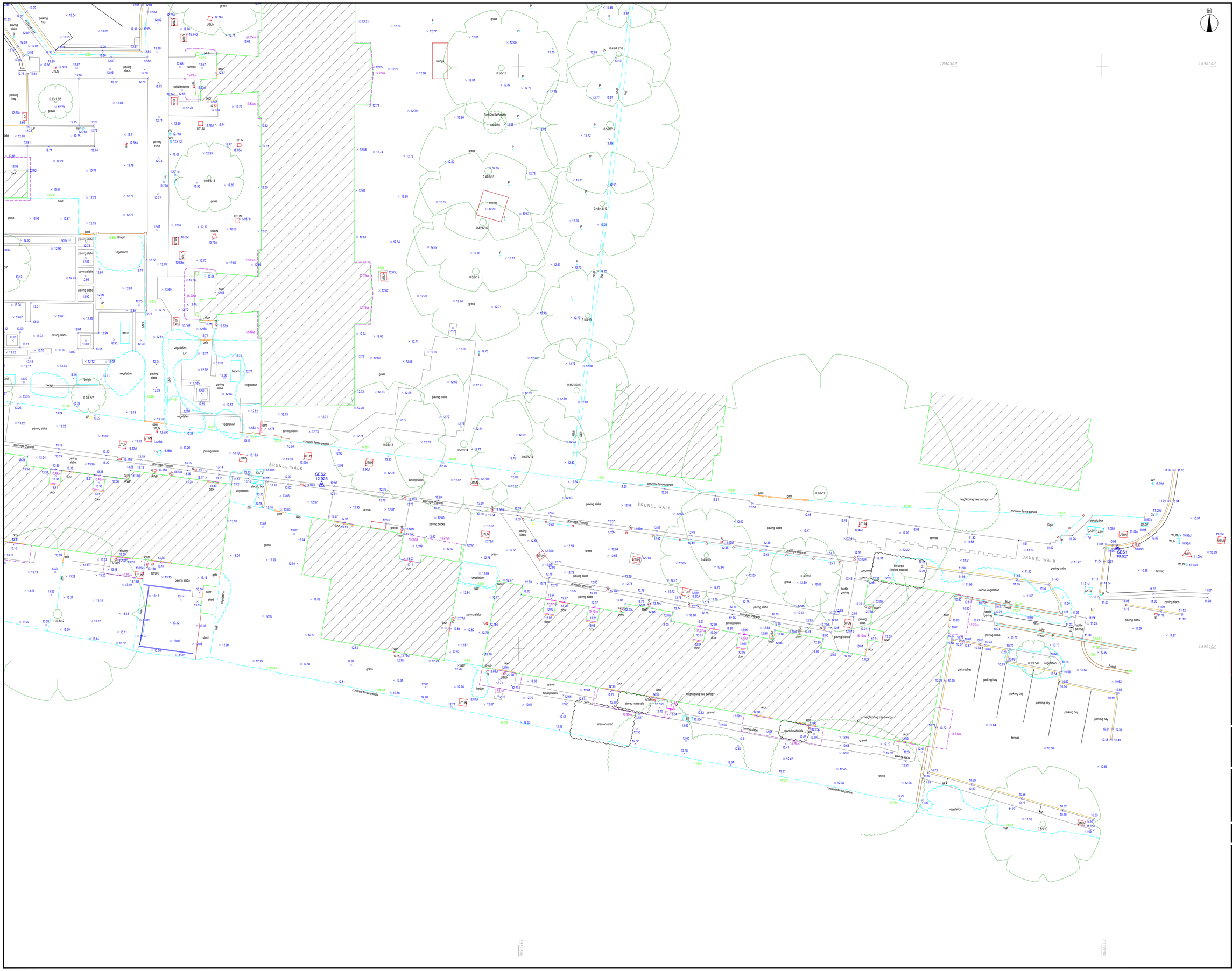


NOTES

SES survey control has been related to OS using GNSS RTK methods.

Stations SES2, SES4, SES5 & SES6 have been used for position.

Station SES1 has been fixed for level.

LEGEND

B	.....	Bollard
BT	.....	British Telecom Cover
CATV	.....	Cable Television
FH	.....	Fire Hydrant
G	.....	Gully
GV	.....	Gas Valve
LP	.....	Lamp Post
MH	.....	Manhole
RWP	.....	Rain Water Pipe
TP	.....	Telegraph Pole
UTUN	.....	Unidentified Utility
WM	.....	Water Meter
WUN	.....	Water Unclassified
WV	.....	Water Valve

Fence Types

IWF	.....	Interwoven Wooden Fence
MRF	.....	Metal Railing Fence

Wall Types

Bwall	.....	Brick Wall

Trees

xx/xxxx	.....	Trunk(B)/Spread(r)/Height

LEVELS

cl	.....	Cover Level
t	.....	Top
us	.....	Underside

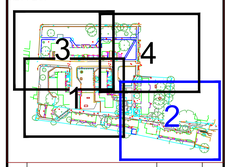
SURVEY STATION SCHEDULE

Stn	Easting	Northing	Level
SES1	533201.320	189008.654	10.921
SES2	533133.097	189014.098	12.925
SES3	533066.686	189024.470	13.449
SES4	533064.965	189070.332	13.116
SES5	533097.172	189072.684	12.947
SES6	533020.791	189072.500	13.122
SES7	533023.825	189115.881	12.782
SES8	533118.531	189095.675	12.850
SES9	533123.503	189061.504	12.835

LEGEND

	.....	primary control station
	.....	secondary control station

KEY PLAN



01	Additional areas added	01/04/2021	SK
00	Issued for information	25/09/2020	SK
	REVISION	DATE	BY

CLIENT

MADLINS

PROJECT TITLE

Brunel Walk N15

TITLE

2D Topographic Survey
(Sheet 2 of 4)

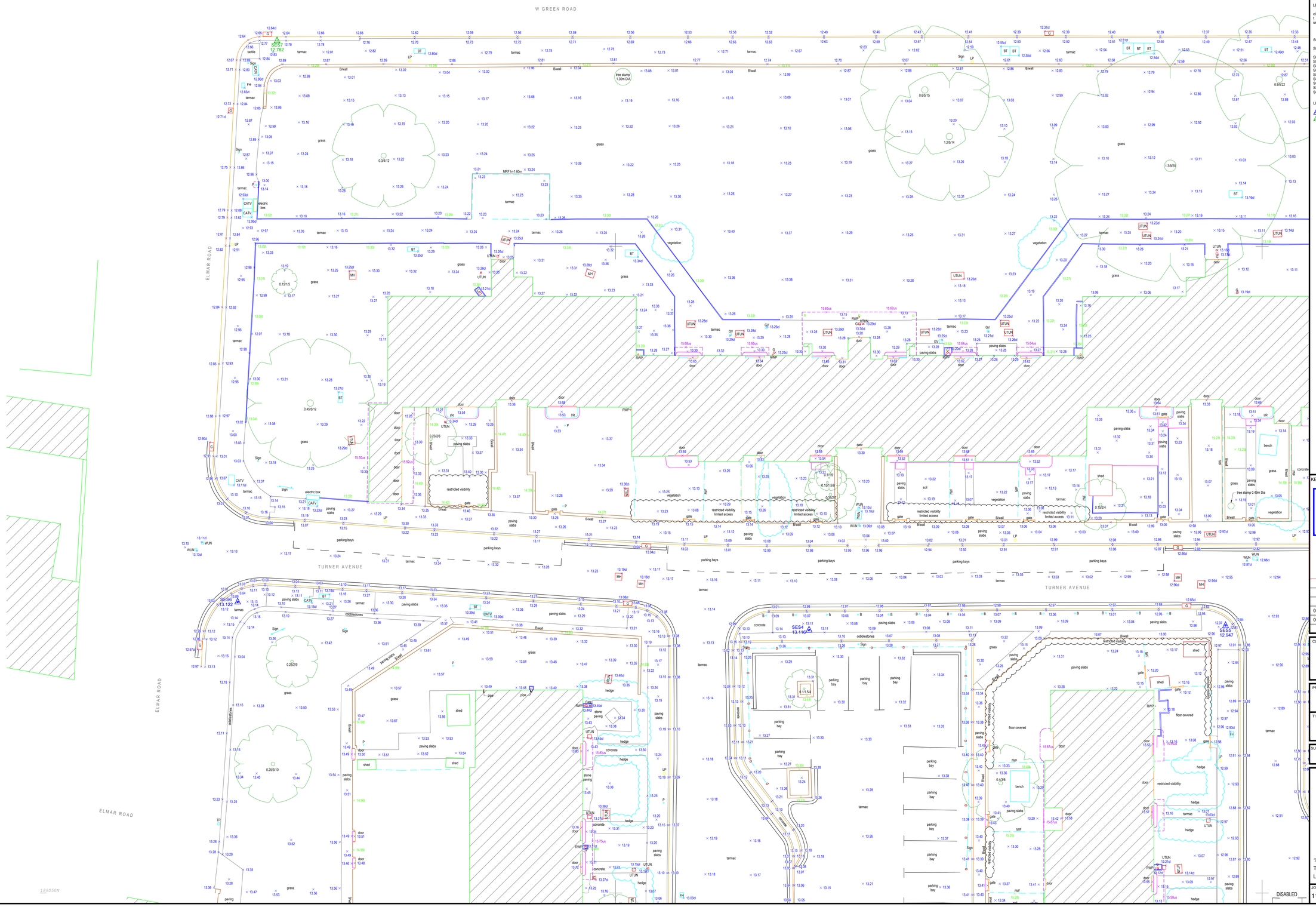
SURVEYED	DRAWN	CHECKED	DATE	SCALE @A0
PCH	SK	NP	Sept'2020	1:100

SITE ENGINEERING SURVEYS LTD

16 Tiller Court
Tiller Road
London E14 8PX

Tel: 020 7538 0870
Fax: 020 7537 4355
Email: office@sesltd.uk.com

JOB No	DRAWING No	REV
11243	SES-11243-001	01



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Fence Types

IWF	....	Interwoven Wooden Fence
MRF	....	Metal Railing Fence

Wall Types

B/wall	....	Brick Wall

Trees

xx/xxxx	....	Trunk(B)/Spread(r)/Height

LEVELS

cl	....	Cover Level
t	....	Top
us	....	Underside

SURVEY STATION SCHEDULE

Stn	Easting	Northing	Level
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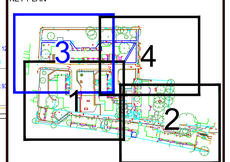
SES7	533023.825	189115.881	12.782
SES8	533118.531	189095.675	12.850
SES9	533123.503	189061.504	12.835

LEGEND

▲	....	primary control station
△	....	secondary control station

KEY PLAN



01	Additional areas added	01/04/2021	SK
00	Issued for information	25/09/2020	SK
	REVISION	DATE	BY

CLIENT

MADLINS

PROJECT TITLE

Brunel Walk N15

TITLE

2D Topographic Survey
(Sheet 3 of 4)

SURVEYED	DRAWN	CHECKED	DATE	SCALE @A0
PCH	SK	NP	Sept'2020	1:100

SITE ENGINEERING SURVEYS LTD

16 Tiller Court
Tiller Road
London E14 8PX

Tel: 020 7538 0870
Fax: 020 7537 4355
Email: office@sesltd.uk.com

JOB No	DRAWING No	REV
11243	SES-11243-001	01

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CATV	....	Cable Television
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Trees

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LEVELS

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SURVEY STATION SCHEDULE

Stn	Easting	Northing	Level
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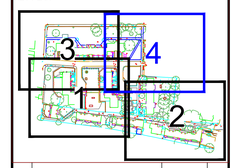
LEGEND

... primary control station

... secondary control station

KEY PLAN



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MADLINS

PROJECT TITLE

Brunel Walk N15

TITLE

2D Topographic Survey
(Sheet 4 of 4)

SURVEYED	DRAWN	CHECKED	DATE	SCALE @A0
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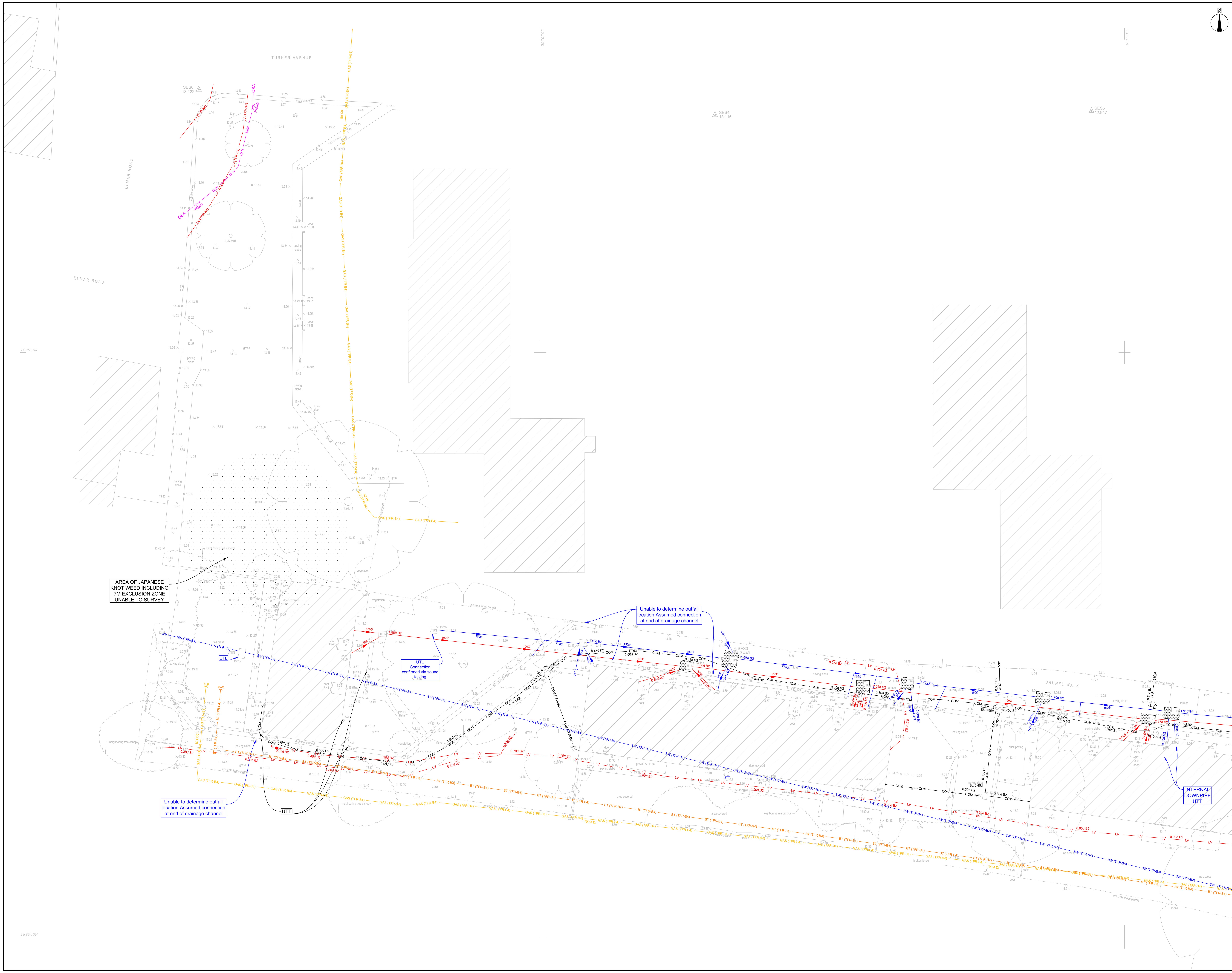
11243	SES-11243-001	01



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Background drawing shown in grey taken from SES drawing number SES-11243-001 rev00 "2D Topographic Survey"

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2. ALL SEWERS ARE PRESUMED TO BE STRAIGHT BETWEEN CHAMBERS.

geotechnical
Geotechnical Engineering Ltd

Telephone: (01452) 527743 Facsimile: (01452) 729314 E-mail: surveying@geoeng.co.uk Web: www.geoeng.co.uk

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PAS 128 : 2014

SURVEY CATEGORY	QUALITY LEVEL	CRITERIA USED IN THE DETERMINATION OF QUALITY LEVEL
TYPE B - DETECTION	QL-B4	A UTILITY SEGMENT WHICH IS SUSPECTED TO EXIST BUT HAS NOT BEEN DETECTED AND THEREFORE SHOWN AS AN ASSUMED ROUTE. **(NO DETECTION POSSIBLE)**
	QL-B3	POSITION OF THE UTILITY DETECTED BY ONE OF THE GEOPHYSICAL TECHNIQUES. **(EML OR GPR DETECTION WITH LIMITED CONFIDENCE IN DEPTH)**
	QL-B2	POSITION AND DEPTH OF THE UTILITY DETECTED BY ONE OF THE GEOPHYSICAL TECHNIQUES. **(EML OR GPR DETECTION WITH CONFIDENCE IN DEPTH)**
	QL-B1	POSITION AND DEPTH OF THE UTILITY DETECTED BY MULTIPLE GEOPHYSICAL TECHNIQUES. **(EML + GPR DETECTION)**

ABBREVIATIONS (Land & Utilities)

AV	AIR VALVE	FL	FLOOR LEVEL	RS	ROAD SIGN
BH	BOREHOLE	GV	GAS VALVE	SB	SIGN BOARD
Bin	LITTER / GRIT SALT BIN	GY	GULLY	SF	SAND FILLED
BL	BASE LEVEL	HV	HIGH VOLTAGE	SI	SPUN IRON
BOL	BOLLARD	IC	INSPECTION CHAMBER	SL	SILT LEVEL (TOP)
BP	BOUNDARY POST	IL	INVERT LEVEL	SP	SIGN POST
BS	BUS STOP	INT	INTERCEPTOR	ST	STOP TAP
BTIC	BRITISH TELECOM CHAMBER	KO	KERB OUTLET	SV	STOP VALVE
CATV	CABLE TV COVER	LH	LAMP HOLE	SVP	SOIL VENT PIPE
CB	CONTROL BOX	LP	LAMP POST	TBM	TEMPORARY BENCH MARK
CI	CAST IRON	LV	LOW VOLTAGE	TCB	TELEPHONE CALL BOX
CL	COVER LEVEL	MH	MANHOLE	TE	TRAPPED EXIT
CO	CONCRETE	Mkr	MARKER POST	TEL	TELECOM CHAMBER COVER
CP	CABLE PIT	MW	MONITORING WELL	TK	TANK
CR	CABLE RISER	OP	OUTLET PIPE	TL	TRAFFIC LIGHT
DCB	DRIVERS CONTROL BOX	OSBM	O.S BENCH MARK	TP	TELEGRAPH POLE
DP	DOWN PIPE	P	POST	UI	UNIDENTIFIED
EIC	ELECTRIC INSPECTION COVER	PB	POST BOX	VC	VITREOUS CLAY
EOC	EDGE OF CANOPY	PE	POLYETHYLENE	VP	VENT PIPE
EP	ELECTRICITY POLE	PR	PIPE RISER	VR	VAPOUR RECOVERY
ER	EARTH ROD	PV	PIPE (VERTICAL)	WL	WATER LEVEL
FB	FOOTBRIDGE	PVC	POLYVINYL CHLORIDE	WM	WATER METER
FH	FIRE HYDRANT	RE	RODDING EYE	WO	WASH OUT VALVE
		RF	RUBBLE FILLED	WS	WEAK SIGNAL

LEGEND

Utility Linetypes

Air	Electric Cable (E)	Fuel Line Petrol (FL P)	OIL - From Records
Air - Assumed Route	E - Assumed	FL P - Assumed	Rising Main
Air - From Records	E - From Records	FL P - From Records	Survey Area
British Telecom (BT)	High Voltage (HV)	Gas Line (G)	Traffic Lights (TL)
BT - Assumed Route	HV - Assumed	G - Assumed	TL - Assumed
BT - From Records	HV - From Records	G - From Records	TL - From Records
BT - Overhead	Low Voltage (LV)	Gauge Line (GL)	CCTV / Cable Television (TV)
Chamber Extents	LV - Assumed	GL - Assumed	TV - Assumed
Utility Check	LV - From Records	GL - From Records	TV - From Records
Telecom	Electric Overhead Cable	GPR Line	Unable to Survey
Telecom - Assumed	Empty Ducts (ED)	GPR Anomoly	Unknown (UKN)
Telecom - From Records	ED - Assumed	Heating (HTG)	UKN - Assumed
Combined Water (CW)	ED - From Records	HTG - Assumed	UKN - From Records
CW - Assumed	Fibre Optics (FO)	HTG - From Records	Vapour Recovery (VR)
CW - Taken From Records	FO - Assumed	Multiple Service Route (MSR)	VR - Assumed
Foul Water (FW)	FO - From Records	MSR - Assumed	VR - From Records
FW - Assumed	Fuel Line (FL)	MSR - Taken From Records	Vent Pipe (VP)
FW - From Records	FL - Assumed	Offset Fill (OF)	VP - Assumed
Surface Water (SW)	FL - From Records	OF - Assumed	VP - From Records
SW - Assumed	Fuel Line Diesel (FL D)	OF - From Records	Water Pipe (WTR)
SW - From Records	FL D - Assumed	Oil Line (OIL)	WTR - Assumed
Earth	FL D - From Records	OIL - Assumed	WTR - From Records

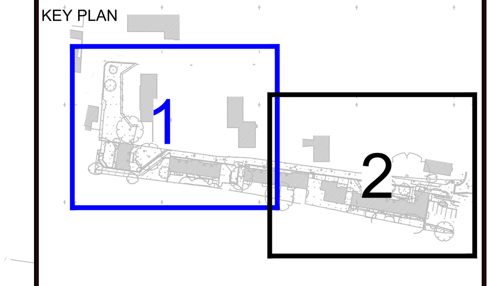
UTILITY SURVEY ABBREVIATIONS

End of Trace	EoT	Depth to Top of Service (m)	0.40d
Head of Run	HoR	Weak Signal	WS
Off Survey Area	OSA	Taken From Records	TFR
Capped	Cap	Unable to Survey	UTS
Unable to Trace	UTT	Unable to Raise (Cover)	UTR
End of Records	EoR	Assumed Route	AR
"P" Trap	PT	No Visible Evidence	NVE
Pot End	PE	No Depth Indicated	NDI
Back Drop	BD	Station and Name Station Level	100.000
Chamber Extents		Unable to Survey	

TOPO LINETYPES

Building	Wall
Canopy	Top of bank
Drainage Channel	Verge
Kerb Line	Bottom of bank
Drop Kerb	Hedge
Fence	Tree / Fir

KEY PLAN



00	Issued for information	09/10/2020	SK
	REVISION	DATE	BY

CLIENT

MADLINS

PROJECT TITLE

Brunel Walk N15

TITLE

Utility Survey
(Sheet 1 of 2)

SURVEYED	DRAWN	CHECKED	DATE	SCALE @A0
Geotechnical	SK	NP	Oct. 2020	1:100

SITE ENGINEERING SURVEYS LTD

16 Tiller Court
Tiller Road
London E14 8PX
Tel: 020 7538 0870
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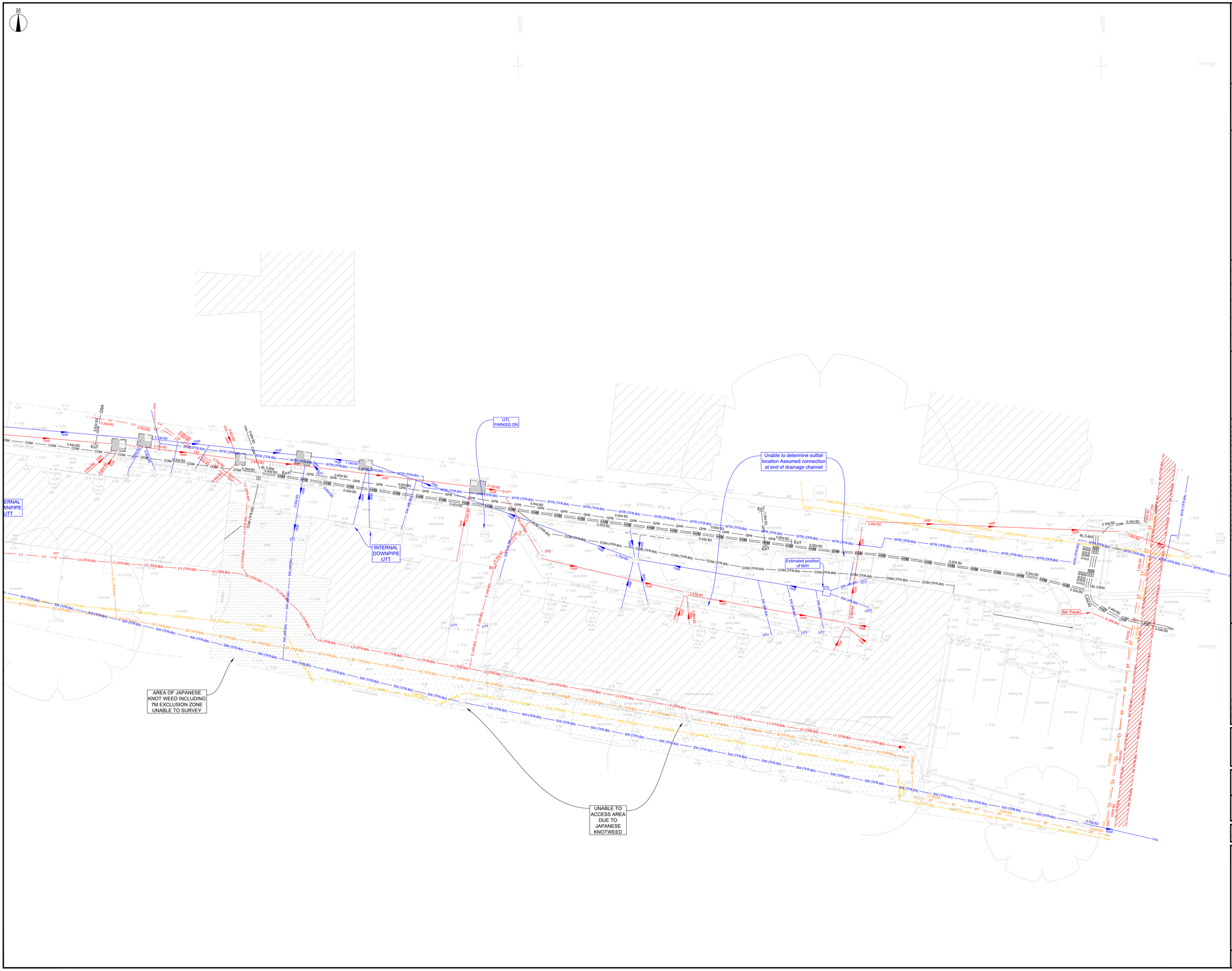
JOB No	DRAWING No	REV
11243	SES-11243-003	00



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Bw	LITTER / GRIT SALT BIN	GY	GULLY	SF	SAND FILLED
BC	BT CABINET	IC	INSPECTION CASE	SL	SITE LEVEL
BOL	BOLLARD	IC	INSPECTION CHAMBER	SL	SILT LEVEL (FOP)
BS	BUS STOP	IL	INVERT LEVEL	ST	STOP COCK
BS	BUS STOP	KL	KERB LEVEL	ST	STOP POST
CAT	CATV / TELECOM CHAMBER	KO	KERB OUTLET	SV	STOP VALVE
CATV	CABLE TV LICENCE	LC	LAMP COLUMN	TBM	TEMPORARY BENCH MARK
CB	CONTROL BOX	LP	LAMP POST	TBM	TEMPORARY BENCH MARK
CL	COVER LEVEL	LP	LIGHTING POLE	TC	TELEPHONE CALL BOX
CL	COVER LEVEL	MH	MANHOLE	TE	TRAPPED EDGE
CO	CONCRETE	Mkr	MARKER POST	TEL	TELECOM CHAMBER COVER
CP	CAR PARK	MP	MOTOR POWER	TL	TRAFFIC LIGHT
CR	CABLE RISER	OP	OUTLET PIPE	TL	TRAFFIC LIGHT
DCB	DRIVERS CONTROL BOX	OSBM	O.S BENCH MARK	TP	TELEGRAPH POLE
EB	ELECTRIC BOX	PB	POST BOX	TP	TELEGRAPH POLE
EIC	ELECTRIC INSPECTION COVER	PB	POST BOX	VC	VITRIOUS CLAY
EOC	EDGE OF CARDIGAN	PE	POLYETHYLENE	VP	VENT PIPE
EP	ELECTRIC POWER CUBE	PL	PLANTER	WD	WATER DISCOVERY
ER	EARTHING	PV	PIPE (VERTICAL)	WL	WATER LEVEL
FH	FIRE HYDRANT	RE	RODDING EYE OUTSIDE	WO	WASH-OUT VALVE
FH	FIRE HYDRANT	RE	RODDING EYE	WO	WASH-OUT VALVE
		RF	RUBBLE FILLED	WS	WEAK SIGNAL

LEGEND

Utility Linetypes

AV - Air Valve		Electric Cable (E)	Fuel Line Petrol (FL P)	OIL - From Records
Ducting (DB) - Ducting (Unknown Use)		E - Assumed	FL P - Assumed	Pipeline (PL)
AV - Assumed Route		Ducting (DE)	FL P - Assumed	Pipeline (PL) - Assumed
AV - From Records		E - From Records	FL P - From Records	Survey Area
Ducting (DU) - Ducting (Unknown Use)		Electric Duct	Fuel Line Diesel (FL D)	Pipeline (PL) - From Records
British Telecom (BT)		High Voltage (HV)	Gas Line (G)	Traffic Lights (TL)
BT - Assumed Route		Ducting (DG)	G - Assumed	Ducting (DT)
BT - From Records		HV - Assumed	G - From Records	TL - From Records
		HV - From Records	Gas Line (GL)	TV - From Records
BT - Overhead		Low Voltage (LV)	Gas Line (GL) - Assumed	CCTV / Cable Television (TV)
Chamber Exterior		LV - Assumed	GL - Assumed	TV - Assumed
Ducting (DC) - Ducting (Unknown Use)		Ducting (DL)	GL - From Records	TV - From Records
Chamber Interior		LV - From Records	GL - From Records	TV - From Records
Telecom		Electric Overhead Cable	GPR Line	Unable to Survey
Ducting (DT) - Ducting (Unknown Use)		Ducting (DM)	GPR Assumed	Unknown Utility
Telecom - Assumed		Empty Ducts (DD)	GPR Assembly	Unknown Utility
Ducting (DX) - Ducting (Unknown Use)		Ducting (DN)	Heating (HTG)	Unknown Utility
Telecom - From Records		ED - Assumed	Heating (HTG)	UNK - Assumed
Combined Water (CW)		ED - From Records	HTG - Assumed	UNK - From Records
CW - Assumed		Fibre Optics (FO)	HTG - From Records	Vapour Recovery (VR)
CW - From Records		FO - Assumed		Vapour Recovery (VR)
CW - Valve From Records		FO - From Records	Multiple Service Route (MSR) - Assumed (2 or more utilities present)	VR - Assumed
Foul Water (FW)		FO - From Records	MSR - Assumed	VR - From Records
FW - Assumed		Fuel Line (FL)	MSR - From Records	Water Pipe (WP)
FW - From Records		FL - Assumed	Oil Fill (OF)	Water Pipe (WP)
Surface Water (SW)		FL - From Records	OF - Assumed	WP - From Records
SW - Assumed		Fuel Line Diesel (FL D)	OF - From Records	Water Pipe (WS)
SW - From Records		FL D - Assumed	Oil Line (OIL)	WS - Assumed
Earth		FL D - From Records	OIL - Assumed	WS - From Records

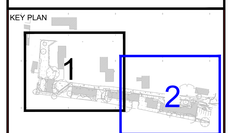
UTILITY SURVEY ABBREVIATIONS

End of Trace	EoT	Depth to Top of Service (m)	D.400
Head of Run	HoR	Weak Signal	WS
Off Survey Area	OSA	Taken From Records	TFR
Unable to Access	UTA	Unable to Trace	UTT
Unable to Trace	UTT	Unable to Raise (Cover)	UTR
End of Records	EoR	Assumed Route	AR
"0" Trap	0	No Visible Evidence	NVE
Pot End	PE	No Depth Indicated	ND
Back Drop	BD	Ordnance Datum Station Level	AT 100.000
Chamber Extents		Unable to Survey	

TOPO LINETYPES

Building		Wall	
Canopy		Top of bank	
Drainage Channel		Verge	
Kerb Line		Bottom of bank	
Drop Kerb		Hedge	
Fence		Tree / Pv	

KEY PLAN



REV	REVISION	DATE	BY
00	Issued for information	09/10/2020	SK

CLIENT

MADLINS

PROJECT TITLE

Brunel Walk N15

TITLE

Utility Survey
(Sheet 2 of 2)

SURVEYED	DRAWN	CHECKED	DATE	SCALE @A0
Geotechnical	SK	NP	Oct. 2020	1:100

SITE ENGINEERING SURVEYS LTD
16 Tiller Court
Tiller Road
London E14 8PX
Tel: 020 7538 0870
Fax: 020 7537 4355
Email: office@sesltd.uk.com

JOB No	DRAWING No	REV
11243	SES-11243-003	00

Appendix C – Thames Water Asset Records

Asset location search

Property Searches

Geotechnical Engineering Limited
Centurion House
Olympus Park
GLOUCESTER
GL2 4NF

Search address supplied 4
Brunel Walk
London
N15 5HQ

Your reference 36069

Our reference ALS/ALS Standard/2020_4259300

Search date 21 September 2020

Knowledge of features below the surface is essential for every development

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

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

Contact us to find out more.

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

searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk

0845 070 9148

Asset location search

Property Searches

Search address supplied: 4, Brunel Walk, London, N15 5HQ

Dear Sir / Madam

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

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

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

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

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

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

Contact Us

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

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

Email: searches@thameswater.co.uk
Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an ‘as constructed’ record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

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

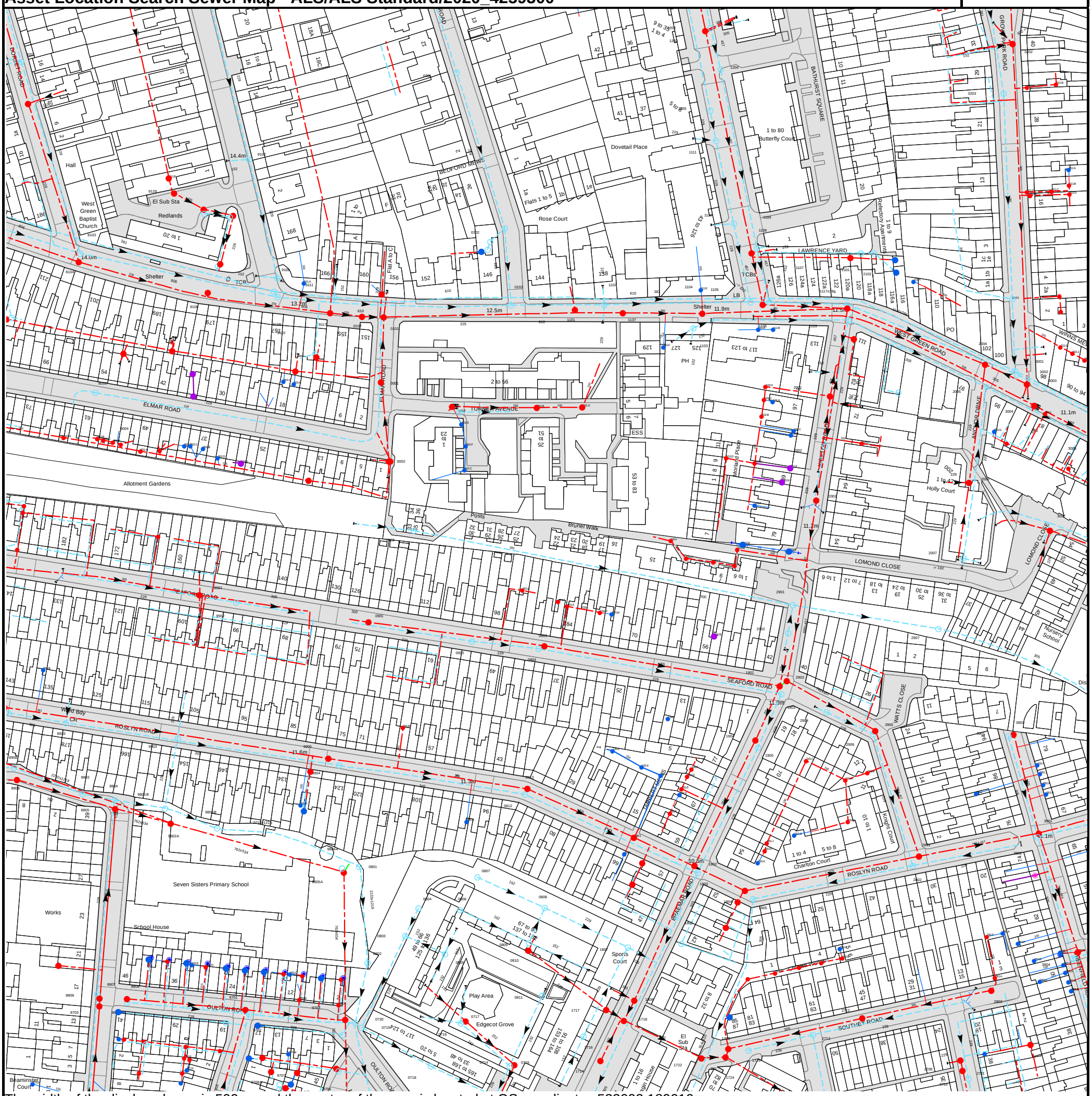
Clean Water queries

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

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

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

Asset Location Search Sewer Map - ALS/ALS Standard/2020_4259300



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 533092,189010

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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
9133	n/a	n/a
9132	n/a	n/a
9135	n/a	n/a
9131	n/a	n/a
9102	14.14	12.59
9109	13.11	11.87
9108	13.29	12.05
9110	13.15	10.79
911A	n/a	n/a
9111	12.94	11.58
011A	n/a	n/a
0201	13.89	12.45
01YT	n/a	n/a
01ZP	n/a	n/a
01ZQ	n/a	n/a
0102	12.78	11.56
111E	n/a	n/a
1202	13.3	9.08
1205	12.72	11.59
2101	11.4	9.63
1107	11.52	9.72
1105	11.66	9.73
211A	n/a	n/a
21YS	n/a	n/a
21XZ	n/a	n/a
21XX	n/a	n/a
21YQ	n/a	n/a
1108	11.88	8.01
21YP	n/a	n/a
1109	11.8	10.13
1110	12.02	11.14
1111	12.53	11.45
1204	13	10.9
1203	13.22	11.08
311G	n/a	n/a
3107	n/a	n/a
3101	11.06	9.84
3108	n/a	n/a
311E	n/a	n/a
311D	n/a	n/a
311F	n/a	n/a
311C	n/a	n/a
311B	n/a	n/a
311A	n/a	n/a
3203	12.08	10.42
321A	n/a	n/a
321B	n/a	n/a
3202	12.56	10.6
1101	12.28	11.05
101O	n/a	n/a
1102	12.08	10
1137	n/a	n/a
111F	n/a	n/a
1103	n/a	n/a
1104	11.87	10.68
101D	n/a	n/a
101C	n/a	n/a
111A	n/a	n/a
101B	n/a	n/a
1106	11.64	7.65
101G	n/a	n/a
101H	n/a	n/a
101A	n/a	n/a
111B	n/a	n/a
101N	n/a	n/a
201F	n/a	n/a
201D	n/a	n/a
201C	n/a	n/a
2002	11.94	10.48
2001	11.93	10.43
2102	11.49	7.54
2103	11.33	9.57
21YV	n/a	n/a
201H	n/a	n/a
20VZ	n/a	n/a
2006	11.19	9.74
2004	11.05	8.59
2005	10.94	9.57
201G	n/a	n/a
3026	n/a	n/a
3001	10.93	10.27
3002	10.91	9.74
3003	10.97	8.79
3004	11	9.89
301L	n/a	n/a
3007	11.24	10.19
3028	n/a	n/a
301J	n/a	n/a
301H	n/a	n/a
091B	n/a	n/a
0904	12.23	10.47

Manhole Reference	Manhole Cover Level	Manhole Invert Level
0903	12.25	9.71
0902	12.19	10.58
0901	12.2	9.89
9902	12.28	11.04
091C	n/a	n/a
0003	13.29	n/a
9003	13.63	11.93
001C	n/a	n/a
901F	n/a	n/a
00YW	n/a	n/a
0002	13.27	11.72
901D	n/a	n/a
001F	n/a	n/a
001D	n/a	n/a
001E	n/a	n/a
001B	n/a	n/a
001A	n/a	n/a
901H	n/a	n/a
0001	13.02	11.6
901G	n/a	n/a
90XS	n/a	n/a
9021	n/a	n/a
9020	n/a	n/a
0101	12.69	11.34
0107	n/a	n/a
9117	n/a	n/a
0103	12.36	10.22
2906	10.92	10.01
2905	10.01	7.11
191I	n/a	n/a
2904	10.92	10.18
1903	10.99	9.93
1902	11.05	9.05
2903	11.02	7.22
191B	n/a	n/a
2902	10.94	9.39
2907	11.82	8.82
191M	n/a	n/a
191N	n/a	n/a
191A	n/a	n/a
2901	10.55	8.96
091A	n/a	n/a
101L	n/a	n/a
101K	n/a	n/a
101J	n/a	n/a
2007	11.35	10.34
201E	n/a	n/a
101M	n/a	n/a
101E	n/a	n/a
101I	n/a	n/a
101F	n/a	n/a
2003	11.94	7.47
80VT	n/a	n/a
8907	11.88	10.85
80WQ	n/a	n/a
80VS	n/a	n/a
891B	n/a	n/a
801A	n/a	n/a
8910	11.93	10.46
801B	n/a	n/a
801C	n/a	n/a
8003	14.27	13.46
8004	14.16	12.81
901A	n/a	n/a
90XZ	n/a	n/a
9002	13.94	12.75
9903	11.81	9.97
901E	n/a	n/a
901C	n/a	n/a
9019	n/a	n/a
9901	12.39	10.12
901B	n/a	n/a
3901	11.29	10.14
3902	11.34	9.75
3802	11.17	9.67
391I	n/a	n/a
391J	n/a	n/a
391K	n/a	n/a
381R	n/a	n/a
2712	10.63	8.89
17WY	n/a	n/a
18XT	n/a	n/a
181G	n/a	n/a
281D	n/a	n/a
281C	n/a	n/a
281B	n/a	n/a
281E	n/a	n/a
18TV	n/a	n/a
18TT	n/a	n/a
1805	10.57	9.6
1803	10.48	9.44
2802	10.81	9.74
181K	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
181H	n/a	n/a
181J	n/a	n/a
281G	n/a	n/a
281H	n/a	n/a
291A	n/a	n/a
191G	n/a	n/a
191F	n/a	n/a
291C	n/a	n/a
1905	10.87	9.77
1904	10.9	8.96
1807	10.14	9.6
1815	n/a	n/a
1801	10.71	7.79
1808	10.17	7.98
191K	n/a	n/a
1814	n/a	n/a
191J	n/a	n/a
181F	n/a	n/a
1806	10.29	9.35
181D	n/a	n/a
18VV	n/a	n/a
181E	n/a	n/a
1802	10.52	8.75
1804	10.69	7.61
291B	n/a	n/a
2801	11.9	7.06
9701	11.72	10.01
981A	n/a	n/a
981B	n/a	n/a
98TV	n/a	n/a
98VR	n/a	n/a
98VT	n/a	n/a
98VW	n/a	n/a
981C	n/a	n/a
98VY	n/a	n/a
98WP	n/a	n/a
98WR	n/a	n/a
98XW	n/a	n/a
981D	n/a	n/a
981E	n/a	n/a
98YR	n/a	n/a
0802	11.02	9.17
0803	n/a	n/a
0804	n/a	n/a
9805A	11.18	7.73
9804A	n/a	n/a
0801	11.36	9.35
9803B	10.47	9.58
98ZQ	n/a	n/a
981F	n/a	n/a
99TV	n/a	n/a
9904	11.54	10.09
9905	11.6	8.4
0805	n/a	n/a
0806	n/a	n/a
0717	n/a	n/a
081B	n/a	n/a
0807	n/a	n/a
0812	11.17	9.81
0813	11.26	8.11
0810	n/a	n/a
0809	n/a	n/a
0811	n/a	n/a
0808	n/a	n/a
1717	10.41	8.97
191L	n/a	n/a
1718	10.18	7.97
181I	n/a	n/a
97SV	n/a	n/a
971C	n/a	n/a
97SY	n/a	n/a
971E	n/a	n/a
97SZ	n/a	n/a
971F	n/a	n/a
971G	n/a	n/a
97RQ	n/a	n/a
97RS	n/a	n/a
97RV	n/a	n/a
9702	11.69	10.28
97PX	n/a	n/a
97QP	n/a	n/a
97NM	n/a	n/a
97NH	n/a	n/a
9710	n/a	n/a
9708A	n/a	n/a
9707	n/a	n/a
971M	n/a	n/a
97PP	n/a	n/a
97NF	n/a	n/a
97NK	n/a	n/a
97PR	n/a	n/a
97PY	n/a	n/a
9703	10.94	7.55

Manhole Reference	Manhole Cover Level	Manhole Invert Level
0720	10.88	8.95
0719	n/a	n/a
0718	n/a	n/a
871M	n/a	n/a
97TP	n/a	n/a
97N	n/a	n/a
97NA	n/a	n/a
87WR	n/a	n/a
87VZ	n/a	n/a
87WT	n/a	n/a
8703	12.76	10.87
8809	12.67	11.29
8808	12.69	11.01
8807	12.75	10.75
8806	12.65	10.71
88YV	n/a	n/a
98YV	n/a	n/a
98YY	n/a	n/a
9802A	10.81	8
8805	11.47	8.02
9801B	11.47	9.66
8804	11.5	9.85
8803	11.58	9.87
8909	11.6	8.24
8908	11.86	10.02
27YP	n/a	n/a
37WZ	n/a	n/a
381E	n/a	n/a
381A	n/a	n/a
2803	10.85	9.52
381B	n/a	n/a
381C	n/a	n/a
281A	n/a	n/a
381G	n/a	n/a
381Q	n/a	n/a
381D	n/a	n/a
3804	10.82	9.34
381J	n/a	n/a
381I	n/a	n/a
3803	10.91	6.92
381P	n/a	n/a
281F	n/a	n/a
381K	n/a	n/a
3801	11.2	7
281I	n/a	n/a
0714	n/a	n/a
0715	n/a	n/a
1714	10.2	8.98
1722	10.26	7.83
1724	10.21	7.86
1716	n/a	n/a
0716	n/a	n/a
2711	10.61	9.5
2710	10.57	9.07
2709	10.61	9.18
1725	10.42	9.29
1723	10.26	8.25
2713	10.57	9.11
8033	n/a	n/a
9018	n/a	n/a
8002	13.95	13.17
9107	14.02	12.48
81XS	n/a	n/a
81WR	n/a	n/a
9106	13.46	11.77
8104	13.95	11.92
8103	14	11.1
9134	n/a	n/a
9130	n/a	n/a
9129	n/a	n/a
911B	n/a	n/a
8202	14.99	13.07
8201	15.23	13.96
9201	15.45	14
80VP	n/a	n/a
80TW	n/a	n/a
80WS	n/a	n/a
80TZ	n/a	n/a

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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

Gulley

Culverted Watercourse

Proposed

Abandoned Sewer

Notes:

1) All levels associated with the plans are to Ordnance Datum Newlyn.

2) All measurements on the plans are metric.

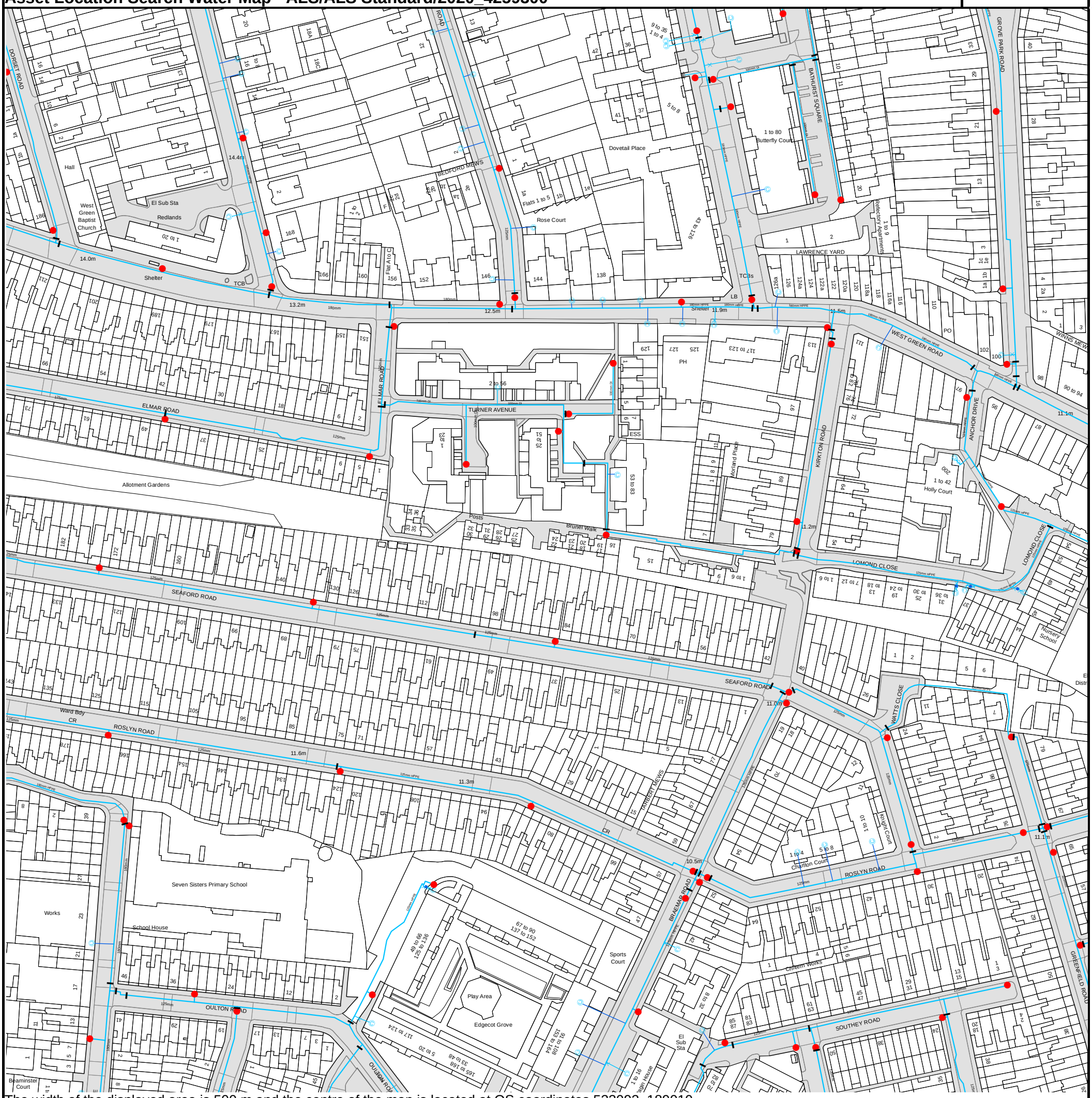
3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.

4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

5) 'na' or '0' on a manhole level indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in milimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.

Asset Location Search Water Map - ALS/ALS Standard/2020_4259300



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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: Indiates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Terms and Conditions

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

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

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

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

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

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

Ways to pay your bill

Credit Card	**BACS Payment**	**Telephone Banking**	**Cheque**
Call **0845 070 9148** quoting your invoice number starting CBA or ADS / OSS	Account number **90478703** Sort code **60-00-01** A remittance advice must be sent to: **Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.** or email **ps.billing@thameswater.co.uk**	By calling your bank and quoting: Account number **90478703** Sort code **60-00-01** and your invoice number	Made payable to '**Thames Water Utilities Ltd**' Write your Thames Water account number on the back. Send to: **Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW** or by DX to **151280 Slough 13**

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

Gurdeep Bansal

Meinhardt UK Ltd
10 Aldersgate Street
London
EC1A 4HJ

Wastewater pre-planning
Our ref DS6094408

28 April 2022

Pre-planning enquiry: Confirmation of sufficient capacity

Dear Mr Bansal,

Thank you for providing information on your development at 1-36 Brunel Walk, Tottenham, London, N15 5HQ. You are proposing sewerage discharge from 45 new flats and the demolition of 36 existing flats. You have proposed foul water discharge into existing foul water manhole ref. TQ3389101M via gravity and surface water discharge to existing surface water manhole ref. TQ33882901 at 2.5l/s via gravity.

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

When developing a site, policy SI 13 of the London Plan states "Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:".

The disposal hierarchy being:

1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2) rainwater infiltration to ground at or close to source
3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
4) rainwater discharge direct to a watercourse (unless not appropriate)
5) controlled rainwater discharge to a surface water sewer or drain
6) controlled rainwater discharge to a combined sewer.

Where connection to the public sewerage network is required to manage surface water flows we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

If the above surface water hierarchy has been followed and if the flows are restricted to a total of 2.5 l/s then Thames Water would not have any objections to the proposal.

Please see the attached 'Planning your wastewater' leaflet for additional information.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me on 0800 009 3921.

Yours sincerely,

Maria Merchan
Adoption Engineer
Developer Services

Appendix D – Development Proposals

1 **Proposed Ground Floor Plan - Full Site**
1 : 250

Client:
LB Haringey

GENERAL NOTE:
This drawing is to be read in conjunction with all other drawings, structural, mechanical & electrical engineer's drawings. Written dimensions take precedence over scaled. All dimensions to be confirmed on site. All areas and dimensions are approximate and subject to change. All details are indicative of design intent. Specialist design subcontractors are to develop and co-ordinate final details for the contract administrators comments. All installations are to be in accordance with manufacturers recommendations, any discrepancy is to be notified to the contract administrator immediately. Kiran Curtis Ltd. accept no responsibility for the accuracy of the existing building survey upon which these drawings are based. This drawing is protected by copyright and must not be copied or reproduced without the written consent of Kiran Curtis Ltd.

Notes:

DRAFT

REV	DATE	DESCRIPTION	DWN	CHK
I	22.08.05	Revised Risers	MB	KC
H	22.07.15	Issued for Design Freeze	MB	KC
G	22.07.04	Issued for Design Freeze	MB	KC
F	18.05.22	Issued for Information	JS MB	KC
E	01.04.22	Pre Application 3	JS JAS	CM
D	23.03.22	WIP for Planning	JS JAS	CM
C	22.01.26	Issued for information	MB	CM
B	21.09.09	Stage 2 Pre-app Design Freeze	MB WO	CM
A	21.08.27	Issued for Pre-Application	WO	
-	21.07.22	Issued for Information	MB WO	CM

Project:
0552 - Brunel Walk

Drawing Title:
Proposed Site Plan - Full Site

Drawing Number:
PL_1000

Scale: 1 : 250
Paper Size: A1
Revision: I

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