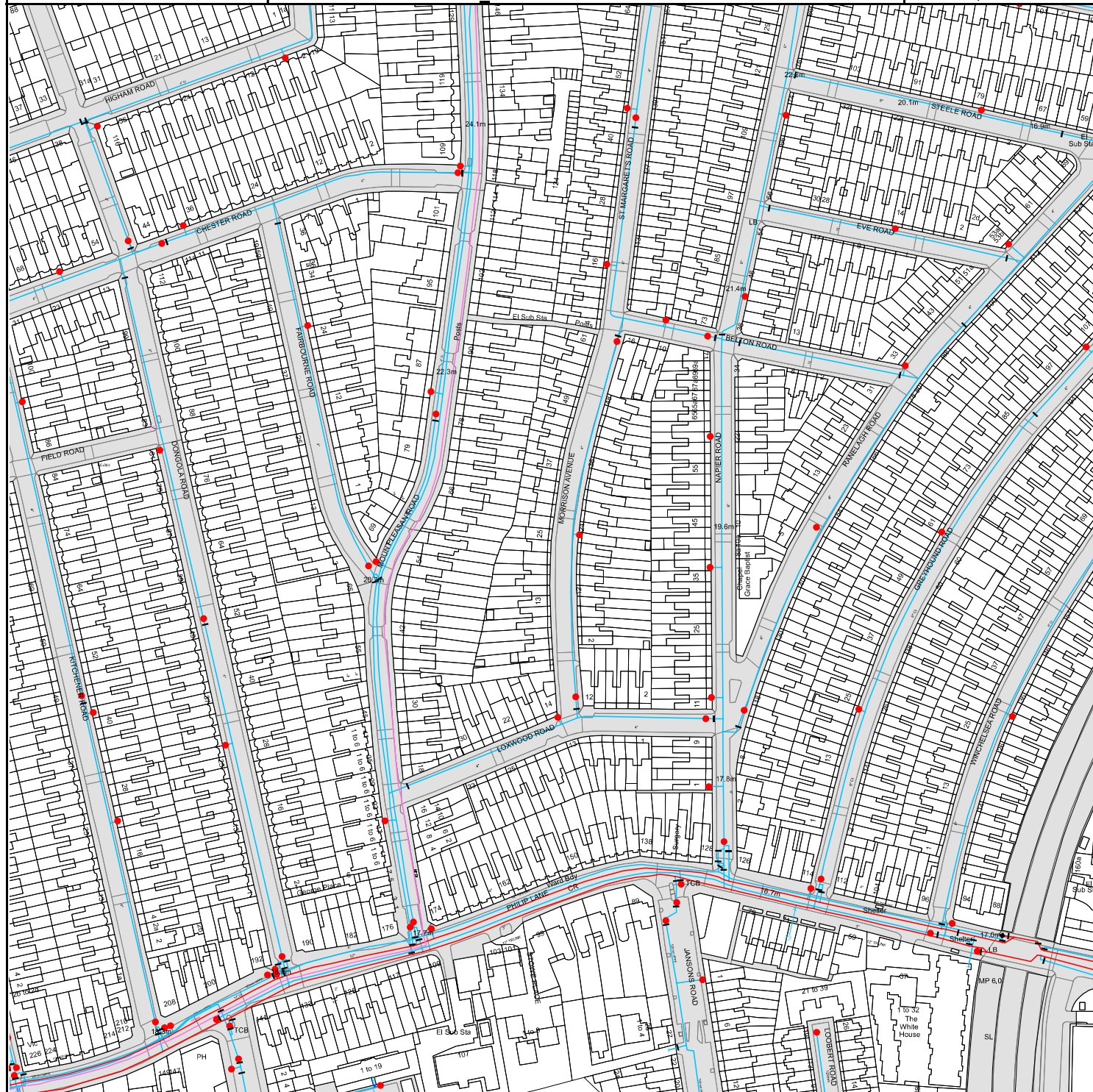




The width of the displayed area is 500m and the centre of the map is located at OS coordinates 533250,189750

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

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



ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

- 4"

Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"

Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" Supply

Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE

Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED

Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

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

Valves

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

Hydrants

- Single Hydrant

Meters

- Meter

End Items

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

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

Operational Sites

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

Other Symbols

- Data Logger

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

Other Water Company Main: Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.

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

Terms and Conditions

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

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

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

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

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

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

Ways to pay your bill

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

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

Terms and Conditions

Search Code



IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

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

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

TPOs Contact Details

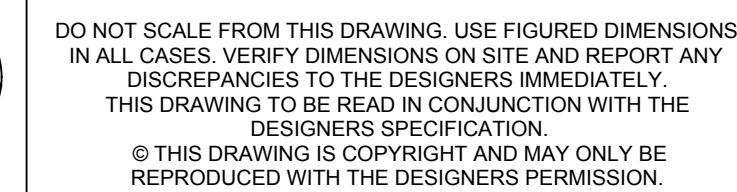
The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

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

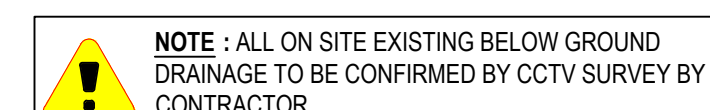
Appendix D

MWP – Sewer Abandonment Plan



1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, BILL OF MATERIALS, QUANTITIES, ARCHITECTURAL SERVICES AND ENGINEERING DRAWINGS.
2. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE. TBC ON SITE
4. ALL LEVELS ARE IN METRES RELATED TO ORDNANCE DATUM. TBC ON SITE
5. DRAWINGS ARE NOT TO BE SCALED.
6. ALL TEMPORARY WORKS TO BE IN ACCORDANCE WITH CONTRACTORS DETAILS.
7. CONTRACTOR TO APPROVE ALL SET OUT INFORMATION PRIOR TO CONSTRUCTION.

 SITE BOUNDARY
 EXISTING THAMES FOUL WATER SEWER
 EXISTING THAMES FOUL WATER SEWER TO BE ABANDONED
 EXISTING THAMES SURFACE WATER SEWER
 EXISTING THAMES SURFACE WATER SEWER ABANDONED
 EXISTING PRIVATE FOUL WATER PIPE
 EXISTING PRIVATE SURFACE WATER SEWER
 NEW SURFACE WATER SEWER



NOTE: ALL EXISTING THAMES WATER ASSETS ARE SHOWN APPROXIMATELY AND NEED TO BE CONFIRMED ON SITE BY CONTRACTOR

P01	06.03.28	Issued for information		DO

Tangmere

TITLE:

CLIENT:

Formation D&B Ltd



DRAWN: VH	CHECKED: SZ	APPROVED: RS
PROJECT NUMBER: 26015	DATE: 02/02/26	SCALE @ A0: As indicated
STATUS DESCRIPTION: FOR INFORMATION		STATUS: S2
DRAWING NUMBER: TAN-MWP-XX-00-DR-CV-2300		REV: P01

SEWER ABANDONMENT

Appendix E

MWP – Existing Runoff Rates Calculation

Tangmere Town Block

Project No.	26015
Date	Mar-26
Design By	DO
Checked By	RS
Calc Pg No.	1

Surface Water Run-off Calculation:

SW run-off from pre-developed site:

Impermeable area =	1910	m2
Permeable area =	814	m2
Proposed Discharge from Site =	1	l/s

Formula for calculating run-off from impermeable areas:

$$Q = 2.78 C i A$$

C = Run-off Coefficient =	0.9
i = rainfall intensity (50mm/hr)	50 mm/h for an average 1 in 2 year storm event
A = impermeable area	0.191 hectares

Hydrological Growth Curve Factors:

1 year factor =	0.85
30 year factor =	2.3
100 year factor =	3.19

Run-off from impermeable Surfaces:

Surface	Area (ha) (ha)	Coefficient © ©	Storm Event (1 in x yr)	Growth Curve Factor	Surface Water Run-off Discharge Rate (l/s)
Hard Standing	0.191	0.9	1	0.85	20.31
	0.191	0.9	30	2.3	54.96
	0.191	0.9	100	3.19	76.22
	0.191	0.9	100 + 40% CC	3.19	106.71

Summary of Existing Run-off:

Storm Event (1 in x yr)	Discharge from permeable area of site (l/s)	Discharge from impermeable area of site (l/s)	Total Discharge from Site (l/s)
1	0	20.31	20.31
30	0	54.96	54.96
100	0	76.22	76.22
100+40%CC	0	106.71	106.71

Existing vs Proposed Runoff rates:

Storm Event (1 in x yr)	Existing Discharge from Site (l/s)	Proposed Discharge from Site (l/s)	Reduction (l/s)
1	20.31	1.00	95%
30	54.96	1.00	98%
100	76.22	1.00	99%
100+40%CC	106.71	1.00	99%

Appendix F

MWP – Greenfield Runoff Rate

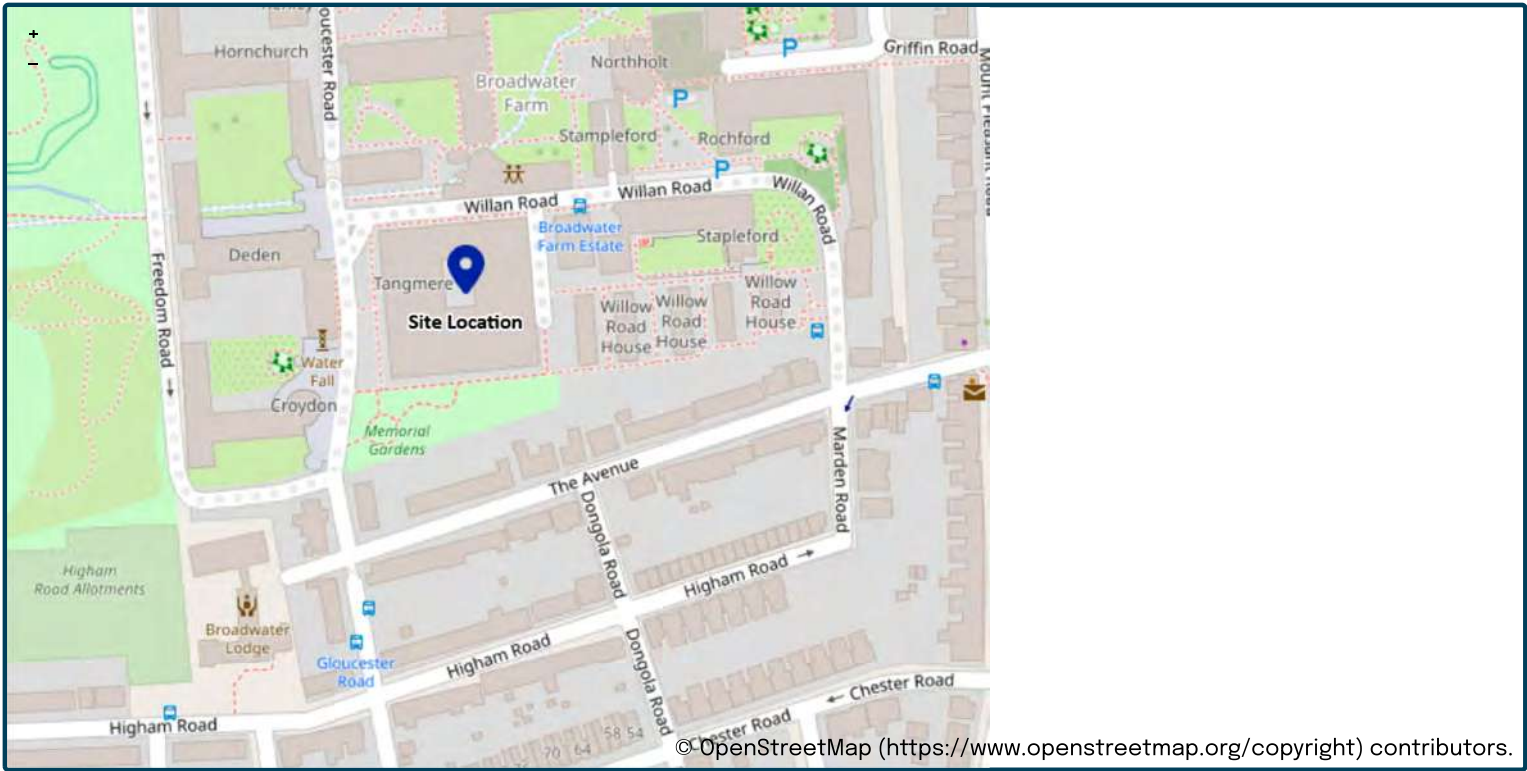
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	17/03/2026
Calculated by	D.O
Reference	
Model version	2.2.3

Location

Site name	Tangmere
Site location	Haringey



Site easting (British National Grid)	532952
Site northing (British National Grid)	190088

Site details

Total site area (ha)	0.2724	ha
----------------------	-------------------------------------	----

Greenfield runoff

Method

Method	IH124
--------	-------

IH124

	<u>My value</u>		<u>Map value</u>
SAAR (mm)	631	mm	631
How should SPR be derived?	WRAP soil type		
WRAP soil type	2		2
SPR	0.3		
QBar (IH124) (l/s)	0.4	l/s	

Growth curve factors

	<u>My value</u>		<u>Map value</u>
Hydrological region	6		6
1 year growth factor	0.85		
2 year growth factor	0.88		
10 year growth factor	1.62		
30 year growth factor	2.3		
100 year growth factor	3.19		
200 year growth factor	3.74		

Results

Method	IH124	
Flow rate 1 year (l/s)	0.4	l/s
Flow rate 2 year (l/s)	0.4	l/s
Flow rate 10 years (l/s)	0.7	l/s
Flow rate 30 years (l/s)	1.0	l/s
Flow rate 100 years (l/s)	1.4	l/s
Flow rate 200 years (l/s)	1.6	l/s

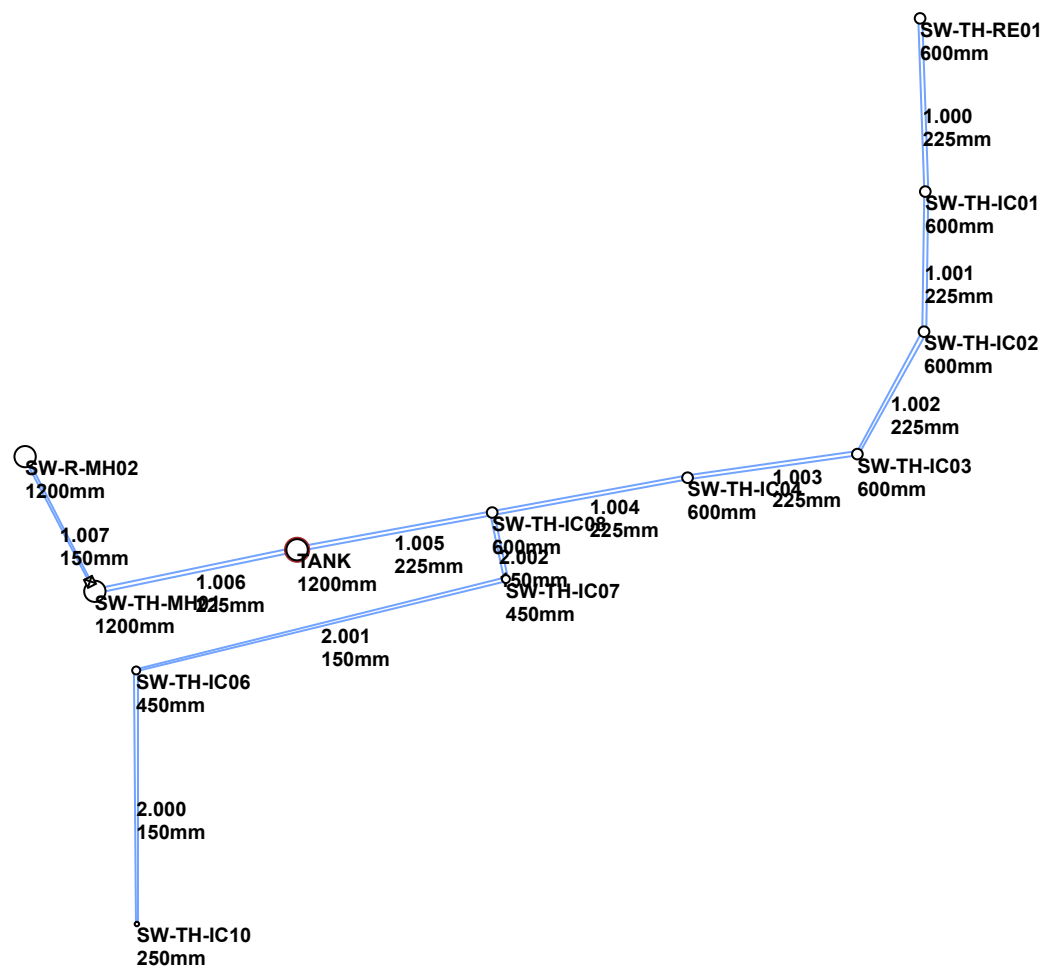
Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent 'zero' figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.3) developed by HR Wallingford and available at [uksuds.com](https://www.uksuds.com) (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at [uksuds.com/terms-conditions](https://www.uksuds.com/terms-conditions) (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

Appendix G

MWP – Causeway Flow Calculation



Design Settings

Rainfall Methodology	FSR	Maximum Time of Concentration (mins)	30.00
Return Period (years)	100	Maximum Rainfall (mm/hr)	50.0
Additional Flow (%)	0	Minimum Velocity (m/s)	1.00
FSR Region	England and Wales	Connection Type	Level Soffits
M5-60 (mm)	20.000	Minimum Backdrop Height (m)	0.200
Ratio-R	0.400	Preferred Cover Depth (m)	1.200
CV	0.750	Include Intermediate Ground	✓
Time of Entry (mins)	5.00	Enforce best practice design rules	x

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)	Invert Level (m)
SW-TH-IC10		5.00	17.730	250	18.634	48.209	1.256	16.474
SW-TH-IC06	0.018	5.00	17.300	450	18.595	62.564	1.275	16.025
SW-TH-IC07	0.039	5.00	16.435	450	39.388	67.736	1.275	15.160
SW-TH-RE01	0.010	5.00	16.330	600	62.682	99.477	0.643	15.687
SW-TH-IC01	0.017	5.00	16.490	600	62.976	89.673	0.875	15.615
SW-TH-IC02	0.005	5.00	16.640	600	62.905	81.741	1.175	15.465
SW-TH-IC03	0.030	5.00	16.690	600	59.156	74.812	1.330	15.360
SW-TH-IC04	0.049	5.00	16.460	600	49.605	73.476	1.250	15.210
SW-TH-IC08			16.200	600	38.616	71.504	1.195	15.005
TANK			16.050	1200	27.645	69.396	1.065	14.985
SW-TH-MH01			16.585	1200	16.271	67.043	1.720	14.865
SW-R-MH02			16.250	1200	12.348	74.669	1.425	14.825

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	T of C (mins)	Rain (mm/hr)
2.000	SW-TH-IC10	SW-TH-IC06	16.148	0.600	16.474	16.025	0.449	36.0	150	5.16	50.0
1.003	SW-TH-IC03	SW-TH-IC04	25.540	0.600	15.360	15.210	0.150	170.3	225	6.07	50.0
1.000	SW-TH-RE01	SW-TH-IC01	11.700	0.600	15.687	15.615	0.072	162.5	225	5.19	50.0
1.001	SW-TH-IC01	SW-TH-IC02	22.100	0.600	15.615	15.465	0.150	147.3	225	5.53	50.0
1.002	SW-TH-IC02	SW-TH-IC03	9.427	0.600	15.465	15.360	0.105	89.8	225	5.65	50.0
2.001	SW-TH-IC06	SW-TH-IC07	30.554	0.600	16.025	15.160	0.865	35.3	150	5.46	50.0
1.004	SW-TH-IC04	SW-TH-IC08	34.813	0.600	15.210	15.005	0.205	169.8	225	6.65	50.0
2.002	SW-TH-IC07	SW-TH-IC08	2.007	0.600	15.435	15.005	0.430	4.7	150	5.47	50.0
1.005	SW-TH-IC08	TANK	1.300	0.600	15.005	14.985	0.020	65.0	225	6.67	50.0

Name	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Add Inflow (l/s)	Pro Depth (mm)	Pro Velocity (m/s)
2.000	1.684	29.8	0.0	1.106	1.125	0.000	0.0	0	0.000
1.003	0.999	39.7	8.4	1.105	1.025	0.062	0.0	70	0.794
1.000	1.023	40.7	1.4	0.418	0.650	0.010	0.0	28	0.470
1.001	1.075	42.7	3.7	0.650	0.950	0.027	0.0	44	0.661
1.002	1.380	54.9	4.3	0.950	1.105	0.032	0.0	43	0.830
2.001	1.699	30.0	2.4	1.125	1.125	0.018	0.0	29	1.028
1.004	1.000	39.8	15.0	1.025	0.970	0.111	0.0	96	0.934
2.002	4.696	83.0	7.7	0.850	1.045	0.057	0.0	31	2.952
1.005	1.624	64.6	22.8	0.970	0.840	0.168	0.0	92	1.485

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	T of C (mins)	Rain (mm/hr)
1.006	TANK	SW-TH-MH01	1.000	0.600	14.985	14.865	0.120	8.3	225	6.67	50.0
1.007	SW-TH-MH01	SW-R-MH02	6.000	0.600	14.865	14.825	0.040	150.0	150	6.79	50.0

Name	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Add Inflow (l/s)	Pro Depth (mm)	Pro Velocity (m/s)
1.006	4.560	181.3	22.8	0.840	1.495	0.168	0.0	53	3.130
1.007	0.818	14.5	22.8	1.570	1.275	0.168	0.0	150	0.833

Pipeline Schedule

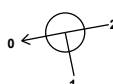
Link	Length (m)	Slope (1:X)	Dia (mm)	Link Type	US CL (m)	US IL (m)	US Depth (m)	DS CL (m)	DS IL (m)	DS Depth (m)
2.000	16.148	36.0	150	Circular	17.730	16.474	1.106	17.300	16.025	1.125
1.003	25.540	170.3	225	Circular	16.690	15.360	1.105	16.460	15.210	1.025
1.000	11.700	162.5	225	Circular	16.330	15.687	0.418	16.490	15.615	0.650
1.001	22.100	147.3	225	Circular	16.490	15.615	0.650	16.640	15.465	0.950
1.002	9.427	89.8	225	Circular	16.640	15.465	0.950	16.690	15.360	1.105
2.001	30.554	35.3	150	Circular	17.300	16.025	1.125	16.435	15.160	1.125
1.004	34.813	169.8	225	Circular	16.460	15.210	1.025	16.200	15.005	0.970
2.002	2.007	4.7	150	Circular	16.435	15.435	0.850	16.200	15.005	1.045
1.005	1.300	65.0	225	Circular	16.200	15.005	0.970	16.050	14.985	0.840
1.006	1.000	8.3	225	Circular	16.050	14.985	0.840	16.585	14.865	1.495
1.007	6.000	150.0	150	Circular	16.585	14.865	1.570	16.250	14.825	1.275

Link	US Node	Dia (mm)	Node Type	MH Type	DS Node	Dia (mm)	Node Type	MH Type
2.000	SW-TH-IC10	250	Manhole	Adoptable	SW-TH-IC06	450	Manhole	Adoptable
1.003	SW-TH-IC03	600	Manhole	Adoptable	SW-TH-IC04	600	Manhole	Adoptable
1.000	SW-TH-RE01	600	Manhole	Adoptable	SW-TH-IC01	600	Manhole	Adoptable
1.001	SW-TH-IC01	600	Manhole	Adoptable	SW-TH-IC02	600	Manhole	Adoptable
1.002	SW-TH-IC02	600	Manhole	Adoptable	SW-TH-IC03	600	Manhole	Adoptable
2.001	SW-TH-IC06	450	Manhole	Adoptable	SW-TH-IC07	450	Manhole	Adoptable
1.004	SW-TH-IC04	600	Manhole	Adoptable	SW-TH-IC08	600	Manhole	Adoptable
2.002	SW-TH-IC07	450	Manhole	Adoptable	SW-TH-IC08	600	Manhole	Adoptable
1.005	SW-TH-IC08	600	Manhole	Adoptable	TANK	1200	Manhole	Adoptable
1.006	TANK	1200	Manhole	Adoptable	SW-TH-MH01	1200	Manhole	Adoptable
1.007	SW-TH-MH01	1200	Manhole	Adoptable	SW-R-MH02	1200	Manhole	Adoptable

Manhole Schedule

Node	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)
SW-TH-IC10	18.634	48.209	17.730	1.256	250				
						0	2.000	16.474	150
SW-TH-IC06	18.595	62.564	17.300	1.275	450				
						1	2.000	16.025	150
						0	2.001	16.025	150

Manhole Schedule

Node	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)	
SW-TH-IC07	39.388	67.736	16.435	1.275	450		1	2.001	15.160	150
							0	2.002	15.435	150
SW-TH-RE01	62.682	99.477	16.330	0.643	600		0	1.000	15.687	225
SW-TH-IC01	62.976	89.673	16.490	0.875	600		1	1.000	15.615	225
							0	1.001	15.615	225
SW-TH-IC02	62.905	81.741	16.640	1.175	600		1	1.001	15.465	225
							0	1.002	15.465	225
SW-TH-IC03	59.156	74.812	16.690	1.330	600		1	1.002	15.360	225
							0	1.003	15.360	225
SW-TH-IC04	49.605	73.476	16.460	1.250	600		1	1.003	15.210	225
							0	1.004	15.210	225
SW-TH-IC08	38.616	71.504	16.200	1.195	600		1	2.002	15.005	150
							2	1.004	15.005	225
							0	1.005	15.005	225
TANK	27.645	69.396	16.050	1.065	1200		1	1.005	14.985	225
							0	1.006	14.985	225
SW-TH-MH01	16.271	67.043	16.585	1.720	1200		1	1.006	14.865	225
							0	1.007	14.865	150
SW-R-MH02	12.348	74.669	16.250	1.425	1200		1	1.007	14.825	150

Simulation Settings

Rainfall Methodology	FSR	Analysis Speed	Normal
Rainfall Events	Singular	Skip Steady State	x
FSR Region	England and Wales	Drain Down Time (mins)	240
M5-60 (mm)	20.000	Additional Storage (m³/ha)	20.0
Ratio-R	0.400	Starting Level (m)	
Summer CV	0.750	Check Discharge Rate(s)	x
Winter CV	0.840	Check Discharge Volume	x

Storm Durations

15 | 30 | 60 | 120 | 180 | 240 | 360 | 480 | 600 | 720 | 960 | 1440



Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
1	0	0	0
30	0	0	0
100	40	0	0

Node SW-TH-MH01 Online Hydro-Brake® Control

Flap Valve	x	Objective	(HE) Minimise upstream storage
Replaces Downstream Link	x	Sump Available	✓
Invert Level (m)	14.865	Product Number	CTL-SHE-0049-1000-0800-1000
Design Depth (m)	0.800	Min Outlet Diameter (m)	0.075
Design Flow (l/s)	1.0	Min Node Diameter (mm)	1200

Node TANK Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	14.985
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.95	Time to half empty (mins)	

Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	125.0	125.0	0.800	125.0	156.7	0.801	0.0	156.7

Results for 1 year Critical Storm Duration. Lowest mass balance: 98.33%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	SW-TH-IC10	1	16.474	0.000	0.0	0.0000	0.0000	OK
15 minute winter	SW-TH-IC06	10	16.054	0.029	2.5	0.0128	0.0000	OK
15 minute winter	SW-TH-IC07	10	15.466	0.306	8.0	0.2361	0.0000	OK
15 minute winter	SW-TH-RE01	10	15.715	0.028	1.4	0.0168	0.0000	OK
15 minute winter	SW-TH-IC01	10	15.661	0.046	3.8	0.0307	0.0000	OK
15 minute winter	SW-TH-IC02	11	15.508	0.043	4.4	0.0158	0.0000	OK
15 minute winter	SW-TH-IC03	11	15.430	0.070	8.5	0.0514	0.0000	OK
15 minute winter	SW-TH-IC04	9	15.342	0.132	15.2	0.1406	0.0000	OK
15 minute summer	SW-TH-IC08	9	15.330	0.325	28.3	0.0921	0.0000	SURCHARGED
180 minute winter	TANK	176	15.121	0.136	10.3	16.2458	0.0000	OK
180 minute winter	SW-TH-MH01	188	15.121	0.256	8.8	0.2898	0.0000	SURCHARGED
120 minute winter	SW-R-MH02	88	14.851	0.026	0.9	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	SW-TH-IC10	2.000	SW-TH-IC06	0.0	0.000	0.000	0.0188	
15 minute winter	SW-TH-IC06	2.001	SW-TH-IC07	2.5	0.204	0.082	0.3055	
15 minute winter	SW-TH-IC07	2.002	SW-TH-IC08	7.9	0.824	0.096	0.0203	
15 minute winter	SW-TH-RE01	1.000	SW-TH-IC01	1.4	0.324	0.034	0.0504	
15 minute winter	SW-TH-IC01	1.001	SW-TH-IC02	3.7	0.675	0.086	0.1214	
15 minute winter	SW-TH-IC02	1.002	SW-TH-IC03	4.4	0.568	0.081	0.0744	
15 minute winter	SW-TH-IC03	1.003	SW-TH-IC04	8.5	0.635	0.213	0.4282	
15 minute winter	SW-TH-IC04	1.004	SW-TH-IC08	18.7	0.815	0.471	1.1125	
15 minute summer	SW-TH-IC08	1.005	TANK	29.3	1.895	0.454	0.0266	
180 minute winter	TANK	1.006	SW-TH-MH01	8.8	0.509	0.049	0.0324	
180 minute winter	SW-TH-MH01	1.007	SW-R-MH02	0.9	0.453	0.064	0.0123	20.7

Results for 30 year Critical Storm Duration. Lowest mass balance: 99.10%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	SW-TH-IC10	1	16.474	0.000	0.0	0.0000	0.0000	OK
15 minute winter	SW-TH-IC06	10	16.071	0.046	6.2	0.0203	0.0000	OK
15 minute summer	SW-TH-IC07	9	15.494	0.334	18.6	0.2574	0.0000	OK
15 minute winter	SW-TH-RE01	10	15.731	0.044	3.5	0.0262	0.0000	OK
15 minute winter	SW-TH-IC01	10	15.688	0.073	9.4	0.0492	0.0000	OK
15 minute winter	SW-TH-IC02	11	15.534	0.069	10.9	0.0252	0.0000	OK
15 minute winter	SW-TH-IC03	8	15.492	0.132	21.1	0.0971	0.0000	OK
15 minute winter	SW-TH-IC04	9	15.456	0.246	39.3	0.2624	0.0000	SURCHARGED
360 minute winter	SW-TH-IC08	352	15.384	0.379	7.9	0.1072	0.0000	SURCHARGED
360 minute winter	TANK	352	15.384	0.399	10.5	47.8224	0.0000	SURCHARGED
360 minute winter	SW-TH-MH01	352	15.384	0.519	10.7	0.5869	0.0000	SURCHARGED
15 minute summer	SW-R-MH02	123	14.851	0.026	0.9	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	SW-TH-IC10	2.000	SW-TH-IC06	0.0	0.000	0.000	0.0357	
15 minute winter	SW-TH-IC06	2.001	SW-TH-IC07	6.1	0.463	0.204	0.3388	
15 minute summer	SW-TH-IC07	2.002	SW-TH-IC08	18.6	1.337	0.224	0.0241	
15 minute winter	SW-TH-RE01	1.000	SW-TH-IC01	3.5	0.421	0.085	0.0975	
15 minute winter	SW-TH-IC01	1.001	SW-TH-IC02	9.2	0.871	0.215	0.2336	
15 minute winter	SW-TH-IC02	1.002	SW-TH-IC03	10.8	0.711	0.196	0.1566	
15 minute winter	SW-TH-IC03	1.003	SW-TH-IC04	22.3	0.730	0.561	0.8178	
15 minute winter	SW-TH-IC04	1.004	SW-TH-IC08	40.7	1.066	1.023	1.3846	
360 minute winter	SW-TH-IC08	1.005	TANK	7.7	0.905	0.119	0.0517	
360 minute winter	TANK	1.006	SW-TH-MH01	10.7	0.474	0.059	0.0398	
360 minute winter	SW-TH-MH01	1.007	SW-R-MH02	0.9	0.453	0.064	0.0123	27.6

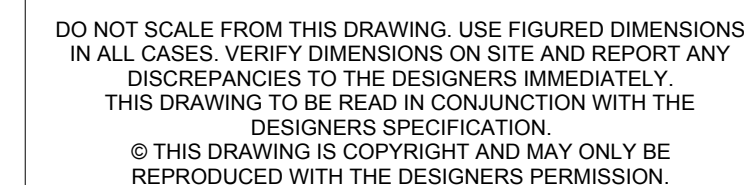
Results for 100 year +40% CC Critical Storm Duration. Lowest mass balance: 97.98%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	SW-TH-IC10	1	16.474	0.000	0.0	0.0000	0.0000	OK
15 minute winter	SW-TH-IC06	10	16.088	0.063	11.3	0.0280	0.0000	OK
480 minute winter	SW-TH-IC07	432	15.788	0.628	3.9	0.4843	0.0000	SURCHARGED
15 minute winter	SW-TH-RE01	12	16.082	0.395	6.3	0.2349	0.0000	FLOOD RISK
15 minute winter	SW-TH-IC01	12	16.081	0.466	16.4	0.3129	0.0000	SURCHARGED
15 minute winter	SW-TH-IC02	12	16.057	0.592	18.3	0.2180	0.0000	SURCHARGED
15 minute winter	SW-TH-IC03	12	16.039	0.679	33.8	0.4986	0.0000	SURCHARGED
15 minute winter	SW-TH-IC04	11	15.915	0.705	61.0	0.7526	0.0000	SURCHARGED
480 minute winter	SW-TH-IC08	472	15.792	0.787	12.0	0.2227	0.0000	SURCHARGED
360 minute winter	TANK	344	15.786	0.801	13.8	95.9573	0.0000	FLOOD RISK
480 minute winter	SW-TH-MH01	464	15.786	0.921	5.1	1.0413	0.0000	SURCHARGED
360 minute winter	SW-R-MH02	344	14.852	0.027	1.1	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	SW-TH-IC10	2.000	SW-TH-IC06	0.0	0.000	0.000	0.0553	
15 minute winter	SW-TH-IC06	2.001	SW-TH-IC07	11.2	0.777	0.372	0.3770	
480 minute winter	SW-TH-IC07	2.002	SW-TH-IC08	5.6	0.484	0.067	0.0353	
15 minute winter	SW-TH-RE01	1.000	SW-TH-IC01	6.3	0.476	0.155	0.4653	
15 minute winter	SW-TH-IC01	1.001	SW-TH-IC02	17.0	0.771	0.398	0.8789	
15 minute winter	SW-TH-IC02	1.002	SW-TH-IC03	20.3	0.550	0.370	0.3749	
15 minute winter	SW-TH-IC03	1.003	SW-TH-IC04	34.0	0.856	0.857	1.0158	
15 minute winter	SW-TH-IC04	1.004	SW-TH-IC08	60.2	1.515	1.515	1.3846	
480 minute winter	SW-TH-IC08	1.005	TANK	12.2	1.005	0.189	0.0517	
360 minute winter	TANK	1.006	SW-TH-MH01	7.4	0.384	0.041	0.0398	
480 minute winter	SW-TH-MH01	1.007	SW-R-MH02	1.1	0.468	0.073	0.0135	39.9

Appendix H

MWP – Exceedance Plan



1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, BILLS OF QUANTITIES, ARCHITECTURAL, SERVICES AND ENGINEERING DRAWINGS.
2. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE. TBC ON SITE
4. ALL LEVELS ARE IN METRES RELATED TO ORDNANCE DATUM. TBC ON SITE
5. DRAWINGS ARE NOT TO BE SCALED.
6. ALL TEMPORARY WORKS TO CONTRACTORS DETAILS.
7. CONTRACTOR TO APPROVE ALL SET OUT INFORMATION PRIOR TO CONSTRUCTION.

 BOUNDARY LINE
 FLOW ROUTE DIRECTION
 PROPOSED GROUND LEVEL



TITLE:

Exceedance Plan Town House



ENGINEERING AND ENVIRONMENTAL CONSULTANTS

CORK | TRALEE | LONDON | LIMERICK

mwalsh.co.uk

DRAWN:	VH	CHECKED:	DO	APPROVED:	RS
PROJECT NUMBER:	26015	DATE:	23/03/26	SCALE @ A1:	As indicated
STATUS DESCRIPTION:					STATUS:
FOR CONSTRUCTION					A
DRAWING NUMBER:					REV:
TAN-MWP-XX-00-DR-CV-2302					C01

Appendix I

MWP – Operation and Maintenance of SuDS Components

Operation and Maintenance of Pipes, Manholes & Gully's

Maintenance Period	Maintenance Task	Frequency
Regular Maintenance	Cleaning of gutters and filters on downpipes and brushing/sweeping of leaves debris that may cause blockages in gullies.	Annually
	Inspect for sediment and debris in pre-treatment components (i.e. catch pits and gully silt traps), and inside manhole rings.	Annually (or as required)
Occasional Maintenance	Remove sediment/debris from pre-treatment components (i.e. catchpits).	As required, based on regular inspections
Remedial Actions	Trimming of roots that may be causing blockage and patch repair of pipework that has cracked or deformed.	As required
	Repair/rehabilitate manhole and gully inlets and outlets.	As required
Monitoring	Inspect silt traps and note the rate of sediment accumulation	Monthly in 1 st year, then annually
	Check to ensure gullies and manholes are emptying fully.	Annually

Operation and Maintenance of Attenuation Storage Tanks

Maintenance Period	Maintenance Task	Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually.
	Remove debris from the catchment surface (where it may cause risk to performance).	Monthly
	For systems where rainfall infiltrates into the tank from above, check the surface of the filter for blockage by sediment, algae or other matter; remove and replace the surface infiltration medium as necessary.	Annually
	Remove the sediment from the pre-treatment structure and/or internal forebays.	Annually, or as required
Remedial Work	Repair/rehabilitate inlets, outlets, and overflows to ensure that they are in good condition and operating as designed.	Annually
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are all in good condition and operating as designed.	Annually
	Survey the inside of the tank for sediment build-up and remove it if necessary.	Every 5 years or as required.

Operation and Maintenance of Flow Control Devices

Maintenance Period	Maintenance Task	Frequency
Before Start	Removal of any inappropriate material from within the chambers and disposal of off site	At start
Regular Maintenance	Removal of debris (which could include) leaves, rubbish, and branches from areas served by the drainage (where it may cause risk to performance).	Monthly or as required.
Remedial Work	For blockages resulting in flooded manhole chambers, drain down the manhole chamber and unblock.	As required.
Monitoring	Inspect the unit and hose it down if required	Monthly at the start for three months, then six monthly

Appendix J

Thames Water S106 Consent to connect to public sewer



MALACHY WALSH AND PARTNERS
2 EXCHANGE TOWER
1-2 HARBOUR EXCHANGE SQUARE
LONDON
E14 9GE

DS reference DS6154871

developer.services@thameswater.co.uk

0800 009 3921

Monday to Friday, 8am to 5pm

thameswater.co.uk/developerservices

6 February 2026

Notice of consent to connect to a public sewer / public lateral drain

SITE ADDRESS: IT IS BOUNDED BY GLOUCESTER ROAD TO TANGMERE GARDENS, NORTHOLT, LONDON, N17 6NG (X,Y) 532944,190091.

Dear Mr Omonitan,

Thank you for your application for a new sewer connection at the above address.

We are pleased to inform you that we have given our conditional consent for your proposed connection(s) to the public sewer under Section 106 of the Water Industry Act 1991.

What is this consent for?

This consent is given solely for the legal right of communication (i.e. method/mode of connection) with the public sewer, in accordance with the description in the below box.

This consent does not and cannot be used to discharge any drainage related planning conditions. Any planning conditions related to drainage should be applied to be removed to the LPA and Thames Waters Development Control team. For pre planning capacity-based enquiries or pre planning concerns regarding our network please make a Pre-Planning Enquiry application. Applications can be made on the Thames Water website.

This Consent does not give you any inferred right to enter or cross land owned by a third party and must not be used to discharge any drainage-related planning conditions. You will be responsible for obtaining any necessary licences and/or permission from the highway authority, planning authority and/or private/third-party landowners.

Inspections and Completion certificates

We'll need to inspect the work if you're connecting directly to a public sewer or relocating/altering one of our manhole chambers. Please try to give us as much notice as possible to accommodate your preferred inspection date.

Call us on 0800 009 3921 Monday to Friday, 8am – 5pm to arrange an inspection.



There are a few steps to remember:

- The work needs to be done exactly as described in the 'Consent to Connect' and as per our agreed specification
- You should be ready with all work completed to be inspected on date of inspection
- Make sure you leave the connection point open so we can fully inspect the work

If you fail to comply with any of the above at the time of inspection, e.g. the works are not complete, you are not ready, or the works do not meet the approved design specifications and fail to pass, we will charge you to come back another time. The revisit fee is £245 + VAT per visit.

Once you've passed the inspection, we'll issue a completion certificate. This confirms that your work has been completed and to the required standard.

This certificate authenticates the standards to which your connection works were carried out and does not infer adoption of your new drains or sewers. You will be responsible for repairs and maintenance of all drains including those outside your site boundary. You will need to submit an adoption application under section 102 or 104 of the Water Industry Act if you want us to adopt any of your lateral drains or sewers. You can do this via

<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services/Adopting-sewers-and-other-assets>

Sewer Connection Quotes

If you would like us to carry out the connection works on your behalf, we will provide you a quote and deliver in accordance with the below.

Waste connection only (no pipe laying)

We will discuss the requirements with you and quote for the works required and charge in accordance with section 7 (pages 25-28) of our current fixed price charging arrangements.

lateral drain and sewer requisitions

Waste connections including pipelaying for the provision of a lateral drain (pipe serving one property or one curtilage) and/or a new sewer (pipe serving more than one property).

If there is no public sewer easily accessible to your property or your site has no means to connect your lateral drain and/or sewer due to third party land, you can requisition (formally request) Thames Water to lay these pipes as part of our public network under Section 98-101 of the Water Industry Act 1991. Please refer to section 8 (pages 29-31) of our current charging arrangements.

You can estimate the costs for these connections yourself by referring to section 7 and 8 of our current charging arrangements here.



Our consent is subject to the conditions below:

Location	IT IS BOUNDED BY GLOUCESTER ROAD TO TANGMERE GARDENS, NORTHOLT, LONDON, N17 6NG (X,Y) 532944,190091.
Description	Direct Foul water Connection 1 (Inspection required see condition 5 for further details) 1 x 150mm internal diameter direct foul water connection into an existing 305mm internal diameter foul water sewer located in Gloucester Road via a new manhole in accordance with Code for Adoption sewerage. Direct Foul water Connection 2 (Inspection required see condition 5 for further details) 1 x 150mm internal diameter direct foul water connection into an existing 305mm internal diameter foul water sewer located in Gloucester Road via an external backdrop into a new manhole in accordance with Code for Adoption sewerage. Direct surface water Connection 1 (Inspection required see condition 5 for further details) 1 x 300mm internal diameter direct surface water connection into an existing 300mm internal diameter surface water sewer located in Gloucester Road via existing manhole chamber referenced; TQ32908004 in accordance with Code for Adoption sewerage. Direct surface water Connection 2 (Inspection required see condition 5 for further details) 1 x 300mm & 150mm internal diameter direct surface water connections into an existing 300mm internal diameter surface water sewer located in Willan Road via existing manhole chamber referenced; TQ32909111 in accordance with Code for Adoption sewerage. Direct Foul water Connection 3 (Inspection required see condition 5 for further details) 1 x 150mm internal diameter direct foul water connection into an existing 150mm internal diameter foul water sewer located within the development via a new manhole in accordance with Code for Adoption sewerage.



	Please be advised to make sure you have surveyed the sewer(s) you are connecting to ensure it is in suitable condition for your proposed connection.
--	--

Please note that we will allow ONE amendment to be made to this consent within 12 months from date of issue. Any more than ONE amendment within this time period will entail additional fees. Any amendments sought beyond this time period will require a new application to be submitted.

The reference number for your application is **DS6154871**; please quote this in any future correspondence.

If you're making a connection from a basement, you'll need to ensure that you install the necessary backflow prevention devices to protect the property from internal flooding. You should assume that the local sewerage network will surcharge to local ground level. Please refer to condition 18 for more details.

If you're proposing to build within three metres of a public sewer, or within one metre of a lateral drain, you'll need to apply to us for a separate build over agreement. You can do this via thameswater.co.uk/buildover.

If you've any queries, please call our helpdesk on 0800 009 3921 (8am to 5pm, Monday to Friday) or email developer.services@thameswater.co.uk.

Yours Sincerely

A handwritten signature in blue ink, appearing to read "C Allen", with a stylized flourish underneath.

Christopher Allen
Project Engineer
Developer Services – Sewer Connections Team



Conditions of Consent

1. This consent is subject to conditions that may be imposed through the planning process.
2. An infrastructure charge will be payable as a result of connecting a property to the Public Sewerage System for the first time for domestic purposes by virtue of Section 146(2)b of the Water Industry Act 1991. We will invoice this charge separately if applicable.
3. Where the connection is to be made to a public sewer in third party land (i.e. outside your site boundary including public land), it is recommended that a demarcation chamber is constructed on the lateral drain at the property boundary, or as near to the property boundary as possible. The demarcation chamber and lateral drain will not be adopted as part of the section 106 agreement. You will need to submit an adoption agreement under section 102 or 104 of the Water Industry Act if you want us to adopt any of your private drains or sewers. You can do this via <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services/Adopting-sewers-and-other-assets>
4. All materials used and standard of sewer connection works should be in accordance with Code for Adoption sewerage. Where the connection is to be constructed in plastic, please confirm the standards of materials to be used with a technical coordinator/project engineer prior to carrying out the connection. Please ensure that the specification sheet/documents for the plastic materials used are kept for review by the field engineer. Please refer to the attached **Construction and Connection guide** for best practice.
5. It is your responsibility to ensure that your works are inspected before the trench is backfilled. You must arrange our attendance by calling 0800 009 3921 and giving us at least ten working days' notice. If the connection cannot be inspected by a field engineer for any reason, we may request that the trench is reopened for inspection or require additional information deemed necessary for us to approve the connection. Where a connection is made via a heading/tunnelling or a field engineer cannot attend site within the agreed ten working days' notice period required, we may, in exceptional circumstances accept photographs and/or a CCTV survey report and footage subject to prior agreement with a Technical Coordinator or Project Engineer.
6. It is your responsibility to confirm the exact location, diameter, and invert levels of the public sewer prior to making the connection. You will be held liable for any misconnection (i.e. foul water discharge to a surface water sewer or surface water discharge to foul water sewer) resulting from this connection. Where you are making an indirect connection, you should carry out connectivity surveys to confirm the type of sewer your existing private drains connect to and take appropriate action to rectify if you find cross connections.
7. Connections into manholes must be made with soffits level and must enter 'with the flow'. Backdrops must be constructed outside the manhole chamber.
8. Junction connections must be made by cutting in a purpose made oblique or swept junction fitting of the same material as the public sewer, jointed using flexible couplings. Core drilled saddle connections are usually not permitted on sewers smaller than 375mm (unless otherwise approved by a Technical Coordinator/Project Engineer in writing).



Where a core drilled saddle connection is approved, a flexible saddle fitting must be used to ensure that no part of the new drains protrude into the existing sewer. We do not accept clay saddles attached to the public sewer with mortar.

9. Some Infill/recessed manhole/chamber covers are permitted on adoptable drains/sewers in accordance with the attached **construction and connection guide**.
10. All connections to the public sewer should be via a gravity-fed pipe. A direct connection of a rising/pumped main to the public sewer is not permitted. Where there is a proposed connection from a pump station, a break chamber should be installed at the end of the pumped main to ensure that flows into the public sewer are via gravity for a minimum of 5m
11. It is your responsibility to ensure that your appointed private drainage contractor is competent and has all relevant permits necessary to carry out the connection. You will be responsible for obtaining any easements for crossing third party land and licences from the highway authority. All requirements of the highway authority must be observed and signing, guarding and lighting will be required at all times in accordance with Chapter 8 of the Department of Transport's Traffic Signs Manual 2009.
12. Where there is a proposed discharge from a private pumping station and rising main system, it is your responsibility to design the system to ensure acceptable discharge levels of hydrogen sulphide (H₂S), this can be achieved by ensuring that all effluent is cycled through the pumping station and rising main within a maximum of six hours to prevent septicity. Where necessary, preventative measures to ensure H₂S cannot build up to dangerous levels in the system should be installed. You will be responsible for the ongoing maintenance and monitoring of the private system. Hydrogen sulphide is a major public health risk and causes serious damage to the receiving sewerage network which may result in a third party damage claim against you under Section 111 of the Water Industry Act 1991.
13. Under no circumstances should foul water be discharged into the surface water sewerage system. Surface water drainage must not discharge to the foul sewerage system unless otherwise stated in the description above. If you want to discharge surface water directly to a soakaway or to a watercourse, then you will need to obtain the consent of the Environment Agency or the Lead Local Flood Authority.
14. All proposed discharge of surface water flows must be in accordance with the site's drainage strategy as approved by planning application, which should specify the final discharge rates and volumes. Sites proposing to discharge surface water flows with no planning requirement must connect into the nearest surface water sewer unless otherwise agreed by Thames Water.
15. Only the connections detailed in the enclosed notice are approved by Thames Water. No other works affecting the public sewerage system may be carried out without Thames Water's written consent.
16. Confined space entry procedures must be observed when breaking into the existing public sewerage system.



17. Where the developer/owner/occupier proposes to discharge trade effluent into the public sewer, a trade effluent consent will be required. Trade effluent can be best described as anything other than domestic sewage (toilet, bath or sink waste) or uncontaminated surface water and roof drainage (rainwater). For enquiries and application forms contact your Retailer or visit the Thames Water website at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent>
18. For low-lying sites (where the ground level of the site or the level of a basement is below the ground level at the point where the drainage connection connects to the public sewer) care should be taken to ensure that the property is not at increased risk of flooding. For more information on how to protect your property (s) from internal flooding please refer to Building Regs Part H1 (Surcharging of drains, conditions 2.8, 2.9.2.11 & 2.12)



Hazard information

Third-party connection to sewers

Anyone wishing to connect their property to a Thames Water sewer must comply with the requirements of Section 106 of the Water Act 1991, as amended.

Significant Hazards

We strongly recommend that before carrying out work to connect to our sewers, you consider the following significant hazards:

- Oxygen deficiency
- Toxic gases, fumes or vapours
- Explosion (methane, petrol)
- Flooding
- Physical injury (slips, trips, falls)
- Infections from sewage (Weils disease)

Confined spaces

Particular care must be taken before entering or working in confined spaces. A confined space is defined as any place in which, by virtue of its enclosed nature, there arises a foreseeable specified risk. A specified risk is a risk of any of the following:

- Serious injury from a fire or explosion
- Loss of consciousness due to an increase in body temperature
- Loss of consciousness or asphyxiation arising from gases or the lack of oxygen
- Drowning arising from an increase in the level of a liquid

In addition:

- When detailing the private drainage, you should assume that the public sewer might occasionally surcharge up to ground level, and particular care is needed where development is proposed in low lying areas.
- Before entering any Thames Water asset a competent person must carry out an assessment to determine the need for entry and a safe system of work to be applied.
- Children and young persons must not enter the workspace.
- After the sewer connection work, it is important to wash before eating, smoking or treating cuts and abrasions. It is also important to avoid infection by maintaining strict personal hygiene and effective care of cuts and abrasions.

Appendix K

Catchment Area Plan