



Sustainable Drainage Strategy Design Report

Broadwater Farm Estate,
Tangmere (Town House),
Tottenham,
London, N17 6NG

OUR REF: 26015

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**Proposed Redevelopment at Broadwater Farm Estate,
Tangmere (Town House), Tottenham,
London, N17 6NG**

Project No.	Doc. No.	Rev.	Date	Prepared By	Checked By	Approved By
26015	26015-MWP-XX-XX-RP-S-6801	P01	10/04/2026	D0	RS	RS
26015	26015-MWP-XX-XX-RP-S-6801	C01	18/06/2026	D0	RS	RS
26015	26015-MWP-XX-XX-RP-S-6801	C02	26/06/2026	D0	RS	RS

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1. Introduction

The following report has been prepared to outline the proposed surface water strategy to discharge condition 24 of planning ref HYY/2022/0823 in relation to the proposed development at Broadwater Farm Estate, Tangmere (Town House), Tottenham, London N17 6NG.

Planning permission has been granted to erect 2 storeys (ground floor and first floor) building comprising of 17 residential housing units with private gardens, and communal courtyards.

Figure 1 shows the location of the site outlined in red.



Figure 1: Site location (Google Maps)

The site's southern parkland is bounded by Gloucester Road to the west, the proposed Tangmere main block to the north, and the rear gardens of The Avenue terrace houses to the south. To the east, the site transitions into tarmac and concrete paving, bordered by further residential units.

The existing total site area 2724m² is approximately 70% permeable, characterized by mostly soft landscaping in the southern portion, while the eastern section is 70% impermeable. Although the proposed scheme increases the built footprint, 28% (103m²) of the site is permeable, which is managed through the following integrated Sustainable Drainage Systems (SuDS):

- Soft Landscaping: Inclusion of lawn areas at the rear of the site.
- Source Control: Strategically placed permeable zones designed to intercept and infiltrate surface water runoff.

Please refer to the Catchment Area Plan in Appendix K and below-ground drainage strategy drawing by MWP in Appendix A.

1.1 Development Proposal

The proposed development involves the construction of two -storey (comprising ground plus first floors), delivering 17 residential units and 381m². The scheme further incorporates high-quality private rear garden for each unit, as illustrated in figure 2.

This Drainage and Sustainable Drainage Systems (SuDS) Strategy has been prepared in accordance with the National Planning Policy Framework (NPPF), the London Plan, and the policies and guidance of the London Borough of Haringey as Lead Local Flood Authority (LLFA). The strategy follows the London Plan drainage hierarchy, prioritizing the use of infiltration and on-site attenuation where feasible, prior to controlled discharge to the public sewer network.

Surface water runoff from the proposed development will be managed to ensure that post-development runoff rates and volumes do not exceed existing conditions. The proposed SuDS measures will provide attenuation, water quality treatment, and flow control, with the objective of reducing flood risk both on-site and downstream. Where practicable, blue-green infrastructure will be incorporated to deliver additional environmental and amenity benefits.



Figure 2: Proposed Development Plan

1.2 Aim - Planning Permission

Planning permission (Application Ref: HYY/2022/0823) was granted by the London Borough of Haringey Planning Department, along with a set of conditions for the proposed development at Broadwater Farm Estate.

This report aims to discharge condition 24 which relates to the site's drainage strategy. Condition 24 is stated as follows:

24 No development above ground level within each Phase shall take place until a detailed Surface Water Drainage scheme for that Phase has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme should also accompany a detailed drainage plan appropriately cross-referenced to supporting calculations for the development and they should clearly indicate the location of all proposed drainage elements demonstrating that the surface water generated by this development (For all the rainfall durations starting from 15 min to 10080 min and intensities up to and including the climate change adjusted critical 100 yr. storm) can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site. The scheme shall include rainwater harvesting, where possible. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter.

2. Topography

A topographical survey conducted by Terrain Surveys Ltd in April 2018 confirms the site's natural gradients (see Appendix B). Within the southern portion, external levels fall from approximately 17.87m in the south to 17.06m towards the north. Similarly, levels in the eastern section fall from approximately 16.74m in the south to 16.60m in the north.

3. Existing Drainage Strategy

3.1 Public Drainage

Based on Thames Water asset records, a public surface water sewer traverses the eastern portion of the site, running from the south towards Willan Road in the north and then subsequently discharges into the culvert at the northern extent of the site. Refer to Figure 3 and Thames Water Asset map in Appendix C.

Foul Water Network

There is no foul water public sewer within the existing site.



Figure 3: Thames Water Asset Map

3.2 Diversion/Abandonment

To facilitate the proposed development, redundant internal drainage assets within the Tangmere Town House site will be diverted or decommissioned as follows:

- Internal Surface Water Infrastructure: Existing surface water runs within the site boundary will be abandoned to clear the proposed building footprint. A new head-of-run manhole will be installed to maintain network integrity.

An application to formally abandon the run is currently in progress under a Thames Water Section 116 agreement (refer to Sewer Abandonment drawing in Appendix D). All abandonment and diversion works will be carried out in strict accordance with Thames Water's technical specifications to ensure formal adoption and sign-off.

3.3 Pre-Development Runoff Rates

Table 1 shows the site's existing discharge rates, from the 1 in 1, 1 in 30, 1 in 100 and 1 in 100 year + 40% discharge rates calculated using the Modified Rational Method, see calculation in Appendix E.

Table 1: Impermeable Area Existing Run-off Rates

Storm Event (1 in x yr)	Discharge from permeable area of site (l/s)	Discharge from impermeable (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

3.4 Greenfield Run-off Rates

Policy 5.13 of the London Plan (2016) requires development proposals to restrict surface water discharge to Greenfield runoff rates wherever feasible. In accordance with this requirement, surface water discharge from the site has been designed to achieve Greenfield runoff rates calculated using the IH124 method, with the calculations provided in Appendix F and the resulting rates summarized in Table 2

Table 2: Greenfield Run-off Rates

Greenfield Run-off Rates l/s					
100	Qbar	1 in 1	1 in 30	1 in 100	1 in 200
100+40%1CC	0.4	0.4	1.0	1.4	1.6

3.5 Proposed Discharged rates.

The calculated Obar Greenfield runoff rate for the site is 0.4 l/s. However, discharging at this rate is considered impractical from an operational and hydraulic perspective due to the increased risk of blockage associated with very low flow rates. As such, it is proposed to restrict surface water discharge to 1.0 l/s.

This proposed discharge rate matches the calculated 1 in 30-year Greenfield runoff rate and remains below the 5.0 l/s minimum discharge rate referenced in the Environment Agency Report SC03021. The approach therefore represents a pragmatic and policy-compliant solution that balances Greenfield runoff control with long-term operational reliability.

Table 3 shows the site's existing discharge rates, with the proposed discharge rate as a comparison.

The proposed surface water drainage strategy is considered compliant with London Plan Policy 5.13 and is acceptable to the Lead Local Flood Authority and Thames Water.

Table 3: Comparison of Existing and Proposed Run-off 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	1.0	95%
30	54.96	1.0	98%
100	76.22	1.0	99%
100+40%CC	106.71	1.0	99%

Table 3 shows that during rainfall, the volume of water that will be discharged post-development from the site would be controlled to 1.0 l/s, this equates to a reduction between 95-99% less than the current discharge rate. This complies with Ciria C753, The London Plan, and Policy CC3 of the Local Plan as it reduces the rate of discharge of water into the local sewers/rivers thus reducing the risk of flooding further downstream.

See Appendix G for full Causeway storage calculations.

4. MWP Proposed Drainage Strategy

Surface water is collected and conveyed through a dedicated drainage network, with runoff attenuated within an underground geocellular tank. Discharge is restricted to greenfield rates using a Hydro-Brake flow control, which directs the water into a new manhole within the proposed carriageway before finally out falling into the existing Thames Water sewer on Gloucester Road

MWP has proposed a detailed strategy for the drainage at Tangmere (Town House) - see the below-ground drainage drawing included in Appendix A; please also refer to the Thames Water S106 consent to connect to the public sewer in Appendix J

Causeway Flow drainage modelling software was used to simulate the drainage infrastructure, see the full report from the software included in Appendix G. The software was used to determine the size of the attenuation required, based on the site proposed discharge rates.

4.1 SuDS Assessment

A hierarchy that lists the most to least preferred solutions for surface water runoff management is included in The London Plan. Table 4 shows the hierarchy and explains the reasons for feasibility/non-feasibility for the proposed drainage at the proposed building at Tangmere (Town House).

Table 4: Surface Water Discharge Hierarchy (The London Plan)

SuDS Techniques		Feasibility	Explanation
1	Store water for later use.	x	There is no room within the site to provide adequate water storage for later use.
2	Use infiltration techniques, such as porous surfaces in non-clay areas.	x	From borehole data, we assume that the ground around the site is made up of clay – therefore infiltration rates may be low.
3	Attenuate rainwater in ponds or open water features for gradual release.	x	There is insufficient space to provide ponds for the entire site therefore this is not feasible.
4	Discharge rainwater direct to a watercourse.	x	There are no viable watercourses to discharge to near the site.
5	Discharge rainwater to a surface water sewer/drain.	✓	This will be used to discharge runoff from the site at a controlled rate. (refer to sections 3.5)
6	Discharge rainwater to the combined sewer.	x	N/A as there is no combined drainage system nearby.

From Table 4 we can infer that we have limited methods to manage surface water runoff. The following sections explain in detail how SuDS techniques will be implemented at Tangmere.

5. Condition 24

This section expands on the specific requirements by Condition 24, refer to section 1.2 for the full planning condition.

5.1 Incorporating Permeable Surfaces.

Geological data from nearby borehole records indicates a site profile dominated by cohesive clay deposits. These subsurface conditions exhibit negligible infiltration potential, rendering the site unsuitable for ground-disposal SuDS such as soakaways.

Permeable paving has been purposefully omitted from the design due to these ground conditions. In high-plasticity clay, the introduction of surface water into the pavement sub-base—even in a 'tanked' system—presents a significant risk of subgrade softening and structural deformation. To ensure the long-term integrity of the hardstanding, the strategy focuses on managed surface flow to dedicated collection points.

In place of open attenuation features like swales or ponds, which are precluded by the site's constrained urban layout, the drainage strategy utilizes the ground floor soft-landscaped courtyard as an initial management zone. Surface runoff from pedestrian footpaths is directed into these landscaped areas to facilitate interception, natural filtration, and evapotranspiration.

To manage peak storm events, the primary drainage network conveys remaining runoff to an on-site attenuation tank. Discharge from this tank is strictly regulated via a Hydro-Brake, limiting the outflow to the greenfield equivalent rate (1.0l/s) before entering the local sewer network. This combined approach of soft-landscape source control and mechanical attenuation provides a robust, site-specific response that satisfies the requirements of Condition 24.

5.2 Incorporating Green & Blue Roofs

5.2.1 Green Roofs

Green roofs have not been incorporated into the Townhouse building. For the following reasons:

- **Structural Efficiency:** "A green roof was discounted to optimize the building's structural design. The additional weight of a saturated substrate would require significantly larger foundations and a reinforced frame, increasing the project's carbon footprint and material costs beyond the benefit of the runoff attenuation provided."
- **Maintenance & Long-term Viability:** "A green roof is not considered viable for this development due to the lack of a permanent on-site maintenance team. To ensure the drainage strategy remains effective over the building's lifespan, lower-maintenance SuDS solutions (such as attenuation crates) have been prioritized."

5.2.2 Blue Roofs

It is not proposed to introduce Blue Roofs to Tangmere Building –

- Blue roofs would impose additional loads on the building, therefore would require columns/foundations to increase in size to accommodate.
- Blue roofs would require extra maintenance, possibly by special contractors, this may not be practical for blue roof with a small area.
- From an architectural perspective, attempting to include a blue roof would require raising the building's height so as to not overwhelm the parapets.

For the reasons outlined above, we have not included green and blue roofs for this strategy. We believe that the other SuDS components will be sufficient to clean and attenuate the runoff for this site. This strategy aligns with the original SuDS strategy prepared by Elliot Wood as part of the approved scheme, summarized in the table extracted from Broadwater Farm Estate, Tottenham N17 6NG 2190487 SuDS Report prepared by Elliot Wood In figure 4 below

Table 12 – SuDS Evaluation

SUDS Technique	Y/N	Comment
Green and Blue Roofs	Y	Green roofs are proposed to provide biodiversity and amenity benefits
Rainwater reuse	N	Rainwater reuse is not considered viable as the majority of the roofs will be surfaced with green roofs, which means the run-off is not appropriate for use with rainwater harvesting systems without complex filtering processes. On projects of this nature which have complex phasing it is difficult to be able to provide a centralised RWH system. When considering rainwater re-use from a sustainability perspective (The NPPF principles environment, social and economic) this translates as an order of priorities; reduce, reuse, recycle. For this project it makes much more sense to use less water (by using water efficient appliances) than it does to install a rainwater harvesting system.
Infiltration devices	N	The site is underlain by London Clay Formation which is not suitable for infiltration
Permeable surfaces	N	Cohesive clay subgrades are prone to softening and instability if saturated, rendering sub-base storage technically unviable.
Basins and ponds	N	The spatial configuration of the development prohibits the use of basins and ponds.
Filter strips and swales	N	The spatial configuration of the development prohibits the use of filter strips and swales.
Filter drains	N	The spatial configuration of the development prohibits the use of filter drains.
Below Ground Tanked systems	Y	Below ground attenuation tanks are proposed due to restrictions of space on site.

Figure 4: table extracted from Broadwater Farm Estate, Tottenham N17 6NG 2190487 SuDS Report

5.3 Attenuation Storage

5.3.1 Attenuation Tank Size

Approximately 36% (0.125 hectares) of the total area 0.272 hectares of the site will include soft landscape areas. It can be assumed that approximately 0.147 hectares of the site will be impermeable and require drainage. Refer to Catchment Area Plan in Appendix K.

The greatest storm analysis was a 1 in 100-year storm event, an additional 40% was included in calculations to account for an increase as a result of climate change. A total (minimum) attenuation volume of 106m³ to 142 m³ would be required assuming the above (with a discharge rate of 1.0 l/s).

Causeway Flow software was used to calculate the approximate volume of attenuation required for the 1 in 100 +40% CC storm event (using 1.0 l/s as a discharge rate), see Figure 5 for Causeway Flow estimate.

Storage Estimate

Return Period (years)

100

Climate Change (%)

40

Impermeable Area (ha)

0.147

Peak Discharge (l/s)

1.000

Infiltration Coefficient (m/hr)
(leave blank if no infiltration)

Required Storage (m³)

Calc

from

125

to

153

Figure 5: Causeway Flow attenuation storage estimate

The drainage network, including both underground pipes and manhole structures, provides critical internal storage that helps attenuate peak flows. By utilizing the available dead storage and pipe capacity, the system temporarily holds stormwater, effectively delaying and reducing the rate of runoff discharge.

The volume attenuated within the storage tank can therefore be reduced, we propose to provide storage of 74.87m³.

5.3.2 Attenuation Tank Location

The attenuation tank is located to the northwest of the site. Runoff from the entire site is discharged into the tank via the drainage network before it is attenuated and discharged in a controlled rate.

The proposed tank covers an area of 122.76m² x 0.8m deep, and assuming 97% void capacity, the tank provides 74.87m³ of attenuation.

The size of the attenuation tank is limited as the area is bound by the building footprint, the concrete tower crane base, existing service runs and proposed trees/soft landscaping, and the existing neighboring building.

5.4 Controlled Rate of Surface Water Discharge (Hydrobrake)

As mentioned above, the discharge rate of the surface water runoff from the site will be controlled to a maximum rate of 1.0l/s. To achieve this rate, a Hydrobrake (or similar flow control device) will be installed.

This discharge rate of 1.0 l/s has been determined as the greenfield runoff rate, calculated in accordance with the London Borough of Haringey SuDS Design requirements for LLFA Technical Assessment guidelines, CIRIA guidance, and recommendations from Thames Water as outlined in the pre-planning enquiry.

See Appendix A for MWP’s Below Ground Drainage Layout for the Hydrobrake location.

6. Causeway Flow Analysis

MWP used Causeway Flow drainage modelling software to simulate the drainage strategy in different intensity storm events – see Appendix G for the full report.

From the results shown in Appendix G, we can determine that the proposed SuDS drainage infrastructure will be able to withstand each of the inputted flood events: 1 in 1-year storm, 1 in a 30-year storm (plus 40% CC), 1 in 100-year storm event (with 40% CC).

We have designed the SuDS drainage components for a 1 in 100-year + 40% CC storm event, therefore (assuming 100% efficiency of the components) the drainage devices should surcharge during storm events however major flooding should not occur on site.

7. Exceedance

Exceedance flows arising from rainfall events greater than the 1 in 100-year design storm, including a 40% climate change allowance, will be directed away from buildings, and safely managed within the on-site landscaped areas. Flow paths will route water towards low points within the courtyard and external amenity areas. All exceedance flows will be contained within the site boundary and will not discharge onto neighbouring land or the public highway (refer to Appendix H for Exceedance Plan)

8. Operation and Maintenance of SuDS Infrastructure

The responsibility of the drainage and SuDS infrastructure will be handed over to the property owners/building management once construction is completed. Operation and maintenance tasks must be carried out as per the recommendations as this will ensure the effectiveness of the components.

As a guide, MWP has compiled a set of general operation and maintenance tasks extracted from Ciria C753 – see Appendix I for information. It must be noted that this compilation is for general operation and maintenance, for more detailed information the manufacturer's manuals must be read.

9. Conclusion

In conclusion, this report has expressed how the outlined drainage strategy has incorporated a variety of SuDS techniques, and why we have selected feasible and suitable options for the proposed development at Broadwater Farm Estate, Tangmere (Town House)

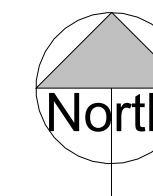
- See MWP's proposed below-ground drainage layout included in Appendix A.
- Causeway Flow modelling software has been used to simulate various storm events (up to a 1 in 100 years + 40% CC event) to support the proposed drainage strategy (see Appendix G for the report).
- All of the buildings collected runoff from the roof and external areas are piped through the drainage network, then through the attenuation tank before being discharged into the Thames Water manhole at the Northeast outside of the site on Proposed carriageway, at a maximum controlled rate of 1.0 l/s
- The proposed attenuation tank volume is 74.87m³, see Appendix A for tank location.
- Typical operation and maintenance schedules explained and considered - specific device maintenance methods must be provided by the manufacturing company (see Appendix I).

The drainage strategy has been modelled and detailed, it is our opinion that the drainage strategy, as per the drawing included in Appendix A, provides an effective method for dealing with the surface water on site.

For the reasons outlined in this report, we believe that planning condition 24 should be discharged.

Appendix A

MWP – Below Ground Drainage Layout

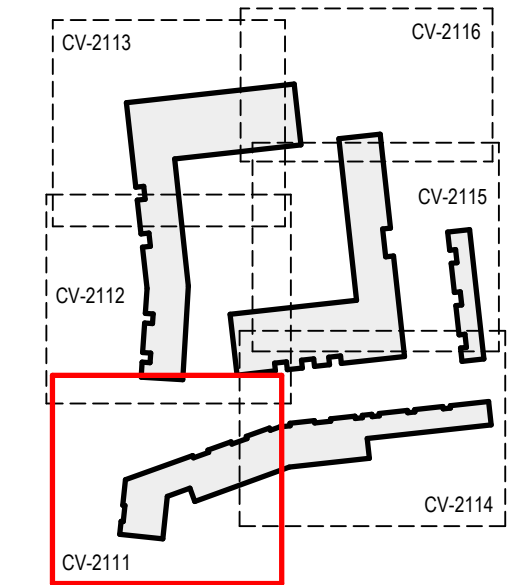


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6. ALL TEMPORARY WORKS TO CONTRACTORS DETAILS.
7. CONTRACTOR TO APPROVE ALL SET OUT INFORMATION PRIOR TO CONSTRUCTION.

DRAINAGE LEGEND

- BOUNDARY LINE
- EXISTING FOUL WATER SEWER
- EXISTING SURFACE WATER SEWER
- PROPOSED SURFACE WATER PIPE
- PROPOSED FOUL WATER PIPE
- EXISTING SEWER TO BE ABANDONED & REMOVED & DIVERTED
- EXISTING SEWER TO BE ABANDONED & REMOVED & DIVERTED
- THAMES WATER SURFACE/FOUL WATER SEWER MANHOLES
- PROPOSED 1.2m DIA. FOUL/SURFACE WATER MANHOLES ACCESS COVER TO BE 600x600 WITH DOUBLE SEALED RECESSED MANHOLE COVER
- PROPOSED 0.6m DIA. FOUL/SURFACE INSPECTION CHAMBERS ACCESS COVER TO BE 450x450 WITH DOUBLE SEALED RECESSED MANHOLE COVER
- SURFACE WATER FLOW CONTROL DEVICE LIMITING DISCHARGE TO PUBLIC SEWER
- ACO CHANNEL TO LANDSCAPE ARCHITECTS DETAILS
- PERMEABLE PAVING LAYOUT
- PROPOSED ROAD GULLY
- RAIN WATER PIPE
- SOIL VENT PIPE
- RODDING EYE
- BACKDROP MANHOLE
- ARMSTRONG JUNCTION
- UNABLE TO RAISE



KEY PLAN

REV	DATE	DESCRIPTION	BY	APP
C05	18.06.26	Revised as Clouded	VH	RS
C04	15.06.26	General Updates to Town House Drainage	TH	RS
C03	20.05.26	Drainage Runs Revised due to Foundation and Existing Live Services- Revised as Clouded	VH	RS
C02	27.04.26	Attenuation Tank Updated and Revised as Clouded	VH	RS
C01	10.04.26	Issued for Construction	VH	RS
P03	30.03.26	Issued for Information	VH	RS
P02	13.03.26	Issued for Information	VH	RS
P01	27.02.26	Issued for Information	VH	RS

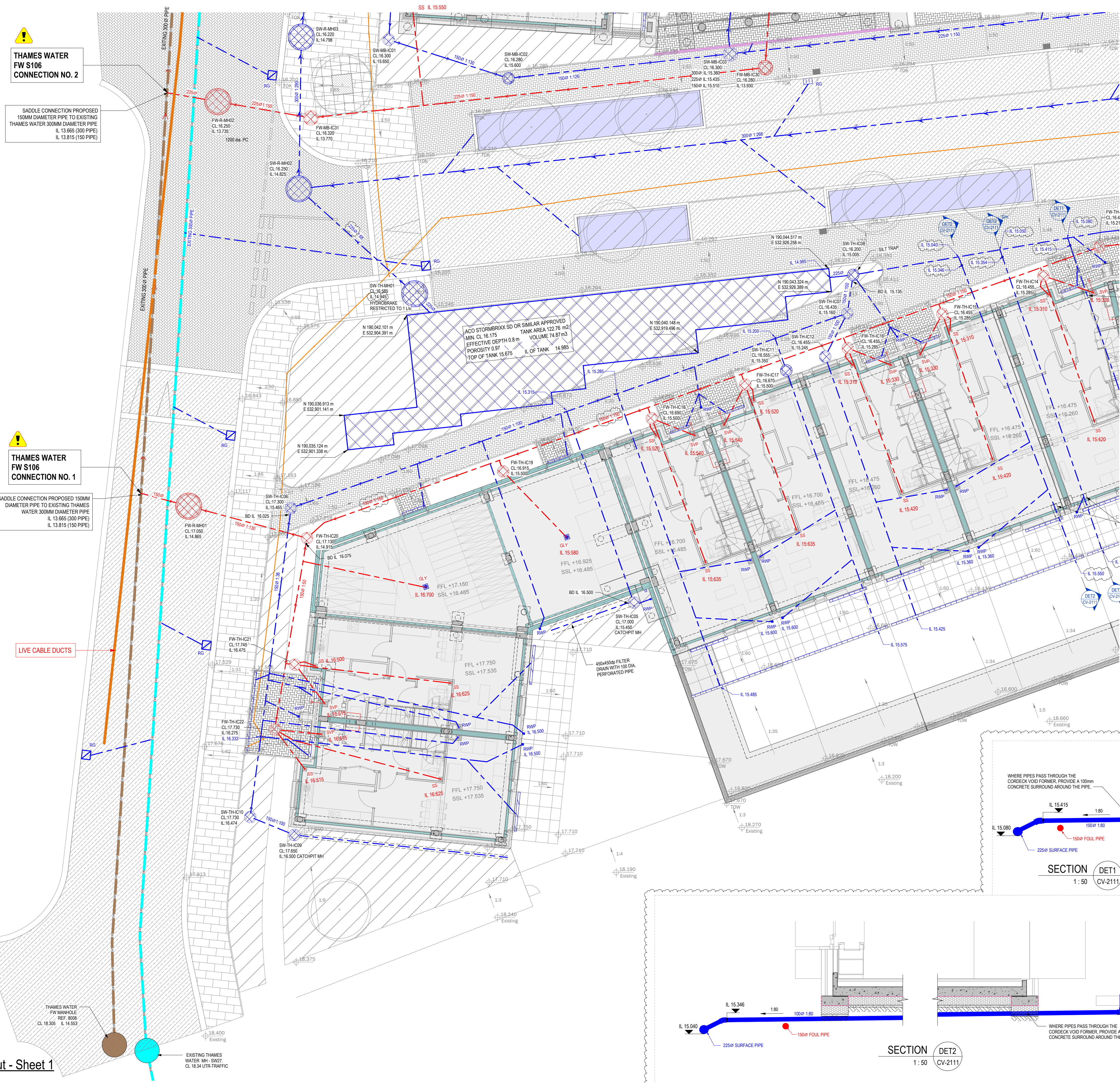
PROJECT: Tangmere

TITLE: Site Wide Drainage Layout - Sheet 1

CLIENT: Formation D&B Ltd



DRAWN: VH	CHECKED: DO	APPROVED: RS
PROJECT NUMBER: 26015	DATE: 27/02/26	SCALE @ A1: As indicated
STATUS DESCRIPTION: FOR CONSTRUCTION		STATUS: A
DRAWING NUMBER: TAN-MWP-XX-00-DR-CV-2111		REV: C05



THAMES WATER
FW S106
CONNECTION NO. 2

SADDLE CONNECTION PROPOSED
150MM DIAMETER PIPE TO EXISTING
THAMES WATER 300MM DIAMETER PIPE
IL 13.665 (300 PIPE)
IL 13.615 (150 PIPE)

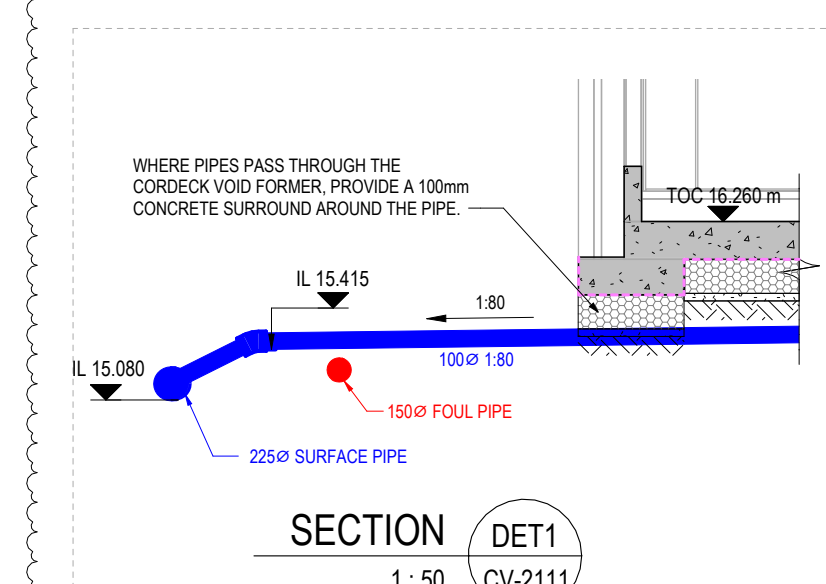
THAMES WATER
FW S106
CONNECTION NO. 1

SADDLE CONNECTION PROPOSED 150MM
DIAMETER PIPE TO EXISTING THAMES
WATER 300MM DIAMETER PIPE
IL 13.665 (300 PIPE)
IL 13.615 (150 PIPE)

LIVE CABLE DUCTS

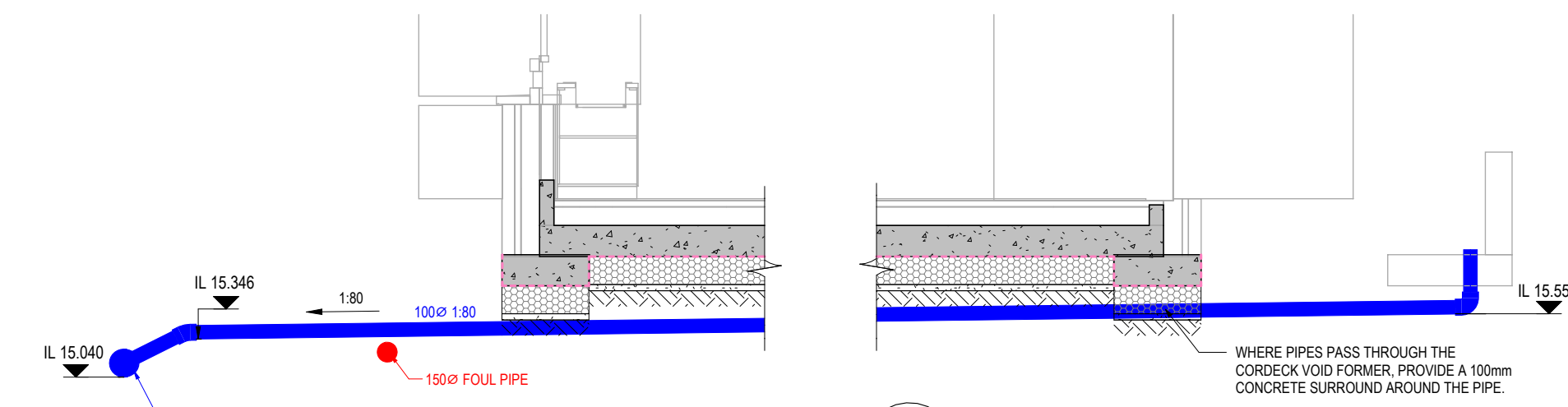
THAMES WATER
FW MANHOLE
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Site Wide Drainage Layout - Sheet 1
SCALE 1 : 100



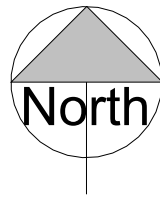
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SECTION DET2

1 : 50 CV-2111

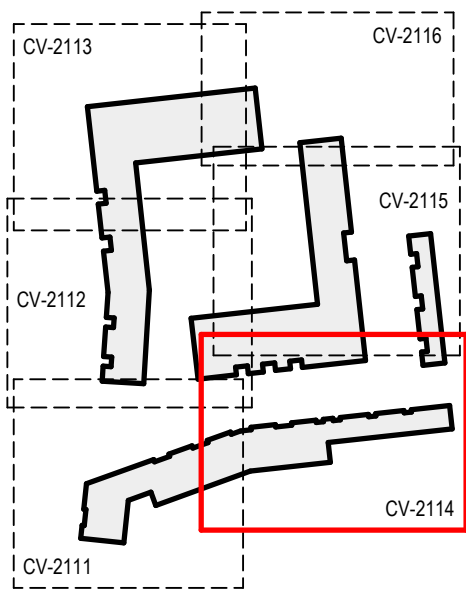


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C05	18.06.26	Revised as Clouded	VH	RS
C04	15.06.26	General Updates to Town House Drainage	TH	RS
C03	20.05.26	Drainage Runs Revised due to Foundation and Existing Live Services- Revised as Clouded	VH	RS
C02	27.04.26	Attenuation Tank Updated and Revised as Clouded	VH	RS
C01	10.04.26	Issued for Construction	VH	RS
P03	30.03.26	Issued for Information	VH	RS
P02	13.03.26	Issued for Information	VH	RS
P01	27.02.26	Issued for Information	VH	RS

REV	DATE	DESCRIPTION	BY	APP
REV	DATE	DESCRIPTION	BY	APP

Tangmere

TITLE:

Site Wide Drainage Layout - Sheet 4

CLIENT:

Formation D&B Ltd

MWP

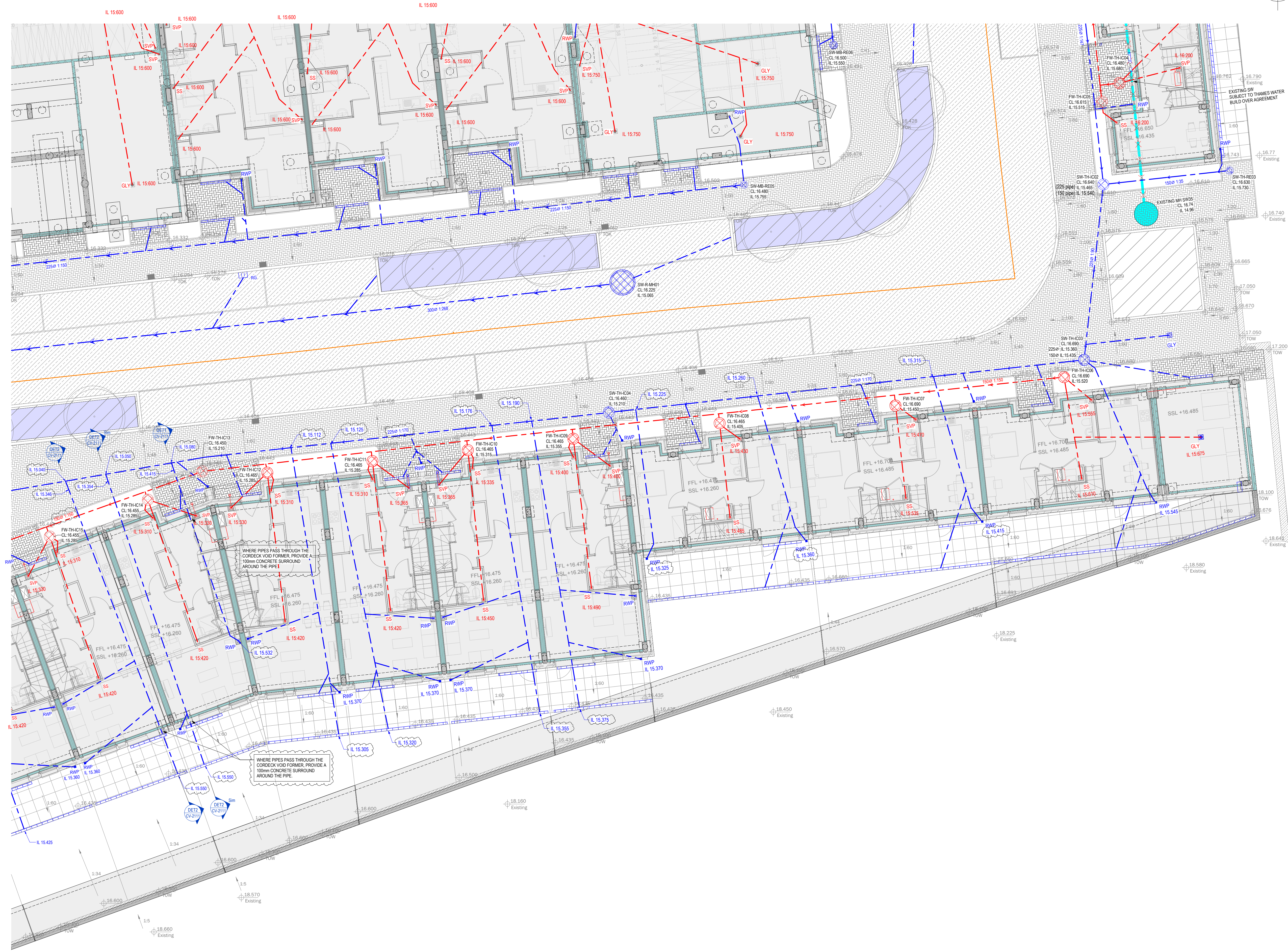
ENGINEERING AND ENVIRONMENTAL CONSULTANTS
CORR | TRALEE | LONDON | LIMERICK
mwalsh.co.uk

DRAWN: VH CHECKED: DO APPROVED: RS

PROJECT NUMBER: 26015 DATE: 27/02/26 SCALE @ A1: As indicated

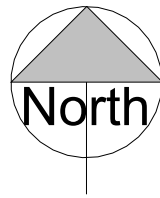
STATUS DESCRIPTION: FOR CONSTRUCTION STATUS: A

DRAWING NUMBER: TAN-MWP-XX-00-DR-CV-2114 REV: C05



Site Wide Drainage Layout - Sheet 4

SCALE 1: 100

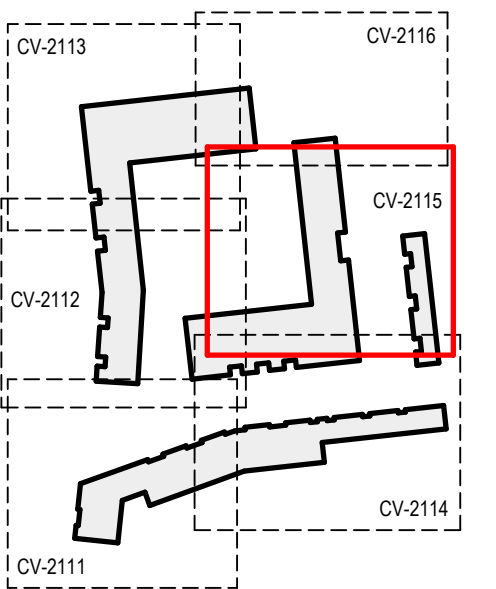


DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNERS IMMEDIATELY. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE DESIGNERS SPECIFICATION.
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2. ANY DISCREPANCIES 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.

DRAINAGE LEGEND

- BOUNDARY LINE
- EXISTING FOUL WATER SEWER
- EXISTING SURFACE WATER SEWER
- PROPOSED SURFACE WATER PIPE
- PROPOSED FOUL WATER PIPE
- EXISTING SEWER TO BE ABANDONED & REMOVED & DIVERTED
- EXISTING SEWER TO BE ABANDONED & REMOVED & DIVERTED
- THAMES WATER SURFACE/FOUL WATER SEWER MANHOLES
- PROPOSED 1.2m DIA. FOUL/SURFACE WATER MANHOLES ACCESS COVER TO BE 600x600 WITH DOUBLE SEALED RECESSED MANHOLE COVER
- PROPOSED 0.6m DIA. FOUL/SURFACE INSPECTION CHAMBERS ACCESS COVER TO BE 450x450 WITH DOUBLE SEALED RECESSED MANHOLE COVER
- SURFACE WATER FLOW CONTROL DEVICE LIMITING DISCHARGE TO PUBLIC SEWER
- ACO CHANNEL TO LANDSCAPE ARCHITECTS DETAILS
- PERMEABLE PAVING LAYOUT
- RG PROPOSED ROAD GULLY
- RWP RAIN WATER PIPE
- SVP SOIL VENT PIPE
- RE RODDING EYE
- BD BACKDROP MANHOLE
- AJ ARMSTRONG JUNCTION
- UTR UNABLE TO RAISE



KEY PLAN

REV	DATE	DESCRIPTION	BY	APP
C04	15.06.26	Revised as Clouded	TH	RS
C03	20.05.26	Drainage Runs Revised due to Foundation and Existing Live Services- Revised as Clouded	VH	RS
C02	27.04.26	Attenuation Tank Updated and Revised as Clouded	VH	RS
C01	10.04.26	Issued for Construction	VH	RS
PO3	30.03.26	Channel drains added to terraces; changes clouded	VH	RS
PO2	13.03.26	Issued for information	VH	RS
PO1	27.02.26	Issued for information	VH	RS

PROJECT: Tangmere

TITLE:

Site Wide Drainage Layout - Sheet 5

CLIENT:

Formation D&B Ltd



DRAWN: VH	CHECKED: DO	APPROVED: RS
PROJECT NUMBER: 26015	DATE: 27/02/26	SCALE @ A1: As indicated
STATUS DESCRIPTION: FOR CONSTRUCTION		STATUS: A
DRAWING NUMBER: TAN-MWP-XX-00-DR-CV-2115	REV: C04	

MAIN BUILDING FOUL WATER MANHOLE SCHEDULE								
MH REF	Cover LVL. (m)	Invert LVL. (m)	Load Class	Manhole Depth (m)	Internal MH DIA (m)	Manhole Type	Easting (To Centre)(m)	Northing (To Centre)(m)
FW-MB-IC01	16.140	14.865	D400	1.275	0.450	PPIC	532938.477 m	190121.126 m
FW-MB-IC02	16.150	14.500	D400	1.650	0.600	PPIC	532937.819 m	190114.138 m
FW-MB-IC03	16.140	14.510	D400	1.630	0.450	PPIC	532933.443 m	190116.875 m
FW-MB-IC04	16.140	14.510	D400	1.630	0.450	PPIC	532926.290 m	190116.084 m
FW-MB-IC05	16.140	14.665	D400	1.475	0.450	PPIC	532920.028 m	190115.393 m
FW-MB-IC06	16.130	14.380	D400	1.750	0.450	PPIC	532920.397 m	190112.213 m
FW-MB-IC07	16.150	15.000	D400	1.150	0.450	PPIC	532912.388 m	190122.962 m
FW-MB-IC08	16.000	14.800	D400	1.200	0.450	PPIC	532913.675 m	190111.471 m
FW-MB-IC09	16.080	15.010	D400	1.070	0.450	PPIC	532914.644 m	190106.511 m
FW-MB-IC10	16.080	15.010	D400	1.070	0.450	PPIC	532915.857 m	190095.529 m
FW-MB-IC11	16.130	15.010	D400	1.120	0.450	PPIC	532916.572 m	190089.055 m
FW-MB-IC12	16.130	15.100	D400	1.030	0.450	PPIC	532917.080 m	190078.069 m
FW-MB-IC13	16.130	15.100	D400	1.030	0.450	PPIC	532916.535 m	190070.685 m
FW-MB-IC14	16.280	15.300	D400	0.980	0.450	PPIC	532916.006 m	190063.311 m
FW-MB-IC15	16.085	14.800	D400	1.285	0.450	PPIC	532953.911 m	190116.844 m
FW-MB-IC16	16.120	14.970	D400	1.150	0.450	PPIC	532956.404 m	190115.502 m
FW-MB-IC17	16.190	14.840	D400	1.350	0.450	PPIC	532956.991 m	190110.195 m
FW-MB-IC18	16.190	14.790	D400	1.400	0.450	PPIC	532958.308 m	190098.268 m
FW-MB-IC19	16.190	14.840	D400	1.350	0.450	PPIC	532958.846 m	190093.397 m
FW-MB-IC20	16.190	14.840	D400	1.350	0.450	PPIC	532959.185 m	190090.119 m
FW-MB-IC21	16.190	14.840	D400	1.350	0.450	PPIC	532959.679 m	190085.647 m
FW-MB-IC22	16.350	15.480	D400	0.870	0.450	PPIC	532961.221 m	190070.357 m
FW-MB-IC23	16.255	14.950	D400	1.305	0.450	PPIC	532959.190 m	190080.129 m
FW-MB-IC24	16.085	14.405	D400	1.680	0.450	PPIC	532957.260 m	190078.325 m
FW-MB-IC25	16.330	15.250	D400	1.080	0.450	PPIC	532954.378 m	190077.397 m
FW-MB-IC26	16.330	15.250	D400	1.080	0.450	PPIC	532947.205 m	190076.637 m
FW-MB-IC27	16.330	15.250	D400	1.080	0.450	PPIC	532940.082 m	190075.811 m
FW-MB-IC28	16.330	15.250	D400	1.080	0.450	PPIC	532934.217 m	190075.163 m
FW-MB-IC29	16.330	14.150	D400	2.180	0.450	PPIC	532924.453 m	190074.713 m
FW-MB-IC30	16.280	13.930	D400	2.350	0.600	PPIC	532922.969 m	190054.934 m
FW-MB-IC31	16.320	13.770	D400	2.550	0.600	PPIC	532899.413 m	190052.331 m

ROAD FOUL WATER MANHOLE SCHEDULE								
MH REF	Cover LVL. (m)	Invert LVL. (m)	Load Class	Manhole Depth (m)	Internal MH DIA (m)	Manhole Type	Easting (To Centre)(m)	Northing (To Centre)(m)
FW-R-MH01	17.050	14.865	D400	2.185	1.200	PC	532893.087 m	190032.204 m
FW-R-MH02	16.250	13.735	D400	2.515	1.200	PC	532894.594 m	190053.171 m
FW-R-MH03	16.330	14.075	D400	2.255	1.200	PC	532975.142 m	190086.542 m

TOWN HOUSE FOUL WATER MANHOLE SCHEDULE								
MH REF	Cover LVL. (m)	Cover LVL. (m)	Load Class	Manhole Depth (m)	Internal MH DIA (m)	Manhole Type	Easting (To Centre)(m)	Northing (To Centre)(m)
FW-TH-IC01	16.330	15.400	D400	0.930	0.450	PPIC	532986.987 m	190088.403 m
FW-TH-IC02	16.325	15.365	D400	0.960	0.450	PPIC	532985.885 m	190087.724 m
FW-TH-IC03	16.480	15.580	D400	0.900	0.450	PPIC	532988.130 m	190077.284 m
FW-TH-IC04	16.480	15.680	D400	0.800	0.450	PPIC	532989.286 m	190066.388 m
FW-TH-IC05	16.615	15.515	D400	1.100	0.450	PPIC	532988.351 m	190065.397 m
FW-TH-IC06	16.690	15.520	D400	1.170	0.450	PPIC	532986.322 m	190050.688 m
FW-TH-IC07	16.690	15.450	D400	1.240	0.450	PPIC	532977.319 m	190049.165 m
FW-TH-IC08	16.465	15.405	D400	1.060	0.450	PPIC	532967.927 m	190048.224 m
FW-TH-IC09	16.465	15.355	D400	1.110	0.450	PPIC	532960.112 m	190047.396 m
FW-TH-IC10	16.465	15.315	D400	1.150	0.450	PPIC	532954.476 m	190046.786 m
FW-TH-IC11	16.465	15.285	D400	1.180	0.450	PPIC	532949.377 m	190046.198 m
FW-TH-IC12	16.465	15.285	D400	1.180	0.450	PPIC	532943.763 m	190045.580 m
FW-TH-IC13	16.450	15.210	D400	1.240	0.450	PPIC	532940.284 m	190045.649 m
FW-TH-IC14	16.455	15.285	D400	1.170	0.450	PPIC	532937.383 m	190044.139 m
FW-TH-IC15	16.455	15.285	D400	1.170	0.450	PPIC	532932.146 m	190042.171 m
FW-TH-IC16	16.455	15.285	D400	1.170	0.450	PPIC	532927.245 m	190040.395 m
FW-TH-IC17	16.670	15.500	D400	1.170	0.450	PPIC	532921.923 m	190038.501 m
FW-TH-IC18	16.690	15.500	D400	1.190	0.450	PPIC	532917.090 m	190036.750 m
FW-TH-IC19	16.915	15.500	D400	1.415	0.450	PPIC	532909.388 m	190034.002 m
FW-TH-IC20	17.130	14.915	D400	2.215	0.450	PPIC	532899.218 m	190030.550 m
FW-TH-IC21	17.745	16.475	D400	1.270	0.450	PPIC	532898.597 m	190023.984 m
FW-TH-IC22	17.730	16.275	D400	1.455	0.450	PPIC	532897.561 m	190020.638 m

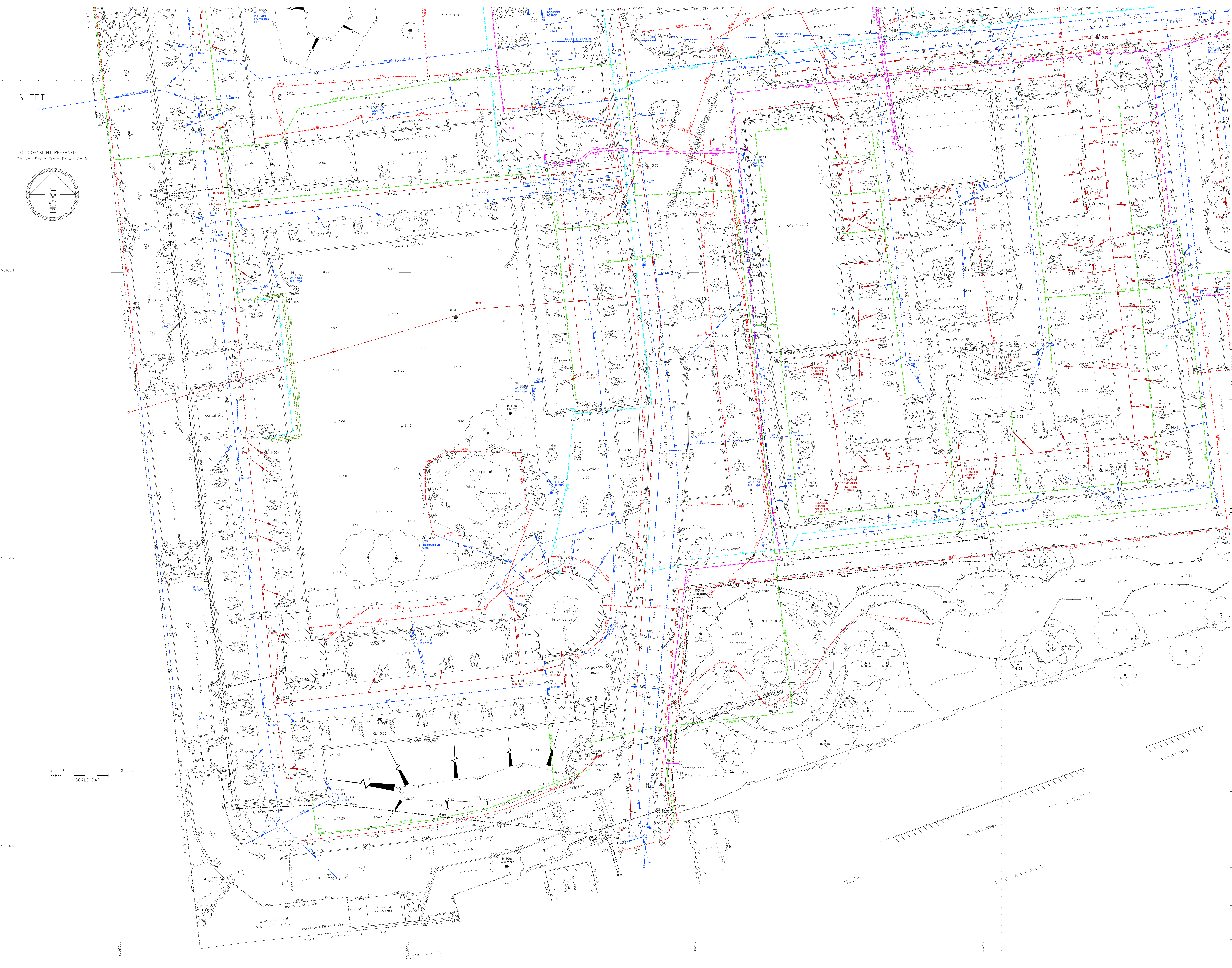
MAIN BUILDING STORM WATER MANHOLE SCHEDULE								
MH REF	Cover LVL. (m)	Invert LVL. (m)	Load Class	Manhole Depth (m)	Internal MH DIA (m)	Manhole Type	Easting (To Centre)(m)	Northing (To Centre)(m)
SW-MB-IC01	16.300	15.650	D400	0.650	0.450	PPIC	532903.454 m	190056.384 m
SW-MB-IC02	16.280	15.600	D400	0.680	0.450	PPIC	532909.661 m	190054.381 m
SW-MB-IC03	16.300	15.360	D400	0.940	0.600	PPIC	532921.159 m	190055.652 m
SW-MB-IC04	16.345	15.270	D400	1.075	0.600	PPIC	532922.879 m	190075.821 m
SW-MB-IC05	16.150	15.475	D400	0.675	0.450	PPIC	532904.772 m	190080.898 m
SW-MB-IC06	16.000	15.180	D400	0.820	0.450	PPIC	532901.273 m	190112.541 m
SW-MB-IC07	16.130	14.865	D400	1.265	0.600	PPIC	532919.267 m	190114.530 m
SW-MB-IC08	16.150	15.030	D400	1.120	0.450	PPIC	532938.763 m	190134.761 m
SW-MB-IC09	16.140	14.730	D400	1.410	0.600	PPIC	532940.336 m	190116.901 m
SW-MB-IC10	16.165	15.365	D400	0.800	0.600	PPIC	532943.595 m	190080.227 m
SW-MB-IC11	16.275	15.390	D400	0.885	0.450	PPIC	532972.455 m	190082.508 m
SW-MB-IC12	16.290	15.140	D400	1.150	0.600	PPIC	532959.212 m	190081.963 m
SW-MB-IC13	16.200	15.535	D400	0.665	0.450	PPIC	532969.616 m	190108.207 m
SW-MB-IC14	16.150	14.955	D400	1.195	0.600	PPIC	532956.475 m	190106.755 m
SW-MB-IC15	16.085	15.185	D400	0.900	0.450	PPIC	532954.786 m	190122.039 m
SW-MB-IC16	16.180	15.485	D400	0.695	0.600	PPIC	532929.413 m	190075.972 m
SW-MB-IC17	16.085	14.680	D400	1.405	0.600	PPIC	532949.486 m	190113.233 m
SW-MB-RE01	16.250	15.700	D400	0.550	0.250		532903.855 m	190062.423 m
SW-MB-RE02	16.100	15.550	D400	0.550	0.250		532904.344 m	190073.168 m
SW-MB-RE03	16.150	15.550	D400	0.600	0.250		532900.436 m	190120.116 m
SW-MB-RE04	16.150	15.350	D400	0.800	0.250		532902.146 m	190130.715 m
SW-MB-RE05	16.480	15.755	D400	0.725	0.250		532969.232 m	190060.963 m
SW-MB-RE06	16.500	15.550	D400	0.950	0.250		532974.011 m	190068.423 m
SW-MB-RE07	16.200	15.600	D400	0.600	0.250		532971.043 m	190095.293 m
SW-MB-RE08	16.200	15.600	D400	0.600	0.250		532969.964 m	190105.059 m
SW-MB-RE09	16.200	15.600	D400	0.600	0.250		532968.764 m	190115.921 m
SW-MB-RE10	16.085	15.295	D400	0.790	0.250		532959.296 m	190122.537 m

ROAD STORM WATER MANHOLE SCHEDULE								
MH REF	Cover LVL. (m)	Cover LVL. (m)	Load Class	Manhole Depth (m)	Internal MH DIA (m)	Manhole Type	Easting (To Centre)(m)	Northing (To Centre)(m)
SW-R-MH01	16.225	15.065	D400	1.160	1.200	PC	532962.735 m	190055.740 m
SW-R-MH02	16.250	14.825	D400	1.425	1.200	PC	532898.796 m	190048.654 m
SW-R-MH03	16.220	14.798	D400	1.422	1.200	PC	532898.923 m	190056.521 m
SW-R-MH04	15.750	14.732	D400	1.018	1.200	PC	532900.887 m	190075.609 m
SW-R-MH05	16.150	14.650	D400	1.500	1.200	PC	532978.491 m	190083.086 m
SW-R-MH06	15.700	14.275	D400	1.425	1.200	PC	532972.365 m	190138.535 m
SW-R-MH07	16.140	13.760	D400	2.380	1.200	PC	532954.350 m	190137.495 m

TOWN HOUSE STORM WATER MANHOLE SCHEDULE									
MH REF	Cover LVL. (m)	Invert LVL. (m)	Load Class	Manhole Depth (m)	Internal MH DIA (m)	Manhole Type	Notes	Easting (To Centre)(m)	Northing (To Centre)(m)
SW-TH-IC01	16.490	15.615	D400	0.875	0.450	PPIC		532986.002 m	190082.941 m
SW-TH-IC02	16.640	15.465	D400	1.175	0.450	PPIC		532988.429 m	190060.974 m
SW-TH-IC03	16.690	15.360	D400	1.330	0.450	PPIC		532987.398 m	190051.605 m
SW-TH-IC04	16.460	15.210	D400	1.250	0.450	PPIC		532962.013 m	190048.800 m
SW-TH-IC05	17.000	15.450	D400	1.550	0.450	PPIC	CATCHPIT MH	532916.163 m	190027.206 m
SW-TH-IC06	17.300	15.465	D400	1.835	0.450	PPIC		532898.382 m	190032.105 m
SW-TH-IC07	16.435	15.160	D400	1.275	0.450	PPIC		532927.219 m	190042.206 m
SW-TH-IC08	16.200	15.005	D400	1.195	0.450	PPIC		532927.523 m	190044.190 m
SW-TH-IC09	17.650	16.500	D400	1.150	0.450	PPIC	CATCHPIT MH	532898.562 m	190015.161 m
SW-TH-IC10	17.730	16.474	D400	1.256	0.450			532896.274 m	190016.095 m
SW-TH-IC11	16.555	15.350	D400	1.205	0.450	PPIC		532924.058 m	190039.239 m
SW-TH-IC12	16.455	15.245	D400	1.210	0.450	PPIC		532926.072 m	190039.955 m
SW-TH-MH01	16.585	14.945	D400	1.640	1.200	PC		532904.799 m	190043.213 m
SW-TH-MH02	16.350	14.370	D400	1.980	1.200	PC		532986.861 m	190096.989 m
SW-TH-RE01	16.330	15.687	D400	0.643	0.250			532984.663 m	190095.067 m
SW-TH-RE02	16.330	15.680	D400	0.650	0.250			532992.791 m	190083.712 m
SW-TH-RE03	16.630	15.730	D400	0.900	0.250			532995.168 m	190061.719 m

Appendix B

Topographical Survey



Appendix C

Thames Water Assets Map

Search address supplied: Haringey Building Design Service, 157, Gloucester Road,
London, N17 6JW

Dear Sir / Madam

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

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

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

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

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

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

Contact Us

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

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

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

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

TQ3390SW
TQ3289NE
TQ3290SE
TQ3389NW

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

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

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

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

For your guidance:

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

Clean Water Services

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

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

Asset location search



Property Searches

TQ3390SW
TQ3289NE
TQ3290SE
TQ3389NW

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

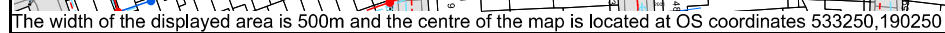
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

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

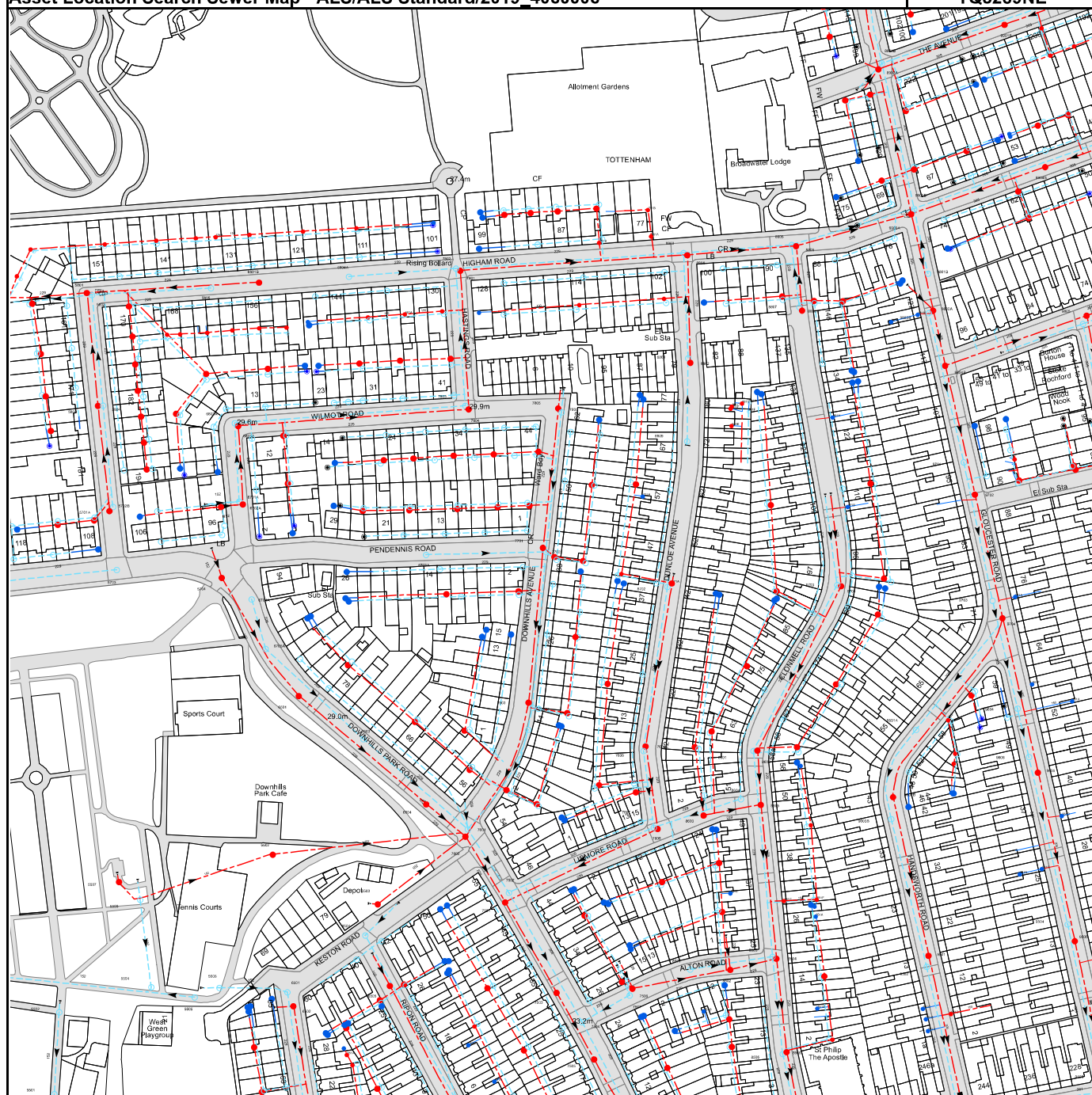
Manhole Reference	Manhole Cover Level	Manhole Invert Level
0404	n/a	10.48
0401	n/a	10.09
041A	n/a	n/a
0403	n/a	10.44
23VP	n/a	n/a
23TQ	n/a	n/a
23TV	n/a	n/a
23TR	n/a	n/a
23TW	n/a	n/a
23TT	n/a	n/a
23TS	n/a	n/a
24TX	n/a	n/a
241B	n/a	n/a
241A	n/a	n/a
24TZ	n/a	n/a
24VQ	n/a	n/a
24TV	n/a	n/a
2401	16.8	15.49
2402	16.82	13.66
241C	n/a	n/a
231D	n/a	n/a
2302	15.31	12.38
2301A	15.28	14.4
1406	15.31	14.31
1405	15.37	12.11
0402	14.52	13.82
1402	14.7	13.21
1401	14.65	11.98
1404	15.57	11.85
1403	15.52	14.21
33TQ	n/a	n/a
33SY	n/a	n/a
33SZ	n/a	n/a
33SW	n/a	n/a
341B	n/a	n/a
341A	n/a	n/a
3402	18.29	16.64
3401	18.32	15.62
341C	n/a	n/a
341E	n/a	n/a
341D	n/a	n/a
4301	20.65	18.76
4302	20.66	19.27
4401	19.89	15.08
4402	19.8	16.42
441A	n/a	n/a
43VW	n/a	n/a
43WT	n/a	n/a
4304	21.23	19.07
4303	21.25	17.31
4305	19.89	15.08
4306	19.8	16.42
4403	19.25	15.79
2201B	19.26	16.06
221C	n/a	n/a
32SV	n/a	n/a
131D	n/a	n/a
131B	15.43	13.9
23VY	n/a	n/a
23VV	n/a	n/a
131C	n/a	n/a
2304	15.74	13.9
23WV	n/a	n/a
1301	14.86	13.09
031E	15.61	n/a
1302	14.86	12.63
231C	n/a	n/a
23VX	n/a	n/a
23VW	n/a	n/a
2303	15.62	12.89
23WT	n/a	n/a
231B	n/a	n/a
231A	n/a	n/a
031C	15.56	n/a
131E	14.95	14.19
031D	15.66	n/a
131F	14.95	n/a
131G	14.95	n/a
2305	17.14	15.79
2306	17.25	14.83
4223	n/a	n/a
3202	20.35	19.24
3201	20.42	17.15
3204	21.52	18.71
32XP	n/a	n/a
321D	n/a	n/a
32XR	n/a	n/a
32XS	n/a	n/a
33TW	n/a	n/a
33VQ	n/a	n/a
331A	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
33TV	n/a	n/a
4325	n/a	n/a
3319	n/a	n/a
4324	n/a	n/a
3320	n/a	n/a
4323	n/a	n/a
3302	20.94	17.98
3301A	20.88	18.47
4308	21.11	19.18
4307	21.1	19.97
33TR	n/a	n/a
33TT	n/a	n/a
43WW	n/a	n/a
43WR	n/a	n/a
43VY	n/a	n/a
43WP	n/a	n/a
00VQ	n/a	n/a
00VV	n/a	n/a
00VT	n/a	n/a
00YX	n/a	n/a
00YP	n/a	n/a
00YS	n/a	n/a
0003A	23.14	20.45
00YY	n/a	n/a
00TX	n/a	n/a
0113	n/a	n/a
00YV	n/a	n/a
0114	n/a	n/a
00YR	n/a	n/a
00VZ	n/a	n/a
00WP	n/a	n/a
00WS	n/a	n/a
00VY	n/a	n/a
00WR	n/a	n/a
10SV	n/a	n/a
10SX	n/a	n/a
10VS	n/a	n/a
10VW	n/a	n/a
0121	n/a	n/a
0201	n/a	11.32
0215	14.96	12.79
0202	n/a	13.44
0213	n/a	n/a
0101	n/a	13.9
0301	16.81	10.81
0102	n/a	12.1
031A	n/a	n/a
0214	14.95	12.71
0123	n/a	14.43
0216	n/a	11.81
0120	n/a	14.62
0103	n/a	n/a
0122	n/a	12.7
0119	n/a	13.15
0206	n/a	13.42
0203	16.13	11.13
0217	n/a	n/a
0104	n/a	n/a
0204	14.91	13.2
0205	n/a	n/a
0218	n/a	n/a
0207	14.88	12.7
0105	n/a	11.8
0116	n/a	n/a
00WX	n/a	n/a
00XP	n/a	n/a
00XR	n/a	n/a
00XT	n/a	n/a
0002A	20.9	18.56
0001A	20.81	18.98
00SP	n/a	n/a
00SV	n/a	n/a
0011	n/a	n/a
00SQ	n/a	n/a
00SW	n/a	n/a
00SY	n/a	n/a
00TT	n/a	n/a
00TP	n/a	n/a
0118	n/a	n/a
0117	n/a	n/a
221I	n/a	n/a
221H	n/a	n/a
221G	n/a	n/a
12VZ	n/a	n/a
12VY	n/a	n/a
12WR	n/a	n/a
1211	16.8	14.59
321E	n/a	n/a
1210	16.69	15.69
22SY	n/a	n/a
22TV	n/a	n/a
22TP	n/a	n/a
1204	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
22TR	n/a	n/a
221B	n/a	n/a
221A	n/a	n/a
2206	16.12	14.93
2204	17.9	16.68
1206	15.31	13.42
1205	15.17	13.3
2202B	19.18	18.14
1203	15.17	13.3
2205	16.07	13.06
2203	17.98	14.88
1208	15.39	14.42
1207	15.32	13.48
1209	15.99	13.55
4208	21.03	19.18
311D	n/a	n/a
3104	22.32	21.44
41WW	n/a	n/a
3103	22.4	20.14
41WR	n/a	n/a
311C	n/a	n/a
41WQ	n/a	n/a
411D	n/a	n/a
4101	21.74	20.54
3102	22.5	21.64
4102	21.61	18.21
311H	n/a	n/a
411B	n/a	n/a
3101B	22.43	21.48
411A	n/a	n/a
421A	n/a	n/a
321A	n/a	n/a
321B	n/a	n/a
321C	n/a	n/a
3206	22.19	19.71
4207	21.03	19.81
4202	21.43	20.3
4203	21.27	20.17
4204	n/a	n/a
4205	21.01	18.93
4206	20.99	19.53
32WS	n/a	n/a
3213	n/a	n/a
311F	n/a	n/a
32SQ	n/a	n/a
32RZ	n/a	n/a
321F	n/a	n/a
32SX	n/a	n/a
32SY	n/a	n/a
32SR	n/a	n/a
32SP	n/a	n/a
311G	n/a	n/a
3205	22.52	19.68
32VW	n/a	n/a
32VV	n/a	n/a
32TW	n/a	n/a
321H	n/a	n/a
3214	n/a	n/a
32TX	n/a	n/a
321G	n/a	n/a
32TY	n/a	n/a
32TZ	n/a	n/a
32VQ	n/a	n/a
32VS	n/a	n/a
32WW	n/a	n/a
32WP	n/a	n/a
311A	n/a	n/a
32WY	n/a	n/a
311B	n/a	n/a
32WR	n/a	n/a
41VW	n/a	n/a
41XP	n/a	n/a
41VY	n/a	n/a
41VZ	n/a	n/a
0210	14.91	12.67
0115	n/a	n/a
0208	n/a	12.65
0211	n/a	n/a
0209	n/a	13.82
0219	n/a	15.02
0106	n/a	12.42
0107	n/a	n/a
0109	n/a	15.24
0108	n/a	14.5
0111	n/a	n/a
0110	n/a	14.84
0112	n/a	n/a
0212	14.86	12.67
121C	15.67	13.61
1104	n/a	n/a
1105	n/a	n/a
1224	15.59	13.77
1101	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
1201	n/a	14.9
1202	n/a	14.18
1213	n/a	15.02
1102	15.65	14.15
1103	n/a	15.06
1106	n/a	n/a
1107	n/a	n/a
121B	15.37	13.75
111A	n/a	n/a
21SW	n/a	n/a
21VS	n/a	n/a
21TW	n/a	n/a
21VP	n/a	n/a
211F	n/a	n/a
111B	n/a	n/a
211G	n/a	n/a
111C	n/a	n/a
211H	n/a	n/a
111D	n/a	n/a
211I	n/a	n/a
111E	n/a	n/a
211J	n/a	n/a
111F	n/a	n/a
211A	n/a	n/a
2103	20.65	18.24
2104	20.56	19.51
211K	n/a	n/a
11YP	n/a	n/a
11YQ	n/a	n/a
2102	21.32	18.32
2101B	21.2	20.11
12WT	n/a	n/a
221F	n/a	n/a
221E	n/a	n/a
221D	n/a	n/a
40RY	n/a	n/a
40RR	n/a	n/a
40RQ	n/a	n/a
30PY	n/a	n/a
40RS	n/a	n/a
40VZ	n/a	n/a
40WS	n/a	n/a
301B	n/a	n/a
40WP	n/a	n/a
40WT	n/a	n/a
30VS	n/a	n/a
30VX	n/a	n/a
40WR	n/a	n/a
40WW	n/a	n/a
40WY	n/a	n/a
40WZ	n/a	n/a
4003	21.1	19.8
401B	n/a	n/a
4002	21.18	19.86
40SR	n/a	n/a
40SP	n/a	n/a
4001	20.41	19.2
4103	20.45	18.96
41WZ	n/a	n/a
41WT	n/a	n/a
41WY	n/a	n/a
411C	n/a	n/a
30RY	n/a	n/a
20VQ	n/a	n/a
30SP	n/a	n/a
30RW	n/a	n/a
2010	24.04	21.46
2009	24.05	22.12
201H	n/a	n/a
301E	n/a	n/a
3005	22.77	21.02
30WP	n/a	n/a
20VW	n/a	n/a
3004	22.8	20.24
3003	22.99	21.17
301C	n/a	n/a
301D	n/a	n/a
301F	n/a	n/a
3002	22.55	21.12
3001	22.57	21.1
301G	n/a	n/a
301H	n/a	n/a
311E	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.



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 532750,189750

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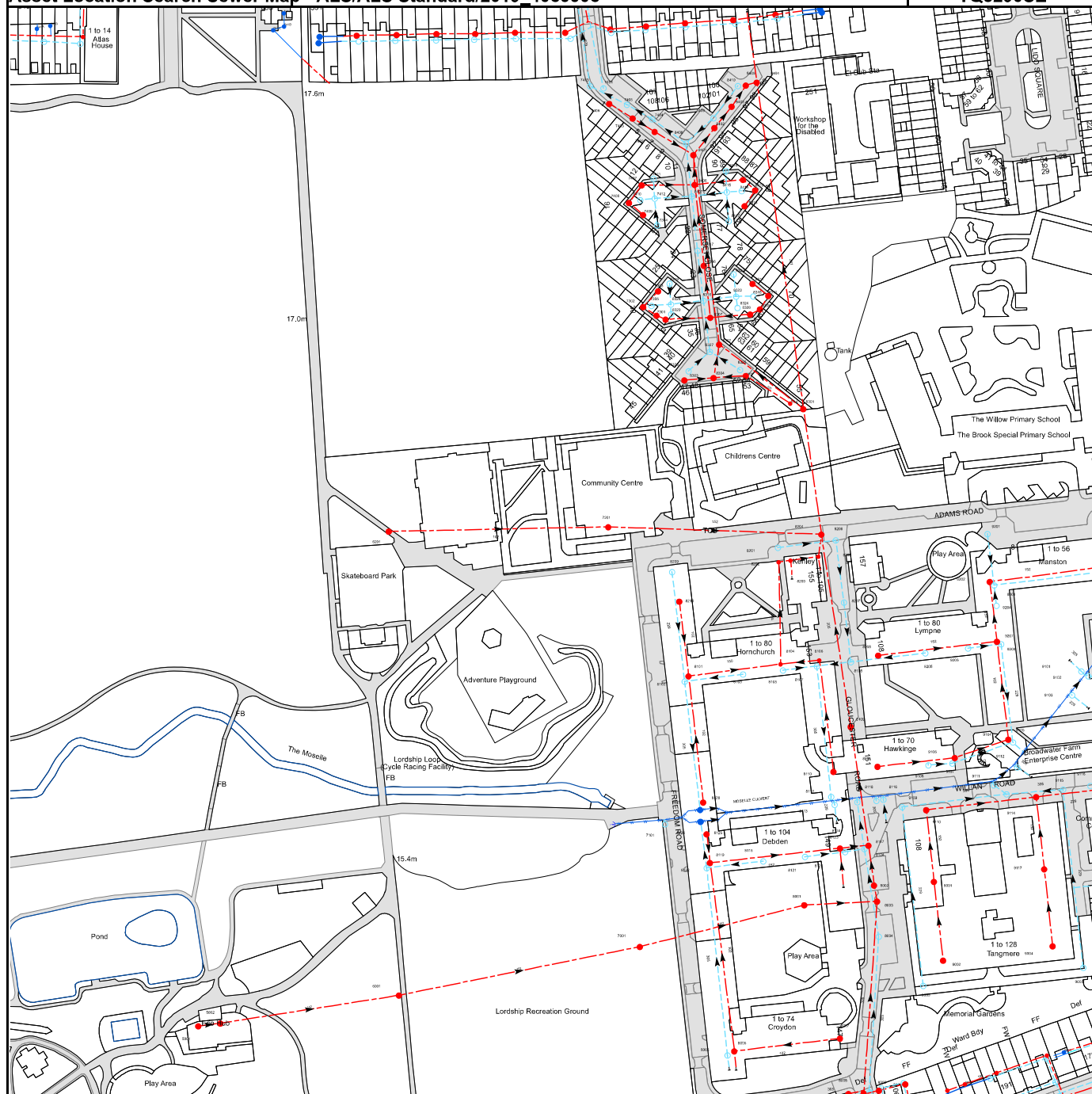
Manhole Reference	Manhole Cover Level	Manhole Invert Level
99TX	n/a	n/a
99XR	n/a	n/a
99TY	n/a	n/a
961A	n/a	n/a
97VV	n/a	n/a
98SZ	n/a	n/a
98TP	n/a	n/a
97TV	n/a	n/a
97SZ	n/a	n/a
97VT	n/a	n/a
97VQ	n/a	n/a
97TP	n/a	n/a
97TR	n/a	n/a
97TQ	n/a	n/a
9806	25.54	24.17
9805	25.61	23.25
98SX	n/a	n/a
97TT	n/a	n/a
98SQ	n/a	n/a
98TT	n/a	n/a
99XW	n/a	n/a
99XZ	n/a	n/a
99YR	n/a	n/a
9903A	25.39	21.94
9902B	25.37	22.26
99RR	n/a	n/a
99YX	n/a	n/a
99XY	n/a	n/a
99RQ	n/a	n/a
89YX	n/a	n/a
99TV	n/a	n/a
99SS	n/a	n/a
9904B	24.86	22.5
99SY	n/a	n/a
99XV	n/a	n/a
99ST	n/a	n/a
99XS	n/a	n/a
99SZ	n/a	n/a
99SX	n/a	n/a
99WW	n/a	n/a
99WZ	n/a	n/a
99WT	n/a	n/a
99WY	n/a	n/a
99WS	n/a	n/a
99XP	n/a	n/a
99RW	n/a	n/a
99RY	n/a	n/a
99RX	n/a	n/a
99SQ	n/a	n/a
99VT	n/a	n/a
99VW	n/a	n/a
8902A	20.72	17.74
8901B	20.66	18.16
99VV	n/a	n/a
99VQ	n/a	n/a
99VY	n/a	n/a
99QX	n/a	n/a
99WQ	n/a	n/a
99QT	n/a	n/a
99VP	n/a	n/a
9901B	20.71	18.23
99QV	n/a	n/a
99QS	n/a	n/a
99QQ	n/a	n/a
8807	26.76	25.16
8808	26.78	n/a
88WW	n/a	n/a
88XT	n/a	n/a
88XV	n/a	n/a
881H	n/a	n/a
88XP	n/a	n/a
87WZ	n/a	n/a
88WX	n/a	n/a
871B	n/a	n/a
88XR	n/a	n/a
88YZ	n/a	n/a
88WZ	n/a	n/a
88YX	n/a	n/a
87XT	n/a	n/a
87XR	n/a	n/a
981A	n/a	n/a
98TW	n/a	n/a
98TY	n/a	n/a
981B	n/a	n/a
9801B	26.45	24.74
9803B	26.98	25.26
9802A	26.74	24.66
9804B	26.34	23.98
9701	25.34	23.9
98SY	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
9702	25.08	23.01
86WP	n/a	n/a
87WQ	n/a	n/a
86WT	n/a	n/a
8703	25.78	24.29
86WQ	n/a	n/a
8704	25.69	22.47
87XV	n/a	n/a
87XQ	n/a	n/a
87YP	n/a	n/a
87YR	n/a	n/a
87XX	n/a	n/a
97VX	n/a	n/a
87XZ	n/a	n/a
97VW	n/a	n/a
9601A	23.51	21.78
96WX	n/a	n/a
96WR	n/a	n/a
96WY	n/a	n/a
96WS	n/a	n/a
96TY	n/a	n/a
96VV	n/a	n/a
9703	24.09	22.65
9704	23.95	21.88
96VS	n/a	n/a
971A	n/a	n/a
9604	22.97	21.65
9606	22.51	21.2
961F	n/a	n/a
77ZQ	n/a	n/a
77YX	n/a	n/a
78YY	n/a	n/a
771A	n/a	n/a
78YW	n/a	n/a
78YR	n/a	n/a
78XW	n/a	n/a
88VQ	n/a	n/a
87VV	n/a	n/a
8809	27.92	26.6
8801	28.03	26.63
8802	28.03	26.38
88VX	n/a	n/a
88WS	n/a	n/a
88WP	n/a	n/a
881D	n/a	n/a
881E	n/a	n/a
881C	n/a	n/a
881B	n/a	n/a
881F	n/a	n/a
881A	n/a	n/a
88YT	n/a	n/a
88YQ	n/a	n/a
87WS	n/a	n/a
87VY	n/a	n/a
88VV	n/a	n/a
88VZ	n/a	n/a
77ZW	n/a	n/a
77ZP	n/a	n/a
77YW	n/a	n/a
77ZS	n/a	n/a
76WW	n/a	n/a
7606	26.18	24.49
7605	26.29	24.79
77YZ	n/a	n/a
8702	27.5	25.74
871A	n/a	n/a
86WZ	n/a	n/a
86WX	n/a	n/a
86VT	n/a	n/a
86VW	n/a	n/a
87YW	n/a	n/a
87YT	n/a	n/a
8608	n/a	n/a
8601	25.03	23.54
8602	24.98	23.19
86VR	n/a	n/a
86VZ	n/a	n/a
87WR	n/a	n/a
87WW	n/a	n/a
87VX	n/a	n/a
87WY	n/a	n/a
86VX	n/a	n/a
86WS	n/a	n/a
77VS	n/a	n/a
77VX	n/a	n/a
77TZ	n/a	n/a
76VZ	n/a	n/a
7603	27.96	25.71
7604	27.96	25.79
76TW	n/a	n/a
7701	28.52	26.76
7702	28.53	26.71
77YR	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
77YV	n/a	n/a
77WY	n/a	n/a
77YT	n/a	n/a
76VS	n/a	n/a
76VR	n/a	n/a
76VX	n/a	n/a
76TT	n/a	n/a
76TR	n/a	n/a
77XZ	n/a	n/a
77XV	n/a	n/a
77WT	n/a	n/a
77XY	n/a	n/a
77XW	n/a	n/a
77WZ	n/a	n/a
77XS	n/a	n/a
76WX	n/a	n/a
76WT	n/a	n/a
89YR	n/a	n/a
89YS	n/a	n/a
89YQ	n/a	n/a
89YV	n/a	n/a
89XZ	n/a	n/a
89XQ	n/a	n/a
89XS	n/a	n/a
89XP	n/a	n/a
67WR	n/a	n/a
77TV	n/a	n/a
77TX	n/a	n/a
77ST	n/a	n/a
77TY	n/a	n/a
77XR	n/a	n/a
77WW	n/a	n/a
77XT	n/a	n/a
67VT	n/a	n/a
67VP	n/a	n/a
67VS	n/a	n/a
67TZ	n/a	n/a
77TP	n/a	n/a
77SW	n/a	n/a
77SV	n/a	n/a
77TR	n/a	n/a
77SY	n/a	n/a
77SZ	n/a	n/a
68SZ	n/a	n/a
77XQ	n/a	n/a
78XV	n/a	n/a
68SY	n/a	n/a
78VW	n/a	n/a
78VV	n/a	n/a
78VT	n/a	n/a
78XS	n/a	n/a
7806	29.08	27.55
88WR	n/a	n/a
88WT	n/a	n/a
68VR	n/a	n/a
8804	27.2	25.15
8803	27.21	25.49
78VZ	n/a	n/a
8806	26.25	24.19
8805	26.26	24.5
78VX	n/a	n/a
781B	n/a	n/a
78WQ	n/a	n/a
781A	n/a	n/a
68TX	n/a	n/a
68TV	n/a	n/a
69ZY	n/a	n/a
79YX	n/a	n/a
79ZY	n/a	n/a
79ZX	n/a	n/a
79ZT	n/a	n/a
79ZW	n/a	n/a
79ZR	n/a	n/a
791B	n/a	n/a
79ZQ	n/a	n/a
79ZV	n/a	n/a
79ZP	n/a	n/a
79YZ	n/a	n/a
89YZ	n/a	n/a
7804	29.74	27.43
7805	29.09	27.45
7803	29.73	27.83
68WT	n/a	n/a
68WS	n/a	n/a
68WR	n/a	n/a
78WT	n/a	n/a
68XP	n/a	n/a
78WW	n/a	n/a
68XS	n/a	n/a
68XR	n/a	n/a
78WY	n/a	n/a
68ZQ	n/a	n/a
68YW	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
78XY	n/a	n/a
681A	n/a	n/a
68ZP	n/a	n/a
78YQ	n/a	n/a
68YV	n/a	n/a
78XX	n/a	n/a
78XZ	n/a	n/a
68ZS	n/a	n/a
78YT	n/a	n/a
78YS	n/a	n/a
6804A	28.65	27.24
7801	28.96	26.98
7802	28.99	27
67XY	n/a	n/a
67YT	n/a	n/a
67ZP	n/a	n/a
67YQ	n/a	n/a
67YX	n/a	n/a
67VX	n/a	n/a
6603	28.65	26.62
67WQ	n/a	n/a
67WT	n/a	n/a
67VW	n/a	n/a
66YY	n/a	n/a
66YW	n/a	n/a
6703A	29.67	28.68
67YR	n/a	n/a
67WS	n/a	n/a
67XW	n/a	n/a
77TW	n/a	n/a
77VT	n/a	n/a
76SW	n/a	n/a
76SY	n/a	n/a
77VZ	n/a	n/a
77VP	n/a	n/a
77WQ	n/a	n/a
76TQ	n/a	n/a
77SS	n/a	n/a
77WS	n/a	n/a
77VQ	n/a	n/a
58XV	n/a	n/a
58YS	n/a	n/a
57XS	n/a	n/a
57YP	n/a	n/a
58YR	n/a	n/a
68VV	n/a	n/a
6802A	29.65	28.35
6803A	29.66	27.98
6701A	30.05	28.41
6702A	30.05	28.04
68VY	n/a	n/a
68YT	n/a	n/a
67XR	n/a	n/a
68VW	n/a	n/a
68WZ	n/a	n/a
68XW	n/a	n/a
68XY	n/a	n/a
68YR	n/a	n/a
68YP	n/a	n/a
68VZ	n/a	n/a
67WZ	n/a	n/a
67WW	n/a	n/a
68XX	n/a	n/a
68XT	n/a	n/a
67VZ	n/a	n/a
68WW	n/a	n/a
67VR	n/a	n/a
68VX	n/a	n/a
68ZR	n/a	n/a
68YY	n/a	n/a
58YP	n/a	n/a
58WX	n/a	n/a
58YQ	n/a	n/a
68WP	n/a	n/a
68WQ	n/a	n/a
68ZT	n/a	n/a
5805	26.4	24.3
6801B	27.21	24.23
58TS	n/a	n/a
58TT	n/a	n/a
58TV	n/a	n/a
68VP	n/a	n/a
68VQ	n/a	n/a
58ST	n/a	n/a

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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 532750,190250

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
84YZ	n/a	n/a
84ZP	n/a	n/a
84ZV	n/a	n/a
8403	n/a	n/a
7405	n/a	n/a
7406	n/a	n/a
7401	n/a	n/a
7413	n/a	n/a
8410	n/a	n/a
8405	n/a	n/a
8404	n/a	n/a
64ZR	n/a	n/a
64ZP	n/a	n/a
64YZ	n/a	n/a
74ZQ	n/a	n/a
74ZS	n/a	n/a
74ZP	n/a	n/a
64ZQ	n/a	n/a
64ZW	n/a	n/a
64ZV	n/a	n/a
74ZV	n/a	n/a
74ZT	n/a	n/a
74ZX	n/a	n/a
74YY	n/a	n/a
74YZ	n/a	n/a
74YW	n/a	n/a
84ZS	n/a	n/a
74YX	n/a	n/a
84ZT	n/a	n/a
84YY	n/a	n/a
541A	n/a	n/a
54ZW	n/a	n/a
541B	n/a	n/a
54ZX	n/a	n/a
54ZY	n/a	n/a
641C	n/a	n/a
641A	n/a	n/a
641B	n/a	n/a
64ZT	n/a	n/a
64ZY	n/a	n/a
84ZX	n/a	n/a
84ZR	n/a	n/a
8319	n/a	n/a
8322	n/a	n/a
8306	n/a	n/a
8317	n/a	n/a
7304	n/a	n/a
8417	n/a	n/a
7409	n/a	n/a
8413	n/a	n/a
7408	n/a	n/a
7410	n/a	n/a
7412	n/a	n/a
8407	n/a	n/a
8415	n/a	n/a
8414	n/a	n/a
8412	n/a	n/a
7407	n/a	n/a
8406	n/a	n/a
8411	n/a	n/a
7411	n/a	n/a
8416	n/a	n/a
8401	n/a	n/a
8408	n/a	n/a
7402	n/a	n/a
8402	n/a	n/a
7404	n/a	n/a
7403	n/a	n/a
8409	n/a	n/a
9116	n/a	14.63
80XZ	n/a	n/a
90YT	n/a	n/a
80YR	n/a	n/a
901E	n/a	n/a
90ZR	n/a	n/a
90ZS	n/a	n/a
90ZP	n/a	n/a
90YW	n/a	n/a
90YQ	n/a	n/a
901B	n/a	n/a
90YY	n/a	n/a
90YS	n/a	n/a
901D	n/a	n/a
901C	n/a	n/a
901A	n/a	n/a
9003	n/a	15.01
9005	n/a	14.97
9002	n/a	n/a
9004	n/a	14.38
8004	15.75	14.71

Manhole Reference	Manhole Cover Level	Manhole Invert Level
8003	15.54	11.77
9001	n/a	14.58
9117	n/a	14.17
8118	15.19	12.91
8111	n/a	14.61
8208	n/a	13.45
8116	15.17	12.93
9109	n/a	14.61
9205	n/a	14.34
9110	n/a	13.89
9108	n/a	13.93
9107	n/a	13.82
9106	n/a	13.75
9206	n/a	14.09
9201	n/a	14.21
9202	n/a	11.83
9111	15.11	12.91
9203	n/a	14.03
9204	n/a	14.18
9207	n/a	12.29
9208	n/a	13.93
9113	n/a	n/a
9104	n/a	13.05
9105	n/a	13.44
9112	15.08	12.86
9114	n/a	13.14
9115	n/a	13.55
9103	15.07	12.84
9101	15.02	12.83
9102	15.01	12.83
8125	n/a	14.48
7101	15.28	13.09
8126	15.19	13.05
8127	15.18	13.05
8113	15.18	13.01
8128	n/a	14.66
8114	15.2	12.91
8112	15.18	13
8110	n/a	14.28
8109	14.83	11.36
8102	n/a	13.86
8101	n/a	13.23
8103	n/a	14.28
8105	n/a	14.01
8107	n/a	13.88
8104	14.5	12.5
8108	n/a	14.16
8106	16.03	13.03
8207	n/a	n/a
8210	n/a	15.01
8209	n/a	14.14
8202	14.24	11.74
8203	n/a	11.66
8205	n/a	11.43
8201	n/a	14.78
8206	n/a	14.36
8204	15.22	11.04
89XV	n/a	n/a
80XW	n/a	n/a
8008	18.31	14.5
8009	18.28	16.9
8005	n/a	14.53
8006	n/a	14.28
8007	n/a	15.53
6001	16.62	14.55
7001	15.94	13.38
8001	n/a	n/a
8002	15.42	11.76
8122	n/a	13.76
8119	n/a	12.54
8115	n/a	13.67
8121	n/a	14.01
8120	n/a	13.89
8124	n/a	n/a
8123	n/a	12.06
8117	n/a	n/a
6201	15.63	14.68
7201	15.54	14.22
8301	n/a	n/a
831A	n/a	n/a
8303	n/a	n/a
8304	n/a	n/a
8305	n/a	n/a
8326	n/a	n/a
8325	n/a	n/a
8327	n/a	n/a
8302	n/a	n/a
8312	n/a	n/a
8307	n/a	n/a
7301	n/a	n/a
8309	n/a	n/a
8320	n/a	n/a
8308	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
8324	n/a	n/a
7302	n/a	n/a
7305	n/a	n/a
8328	n/a	n/a
8316	n/a	n/a
8323	n/a	n/a
8318	n/a	n/a
8310	n/a	n/a
7303	n/a	n/a
8311	n/a	n/a
5001	16.49	15.73
5002	16.43	15.47
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