

Asset location search



Property Searches

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4-5
4-5 Manchester Square
LONDON
W1U 3PD

Search address supplied O2 Management Centre
O2 Centre
255
Finchley Road
London
NW3 6LU

Your reference O2 Finchley

Our reference ALS/ALS Standard/2018_3767718

Search date 4 April 2018

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
www.thameswater-propertysearches.co.uk



0845 070 9148



Search address supplied: O2 Management Centre, O2 Centre, 255, Finchley Road,
London, NW3 6LU

Dear Sir / Madam

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

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

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

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

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

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

Contact Us

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

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

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

The following quartiles have been printed as they fall within Thames' sewerage area:

TQ2584NW
TQ2584NE
TQ2684NW
TQ2685SW

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.

The following quartiles have been printed as they fall within Thames' water area:



TQ2584NW
TQ2584NE
TQ2684NW
TQ2685SW

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

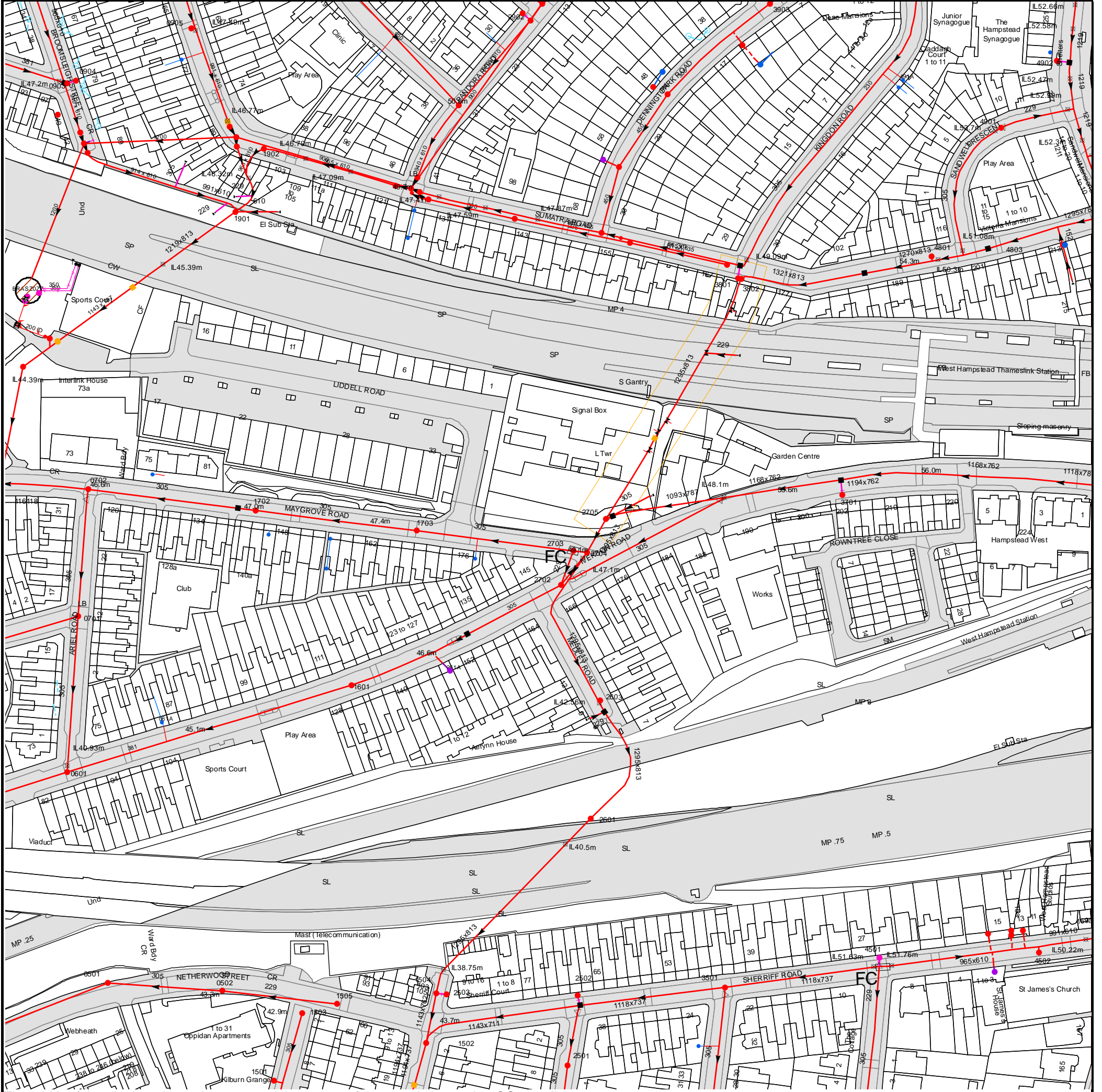
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

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



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 525250,184750
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

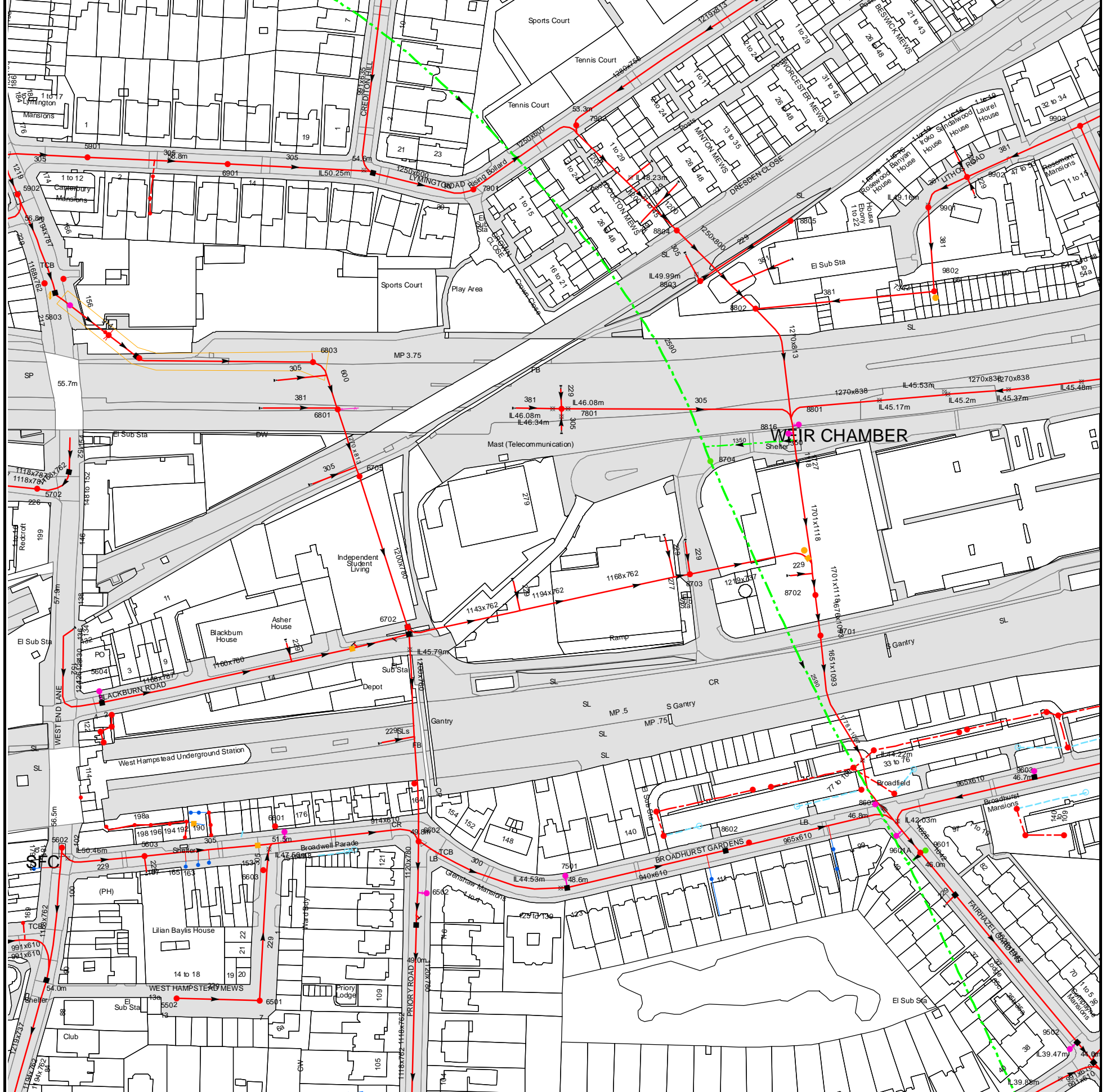
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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
4801	54.75	n/a
4803	n/a	n/a
48AD	n/a	n/a
4901	57.68	n/a
4501	55.34	n/a
4504	n/a	n/a
451A	n/a	n/a
4505	n/a	n/a
4507	n/a	n/a
4506	n/a	n/a
4502	n/a	n/a
1501	n/a	n/a
2501	n/a	n/a
351B	n/a	n/a
1502	n/a	n/a
1503	n/a	n/a
1505	n/a	n/a
2502	n/a	n/a
2503	n/a	n/a
1504	44.05	38.58
3501	51.18	47.27
2601	51.08	40.97
2603	48.77	n/a
1601	45.83	43.23
261A	n/a	n/a
2702	48.31	45.26
271A	n/a	n/a
2704	48.99	45.02
2703	48.72	45.94
171A	n/a	n/a
1703	47.44	44.81
2705	50.27	45.44
191A	49.87	40.28
191D	50	46.57
1702	46.98	43.68
1902	49.87	46.59
191B	49.76	47.32
181A	n/a	n/a
191F	49.7	43.21
191I	n/a	n/a
191E	49.79	47.46
191G	49.68	47.38
191C	49.65	47.49
291D	50.75	47.87
281B	50.08	47.76
281A	50.77	48.11
291E	n/a	n/a
291B	51.27	48.58
281D	n/a	n/a
281C	50.9	48.34
29BF	n/a	n/a
39CD	n/a	n/a
391A	52.11	49.57
39BJ	n/a	n/a
39CA	n/a	n/a
381A	51.65	48.84
3801	n/a	n/a
3802	n/a	48.02
3904	n/a	n/a
39CF	n/a	n/a
3701	n/a	n/a
491C	n/a	n/a
491A	n/a	n/a
4902	n/a	n/a
491B	n/a	n/a
3903	54.46	51.65
291A	51.92	43.88
2902	n/a	n/a
291C	51.92	48.55
09FA	n/a	n/a
091D	n/a	n/a
09EJ	n/a	n/a
0905	51.11	n/a
09EI	n/a	n/a
09DJ	n/a	n/a
081E	51.9	44.96
081B	51.69	n/a
081C	51.69	n/a
081D	51.69	n/a
081A	51.89	44.69
09CB	n/a	n/a
0903	n/a	n/a
0904	50.32	n/a
091C	49.67	46.77
09FB	n/a	n/a
09FD	n/a	n/a
091B	49.54	39.9
091A	49.39	46.66
0702	46.62	42.76
09FC	n/a	n/a
071A	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
191H	50.18	46.69
1901	49.34	45.97
0502	n/a	n/a
0501	n/a	n/a
0601	44.64	40.85
061A	n/a	n/a
0701	45.8	42.09
171B	n/a	n/a
171C	n/a	n/a

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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 525750,184750

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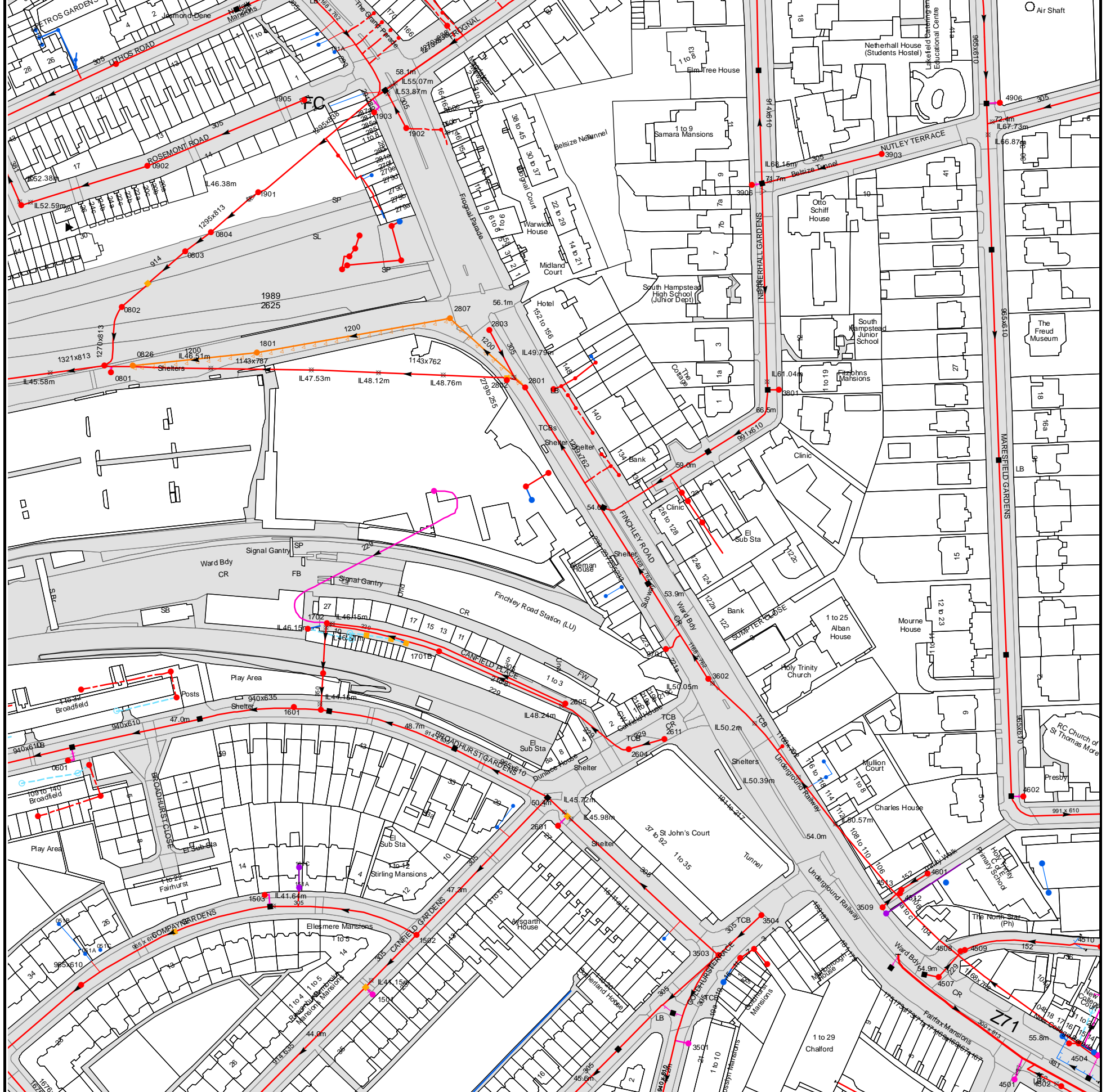
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Manhole Reference	Manhole Cover Level	Manhole Invert Level
96BI	n/a	n/a
96CE	n/a	n/a
96CD	n/a	n/a
96CB	n/a	n/a
96CC	n/a	n/a
8701	49.78	44.64
8702	49.13	44.68
8816	49.1	44.2
8801	n/a	n/a
8802	53.15	46.06
76AB	n/a	n/a
76AC	n/a	n/a
86BD	n/a	n/a
8602	47.38	43.41
86BC	n/a	n/a
86BB	n/a	n/a
86BE	n/a	n/a
861B	n/a	n/a
86AJ	n/a	n/a
86BF	n/a	n/a
86AI	n/a	n/a
8603	46.58	44.58
96CF	n/a	n/a
961A	n/a	n/a
96CG	n/a	n/a
9601	46.6	29.86
96BD	n/a	n/a
96BG	n/a	n/a
9603	46.67	n/a
96BF	n/a	n/a
96CA	n/a	n/a
96BC	n/a	n/a
9502	44.25	39.42
851B	n/a	n/a
7501	n/a	n/a
861A	n/a	n/a
9601A	46.15	41.36
6501	50.84	49.56
6502	n/a	n/a
6603	n/a	n/a
561G	n/a	n/a
561F	n/a	n/a
561E	n/a	n/a
66BE	n/a	n/a
66BF	n/a	n/a
6602	49.87	45.06
56CD	n/a	n/a
6601	n/a	n/a
66DJ	n/a	n/a
56CC	n/a	n/a
56CI	n/a	n/a
56CB	n/a	n/a
561A	n/a	n/a
561B	n/a	n/a
66CI	n/a	n/a
56BG	n/a	n/a
581C	50.23	47.53
5907	n/a	n/a
5906	n/a	n/a
5908	n/a	n/a
6901	56.15	50.97
6803	48.34	46.65
6801	48.05	46.42
6705	n/a	46.25
6702	50.83	46.18
7901	53.34	49.07
7801	48.05	n/a
8804	n/a	n/a
8703	48.77	45.2
8803	52.01	49.2
8704	48.56	30.78
56BE	n/a	n/a
56BF	n/a	n/a
56BH	n/a	n/a
5604	n/a	n/a
5702	56.02	51.43
581A	55.17	47.62
5803	55.64	51.24
581D	50.23	47.53
581F	50.23	47.53
581E	50.23	47.53
5902	56.84	52.16
5901	57.21	51.77
551A	n/a	n/a
561C	n/a	n/a
5602	55.89	49.55
561D	n/a	n/a
56DC	n/a	n/a
56DB	n/a	n/a
5603	53.54	49.43

Manhole Reference	Manhole Cover Level	Manhole Invert Level
56DA	n/a	n/a
56CJ	n/a	n/a
5502	52.33	50.48
56DD	n/a	n/a
9802	53.42	48.16
8805	52.9	50.57
9901	53.22	49.09
9902	54.18	49.87
9903	55.25	51.37
7902	53.14	48.56

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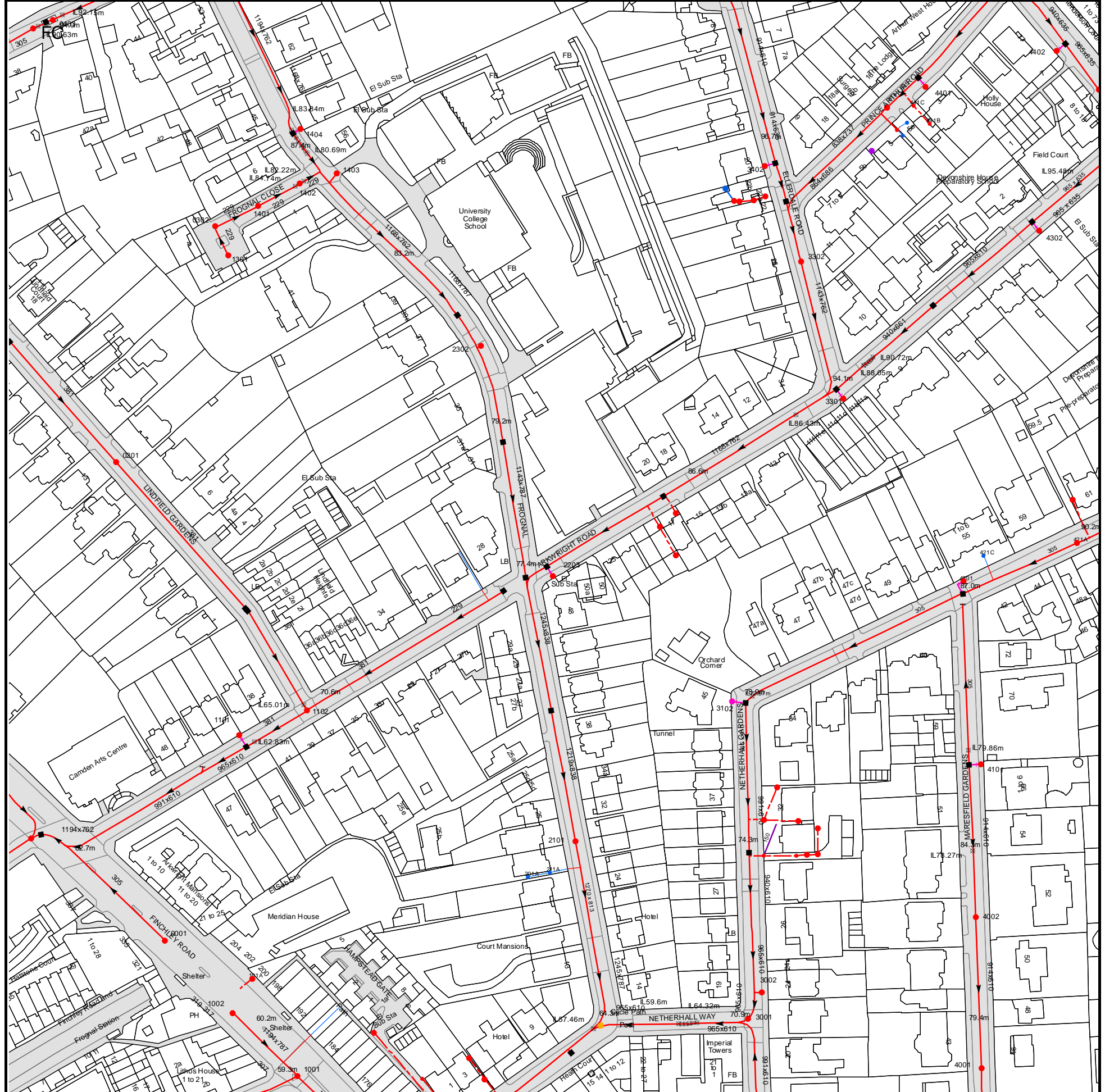
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Manhole Reference	Manhole Cover Level	Manhole Invert Level
4906	n/a	n/a
4501	54.71	n/a
4602	n/a	n/a
46AI	n/a	n/a
45DG	n/a	n/a
4502	55.61	49.91
45DC	n/a	n/a
45DA	n/a	n/a
45CJ	n/a	n/a
45CI	n/a	n/a
45DB	n/a	n/a
4504	56.29	51.57
4510	61.48	n/a
35BJ	n/a	n/a
4507	54.72	53.27
35CD	n/a	n/a
35CB	n/a	n/a
4508	56.38	53.21
4509	56.52	55.45
35CC	n/a	n/a
3504	52.33	48.88
451A	n/a	n/a
3509	54.32	52.46
4512	55.99	50.83
4513	55.96	52.38
45EF	n/a	n/a
261B	n/a	n/a
261A	n/a	n/a
2601	n/a	n/a
2605	52.05	50.07
271B	n/a	n/a
271C	n/a	n/a
2604	52.67	48.54
2611	53.12	49.01
3701	n/a	n/a
3705	n/a	n/a
3706	n/a	n/a
3602	53.34	52.43
361A	n/a	n/a
361B	n/a	n/a
361C	n/a	n/a
4601	58.43	57.79
2803	55.99	52.04
2802	n/a	n/a
2801	55.4	49.44
27CJ	n/a	n/a
27CI	n/a	n/a
27DA	n/a	n/a
28CI	n/a	n/a
28CH	n/a	n/a
281C	n/a	n/a
28CG	n/a	n/a
281B	n/a	n/a
28CE	n/a	n/a
281A	n/a	n/a
28CF	n/a	n/a
271E	n/a	n/a
271D	n/a	n/a
271A	n/a	n/a
3704	n/a	n/a
3906	n/a	n/a
3801	n/a	n/a
3903	72.04	69.19
3501	n/a	n/a
1501	45.13	n/a
3503	50.97	47.23
351A	n/a	n/a
1502	46.46	42.31
1503	n/a	n/a
151A	n/a	n/a
161C	n/a	n/a
161B	n/a	n/a
1601	47.44	43.74
06BH	n/a	n/a
161A	n/a	n/a
06BE	n/a	n/a
1701B	50.28	47.36
17BD	n/a	n/a
17BE	n/a	n/a
17BC	n/a	n/a
1702	48.6	n/a
1703	n/a	n/a
1801	49.02	46.5
2807	55.9	48.57
18AH	n/a	n/a
18AG	n/a	n/a
18AD	n/a	n/a
18AJ	n/a	n/a
0803	49.12	46.09
18AI	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
18BB	n/a	n/a
0804	51.78	46.19
18AE	n/a	n/a
18AF	n/a	n/a
1901	56	50.41
191C	n/a	n/a
191D	n/a	n/a
291A	n/a	n/a
1902	57.86	54.02
06BG	n/a	n/a
06BB	n/a	n/a
0801	50.19	n/a
0826	49.4	46.13
auto	n/a	n/a
0802	49.31	45.87
06AF	n/a	n/a
06AJ	n/a	n/a
0601	n/a	n/a
06AG	n/a	n/a
06AH	n/a	n/a
06BA	n/a	n/a
auto	n/a	n/a
051A	n/a	n/a
051C	n/a	n/a
051B	n/a	n/a
1905	58.3	55.92
191H	n/a	n/a
191B	n/a	n/a
191A	n/a	n/a
1903	n/a	n/a
191I	n/a	n/a
191G	n/a	n/a
191F	n/a	n/a
191E	n/a	n/a
1916	n/a	n/a
2901	n/a	n/a
091A	n/a	n/a
0902	57.55	53.8
091C	n/a	n/a
091B	n/a	n/a
091H	n/a	n/a
091F	n/a	n/a
091E	n/a	n/a
091D	n/a	n/a
091G	n/a	n/a

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








Manhole Reference	Manhole Cover Level	Manhole Invert Level
34BH	n/a	n/a
34BI	n/a	n/a
34BJ	n/a	n/a
34CA	n/a	n/a
3402	n/a	n/a
34CB	n/a	n/a
341A	n/a	n/a
441G	n/a	n/a
441F	n/a	n/a
441D	n/a	n/a
441E	n/a	n/a
441C	n/a	n/a
4401	n/a	n/a
441B	n/a	n/a
4302	n/a	n/a
4402	n/a	n/a
441A	n/a	n/a
3112	n/a	n/a
3105	n/a	n/a
3111	n/a	n/a
3107	n/a	n/a
3302	n/a	n/a
3110	n/a	n/a
3108	n/a	n/a
3109	n/a	n/a
3301	n/a	n/a
4201	n/a	n/a
4002	82.58	76.52
4101	n/a	n/a
4001	76.82	71.76
421C	n/a	n/a
4206	n/a	n/a
421A	n/a	n/a
1001	59.4	54.85
1004	n/a	n/a
1005	n/a	n/a
2007	n/a	n/a
2008	n/a	n/a
3001	70.81	64.89
1002	60.41	55.76
3002	n/a	n/a
101A	n/a	n/a
201A	n/a	n/a
211A	n/a	n/a
2101	69.04	62.55
3106	n/a	n/a
1101	n/a	n/a
1102	70.36	64.86
3102	n/a	n/a
2203	n/a	n/a
3201	n/a	n/a
2210	n/a	n/a
3202	n/a	n/a
2302	n/a	n/a
1301	89.91	87.74
0302	89.8	87.09
1401	88.72	85.96
1402	86.98	n/a
1403	86.35	80.51
1404	88.07	n/a
0001	61.45	58.7
auto	n/a	n/a
auto	n/a	n/a
0403	93.85	n/a
0201	79.17	71.93

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ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

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





Sewer Fittings

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

-  Air Valve
-  Dam Chase
-  Fitting
-  Meter
-  Vent Column




Operational Controls

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

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir






End Items

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

-  Outfall
-  Undefined End
-  Inlet






Other Symbols

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








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

Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

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

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

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.