

APPENDIX A

SEWER RECORDS

Symmetrys Limited
Unit 6 The Courtyard Unit 6 The Courtyard

LONDON
N8 8SL

Search address supplied 139
Cranley Gardens
London
N10 3AH

Your reference Cranfield Gardens

Our reference ALS/ALS/24/2021_4492129

Search date 23 August 2021

Knowledge of features below the surface is essential for every development

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

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

Contact us to find out more.



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



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



0800 009 4540

Search address supplied: 139, Cranley Gardens, London, N10 3AH

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 0800 009 4540, or use the address below:

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

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

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

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

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
1004	49.48	n/a
2001	48.05	44.07
2002	47.01	n/a
2101	46.83	43.22
101A	n/a	n/a
1001	52.24	49.77
1002	52.15	n/a
1003	51.28	47.08
101B	n/a	n/a
101C	n/a	n/a
10YP	n/a	n/a
10XY	n/a	n/a
111A	n/a	n/a
11WQ	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

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

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 'D' 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 Searches on 0800 009 4540.



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 529191, 189043.
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
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Meters

	Meter
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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
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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 0800 009 4540 quoting your invoice number starting CBA or ADS / OSS	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd ' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

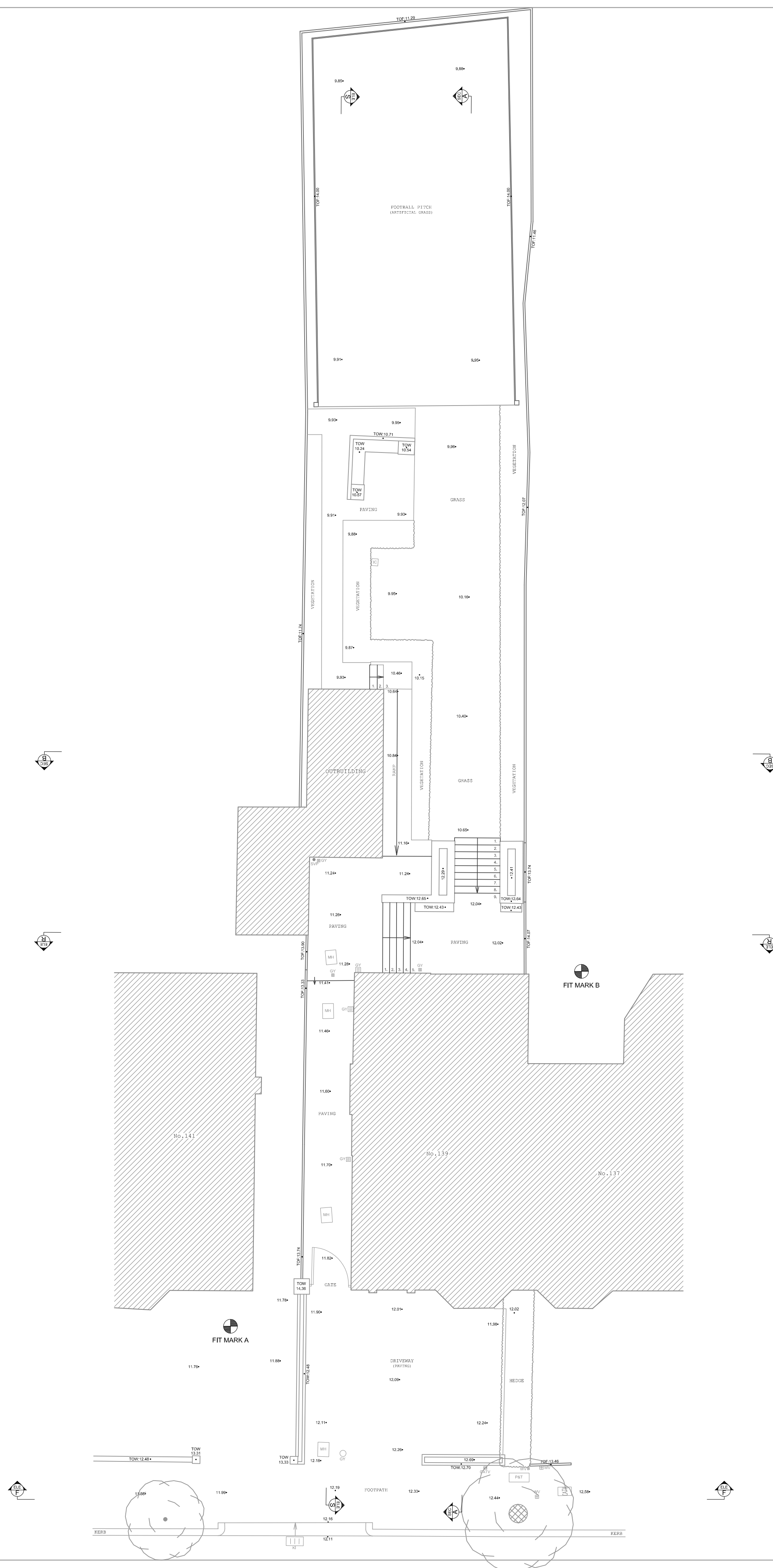
Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



SYMMETRYS
STRUCTURAL / CIVIL ENGINEERS

APPENDIX B

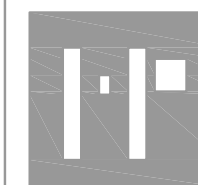
TOPOGRAPHICAL SURVEY



DO NOT SCALE FROM DRAWING DO NOT RE-Scale DRAWING ALL DIMENSIONS TO BE CHECKED ON SITE	
METRO BUILDING SURVEYS	
MEASURED PLANNING SURVEY	
LEGEND	
F-C 0.00	FLOOR TO GILL HEIGHT
C-H 0.00	GILL TO HEAD HEIGHT
CS	FLOOR TO CEILING HEIGHT
FL 21.80±	FLOOR LEVEL
0.00ap	SPRING HEIGHT
NS	SINGLE STEP HEIGHT
AN	ACCESS HATCH
HL	ARCH HEAD LEVEL
BLR	BOILER
BSL	BOLLARD
BU 7C	BENCHMARK
BSL	BEAM SOFFIT LEVEL
BSH	BEAM, SOFFIT HEIGHT
CAB	CABINET
CATV	CABLE TV
CBS	CUPBOARD
CCV	CCTV CAMERA
CL	CEILING LEVEL
CNT	COUNTER
CH	CEILING HATCH
CL	CEILING LIGHT
CE	CEILING EXIT
DH	DOOR HOVY
FAVE 00.00	FAVE LEVEL
EM	ELECTRIC METER
EP	ELECTRICAL POLE
FC	FALSE CEILING
FP	FIRE PLACE
FB	FUSE BOARD
FA	FIRE ALARM
FI	FIRE INDICATOR
FE	FIRE EXTINGUISHER
GM	GAS METER
GP	GATE POST
GV	GAS VALVE
GU	GULLY
IC	INSULATION CHAMBER
LI	STORM WATER INLET
LP	LAMP POST
MH	MANHOLE
—CL—	COVER LEVEL
—LI—	INVERT LEVEL
OHD	OVER HEAD CABLE
OHD	OVERHANG
P	POLE
PAR.00.00	PARAPET LEVEL
P&T	POST & TELECOM
PS	POWER SUPPLY
RAD	RADIATOR
RE	RODDING EYE
RS	ROAD SIGN
RWP	RAIN WATER PIPE
RIDE.00.00	RIDGE LEVEL
SLV	SHELVING
SK	SKYLIGHT
SV	STOP VALVE
SVP	SOIL VENT PIPE
SUS	SUSPENDED CEILING
SW	SWITCH
Top.00.00	TOP OF FENCE
Top.00.00	TOP OF WALL
TP	TELEPHONE POLE
WH	WATER HEATER
WM	WATER MAIN
WT	WATER TANK
WW	WATER VALVE
WL	WALL LAMP
WS	WORK SURFACE
WS	SURVEY STATION
 TREE DECIDUOUS— brunns (T) spring height (S)	
 TREE CONIFEROUS— brunns (T) spring height (S)	
 BUSH	
ELECTRICAL LAYOUT	
	SINGLE SOCKET
	DOUBLE SOCKET
	TELECOM
	ALARM
	LIGHTING
	UPLIGHT
	SINGLE SWITCH
	DOUBLE SWITCH

All levels to arbitrary datum

-	-	-	-
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-	-	-	-
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-	FULL ISSUE	19/03/2021	DC



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LAND & MEASURED BUILDING SURVEYS

CLIENT

CRAWFORD PARTNERSHIP

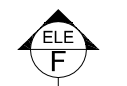
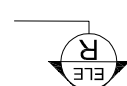
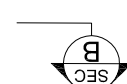
PROJECT

No.139 CRANLEY GARDENS, N10

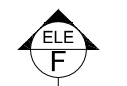
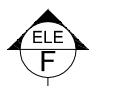
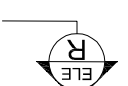
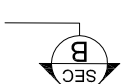
SURVEY TYPE

SITE PLAN

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Date	MAR 2021	Dwg No.	4177-01



Drawn by	ES	Scale	1:75 A1
Checked by	DC	Job No.	4177
Date	MAR 2021	Dwg No.	4177-02



No.139 CRANLEY GARDENS, LONDON, N10 3AG
GROUND FLOOR PLAN

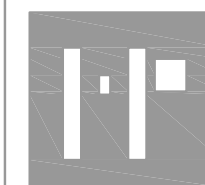
DO NOT SCALE FROM DRAWING
DO NOT RE-SCALE DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

METRO PLANS SURVEYS	
MEASURED BUILDING SURVEY	
LEGEND	
F=C 0.00	FLOOR TO CILL HEIGHT
C=H 0.00	CILL TO CILL HEIGHT
FL 21-8+	FLOOR TO CEILING HEIGHT
K9	KNOB
L 20	LEVEL STEP
N	STAIR RISE
ABR	ARCH HEAD LEVEL
BHL	BOILER
BL	BOLLARD
BM 7K	BENCHMARK
BSL	BASE SOFFIT LEVEL
CS	CEILING SIGHT HEIGHT
CB	CABINET
CLV	CABLE TV
CBD	CURBOARD
CCTV	CCTV CAMERA
CEL	CEILING
CNT	COUNTER
CH	CEILING HATCH
CL	CEILING LIGHT
CV	CEILING VENT
DO	DOOR
EAVE.00	EAVE LEVEL
EM	ELECTRIC METER
EP	ELECTRICAL POLE
FO	FALSE CEILING
FR	FIRE FLAME
FB	FUSE BOARD
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
GP	GAS METER
GV	GATE POST
GS	GAS VALVE
GU	GULLY
IC	INSPECTION CHAMBER
KI	STORM WATER INLET
LP	LAMP FIT
MH	MANHOLE
ML	COVER LEVEL
-IL-	INVERT LEVEL
OHC	OVER HEAD CABLE
OH	OVERHEAD
P	POLE
PAINT.00	PAINT LEVEL
P&T	POST & TELECOM
PS	POWER SUPPLY
R	RADIATOR
RE	RODDING EYE
RS	ROAD SIGN
RWP	RAIN WATER PIPE
RIDGE.00	RIDGE LEVEL
S	SHELVING
SL	SKYLIGHT
SV	STOP VALVE
SP	SOIL VENT PIPE
SUS	SUSPENDED CEILING
SW	SWITCH
TOP.00	TOP OF FENCE
TOW.00	TOP OF TOWER
TELEPH.00	TELEPHONE POLE
WH	WATER HEATER
WM	WATER MAIN
WT	WATER TANK
WV	WATER VALVE
WL	WALL LAMP
WS	WORK SURFACE
BS 1045	SURVEY STATION
TREE DECIDUOUS— trunk (O) top (X)	
TREE CONIFEROUS— trunk (O) top (X)	
BUSH	
ELECTRICAL LAYOUT	
SINGLE SOCKET	
DOUBLE SOCKET	
TELETCOM	
TV	
ALARM	
LIGHTING	
UP LIGHT	
SINGLE SWITCH	
DOUBLE SWITCH	

NOTES

All levels to arbitrary datum

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-	FULL ISSUE	19/03/2021	DO



METRO PLANS

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LAND & MEASURED BUILDING SURVEYS

CLIENT

CRAWFORD PARTNERSHIP

PROJECT

No.139 CRANLEY GARDENS, N10

SURVEY TYPE	
1	1
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100	100

FLOOR PLAN

Drawn by

17

Scale 1:75 A1

Checked by

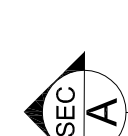
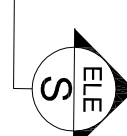
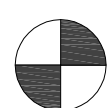
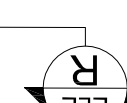
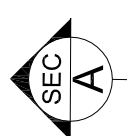
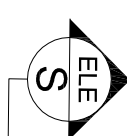
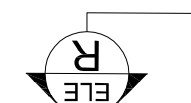
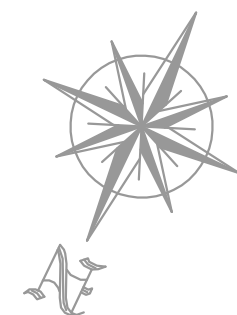
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Job No.	4177
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Date	
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MAR 2021

Dwg No.	4477-02
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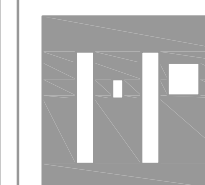


METRO PLANS SURVEYS	
MEASURED BUILDING SURVEY	
LEGEND	
F-C 0.00	FLOOR TO GILL HEIGHT
C-H 0.00	FLOOR TO HEAD
O 0.00	FLOOR TO CEILING HEIGHT
T 21.80 +	FLOOR LEVEL
S	SPRINKLER HEIGHT
R	ROOF SINGLE STEP HEIGHT
AH	ACCESS HATCH
AC	ARCH
BLR	BOILER
BOL	BOLLARD
BSM	BENCHMARK
BM	BENCH MARK
BSL	BENCH SLOFF LEVEL
BBH	BENCH POINT HEIGHT
CB	CABINET
CAV	CABLE TV
CBD	CORRIDOR
CNTY	CCTV CAMERA
CEL	CEILING
CNT	COUNTER
CH	CEILING HATCH
CL	CEILING LIGHT
CV	CEILING VENT
CO	DOOR WIND STOP
EAVE/0.00	EAVE LEVEL
EM	ELECTRIC METER
EP	ELECTRICAL POLE
FO	FALSE CEILING
FP	FIRE PLACE
FB	FIRE BOARD
FA	FIRE ALARM
FI	FIRE INDICATOR
FE	FIRE EXTINGUISHER
GM	GAS METER
GA	GATE POST
GV	GAS VALVE
I	ISULAT
IC	INSPECTION CHAMBER
KI	STORM WATER INLET
L	LAMP POST
M	MANHOLE
-ML	COVER LEVEL
N	INVERT LEVEL
OHC	OVER HEAD CABLE
OS	OSGANG
P	POLE
PAR-0.00	PARAMET LEVEL
PL	PIPE AND LECOM
PS	POWER SUPPLY
R	RADIATOR
RE	RODDING EYE
RS	ROAD SIGN
RIW/P	RAIN WATER PIPE
RIDGE-0.00	RIDGE LEVEL
SLV	SHELVING
SH	SHORT SIGHT
SU	STOP VALVE
SV	SOIL VENT PIPE
SVS	SUSPENDED CEILING
SW	SWITCH
TOP-0.00	TOP OF FENCE
YW-0.00	TOP OF WALL
Z	ELEVATION POLE
WH	WATER HEATER
WM	WATER MAIN
WT	WATER TANK
WL	WATER VALVE
WW	WALL LAMP
WS	WORK SURFACE
WS	SURVEY STATION
IO 1645	
	TREE OCCURS— Invert (ft) Height (ft)
FRT	TREE CONTOUR— Invert (ft) Height (ft)
FS	BUSH
ELECTRICAL LAYOUT	
A	SINGLE SOCKET
B	DOUBLE SOCKET
C	ALARM
D	TV
E	TELEPHONE
F	LIGHTING
G	UP/LIGHT
H	DOWN/LIGHT
J	SINGLE SWITCH
K	DOUBLE SWITCH

NOTES

All levels to arbitrary datum

-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	FULL ISSUE	19/03/2021	DC



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LAND & MEASURED BUILDING SURVEYS

CLIENT

CRAWFORD PARTNERSHIP

PROJECT

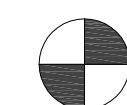
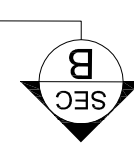
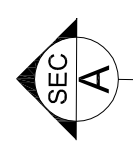
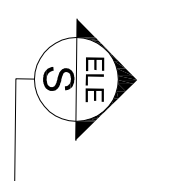
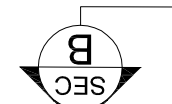
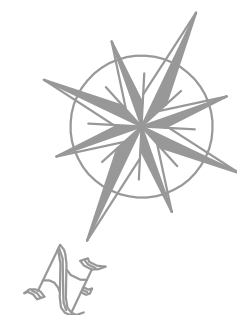
No.139 CRANLEY GARDENS, N10

	SURVEY TYPE

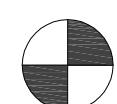
FLOOR PLAN

Drawn by	LZ	Scale	1:50 A1
Checked by	DC	Job No.	4177
Date	MAR 2021	Dwg No.	4177-04

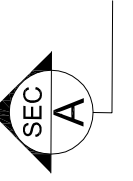
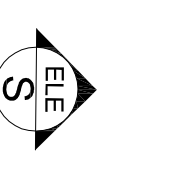
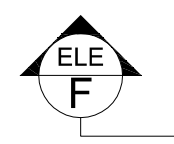
No.139 CRANLEY GARDENS, LONDON, N10 3AG
FIRST FLOOR PLAN



FIT MARK B



FIT MARK A



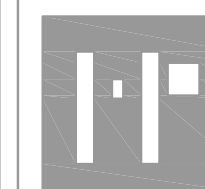
DO NOT SCALE FROM DRAWING
DO NOT RE-SCALE DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

METRO PLANS SURVEYS	
MEASURED BUILDING SURVEY	
LEGEND	
F = 0.00	FLOOR TO GILL HEIGHT
C = 0.00	CEILING TO GILL HEIGHT
FL 21.80	FLOOR LEVEL
0.0000	SPRING HEIGHT
ND	SINGLE STEP HEIGHT
AL	ACCESS HATCH
AR	ARCH RAMP LEVEL
BL	BOLLER
BOL	BOLLARD
BN	BENCHMARK
BSL	BEAM SOFFIT LEVEL
BSH	BEAM SOFFIT HEIGHT
CAB	CABINET
CAV	CABLE TV
CB	CUBBOARD
CCTV	CCTV CAMERA
CL	CLOCK
ONT	COUNTER
CH	CEILING HATCH
CLH	CEILING LIGHT
CV	CEILING VENT
CH	DOOR HEIGHT
EAVE.00.00	EAVE LEVEL
EM	ELECTRIC METER
EL	ELECTRICAL POLE
FC	FALSE CEILING
FP	FIRE PLACE
FB	FUSE BOARD
FA	FIRE ALARM
F	FIRE EXTINGUISHER
FE	FIRE EXTINGUISHER
GM	GAS METER
GP	GATE POST
GV	GAS VALVE
G	GULLY
IC	INSPECTION CHAMBER
KI	STORM WATER INLET
L	LAMP
LM	LAMP MANHOLE
CL	COVER LEVEL
LI	INVERT LEVEL
OH	OVER HEAD CABLE
OHG	OVERHANG
P	POLE
PARF.00.00	PARAFIRE LEVEL
PA	POST & TELECOM
PS	POWER SUPPLY
RAD	RADIATOR
RE	RODDING EYE
RS	Road SIGN
RW	RAIN WATER PIPE
RIDGE.00.00	RIDGE LEVEL
SLV	SHELVING
SH	SHED
SV	STOP VALVE
SOP	SOIL STOP PIPE
SS	SUSPENDED CEILING
SW	SWITCH
TOP.00.00	TOP OF FENCE
Tow.00.00	TOP OF WALL
TE	TELEPHONE
WH	WATER HEATER
WM	WATER MAIN
WT	WATER TANK
WW	WATER VALVE
WL	WALL LAMP
WS	WORK SURFACE
BS	SURVEY STATION
10.45	
 TREE DECIDUOUS - trunk (T) height (H)	 TREE EVERGREEN - trunk (T) pointed height (H)
 BUSH	
ELECTRICAL LAYOUT	
	SINGLE SOCKET
	DOUBLE SOCKET
	TELEVISION
	TV
	ALARM
	LIGHTING
	UPLIGHT
	SINGLE SWITCH
	DOUBLE SWITCH

NOTES

All levels to arbitrary datum

-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	FULL ISSUE	19/03/2021	DC



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LAND & MEASURED BUILDING SURVEYS

CLIENT

CRAWFORD PARTNERSHIP

PROJECT

No.139 CRANLEY GARDENS, N10

	SURVEY TYPE

FLOOR PLAN

Drawn by

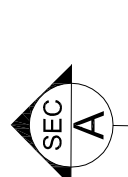
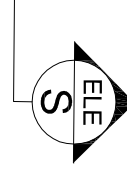
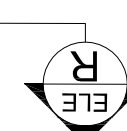
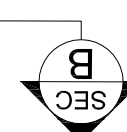
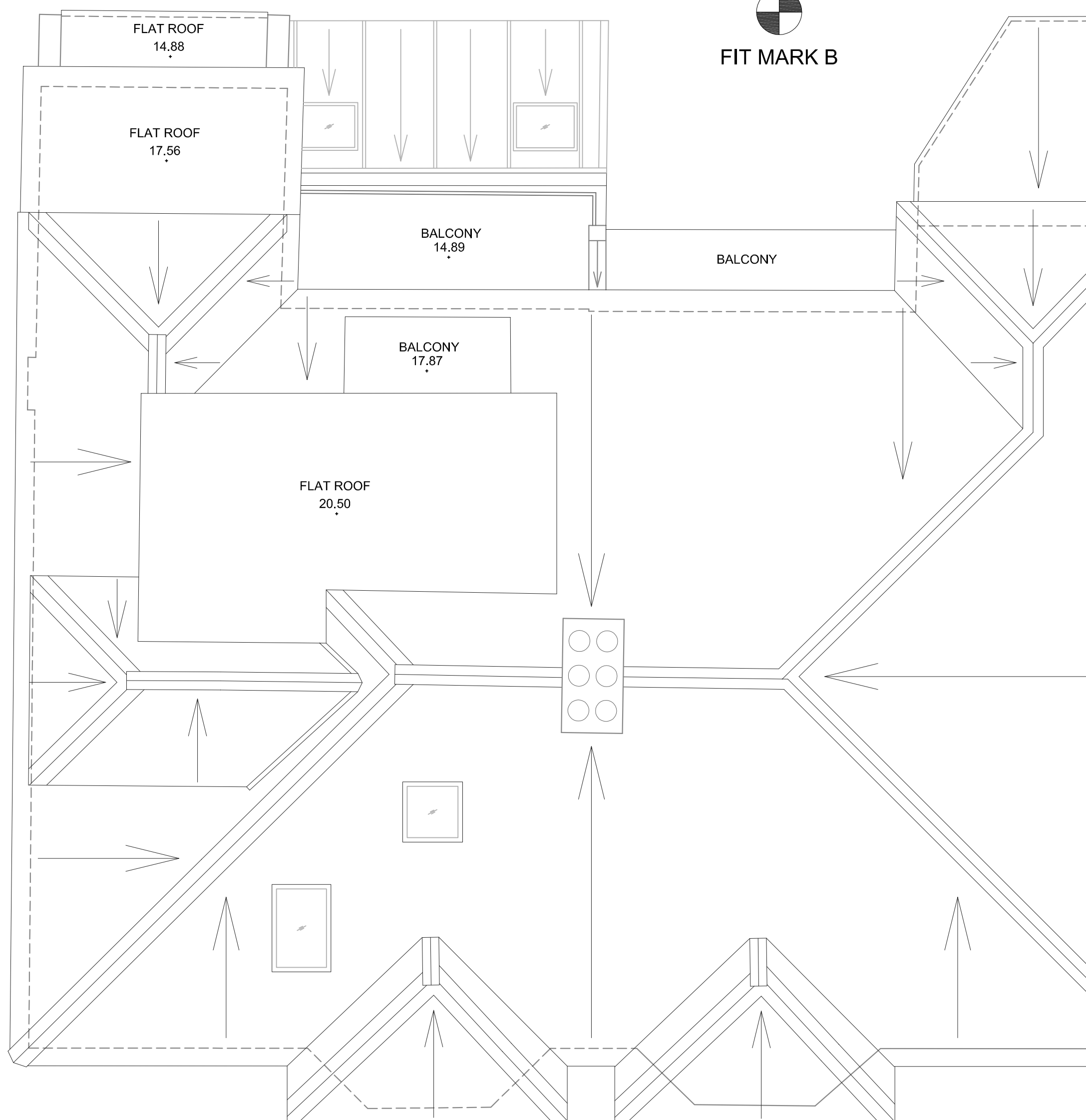
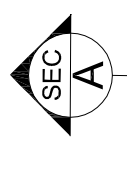
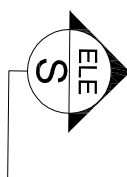
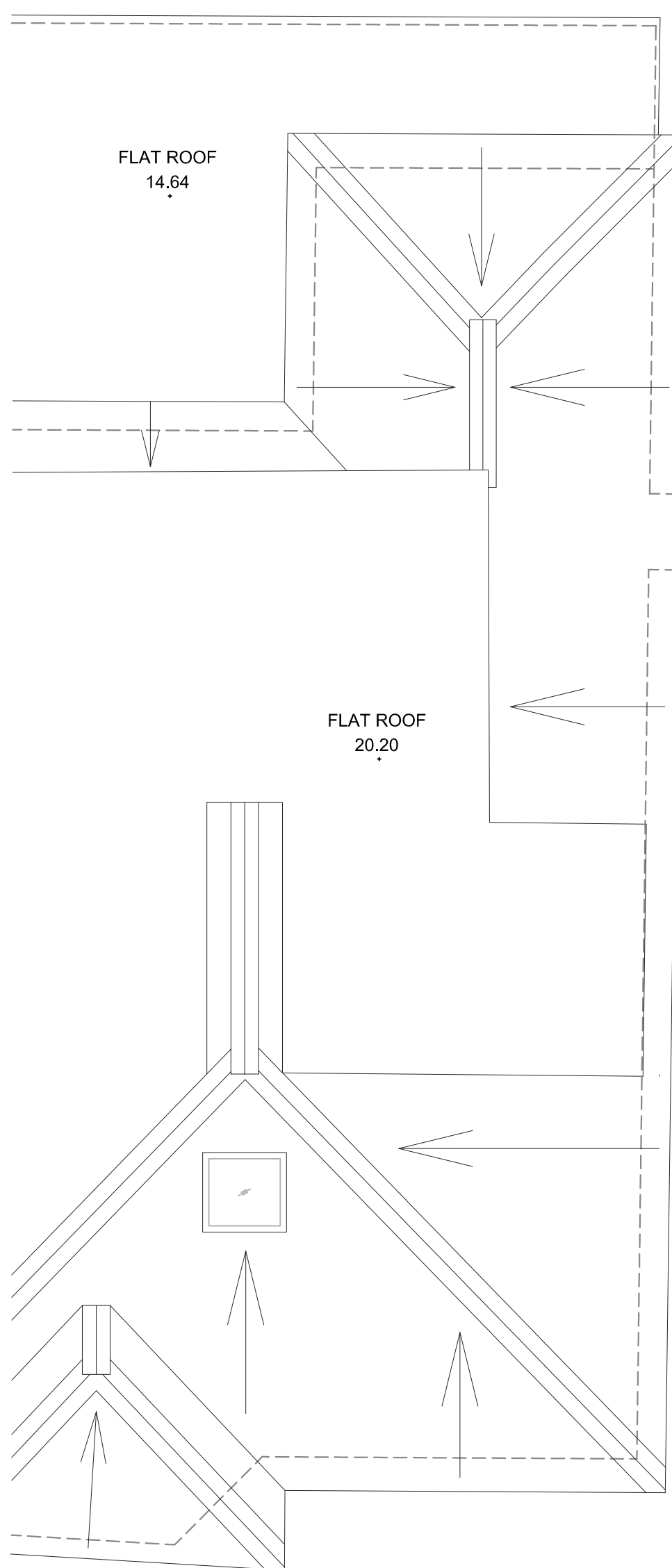
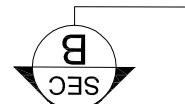
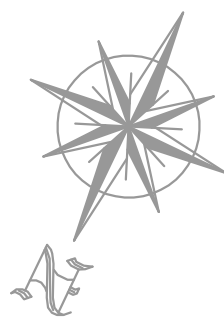
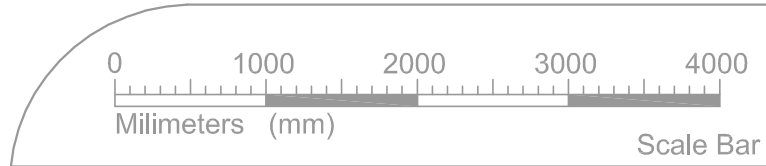
Drawn by	LZ	Scale	1:50 A1
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Checked by	
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Job No.	4177
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Date: MAR 2021

Dwg No.	4177-05
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No.139 CRANLEY GARDENS, LONDON, N10 3AG
ROOF PLAN

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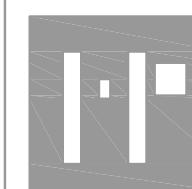
METRO PLANS SURVEYS		
MEASURED BUILDING SURVEY		
LEGEND		
F-C 0.00	FLOOR TO CILL HEIGHT	
C-H 0.00	CILL TO HEAD HEIGHT	
FL 21.80	FLOOR LEVEL	
0.00sp	SPRING HEIGHT	
SH	SINGLE STEP HEIGHT	
AH	ACCESS HATCH	
AHL	ARCH HEAD LEVEL	
BLR	BOLLER	
BOL	BOLLARD	
BM 7K	BENCHMARK	
BSL	BEAM SOFFIT LEVEL	
BSH	BEAM SOFFIT HEIGHT	
CAB	CABINET	
CATV	CABLE TV	
CBD	CUPBOARD	
CCTV	CCTV CAMERA	
CL	CEILING LEVEL	
CHT	COUNTER	
CH	CEILING HATCH	
CL	CEILING LIGHT	
CV	CEILING VENT	
DH	DOOR HEIGHT	
EAVE.00.00	EAVE LEVEL	
EM	ELECTRIC METER	
EP	ELECTRICAL POLE	
FC	FALSE CEILING	
FP	FIRE PLACE	
FB	FUSE BOARD	
FA	FIRE ALARM	
FI	FIRE INDICATOR	
FE	FIRE EXTINGUISHER	
GM	GAS METER	
GP	GATE POST	
GV	GAS VALVE	
GY	GULLY	
IC	INSPECTION CHAMBER	
LI	STORM WATER INLET	
LP	LAMP POST	
MH	MANHOLE	
CL	COVER LEVEL	
-IL-	INVERT LEVEL	
OHC	OVER HEAD CABLE	
OHC	OVERHEADS	
P	POLE	
PAR.00.00	PARAPET LEVEL	
P&T	POST & TELECOM	
PS	POWER SUPPLY	
RAD	RADIATOR	
RE	RODDING EYE	
RS	ROAD SIGN	
RWP	RAIN WATER PIPE	
RIDGE.00.00	RIDGE LEVEL	
SLV	SHELVING	
SL	SKYLIGHT	
SV	STOP VALVE	
SVP	SOIL VENT PIPE	
SUS	SUSPENDED CEILING	
SW	SWITCH	
TA.00.00	TOP OF FENCE	
TA.00.00	TOP OF WALL	
TP	TELEPHONE POLE	
WH	WATER HEATER	
WM	WATER MAIN	
WT	WATER TANK	
WV	WATER VALVE	
WL	WALL LAMP	
WS	WORK SURFACE	
BS	SURVEY STATION	
BS	1045	
BS	TREE DECIDUOUS--	
BS	Tree (D):	
BS	Height (M):	
BS	TREE CONIFEROUS--	
BS	Tree (D):	
BS	Height (M):	
BS	BUSH	
ELECTRICAL LAYOUT		
AS	SINGLE SOCKET	
AS	DOUBLE SOCKET	
AS	TELECOM	
AS	TV	
AS	ALARM	
AS	LIGHTING	
AS	UPLIGHT	
AS	SINGLE SWITCH	
AS	DOUBLE SWITCH	

NOTES

All levels to arbitrary datum

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LAND & MEASURED BUILDING SURVEYS

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CRAWFORD PARTNERSHIP

PROJECT

No.139 CRANLEY GARDENS, N10

SURVEY TYPE

ROOF PLAN

Drawn by	TZ	Scale	1:50 A1
Checked by	DC	Job No.	4177
Date	MAR 2021	Dwg No.	4177-06



5.00

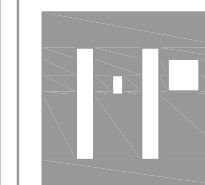
DO NOT SCALE FROM DRAWING
DO NOT RE-SCALE DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

METRO PLANS SURVEYS	
MEASURED BUILDING SURVEY	
LEGEND	
F-C 0.00	FLOOR TO CILL HEIGHT
C-H 0.00	CILL TO CILL HEIGHT
CS	FLOOR TO CEILING HEIGHT
T 1.80	FLOOR LEVEL
SP	SPRING HEIGHT
SL	SINGLE STEP HEIGHT
ACH	ACCESS HATCH
AHL	ARCH HEAD LEVEL
BL	BOLLER
BOL	BOLLARD
BSL	BENCH MARK
BSM	BEAM SOFFIT LEVEL
BSH	BEAM SOFFIT HEIGHT
CB	CABINET
CATV	CABLE
CBD	CURB
CCTV	CCTV CAMERA
CL	CEILING
CH	CEILING HATCH
CL	CEILING LIGHT
CV	CEILING VENT
DH	DOOR
EAVE-00.00	EAVE LEVEL
EM	ELECTRIC METER
EP	ELECTRICAL POLE
FB	FIRE PLACE
FC	FUSE BOARD
FE	FIRE ALARM
FI	FIRE INDICATOR
FE	FIRE EXTINGUISHER
GA	GAS METER
GP	GATE POST
GV	GAS VALVE
GU	GULLY
IC	INSPECTION CHAMBER
IO	STORM WATER INLET
KL	LAMP
ML	MANHOLE
CH	COVER LEVEL
MI	INLET LEVEL
OH	OVERHEAD CABLE
OV	OVERHEAD
P	POLE
PAR-00.00	PARALLEL
PT	POST & TELECOM
PS	POWER SUPPLY
RAD	RADIATOR
RE	RODDING EYE
RS	ROAD SIGN
RWP	RAIN WATER PIPE
RIDGE-00.00	RIDGE LEVEL
SL	SHELVING
SL	SKYLIGHT
SU	STOP VALVE
SVP	SOIL WASTE PIPE
SV	SUSPENDED CEILING
SW	SWITCH
TOP-00.00	TOP OF FENCE
TOW-00.00	TOP OF WALL
TP	TELEPHONE POLE
WH	WATER HEATER
WM	WATER MAN
WT	WATER PANS
WV	WATER VALVE
WL	WALL
WS	WORK SURFACE
1045	SURVEY STATION
	
TRK DEBUSHERS - trunk (H) spread (H) height (H)	TRK DEBUSHERS - trunk (H) spread (H) height (H)
BUSH	
ELECTRICAL LAYOUT	
	SINGLE SOCKET
	DOUBLE SOCKET
	TELECOM
	ALARM
	LIGHTING
	UPLIGHT
	SINGLE SWITCH
	DOUBLE SWITCH

NOTES

All levels to arbitrary datum

-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	FULL ISSUE	19/03/2021	DO



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LAND & MEASURED BUILDING SURVEYS

CLIENT

CRAWFORD PARTNERSHIP

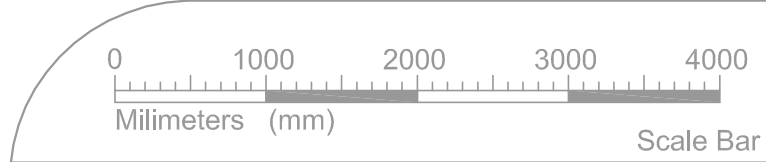
PROJECT

No.139 CRANLEY GARDENS, N10

	SURVEY TYPE
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ELEVATION

Drawn by	TZ	Scale	1:50 A1
Checked by	DC	Job No.	4177
Date	MAR 2021	Dwg No.	4177-07



Datum Line 5.00m

5.00

No.139 CRANLEY GARDENS, LONDON, N10 3AG
REAR ELEVATION

DO NOT SCALE FROM DRAWING
DO NOT RE-SCALE DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

METRO PLANS SURVEYS	
MEASURED BUILDING SURVEY	
LEGEND	
F-C 0.00	FLOOR TO CILL HEIGHT
C-H 0.00	CILL TO HEAD HEIGHT
FL 21.80	FLOOR LEVEL
0.00sp	SPRING HEIGHT
AS	SINGLE STEP HEIGHT
AH	ACCESS HATCH
AHL	ARCH HEAD LEVEL
BLR	BOLLER
BOL	BOLLARD
BM 7K	BENCHMARK
BSL	BEAM SOFFIT LEVEL
BSH	BEAM SOFFIT HEIGHT
CAB	CABINET
CATV	CABLE TV
CBD	CUPBOARD
CCTV	CCTV CAMERA
CL	CEILING LEVEL
CHT	COUNTER
CH	CEILING HATCH
CL	CEILING LIGHT
CV	CEILING VENT
DH	DOOR HEIGHT
EAVE.00.00	EAVE LEVEL
EM	ELECTRIC METER
EP	ELECTRICAL POLE
FC	FALSE CEILING
FP	FIRE PLACE
FB	FUSE BOARD
FA	FIRE ALARM
FI	FIRE INDICATOR
FE	FIRE EXTINGUISHER
GM	GAS METER
GP	GATE POST
GV	GAS VALVE
GY	GULLY
IC	INSPECTION CHAMBER
NI	STORM WATER INLET
LP	LAMP POST
MH	MANHOLE
CL	COVER LEVEL
-IL	INVERT LEVEL
OHC	OVER HEAD CABLE
OHD	OVERHANG
P	POLE
PAR.00.00	PARAPET LEVEL
P&T	POST & TELECOM
PS	POWER SUPPLY
RAD	RADIATOR
RE	RODDING EYE
RS	ROAD SIGN
RWP	RAIN WATER PIPE
RIDGE.00.00	RIDGE LEVEL
SLV	SHELVING
SL	SKYLIGHT
SV	STOP VALVE
SVP	SOIL VENT PIPE
SUS	SUSPENDED CEILING
SW	SWITCH
TA.00.00	TOP OF FENCE
TA.WD.00	TOP OF WALL
TP	TELEPHONE POLE
WH	WATER HEATER
WM	WATER MAIN
WT	WATER TANK
WV	WATER VALVE
WL	WALL LAMP
WS	WORK SURFACE
BS	SURVEY STATION
1045	
10	TREE DECIDUOUS - Trunk (D): Height (H):
10	TREE CONIFEROUS - Trunk (D): Height (H):
10	BUSH
ELECTRICAL LAYOUT	
1	SINGLE SOCKET
2	DOUBLE SOCKET
3	TELECOM
4	TV
5	ALARM
6	LIGHTING
7	UPLIGHT
8	SINGLE SWITCH
9	DOUBLE SWITCH

NOTES

All levels to arbitrary datum

-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	FULL ISSUE	19/03/2021	DC

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LAND & MEASURED BUILDING SURVEYS

CLIENT

CRAWFORD PARTNERSHIP

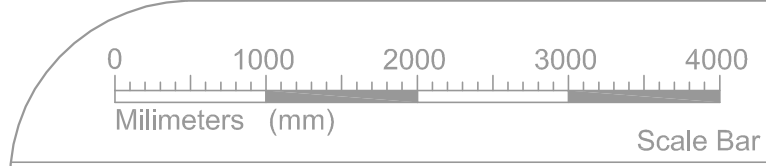
PROJECT

No.139 CRANLEY GARDENS, N10

SURVEY TYPE

ELEVATION

Drawn by	TZ	Scale	1:50 A1
Checked by	DC	Job No.	4177
Date	MAR 2021	Dwg No.	4177-08



Datum Line 5.00m

5.00

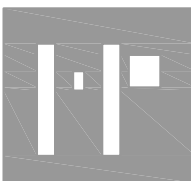


No.139 CRANLEY GARDENS, LONDON, N10 3AG
SIDE ELEVATION

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METRO PLANS SURVEYS	
MEASURED BUILDING SURVEY	
LEGEND	
F-C 0.00	FLOOR TO CILL HEIGHT
C-H 0.00	CILL TO HEAD HEIGHT
FL 21.80	FLOOR LEVEL
0.00sp	SPRING HEIGHT
AH	ACCESS HATCH
AHL	ARCH HEAD LEVEL
B/L	BOLLER
BOL	BOLLARD
BM 7K	BENCHMARK
BSL	BEAM SOFFIT LEVEL
BSH	BEAM SOFFIT HEIGHT
CAB	CABINET
CATV	CABLE TV
CBD	CUPBOARD
CCTV	CCTV CAMERA
CL	CEILING LEVEL
CHT	COUNTER
CH	CEILING HATCH
CL	CEILING LIGHT
CV	CEILING VENT
DH	DOOR HEIGHT
EAVE.00.00	EAVE LEVEL
EM	ELECTRIC METER
EP	ELECTRICAL POLE
FC	FALSE CEILING
FP	FIRE PLACE
FB	FUSE BOARD
FA	FIRE ALARM
FI	FIRE INDICATOR
FE	FIRE EXTINGUISHER
GM	GAS METER
GP	GATE POST
GV	GAS VALVE
GY	GULLY
IC	INSPECTION CHAMBER
IK	STORM WATER INLET
LP	LAMP POST
MH	MANHOLE
-CL	COVER LEVEL
-IL	INVERT LEVEL
OHC	OVER HEAD CABLE
OHG	OVERHANG
P	POLE
PAR.00.00	PARAPET LEVEL
P&T	POST & TELECOM
PS	POWER SUPPLY
RAD	RADIATOR
RE	RODDING EYE
RS	ROAD SIGN
RWP	RAIN WATER PIPE
RIDGE.00.00	RIDGE LEVEL
SLV	SHELVING
SL	SKYLIGHT
SV	STOP VALVE
SVP	SOIL VENT PIPE
SUS	SUSPENDED CEILING
SW	SWITCH
TA.00.00	TOP OF FENCE
TA.00.00	TOP OF WALL
TP	TELEPHONE POLE
WH	WATER HEATER
WM	WATER MAIN
WT	WATER TANK
WV	WATER VALVE
WL	WALL LAMP
WS	WORK SURFACE
BS	SURVEY STATION
1045	
10	TREE DECIDUOUS— trunk (D): height (H):
10	TREE CONIFEROUS— trunk (D): height (H):
10	BUSH
ELECTRICAL LAYOUT	
1	SINGLE SOCKET
2	DOUBLE SOCKET
3	TELECOM
4	TV
5	ALARM
6	LIGHTING
7	UPLIGHT
8	SINGLE SWITCH
9	DOUBLE SWITCH

NOTES			
All levels to arbitrary datum			
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-	FULL ISSUE	19/03/2021	DC

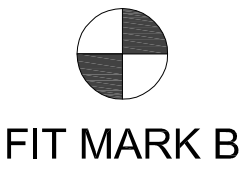
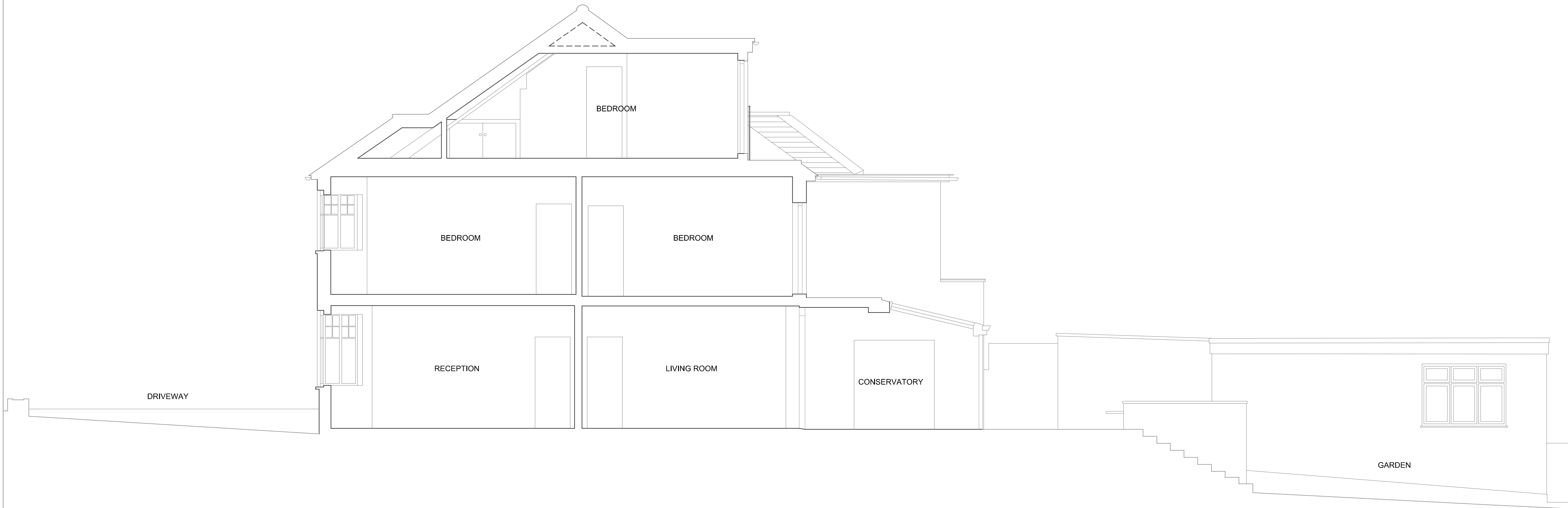
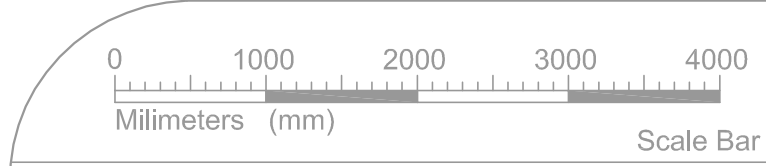


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LAND & MEASURED BUILDING SURVEYS

CLIENT
CRAWFORD PARTNERSHIP
PROJECT
No.139 CRANLEY GARDENS, N10
SURVEY TYPE
ELEVATION

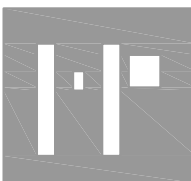
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Checked by	DC	Job No.	4177
Date	MAR 2021	Dwg No.	4177-09



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ALL DIMENSIONS TO BE CHECKED ON SITE

METRO PLANS SURVEYS	
MEASURED BUILDING SURVEY	
LEGEND	
F-C 0.00	FLOOR TO CILL HEIGHT
C-H 0.00	CILL TO HEAD HEIGHT
FL 21.80	FLOOR LEVEL
0.00sp	SPRING HEIGHT
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AHL	ARCH HEAD LEVEL
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BOL	BOLLARD
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IC	INSPECTION CHAMBER
IE	STORM WATER INLET
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OHG	OVERHANG
P	POLE
PAR:00.00	PARAPET LEVEL
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RE	RODDING EYE
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RIDGE:00.00	RIDGE LEVEL
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SL	SKYLIGHT
SV	STOP VALVE
SVP	SOIL VENT PIPE
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TA:00.00	TOP OF FENCE
TA:W:00.00	TOP OF WALL
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WL	WALL LAMP
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BS	SURVEY STATION
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1045	TREE DECIDUOUS- Breadth (D): Height (H):
1045	TREE CONIFEROUS- Breadth (D): Height (H):
1045	BUSH
ELECTRICAL LAYOUT	
1045	SINGLE SOCKET
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1045	ALARM
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1045	UPLIGHT
1045	SINGLE SWITCH
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NOTES			
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-	FULL ISSUE	19/03/2021	DC



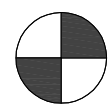
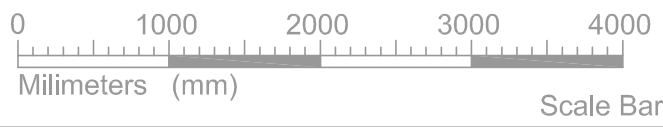
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LAND & MEASURED BUILDING SURVEYS

CLIENT	
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PROJECT	
No.139 CRANLEY GARDENS, N10	
SURVEY TYPE	
SECTION	

Drawn by	LZ	Scale	1:50 A1
Checked by	DC	Job No.	4177
Date	MAR 2021	Dwg No.	4177-10

No.139 CRANLEY GARDENS, LONDON, N10 3AG
SECTION A-A



FIT MARK B

Datum Line 5.00m

5.00

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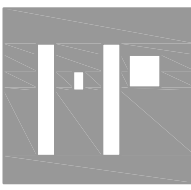
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MEASURED BUILDING SURVEY	
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1045	TELECOM
1045	TV
1045	ALARM
1045	LIGHTING
1045	UPLIGHT
1045	SINGLE SWITCH
1045	DOUBLE SWITCH

NOTES

All levels to arbitrary datum

-

-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	FULL ISSUE	19/03/2021	DC



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LAND & MEASURED BUILDING SURVEYS

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CRAWFORD PARTNERSHIP

PROJECT

No.139 CRANLEY GARDENS, N10

SURVEY TYPE

SECTION

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Date	MAR 2021	Dwg No.	4177-11

No.139 CRANLEY GARDENS, LONDON, N10 3AG
SECTION B-B



SYMMETRYS
STRUCTURAL / CIVIL ENGINEERS

APPENDIX C

OUTLINE DRAINAGE

STRATEGY

KEY

100mm dia Surface Water Drain @ 1:100 UNO

100mm dia Foul Water Drain @ 1:40 UNO

Existing Combined Water Sewer

Existing foul drain from neighbouring property to be retained.

Proposed 450mm dia Surface Water PPIC

Proposed 450mm dia Foul Water PPIC

8.1m3 attenuation provided by 60sqm 450mm granular sub-base, min. porosity 30%

SVP/SS

Proposed Soil Vent Pipe/Stub Stack

RWP

Proposed Rainwater Pipe

CH

Linear Channel

Existing Manhole

Flow control chamber

NOTES
1. DESIGN SUBJECT TO COMPLETION OF CCTV DRAINAGE SURVEY
2. DRAINAGE POINTS SHOWND INDICATIVELY ONLY
3. SUBJECT TO LLFA APPROVAL
4. 50% REDUCTION OF THE EXISTING RUNOFF RATES FOR A TOTAL CATCHMENT AREA OF 310sqm UP TO THE 1 IN 100 FOR 40% CLIMATE CHANGE EVENT.

Existing combined connection to foul sewer

Max flow 3 l/s for 1 in 100 +40% storm

141 Cranley Gardens

Driveway

Rear Patio

Connection from neighbouring property to be retained

Connection from basement foul pump

Bar

Patio

Astro Pitch

Garden

Reception

Living

Dining

Kitchen

Hallway

Utility

WC

Outbuilding as Existing

137 Cranley Gardens

Rear Patio

Connection from neighbouring property to be retained at high level



SYMMETRYS

STRUCTURAL / CIVIL ENGINEERS

21066-SYM-C-Sk002-Rev B

SUDS Strategy

139 Cranley Garden

YP

1:100

07/08/2023

APPENDIX D

CALCULATIONS

Symmetrys Limited		Page 1
Unit 6, The Courtyard Lynton Road, Crouch End London, N8 8SL		
Date 09/08/2023 10:31 File 21066 SURFACE WATER 50%...	Designed by Yaré Perez Checked by	
Innovyze	Network 2020.1.3	

STORM SEWER DESIGN by the Modified Rational Method

Design Criteria for Storm

Pipe Sizes STANDARD Manhole Sizes STANDARD

FSR Rainfall Model - England and Wales

Return Period (years)	5	PIMP (%)	100
M5-60 (mm)	21.000	Add Flow / Climate Change (%)	0
Ratio R	0.437	Minimum Backdrop Height (m)	0.200
Maximum Rainfall (mm/hr)	50	Maximum Backdrop Height (m)	1.500
Maximum Time of Concentration (mins)	30	Min Design Depth for Optimisation (m)	1.200
Foul Sewage (l/s/ha)	0.000	Min Vel for Auto Design only (m/s)	1.00
Volumetric Runoff Coeff.	0.750	Min Slope for Optimisation (1:X)	500

Designed with Level Soffits

Time Area Diagram for Storm

Time Area
(mins) (ha)

0-4 0.031

Total Area Contributing (ha) = 0.031

Total Pipe Volume (m³) = 0.265

Network Design Table for Storm

PN	Length (m)	Fall (m)	Slope (1:X)	I.Area (ha)	T.E. (mins)	Base Flow (l/s)	k (mm)	HYD SECT	DIA (mm)	Section Type	Auto Design
S1.000	6.089	0.085	71.6	0.031	2.00	0.0	0.600	o	150	Pipe/Conduit	
S1.001	3.661	0.064	57.1	0.000	0.00	0.0	0.600	o	150	Pipe/Conduit	
S1.002	2.654	0.026	102.2	0.000	0.00	0.0	0.600	o	150	Pipe/Conduit	
S1.003	2.597	0.026	99.9	0.000	0.00	0.0	0.600	o	150	Pipe/Conduit	

Network Results Table

PN	Rain (mm/hr)	T.C. (mins)	US/IL (m)	Σ I.Area (ha)	Σ Base Flow (l/s)	Foul (l/s)	Add Flow (l/s)	Vel (m/s)	Cap (l/s)	Flow (l/s)
S1.000	50.00	2.09	11.000	0.031	0.0	0.0	0.0	1.19	21.0	4.2
S1.001	50.00	2.13	10.915	0.031	0.0	0.0	0.0	1.33	23.6	4.2
S1.002	50.00	2.18	10.851	0.031	0.0	0.0	0.0	0.99	17.6	4.2
S1.003	50.00	2.22	10.825	0.031	0.0	0.0	0.0	1.01	17.8	4.2

Symmetrys Limited		Page 2
Unit 6, The Courtyard Lynton Road, Crouch End London, N8 8SL		
Date 09/08/2023 10:31 File 21066 SURFACE WATER 50%...	Designed by Yaré Perez Checked by	
Innovyze	Network 2020.1.3	

Area Summary for Storm

Pipe Number	PIMP Type	PIMP Name	PIMP (%)	Gross Area (ha)	Imp. Area (ha)	Pipe Total (ha)
1.000	-	-	100	0.031	0.031	0.031
1.001	-	-	100	0.000	0.000	0.000
1.002	-	-	100	0.000	0.000	0.000
1.003	-	-	100	0.000	0.000	0.000
				Total	Total	Total
				0.031	0.031	0.031

Simulation Criteria for Storm

Volumetric Runoff Coeff	0.750	Additional Flow - % of Total Flow	0.000
Areal Reduction Factor	1.000	MADD Factor * 10m ³ /ha Storage	2.000
Hot Start (mins)	0	Inlet Coefficient	0.800
Hot Start Level (mm)	0	Flow per Person per Day (l/per/day)	0.000
Manhole Headloss Coeff (Global)	0.500	Run Time (mins)	60
Foul Sewage per hectare (l/s)	0.000	Output Interval (mins)	1

Number of Input Hydrographs	0	Number of Storage Structures	1
Number of Online Controls	1	Number of Time/Area Diagrams	0
Number of Offline Controls	0	Number of Real Time Controls	0

Synthetic Rainfall Details

Rainfall Model	FSR	Profile Type	Summer
Return Period (years)	5	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	21.000	Storm Duration (mins)	30
Ratio R	0.437		

Symmetrys Limited		Page 3
Unit 6, The Courtyard Lynton Road, Crouch End London, N8 8SL		
Date 09/08/2023 10:31 File 21066 SURFACE WATER 50%...	Designed by Yaré Perez Checked by	
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Online Controls for Storm

Hydro-Brake® Optimum Manhole: S4, DS/PN: S1.002, Volume (m³): 0.2

Unit Reference	MD-SHE-0082-2900-0900-2900
Design Head (m)	0.900
Design Flow (l/s)	2.9
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	82
Invert Level (m)	10.851
Minimum Outlet Pipe Diameter (mm)	100
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	0.900	2.9
Flush-Flo™	0.265	2.9
Kick-Flo®	0.564	2.3
Mean Flow over Head Range	-	2.5

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)
0.100	2.4	1.200	3.3	3.000	5.1	7.000	7.5
0.200	2.8	1.400	3.6	3.500	5.4	7.500	7.8
0.300	2.9	1.600	3.8	4.000	5.8	8.000	8.0
0.400	2.8	1.800	4.0	4.500	6.1	8.500	8.3
0.500	2.6	2.000	4.2	5.000	6.4	9.000	8.5
0.600	2.4	2.200	4.4	5.500	6.7	9.500	8.7
0.800	2.7	2.400	4.6	6.000	7.0		
1.000	3.0	2.600	4.7	6.500	7.3		

Symmetrys Limited		Page 4																		
Unit 6, The Courtyard Lynton Road, Crouch End London, N8 8SL																				
Date 09/08/2023 10:31 File 21066 SURFACE WATER 50%...	Designed by Yaré Perez Checked by																			
Innovyze Network 2020.1.3																				
Storage Structures for Storm Cellular Storage Manhole: S3, DS/PN: S1.001 Invert Level (m) 10.915 Safety Factor 2.0 Infiltration Coefficient Base (m/hr) 0.00000 Porosity 0.30 Infiltration Coefficient Side (m/hr) 0.00000 <table><thead><tr><th>Depth (m)</th><th>Area (m²)</th><th>Inf. Area (m²)</th><th>Depth (m)</th><th>Area (m²)</th><th>Inf. Area (m²)</th></tr></thead><tbody><tr><td>0.000</td><td>60.0</td><td>60.0</td><td>0.451</td><td>0.0</td><td>74.0</td></tr><tr><td>0.450</td><td>60.0</td><td>73.9</td><td></td><td></td><td></td></tr></tbody></table>			Depth (m)	Area (m²)	Inf. Area (m²)	Depth (m)	Area (m²)	Inf. Area (m²)	0.000	60.0	60.0	0.451	0.0	74.0	0.450	60.0	73.9			
Depth (m)	Area (m²)	Inf. Area (m²)	Depth (m)	Area (m²)	Inf. Area (m²)															
0.000	60.0	60.0	0.451	0.0	74.0															
0.450	60.0	73.9																		
©1982-2020 Innovyze																				

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Unit 6, The Courtyard Lynton Road, Crouch End London, N8 8SL		
Date 09/08/2023 10:33 File 21066 SURFACE WATER 50%...	Designed by Yaré Perez Checked by	
Innovyze	Network 2020.1.3	

Summary of Critical Results by Maximum Level (Rank 1) for Storm

Simulation Criteria

Areal Reduction Factor 1.000 Additional Flow - % of Total Flow 0.000
 Hot Start (mins) 0 MADD Factor * 10m³/ha Storage 2.000
 Hot Start Level (mm) 0 Inlet Coefficient 0.800
 Manhole Headloss Coeff (Global) 0.500 Flow per Person per Day (l/per/day) 0.000
 Foul Sewage per hectare (l/s) 0.000

Number of Input Hydrographs 0 Number of Storage Structures 1
 Number of Online Controls 1 Number of Time/Area Diagrams 0
 Number of Offline Controls 0 Number of Real Time Controls 0

Synthetic Rainfall Details

Rainfall Model FSR Ratio R 0.436
 Region England and Wales Cv (Summer) 0.900
 M5-60 (mm) 20.700 Cv (Winter) 0.900

Margin for Flood Risk Warning (mm) 300.0
 Analysis Timestep 2.5 Second Increment (Extended)
 DTS Status OFF
 DVD Status ON
 Inertia Status ON

Profile(s) Summer and Winter
 Duration(s) (mins) 15, 30, 60, 120, 240, 360, 480, 960, 1440
 Return Period(s) (years) 100
 Climate Change (%) 0

									Water
PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Level (m)
S1.000	S1	15 Summer	100	+0%	100/15 Summer				11.263
S1.001	S3	30 Summer	100	+0%	100/15 Summer				11.225
S1.002	S4	30 Summer	100	+0%	100/15 Summer				11.377
S1.003	S4	30 Summer	100	+0%					10.877

Surcharged Flooded					Half Drain	Pipe			
PN	US/MH Name	Depth (m)	Volume (m³)	Flow / Overflow Cap. (l/s)	Time (mins)	Flow (l/s)	Status	Level Exceeded	
S1.000	S1	0.113	0.000	1.33		23.4	SURCHARGED		
S1.001	S3	0.160	0.000	0.21	26	3.3	SURCHARGED		
S1.002	S4	0.376	0.000	0.26		2.8	SURCHARGED		
S1.003	S4	-0.098	0.000	0.26		2.8	OK		

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Innovyze				Designed by Yaré Perez Checked by Network 2020.1.3																																																													
<u>30 year Return Period Summary of Critical Results by Maximum Level (Rank 1)</u> <u>for Storm</u>																																																																	
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Manhole Headloss Coeff (Global) 0.500 Flow per Person per Day (l/per/day) 0.000																																																																	
Foul Sewage per hectare (l/s) 0.000																																																																	
Number of Input Hydrographs 0 Number of Storage Structures 1																																																																	
Number of Online Controls 1 Number of Time/Area Diagrams 0																																																																	
Number of Offline Controls 0 Number of Real Time Controls 0																																																																	
<u>Synthetic Rainfall Details</u>																																																																	
Rainfall Model FSR Ratio R 0.436																																																																	
Region England and Wales Cv (Summer) 0.900																																																																	
M5-60 (mm) 20.700 Cv (Winter) 0.900																																																																	
Margin for Flood Risk Warning (mm) 300.0																																																																	
Analysis Timestep 2.5 Second Increment (Extended)																																																																	
DTS Status OFF																																																																	
DVD Status ON																																																																	
Inertia Status ON																																																																	
Profile(s) Summer and Winter																																																																	
Duration(s) (mins) 15, 30, 60, 120, 240, 360, 480, 960, 1440																																																																	
Return Period(s) (years) 1, 30, 100																																																																	
Climate Change (%) 0, 0, 40																																																																	
<table><tr><th rowspan="2">PN</th><th rowspan="2">US/MH Name</th><th rowspan="2">Event</th><th rowspan="2">US/CL (m)</th><th colspan="2">Water</th><th colspan="2">Surcharged</th><th>Flooded</th><th rowspan="2">Flow / Cap.</th></tr><tr><th>Level (m)</th><th>Depth (m)</th><th>Volume (m³)</th><th></th></tr><tr><td>S1.000</td><td>S1</td><td>15 minute 30 year Summer I+0%</td><td>12.000</td><td>11.156</td><td>0.006</td><td>0.000</td><td>1.04</td><td></td></tr><tr><td>S1.001</td><td>S3</td><td>30 minute 30 year Summer I+0%</td><td>12.000</td><td>11.133</td><td>0.068</td><td>0.000</td><td>0.20</td><td></td></tr><tr><td>S1.002</td><td>S4</td><td>30 minute 30 year Winter I+0%</td><td>12.000</td><td>11.258</td><td>0.257</td><td>0.000</td><td>0.26</td><td></td></tr><tr><td>S1.003</td><td>S4</td><td>30 minute 30 year Summer I+0%</td><td>12.000</td><td>10.877</td><td>-0.098</td><td>0.000</td><td>0.26</td><td></td></tr></table>								PN	US/MH Name	Event	US/CL (m)	Water		Surcharged		Flooded	Flow / Cap.	Level (m)	Depth (m)	Volume (m³)		S1.000	S1	15 minute 30 year Summer I+0%	12.000	11.156	0.006	0.000	1.04		S1.001	S3	30 minute 30 year Summer I+0%	12.000	11.133	0.068	0.000	0.20		S1.002	S4	30 minute 30 year Winter I+0%	12.000	11.258	0.257	0.000	0.26		S1.003	S4	30 minute 30 year Summer I+0%	12.000	10.877	-0.098	0.000	0.26									
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SYMMETRYS
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APPENDIX E

SUDS PROFORMA

1. Project & Site Details	Project / Site Name (including sub-catchment / stage / phase where appropriate)	139 Cranley Gardens
	Address & post code	139 Cranley Gardens, London N10 3AH
	OS Grid ref. (Easting, Northing)	E 529257 N 189072
	LPA reference (if applicable)	
	Brief description of proposed work	basement extension to implement a new gym, swimming pool, sauna room, plant room and bathroom.
	Total site Area	590 m ²
	Total existing impervious area	310 m ²
	Total proposed impervious area	310 m ²
	Is the site in a surface water flood risk catchment (ref. local Surface Water Management Plan)?	yes
	Existing drainage connection type and location	existing connection to foul water sewer at Cranley Gardens
	Designer Name	Yare Perez
	Designer Position	Senior Civil Engineer
Designer Company	Symmetrys	

2. Proposed Discharge Arrangements	2a. Infiltration Feasibility		
	Superficial geology classification	none	
	Bedrock geology classification	London Clay	
	Site infiltration rate	0 m/s	
	Depth to groundwater level	m below ground level	
	Is infiltration feasible?	no	
	2b. Drainage Hierarchy		
		Feasible (Y/N)	Proposed (Y/N)
	1 store rainwater for later use	Y	N
	2 use infiltration techniques, such as porous surfaces in non-clay areas	N	N
	3 attenuate rainwater in ponds or open water features for gradual release		N
	4 attenuate rainwater by storing in tanks or sealed water features for gradual release	Y	Y
	5 discharge rainwater direct to a watercourse	N	N
	6 discharge rainwater to a surface water sewer/drain	Y	Y
	7 discharge rainwater to the combined sewer.	N	N
2c. Proposed Discharge Details			
Proposed discharge location	sewer at Cranley Gardens		
Has the owner/regulator of the discharge location been consulted?	NO		

3. Drainage Strategy	3a. Discharge Rates & Required Storage				
		Greenfield (GF) runoff rate (l/s)	Existing discharge rate (l/s)	Required storage for GF rate (m ³)	Proposed discharge rate (l/s)
	Qbar	0.26			
	1 in 1	0.22	2.97	2	2.4
	1 in 30	0.6	6.47	12	2.8
	1 in 100	0.82	8.7	13	2.8
	1 in 100 + CC			14	3
	Climate change allowance used		40%		
	3b. Principal Method of Flow Control		permeable paving with flow control chamber		
	3c. Proposed SuDS Measures				
		Catchment area (m ²)	Plan area (m ²)	Storage vol. (m ³)	
	Rainwater harvesting	0		0	
	Infiltration systems	0		0	
	Green roofs	0	0	0	
	Blue roofs	0	0	0	
Filter strips	0	0	0		
Filter drains	0	0	0		
Bioretention / tree pits	0	0	0		
Pervious pavements	310	60	8		
Swales	0	0	0		
Basins/ponds	0	0	0		
Attenuation tanks	0		0		
Total	310	60	8		

4. Supporting Information	4a. Discharge & Drainage Strategy	Page/section of drainage report
	Infiltration feasibility (2a) – geotechnical factual and interpretive reports, including infiltration results	15 / 10.6.2
	Drainage hierarchy (2b)	15 / 10.6.2
	Proposed discharge details (2c) – utility plans, correspondence / approval from owner/regulator of discharge location	n/a
	Discharge rates & storage (3a) – detailed hydrologic and hydraulic calculations	15/10.8
	Proposed SuDS measures & specifications (3b)	15/10.8
	4b. Other Supporting Details	Page/section of drainage report
	Detailed Development Layout	BIA Report - Appendix A
	Detailed drainage design drawings, including exceedance flow routes	Appendix C
	Detailed landscaping plans	BIA Report - Appendix A
	Maintenance strategy	16 / 10.9
	Demonstration of how the proposed SuDS measures improve:	15 / 10.6.2
	a) water quality of the runoff?	
	b) biodiversity?	
	c) amenity?	



SYMMETRYS
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APPENDIX F CCTV SURVEY REPORT

Produced by



CCTV DRAINAGE REPORT

Project Ref:	264
Project Status:	Complete
Date of works:	02/08/2023
Revision Number:	Rev 1
Inspection Standard:	MSSC5
Address 1	139 Cranley Gardens
Town or City:	Hornsey
County:	London
Post Code:	N10 3AG

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Project Number	264
Project Date	02/08/2023

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Project Information

Project Name	CWKS-264-N103AG 020823
Project Number	264
Project Date	02/08/2023

RE: - 139 Cranley Gardens, Hornsey, London, N10 3AG

Thank you for using Clever Works Ltd

We believe decisions are only as good as the data behind them. Therefore, our aim is to produce analytical and comprehensive reports. We want to improve the lives of those around us, and this means helping our customers with creative and efficient solutions.

Glossary

For simplicity, clarity and a better understanding of this report, we put together a collection of explained industry terms, especially of words either uncommon or for specialised drainage components. It is available on our website at <https://clever-works.co.uk/drainage-terms-explained>

Guidance and regulations documents referred to for the creation of this report

British Standards Institution. (2003). *BS EN 13508-2:2003+A1:2011*. Investigation and assessment of drain and sewer systems outside buildings. Visual inspection coding system (+A1:2011).

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Health and Safety Executive. (n.d.). *Avoiding danger from underground services*.

Lane, S. (2020). *The City and Guilds of London Institute, Plumbing Book 2*. Hodder Education.

Maskrey, M. B. (2021). *The City and Guilds of London Institute, Plumbing Book 1*. Hodder Education.

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Thames Water. (2022). *Building near or over a public sewer*.

Thames Water. (2022). *Local practices to support Code for sewerage adoption - easements*.

Thames Water. (2022). *Local practices to support Code for sewerage adoption - pumping stations*.

Thames Water. (2022). *Specifications for approved build over agreements*.

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Water Research Centre Ltd (WRc plc). (2107). *The Drain Repair Book, 4th Edition*. Wiltshire: WRc plc.

Water UK. (2021). *Sewerage Sector Guidance (SSG) : Appendix B - Procedures*.

Water UK. (2021). *Sewerage Sector Guidance (SSG) : Appendix C - Design and Construction Guidance v2-2*.

Water UK. (n.d.). *Sewerage Sector Guidance (SSG) : Appendix A - Glossary*.



Constructionline

Findings

1.1 Survey Coverage

We have conducted a comprehensive survey of all the drainage systems discovered on-site.

1.2 Historical Context

The property in question is an older house that has undergone multiple alterations and renewal processes. Additionally, it is built on top of an existing shared public drainage system, which is connected to at least two neighboring properties on each side.

2. Foul Drainage System

The foul drainage system's condition is consistent with its age and usage. We observed a few displacements in the pipes, leading to the accumulation of debris. However, since this property is situated at the end of the drainage run and has additional stormwater connections, the system benefits from regular flushing that prevents blockages.

3. Stormwater System

3.1 System Components

The stormwater system consists of gullies, rainwater pipes, and slot drains. The newer UPVC pipes connect to MH01 at a higher level than MH03, enhancing flow in the foul network. However, these connections may also create hydraulic blockages and result in surcharging during heavy rainfall events.

3.2 Untraced Stormwater

There is an untraced rainwater gully located at the back of the outbuilding, as well as an untraced 75mm UPVC rainwater pipe at the front. It is believed that these pipes are connected to the storm line observed within the benching of MH04. (see 5.1)

3.3 Neighbouring Units Survey and Assets

During the survey, we attempted to investigate the drainage situation of neighboring units to assess shared connections and potential issues. However, due to access restrictions, we were unable to conduct a thorough survey of their drainage assets.

4. Combined System

The property's drainage system is a combined system, where the foul (2) and storm-water (3) networks are connected.

5. Faults

Any faults shown on the project summary page pertaining to a shared line is the responsibility of the local water authority. Pipes classed as unserviceable (flow is impeded) require extensive High Pressure Water Jetting and partial rehabilitation to ensure unrestricted flow.

5.1 MH04 Winner Type Interceptor Trap

The Winner Type interceptor trap located at MH04 is cracked and requires repair. Originally designed to prevent foul air from entering buildings and rodents from leaving sewers, these traps often caused more problems when installed on combined storm and foul drainage systems. We recommend replacing it with a straight clay piece to ensure proper flow within the system. Additionally, a rat blocker can be installed as a preventive measure.

Manhole MH04 appears to have a stormwater pipe running through it, parallel with the foulwater one, and encased inside the benching. There is a lid which appears concreted to prevent cross-contamination of the storm sewer network. To survey this pipe and confirm connectivity to the stormwater in the road, confined spaces equipment, harness, breathing apparatus and a 2nd top man will have to attend site to enable safe man-entry, breaking concrete and surveying.

Project Information

Project Name	CWKS-264-N103AG 020823
Project Number	264
Project Date	02/08/2023

Findings

5.2 Seized Manhole Lids MH02 and MH03

The lids for MH02 and MH03 were unable to be lifted during our visit due to them being prone to seizing. Recessed lids, due to their infill design and the gap between the frame and lid, are susceptible to debris entering this gap, making lid removal almost impossible without lifting keyholes. The manholes have small plastic handles that snap off under pressure. Removing these lids usually involves breaking the surface around them and removing the frame and lid as one assembly before reinstatement. While recessed steel in-fill lids might be aesthetically pleasing, we do not recommend their installation due to these difficulties.

5.3 Faults in the Main Lines

The main lines of the system, from the point of entry into the client's property until it exits, primarily consist of shared public sewerage. The faults observed are primarily present in the main lines, which consist of 100mm and 150mm vitrified clay pipes that are prone to cracking and displacement.

6. Build-over agreement

Due to the sewer lines crossing the property being shared with the adjacent neighbours, they are classed as being part of the public sewer infrastructure and are assets belonging to Thames Water.

7. Responsibility for repairs

The responsibility to repair and maintain shared adopted assets belongs to Thames Water. The client should provide a copy of this report to Thames Water who can confirm that these pipes are indeed shared and adopted.

This concludes the CCTV Drainage Debrief Report for the property/address mentioned above.

Kind regards,
Mihai Antoce
on behalf of
Clever Works LTD



Project Summary

Project Name	CWKS-264-N103AG 020823
Project Number	264
Project Date	02/08/2023

The scoring summaries utilised below are based on the DRB grading from the WRc (MSCC5 standard)

This system uses a 'traffic light' (A, B or C) list to describe the structural condition of the pipe (A = good, C = poor) and a 'Serviceable' or 'Not Serviceable' approach to the hydraulic performance of the pipe.

	Grade A: Pipe is in an acceptable service condition
	Grade B: Consideration should be given to repairs in the medium term.
	Grade C: Pipe is at risk of collapse at any time. Urgent repairs should be considered to avoid total failure.

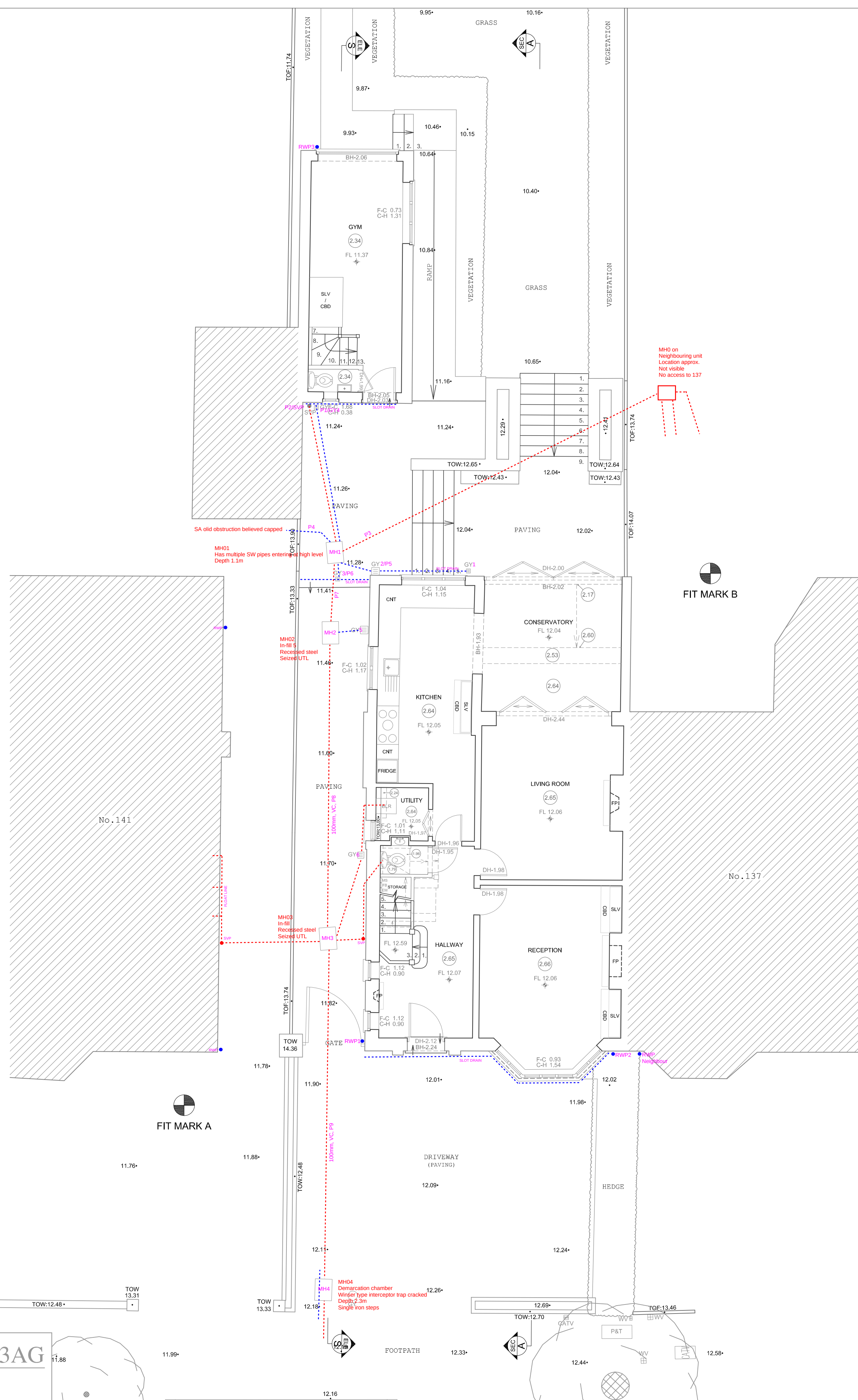
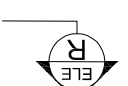
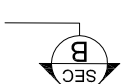
Summary of findings

Section	Upstream Node	Downstream Node	Pipe profile	Material	Length	Serviceability
1	P1	MH01	Circular 100mm	PVC	3.60 m	Serviceable
DRB Grade	Pipe is in an acceptable service condition (grade A).					
Issues identified:	None					
Remedial required:	No faults					
Repair cost:						
2	P2	MH01	Circular 100mm	PVC	3.60 m	Serviceable
DRB Grade	Pipe is in an acceptable service condition (grade A).					
Issues identified:	None					
Remedial required:	No faults					
Repair cost:						
3	MH00	MH01	Circular 100mm	VC	15.60 m	Serviceable
DRB Grade	Pipe is in an acceptable service condition (grade A).					
Issues identified:	Public shared drain					
Remedial required:	Responsibility of LWA/Build-over agreement required. Public asset.					
Repair cost:						
4	P4	MH01	Circular 100mm	VC	0.60 m	Not Serviceable
DRB Grade	Pipe is not in an acceptable condition. (grade C).					
Issues identified:	Pipe appears capped. Solid object at end of run.					
Remedial required:	Pipe appears disused and blocked by solid obstruction. Unable to progress.					
Repair cost:						
5	P5	MH01	Circular 100mm	PVC	0.70 m	Serviceable
DRB Grade	Pipe is in an acceptable service condition (grade A).					
Issues identified:	None					
Remedial required:	No faults					
Repair cost:						
6	P6	MH01	Circular 100mm	PVC	0.50 m	Serviceable
DRB Grade	Pipe is in an acceptable service condition (grade A).					
Issues identified:	None					
Remedial required:	No faults					
Repair cost:						
7	MH01	MH02	Circular 100mm	VC	2.10 m	Serviceable
DRB Grade	Pipe is in an acceptable service condition (grade A).					
Issues identified:	Public shared drain, 2x faults					
Remedial required:	Responsibility of LWA/Build-over agreement required. Public asset.					
Repair cost:						

Project Summary

Project Name	CWKS-264-N103AG 020823
Project Number	264
Project Date	02/08/2023

Section	Upstream Node	Downstream Node	Pipe profile	Material	Length	Serviceability
8	MH02	MH03	Circular 150mm	VC	7.50 m	Not Serviceable
DRB Grade	Pipe is not in an acceptable condition. (grade C).					
Issues identified:	Public shared drain					
Remedial required:	Responsibility of LWA/Build-over agreement required. Public asset.					
Repair cost:						
9	MH03	MH04	Circular 150mm	VC	10.50 m	Not Serviceable
DRB Grade	Pipe is not in an acceptable condition. (grade C).					
Issues identified:	Public shared drain					
Remedial required:	Responsibility of LWA/Build-over agreement required. Public asset.					
Repair cost:						
					Total:	44.70 m



NOTES			
All levels to arbitrary datum			
-			
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	FULL ISSUE	19/03/2021	DC

The image shows the Metro Plans logo, which consists of a stylized 'M' made of vertical bars of varying heights. To the right of the logo, the text 'METRO PLANS' is written in a large, bold, sans-serif font. Below this, the address '33 GOLDSMITH ROAD ACTON LONDON W3 6PX' is listed. Further down, the telephone number 'TEL NO. + 44 (0) 20 8354 9331' and the email address 'EMAIL: info@metroplans.com' are provided. At the bottom, the website 'WEB: www.metroplans.com' is shown. The entire advertisement is enclosed in a double-line border.

CLIENT	CRAWFORD PARTNERSHIP
PROJECT	No.139 CRANLEY GARDENS, N10
SURVEY TYPE	FLOOR PLAN

Drawn by	LZ	Scale	1:75 A1
Checked by	DC	Job No.	4177
Date	MAR 2021	Dwg No.	4177-03

MH01

NODE REFERENCE	MH01	RAT BLOCKER	☐	BUCHAN TRAP	☐
NODE TYPE	Manhole	ANTI FLOOD VALVE	☐	WINSER TRAP	☐
NODE STATUS	Public	SHAFT	☐	LANDING	☐
NODE FUNCTION	Combined Water	TOXIC ATMOSPHERE	☐	EVIDENCE OF VERMIN	☐
NODE CONSTRUCTION	Brickwork	KEYWAYS	☐	VENTED	☐
NODE SOFTFIT TYPE	N/A	COVER CERTIFICATION	N/A		
NODE STEPS	N - None provided	COVER STANDARD	FACTA		
NODE FLOW CONTROL	No flow control	COVER DUTY	N/A		
COVER SIZE LxWxH (mm)	-	COVER MATERIAL	Stainless Steel (Recessed)		
CHAMBER DEPTH (mm)	1145	COVER CONDITION	Fair		



↑
FLOW



REMEDIAL REQUIRED

P1 runs to gully
P2 runs to SVP
P4 runs to blocked run.
P3 runs to neighbouring MH00
P5 runs to gully
P6 runs to gully
P7 runs to MH02

MH02

NODE REFERENCE	MH02	RAT BLOCKER	☐	BUCHAN TRAP	☐
NODE TYPE	Manhole	ANTI FLOOD VALVE	☐	WINSER TRAP	☐
NODE STATUS	Public	SHAFT	☐	LANDING	☐
NODE FUNCTION	Combined Water	TOXIC ATMOSPHERE	☐	EVIDENCE OF VERMIN	☐
NODE CONSTRUCTION	Brickwork	KEYWAYS	☐	VENTED	☐
NODE SOFTFIT TYPE	N/A	COVER CERTIFICATION	N/A		
NODE STEPS	S - Single Width	COVER STANDARD	FACTA		
NODE FLOW CONTROL	No flow control	COVER DUTY	N/A		
COVER SIZE LxWxH (mm)	-	COVER MATERIAL	Stainless Steel (Recessed)		
CHAMBER DEPTH (mm)	2300	COVER CONDITION	Fair		



FLOW
↑



REMEDIAL REQUIRED

Demarcation chamber
Has disused vent
Has winser type interceptor trap
Has storm water line encased in chamber's benching.

Section Summary

Project Name	CWKS-264-N103AG 020823
Project Number	264
Project Date	02/08/2023

Number of sections	9
Total length of sections	44.70 m
Total length of inspected sections	44.70 m
Total length of abandoned inspections	0.00 m
Number of abandoned inspections	1
Number of section inspection photos	37
Number of section inspection videos	9
Number of section inspection scans	0
Number of section inclination measurements	0

PLR:	P1X	Upstream Node:	P1
Inspection Direction:	2	Downstream Node:	MH01
Inspected Length:	3.60 m	Dia/Height:	100 mm
Total Length:	3.60 m	Pipe Material:	Polyvinyl chloride

No.	m+	Code	Observation
1	0.00	MH	Start manhole, MH01
2	0.01	REM	General remark, General photo for pipe identification
3	0.03	WL	Water level, 0% of the height
4	3.60	GYF	Finish gully, P1/GY4, the pipe is flowing fine, No faults

PLR:	P2X	Upstream Node:	P2
Inspection Direction:	1	Downstream Node:	MH01
Inspected Length:	3.60 m	Dia/Height:	100 mm
Total Length:	3.60 m	Pipe Material:	Polyvinyl chloride

No.	m+	Code	Observation
1	0.00	MH	Start manhole, P2
2	0.01	REM	General remark, General photo for pipe identification
3	0.03	WL	Water level, 0% of the height
4	0.04	REM	General remark, Correction to material
5	3.59	LUF	Line deviates up, full, SVP for outbuilding
6	3.60	BRF	Finish connection without manhole, MH01, the pipe is flowing fine, No faults

PLR:	MH00X	Upstream Node:	MH00
Inspection Direction:	2	Downstream Node:	MH01
Inspected Length:	15.60 m	Dia/Height:	100 mm
Total Length:	15.60 m	Pipe Material:	Vitrified clay

No.	m+	Code	Observation
1	0.00	MH	Start manhole, MH01
2	0.00	WL	Water level, 0% of the height
3	0.30	LRQ	Line deviates right, quarter, 15 Degree bend

Section Summary

Project Name CWKS-264-N103AG 020823
Project Number 264
Project Date 02/08/2023

No.	m+	Code	Observation
4	6.90	JDM	Medium displaced joint
5	7.00	WL	Water level, 5% of the height, Water pooling behind displacement. Can leak.
6	7.20	JDM	Medium displaced joint
7	15.60	MHF	Finish manhole, MH00, the pipe is flowing fine, Responsibility of LWA/Build-over agreement required. Public asset.
PLR: P4X Inspection Direction: 2 Inspected Length: 0.60 m Total Length: 0.60 m Upstream Node: P4 Downstream Node: MH01 Dia/Height: 100 mm Pipe Material: Vitrified clay			
No.	m+	Code	Observation
1	0.00	MH	Start manhole, MH01
2	0.10	WL	Water level, 5% of the height, Rain
3	0.10	LRF	Line deviates right, full
4	0.40	DES	Fine settled deposits, 15% area loss
5	0.60	SA	Survey abandoned, the pipe is unserviceable, Pipe appears disused and blocked by solid obstruction. Unable to progress.
PLR: P5X Inspection Direction: 2 Inspected Length: 0.70 m Total Length: 0.70 m Upstream Node: P5 Downstream Node: MH01 Dia/Height: 100 mm Pipe Material: Polyvinyl chloride			
No.	m+	Code	Observation
1	0.00	MH	Start manhole, MH01
2	0.10	LLF	Line deviates left, full
3	0.70	GYF	Finish gully, P5/GY2, the pipe is flowing fine, No faults
PLR: P6X Inspection Direction: 2 Inspected Length: 0.50 m Total Length: 0.50 m Upstream Node: P6 Downstream Node: MH01 Dia/Height: 100 mm Pipe Material: Polyvinyl chloride			
No.	m+	Code	Observation
1	0.00	MH	Start manhole, MH01
2	0.00	WL	Water level, 0% of the height
3	0.50	GYF	Finish gully, P6/GY3, the pipe is flowing fine, No faults
PLR: MH01X Inspection Direction: 1 Inspected Length: 2.10 m Total Length: 2.10 m Upstream Node: MH01 Downstream Node: MH02 Dia/Height: 100 mm Pipe Material: Vitrified clay			
No.	m+	Code	Observation
1	0.00	MH	Start manhole, MH01
2	0.00	WL	Water level, 0% of the height
3	0.30	JDM	Medium displaced joint
4	2.00	JN	Junction at 3 o'clock, diameter: 100mm, From neighbouring unit
5	2.10	MHF	Finish manhole, MH02, the pipe is flowing fine, Responsibility of LWA/Build-over agreement required. Public asset.

Section Summary

Project Name CWKS-264-N103AG 020823
Project Number 264
Project Date 02/08/2023

PLR:		MH02X	Upstream Node:	MH02
Inspection Direction:		1	Downstream Node:	MH03
Inspected Length:		7.50 m	Dia/Height:	150 mm
Total Length:		7.50 m	Pipe Material:	Vitrified clay
No.	m+	Code	Observation	
1	0.00	MH	Start manhole, MH02	
2	0.00	WL	Water level, 5% of the height, In use	
3	5.00	JDM	Medium displaced joint	
4	7.50	MHF	Finish manhole, MH03, the pipe is failing to discharge, Responsibility of LWA/Build-over agreement required. Public asset.	
PLR:		MH03X	Upstream Node:	MH03
Inspection Direction:		1	Downstream Node:	MH04
Inspected Length:		10.50 m	Dia/Height:	150 mm
Total Length:		10.50 m	Pipe Material:	Vitrified clay
No.	m+	Code	Observation	
1	0.00	MH	Start manhole, MH03	
2	0.01	WL	Water level, 15% of the height, In use	
3	0.50	JN	Junction at 3 o'clock, diameter: 100mm, Junction in Manhole	
4	2.40	CC	Circumferential crack from 1 o'clock to 5 o'clock	
5	2.50	JDM	Medium displaced joint	
6	7.00	CC	Circumferential crack from 8 o'clock to 4 o'clock	
7	10.40	REM	General remark, Winser Trap missing lid suggesting a history of blockages.	
8	10.50	WRF	Finish winser trap, MH04, the pipe is failing to discharge	

Section 1 : MH01 U/S P1

Project Name CWKS-264-N103AG 020823
Project Number 264
Project Date 02/08/2023

Section 1	Inspection 1	Date 2. August 2023	Client's Ref 264	Contractor's Ref 264	Surface Type	PLR P1X
Operator MA		Vehicle FTC	Camera Vivax V5	Temperature	Pre Cleaned No	Weather Rain
Town or Village:		Hornsey	Inspection Direction: 2		Upstream node:	P1
Road:		139 Cranley Gardens	Use: Foul		U/S node depth:	
Location:		Property or buildings	Total Length: 3.60 m		Downstream node:	MH01
Post Code:		N10 3AG			D/S node depth:	1.14 m
Scope of works: Sample condition survey				Pipe Shape:	Circular	
Surface Defects: No surface defects observed				Pipe Internal dia.:	100 / 0mm	
Lining Type: None				Pipe Material:	Polyvinyl Chloride	
Pipe Lined: None				Standard:	MSSC5	
Comments:		None				
Repair:						

Scale: 1:50 Position [m] Code Observation Grade

Depth: 1.14
MH01



0.00

MH

Start manhole, MH01

0.01

REM

General remark: General photo for pipe identification

A

0.03

WL

Water level, 0% of the height

A

3.60

GYF

Finish gully, P1/GY4, the pipe is flowing fine: No faults

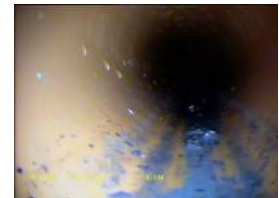
P1



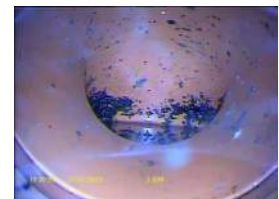
MH - 0.00 m



REM - 0.01 m



WL - 0.03 m



GYF - 3.60 m

Depth:

Structural Defects

Miscellaneous

Service & Operational Observations

Construction Features

Pipe Condition Grade: A

Service Condition: Serviceable

Section 1 : MH01 U/S P1

Project Name	CWKS-264-N103AG 020823
Project Number	264
Project Date	02/08/2023



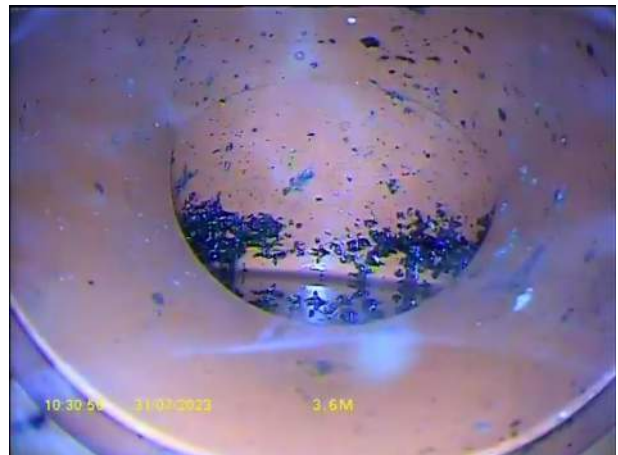
00:00:00, 0.00 m
Start manhole, MH01



00:00:07, 0.01 m
General remark, General photo for pipe identification



00:00:16, 0.03 m
Water level, 0% of the height



00:00:37, 3.60 m
Finish gully, P1/GY4, the pipe is flowing fine, No faults

Section 2 : P2 D/S MH01

Project Name CWKS-264-N103AG 020823
 Project Number 264
 Project Date 02/08/2023

Section 2	Inspection 1	Date 2. August 2023	Client's Ref 264	Contractor's Ref 264	Surface Type	PLR P2X
Operator MA		Vehicle FTC	Camera Vivax V5	Temperature	Pre Cleaned No	Weather Rain
Town or Village:	Hornsey		Inspection Direction:	1	Upstream node:	P2
Road:	139 Cranley Gardens		Use:	Foul	U/S node depth:	
Location:	Property or buildings		Total Length:	3.60 m	Downstream node:	MH01
Post Code:	N10 3AG				D/S node depth:	1.14 m
Scope of works:	Sample condition survey			Pipe Shape:	Circular	
Surface Defects:	No surface defects observed			Pipe Internal dia.:	100 / 0mm	
Lining Type:	None			Pipe Material:	Polyvinyl Chloride	
Pipe Lined:	None			Standard:	MSSC5	
Comments:	None					
Repair:						

Scale: 1:50 Position [m] Code Observation Grade

Depth:

P2



0.00

MH

Start manhole, P2

0.01

REM

General remark: General photo for pipe identification

A

0.03

WL

Water level, 0% of the height

A

0.04

REM

General remark: Correction to material

A

3.59

LUF

Line deviates up, full: SVP for outbuilding

3.60

BRF

Finish connection without manhole, MH01, the pipe is flowing fine: No faults

MH01



MH - 0.00 m



REM - 0.01 m



WL - 0.03 m



REM - 0.04 m



BRF - 3.60 m

Depth: 1.14

Structural Defects

Miscellaneous

Service & Operational Observations

Construction Features

Pipe Condition Grade: A

Service Condition: Serviceable

Section 2 : P2 D/S MH01

Project Name	CWKS-264-N103AG 020823
Project Number	264
Project Date	02/08/2023



00:00:00, 0.00 m
Start manhole, P2



00:00:07, 0.01 m
General remark, General photo for pipe identification



00:00:14, 0.03 m
Water level, 0% of the height



00:00:25, 0.04 m
General remark, Correction to material



00:00:47, 3.60 m

Finish connection without manhole, MH01, the pipe is flowing
fine, No faults

Section 3 : MH01 U/S MH00

Project Name CWKS-264-N103AG 020823
Project Number 264
Project Date 02/08/2023

Section 3	Inspection 1	Date 2. August 2023	Client's Ref 264	Contractor's Ref 264	Surface Type	PLR MH00X
Operator MA		Vehicle FTC	Camera Vivax V5	Temperature	Pre Cleaned No	Weather Rain
Town or Village:		Hornsey 139 Cranley Gardens Property or buildings N10 3AG	Inspection Direction: 2		Upstream node: MH00	
Road:			Use: Foul		U/S node depth:	
Location:			Total Length: 15.60 m		Downstream node: MH01	
Post Code:					D/S node depth: 1.14 m	
Scope of works:		Sample condition survey		Pipe Shape:	Circular	
Surface Defects:		No surface defects observed		Pipe Internal dia.:	100 / 0mm	
Lining Type:		None		Pipe Material:	Vitrified Clay	
Pipe Lined:		None		Standard:	MSSC5	
Comments:		Public shared drain				
Repair:						

Scale: 1:130 Position [m] Code Observation Grade

Depth: 1.14
MH01



0.00

MH

Start manhole, MH01

0.00

WL

Water level, 0% of the height

A



MH - 0.00 m

0.30

LRQ

Line deviates right, quarter: 15 Degree bend



LRQ - 0.30 m

6.90

JDM

Medium displaced joint

B



JDM - 6.90 m

7.00

WL

Water level, 5% of the height: Water pooling behind displacement. Can leak.

A



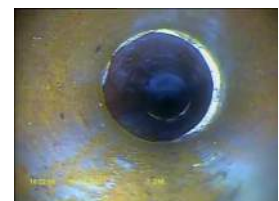
WL - 7.00 m

7.20

JDM

Medium displaced joint

B



JDM - 7.20 m

15.60

MHF

Finish manhole, MH00, the pipe is flowing fine: Responsibility of LWA/Build-over agreement required. Public asset.

MH00
Depth:

Section 3 : MH01 U/S MH00

Project Name	CWKS-264-N103AG 020823
Project Number	264
Project Date	02/08/2023

Section 3	Inspection 1	Date 2. August 2023	Client's Ref 264	Contractor's Ref 264	Surface Type	PLR MH00X
Operator MA		Vehicle FTC	Camera Vivax V5	Temperature	Pre Cleaned No	Weather Rain
 MHF - 15.60 m						
Structural Defects Miscellaneous Service & Operational Observations Construction Features						
Pipe Condition Grade: B				Service Condition: Serviceable		



00:00:00, 0.00 m
Start manhole, MH01



00:00:09, 0.30 m
Line deviates right, quarter, 15 Degree bend



00:00:51, 6.90 m
Medium displaced joint



00:00:53, 7.00 m
Water level, 5% of the height, Water pooling behind displacement. Can leak.



00:00:58, 7.20 m
Medium displaced joint



00:01:34, 15.60 m
Finish manhole, MH00, the pipe is flowing fine, Responsibility of LWA/Build-over agreement required. Public asset.

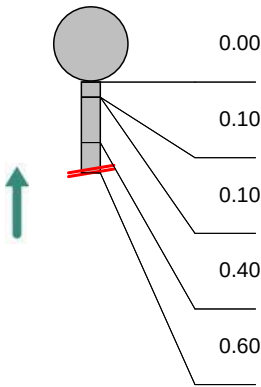
Section 4 : MH01 U/S P4

Project Name CWKS-264-N103AG 020823
Project Number 264
Project Date 02/08/2023

Section 4	Inspection 1	Date 2. August 2023	Client's Ref 264	Contractor's Ref 264	Surface Type	PLR P4X
Operator MA		Vehicle FTC	Camera Vivax V5	Temperature	Pre Cleaned No	Weather Rain
Town or Village:	Hornsey		Inspection Direction: 2		Upstream node:	P4
Road:	139 Cranley Gardens		Use: Foul		U/S node depth:	
Location:	Property or buildings		Total Length: 0.60 m		Downstream node:	MH01
Post Code:	N10 3AG				D/S node depth:	1.14 m
Scope of works:	Sample condition survey			Pipe Shape:	Circular	
Surface Defects:	No surface defects observed			Pipe Internal dia.:	100 / 0mm	
Lining Type:	None			Pipe Material:	Vitrified Clay	
Pipe Lined:	None			Standard:	MSSC5	
Comments:	Pipe appears capped. Solid object at end of run.					
Repair:						

Scale: 1:50 Position [m] Code Observation Grade

Depth: 1.14
MH01



MH Start manhole, MH01

WL Water level, 5% of the height: Rain

A

LRF Line deviates right, full

DES Fine settled deposits, 15% area loss

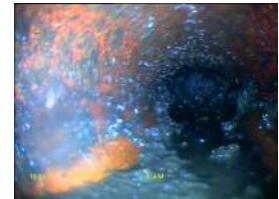
B

SA Survey abandoned, the pipe is unserviceable: Pipe appears disused and blocked by solid obstruction. Unable to progress.

A



MH - 0.00 m



DES - 0.40 m



SA - 0.60 m

Structural Defects

Miscellaneous

Service & Operational Observations

Construction Features

Pipe Condition Grade: B

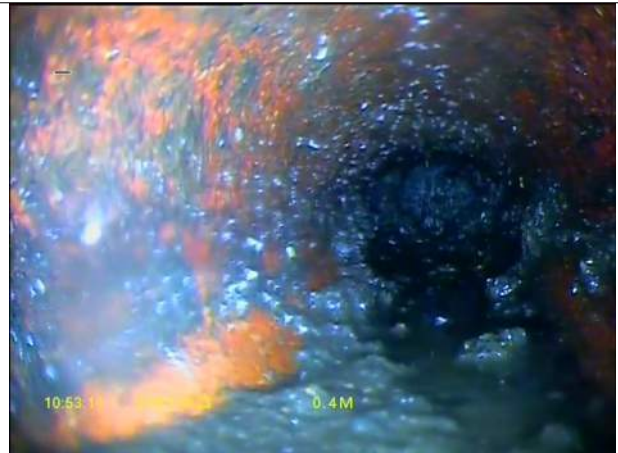
Service Condition: Not Serviceable

Section 4 : MH01 U/S P4

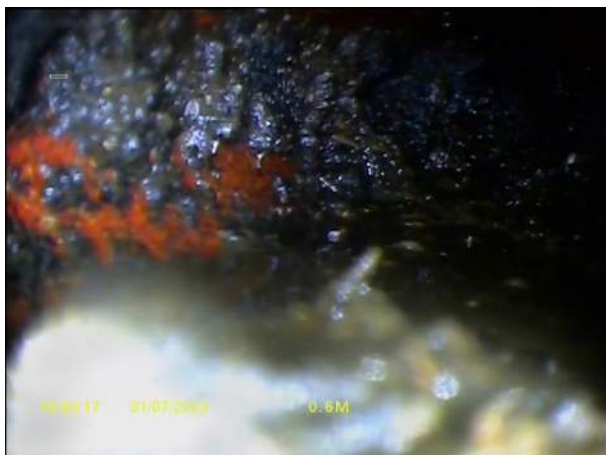
Project Name	CWKS-264-N103AG 020823
Project Number	264
Project Date	02/08/2023



00:00:00, 0.00 m
Start manhole, MH01



00:00:11, 0.40 m
Fine settled deposits, 15% area loss



00:00:17, 0.60 m
Survey abandoned, the pipe is unserviceable, Pipe appears disused and blocked by solid obstruction. Unable to progress.

Section 5 : MH01 U/S P5

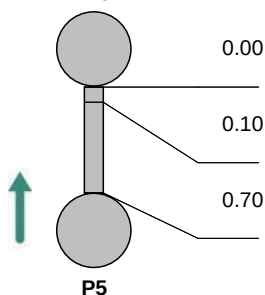
Project Name CWKS-264-N103AG 020823
Project Number 264
Project Date 02/08/2023

Section 5	Inspection 1	Date 2. August 2023	Client's Ref 264	Contractor's Ref 264	Surface Type	PLR P5X
Operator MA		Vehicle FTC	Camera Vivax V5	Temperature	Pre Cleaned No	Weather Rain
Town or Village: Road: Location: Post Code:		Hornsey 139 Cranley Gardens Property or buildings N10 3AG		Inspection Direction: 2 Use: Total Length:	Upstream node: P5 U/S node depth: Downstream node: MH01 D/S node depth: 1.14 m	
Scope of works:		Sample condition survey		Pipe Shape:	Circular	
Surface Defects:		No surface defects observed		Pipe Internal dia.:	100 / 0mm	
Lining Type:		None		Pipe Material:	Polyvinyl Chloride	
Pipe Lined:		None		Standard:	MSSC5	

Comments: None
Repair:

Scale: 1:50 Position [m] Code Observation Grade

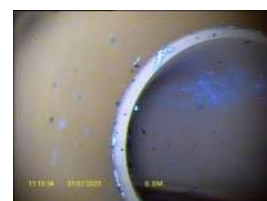
Depth: 1.14
MH01



MH Start manhole, MH01
LLF Line deviates left, full
GYF Finish gully, P5/GY2, the pipe is flowing fine: No faults



MH - 0.00 m



LLF - 0.10 m



GYF - 0.70 m

Depth:

Structural Defects

Miscellaneous

Service & Operational Observations

Construction Features

Pipe Condition Grade: Not Specified

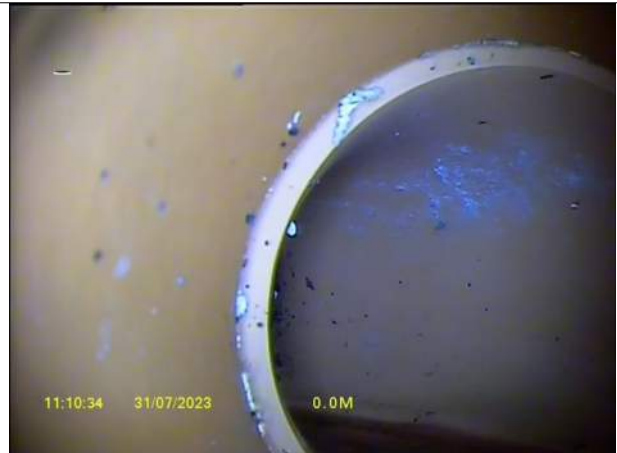
Service Condition: Serviceable

Section 5 : MH01 U/S P5

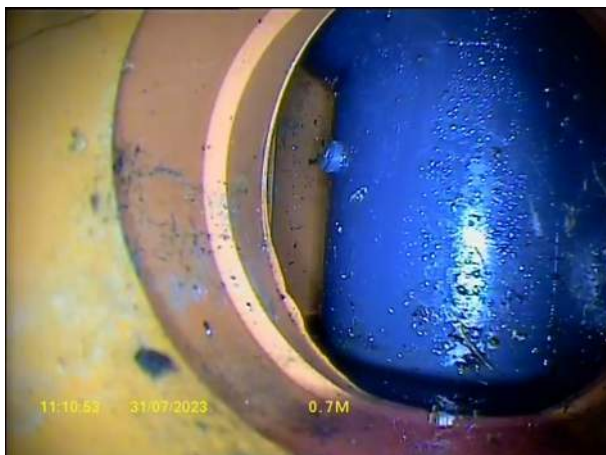
Project Name	CWKS-264-N103AG 020823
Project Number	264
Project Date	02/08/2023



00:00:00, 0.00 m
Start manhole, MH01



00:00:05, 0.10 m
Line deviates left, full



00:00:24, 0.70 m
Finish gully, P5/GY2, the pipe is flowing fine, No faults

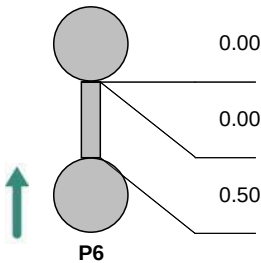
Section 6 : MH01 U/S P6

Project Name CWKS-264-N103AG 020823
Project Number 264
Project Date 02/08/2023

Section 6	Inspection 1	Date 2. August 2023	Client's Ref 264	Contractor's Ref 264	Surface Type	PLR P6X
Operator MA		Vehicle FTC	Camera Vivax V5	Temperature	Pre Cleaned No	Weather Rain
Town or Village:	Hornsey		Inspection Direction: 2		Upstream node:	P6
Road:	139 Cranley Gardens		Use: Surface water		U/S node depth:	
Location:	Property or buildings		Total Length: 0.50 m		Downstream node:	MH01
Post Code:	N10 3AG				D/S node depth:	1.14 m
Scope of works:	Sample condition survey			Pipe Shape:	Circular	
Surface Defects:	No surface defects observed			Pipe Internal dia.:	100 / 0mm	
Lining Type:	None			Pipe Material:	Polyvinyl Chloride	
Pipe Lined:	None			Standard:	MSSC5	
Comments:	None					
Repair:						

Scale: 1:50 Position [m] Code Observation Grade

Depth: 1.14
MH01



MH Start manhole, MH01
WL Water level, 0% of the height
GYF Finish gully, P6/GY3, the pipe is flowing fine: No faults



MH - 0.00 m



GYF - 0.50 m

Depth:

Structural Defects

Miscellaneous

Service & Operational Observations

Construction Features

Pipe Condition Grade: A

Service Condition: Serviceable



00:00:00, 0.00 m
Start manhole, MH01



00:00:23, 0.50 m
Finish gully, P6/GY3, the pipe is flowing fine, No faults

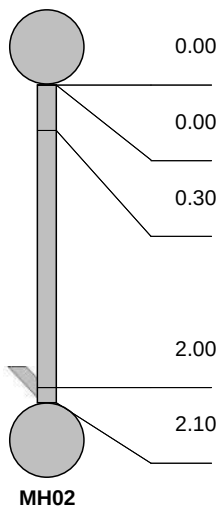
Section 7 : MH01 D/S MH02

Project Name CWKS-264-N103AG 020823
Project Number 264
Project Date 02/08/2023

Section 7	Inspection 1	Date 2. August 2023	Client's Ref 264	Contractor's Ref 264	Surface Type	PLR MH01X
Operator MA		Vehicle FTC	Camera Vivax V5	Temperature	Pre Cleaned No	Weather Rain
Town or Village:	Hornsey		Inspection Direction:	1	Upstream node:	MH01
Road:	139 Cranley Gardens		Use:	Combined	U/S node depth:	
Location:	Property or buildings		Total Length:	2.10 m	Downstream node:	MH02
Post Code:	N10 3AG				D/S node depth:	
Scope of works:	Sample condition survey			Pipe Shape:	Circular	
Surface Defects:	No surface defects observed			Pipe Internal dia.:	100 / 0mm	
Lining Type:	None			Pipe Material:	Vitrified Clay	
Pipe Lined:	None			Standard:	MSSC5	
Comments:	Public shared drain, 2x faults					
Repair:						

Scale: 1:50 Position [m] Code Observation Grade

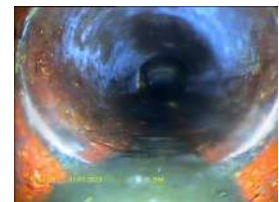
Depth:
MH01



MH	Start manhole, MH01	
WL	Water level, 0% of the height	A
JDM	Medium displaced joint	B
JN	Junction at 3 o'clock, diameter: 100mm: From neighbouring unit	A
MHF	Finish manhole, MH02, the pipe is flowing fine: Responsibility of LWA/Build-over agreement required. Public asset.	



MH - 0.00 m



JDM - 0.30 m



JN - 2.00 m



MHF - 2.10 m

Depth:

Structural Defects

Miscellaneous

Service & Operational Observations

Construction Features

Pipe Condition Grade: B

Service Condition: Serviceable



00:00:00, 0.00 m
Start manhole, MH01



00:00:15, 0.30 m
Medium displaced joint



00:00:28, 2.00 m
Junction at 3 o'clock, diameter: 100mm, From neighbouring unit



00:00:19, 2.10 m
Finish manhole, MH02, the pipe is flowing fine, Responsibility of LWA/Build-over agreement required. Public asset.

Section 8 : MH02 D/S MH03

Project Name CWKS-264-N103AG 020823
Project Number 264
Project Date 02/08/2023

Section 8	Inspection 1	Date 2. August 2023	Client's Ref 264	Contractor's Ref 264	Surface Type	PLR MH02X	
Operator MA		Vehicle FTC	Camera Vivax V5	Temperature	Pre Cleaned No	Weather Rain	
Town or Village:		Hornsey	Inspection Direction:		1	Upstream node:	MH02
Road:		139 Cranley Gardens	Use:		Combined	U/S node depth:	
Location:		Property or buildings	Total Length:		7.50 m	Downstream node:	MH03
Post Code:		N10 3AG				D/S node depth:	
Scope of works:				Sample condition survey		Pipe Shape:	Circular
Surface Defects:				No surface defects observed		Pipe Internal dia.:	150 / 0mm
Lining Type:				None		Pipe Material:	Vitrified Clay
Pipe Lined:				None		Standard:	MSSC5
Comments:		Public shared drain					
Repair:							

Scale: 1:63 Position [m] Code Observation Grade

Depth:
MH02



0.00

MH

Start manhole, MH02

0.00

WL

Water level, 5% of the height: In use

A



MH - 0.00 m



JDM - 5.00 m



MHF - 7.50 m

5.00

JDM

Medium displaced joint

B

7.50

MHF

Finish manhole, MH03, the pipe is failing to discharge: Responsibility of LWA/Build-over agreement required. Public asset.

MH03

Depth:

Structural Defects

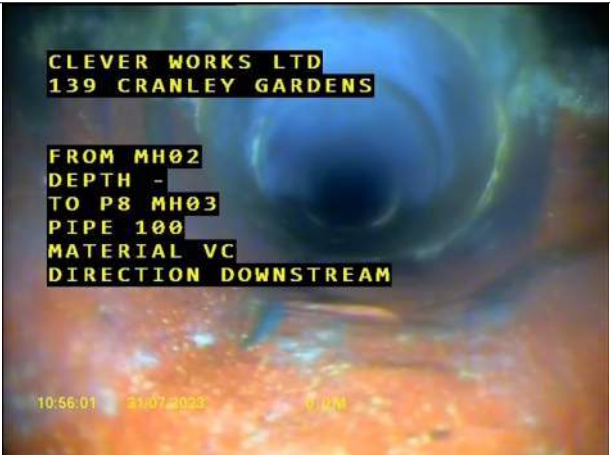
Miscellaneous

Service & Operational Observations

Construction Features

Pipe Condition Grade: B

Service Condition: Not Serviceable



00:00:00, 0.00 m
Start manhole, MH02



00:00:39, 5.00 m
Medium displaced joint



00:01:17, 7.50 m
Finish manhole, MH03, the pipe is failing to discharge,
Responsibility of LWA/Build-over agreement required. Public
asset.

Section 9 : MH03 D/S MH04

Project Name CWKS-264-N103AG 020823
Project Number 264
Project Date 02/08/2023

Section 9	Inspection 1	Date 2. August 2023	Client's Ref 264	Contractor's Ref 264	Surface Type	PLR MH03X
Operator MA		Vehicle FTC	Camera Vivax V5	Temperature	Pre Cleaned No	Weather Rain
Town or Village:		Hornsey	Inspection Direction: 1		Upstream node:	MH03
Road:		139 Cranley Gardens	Use: Combined		U/S node depth:	
Location:		Property or buildings	Total Length: 10.50 m		Downstream node:	MH04
Post Code:		N10 3AG			D/S node depth:	2.30 m
Scope of works:				Sample condition survey	Pipe Shape:	Circular
Surface Defects:				No surface defects observed	Pipe Internal dia.:	150 / 0mm
Lining Type:				None	Pipe Material:	Vitrified Clay
Pipe Lined:				None	Standard:	MSSC5

Comments: Public shared drain
Repair:

Scale: 1:88 Position [m] Code Observation Grade

Depth:
MH03



0.00

MH

Start manhole, MH03

0.01

WL

Water level, 15% of the height: In use

A



MH - 0.00 m

0.50

JN

Junction at 3 o'clock, diameter: 100mm: Junction in Manhole

A



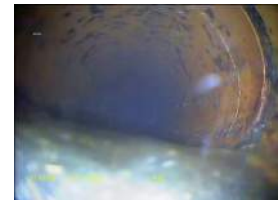
JN - 0.50 m

2.40

CC

Circumferential crack from 1 o'clock to 5 o'clock

A



CC - 2.40 m

2.50

JDM

Medium displaced joint

B



JDM - 2.50 m

7.00

CC

Circumferential crack from 8 o'clock to 4 o'clock

A



CC - 7.00 m

10.40

REM

General remark: Winsor Trap missing lid suggesting a history of blockages.

A

10.50

WRF

Finish winsor trap, MH04, the pipe is failing to discharge

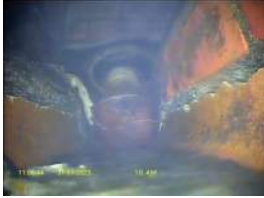
MH04

Depth: 2.30

Section 9 : MH03 D/S MH04

Project Name CWKS-264-N103AG 020823
 Project Number 264
 Project Date 02/08/2023

Section 9	Inspection 1	Date 2. August 2023	Client's Ref 264	Contractor's Ref 264	Surface Type	PLR MH03X
Operator MA		Vehicle FTC	Camera Vivax V5	Temperature	Pre Cleaned No	Weather Rain



REM - 10.40 m



WRF - 10.50 m

Structural Defects

Miscellaneous

Service & Operational Observations

Construction Features

Pipe Condition Grade: B

Service Condition: Not Serviceable



00:00:00, 0.00 m
Start manhole, MH03



00:00:12, 0.50 m
Junction at 3 o'clock, diameter: 100mm, Junction in Manhole



00:02:47, 2.40 m
Circumferential crack from 1 o'clock to 5 o'clock



00:00:45, 2.50 m
Medium displaced joint



00:02:26, 7.00 m
Circumferential crack from 8 o'clock to 4 o'clock



00:02:05, 10.40 m
General remark, Winser Trap missing lid suggesting a history of blockages.



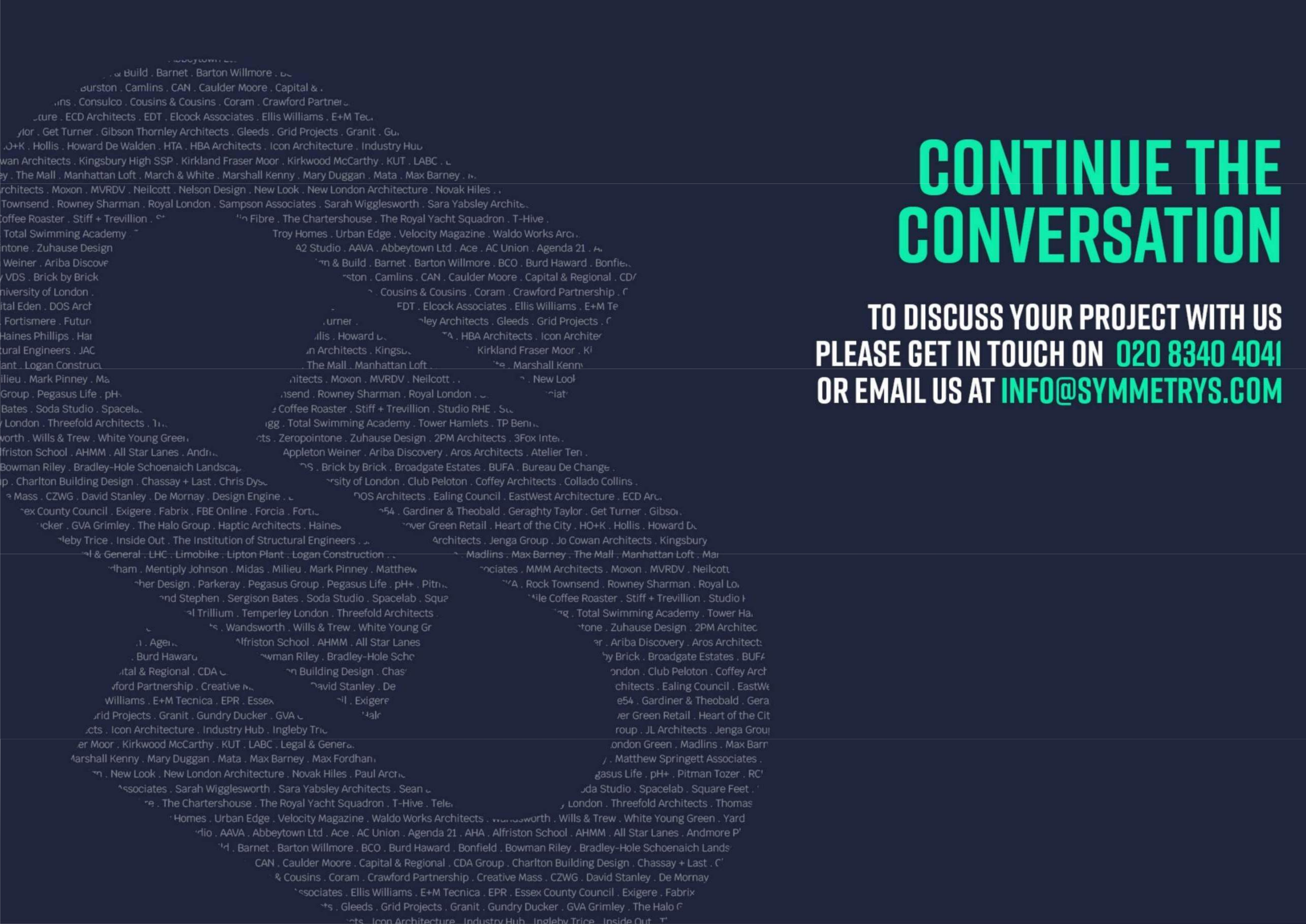
00:02:05, 10.50 m
Finish winser trap, MH04, the pipe is failing to discharge

01932 961 864 | 07551 555 901

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DECISIONS ARE ONLY AS GOOD AS THE DATA BEHIND THEM



CONTINUE THE CONVERSATION

TO DISCUSS YOUR PROJECT WITH US
PLEASE GET IN TOUCH ON **020 8340 4041**
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