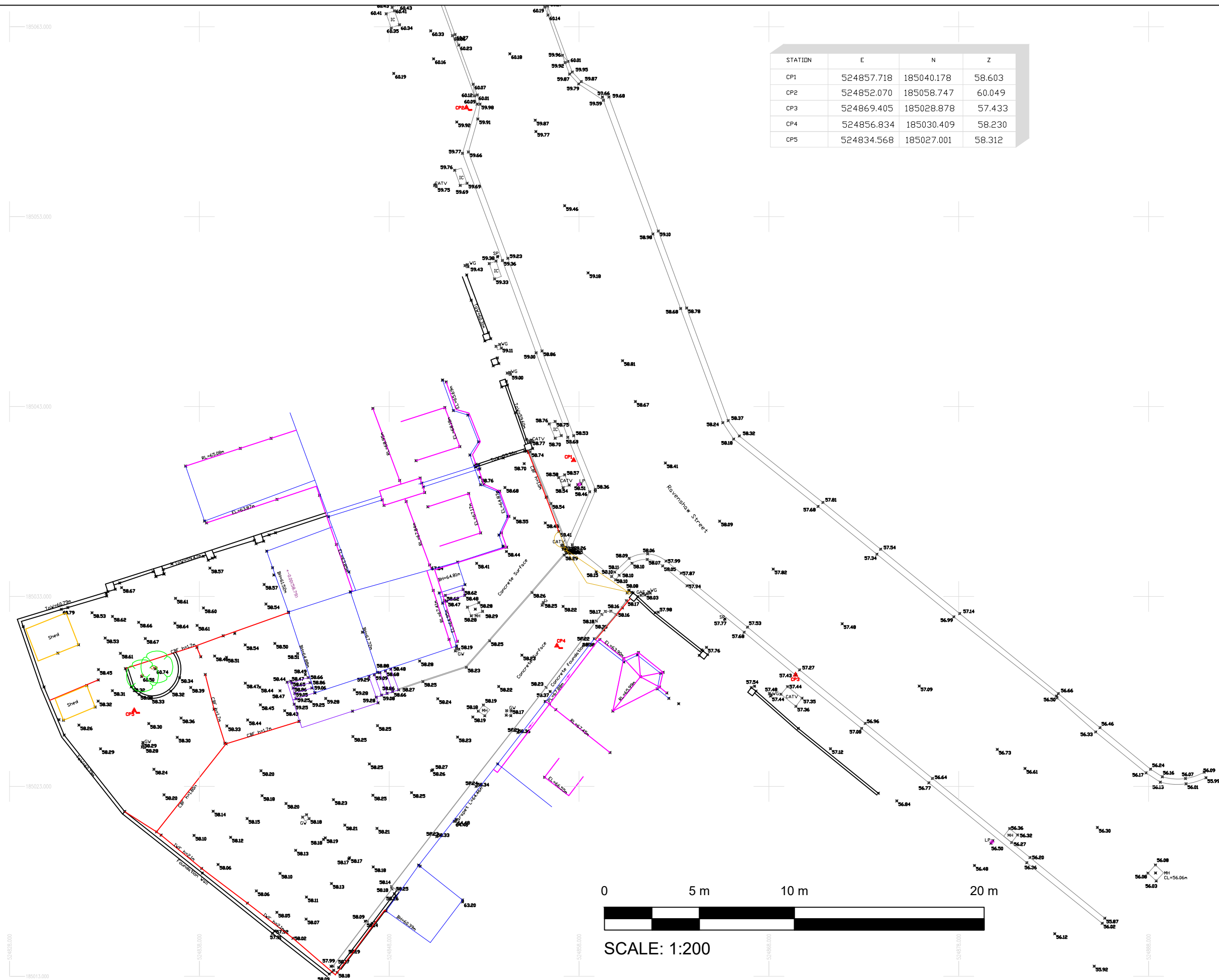


# Appendix A



STATION	E	N	Z
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CP2	524852.070	185058.747	60.049
CP3	524869.405	185028.878	57.433
CP4	524856.834	185030.409	58.230
CP5	524834.568	185027.001	58.312

[illegible]

TREE LEGEND			
ALDER	ALD	MAPLE	MPL
ASH	ASH	DOG	DOG
ASPEN	ASP	POPLAR	POP
BEECH	BCH	REDWOOD	RWD
BIRCH	BIR	REDWOOD	RWD
CHERRY	CHY	ROWAN	ROW
CYPRESS	CYP	SALLOW	SLW
DOGWOOD	DGD	SWEET GUM	SGU
ELDERBERRY	ELM	SPICE	SPC
ELM	ELM	SPICE	SPC
EUCALYPT	EUC	SPICE	SPC
FRUIT	FRT	THE OF HEAVEN	TOH
HAWTHORN	HAW	WESTERN	WES
HICK	HCK	WILLOW	WIL
HOLLY	HOL	YEW	YEW
LABRUM	LSM	MULTI TRUNK	MT
LEAF	LSF	0.2	16 / 3
LEAF	LSF	Do of Tree / Spread	
MAGNOLIA	MAG	Bale Height	

SIZES ARE INDICATIVE ONLY, WITH THE MEAN SPREAD DRAWN TO SCALE.

## NOTES

<u>GRID</u>	THE SURVEY GRID IS BASED ON OS COORDINATES
<u>LEVELING</u>	ALL LEVELS ARE BASED ON A OS DATUM
<u>DRAINAGE</u>	INVERT LEVELS, PIPE SIZES AND PIPE CONNECTIONS HAVE BEEN SURVEYED BY VISUAL INSPECTION ONLY AND THEREFORE THE COMPLETE ACCURACY OF THIS INFORMATION CANNOT BE GUARANTEED.

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SCAN	SURVEYOR	DATE
01	Al	21/05/2020
01	First Issue	XY BR 08/01/17
REV	DESCRIPTION	DRAWN APPR DATE



Tel No: 02037443020 Fax No: 02089316849  
www.icelabz.co.uk info@icelabz.co.uk

LAND SURVEYING MEASURED BUILDING SURVEY SETTING OUT

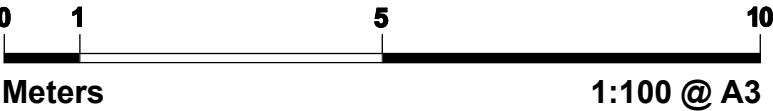
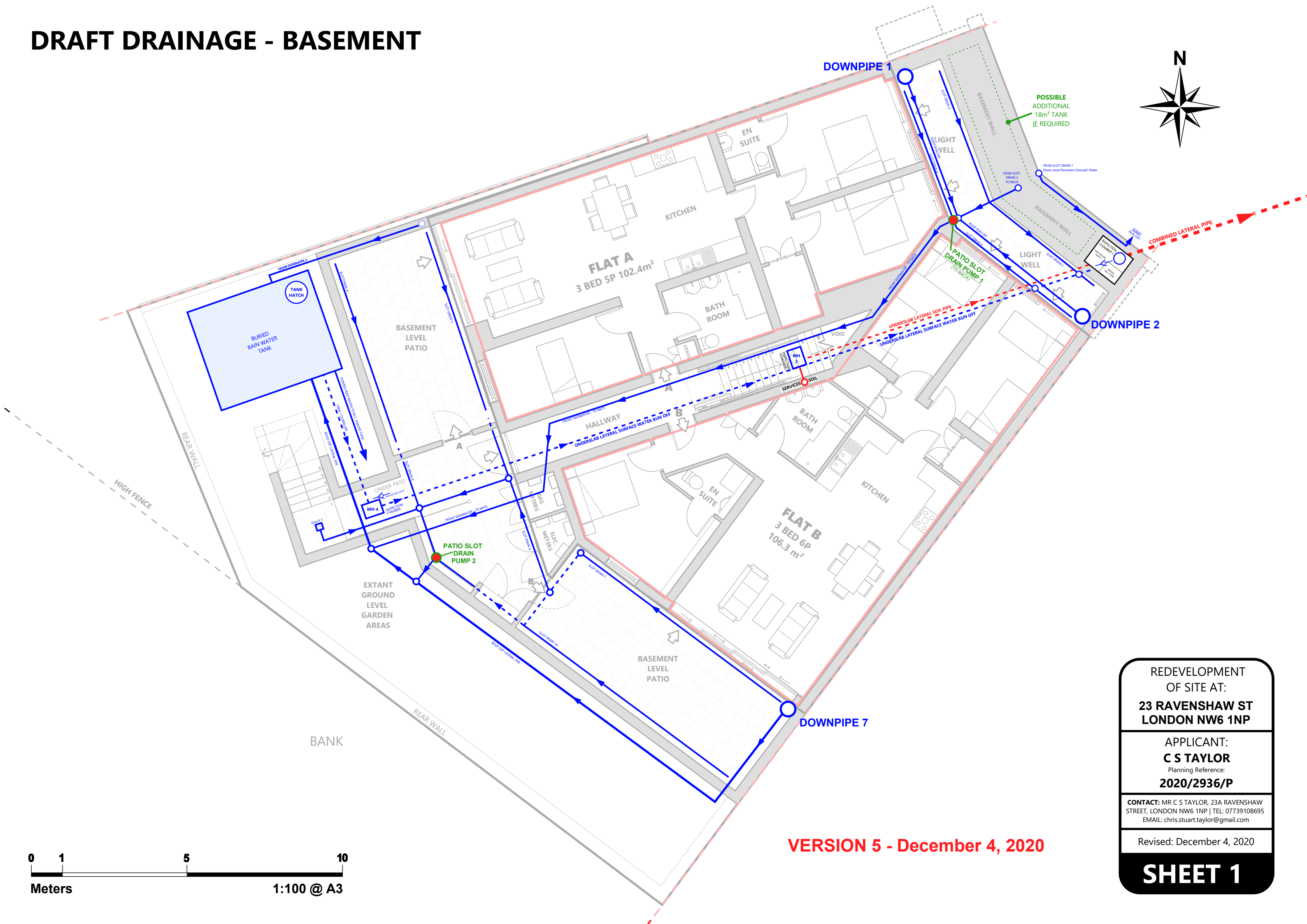
PROJECT TITLE  
22A Ravenshaw St. West Hamstead, London NW6 1ND

DRAWING DETAIL  
Topographical Survey

CLIENT Chris Taylor				Scale 1:200
Page Size A3		Checked AI	Approved YR	INFORMATION FINAL
Drawing Number MB-SURV-RV-TS-01			Rev 01	Date 08/10/2020

## Appendix B

# DRAFT DRAINAGE - BASEMENT



VERSION 5 - December 4, 2020

REDEVELOPMENT  
OF SITE AT:  
**23 RAVENSHAW ST  
LONDON NW6 1NP**

APPLICANT:  
**C S TAYLOR**  
Planning Reference:  
**2020/2936/P**

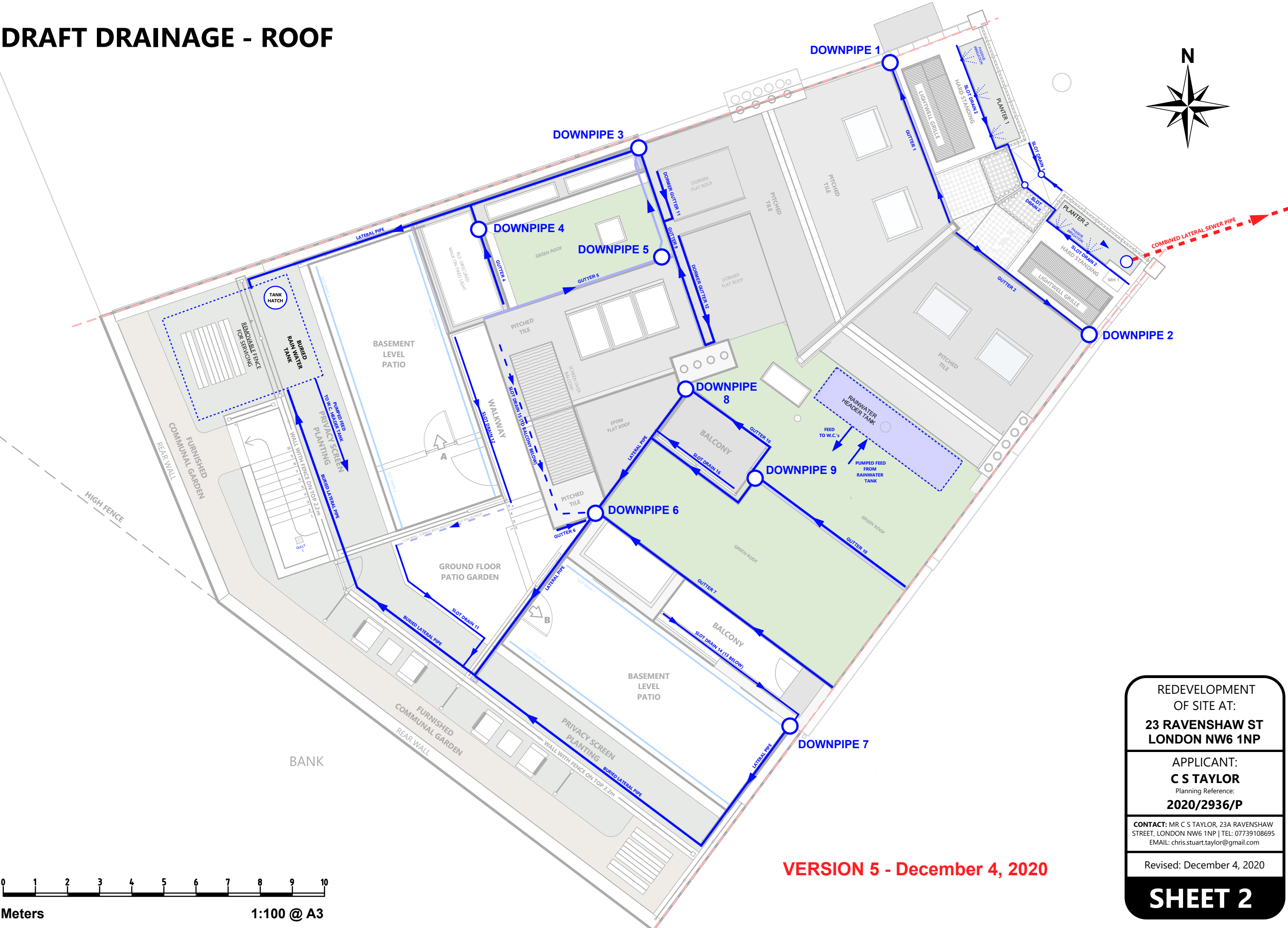
CONTACT: MR C S TAYLOR, 23A RAVENSHAW  
STREET, LONDON NW6 1NP | TEL: 07739108695  
EMAIL: chris.stuart.taylor@gmail.com

Revised: December 4, 2020

**SHEET 1**



DRAFT DRAINAGE - ROOF



REDEVELOPMENT  
OF SITE AT:  
**23 RAVENSHAW ST**  
**LONDON NW6 1NP**

APPLICANT:  
**C S TAYLOR**  
Planning Reference:  
**2020/2936/P**

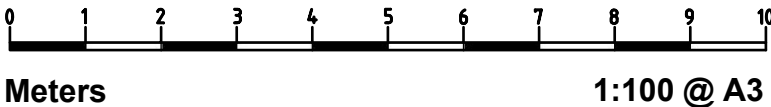
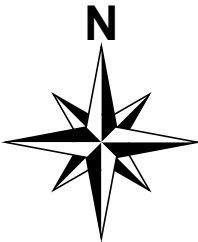
CONTACT: MR C S TAYLOR, 23A RAVENSHAW  
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EMAIL: chris.stuart.taylor@gmail.com

Revised: December 4, 2020

**SHEET 2**

# DRAFT DRAINAGE - AREAS

Site Area  
484m<sup>2</sup>



TOTALS:

- Front Run-off to Rear Tank = 77.97 m<sup>2</sup>
- Rear Run-off to Rear Tank (inc Green Roof) = 122.39 m<sup>2</sup>
- Attenuated run off to Tank via Green Roof = 81.78 m<sup>2</sup>
- Fully Permeable Garden = 111.95 m<sup>2</sup>
- Front Planters = 4.89 m<sup>2</sup>
- Pumped basement level = 85.17 m<sup>2</sup>

VERSION 5 - December 4, 2020

REDEVELOPMENT  
OF SITE AT:  
**23 RAVENSHAW ST**  
**LONDON NW6 1NP**

APPLICANT:  
**C S TAYLOR**  
Planning Reference:  
**2020/2936/P**

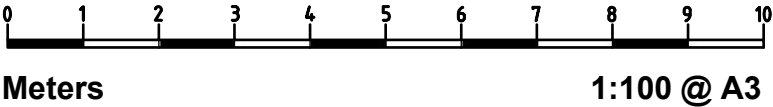
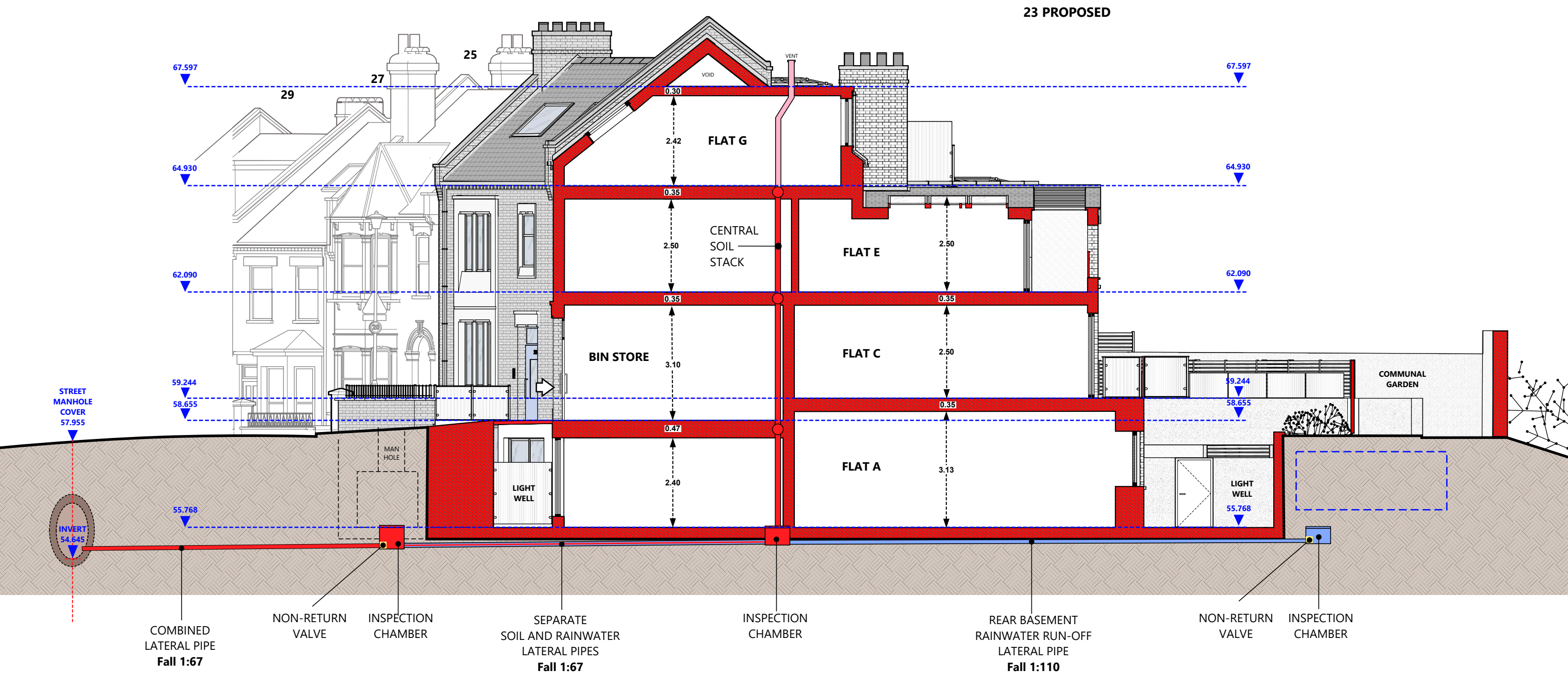
CONTACT: MR C S TAYLOR, 23A RAVENSHAW  
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EMAIL: chris.stuart.taylor@gmail.com

Revised: December 4, 2020

**SHEET 3**

# DRAFT DRAINAGE - SECTION EE

NORTH WEST FLANK VIEW



VERSION 5 - December 4, 2020

REDEVELOPMENT  
OF SITE AT:  
**23 RAVENSHAW ST  
LONDON NW6 1NP**

APPLICANT:  
**C S TAYLOR**  
Planning Reference:  
**2020/2936/P**

**CONTACT:** MR C S TAYLOR, 23A RAVENSHAW  
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EMAIL: chris.stuart.taylor@gmail.com

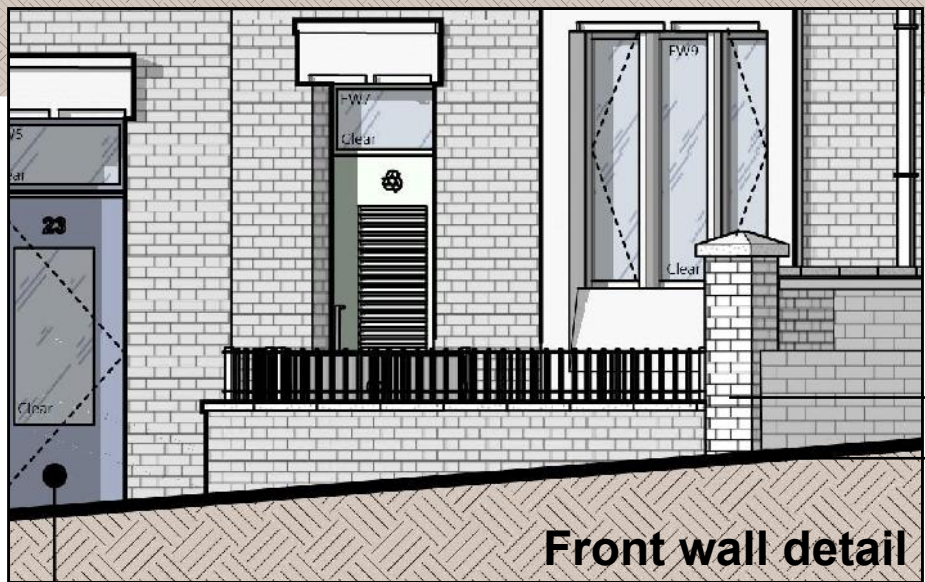
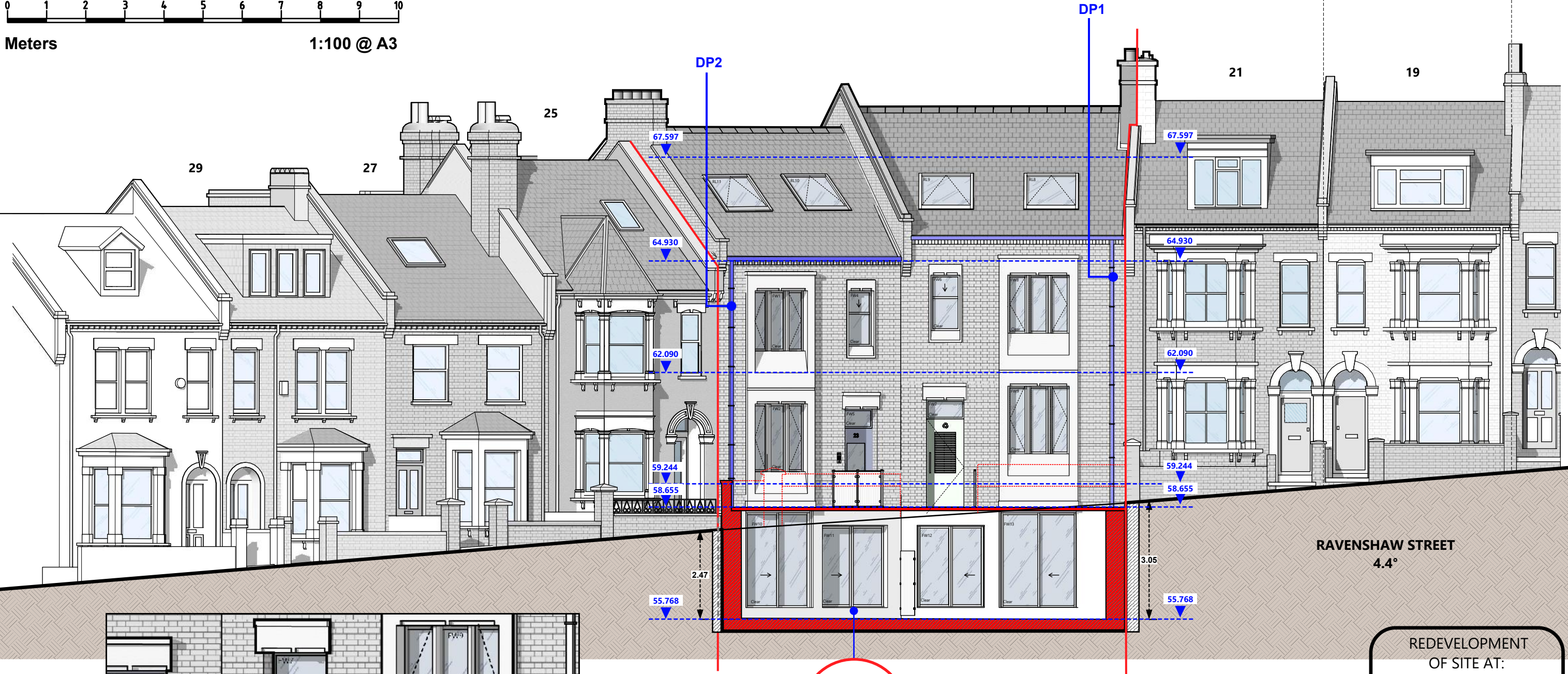
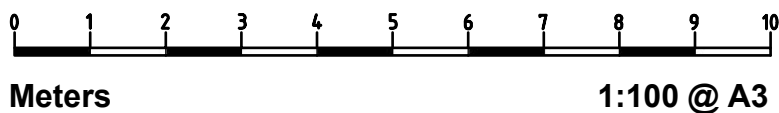
Revised: December 4, 2020

**SHEET 4**



# DRAFT DRAINAGE - FRONT ELEVATION

FRONT VIEW, FACE ON TO R/H SIDE



300MM UPSTAND  
ADDED  
UNDER WINDOWS

VERSION 5 - December 4, 2020

REDEVELOPMENT  
OF SITE AT:  
**23 RAVENSHAW ST**  
**LONDON NW6 1NP**

APPLICANT:  
**C S TAYLOR**  
Planning Reference:  
**2020/2936/P**

CONTACT: MR C S TAYLOR, 23A RAVENSHAW  
STREET, LONDON NW6 1NP | TEL: 07739108695  
EMAIL: chris.stuart.taylor@gmail.com

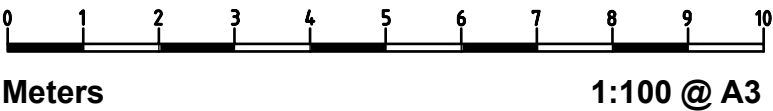
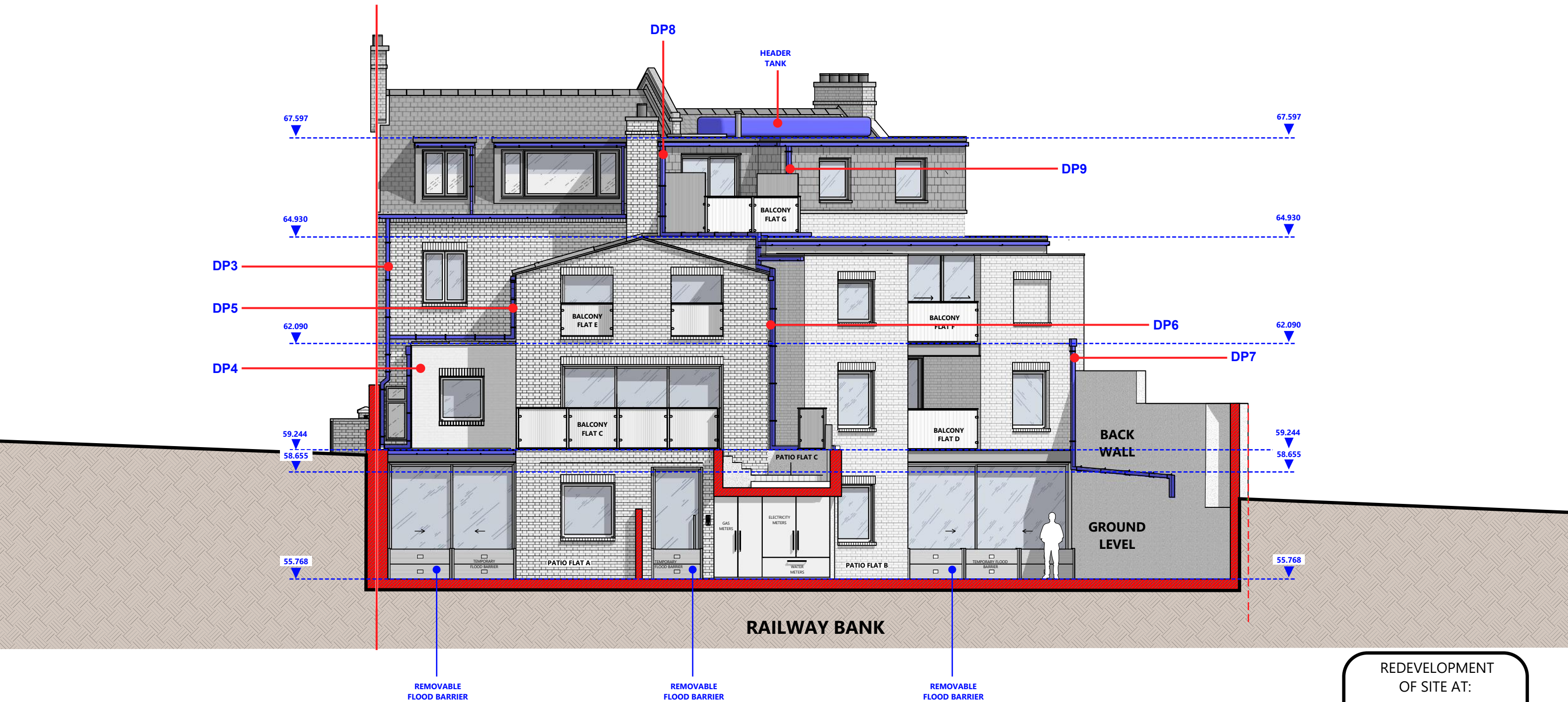
Revised: December 4, 2020

**SHEET 5**



# DRAFT DRAINAGE - REAR ELEVATION

REAR VIEW, FACE ON TO L/H SIDE



VERSION 5 - December 4, 2020

REDEVELOPMENT  
OF SITE AT:  
**23 RAVENSHAW ST**  
LONDON NW6 1NP

APPLICANT:  
**C S TAYLOR**  
Planning Reference:  
**2020/2936/P**

CONTACT: MR C S TAYLOR, 23A RAVENSHAW  
STREET, LONDON NW6 1NP | TEL: 07739108695  
EMAIL: chris.stuart.taylor@gmail.com

Revised: December 4, 2020

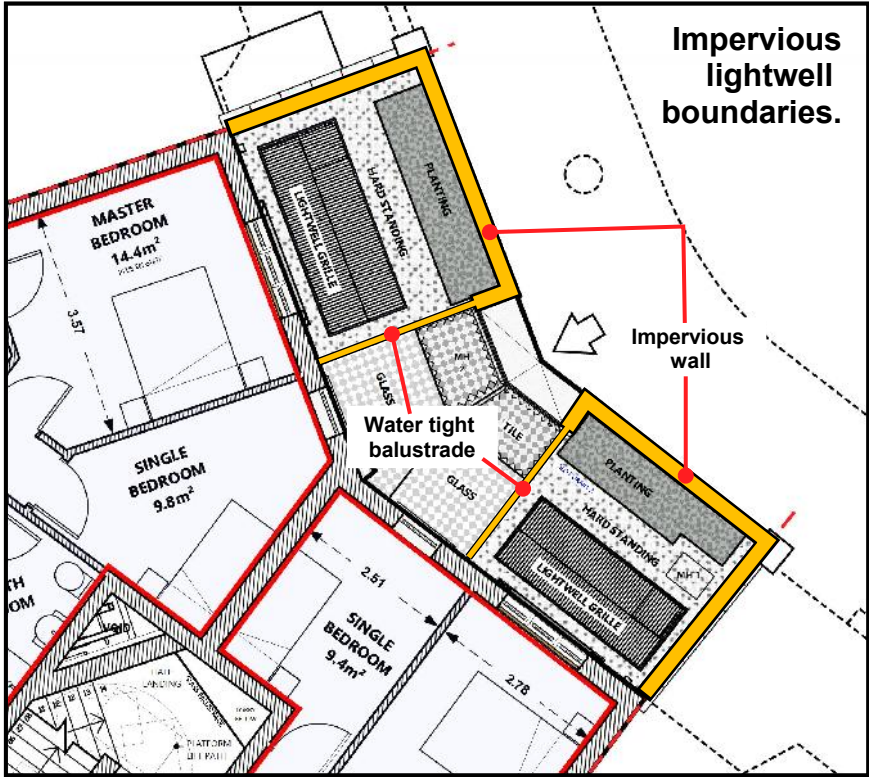
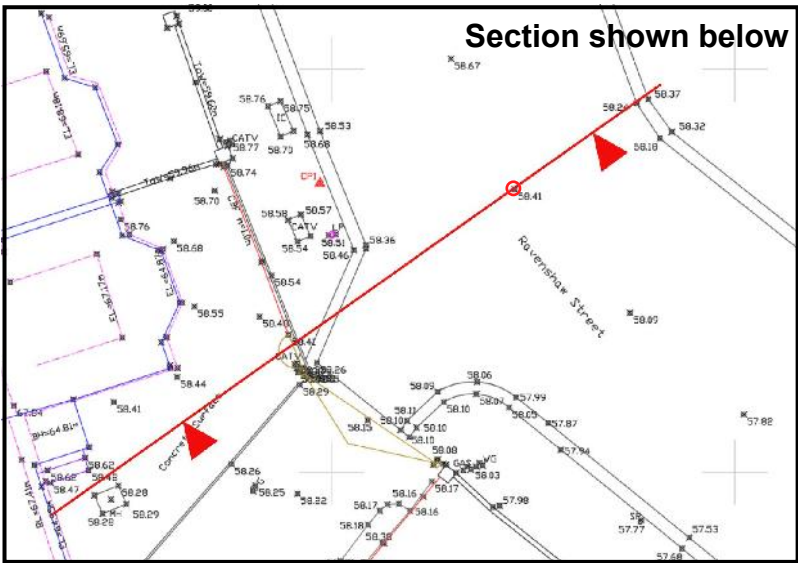
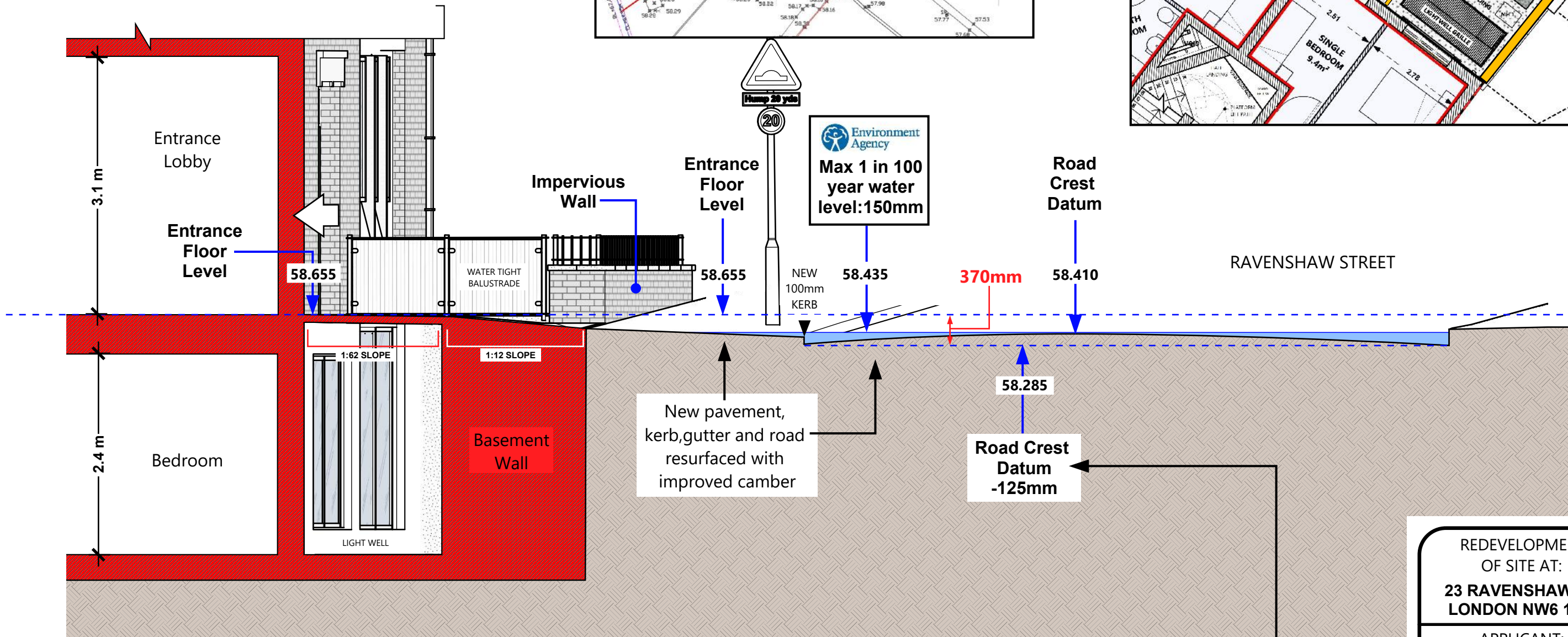
**SHEET 6**



# STREET/ENTRANCE CROSS SECTION

1:100 YEAR SURFACE WATER RUN OF HIGHT

Proposed entrance floor level would be 220mm above the highest predicted 1:100 year level.



VERSION 5 - December 4, 2020



## 4.3.6 Representation of other features

The representation of the **road network**, which is known to preferentially collect and route storm water when it rains, was improved within the DTM.

Road surfaces, selected from OS MasterMap data, were **lowered by 0.125m** (the height of a British Standard kerb) to better delineate these important pathways in the hydraulic modelling and mapping. Using this method to represent roads ensures that the principal flood pathways along roads are better represented in the 2m model grid.

REDEVELOPMENT  
OF SITE AT:  
**23 RAVENSHAW ST  
LONDON NW6 1NP**

APPLICANT:  
**C S TAYLOR**  
Planning Reference:  
**2020/2936/P**

CONTACT: MR C S TAYLOR, 23A RAVENSHAW  
STREET, LONDON NW6 1NP | TEL: 07739108695  
EMAIL: chris.stuart.taylor@gmail.com

Revised: December 4, 2020

**SHEET 7**

## Appendix C



## Key

- Proposed Attenuation Tank
- Proposed Hydro-Brake
- Proposed Surface Water Pipework
- Design Exceedance Route

## Notes:

- Discharge of roof runoff via Hydro-Brake. Preliminary calculations indicate that sufficient storage required to attenuate runoff arising from the proposed increase in impermeable areas, during the critical 1 in 100 year + 40% Climate Change event, can be provided within a tank of dimensions 12.5m<sup>2</sup> x 1.8m deep.
- All levels are in metres above ordnance datum

## Client:

London and York Development Ltd

## Site Address:

23 Ravenshaw Street  
London  
NW6 1NP

## Job Reference:

89947-Taylor-RavenshawSt

## Date:

09/12/20

## Drawing Number:

89947-01

## Revision:

v1.0

## Designed by:

AR

## Drawn by:

AR

## Checked by:

EB

## Scale:

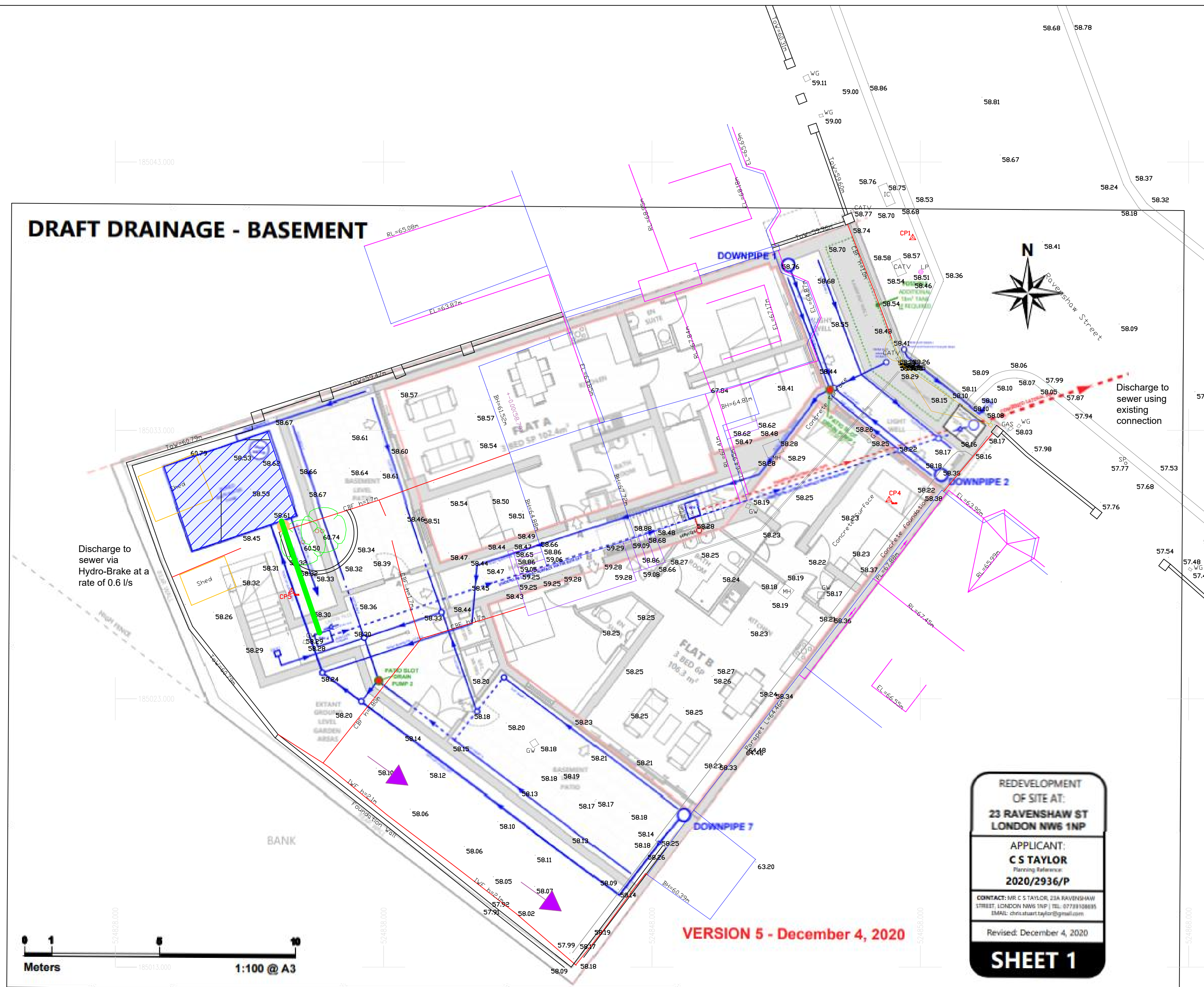
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## Disclaimer:

The drawings provided are for planning purposes only.

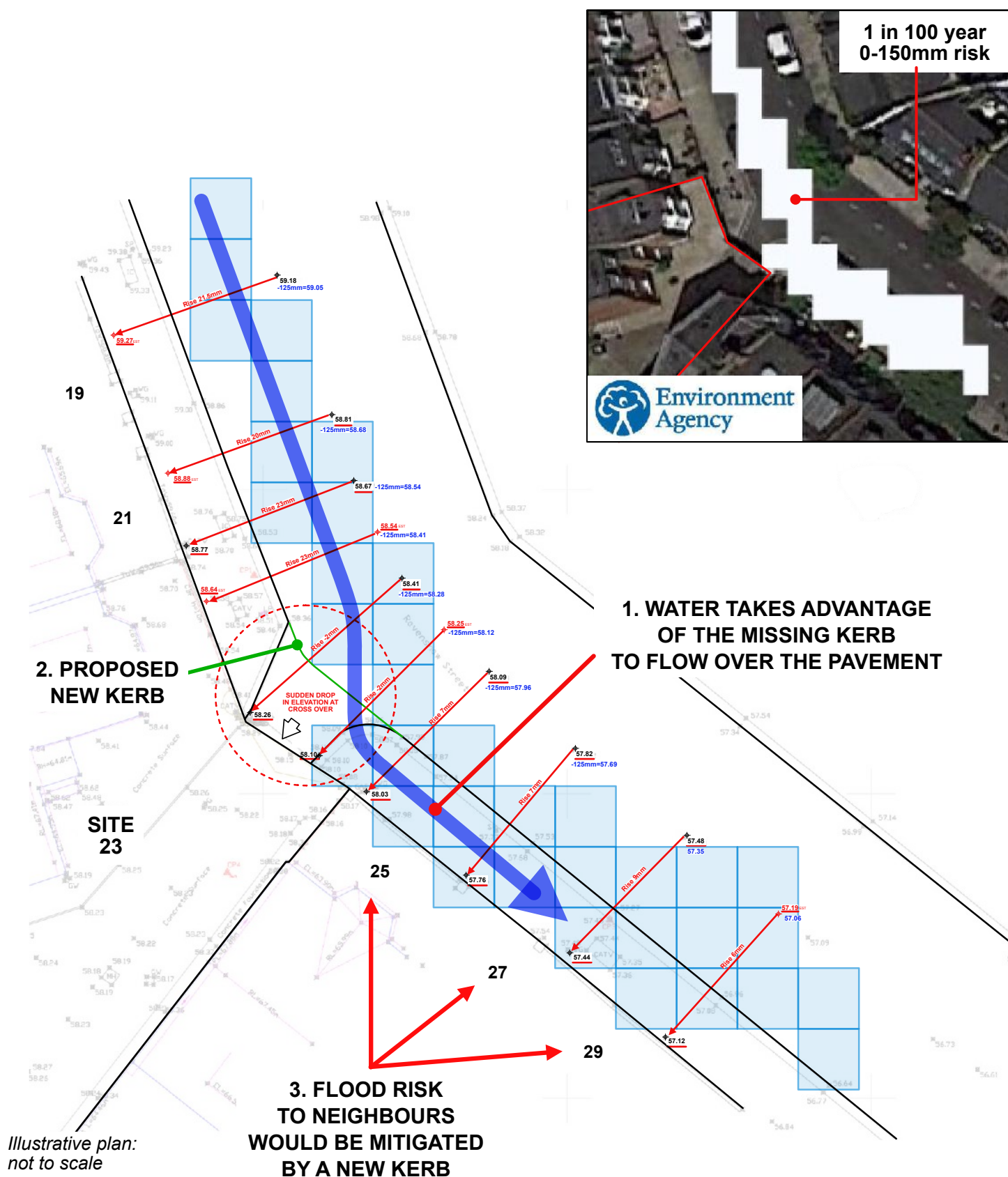
Unda Consulting Ltd  
Southpoint  
Old Brighton Road  
Gatwick  
RH11 0PR

## DRAFT DRAINAGE - BASEMENT



## Appendix D

# Crossover and Pavement Detail with Environment Agency Flood Extent Data





## 1 IN 100 YEAR 150mm EXTENT

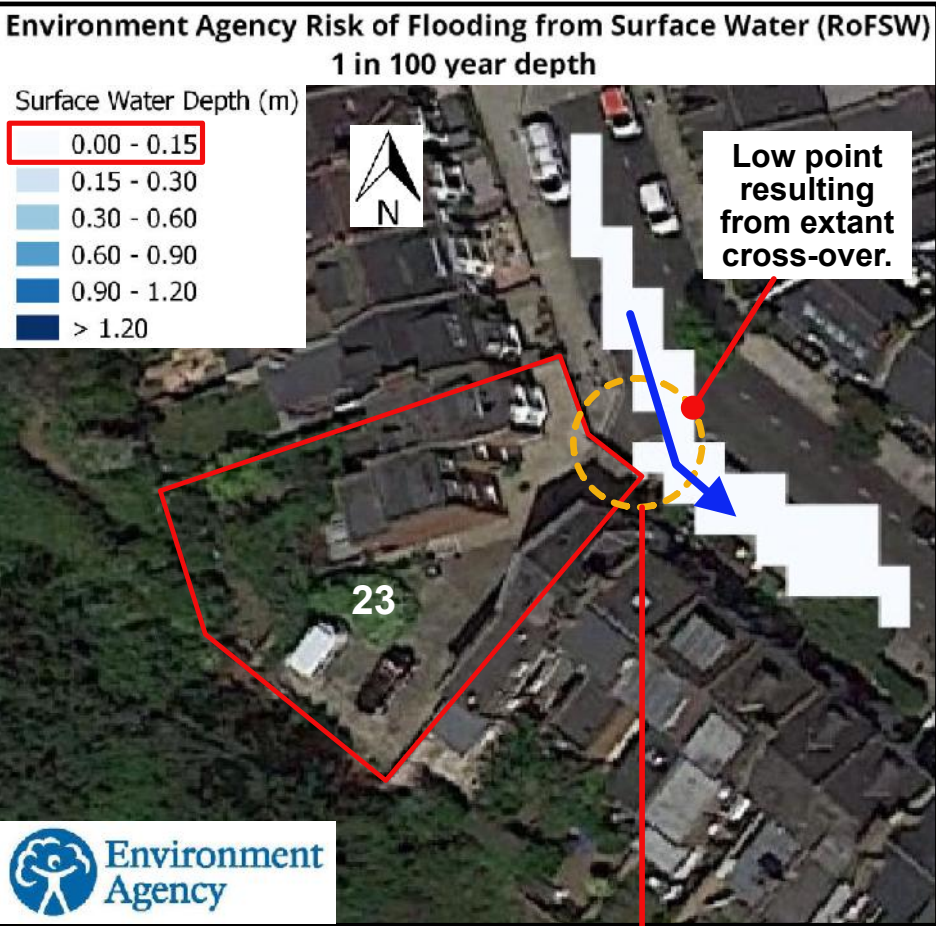


## 1 IN 1000 YEAR 150mm EXTENT

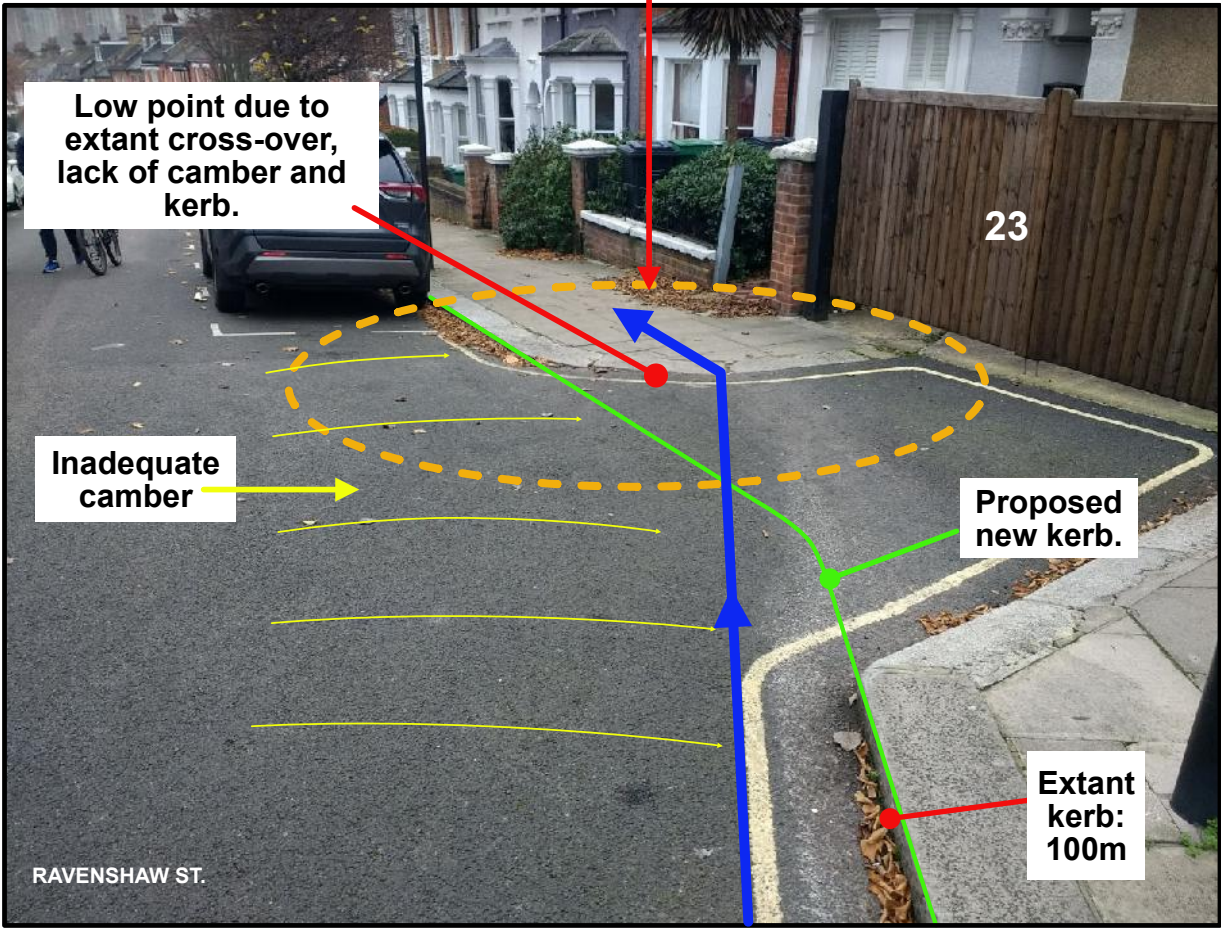




# Crossover and Pavement Photos

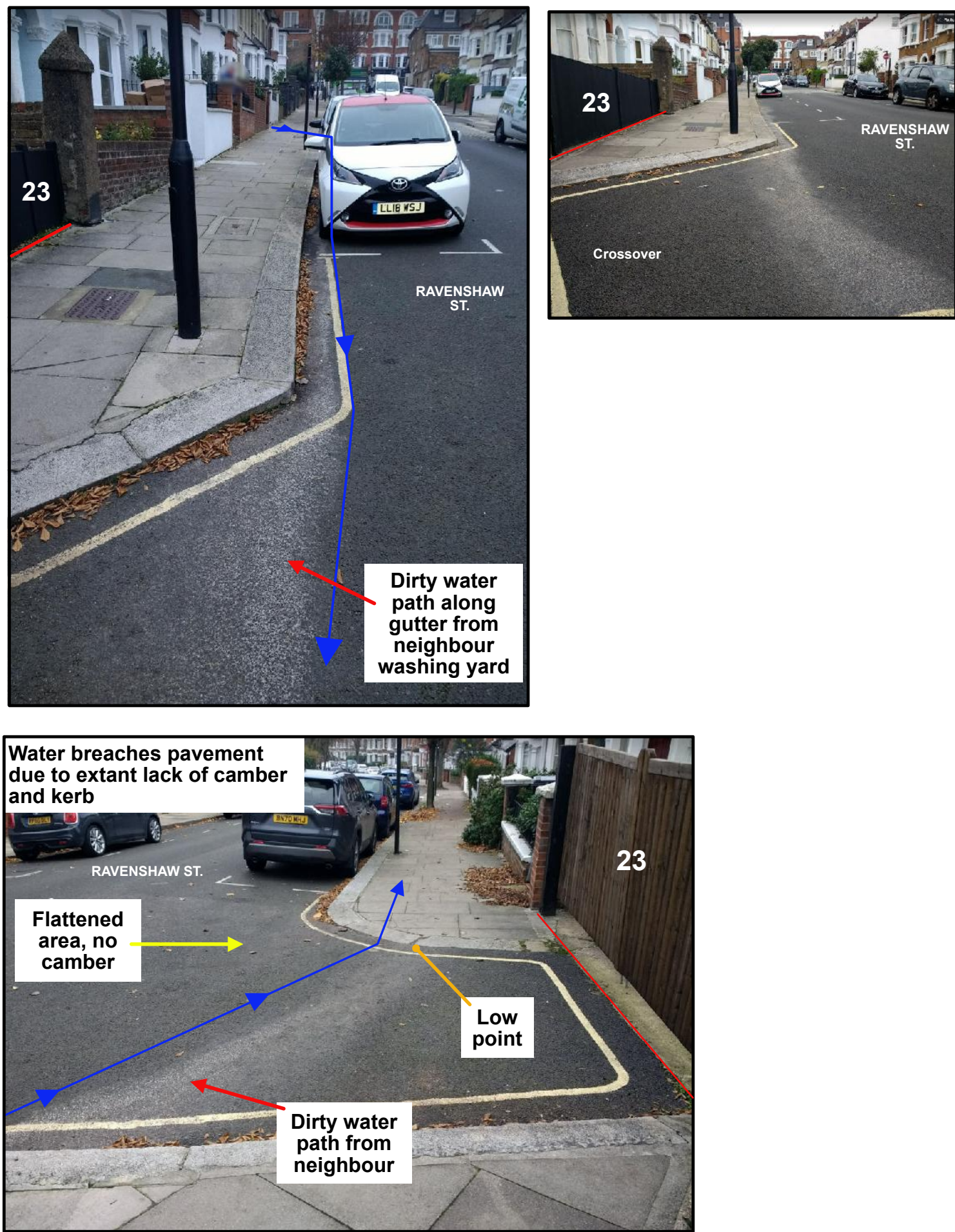


## Gullies





# Crossover and Pavement Photos






# Crossover and Pavement Photos in Rain

Photos showing moderately heavy rainfall flowing over the dropped curb and on down the pavement in front of No's. 25, 27, 29 etc.



## Appendix E

Unda Consulting Ltd		Page 1
Southpoint Old Brighton Road Gatwick RH11 0PR	23 Ravenshaw ST London Greenfield Runoff	
Date 13/11/2020 File	Designed by AR Checked by PSG	
Innovyze Source Control 2017.1.2		

ICP SUDS Mean Annual Flood

Input

Return Period (years)	100	SAAR (mm)	608	Urban	0.000
Area (ha)	0.048	Soil	0.450	Region Number	Region 6


**Results    1/s**

QBAR Rural	0.2
QBAR Urban	0.2
Q100 years	0.6
Q1 year	0.2
Q30 years	0.4
Q100 years	0.6


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## Appendix F

Unda Consulting Ltd				Page 1	
Southpoint Old Brighton Road Gatwick RH11 0PR		Ravenshaw Street London Tank			
Date 08/12/2020 File REAR TANK 081220.SRCX		Designed by AR Checked by EB			
Innovyze		Source Control 2017.1.2			
<u>Summary of Results for 100 year Return Period (+40%)</u>					
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	57.010	0.780	0.4	9.8	O K
30 min Summer	57.251	1.021	0.5	12.9	O K
60 min Summer	57.484	1.254	0.5	15.8	O K
120 min Summer	57.672	1.442	0.5	18.2	O K
180 min Summer	57.725	1.495	0.6	18.8	O K
240 min Summer	57.723	1.493	0.6	18.8	O K
360 min Summer	57.687	1.457	0.5	18.4	O K
480 min Summer	57.648	1.418	0.5	17.9	O K
600 min Summer	57.608	1.378	0.5	17.4	O K
720 min Summer	57.568	1.338	0.5	16.9	O K
960 min Summer	57.490	1.260	0.5	15.9	O K
1440 min Summer	57.349	1.119	0.5	14.1	O K
2160 min Summer	57.171	0.941	0.5	11.9	O K
2880 min Summer	57.025	0.795	0.4	10.0	O K
4320 min Summer	56.800	0.570	0.4	7.2	O K
5760 min Summer	56.635	0.405	0.3	5.1	O K
7200 min Summer	56.458	0.228	0.3	2.9	O K
8640 min Summer	56.352	0.122	0.3	1.5	O K
10080 min Summer	56.307	0.077	0.3	1.0	O K
15 min Winter	57.112	0.882	0.4	11.1	O K
30 min Winter	57.384	1.154	0.5	14.5	O K
60 min Winter	57.648	1.418	0.5	17.9	O K
120 min Winter	57.869	1.639	0.6	20.7	Flood Risk
180 min Winter	57.941	1.711	0.6	21.6	Flood Risk
240 min Winter	57.953	1.723	0.6	21.7	Flood Risk
360 min Winter	57.918	1.688	0.6	21.3	Flood Risk
480 min Winter	57.867	1.637	0.6	20.6	Flood Risk
600 min Winter	57.816	1.586	0.6	20.0	Flood Risk
720 min Winter	57.763	1.533	0.6	19.3	Flood Risk
960 min Winter	57.654	1.424	0.5	17.9	O K
1440 min Winter	57.452	1.222	0.5	15.4	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
15 min Summer	149.936	0.0	11.1	38	
30 min Summer	96.960	0.0	14.5	49	
60 min Summer	59.609	0.0	17.9	68	
120 min Summer	35.379	0.0	21.3	122	
180 min Summer	25.731	0.0	23.3	182	
240 min Summer	20.411	0.0	24.7	240	
360 min Summer	14.730	0.0	26.7	304	
480 min Summer	11.676	0.0	28.2	366	
600 min Summer	9.744	0.0	29.5	430	
720 min Summer	8.402	0.0	30.5	498	
960 min Summer	6.645	0.0	32.1	636	
1440 min Summer	4.769	0.0	34.5	910	
2160 min Summer	3.417	0.0	37.0	1304	
2880 min Summer	2.695	0.0	38.9	1700	
4320 min Summer	1.926	0.0	41.5	2464	
5760 min Summer	1.517	0.0	43.4	3224	
7200 min Summer	1.260	0.0	44.9	3896	
8640 min Summer	1.082	0.0	46.1	4496	
10080 min Summer	0.951	0.0	47.0	5144	
15 min Winter	149.936	0.0	12.5	39	
30 min Winter	96.960	0.0	16.3	50	
60 min Winter	59.609	0.0	20.1	70	
120 min Winter	35.379	0.0	23.9	122	
180 min Winter	25.731	0.0	26.1	178	
240 min Winter	20.411	0.0	27.7	234	
360 min Winter	14.730	0.0	30.0	336	
480 min Winter	11.676	0.0	31.7	384	
600 min Winter	9.744	0.0	33.0	458	
720 min Winter	8.402	0.0	34.2	536	
960 min Winter	6.645	0.0	36.1	686	
1440 min Winter	4.769	0.0	38.8	980	
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Unda Consulting Ltd				Page 2	
Southpoint Old Brighton Road Gatwick RH11 0PR		Ravenshaw Street London Tank			
Date 08/12/2020 File REAR TANK 081220.SRCX		Designed by AR Checked by EB			
Innovyze		Source Control 2017.1.2			
<u>Summary of Results for 100 year Return Period (+40%)</u>					
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
2160 min Winter	57.200	0.970	0.5	12.2	O K
2880 min Winter	57.001	0.771	0.4	9.7	O K
4320 min Winter	56.711	0.481	0.3	6.1	O K
5760 min Winter	56.415	0.185	0.3	2.3	O K
7200 min Winter	56.301	0.071	0.3	0.9	O K
8640 min Winter	56.280	0.050	0.3	0.6	O K
10080 min Winter	56.273	0.043	0.2	0.5	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
2160 min Winter	3.417	0.0	41.6	1392	
2880 min Winter	2.695	0.0	43.7	1792	
4320 min Winter	1.926	0.0	46.6	2592	
5760 min Winter	1.517	0.0	48.8	3272	
7200 min Winter	1.260	0.0	50.5	3744	
8640 min Winter	1.082	0.0	51.8	4408	
10080 min Winter	0.951	0.0	53.0	5136	
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Southpoint Old Brighton Road Gatwick RH11 0PR	Ravenshaw Street London Tank	
Date 08/12/2020 File REAR TANK 081220.SRCX	Designed by AR Checked by EB	
Innovyze	Source Control 2017.1.2	

### Rainfall Details

Rainfall Model FSR Ratio R 0.434 Cv (Winter) 0.840  
 Return Period (years) 100 Summer Storms Yes Shortest Storm (mins) 15  
 Region England and Wales Winter Storms Yes Longest Storm (mins) 10080  
 M5-60 (mm) 21.000 Cv (Summer) 0.750 Climate Change % +40

### Green Roof

Area (m<sup>2</sup>) 80 Depression Storage (mm) 5 Evaporation (mm/day) 3 Decay Coefficient 0.050

Time (mins)			Area			Time (mins)			Area			Time (mins)			Area		
From:	To:	(ha)	From:	To:	(ha)	From:	To:	(ha)	From:	To:	(ha)	From:	To:	(ha)	From:	To:	(ha)
0	4	0.001454	24	28	0.000438	48	52	0.000132	72	76	0.000040	96	100	0.000012			
4	8	0.001190	28	32	0.000358	52	56	0.000108	76	80	0.000033	100	104	0.000010			
8	12	0.000974	32	36	0.000294	56	60	0.000088	80	84	0.000027	104	108	0.000008			
12	16	0.000798	36	40	0.000240	60	64	0.000072	84	88	0.000022	108	112	0.000007			
16	20	0.000653	40	44	0.000197	64	68	0.000059	88	92	0.000018	112	116	0.000005			
20	24	0.000535	44	48	0.000161	68	72	0.000049	92	96	0.000015	116	120	0.000004			


### Time Area Diagram

Total Area (ha) 0.033

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

0 4 0.033



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Southpoint Old Brighton Road Gatwick RH11 0PR	Ravenshaw Street London Tank	
Date 08/12/2020 File REAR TANK 081220.SRCX	Designed by AR Checked by EB	
Innovyze	Source Control 2017.1.2	

### Model Details

Storage is Online Cover Level (m) 58.030

### Tank or Pond Structure

Invert Level (m) 56.230

Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )
0.000	12.6	1.800	12.6

### Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0031-6000-1800-6000	Sump Available	Yes
Design Head (m)	1.800	Diameter (mm)	31
Design Flow (l/s)	0.6	Invert Level (m)	56.230
Flush-Flo™	Calculated	Minimum Outlet Pipe Diameter (mm)	75
Objective	Minimise upstream storage	Suggested Manhole Diameter (mm)	1200
Application	Surface		

Control Points	Head (m)	Flow (l/s)	Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.800	0.6	Kick-Flo®	0.275	0.3
Flush-Flo™	0.134	0.3	Mean Flow over Head Range	-	0.4

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

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	0.3	0.800	0.4	2.000	0.6	4.000	0.9	7.000	1.1
0.200	0.3	1.000	0.5	2.200	0.7	4.500	0.9	7.500	1.1
0.300	0.3	1.200	0.5	2.400	0.7	5.000	0.9	8.000	1.2
0.400	0.3	1.400	0.5	2.600	0.7	5.500	1.0	8.500	1.2
0.500	0.3	1.600	0.6	3.000	0.8	6.000	1.0	9.000	1.2
0.600	0.4	1.800	0.6	3.500	0.8	6.500	1.1	9.500	1.3

## Appendix G



# Water and Sewers

# Asset location search



**Property  
Searches**

Subtechnics Ltd  
Technics House  
Merrow Lane  
GUILDFORD  
GU4 7WA

**Search address supplied** 23a  
Ravenshaw Street  
London  
NW6 1NP

**Your reference** GRS03898

**Our reference** ALS/ALS Standard/2017\_3568336

**Search date** 12 May 2017

## Notification of Price Changes...

From **1 September 2016** Thames Water Property Searches will be increasing the prices of its Asset Location Searches. This will be the first price rise in three years and is in line with the RPI at 1.84%. The increase follows significant capital investment in improving our systems and infrastructure.

Enquiries received with a higher payment prior to 1 September 2016 will be non-refundable. For further details on the price increase please visit our website at

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



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



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



0845 070 9148



**Search address supplied:** 23a, Ravenshaw Street, London, NW6 1NP

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](mailto:searches@thameswater.co.uk)  
Web: [www.thameswater-propertysearches.co.uk](http://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: 0845 850 2777  
Email: [developer.services@thameswater.co.uk](mailto: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: 0845 850 2777  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)



This is a detailed street map of a residential area in London. The map shows several streets: Mill Lane, Dornfell Street, Ravenshaw Street, and Glastonbury Street. Property boundaries are outlined in black, and lot numbers are provided for many of the plots. Key annotations include 'PH' (Public House) near the top center, 'TCB' (Telephone Cabinet) on the left, and 'SL' (Street Light) in the lower-left quadrant. A red line with arrows indicates a specific route or boundary line, starting from the top left, passing through the center, and curving towards the bottom right. Various other markings, such as '940x610', '991x584', and '800260.2m', are present, likely indicating dimensions or specific points of interest. The map also shows a railway line running diagonally across the lower half of the image.

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.

[Thames Water Utilities Ltd](#), Property Searches, PO Box 3189, Slough SL1 4W, DX 151280 Slough 13  
T 0845 070 9148 E [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk) I [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

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
7102	66.77	63.12
7103	n/a	n/a
811E	n/a	n/a
801D	n/a	n/a
801B	n/a	n/a
8101	65.68	61.03
801C	n/a	n/a
801A	n/a	n/a
811I	n/a	n/a
811G	n/a	n/a
8002	60.96	57.63
811H	n/a	n/a
8001	56.08	52.79
9002	59.05	56.17
901A	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



# ALS Sewer Map Key

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

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

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

## Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column

## Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Control Valve
	Drop Pipe
	Ancillary
	Weir

## End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Outfall
	Undefined End
	Inlet

## Other Symbols

Symbols used on maps which do not fall under other general categories

	Public/Private Pumping Station
	Change of characteristic indicator (C.O.C.I.)
	Invert Level
	Summit

### Areas

Lines denoting areas of underground surveys, etc.

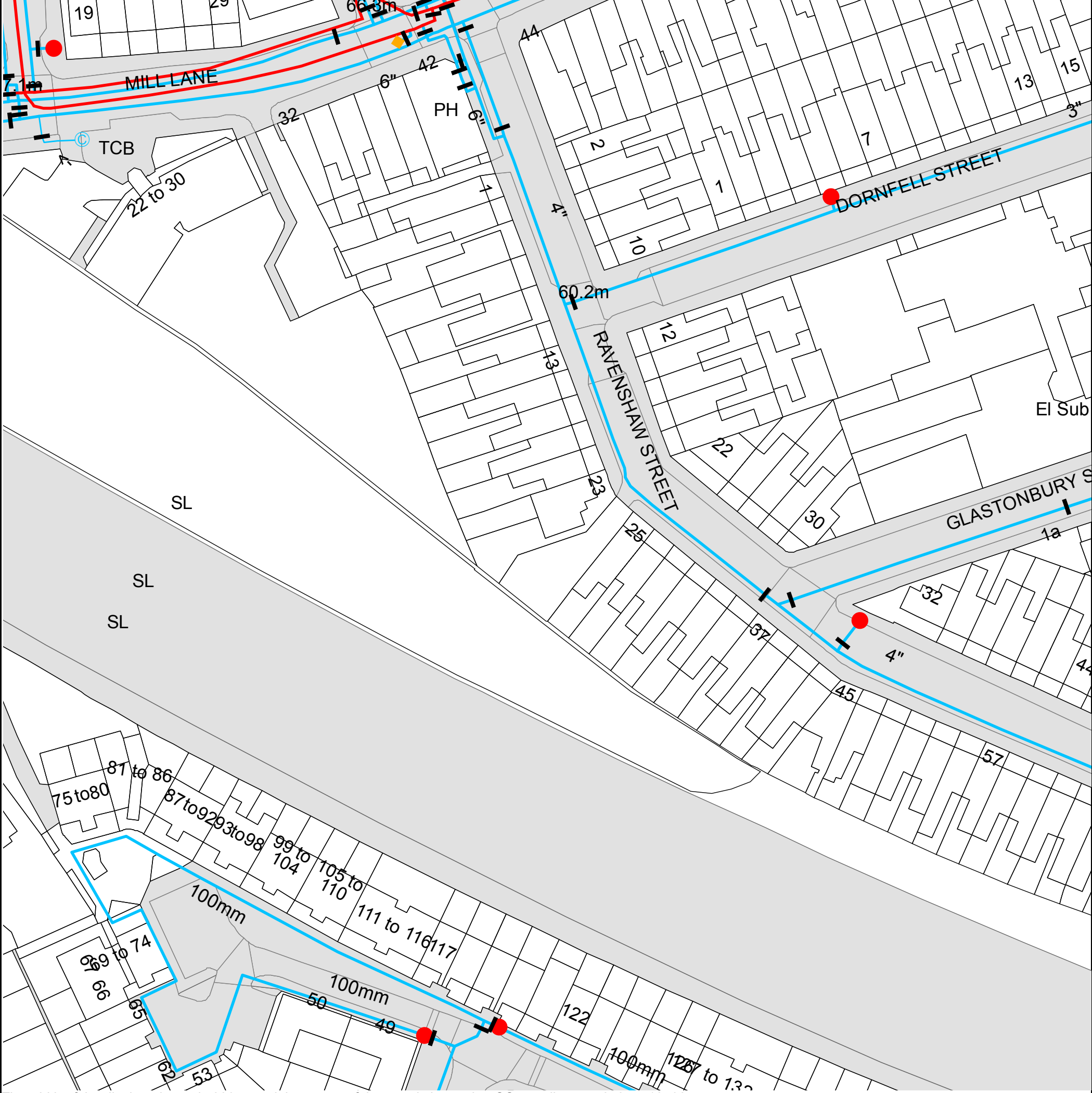
	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

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

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

- 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.





The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 524845, 185027.  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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



# ALS Water Map Key

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

- 4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED** **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

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 him 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 <b>0845 070 9148</b> quoting your invoice number starting CBA or ADS.	Account number <b>90478703</b> Sort code <b>60-00-01</b> A remittance advice must be sent to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.</b> or email <a href="mailto:ps.billing@thameswater.co.uk">ps.billing@thameswater.co.uk</a>	By calling your bank and quoting: Account number <b>90478703</b> Sort code <b>60-00-01</b> and your invoice number	Made payable to ' <b>Thames Water Utilities Ltd</b> ' Write your Thames Water account number on the back. Send to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW</b> or by DX to <b>151280 Slough 13</b>

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





## **Search Code**

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

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

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

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

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

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

Firms which subscribe to the Search Code will:

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

#### **Complaints**

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

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

#### **TPOs Contact Details**

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

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

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

## END USER LICENCE AGREEMENT

### 1 Introduction

By accessing this DATA the End User agrees to abide by the Terms and Conditions of Licence contained herein.

### 2 Definitions

- **LICENSOR** – emapsite.com Limited (Registered Number 3931726: MASDAR House, 1 Reading Road, Eversley, Hants RG27 0RP) who have been licensed to market the Intellectual Property Rights of others under these terms.
- **RESELLER** – Groundsure Limited and/or their own channel partners
- **END USER** – the person, organisation or company who is accessing the DATA, on the basis of these Licence terms, having been accepted as a Licensee by Licensor and paid the Price due to the Reseller in consideration for such Licence, and is identified as the person, organisation or company given on the corresponding invoice for this product from the Reseller.
- **DATA** - means the Products licensed and made available to the End User by the Licensor as a series of data sets which together provide indicative maps showing the underground assets of Utility Providers for England, Wales and Scotland and compiled by Subtechnics Limited.

### 3 Grant of licence

The licence granted to the End User is personal, revocable, non-exclusive and non-transferable, limited to Internal Use (as defined in clause 5 below) as the only Permitted Use by the End User and is for a period as specified in the corresponding order invoice from the Reseller. Save as expressly authorised to vary in accordance with clause 5 below, the End User shall be prohibited from:

modifying, translating, format-changing, enhancing, reproducing, copying (except where strictly necessary for system back up), redistributing, disseminating, selling, dealing with, licensing, encumbering, reverse engineering, disassembling or decompiling the DATA, or any part of thereof, except to the extent permitted by law;

using the DATA in any manner for the creation of products or services for Distribution;

using DATA otherwise than for Internal Use;

assigning or dealing with in any way its rights under the End User Contract;

putting, or allowing the DATA (or any Derived Data) to be put on any free, open or public access website; and

distributing or granting licences of the DATA (in whatever form) or material derived from DATA (including interrogating DATA), save as expressly varied by relevant part of clause 5 below.

### 4 Intellectual Property and Copyright

4.1 The End User must acknowledge and agree that all Intellectual Property Rights in the DATA are the absolute property of the Utility Providers (or where relevant

Subtechnics Limited or the licensor). Material which is derived, developed or copied from DATA shall be deemed assigned to the relevant Utility Provider as legal and beneficial owner at creation, except as provided in this paragraph. However, where that material is created by End User under relevant Permitted Use by End User authorised by Licensor in accordance with the Agreement, the Intellectual Property in that material shall belong to the End User.

4.2 Copyright statements must be used with DATA as follows:

© Utility Provider (named as applicable) and Subtechnics Limited

### 5 Permitted use

5.1 PERMITTED USE BY END USER SHALL BE LIMITED TO INTERNAL USE. COMMERCIAL USE SHALL BE PROHIBITED. The meanings of such phrases are set out below.

5.2 Internal Use means the following internal uses by the End User: Without compromising the prohibitions contained in clause 3 above, analysing the DATA against a location or a series of locations to obtain information derived from the DATA such as proximity to underground assets and use of and sharing such information/results of such analysis internally within the End User's legal entity only.

5.3 Commercial Use means use that does not fall under Internal Uses (as above) and involves the provision or any form of Distribution to any third party of the DATA or any material derived from DATA (including Derived Data or Static Data) in connection with, expectation of or anticipation of any direct or indirect commercial benefit or commercial relationship (including a service, broker or agency agreement) and whether or not in return for any consideration (including direct or indirect fee, payment or other benefit), free of charge or for no consideration.

5.4 Derived Data means any material derived from or created using DATA, including where DATA is manipulated, aggregated, integrated, combined, merged, modelled, transformed or processed in or with other data or facilities;

5.5 Static Data means DATA and any data (including Derived Data resulting from Internal Uses presented or included in static format in presentations or reports in hard copy, .pdf or similar format. Static Data does not allow for alteration of the data presented, nor enable any further analysis to be carried out against the data (including against the DATA).

### 6 Confidentiality

6.1 In this clause 6, 'Confidential Information' means all confidential information disclosed (whether in writing, orally or by another means and whether directly or indirectly) by a Party to the other Party whether before or after the date of this Agreement which might reasonably be considered confidential, including the DATA, information relating to the DATA, and information relating to any of the operations, plans or intentions, clients, contacts, product information, software, data, processes, methods, know-how, trade

secrets, market opportunities and business affairs of a Party.

6.2 Each Party shall treat the other Party's Confidential Information as confidential and shall protect it as such. It shall manage it with not less than the same degree of care as it does its own Confidential Information. In any event where Confidential Information is disclosed in any way by one Party ('Disclosing Party') to the other Party ('Receiving Party'), either before or during the Term of this Agreement or after its expiry or termination for any reason, the Receiving Party shall:

not use Confidential Information for a purpose other than the performance of its obligations under this Agreement;  
not disclose Confidential Information to any person except with the prior written consent of the Disclosing Party; and  
make every effort to prevent the use or disclosure of Confidential Information.

6.3 During the term of this Agreement the Receiving Party may disclose Confidential Information solely to the extent that such disclosure is necessary for the purposes of this Agreement, to any of its directors, other officers, employees, End Users, Affiliates, contractors or sub-contractors. Receiving Party shall ensure that persons to whom Confidential Information is disclosed are made aware of and comply with the Receiving Party's obligations of confidentiality as if they were the Receiving Party.

## 7 Information Access

7.1 In so far as the End User is, or is deemed to be, or acts for and on behalf of or on the authority of a Public Authority for the purposes of the Information Access Regimes:

End User acknowledges that the Utility Providers, Subtechnics Limited, Reseller and Licensor consider that DATA is exempted from disclosure because DATA is:

proprietary to the Utility Provider and disclosure would harm the interests of the Utility Provider (including its commercial interests);

protected by database rights and other Intellectual Property; confidential and the disclosure of it by the End User would constitute a breach of confidence actionable by the Utility Provider, Subtechnics Limited and/or the Licensor; and  
confidential commercial or industrial information protected by laws to protect a legitimate economic interest.

7.2 End User shall, in the event it receives a request for information ('Access Request') under the Information Access Regimes pursuant to which the DATA might be disclosed: immediately notify the Reseller of the Access Request and provide the Reseller with full and complete details of the Access Request and the DATA that may be disclosed, together with any other information the Reseller may request;

consult, as soon as possible within receipt of Access Request, with the Reseller as to whether the DATA constitutes information which is exempt from disclosure or publication pursuant to the Information Access Regimes and/or pursuant to the matters set out above;

notify the Reseller immediately of any final decision as to disclosure of the DATA and no less than 72 hours before

any proposed disclosure, as to what if any of the DATA (or any Derived Data) is proposed to be disclosed and co-operate fully and at End User's sole cost with the requirements set out in this paragraph.

7.3 End User shall not disclose the DATA in any publication scheme maintained pursuant to any Information Access Regime without first notifying the Reseller in advance of disclosure in accordance with this paragraph.

7.4 Where the End User is, or is deemed to be, or acts for and on behalf of or on the authority of a Public Authority under the Information Access Regimes and the End User seeks to make disclosure or discloses DATA under the Information Access Regimes without the consent of the Reseller, such disclosure shall entitle the Reseller and/or the Licensor and/or Subtechnics Limited to terminate the End User Contract with immediate effect and without liability on their part.

7.5 The Contracts (Rights of Third Parties) Act 1999 shall apply for the benefit of Subtechnics Limited and the Licensor and the Reseller that Subtechnics Limited and/or the Licensor and/or the Reseller may (but shall have no obligation to) enforce any of the terms in the End User Contract which relate to disclosure under the Information Access Regimes, limitation on liability, use of DATA or infringement of Intellectual Property Rights in the DATA.

## 8 Termination

8.1 The licence must terminate automatically in the event that the End User materially breaches any of the requirement / obligations set out in this End User Licence Agreement. All use of DATA and material derived from DATA shall cease promptly in such event, except as follows:

- Following expiry of the End User Contract, the End User may continue to use limited material created using DATA during the term of its End User Contract. Such material is limited to that which is both properly authorised as relevant Permitted Use by the End User and is in static form, i.e. such that after termination it is not changed, added to, updated, modified in any other way or used in or to create any new, updated, supplemented or modified product, tool, analysis or material.

- Material which is not in static form (including probabilistic modelling and models and output therefrom, which is automatically deemed to be not static) shall not be used after termination of the End User Contract.

- the End User must be prohibited from using DATA (including in Reseller's Product/Service), and from deriving any new, updated, supplemented or modified product, tool or material from DATA, after the date of termination of its End User Contract.

8.2 The invalidity or unenforceability of any part of this Agreement shall not prejudice or affect the validity or enforceability of the remainder of the Agreement, which shall remain in full force and effect. If any provision of this Agreement is found to be invalid, illegal or unenforceable but would cease to be so if some part of the provision were deleted or modified, the provision in question shall apply with such minimum modification as may be necessary to make it

valid, legal and enforceable and still give effect to the commercial intention of the Parties in this Agreement.

## 9 Fees

9.1 The End User must acknowledge its obligation to pay licence fees to the Reseller. The total price of the Products shall be the Reseller's written quoted price as varied from time to time. The price is exclusive of any applicable Value Added Tax, which the End User shall be additionally liable to pay to Licensors.

9.2 End User shall pay in full on order or shall pay within 30 days of the date of invoice, if accepted for an account with the Reseller. The time of payment shall be of the essence of the Contract. All payments shall be made in full without deduction in respect of any set-off or counterclaim. If the End User fails to make any payment on the due date then without prejudice to any other right or remedy available to Licensors, Licensors shall be entitled to:

cancel the Contract or suspend any deliveries to the End User;

appropriate any payment made by the End User to the DATA; and

charge the End User interest (both before and after any judgment) on the amount unpaid, at the rate of 4 per cent per annum over the base rate for the time being of Barclays Bank PLC.

Licence to DATA is not deemed to commence until payment has been made of the Price in full to Licensors.

## 10 Liability

10.1 Licensors warrant that the DATA will correspond with its specification at the time of delivery. The above warranty does not extend to any defect resulting from use of the DATA with materials or equipment not supplied by Licensor. The above warranty is given by Licensors subject to the following conditions:

Neither Licensor nor Reseller shall be under any liability in respect of any defect in the DATA arising from any drawing, design or specification supplied by the End User or in respect of any defect arising from failure to follow Licensors' guidance, misuse or alteration of the DATA without Licensors' approval;

Neither Licensor nor Reseller shall be under any liability under the above warranty (or any other warranty, condition or guarantee) if the total price for the DATA has not been paid by the due date for payment; and Except in respect of death or personal injury caused by Licensor or Reseller's negligence, neither Licensor nor Reseller shall be liable to the End User for any consequential loss or damage (whether for loss of profit or otherwise), costs, expenses, or other claim for consequential compensation whatsoever which arises out of or in connection with the supply of the DATA, except as expressly provided in these Conditions.

Except in respect of injury to or death of any person Licensor's and Reseller's aggregate liability for breach of contract, negligence or other default shall not exceed the value of the Contract.

Except as expressed here all warranties, conditions or other terms implied by statute or common law are excluded to the fullest extent permitted by law.

## 11 Governing Law and Jurisdiction

The End User Contract and any matter, dispute or claim arising from or in connection with the End User Contract in so far as it applies to DATA and its use (including non-contractual disputes or claims) shall be governed by and construed in accordance with English law. The End User must submit to the mediation process prescribed in the Agreement and, subject to that, to the exclusive jurisdiction of the English court.