

***The Fitzrovia***  
***Thames Water Impact Assessment***  
Post-Demolition Construction Stages

September 2021  
Rev 1

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***APPENDIX A – PROJECT INFORMATION***

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# Asset location search



## Property Searches

Atkins Telecoms  
Stats Enquiries Team The Hub  
500 Park Avenue  
BRISTOL  
BS32 4RZ

**Search address supplied**      Site off Tottenham Court Road, London  
W1T 7QX

**Your reference**                      57483

**Our reference**                      ALS/ALS Standard/2017\_3636896

**Search date**                          22 August 2017

### Keeping you up-to-date

Knowledge of features below the surface is essential in every development. The benefits of this not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility for any commercial or residential project.

An asset location search provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth. Please note that information on cover and invert levels will only be provided where the data is available.



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



# Asset location search



**Property Searches**

**Search address supplied:** Site off Tottenham Court Road, London, W1T 7QX

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

# Asset location search



**Property Searches**

**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.

# Asset location search



**Property Searches**

## **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**

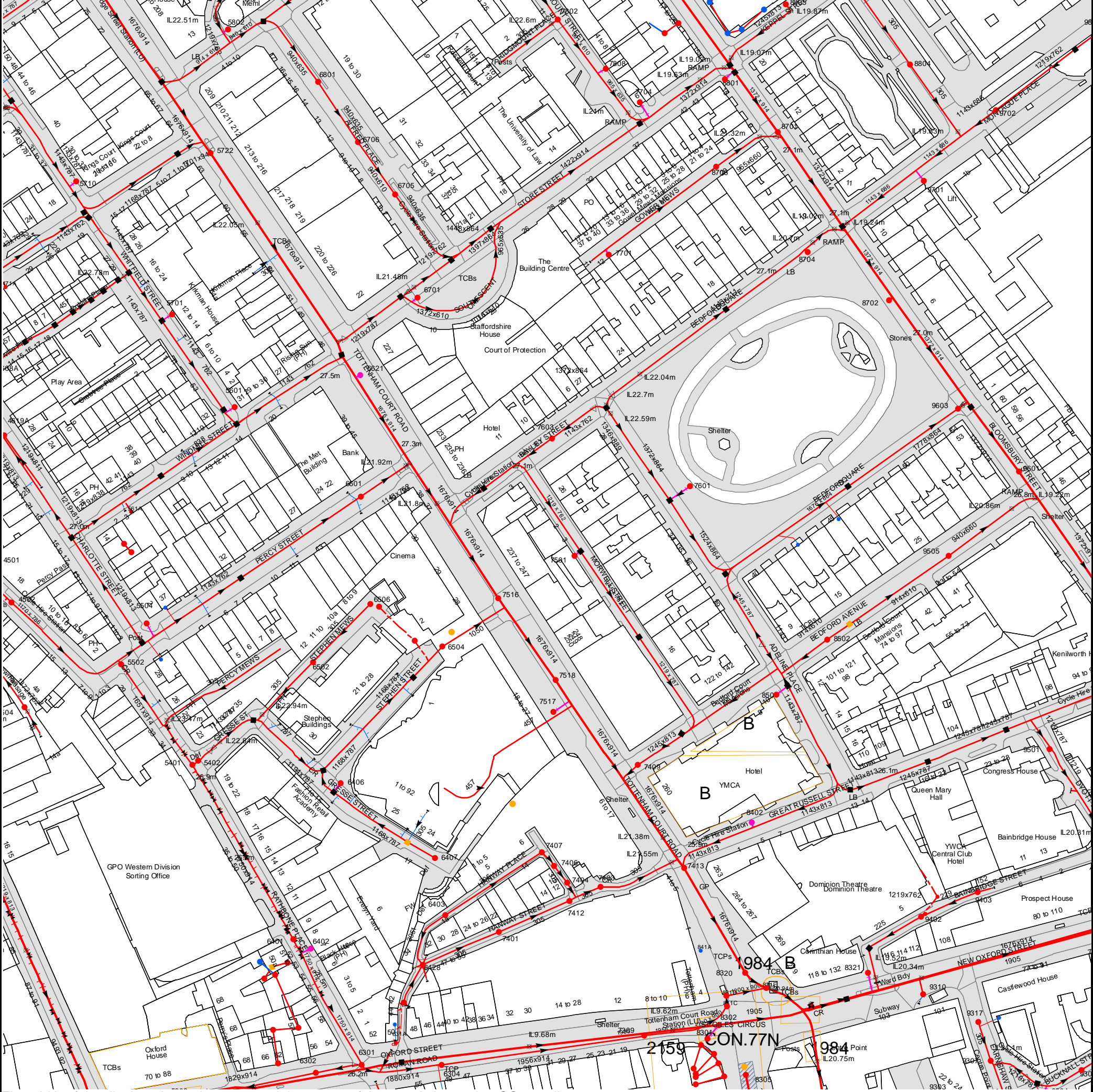
Should you require any advice concerning clean water operational issues or clean water connections, please contact:

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)



Asset Location Search Sewer Map - ALS/ALS Standard/2017 3636896



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 529732,181596  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
9306	24.82	20.86
9501	25.87	20.91
8801	27.06	n/a
88CI	n/a	n/a
88CH	n/a	n/a
88CG	n/a	n/a
8701	27.07	18.97
8805	n/a	n/a
8704	26.99	n/a
8702	26.92	n/a
8804	26.88	20.12
9701	n/a	n/a
9603	26.91	21.2
9702	26.64	19.6
9601	26.8	18.78
83BD	n/a	n/a
8302	n/a	9.64
83BE	n/a	n/a
831D	n/a	n/a
831C	125.337	120.5
8320	25.55	20.98
8305	n/a	20.49
831E	n/a	n/a
8321	25.63	n/a
9310	25.35	21.26
941A	n/a	n/a
9317	25.47	20.71
9307	25.41	20.44
931A	n/a	n/a
6506	25.67	23.97
651A	n/a	n/a
651B	n/a	n/a
6428	26.11	22.16
6407	26.82	22.89
6504	n/a	n/a
6403	26.73	23.68
7516	26.89	21.71
7401	26.28	21.85
7407	26.74	22.79
7517	26.57	n/a
7406	26.73	22.28
7518	26.53	21.58
7404	n/a	n/a
7412	26.27	21.73
7501	n/a	n/a
7403	26.24	21.66
7409	26.23	21.45
7413	25.89	21.38
841A	n/a	n/a
8402	n/a	n/a
8501	n/a	n/a
851A	n/a	n/a
8502	26.54	22.4
861A	n/a	n/a
9402	25.54	14.59
9505	26.46	21.38
9403	25.56	24.16
6301	26.07	22.1
631A	n/a	n/a
631E	23.22	21.43
631C	26.12	22.14
6304	25.76	n/a
7309	n/a	n/a
73BF	n/a	n/a
73BI	n/a	n/a
73BG	n/a	n/a
73BH	n/a	n/a
83AJ	n/a	n/a
8301	n/a	n/a
83BC	n/a	n/a
6621	27.63	n/a
6601	27.24	22.15
6705	27.04	21.46
6701	n/a	n/a
7603	27.13	22.11
7802	26.26	22.22
7808	26.58	26.58
7701	26.15	n/a
7704	n/a	n/a
78BA	n/a	n/a
78BC	n/a	n/a
7601	n/a	n/a
88CJ	n/a	n/a
8706	26.06	21.66
4504	25.23	23.05
5502	27.06	n/a
6502	25.77	23.41
551A	n/a	n/a
5504	n/a	n/a
551B	n/a	n/a
4502	26.85	22.82



Manhole Reference	Manhole Cover Level	Manhole Invert Level
55BB	n/a	n/a
55BD	n/a	n/a
561A	n/a	n/a
4619A	27.2	22.69
5601	n/a	n/a
5701	n/a	n/a
471A	n/a	n/a
5710	n/a	n/a
5722	27.69	22.16
6706	27.23	21.62
6801	27.47	21.81
5802	n/a	n/a
5401	26.67	22.86
5402	26.71	22.99
54AD	n/a	n/a
63BF	n/a	n/a
63BI	n/a	n/a
63BG	n/a	n/a
63CA	n/a	n/a
64CB	n/a	n/a
6401	26.41	22.39
63BH	n/a	n/a
6402	26.56	n/a
6302	25.88	21.95
6406	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.

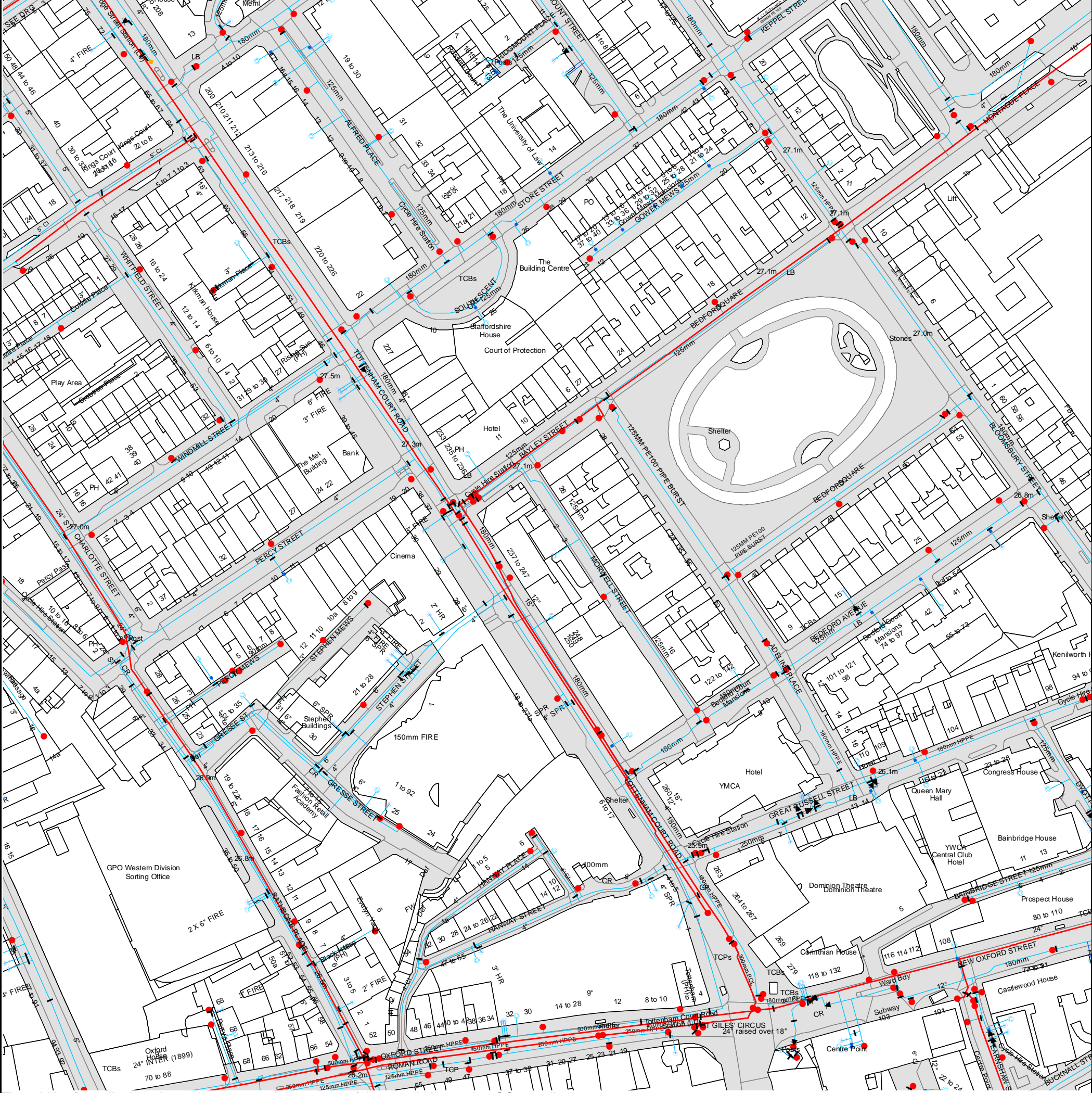
	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

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

	Foul Sewer
	Surface Water Sewer
	Combined Sewer
	Gulley
	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.

Asset Location Search Water Map - ALS/ALS Standard/2017 3636896



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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.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

## Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

## Hydrants

- Single Hydrant

## Meters

- Meter

## End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

## Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

## Other Symbols

- Data Logger

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

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.



## Terms and Conditions

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

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

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

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

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

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

## Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call <b>0845 070 9148</b> quoting your invoice number starting CBA or ADS / OSS	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.**

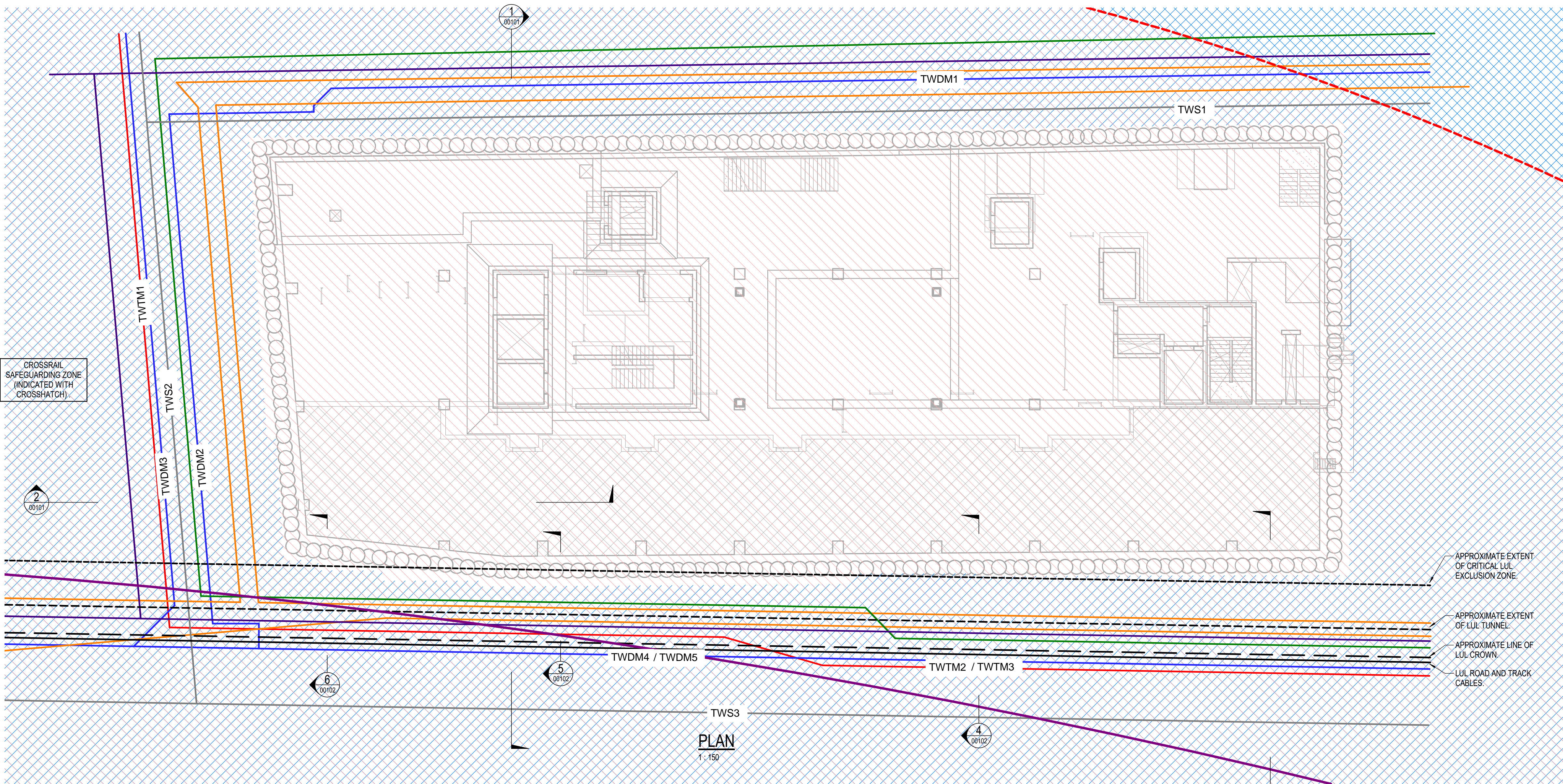
#### **TPOs Contact Details**

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**

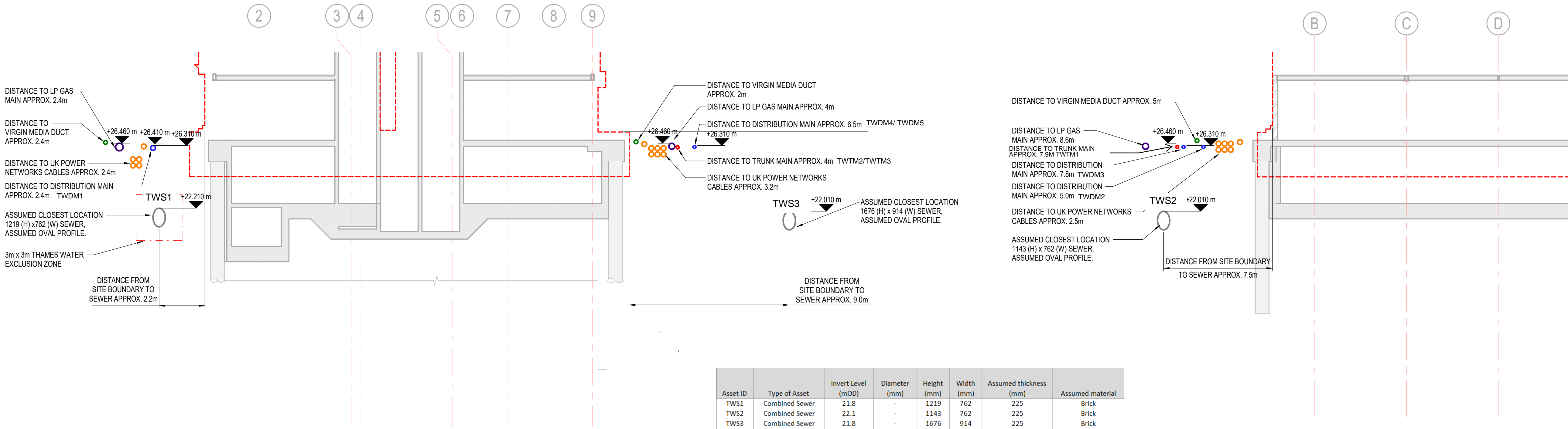




- NOTES
- DO NOT SCALE FROM THIS DRAWING.
  - ALL DIMENSIONS IN mm UNO.
  - FOR GENERAL NOTES, SEE DRAWINGS 4190-AKT-XX-XX-DR-S-30010 TO 30080. FOR MOVEMENTS AND TOLERANCES SEE DRAWINGS 4190-AKT-XX-XX-DR-S-00010 TO 00016.
  - ALL DIMENSIONS RELATING TO EXISTING & ADJACENT STRUCTURES, PARTY WALLS ARE BASED ON ARCHIVE INFORMATION OR LIMITED SURVEY INFORMATION AND ARE THEREFORE SUBJECT TO CONFIRMATION ON SITE.
  - CONCRETE GRADE – C35/45 UNO.
  - ALL STEELWORK GRADE S355 UNO.
  - FOR GENERAL NOTES ON SITE WIDE HEALTH AND SAFETY INFORMATION REFER TO DRAWING 4190-AKT-XX-XX-DR-S-30050 SECTION 18.
  - REFER TO LIFT TRADE CONTRACTOR DRAWINGS FOR ALL LIFT BUILDERS WORKS, INCLUDING HOLES FOR MONITOR BUTTONS, CAST-IN FIXINGS, LIFTING EYES ETC.
  - ALL PRECAST ELEMENTS TO BE DESIGNED BY OTHERS. REFERENCE SHOULD BE MADE TO THE ARCHITECT'S INFORMATION REGARDING PRECAST STAIRS.
  - FIRE RATING FOR STRUCTURAL ELEMENTS 60 MINUTES U.N.O REFERENCE SHOULD BE MADE TO JGA'S FIRE ENGINEERING REPORT.
  - WATERPROOFING TO ARCHITECT'S DETAILS.

EXISTING SERVICES LEGEND

THAMES WATER TRUNK MAIN
THAMES WATER DISTRIBUTION MAIN
THAMES WATER SEWER PIPE
NATIONAL GRID LP GAS MAIN
UK POWER NETWORKS CABLE
VIRGIN MEDIA CABLE
LONDON UNDERGROUND TUNNEL
LONDON UNDERGROUND CABLES
CROSSRAIL SOUTHBOUND RUNNING TUNNEL CENTRELINE
CROSSRAIL EXCLUSION ZONE



Asset ID	Type of Asset	Invert Level (mOD)	Diameter (mm)	Height (mm)	Width (mm)	Assumed thickness (mm)	Assumed material
TWS1	Combined Sewer	21.8	-	1219	762	225	Brick
TWS2	Combined Sewer	22.1	-	1143	762	225	Brick
TWS3	Combined Sewer	21.8	-	1676	914	225	Brick
TWDM1	Distribution Main	26.3	125	-	-	6	HPPE
TWDM2	Distribution Main	26.3	125	-	-	6	HPPE
TWDM3	Distribution Main	26.3	125	-	-	6	HPPE
TWDM4	Distribution Main	26.3	180	-	-	6	HPPE
TWTM1	Trunk Main	26.1	400	-	-	20	Cast Iron
TWTM2	Trunk Main	26.1	300	-	-	20	Cast Iron

P 01 28.01.21 ISSUED FOR STAGE 3

REV	DATE	DESCRIPTION	BY	CHECKED
1	28.01.21	ISSUED FOR STAGE 3	NB	NC

WHERE DIGITAL MODELS/FILES ARE ISSUED, THESE ARE PROVIDED FOR INFORMATION ONLY TO ASSIST OTHER PARTIES DEVELOP THEIR DESIGNS/DRAWINGS DOCUMENTATION. THIS INFORMATION IS OUTSIDE OUR CONTRACTED SCOPE OF SERVICES AND AKT II ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE DIGITAL DATA SUPPLIED.

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Consulting Structural and Civil Engineers

White Collar Factory,  
1 Old Street Yard,  
London  
EC1Y 8AF

T +44 (0)20 7250 7777  
F +44 (0)20 7250 5555

E info@akt-uk.com  
W www.akt-uk.com

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247 TOTTENHAM COURT ROAD

SITE CONSTRAINTS  
EXISTING SERVICES

TITLE

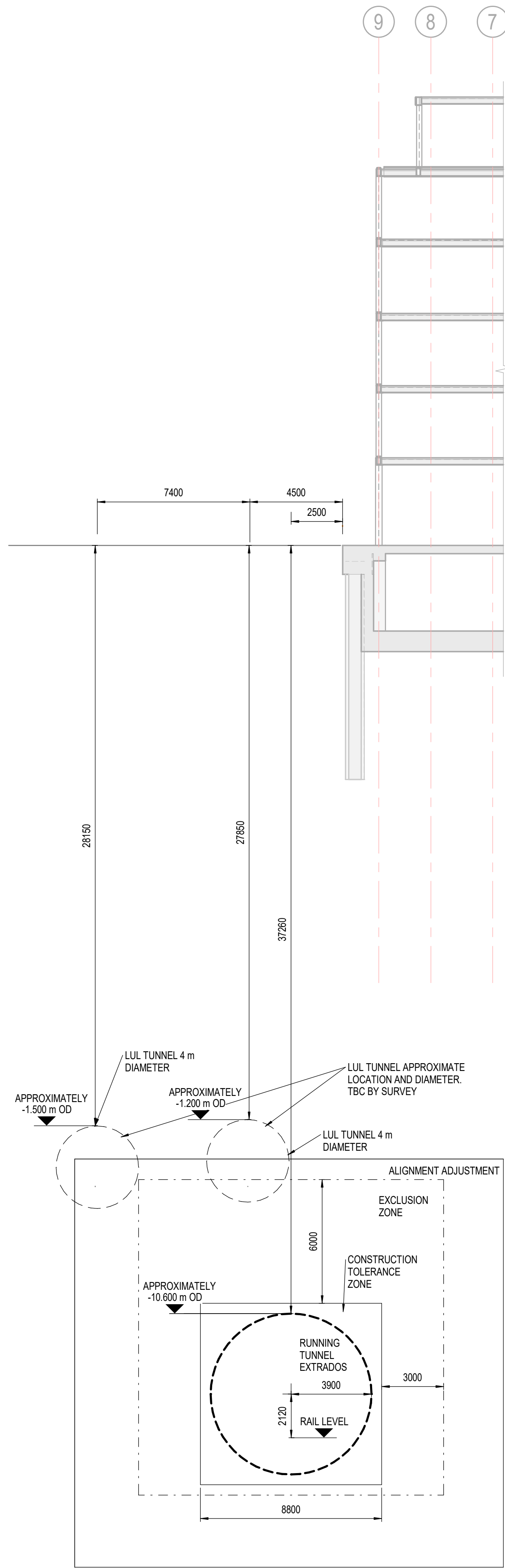
RT	11.08.20	KT	A1
DRAWN BY	CHECKED BY	SHEET SIZE	
4190	STAGE 3	S4	1:100
PROJECT No.	PROJECT STAGE	SATISFACTORY CODE	SCALE

4190 AKT XX XX DR S 00101 P01

PROJECT ID	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	DRAWING No.	REVISION
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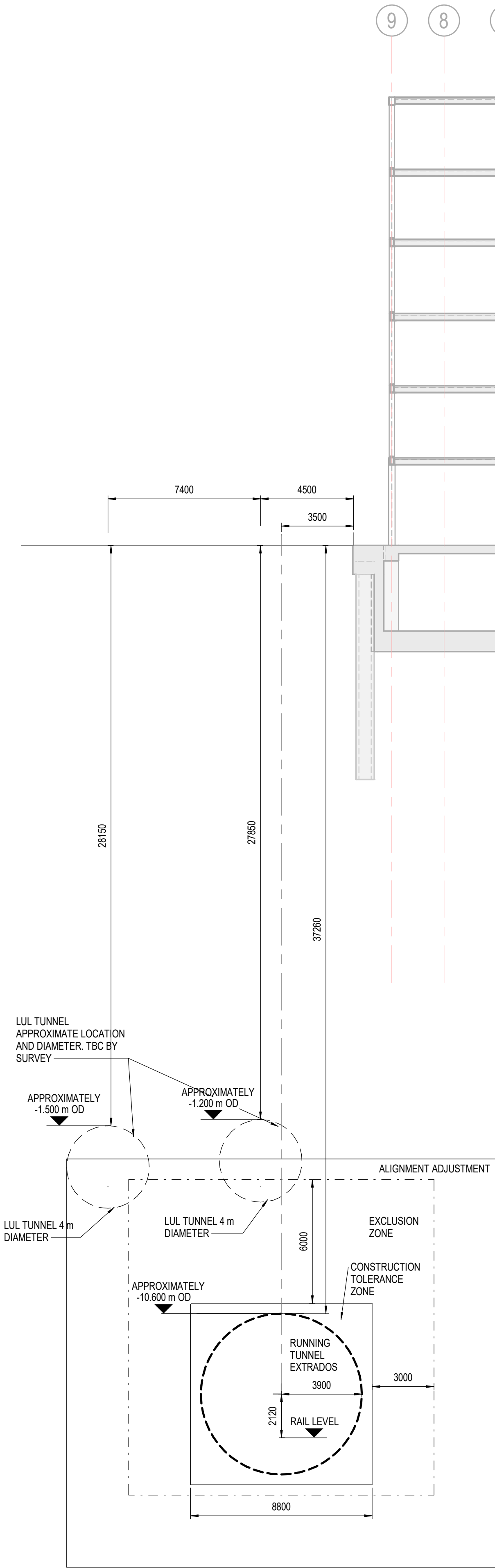
STAGE 3





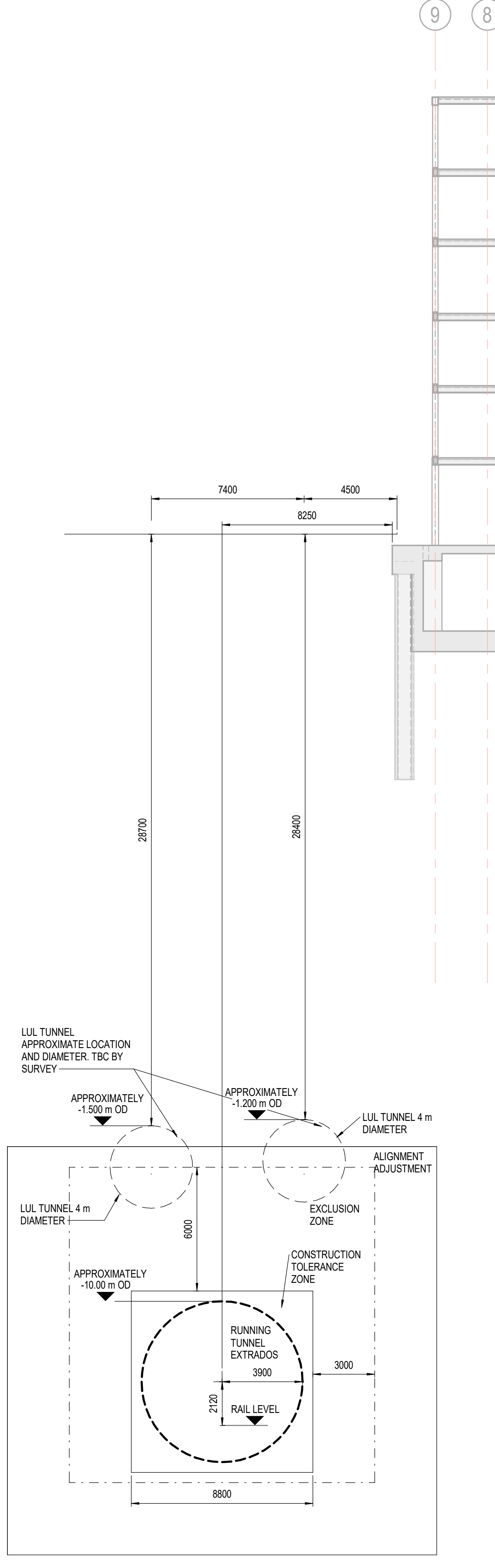
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1: 150

3  
00101



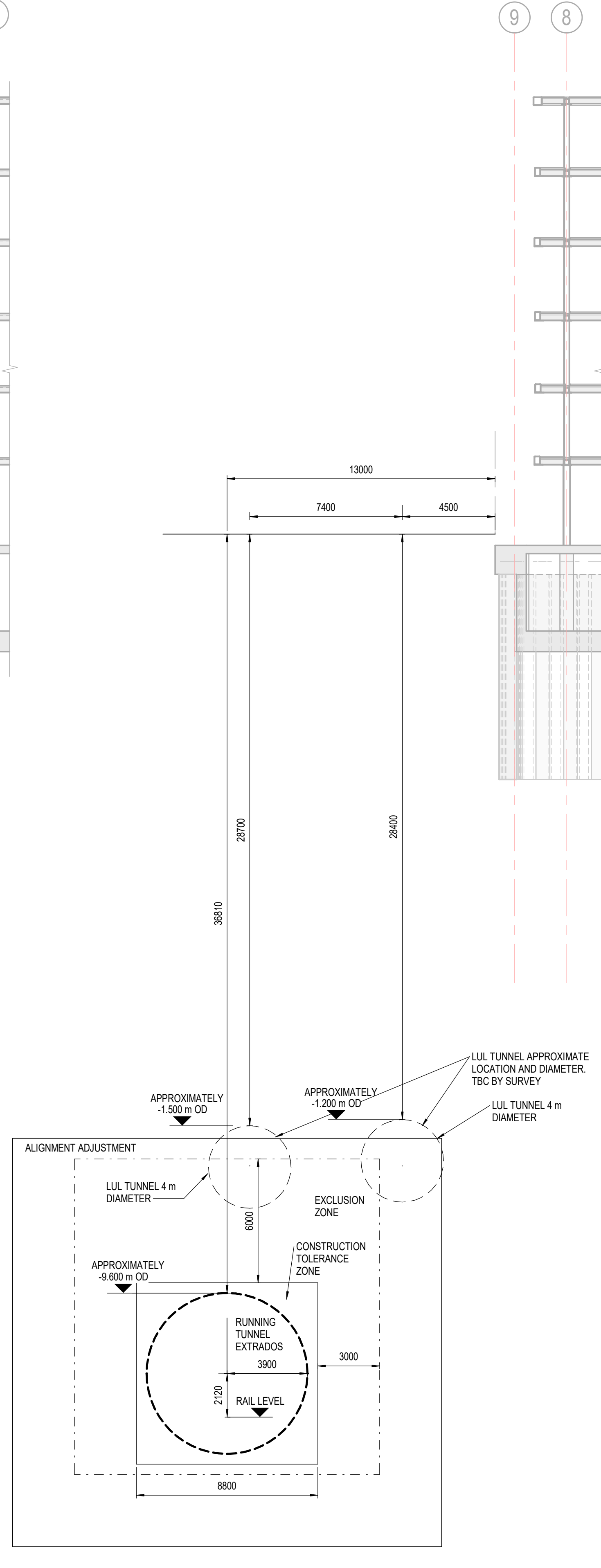
SECTION  
1: 150

4  
00101



SECTION  
1: 150

5  
00101



SECTION  
1: 150

6  
00101

#### NOTES

- DO NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS IN mm UNO.
- FOR GENERAL NOTES, SEE DRAWINGS 4190-AKT-XX-XX-DR-S-30010 TO 30080. FOR MOVEMENTS AND TOLERANCES, SEE DRAWINGS 4190-AKT-XX-XX-DR-S-00010 TO 00016.
- ALL DIMENSIONS RELATING TO EXISTING & ADJACENT STRUCTURES, PARTY WALLS ARE BASED ON ARCHIVE INFORMATION OR LIMITED SURVEY INFORMATION AND ARE THEREFORE SUBJECT TO CONFIRMATION ON SITE.
- CONCRETE GRADE – C35/45 UNO.
- ALL STEELWORK GRADE S355 UNO.
- FOR GENERAL NOTES ON SITE WIDE HEALTH AND SAFETY INFORMATION REFER TO DRAWING 4190-AKT-XX-XX-DR-S-30050 SECTION 18.
- REFER TO LIFT TRADE CONTRACTOR DRAWINGS FOR ALL LIFT BUILDERS WORKS, INCLUDING HOLES FOR MONITOR BUTTONS, CAST-IN FIXINGS, LIFTING EYES ETC.
- ALL PRECAST ELEMENTS TO BE DESIGNED BY OTHERS. REFERENCE SHOULD BE MADE TO THE ARCHITECT'S INFORMATION REGARDING PRECAST STAIRS.
- FIRE RATING FOR STRUCTURAL ELEMENTS 60 MINUTES U.N.O. REFERENCE SHOULD BE MADE TO JGA'S FIRE ENGINEERING REPORT.
- WATERPROOFING TO ARCHITECT'S DETAILS.

LUL TUNNEL POSITION BASED ON ASSET LOCATION PLAN PROVIDED 24/08/2017 TBC FOLLOWING SURVEY

TUNNEL GEOMETRY AND TOLERANCES REPRODUCED FROM CROSSRAIL 2 TUNNEL SECTION INFORMATION FOR DEVELOPERS DEC 2020

POSITION OF CROSSRAIL 2 TUNNEL BASED ON PLAN PROVIDED BY CROSSRAIL 2 (REPRODUCED FOR REFERENCE ON SHEET 01)

DEPTH OF PILES SHOWN INDICATIVELY. TBC FOLLOWING DESIGN BY PILING SPECIALIST SUBCONTRACTOR

WHERE DIGITAL MODEL FILES ARE ISSUED, THESE ARE PROVIDED FOR INFORMATION ONLY TO ASSIST OTHER PARTIES DEVELOP THEIR DESIGN/DRAWINGS DOCUMENTATION. THIS INFORMATION IS OUTSIDE OUR CONTRACTED SCOPE OF SERVICES AND AKT II ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE DIGITAL DATA SUPPLIED.

THE CONTRACTUAL DRAWINGS/INFORMATION PRODUCED BY AKT II UNDER OUR APPOINTMENT ARE LIMITED TO THE 2D PAPER DRAWING/FRESHPRINT COPIES, WITH RESPECT TO DESIGN COORDINATION AND DIMENSIONAL SETTING OUT.

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247 TOTTENHAM COURT ROAD

SITE CONSTRAINTS SECTIONS  
EXISTING SERVICES

TITLE			
YG	23.03.21	KT	A1
DRAWN BY	DRAWN DATE	CHECKED BY	SHEET SIZE
4190	STAGE 3	S4	
PROJECT No.	PROJECT STAGE	SATISFACTORY CODE	SCALE

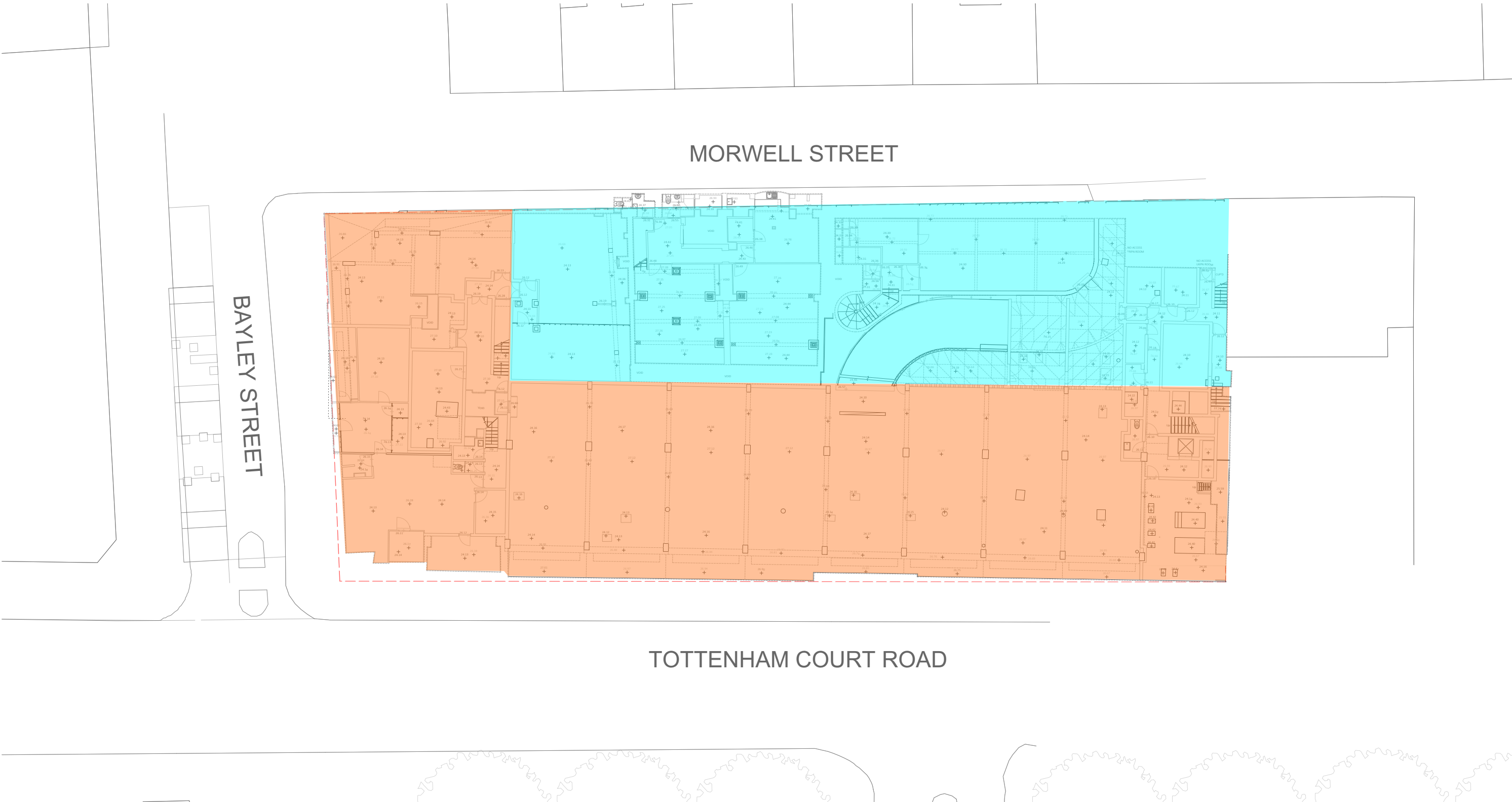
STAGE 3

4190 AKT XX ZZ DR S 00102

PROJECT ID	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	DRAWING No.	REVISION
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247 TOTTENHAM COURT ROAD:  
EXISTING STRUCTURE LOADS

- NOTES:
- 01) LOADING
  - 02) DEFLECTION LIMITS
  - 03) MATERIALS



**KEY**

155kN/m<sup>2</sup>

75kN/m<sup>2</sup>

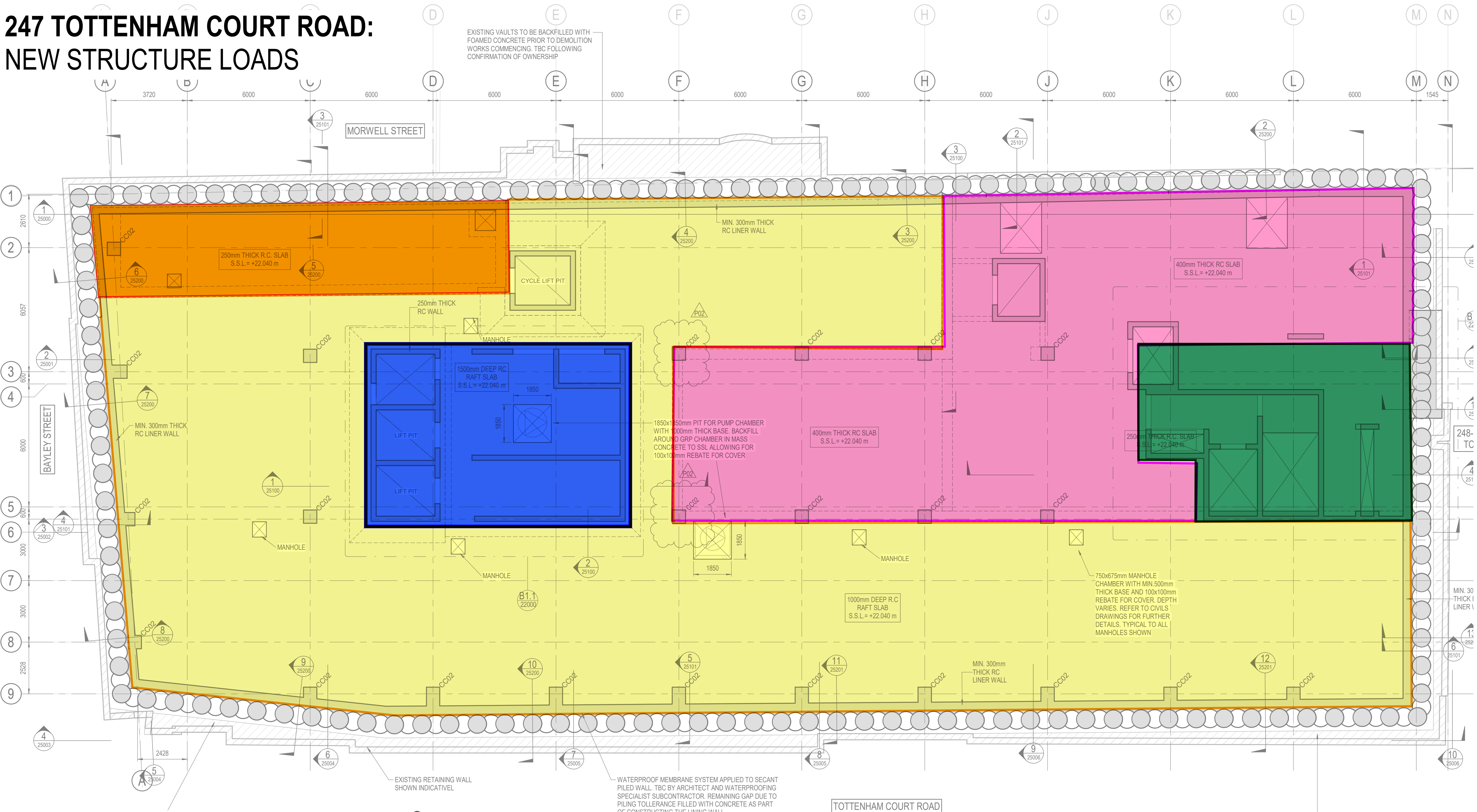
**SLS**  
S/W (SLABS + CORE + COLUMNS) = 75kN/m<sup>2</sup>  
SIDL = 20kN/m<sup>2</sup>  
LL = 35kN/m<sup>2</sup>  
+ 20% FOR FOUNDATIONS (25kN/m<sup>2</sup>)

**SLS**  
S/W (FLOOR SLABS + WALLS) = 45kN/m<sup>2</sup>  
SIDL = 10kN/m<sup>2</sup>  
LL = 5kN/m<sup>2</sup>  
+ 20% FOR FOUNDATIONS (15kN/m<sup>2</sup>)





## 247 TOTTENHAM COURT ROAD: NEW STRUCTURE LOADS



**SLS**

$$\begin{aligned} \text{DL} &= 145 \text{ kN/m}^2 \\ \text{LL} &= 60 \text{ kN/m}^2 \end{aligned}$$

**SLS**

$$\begin{aligned} \text{DL} &= 105 \text{ kN/m}^2 \\ \text{LL} &= 40 \text{ kN/m}^2 \end{aligned}$$

**SLS**

$$\begin{aligned} \text{DL} &= 155 \text{ kN/m}^2 \\ \text{LL} &= 45 \text{ kN/m}^2 \end{aligned}$$

**SLS**

$$\begin{aligned} \overline{\text{DL}} &= 210 \text{ kN/m}^2 \\ \overline{\text{LL}} &= 65 \text{ kN/m}^2 \end{aligned}$$

**SLS**

$$\begin{aligned} \overline{\text{DL}} &= 310 \text{ kN/m}^2 \\ \overline{\text{LL}} &= 75 \text{ kN/m}^2 \end{aligned}$$