 BS8533:2017, Assessing and managing flood risk in development: Code of Practice (December 2017)

1.2 Development Proposals

The proposed development is to create three flats in the existing building involving a change of use from a gym (Land Use Class E) building to residential (Land Use Class C3). The proposed works will involve an internal reconfiguration of the property, but there will be no changes to the external fabric of the building or associated hardstanding

For the avoidance of doubt, we are applying for prior approval under Class MA, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Plans for the scheme are included in Appendix 01.

2.0 Baseline Environmental Context

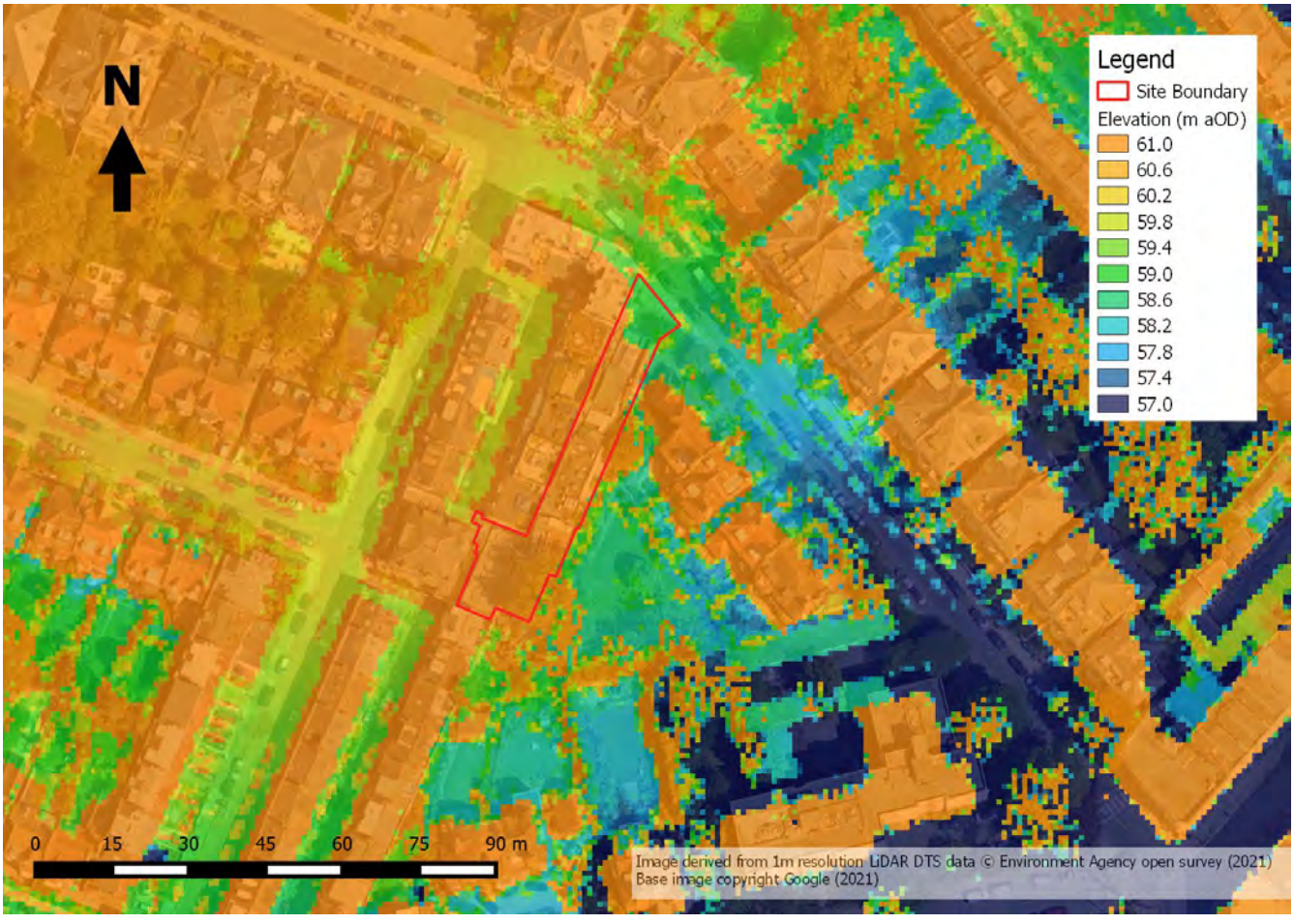
The Site, which is accessed off Belsize Park Gardens (road) to the north, covers an area of c.0.08ha which is almost entirely comprised of the existing building. A secondary access route to the west exists onto Lancaster Stables (road).

The surrounding area is predominantly residential, albeit with a number of commercial units at ground floor level to west of Lancaster Stables. The existing gym building directly adjoins the row of properties to the west that front onto Lancaster Stables.

2.1 Topography

1m resolution LiDAR elevation data for the Site has been downloaded from the Environment Agency[4] open data website and used to develop a plot of topographic levels across the Site and surrounding area (Figure 2-1). The LiDAR data presented is a digital surface model (DSM) and therefore shows the first reflective surface which includes features such as trees and buildings where these are present.

Figure 2-1: LiDAR Digital Surface Model (DSM) elevation plot



4 Environment Agency Open survey, https://environment.data.gov.uk/ds/survey/#/survey accessed August 2021

This shows the site to be situated at an elevation of approximately 58.9 metres above Ordnance Datum (aOD). Levels along Belsize Park Gardens (road) to the north are around 0.1m lower than the site, but sloping along the road to the southeast (i.e. marginally lower relative to the site in the southeast corner).

Locally ground levels slope from the northwest to the southeast across the site.

2.2 Geology and Hydrogeology

British Geology Survey (BGS) mapping indicates that site, and the entire local area, is underlain by the London Clay with no superficial deposits. In reality as an urban site it is likely that some Made Ground will be present at the surface consisting of demolition material and reworked natural deposits.

The London Clay mainly comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous silty clay, with some layers of sandy clay. This unit typically has a low permeability and, in line with this, the Environment Agency have designated it is an '*unproductive*' strata. Groundwater flows within the London Clay beneath the site are likely to be near zero.

2.3 Local Hydrology

Storm water runoff from the property is drained to a below ground system that drains to the local sewer network. Thames Water asset plans (Appendix 2) indicate that combined sewers are present to the north beneath Lancaster Stables and to the east beneath Belsize Park Gardens.

There are no surface water features on or adjacent to the site. Based on Ordnance Survey mapping the nearest significant surface water features are lakes within Hamstead Heath (to the north) and the Regents Canal (to the southeast) both of which are about 1.2km from the site.

Mapping of the 'Lost rivers of London'[5] indicates that one of the headwaters of the River Tyburn (now all culverted) is approximately 275m to the west of the site. This system feeds the boating Lake within Regents Park.

5 The Lost Rivers of London (Revised & extended with colour maps), Nicolas Bartyon and Stephen Myers, Historical Publications Ltd; 3rd Revised edition (29 Feb. 2016)

3.0 Planning Policy and Guidance

3.1 Proposal Summary

As discussed at Section 1.2, the proposed development consists of residential units. Under the development types defined within the PPG[2] this would be considered as a "*more vulnerable"* development type with respect to flood risk. The existing land use as a gym would be a *"less vulnerable"* (i.e. the development would increase the vulnerability with respect to flood risk).

In line with guidance for residential development this assessment considers the risk posed to the scheme with an assumed development lifetime of 100 years.

3.2 Planning Context

3.2.1 Planning Policy

National Planning Policy

This FRA report has been completed in accordance with guidance presented in NPPF[1] and with reference to the PPG for flood risk and coastal change[2].

Local Planning Policy

The London Plan was updated in March 2021[6]. Policy SI 12 (Flood Risk Management) relates to flood risk and has been considered in the preparation of the assessment.

Supplementary planning guidance relating to flood risk was published by Camden Council is 2019[7]

This document states that;

> *"Developments must not increase the risk of flooding, and are required to put in place mitigation measures where there is known to be a risk of flooding (Local Plan policies CC2 and CC3). Major developments will be required to constrain runoff volumes for a 1 in 100 year, 6 hour rainfall event, where feasible. All sites in Camden of one hectare or more require a Flood Risk Assessment in line with the National Planning Policy Framework."*

3.3 Flood Risk and Planning

3.3.1 Environment Agency and Chiltern and South Bucks Flood Zone Classification

The definition of Environment Agency flood zones is provided in PPG Table 1: Flood Zones:

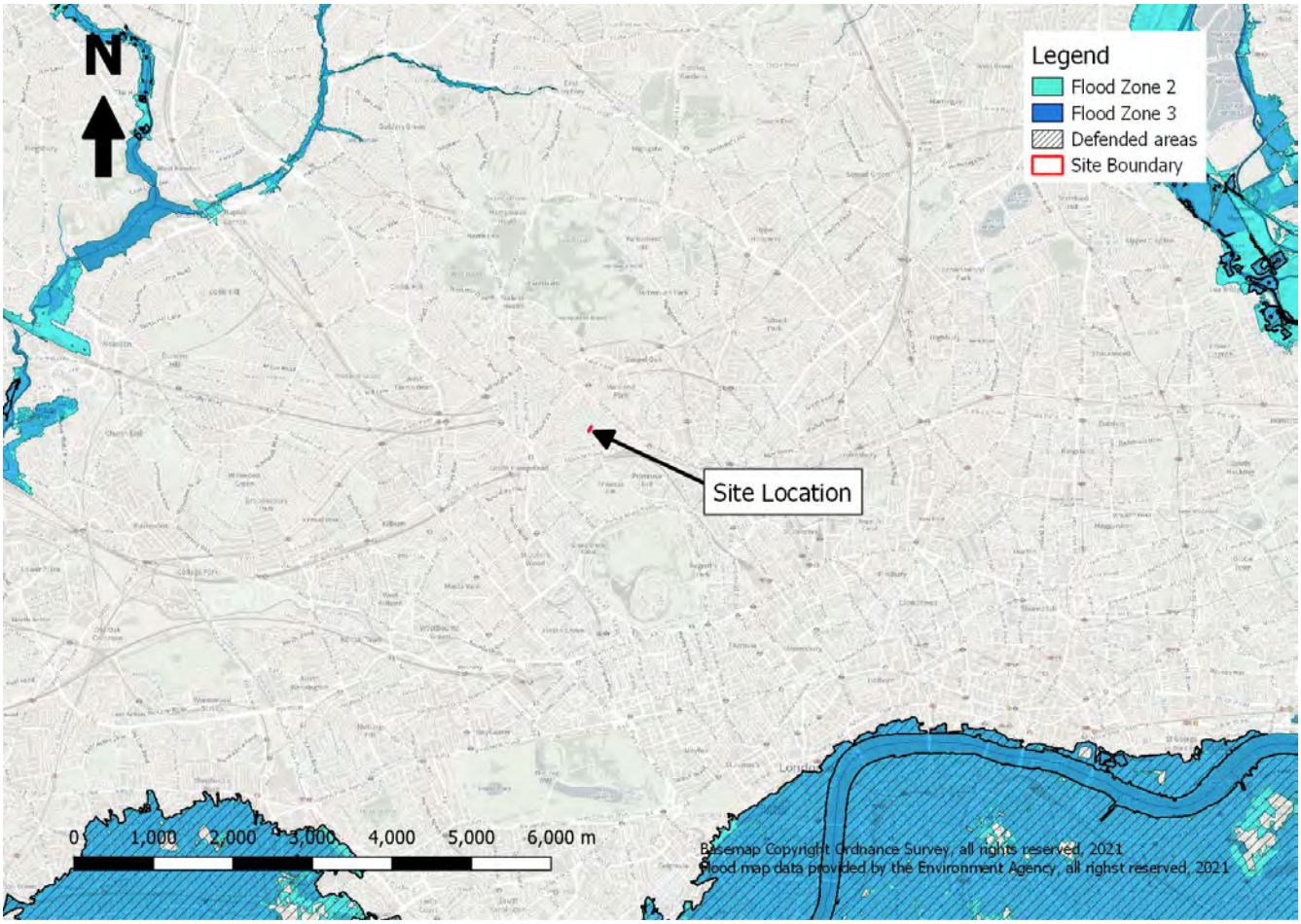
- Zone 1 - Low Probability (Flood Zone 1) is defined as land which could be at risk of flooding from fluvial or tidal flood events with less than 0.1% annual probability of occurrence (1:1,000 year) i.e. considered to be at 'low probability' of flooding.
- Zone 2 - Medium Probability (Flood Zone 2) is defined as land which could be at risk of flooding with an annual probability of occurrence between 1% (1:100 year) and 0.1% (1:1,000 year) from fluvial sources and between 0.5% (1:200 year) and 0.1% (1:1,000 year) from tidal sources i.e. considered to be at 'medium probability' of flooding.

6 The London Plan, The Spatial Strategy for Greater London, March 2021, https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf
7 Water and Flooding, Camden Planning Guidance, London Borough of Camden, March 2019, https://www.camden.gov.uk/documents/20142/4823269/Water+and+Flooding+CPG+-+March+2019.pdf/c7633c7d-2b93-cb52-ee01-717fa0416e84

- Zone 3a - High Probability (Flood Zone 3a) is defined as land which could be at risk of flooding with an annual probability of occurrence greater than 1% (1:100 year) from fluvial sources and greater than 0.5% (1:200 year) from tidal sources i.e. considered to be at 'high probability' of flooding.
- Zone 3b - the Functional Floodplain (Flood Zone 3b) is defined as land where water has to flow or be stored in times of flood. Local Planning Authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain in agreement with the Environment Agency. In the absence of definitive information, it is often defined as land that would flood with an annual probability of occurrence of 5% (1:20 year) or greater.

In assessing the boundary between Flood Zones 1, 2 and 3, the protection afforded by flood defence structures, and other local circumstances, is not taken into account by the Environment Agency. Based upon the Environment Agency Flood Map for Planning[8] (Figure 3-1) the Site lies in Flood Zone 1 and is a considerable distance away from areas of Flood Zone 2 and 3.

Figure 3-1: Extract of Environment Agency Flood Map for Planning



3.3.2 Flood Risk Compatibility

As discussed in Section 3.3.1, based on Environment Agency mapping the site is located in Flood Zone 1 and, as detailed in Section 3.1, the development proposals are considered a '*more vulnerable'* development type.

8 Flood Map for Planning Service: Website https://flood-map-for-planning.service.gov.uk/ [Accessed July 2020]

PPG Table 3: Flood risk vulnerability and flood zone 'compatibility' (reproduced as Table 3-1) confirms that, with respect to flood risk, '*more vulnerable*' development types are considered appropriate in Flood Zone 1.

Table 3-1: Flood Risk Vulnerability and Flood Zone 'Compatibility'

Flood Risk Vulnerability Classification (PPG Table 2)		Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone (PPG Table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	Exception Test Required	✓	✓	✓
	Zone 3a	Exception Test Required	x	Exception Test Required	✓	✓
	Zone 3b (functional floodplain)	Exception Test Required	x	x	x	✓

Key: ✓ Development is appropriate x Development should not be permitted

3.3.3 Sequential Test

The aim of the Sequential Test as set out in NPPF is to:

> *"…steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding."*

The Environment Agency flood map for planning (Figure 3-1) and Strategic Flood Risk Assessments are geared to providing the basis for applying this test. As set out in this report, based on these sources and other available data the site is at low risk of flooding.

The proposed development is for a change of use of an existing building. Environment Agency guidance[9] clearly states that the Sequential Test does not apply to change of use applications. Even if it were of relevance the low prevailing flood risk would mean that the scheme would pass the Sequential Test.

3.4 Climate Change

In February 2016 the Environment Agency issued guidance on the impacts of climate change on flood risk in the UK to support the NPPF. This was most recently updated in July 2021[10]. This advice sets out that peak rainfall intensity, sea level, peak river flow, offshore wind speed and extreme wave heights are all expected to increase in the future as a result of climate change.

PPG recommends that considerations for future climate change are included in FRA's for proposed developments. As discussed in detail in Section 4.2.2, flood risk from fluvial sources and tidal sources (and therefore wind speed and waves heights) are not of relevance in this area. As such the consideration of climate change in this assessment is limited to potential changes in rainfall intensity.

10 Environment Agency, Flood Risk Assessments: Climate change allowances, February 2016 (Updated July 2021)

10 Environment Agency, Flood Risk Assessments: Climate change allowances, February 2016 (Updated July 2021)

3.4.1 Rainfall Intensity

The Environment Agency climate change guidance acknowledges that there is uncertainty with respect to the absolute level of change that is likely to occur with respect to rainfall and that both the absolute level of change and the level uncertainty increase over time. As such the document provides estimates of possible changes that reflect three different time horizons and two different emission scenarios. These recommended allowances for rainfall depths are set out in Table 3-3.

Guidance states that flood risk assessments should assess both the 'Central' and 'Upper End' allowances to understand the range of impact, which equates to uplifts of 20% and 40% respectively for a 100-year development lifetime (Table 3-3).

Table 3-2: Peak Rainfall Intensity Allowance in Small and Urban Catchment (Use 1961 to 1990 baseline)

River Basin District	Allowance	Total potential change anticipated for 2015 to 2039	Total potential change anticipated for 2040 to 2059	Total change anticipated for 2060 to 2115
Applies across all of England	Upper End	10%	20%	40%
	Central	5%	10%	20%

4.0 Potential Sources of Flooding

4.1 Methodology & Best Practice

This FRA report has been prepared in accordance with the advice and requirements prescribed in current best practice documents relating to management of flood risk in development published by the Construction Industry Research and Information Association (CIRIA), and British Standard BS8533.

A screening study has been completed to identify whether there are any potential sources of flooding at the site which may warrant further consideration. If required, any potential significant flooding issues identified in the screening study are then considered in subsequent sections of this assessment.

4.2 Screening Study

Potential sources of flooding include

- Flooding from sea or tidal flooding;
- Flooding from rivers or fluvial flooding;
- Flooding from surface water and overland flow;
- Flooding from groundwater;
- Flooding from sewers and mains water systems;
- Flooding from reservoirs, canals and other artificial sources; and
- Flooding from infrastructure failure.

4.2.1 Flooding from Sea or Tidal Flooding

The site is located approximately 5km from the tidal River Thames and is at an elevation of over 50m aOD. Based on this the risk of flooding from the sea or tidal flooding is negligible.

4.2.2 Flooding from Rivers or Fluvial Flooding

The site is remote from mapped surface water features and the headwater of the River Tyburn discussed in Section 2.3 runs at an elevation that is lower than the site and is also separated from it by a ridge of higher land.

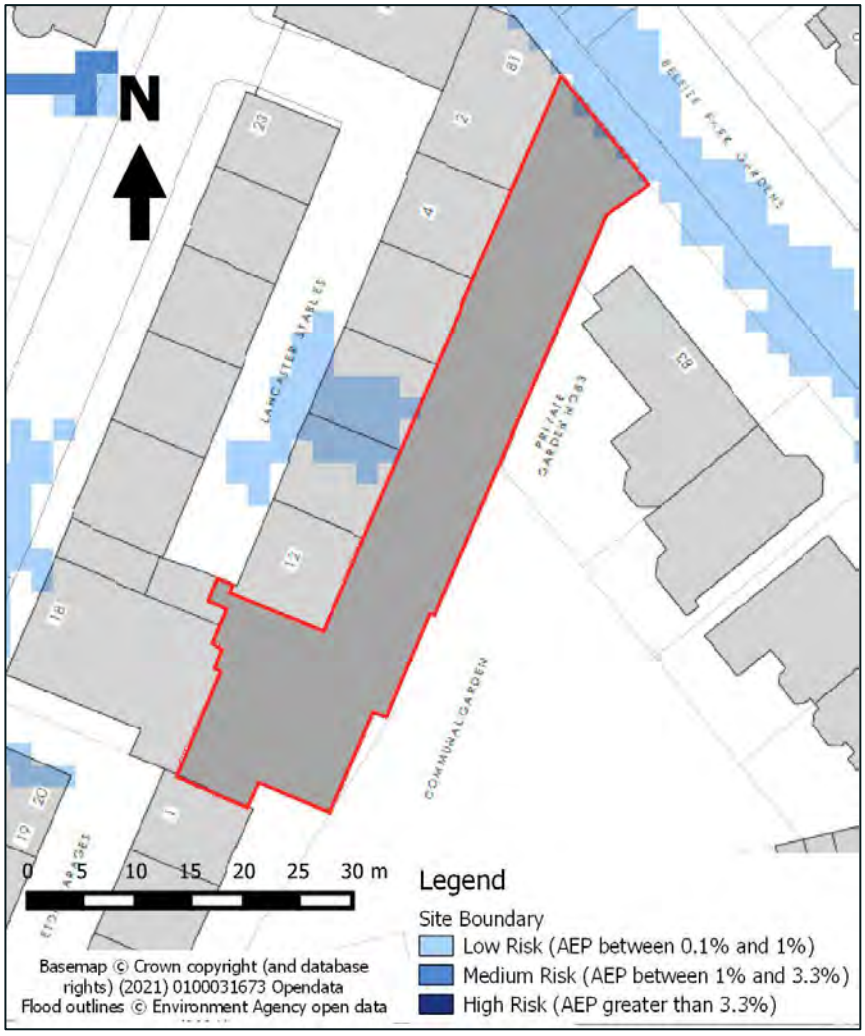
Based on this the risk of flooding from rivers or fluvial flooding is negligible.

4.2.3 Flooding from Surface Water and Overland Flow

Any surface runoff from the higher ground to the northwest would be blocked / diverted around the site by the adjacent buildings along Lancaster Stable. There is no gradient to direct surface flows from along Belsize Park Garden's onto the site (i.e. runoff on the road would just flow to the southeast following prevailing gradient). Ground levels to the south and east are lower than the site and so any surface runoff in those area would drain away from the site.

Surface Water flood modelling has been undertaken by the Environment Agency and mapped outputs from this[11] for the area at and around the site are reproduced in Figure 4-1. This confirms the conceptual understanding and indicates that the risk of flooding from surface water or overland flow at the site is very low[12].

Figure 4-1: Risk of surface water flooding



4.2.4 Flooding from Groundwater

Given the underlying geology (London Clay) significant flows of groundwater at, around or below the site are unlikely. As no basement levels are proposed within the building (which have potential to penetrate the London Clay to more permeable geology below) it can be concluded the groundwater flood risk is low.

11 Environment Agency long term flood risk mapping, https://flood-warning-information.service.gov.uk/long-term-flood-risk/postcode [accessed August 2021]

12 We note that an area of 'low' flood risk on the western boundary of the site relates to an area of low ground illustrated on LiDAR digital terrain model data. This data set has been processed to remove buildings and trees that are shown on the digital surface model shown in Figure 2-1; however, the processing is based on an algorithm and in heavily urbanised areas is prone to error. In this instance the low area does not exist and hence the slightly elevated surface water flood risk in this area is also not realistic.

4.2.5 Flooding from Sewers and Mains Water Systems

Combined sewers and mains water systems are present beneath Lancaster Stables and Belsize Park Gardens (refer to Appendix 02). While there are no known problems or vulnerabilities within these systems, failures and surcharge are always possible. However, if this occurred at the site, in line with the routing described in Section 4.2.3, there are no pathways for surcharged flows to flow into this property.

Based on this it is concluded that the risk of flooding from sewers and mains water systems at the site is very low

4.2.6 Flooding from Reservoirs, Canals and other Artificial Sources

There are no water bodies classified as reservoirs or canals in location upstream or upgradient of the site. Based on this the risk of flooding from reservoirs, canals and artificial sources is assessed to be negligible.

4.2.7 Flooding from Infrastructure Failure

The site is not defended and is not believed to be protected from flooding by any other artificial infrastructure. Based on this the risk of flooding from infrastructure is assessed to be negligible.

4.3 Summary of Flood Screening

Table 3-3 summarises the flood screening assessment.

Table 4-1: Potential Risk Posed by Flooding Sources

Potential Source	Potential Flood Risk at Site?
Sea or Tidal Flooding	No
Rivers or Fluvial Flooding	No
Surface Water and Overland Flow	No
Groundwater	No
Sewers and Water Mains	No
Reservoirs, Canals and other Artificial Sources	No
Infrastructure Failure	No

5.0 Conclusions

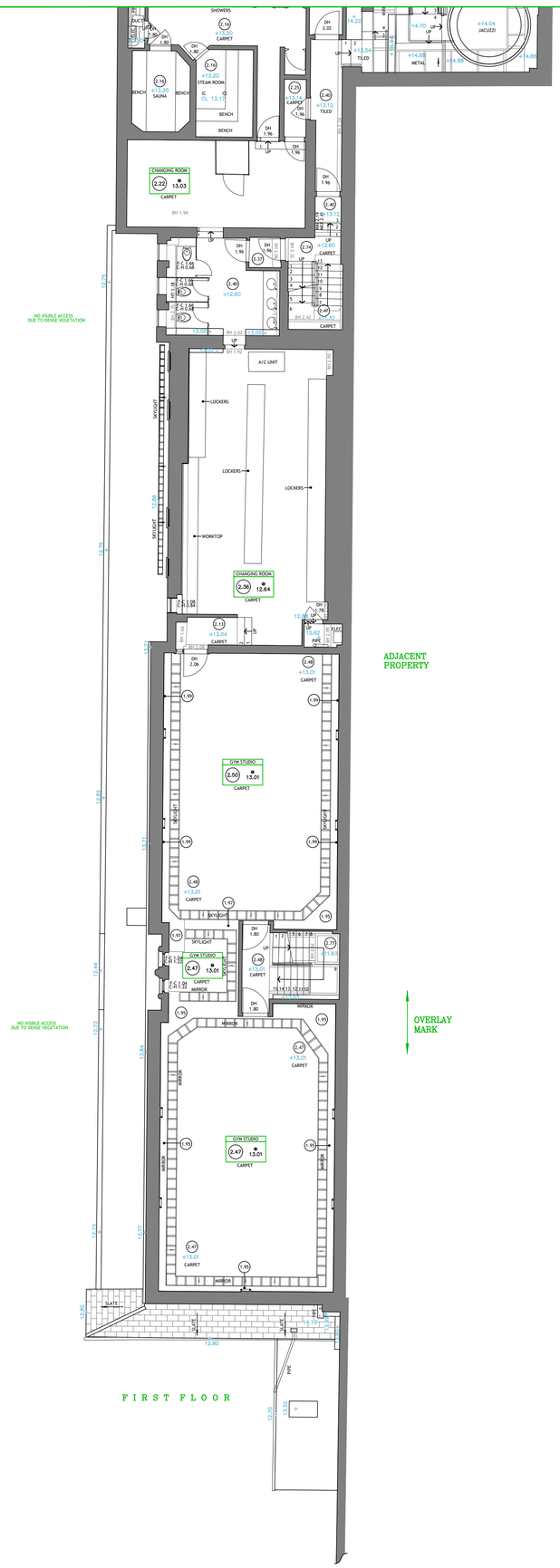
This Flood Risk Assessment (FRA) has been undertaken SLR Consulting on behalf of Land and Site Acquisition Limited.

Based on the work it is noted that;

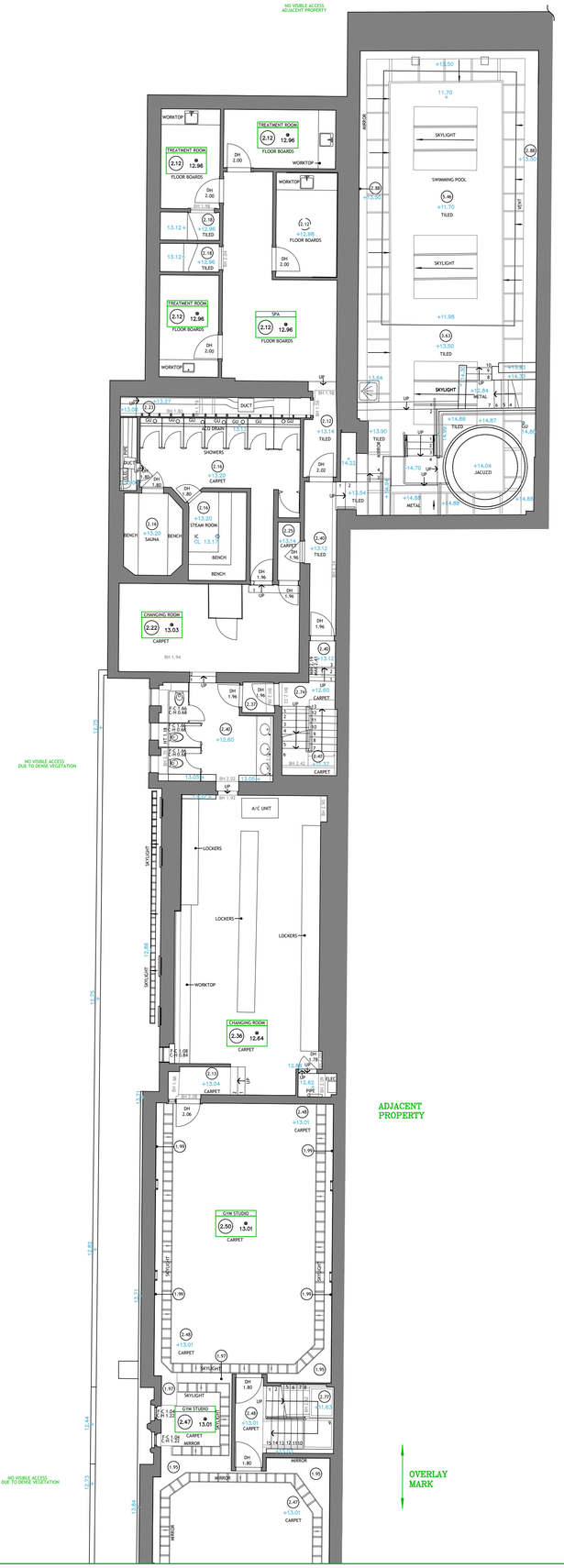
- The site is located in Flood Zone 1 and is remote from any surface water features and is not at risk for fluvial or tidal sources;
- Environment Agency mapping indicates that the site is at very low risk of surface water flooding. A review of the site context and ground elevations confirms that there is no realistic path for offsite flows to drain into the property;
- Combined sewers and mains water pipes are present beneath the roads around the site. A review of the site context and ground elevations confirms that there is no realistic path for surcharged flows from these to flow into the property; and
- The proposals for the site are for internal reconfiguration for the building. There will be no significant external changes and no changes to the existing approach for managing stormwater runoff at the site.

Based on the above the proposed change of use of 81 Belsize Park Gardens from a gym (Use Class E) building to residential (Use Class C3) to create 3 flats is considered to be acceptable in flood risk terms. The completed development would not be subject to significant levels of flood risk even when considered over a 100 year projected development lifetime. This assessment has demonstrated that the proposal will not increase flood risk and is compliant with Local Plan Policy CC3 (Water and Flooding).

APPENDIX 01: DEVELOPMENT PLANS



APPROXIMATE DIRECTION OF NORTH



Drawing Naming Convention:

Job No\Code\Dwg type\Location\Ref

Code:	13 = Existing	14 = Proposed	
Dwg Type:	B = Building	E = Elevation	
	S = Section	T = Topographical	
Location:	B = Basement	C = Ceiling Plan	
	E = External	F = Front	
	G = Ground	S = Side	
	1 = First	Re = Rear	
	R = Roof	GA = General Layout	
	M = Mezzanine	AA = Section A-A	
Ref	Ref to individual dwg I.D. (e.g. Revision)		

Standard Abbreviations (where applicable):

Building Survey		Land Survey	
AB	AIR BRICK	B	BOLLARD
ACU	AIR CONDITIONING UNIT	BB	BELISHA BEACON
AH	ACCESS HATCH	BS	BUS STOP
AP	ACCESS PANEL	BSh	BUS SHELTER
AV	AIR VALVE	BT	B.T. COVER
BH	BEAM HT	CAM	CAMERA
BR	BOILER	CATV	CABLE TV COVER
BSL	BEAM SOFFIT LEVEL	CL	COVER LEVEL
CB	CUPBOARD	ELEC	ELECTRIC COVER
CC	CEILING CHANGE	EP	ELECTRIC POLE
CIH	CLEAR INTERNAL HT	ER	EARTH ROD
C-A	CILL TO APEX HT	FP	FLAG POLE
C-H	CILL TO HEAD HT	FW	FOUL WATER
C-S	CILL TO SPRING HT	GU	GULLY
DB	DOOR BASE HT	GV	GAS VALVE
DH	DOOR HEAD HT	HYD	FIRE HYDRANT
DR	DRAIN	IB	ILLUMINATED BOLLARD
EXF	EXTRACTOR FAN	IC	INSPECTION COVER
FA	FIRE ALARM	IL	INVERT LEVEL
F-A	FLOOR TO APEX HT	LP	LAMP POST
F-C	FLOOR TO CILL HT	MH	MANHOLE
F-H	FLOOR TO HEAD HT	MKR	MARKER POST
F-S	FLOOR TO SPRING HT	P	POST
GEA	GROSS EXTERNAL AREA	PM	PARKING METER
GIA	GROSS INTERNAL AREA	PI	PIPE
GU	GULLY	PLS	PAVEMENT LIGHT
HT	HEATER	RO	RODDING EYE
HW	HOT WATER TANK	RS	ROAD SIGN
NIA	NET INTERNAL AREA	RWP	RAIN WATER PIPE
NTS	NOT TO SCALE	SA	SITE AREA
RAD	RADIATOR	SB	SIGN BOARD
RE	RECESS HEAD HEIGHT	SI	SIGN
RFV	RAISED FLOOR VOID	SL	SOFFIT LEVEL
RL	ROOF LIGHT	SV	STOP VALVE
RSH	ROLLER SHUTTER	SVP	SOIL VENT PIPE
RWP	RAIN WATER PIPE	SW	STORM WATER
S	SWITCH	TCB	TELEPHONE CALL BOX
SKT	SOCKET	TL	TRAFFIC LIGHT
SVP	SOIL VENT PIPE	TP	TELEGRAPH POLE
V	VENT	UTL	UNABLE TO LOCATE
WA	WARDROBE	UTR	UNABLE TO RAISE
		VP	VENT PIPE
		WM	WATER METER
		WT	WATER TAP

Symbols (where applicable):

Direction of sloping ceiling

2.65	2.65	⊗ 10.00
FLOOR TO STRUCTURAL CEILING HT	FLOOR TO SUSPENDED CEILING HT	FLOOR LEVEL RELATIVE TO DATUM

Notes:

The Survey has been computed on an arbitrary grid.

All Levels are in metres and relate to an arbitrary site datum.

Station X1 Value 10.00m

All direction arrows indicate DOWN unless otherwise stated.

Drainage pipe sizes (where shown) have been gauged from the surface (for safety reasons) and should be regarded as approximate only.

Visible features in the vicinity of any boundaries, as shown on this survey, may not represent the extent of legally conveyed ownership.

Whilst every effort has been made to determine wall materials, no guarantee is given. Materials should be regarded as assumed unless verified by a qualified third party.

Rev	Date	By	Description

ARENA PROPERTY SERVICES LIMITED
CHARTERED SURVEYORS
LAND & MEASURED BUILDING SURVEYS
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020 7837 7721 www.arena-ps.com
surveys@arena-ps.com

Client: LANDHOLD DEVELOPMENTS

Project: 81 BELSIZE PARK GARDENS LONDON NW3

Drawing Title: EXISTING FIRST FLOOR

Date:	Scale:	Surveyor:	Drawn:	Checked:
21.07.21	1:100@A1	AIB	ST	SEJ

Job No:	Drawing No:	Sheet No:	Rev:
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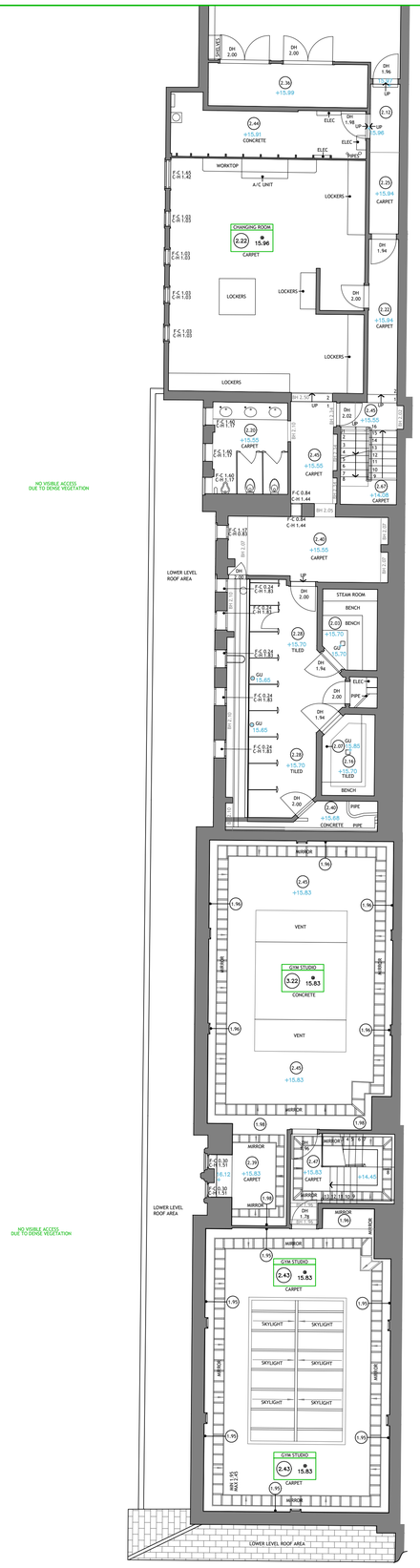
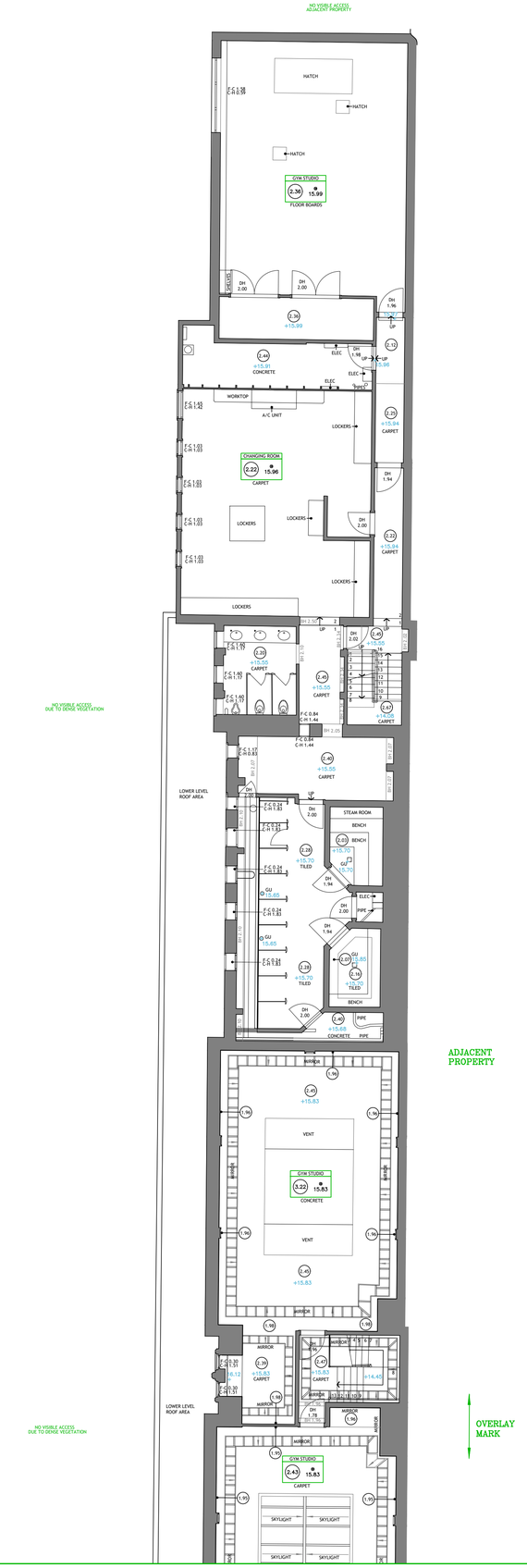


SECOND FLOOR

APPROXIMATE DIRECTION OF NORTH



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BH	BEAM HT	CAM	CAMERA
BR	BOILER	CATV	CABLE TV COVER
BSL	BEAM SOFFIT LEVEL	CL	COVER LEVEL
CB	CUPBOARD	ELEC	ELECTRIC COVER
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RE	RECESS HEAD HEIGHT	SI	SIGN
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RL	ROOF LIGHT	SV	STOP VALVE
RSH	ROLLER SHUTTER	SVP	SOIL VENT PIPE
RWP	RAIN WATER PIPE	SW	STORM WATER
S	SWITCH	TCB	TELEPHONE CALL BOX
SKT	SOCKET	TL	TRAFFIC LIGHT
SVP	SOIL VENT PIPE	TP	TELEGRAPH POLE
V	VENT	UTL	UNABLE TO LOCATE
WA	WARDROBE	UTR	UNABLE TO RAISE
		VP	VENT PIPE
		WM	WATER METER
		WT	WATER TAP

Symbols (where applicable):

Direction of sloping ceiling

2.65 — FLOOR TO STRUCTURAL CEILING HT

2.65 — FLOOR TO SUSPENDED CEILING HT

10.00 — FLOOR LEVEL RELATIVE TO DATUM

Notes:

The Survey has been computed on an arbitrary grid.

All Levels are in metres and relate to an arbitrary site datum.

Station X1 Value 10.00m

All direction arrows indicate DOWN unless otherwise stated.

Drainage pipe sizes (where shown) have been gauged from the surface (for safety reasons) and should be regarded as approximate only.

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Rev	Date	By	Description

ARENA PROPERTY SERVICES LIMITED
CHARTERED SURVEYORS
LAND & MEASURED BUILDING SURVEYS
96 Farringdon Road, London EC1R 3EA
020 7837 7721 www.arena-ps.com
surveys@arena-ps.com

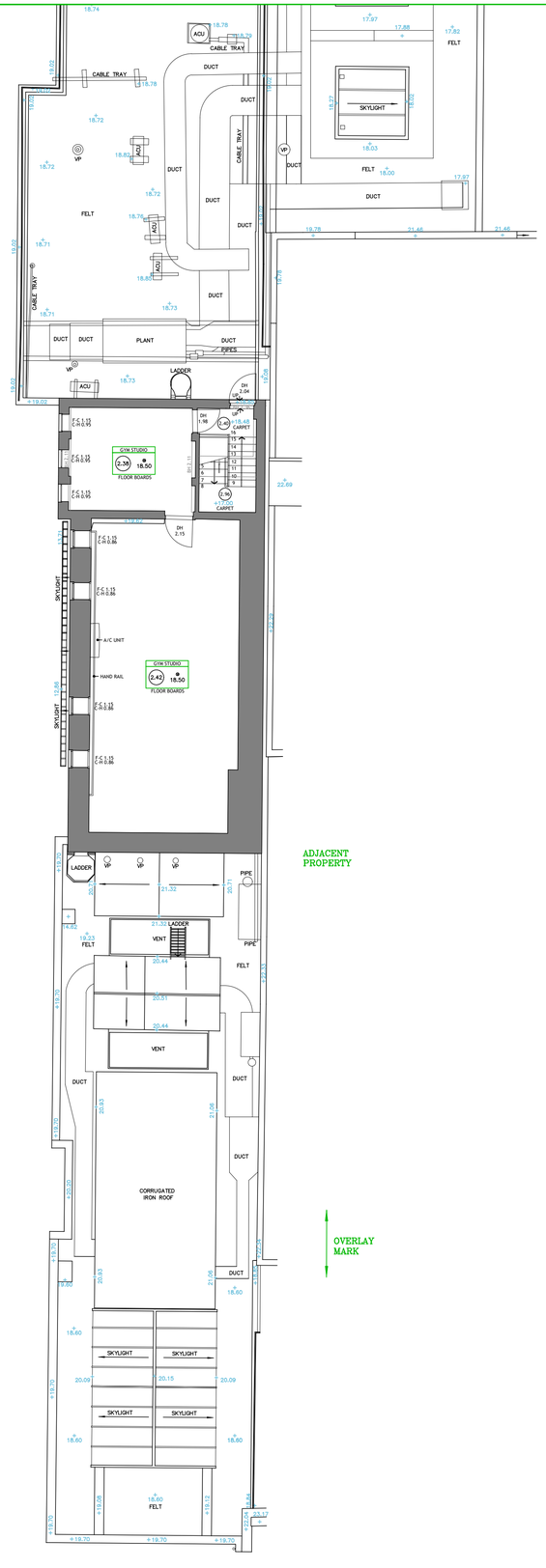
Client: LANDHOLD DEVELOPMENTS

Project: 81 BELSIZE PARK GARDENS LONDON NW3

Drawing Title: EXISTING SECOND FLOOR

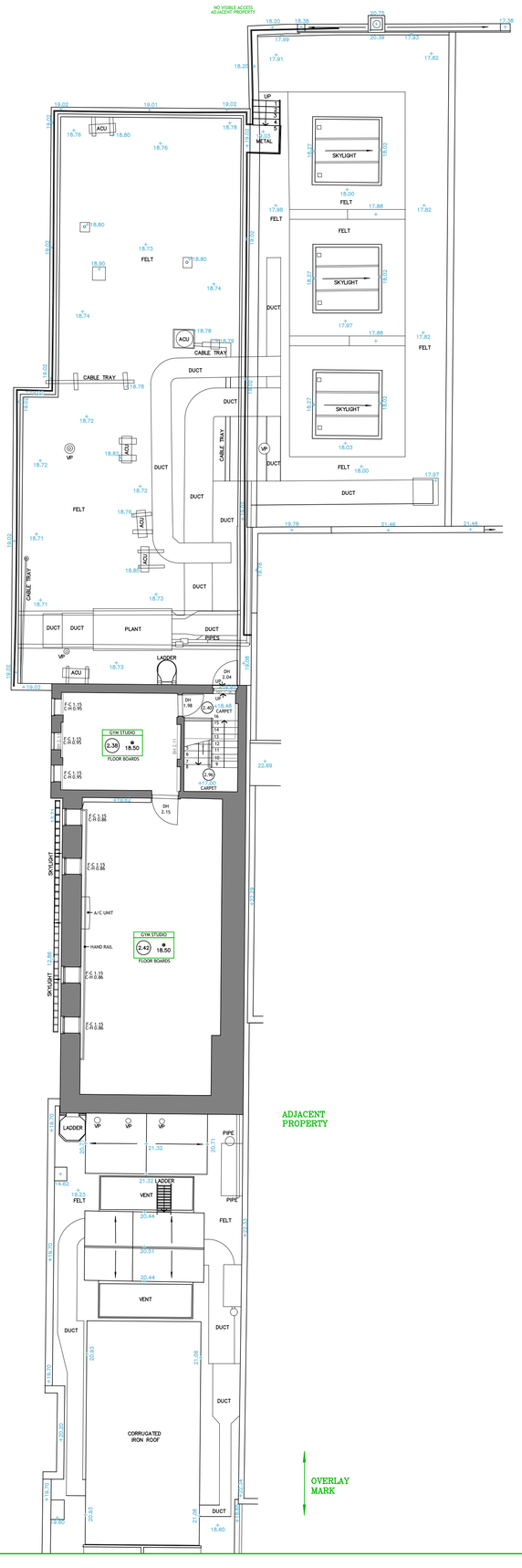
Date:	Scale:	Surveyor:	Drawn:	Checked:
21.07.21	1:100@A1	AIB	ST	SEJ

Job No:	Drawing No:	Sheet No:	Rev:
21055	21055-13-B-2	3 OF 9	



APPROXIMATE DIRECTION OF NORTH

THIRD FLOOR



Drawing Naming Convention:

Job No\Code\Dwg type\Location\Ref

Code:	13 = Existing		14 = Proposed	
Dwg Type:	B = Building		E = Elevation	
	S = Section		T = Topographical	
Location:	B = Basement		C = Ceiling Plan	
	E = External		F = Front	
	G = Ground		S = Side	
	1 = First		Re = Rear	
	R = Roof		GA = General Layout	
	M = Mezzanine		AA = Section A-A	
Ref	Ref to individual dwg I.D. (e.g. Revision)			

Standard Abbreviations (where applicable):

Building Survey		Land Survey	
AB	AIR BRICK	B	BOLLARD
ACU	AIR CONDITIONING UNIT	BB	BELISHA BEACON
AH	ACCESS HATCH	BS	BUS STOP
AP	ACCESS PANEL	BSh	BUS SHELTER
AV	AIR VALVE	BT	B.T. COVER
BH	BEAM HT	CAM	CAMERA
BR	BOILER	CATV	CABLE TV COVER
BSL	BEAM SOFFIT LEVEL	CL	COVER LEVEL
CB	CUPBOARD	ELEC	ELECTRIC COVER
CC	CEILING CHANGE	EP	ELECTRIC POLE
CIH	CLEAR INTERNAL HT	ER	EARTH ROD
C-A	CILL TO APEX HT	FP	FLAG POLE
C-H	CILL TO HEAD HT	FW	FOUL WATER
C-S	CILL TO SPRING HT	GU	GULLY
DB	DOOR BASE HT	GV	GAS VALVE
DH	DOOR HEAD HT	HYD	FIRE HYDRANT
DR	DRAIN	IB	ILLUMINATED BOLLARD
EXF	EXTRACTOR FAN	IC	INSPECTION COVER
FA	FIRE ALARM	IL	INVERT LEVEL
F-A	FLOOR TO APEX HT	LP	LAMP POST
F-C	FLOOR TO CILL HT	MH	MANHOLE
F-H	FLOOR TO HEAD HT	MKR	MARKER POST
F-S	FLOOR TO SPRING HT	P	POST
GEA	GROSS EXTERNAL AREA	PM	PARKING METER
GIA	GROSS INTERNAL AREA	PI	PIPE
GU	GULLY	PLS	PAVEMENT LIGHT
HT	HEATER	RO	RODDING EYE
HW	HOT WATER TANK	RS	ROAD SIGN
NIA	NET INTERNAL AREA	RWP	RAIN WATER PIPE
NTS	NOT TO SCALE	SA	SITE AREA
RAD	RADIATOR	SB	SIGN BOARD
RE	RECESS HEAD HEIGHT	SI	SIGN
RFV	RAISED FLOOR VOID	SL	SOFFIT LEVEL
RL	ROOF LIGHT	SV	STOP VALVE
RSH	ROLLER SHUTTER	SVP	SOIL VENT PIPE
RWP	RAIN WATER PIPE	SW	STORM WATER
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V	VENT	UTL	UNABLE TO LOCATE
WA	WARDROBE	UTR	UNABLE TO RAISE
		VP	VENT PIPE
		WM	WATER METER
		WT	WATER TAP

Symbols (where applicable):

Direction of sloping ceiling

2.65 FLOOR TO STRUCTURAL CEILING HT

2.65 FLOOR TO SUSPENDED CEILING HT

10.00 FLOOR LEVEL RELATIVE TO DATUM

Notes:

The Survey has been computed on an arbitrary grid.

All Levels are in metres and relate to an arbitrary site datum.

Station X1 Value 10.00m

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surveys@arena-ps.com

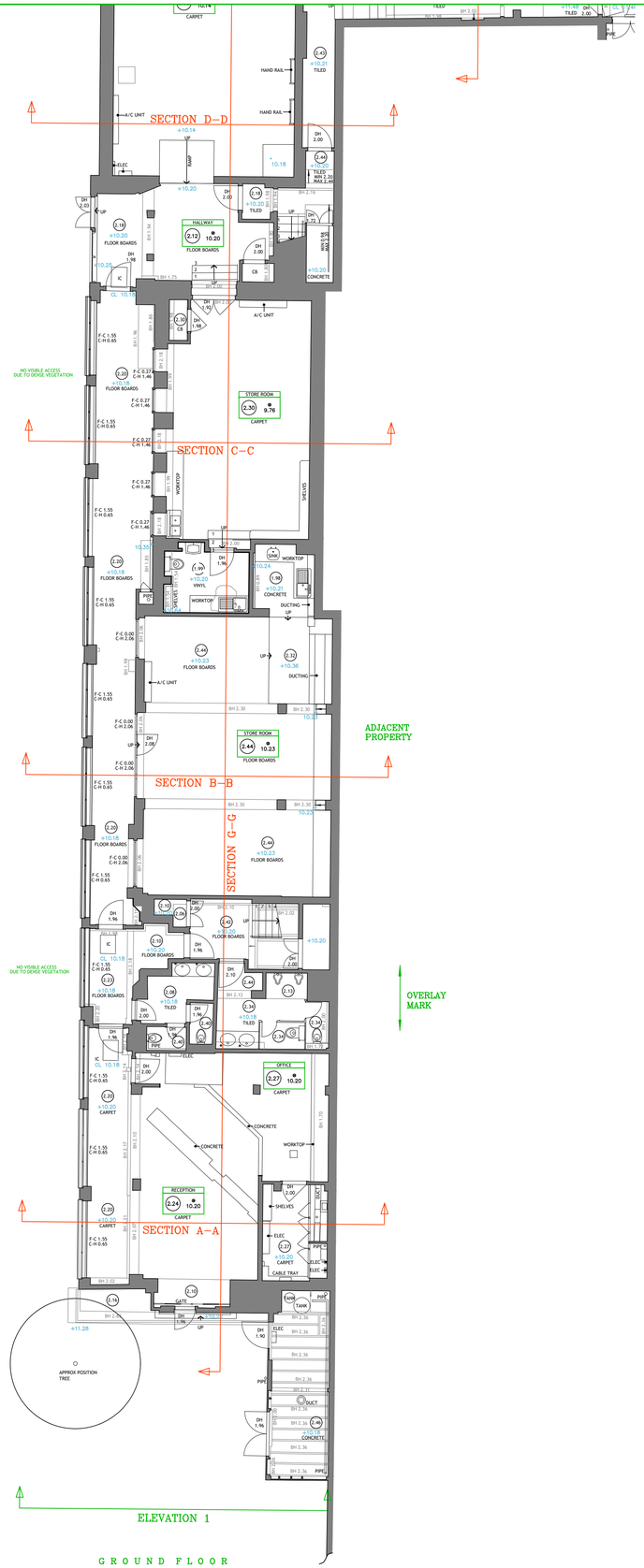
Client: LANDHOLD DEVELOPMENTS

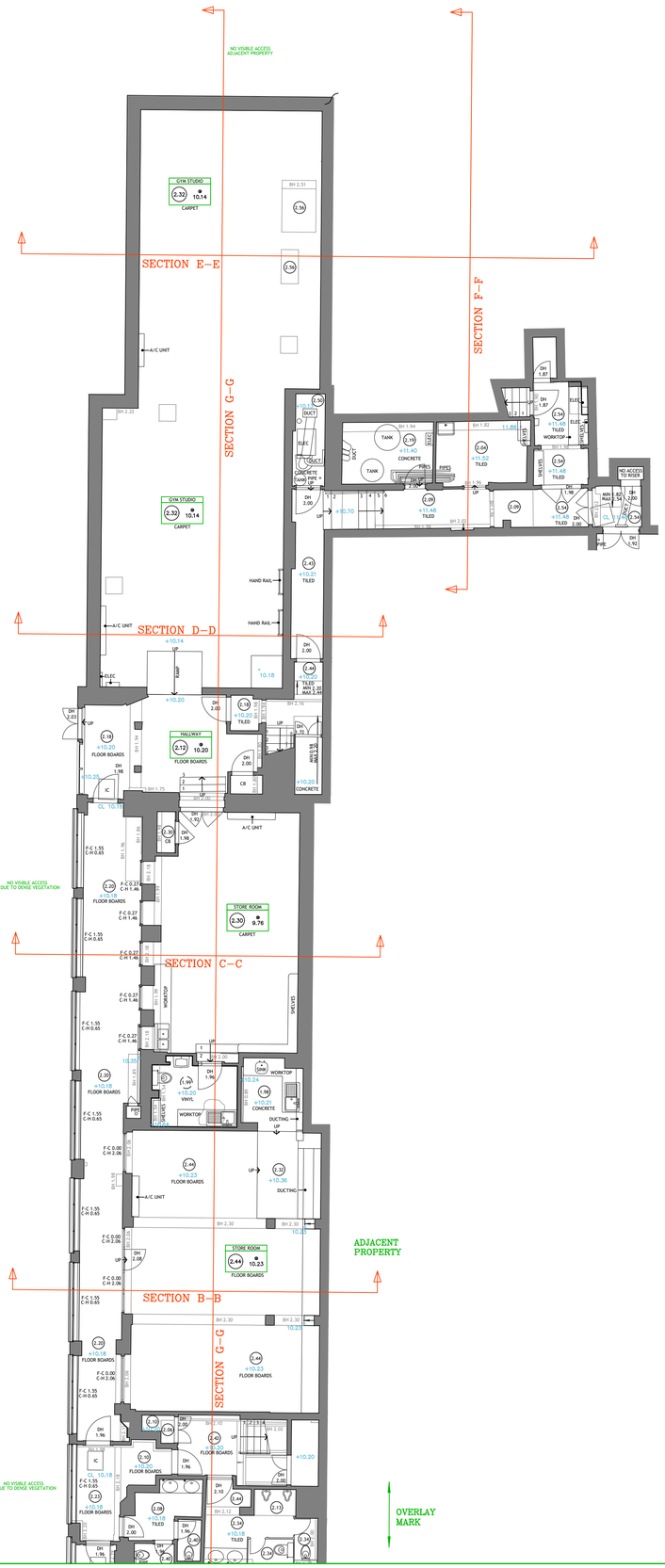
Project: 81 BELSIZE PARK GARDENS LONDON NW3

Drawing Title: EXISTING THIRD FLOOR

Date:	Scale:	Surveyor:	Drawn:	Checked:
19.07.21	1:100@A1	AIB	ST	SEJ

Job No:	Drawing No:	Sheet No:	Rev:
21055	21055-13-B-3	4 OF 9	





APPROXIMATE DIRECTION OF NORTH

Drawing Naming Convention:

Job No\Code\Dwg type\Location\Ref

Code:	13 = Existing		14 = Proposed	
Dwg Type:	B = Building		E = Elevation	
	S = Section		T = Topographical	
Location:	B = Basement		C = Ceiling Plan	
	E = External		F = Front	
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	R = Roof		GA = General Layout	
	M = Mezzanine		AA = Section A–A	
Ref	Ref to individual dwg I.D. (e.g. Revision)			

Standard Abbreviations (where applicable):

Building Survey		Land Survey	
AB	AIR BRICK	B	BOLLARD
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AH	ACCESS HATCH	BS	BUS STOP
AP	ACCESS PANEL	BSh	BUS SHELTER
AV	AIR VALVE	BT	B.T. COVER
BH	BEAM HT	CAM	CAMERA
BR	BOILER	CATV	CABLE TV COVER
BSL	BEAM SOFFIT LEVEL	CL	COVER LEVEL
CB	CUPBOARD	ELEC	ELECTRIC COVER
CC	CEILING CHANGE	EP	ELECTRIC POLE
CIH	CLEAR INTERNAL HT	ER	EARTH ROD
C–A	CILL TO APEX HT	FP	FLAG POLE
C–H	CILL TO HEAD HT	FW	FOUL WATER
C–S	CILL TO SPRING HT	GU	GULLY
DB	DOOR BASE HT	GV	GAS VALVE
DH	DOOR HEAD HT	HYD	FIRE HYDRANT
DR	DRAIN	IB	ILLUMINATED BOLLARD
EXF	EXTRACTOR FAN	IC	INSPECTION COVER
FA	FIRE ALARM	IL	INVERT LEVEL
F–A	FLOOR TO APEX HT	LP	LAMP POST
F–C	FLOOR TO CILL HT	MH	MANHOLE
F–H	FLOOR TO HEAD HT	MKR	MARKER POST
F–S	FLOOR TO SPRING HT	P	POST
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GIA	GROSS INTERNAL AREA	PI	PIPE
GU	GULLY	PLL	PAVEMENT LIGHT
HT	HEATER	RO	RODDING EYE
HW	HOT WATER TANK	RS	ROAD SIGN
NIA	NET INTERNAL AREA	RWP	RAIN WATER PIPE
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RAD	RADIATOR	SB	SIGN BOARD
RE	RECESS HEAD HEIGHT	SI	SIGN
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Symbols (where applicable):

Direction of sloping ceiling

2.65 — FLOOR TO STRUCTURAL CEILING HT

2.65 — FLOOR TO SUSPENDED CEILING HT

10.00 — FLOOR LEVEL RELATIVE TO DATUM

Notes:

The Survey has been computed on an arbitrary grid.

All Levels are in metres and relate to an arbitrary site datum.

Station X1 Value 10.00m

All direction arrows indicate DOWN unless otherwise stated.

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020 7837 7721 www.arena-ps.com
surveys@arena-ps.com

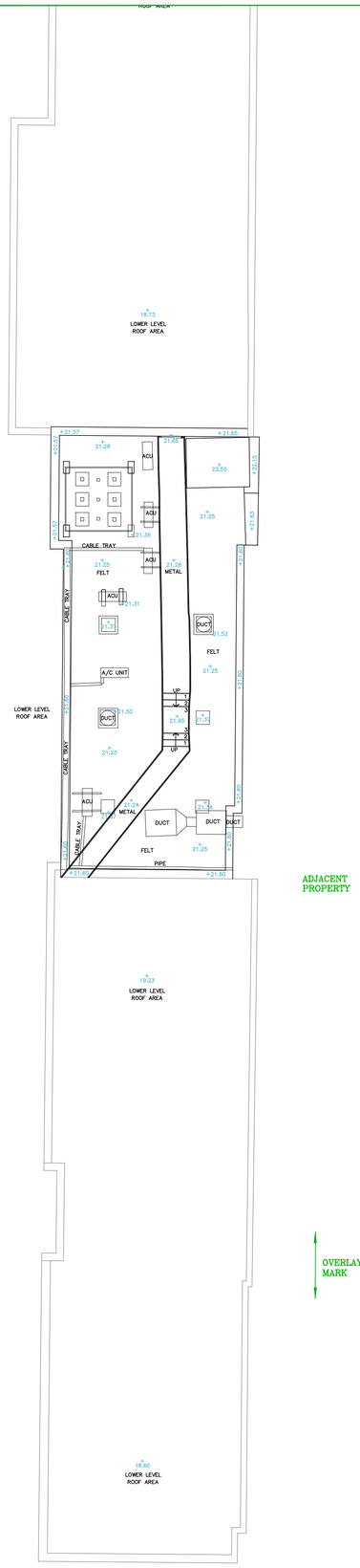
Client: LANDHOLD DEVELOPMENTS

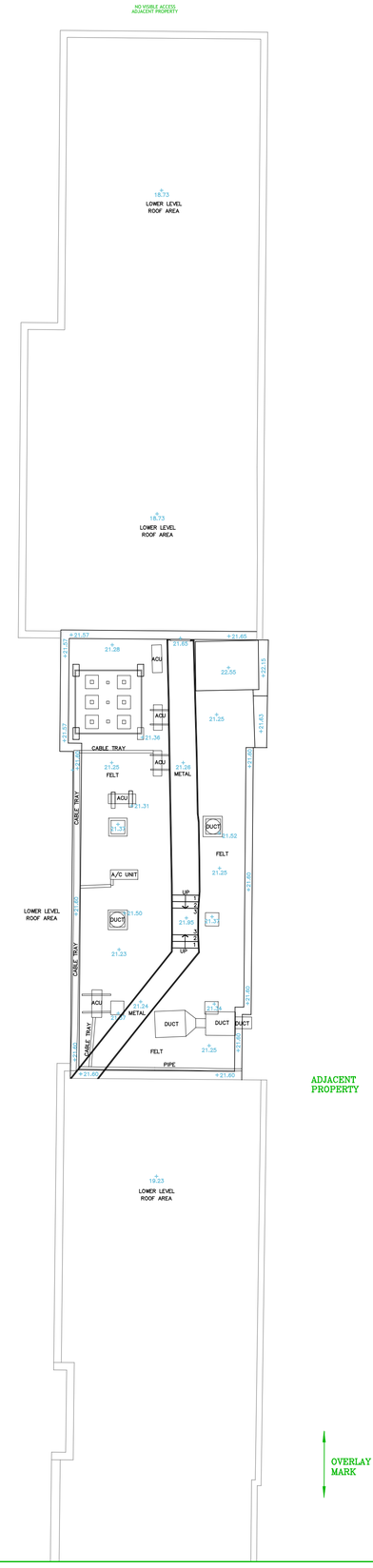
Project: 81 BELSIZE PARK GARDENS LONDON NW3

Drawing Title: EXISTING GROUND FLOOR

Date:	Scale:	Surveyor:	Drawn:	Checked:
19.07.21	1:100@A1	AIB	ST	SEJ

Job No:	Drawing No:	Sheet No:	Rev:
21055	21055-13-B-G	1 OF 9	





Drawing Naming Convention:

Job No\Code\Dwg type\Location\Ref

Code:	13 = Existing		14 = Proposed	
Dwg Type:	B = Building		E = Elevation	
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Ref	Ref to individual dwg I.D. (e.g. Revision)			

Standard Abbreviations (where applicable):

Building Survey

AB	AIR BRICK
ACU	AIR CONDITIONING UNIT
AH	ACCESS HATCH
AP	ACCESS PANEL
AV	AIR VALVE
BH	BEAM HT
BR	BOILER
BSL	BEAM SOFFIT LEVEL
CB	CUPBOARD
CC	CEILING CHANGE
CIH	CLEAR INTERNAL HT
C-A	CILL TO APEX HT
C-H	CILL TO HEAD HT
C-S	CILL TO SPRING HT
DB	DOOR BASE HT
DH	DOOR HEAD HT
DR	DRAIN
EXF	EXTRACTOR FAN
FA	FIRE ALARM
F-A	FLOOR TO APEX HT
F-C	FLOOR TO CILL HT
F-H	FLOOR TO HEAD HT
F-S	FLOOR TO SPRING HT
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GIA	GROSS INTERNAL AREA
GU	GULLY
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HW	HOT WATER TANK
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RE	RECESS HEAD HEIGHT
RFV	RAISED FLOOR VOID
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RSH	ROLLER SHUTTER
RWP	RAIN WATER PIPE
S	SWITCH
SKT	SOCKET
SVP	SOIL VENT PIPE
V	VENT
WA	WARDROBE

Land Survey

B	BOLLARD
BB	BELISHA BEACON
BS	BUS STOP
BSh	BUS SHELTER
BT	B.T. COVER
CAM	CAMERA
CATV	CABLE TV COVER
CL	COVER LEVEL
ELEC	ELECTRIC COVER
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ER	EARTH ROD
FP	FLAG POLE
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IB	ILLUMINATED BOLLARD
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IL	INVERT LEVEL
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MKR	MARKER POST
P	POST
PM	PARKING METER
PI	PIPE
PLL	PAVEMENT LIGHT
RO	RODDING EYE
RS	ROAD SIGN
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TP	TELEGRAPH POLE
UTL	UNABLE TO LOCATE
UTR	UNABLE TO RAISE
VP	VENT PIPE
WM	WATER METER
WT	WATER TAP

Symbols (where applicable):

Direction of sloping ceiling

2.65 — FLOOR TO STRUCTURAL CEILING HT

2.65 — FLOOR TO SUSPENDED CEILING HT

⊗ 10.00 — FLOOR LEVEL RELATIVE TO DATUM

Notes:

The Survey has been computed on an arbitrary grid.

All Levels are in metres and relate to an arbitrary site datum.

Station X1 Value 10.00m

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Drainage pipe sizes (where shown) have been gauged from the surface (for safety reasons) and should be regarded as approximate only.

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surveys@arena-ps.com

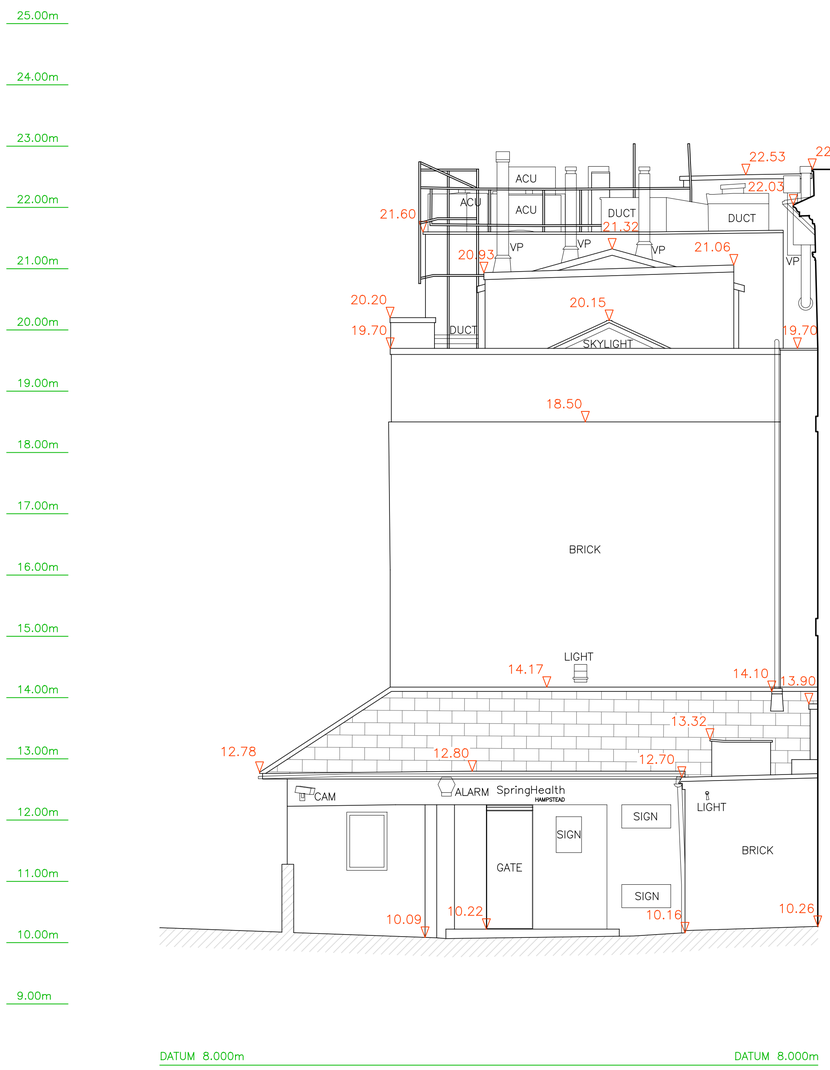
Client:
LANDHOLD DEVELOPMENTS

Project:
81 BELSIZE PARK GARDENS
LONDON NW3

Drawing Title:
EXISTING ROOF PLAN

Date:	Scale:	Surveyor:	Drawn:	Checked:
19.07.21	1:100@A1	AIB	ST	SEJ

Job No:	Drawing No:	Sheet No:	Rev:
21055	21055-13-B-R	5 OF 9	



EXISTING ELEVATION 1

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Job No\Code\Dwg type\Location\Ref

Code:	13 = Existing		14 = Proposed	
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Ref	Ref to individual dwg I.D. (e.g. Revision)			

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C-S	CILL TO SPRING HT
DB	DOOR BASE HT
DH	DOOR HEAD HT
DR	DRAIN
EXF	EXTRACTOR FAN
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F-A	FLOOR TO APEX HT
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SKT	SOCKET
SVP	SOIL VENT PIPE
V	VENT
WA	WARDROBE

Land Survey

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BB	BELISHA BEACON
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BSh	BUS SHELTER
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TL	TRAFFIC LIGHT
TP	TELEGRAPH POLE
UTL	UNABLE TO LOCATE
UTR	UNABLE TO RAISE
VP	VENT PIPE
WM	WATER METER
WT	WATER TAP

Symbols (where applicable):

Direction of sloping ceiling

2.65 FLOOR TO STRUCTURAL CEILING HT

2.65 FLOOR TO SUSPENDED CEILING HT

10.00 FLOOR LEVEL RELATIVE TO DATUM

Notes:

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Station XI Value 10.00m

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surveys@arena-ps.com

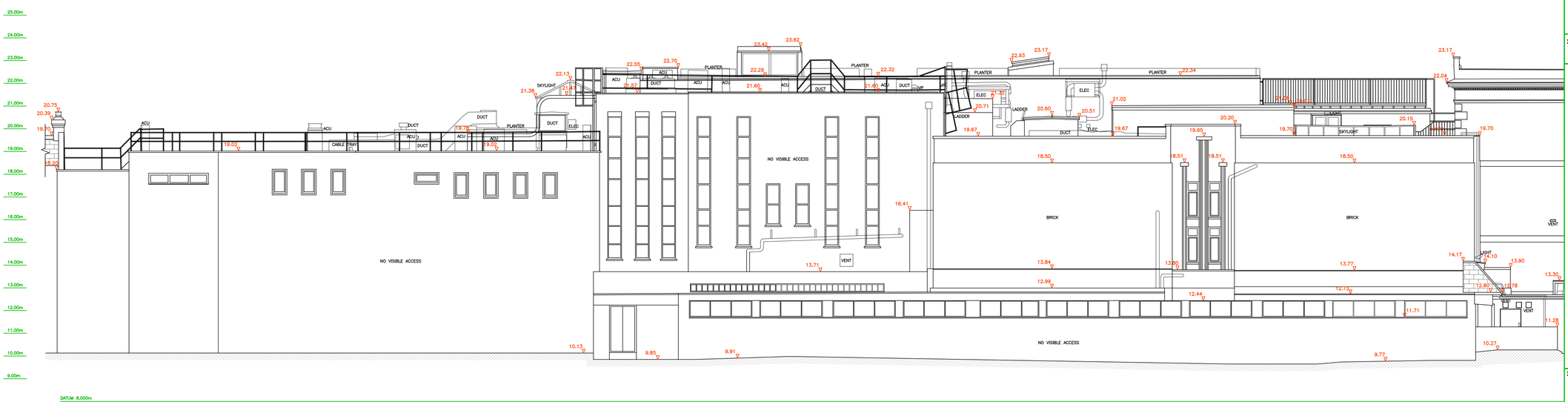
Client:
LANDHOLD DEVELOPEMENTS

Project:
81 BELSIZE PARK GARDENS
LONDON NW3

Drawing Title:
EXISTING ELEVATION 1

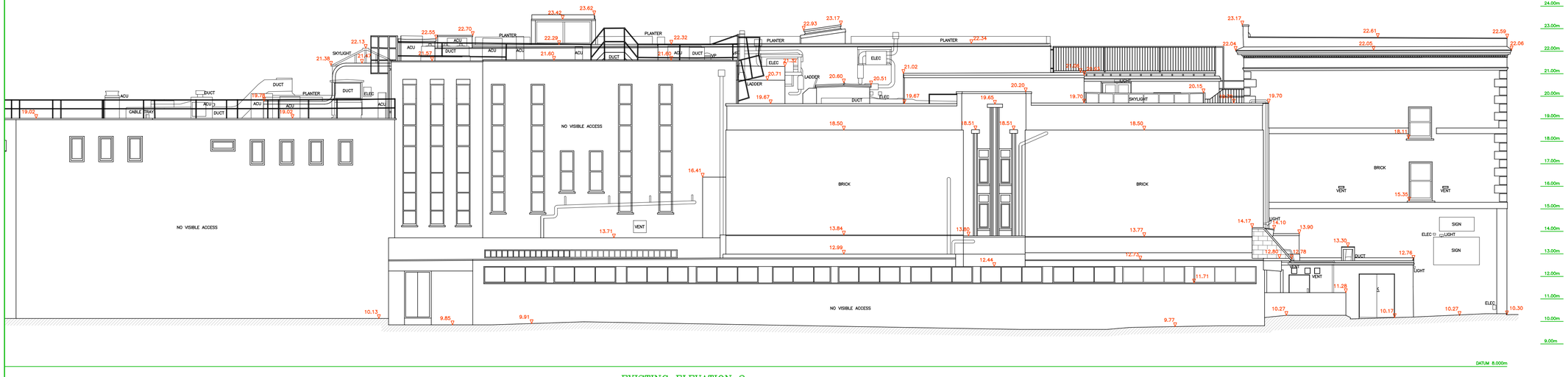
Date:	Scale:	Surveyor:	Drawn:	Checked:
19.07.21	1:50@A1	AIB	ST	SEJ

Job No:	Drawing No:	Sheet No:	Rev:
21055	21055-13-E-1	6 OF 9	



EXISTING ELEVATION 2

OVERLAY MARK



EXISTING ELEVATION 2

OVERLAY MARK

Drawing Naming Convention:

Job No\Code\Dwg type\Location\Ref

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GIA	GROSS INTERNAL AREA	PI	PIPE
GU	GULLY	PLI	PAVEMENT LIGHT
HT	HEATER	RO	RODDING EYE
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		WT	WATER TAP

Symbols (where applicable):

Direction of sloping ceiling

2.65 FLOOR TO STRUCTURAL CEILING HT

2.65 FLOOR TO SUSPENDED CEILING HT

10.00 FLOOR LEVEL RELATIVE TO DATUM

Notes:

The Survey has been computed on an arbitrary grid.

All Levels are in metres and relate to an arbitrary site datum.

Station XI Value 10.00m

All direction arrows indicate DOWN unless otherwise stated.

Drainage pipe sizes (where shown) have been gauged from the surface (for safety reasons) and should be regarded as approximate only.

Visible features in the vicinity of any boundaries, as shown on this survey, may not represent the extent of legally conveyed ownership.

Whilst every effort has been made to determine wall materials, no guarantee is given. Materials should be regarded as assumed unless verified by a qualified third party.

Rev	Date	By	Description

ARENA PROPERTY SERVICES LIMITED
CHARTERED SURVEYORS
LAND & MEASURED BUILDING SURVEYS
96 Farringdon Road, London EC1R 3EA
020 7837 7721 www.arena-ps.com
surveys@arena-ps.com

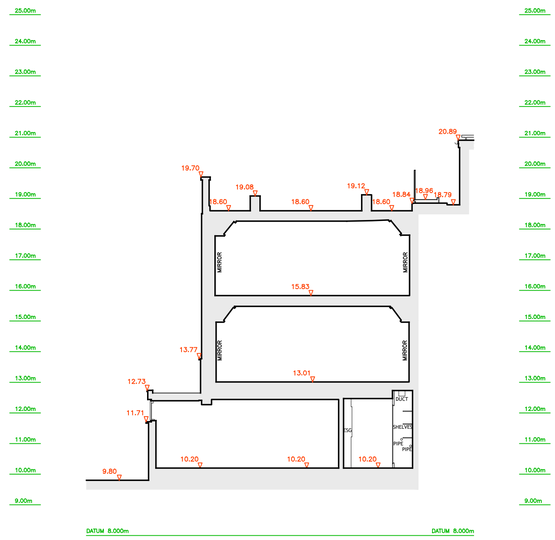
Client: LANDHOLD DEVELOPEMENTS

Project: 81 BELSIZE PARK GARDENS LONDON NW3

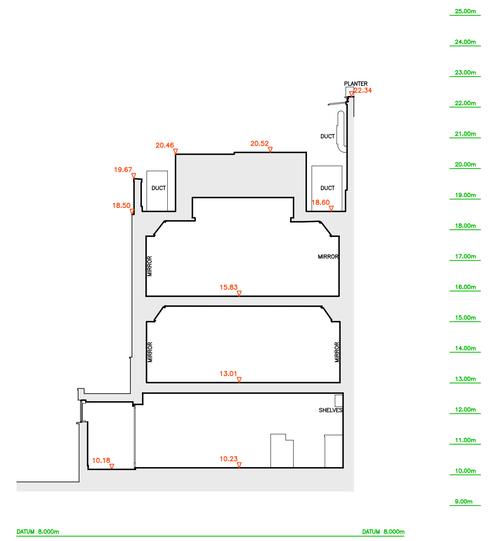
Drawing Title: EXISTING ELEVATION 2

Date:	Scale:	Surveyor:	Drawn:	Checked:
19.07.21	1:100@A1	AIB	ST	SEJ

Job No:	Drawing No:	Sheet No:	Rev:
21055	21055-13-E-2	7 OF 9	



EXISTING SECTION A–A



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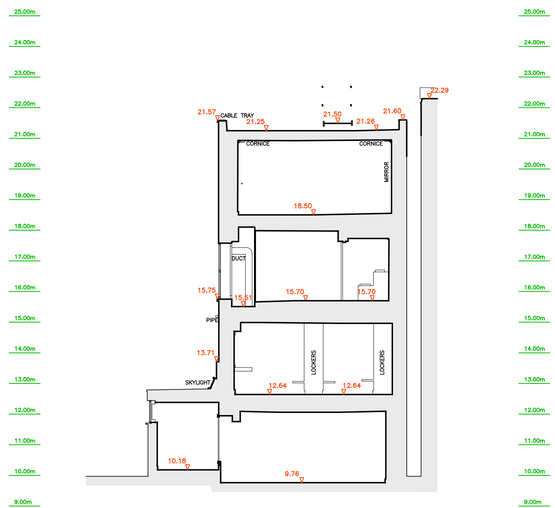

EXISTING SECTION C–C

EXISTING SECTION D–D

Drawing Naming Convention:

Job No\Code\Dwg type\Location\Ref

Code:	13	= Existing	14	= Proposed
Dwg Type:	B	= Building	E	= Elevation
	S	= Section	T	= Topographical
Location:	B	= Basement	C	= Ceiling Plan
	E	= External	F	= Front
	G	= Ground	S	= Side
	1	= First	Re	= Rear
	R	= Roof	GA	= General Layout
	M	= Mezzanine	AA	= Section A–A
Ref	Ref to individual dwg I.D. (e.g. Revision)			

Standard Abbreviations (where applicable):

Building Survey		Land Survey	
AB	AIR BRICK	B	BOLLARD
ACU	AIR CONDITIONING UNIT	BB	BELISHA BEACON
AH	ACCESS HATCH	BS	BUS STOP
AP	ACCESS PANEL	BSh	BUS SHELTER
AV	AIR VALVE	BT	B.T. COVER
BH	BEAM HT	CAM	CAMERA
BR	BOILER	CATV	CABLE TV COVER
BSL	BEAM SOFFIT LEVEL	CL	COVER LEVEL
CB	CUPBOARD	ELEC	ELECTRIC COVER
CC	CEILING CHANGE	EP	ELECTRIC POLE
CH	CLEAR INTERNAL HT	ER	EARTH ROD
C–A	CILL TO APEX HT	FP	FLAG POLE
C–H	CILL TO HEAD HT	FW	FOUL WATER
C–S	CILL TO SPRING HT	GU	GULLY
DB	DOOR BASE HT	GV	GAS VALVE
DH	DOOR HEAD HT	HYD	FIRE HYDRANT
DR	DRAIN	IB	ILLUMINATED BOLLARD
EXF	EXTRACTOR FAN	IC	INSPECTION COVER
FA	FIRE ALARM	IL	INVERT LEVEL
F–A	FLOOR TO APEX HT	LP	LAMP POST
F–C	FLOOR TO CILL HT	MH	MANHOLE
F–H	FLOOR TO HEAD HT	MKR	MARKER POST
F–S	FLOOR TO SPRING HT	P	POST
GEA	GROSS EXTERNAL AREA	PM	PARKING METER
GIA	GROSS INTERNAL AREA	PI	PIPE
GU	GULLY	PLS	PAVEMENT LIGHT
HT	HEATER	RO	RODDING EYE
HW	HOT WATER TANK	RS	ROAD SIGN
NIA	NET INTERNAL AREA	RWP	RAIN WATER PIPE
NTS	NOT TO SCALE	SA	SITE AREA
RAD	RADIATOR	SB	SIGN BOARD
RE	RECESS HEAD HEIGHT	SI	SIGN
RFV	RAISED FLOOR VOID	SL	SOFFIT LEVEL
RL	ROOF LIGHT	SV	STOP VALVE
RSH	ROLLER SHUTTER	SVP	SOIL VENT PIPE
RWP	RAIN WATER PIPE	SW	STORM WATER
S	SWITCH	TCB	TELEPHONE CALL BOX
SKT	SOCKET	TL	TRAFFIC LIGHT
SVP	SOIL VENT PIPE	TP	TELEGRAPH POLE
V	VENT	UTL	UNABLE TO LOCATE
WA	WARDROBE	UTR	UNABLE TO RAISE
		VP	VENT PIPE
		WM	WATER METER
		WT	WATER TAP

Symbols (where applicable):

Direction of sloping ceiling

2.65 FLOOR TO STRUCTURAL CEILING HT

2.65 FLOOR TO SUSPENDED CEILING HT

10.00 FLOOR LEVEL RELATIVE TO DATUM

Notes:

The Survey has been computed on an arbitrary grid.

All Levels are in metres and relate to an arbitrary site datum.

Station XI Value 10.00m

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PROPERTY SERVICES LIMITED
CHARTERED SURVEYORS
LAND & MEASURED BUILDING SURVEYS
96 Farringdon Road, London EC1R 3EA
020 7837 7721 www.arena-ps.com
surveys@arena-ps.com

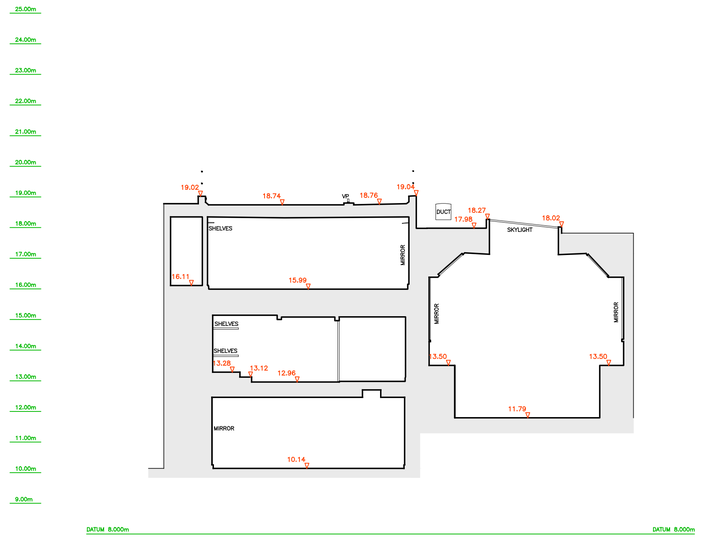
Client:
LANDHOLD DEVELOPEMENTS

Project:
81 BELSIZE PARK GARDENS
LONDON NW3

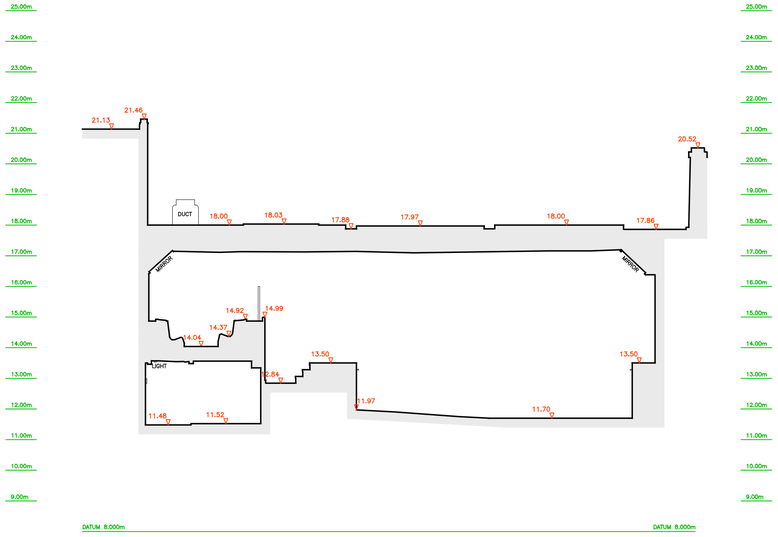
Drawing Title:
EXISTING SECTIONS
A, B, C, D

Date:	Scale:	Surveyor:	Drawn:	Checked:
19.07.21	1:100@A1	AIB	ST	SEJ

Job No:	Drawing No:	Sheet No:	Rev:
21055	21055–13–S–GA	8 OF 9	



EXISTING SECTION E–E



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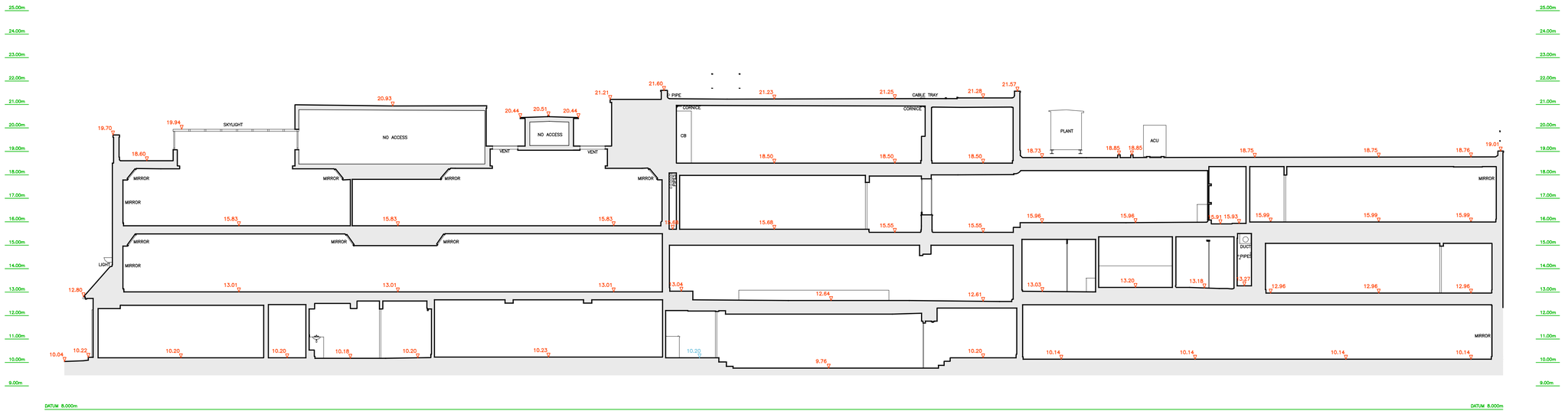

EXISTING SECTION G–G

Drawing Naming Convention:

Job No\Code\Dwg type\Location\Ref

Code:	13 = Existing		14 = Proposed	
Dwg Type:	B = Building	S = Section	E = Elevation	T = Topographical
Location:	B = Basement	E = External	C = Ceiling Plan	F = Front
	G = Ground	1 = First	S = Side	Re = Rear
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RFV	RAISED FLOOR VOID	SL	SOFFIT LEVEL
RL	ROOF LIGHT	SV	STOP VALVE
RSH	ROLLER SHUTTER	SVP	SOIL VENT PIPE
RWP	RAIN WATER PIPE	SW	STORM WATER
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V	VENT	UTL	UNABLE TO LOCATE
WA	WARDROBE	UTR	UNABLE TO RAISE
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		WM	WATER METER
		WT	WATER TAP

Symbols (where applicable):

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10.00 FLOOR LEVEL RELATIVE TO DATUM

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LAND & MEASURED BUILDING SURVEYS
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surveys@arena-ps.com

Client:
LANDHOLD DEVELOPEMENTS

Project:
81 BELSIZE PARK GARDENS
LONDON NW3

Drawing Title:
EXISTING SECTION
E, F, G

Date:	Scale:	Surveyor:	Drawn:	Checked:
19.07.21	1:100@A1	AIB	ST	SEJ

Job No:	Drawing No:	Sheet No:	Rev:
21055	21055–13–S–GA1	9 OF 9	

APPENDIX 02: THAMES WATER ASSETT PLANS

Asset location search

Thames Water Property Searches

SLR Consulting
83Victoria Street
LONDON
SW1H 0HW

Search address supplied 81 Belgrave Gardens

Your reference E00.60674.00PP

Our reference ALS/ALS Standard/2021_4483436

Search date 6 August 2021

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

0800 009 4540

Asset location search

Property Searches

Search address supplied: 81 Belgrave Gardens,

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 0800 009 4540, 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

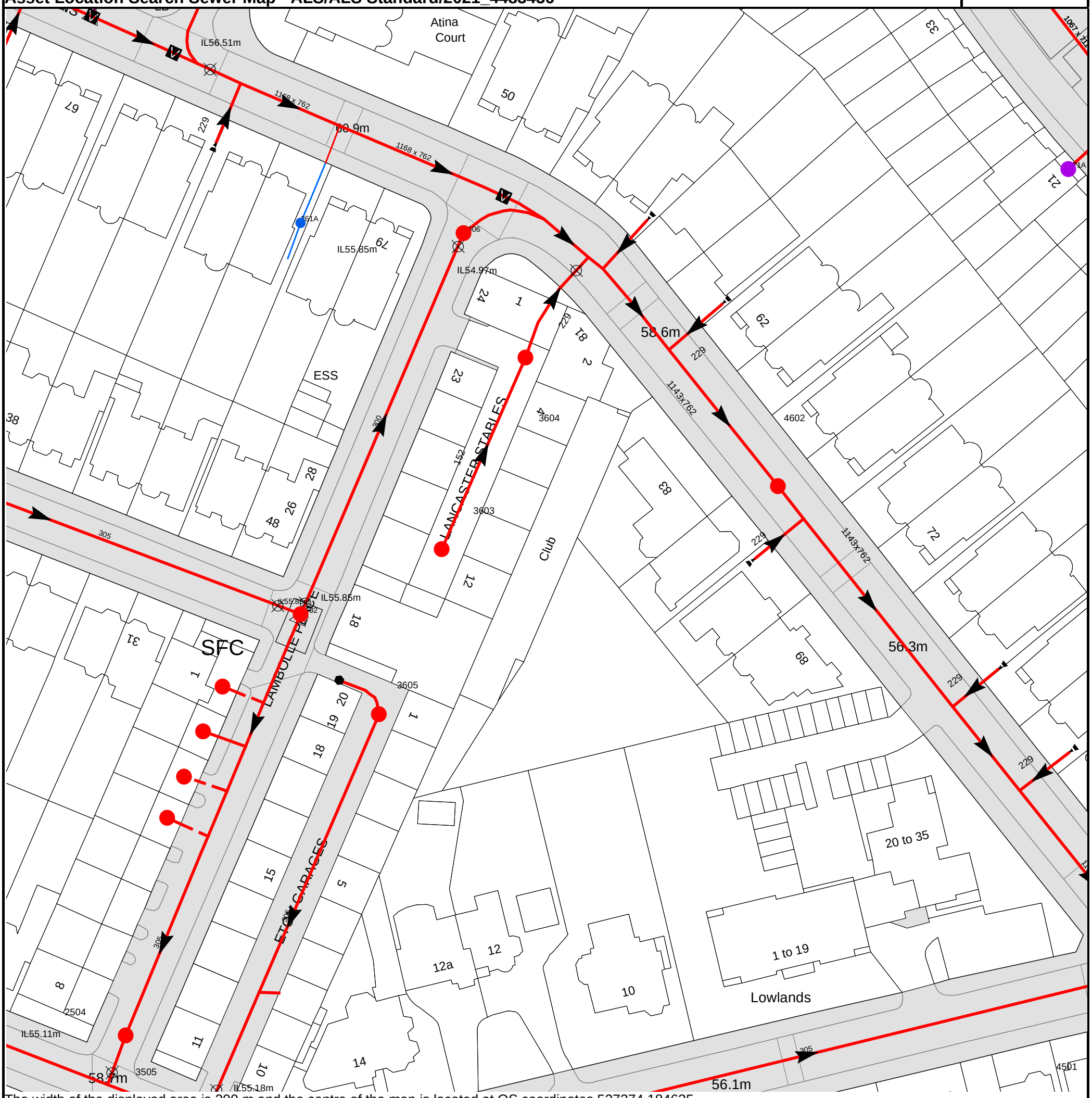
Clean Water queries

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/2021_4483436



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 527374,184635

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
3605	59.65	58.06
3603	60.03	57.67
4602	57.77	53.04
3606	n/a	n/a
3604	60.12	55.97
471A	n/a	n/a
3512	n/a	n/a
3511	n/a	n/a
3618	n/a	n/a
3617	n/a	n/a
361A	n/a	n/a
3602	60.08	n/a
2504	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

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.

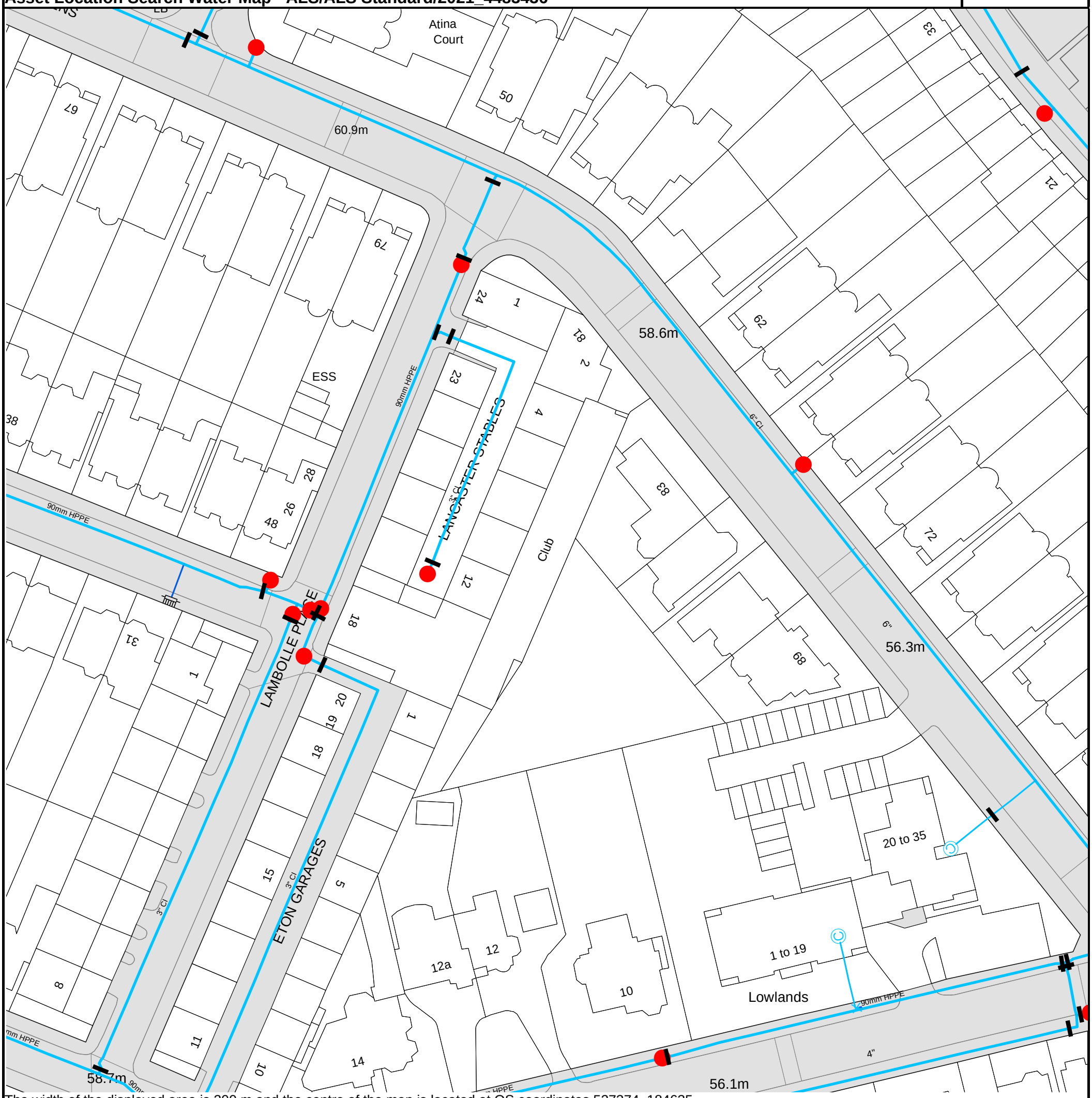
3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.

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 Searches on 0800 009 4540.

Asset Location Search Water Map - ALS/ALS Standard/2021_4483436



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 527374, 184635.

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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 **0800 009 4540** 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**

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