



Foul Water and Utilities Statement

Assunnah Islamic Centre, High Road,
Tottenham, N17 6SN

Assunnah Islamic Centre

07 July 2026

Project Information	
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1 Executive Summary

- 1.1** Aval Consulting Group Limited has been commissioned by Assunnah Islamic Centre to provide a Foul water and Utilities Statement in relation to a planning application at Assunnah Islamic Centre, High Road, Tottenham, N17 6SN.
- 1.2** This statement summarises the existing foul water drainage and statutory utility infrastructure serving the site and outlines the proposed approach for connecting the development to the existing networks. The assessment is based on the available statutory utility records and is intended to support the planning application.

2 Introduction

Overview

- 2.1 AVAL Consulting Group Limited has been commissioned by the client to produce a Foul water and Utilities Statement at Assunnah Islamic Centre, High Road, Tottenham, N17 6SN. This is to accompany the planning application to the Local Authority for consent to undertake the proposed work.
- 2.2 The Statutory Utility Records are presented in Appendix A.

Site Location and Details

- 2.3 Figure 2.1 shows the proposed site location. The surroundings of the proposed development are residential and commercial properties nearby. The site is bounded by mixed use developments to the east and south, access road to the north, medical centre to the west.

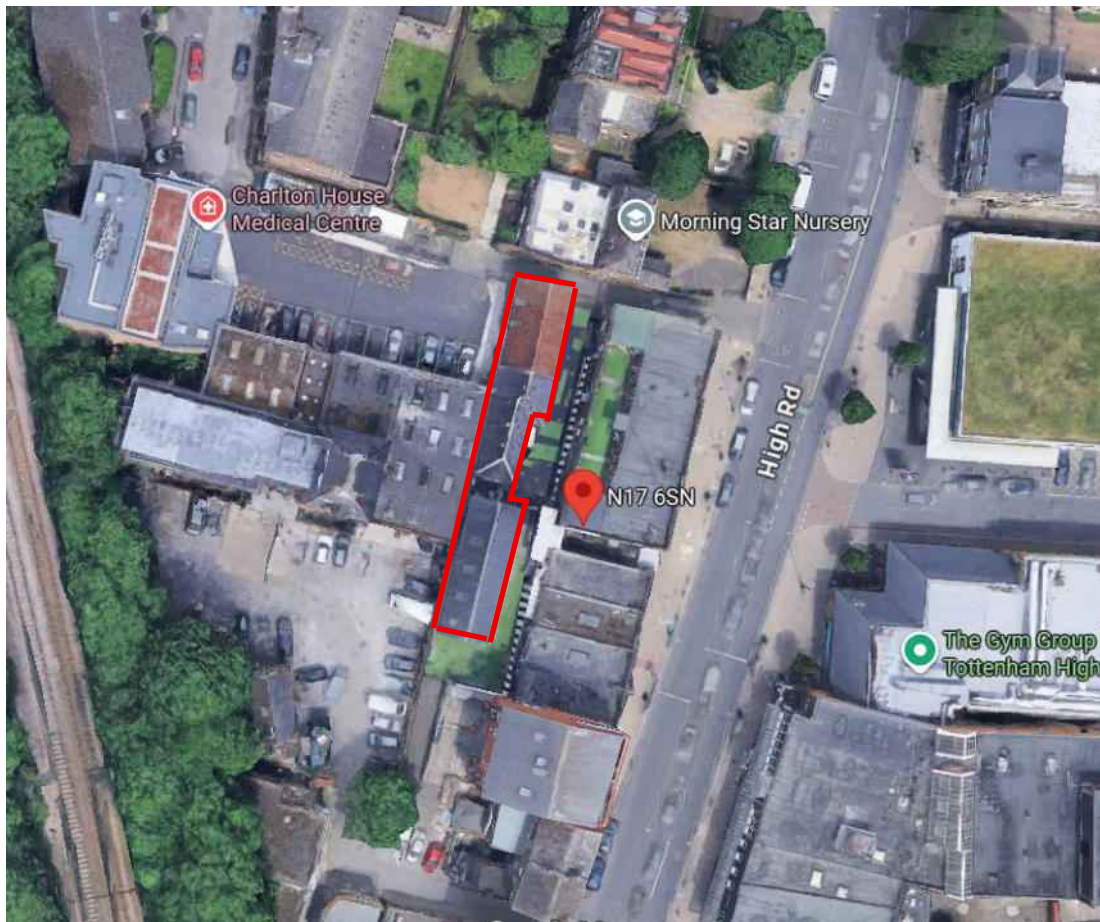


Figure 2.1: Proposed Site Location (Source: Google Maps)

3 Foul Water and Utilities Statement

Existing Foul Water Drainage

- 3.1 Thames Water asset records identify an existing public foul sewer within Devonshire Road immediately adjacent to the eastern site boundary together with several existing foul manholes that provide suitable opportunities for connection. The existing sewer network serves the surrounding urban area and is considered capable of providing a connection for the proposed development, subject to detailed design and the necessary approvals.

Proposed Foul Water Strategy

- 3.2 It is proposed that foul flows from the development will discharge via gravity to the existing public foul sewer within Devonshire Road where feasible. The final point of connection, pipe sizes, invert levels and capacity checks will be confirmed during the detailed design stage in consultation with Thames Water. Should site investigations demonstrate that a gravity connection cannot be achieved, alternative solutions such as a pump will be explored as part of the detailed design process.

Water Supply

- 3.3 Thames Water records identify an existing potable water main within Devonshire Road. The proposed development will obtain its water supply from the existing public network, with the final service connection to be agreed with Thames Water.

Existing Utilities

- 3.4 Statutory utility records indicate the presence of existing electricity, gas and telecommunications infrastructure within the surrounding highway, including Thames Water water and foul sewer infrastructure, UK Power Networks electricity cables, Cadent Gas medium-pressure gas mains and Openreach telecommunications ducts and chambers.

Construction Considerations

- 3.5 Prior to construction it is recommended that updated statutory utility searches are obtained and verified by Ground Penetrating Radar (GPR) and targeted trial holes where required. Any necessary utility diversions should be agreed with the relevant statutory undertakers before construction commences.

4 Conclusion

- 4.1 Based on the available utility records, no significant foul water or utility constraints have been identified that would prevent the proposed development. The existing foul sewer network provides a suitable opportunity for connection, subject to detailed design, statutory approvals and verification of existing infrastructure.

Appendices

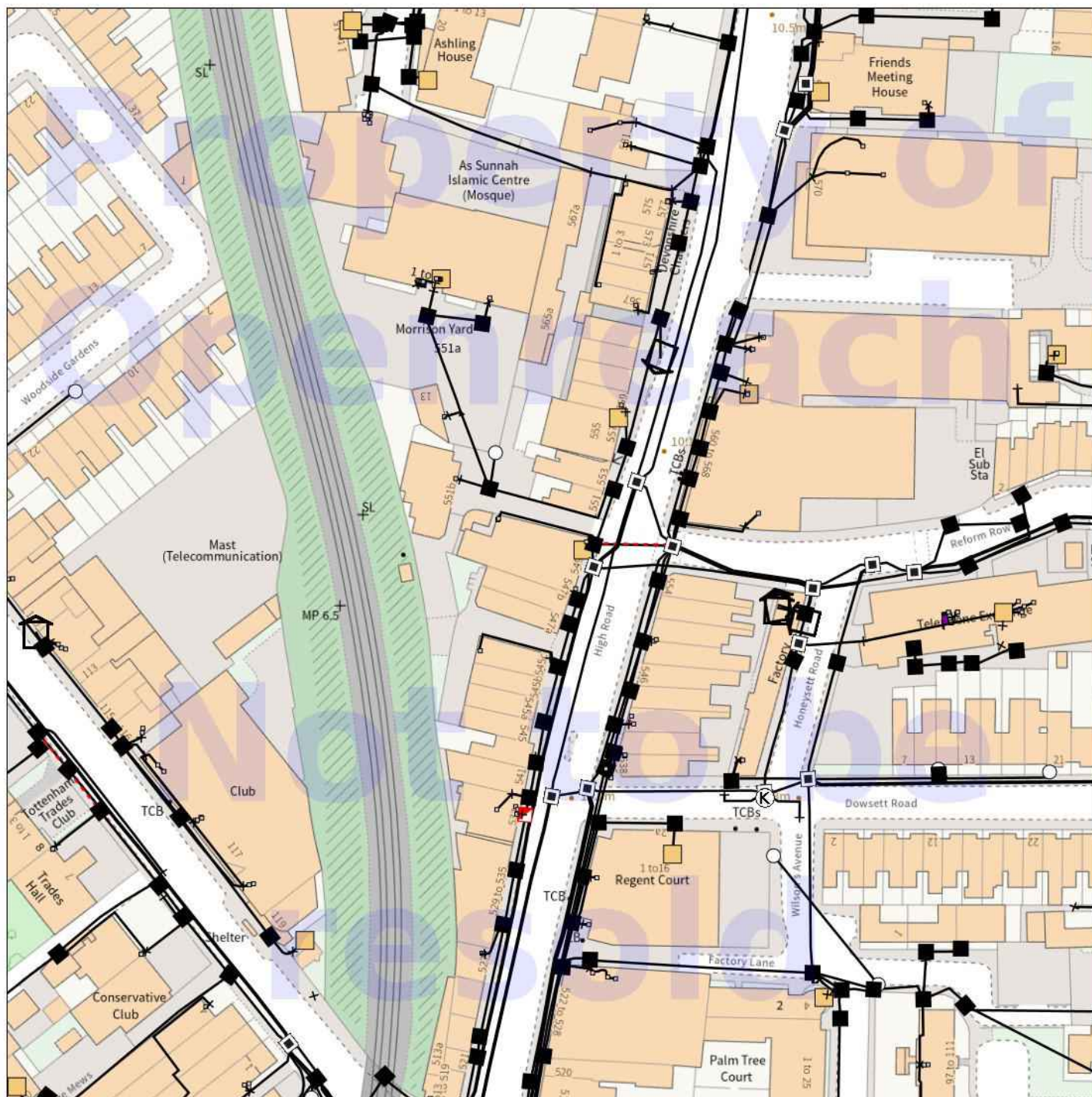
Appendix A: Statutory Utility Records

Flood Risk Assessment
Assunnah Islamic Centre, High Road, Tottenham, N17 6SN
Assunnah Islamic Centre
Project Reference: 95002



Appendix A : Statutory Utility Records

Maps on Demand Plant Information Reply



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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : FBF12069Z

Map Reference : (centre) TQ3383390263

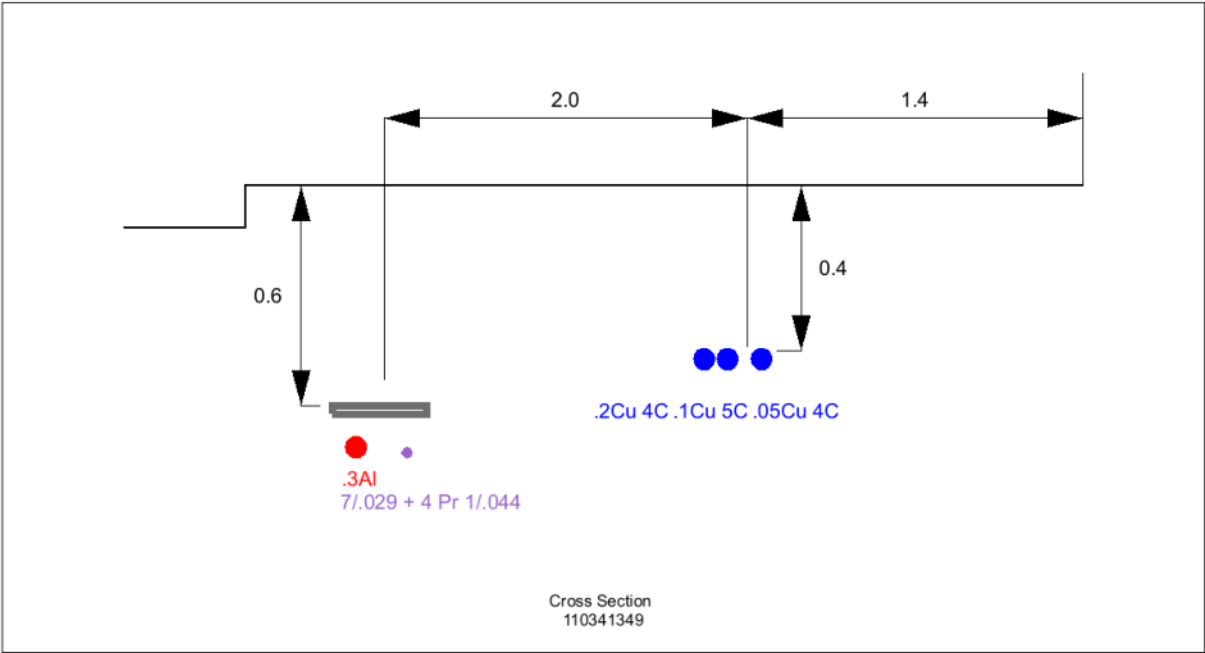
Easting/Northing : (centre) 533833,190263

Scale : 1:250

Issued : 02/07/2026 12:06:28

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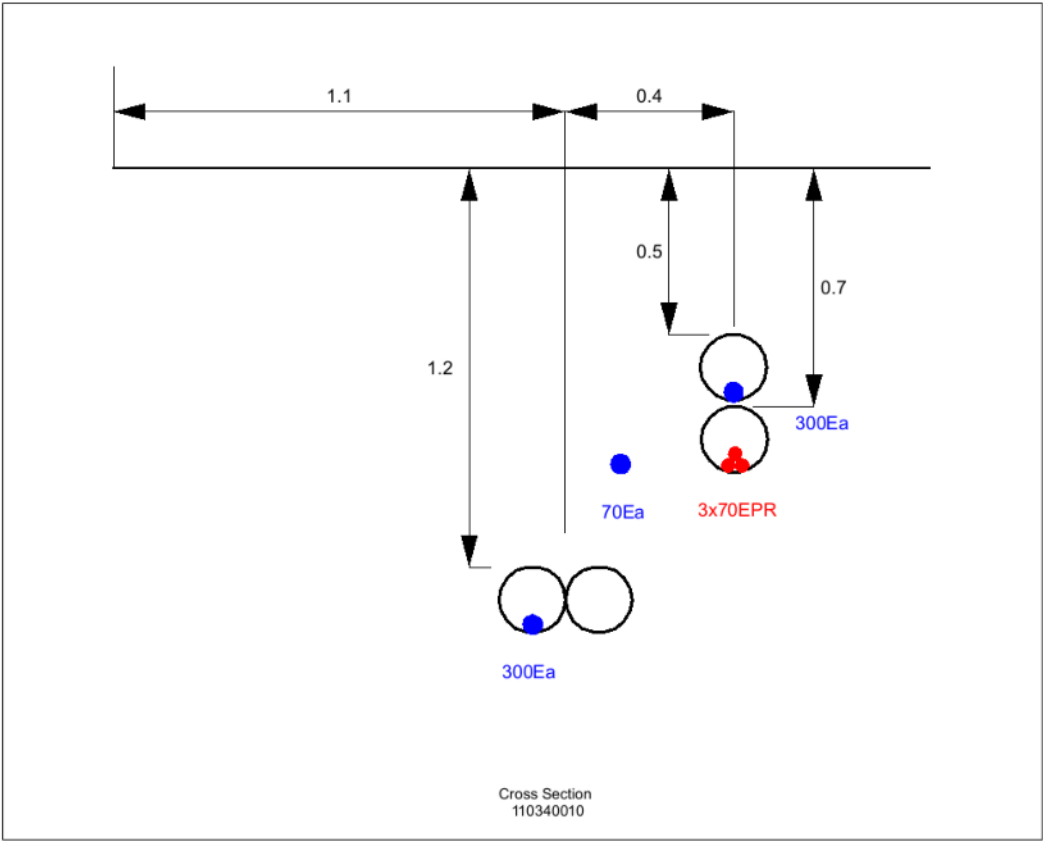
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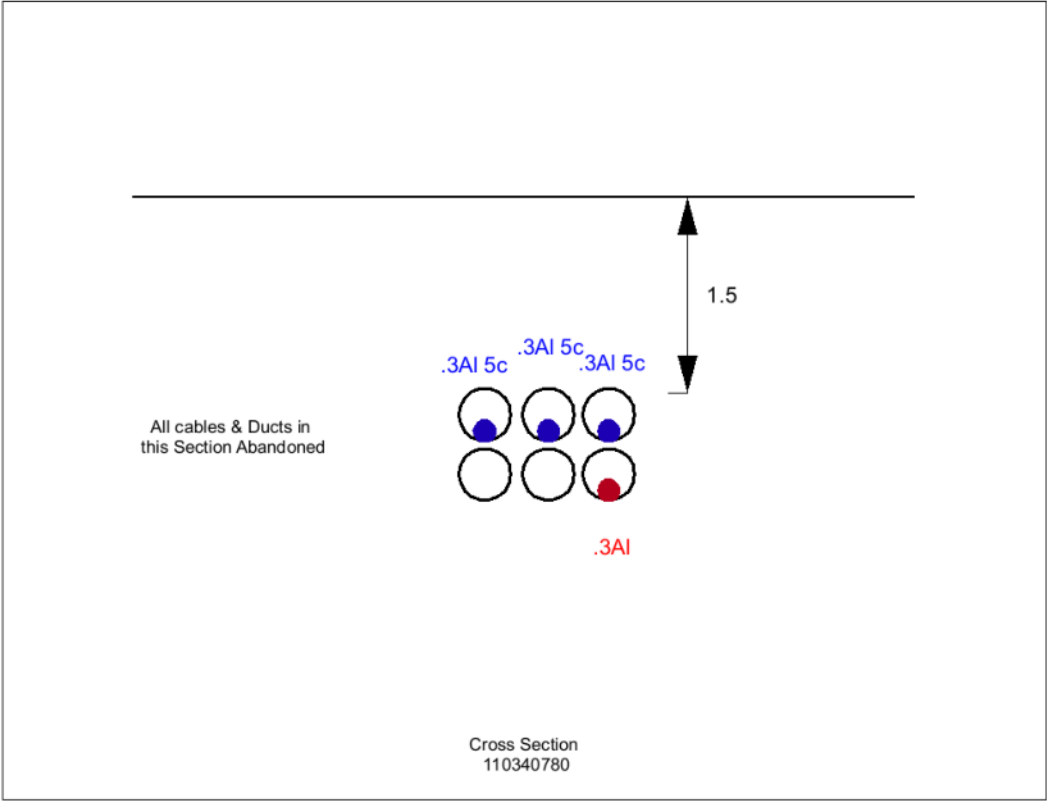
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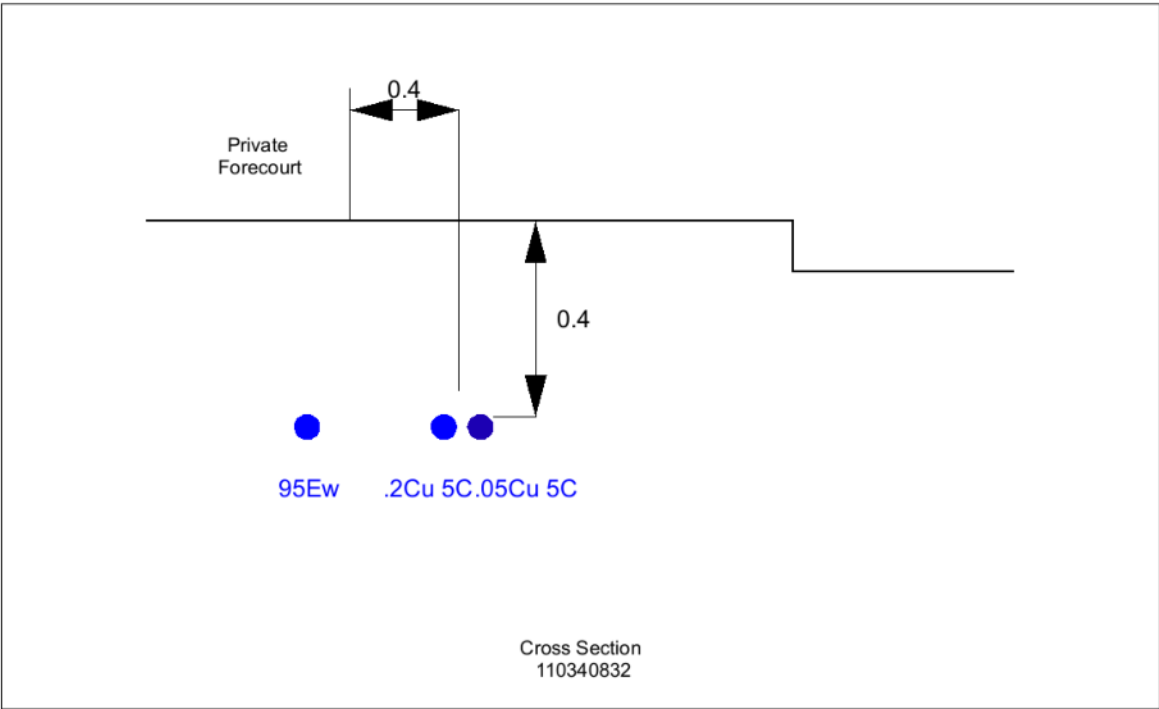
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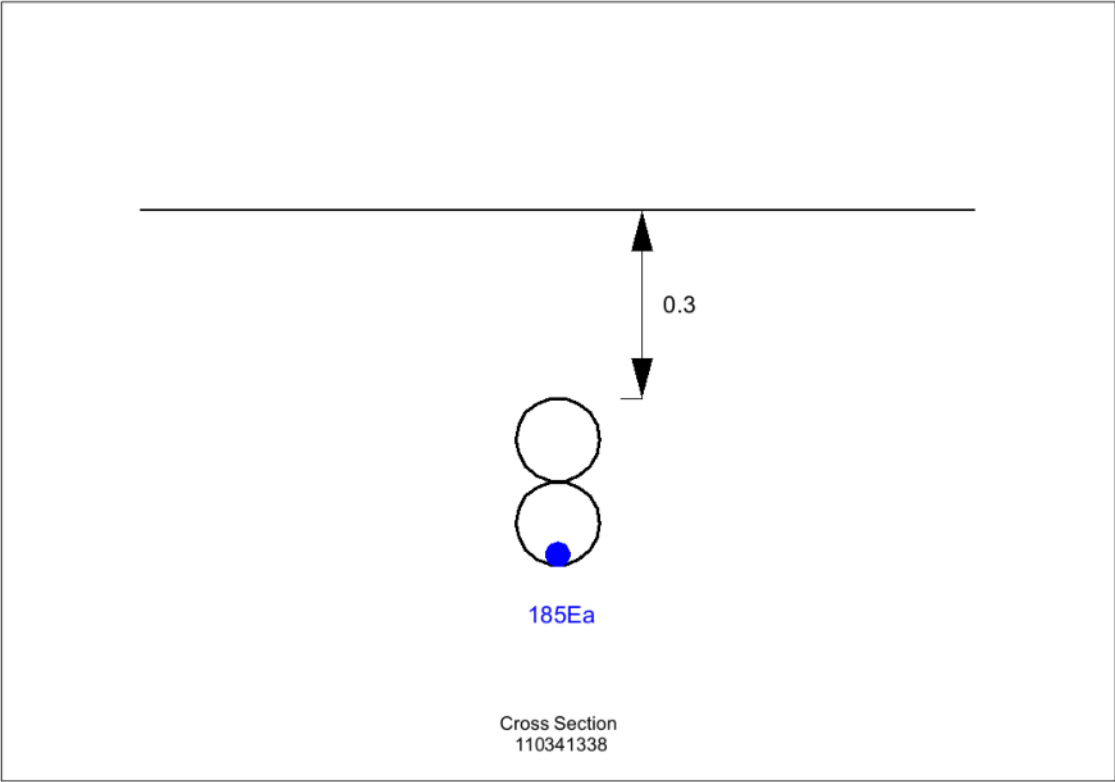
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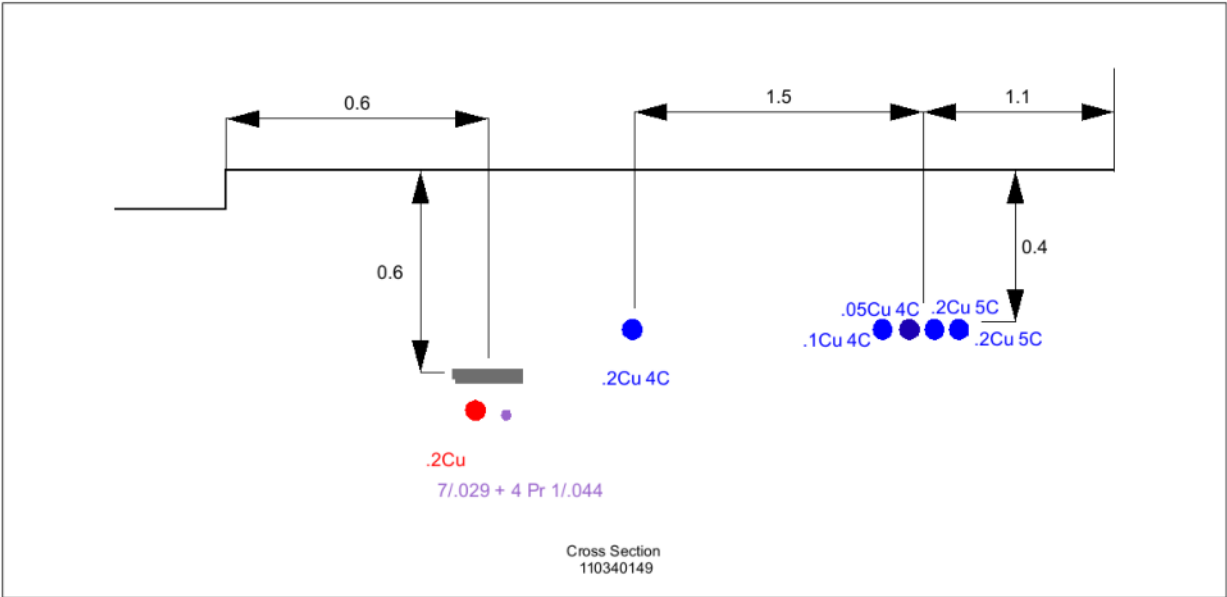
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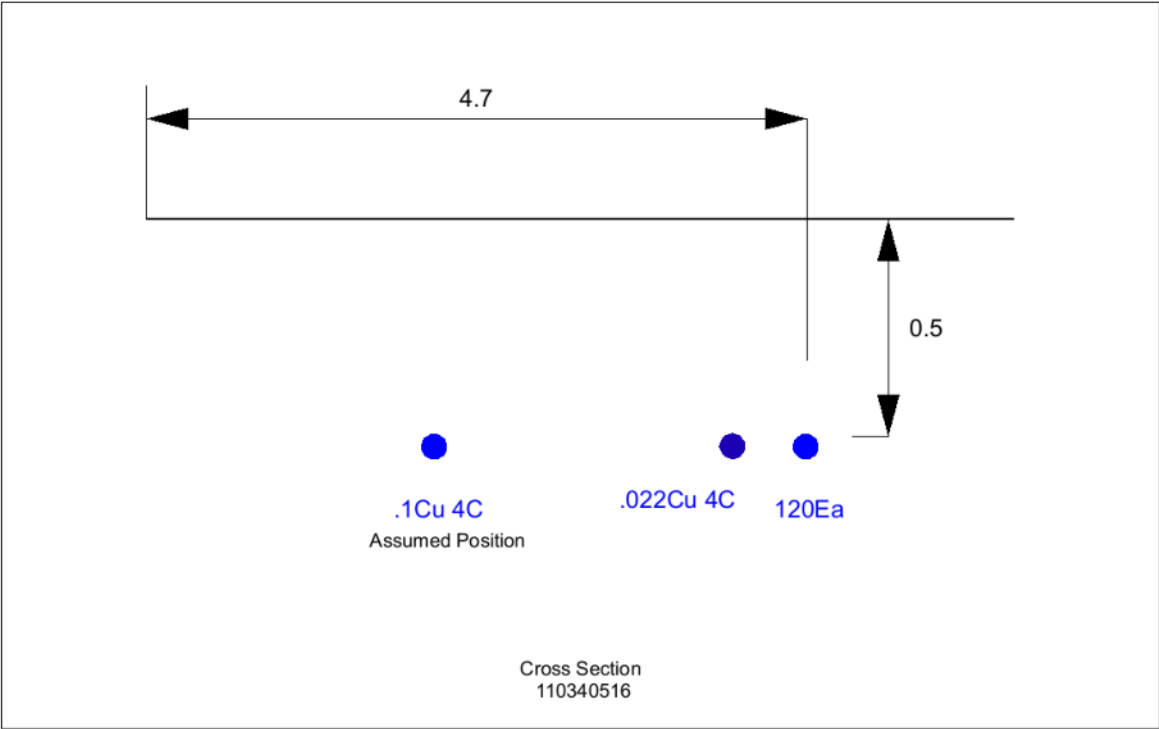
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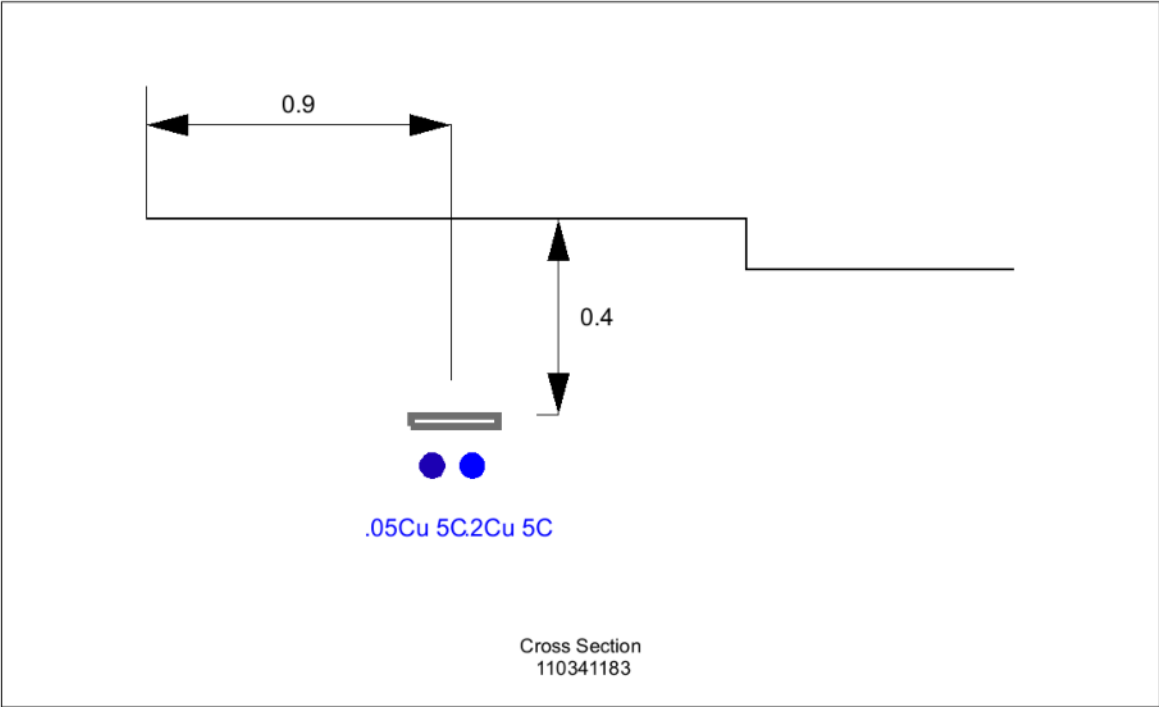
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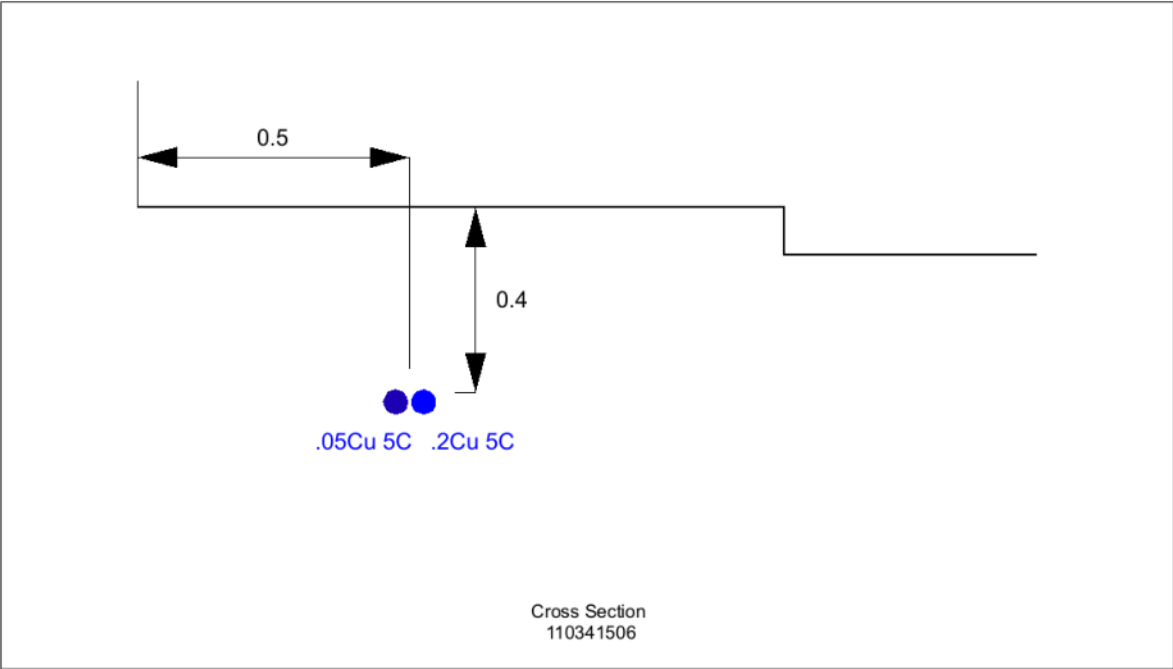
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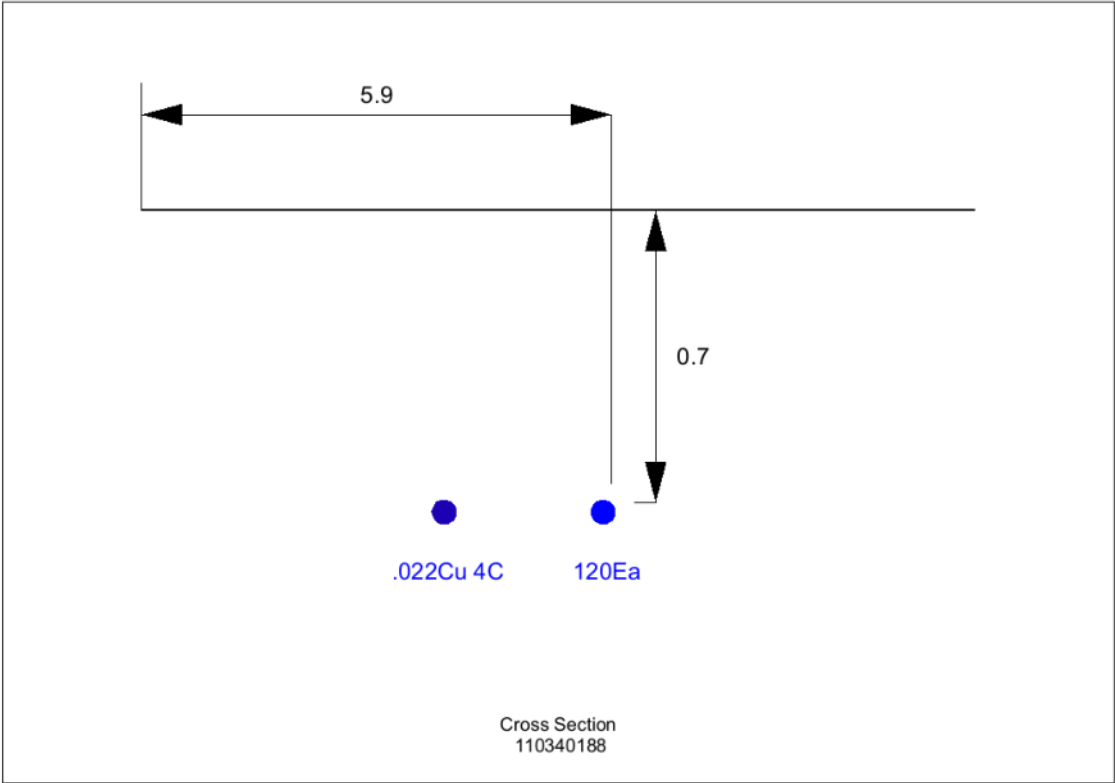
IF IN DOUBT - ASK! PHONE
0800 056 5866
EMERGENCY - If you damage
a cable or line
Phone 0800 783 8838 (24hrs)
URGENTLY



ALWAYS LOOK UP BEFORE
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Cross Section : 110340188



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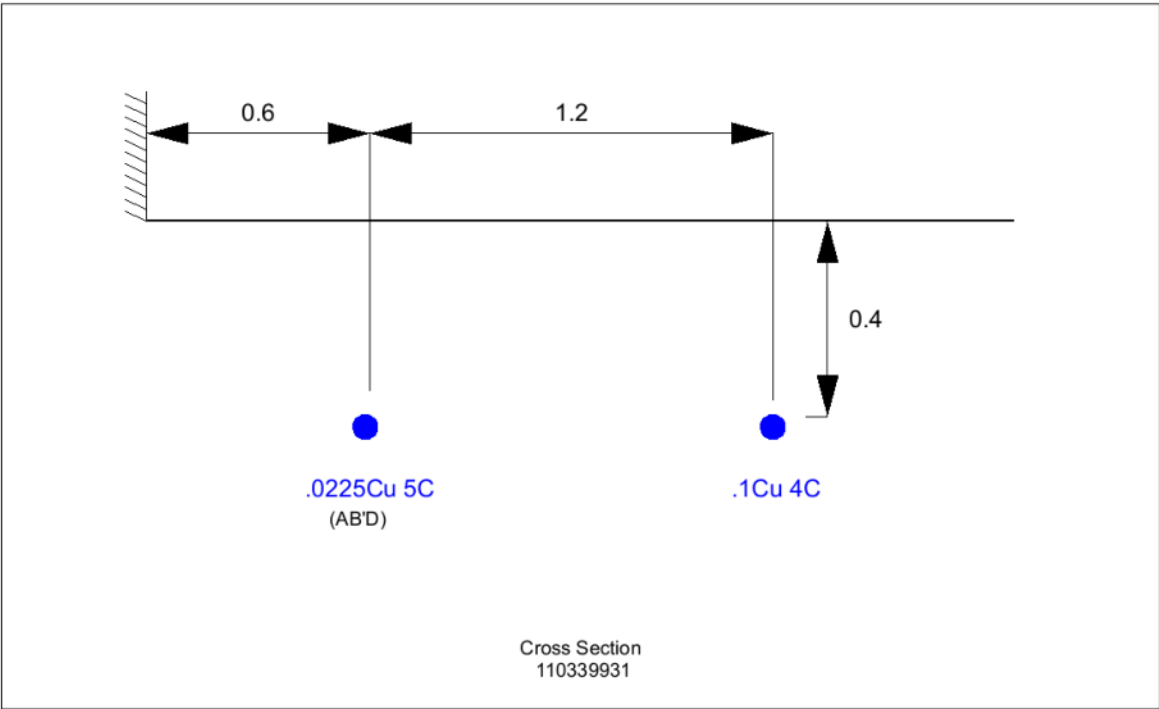
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Cross Section : 110339931



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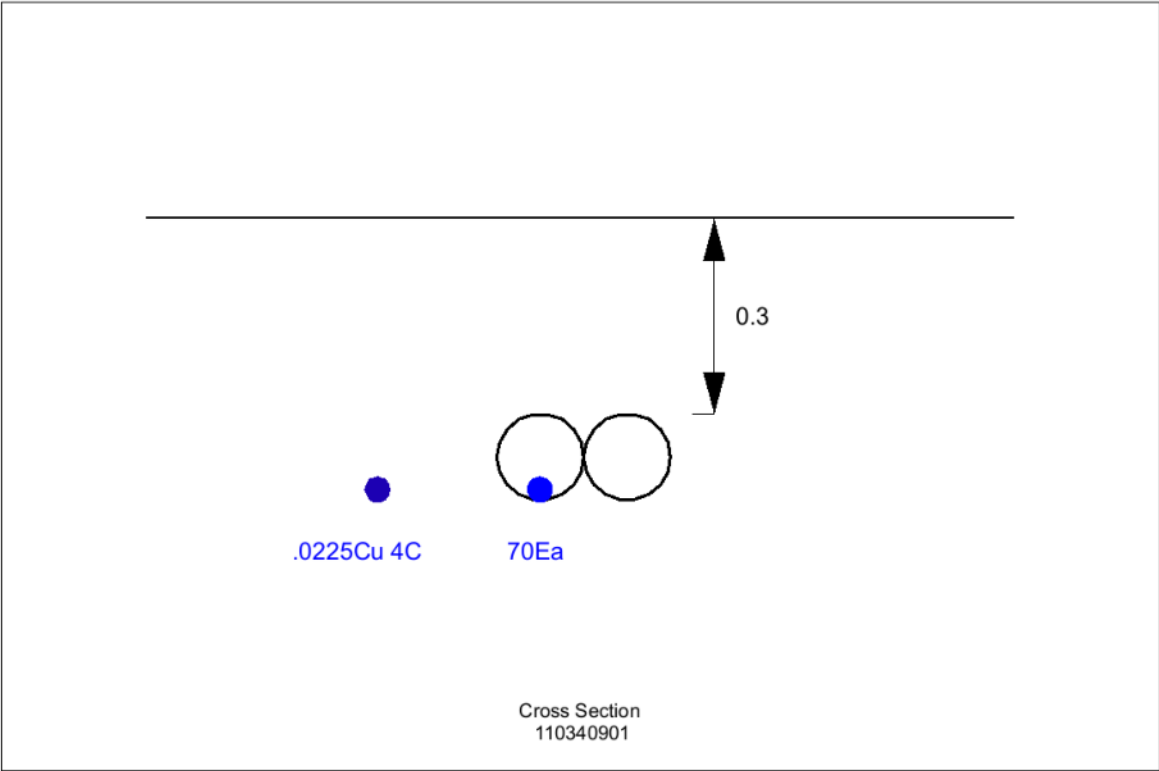
IF IN DOUBT - ASK! PHONE
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Cross Section : 110340901



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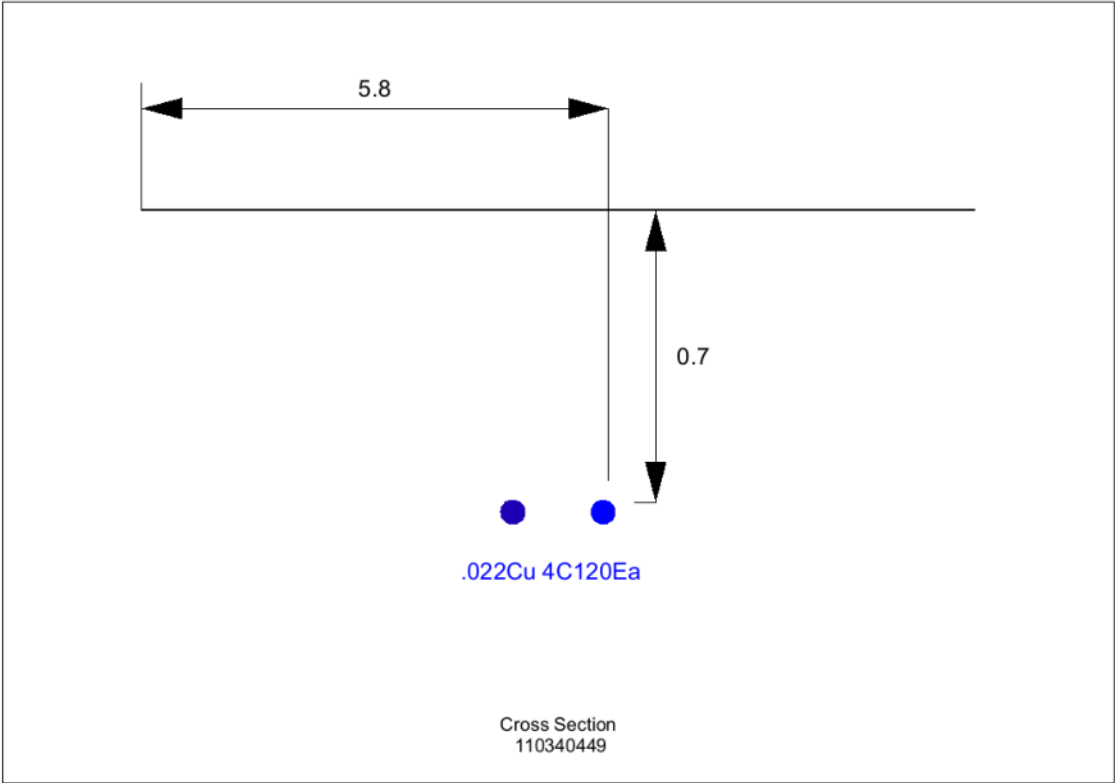
IF IN DOUBT - ASK! PHONE
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Cross Section : 110340449



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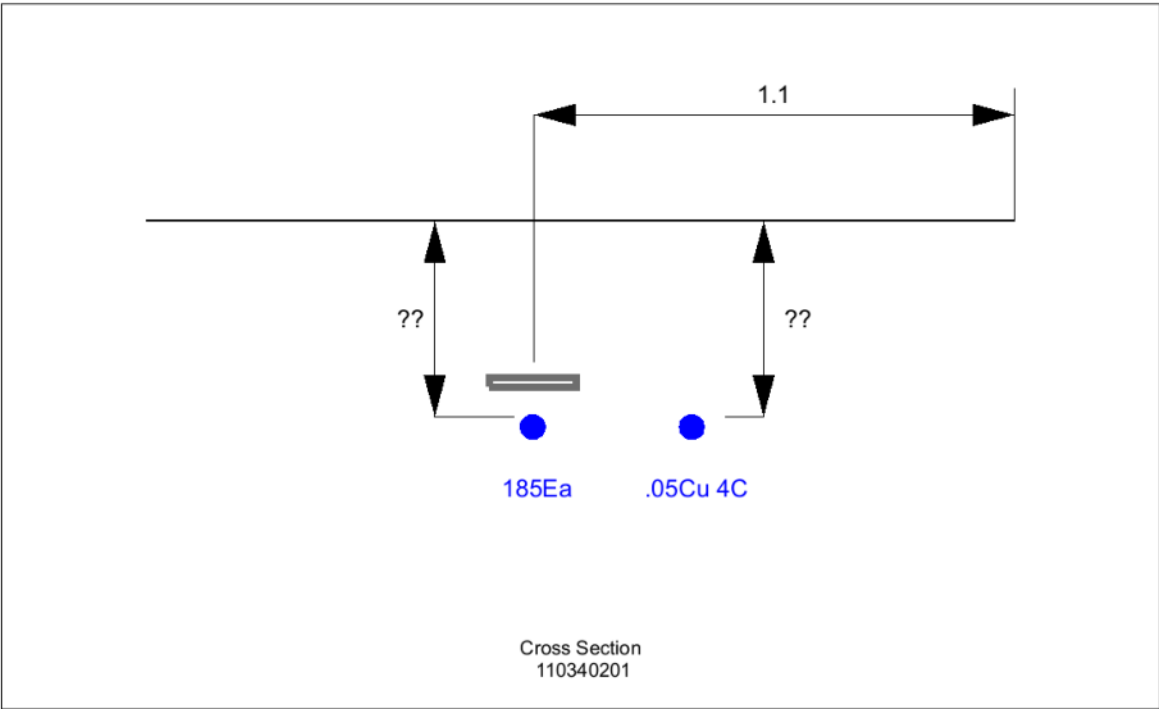
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Cross Section : 110340201



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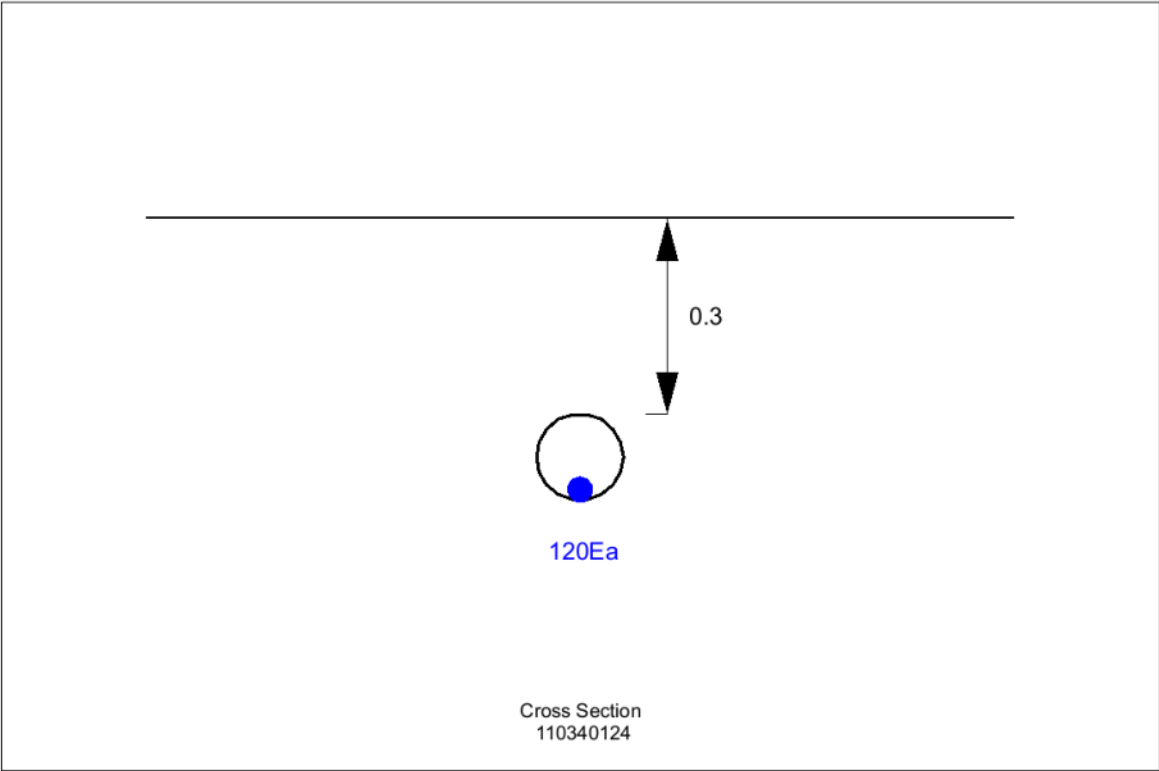
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Cross Section : 110340124



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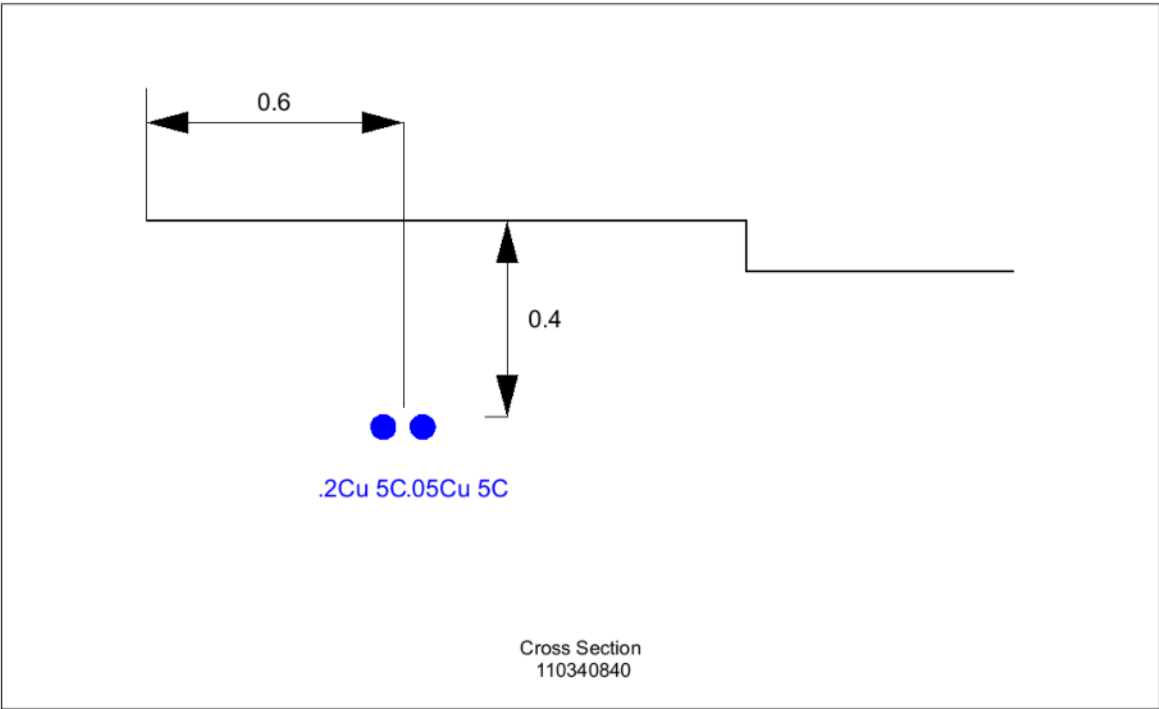
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Cross Section : 110340840



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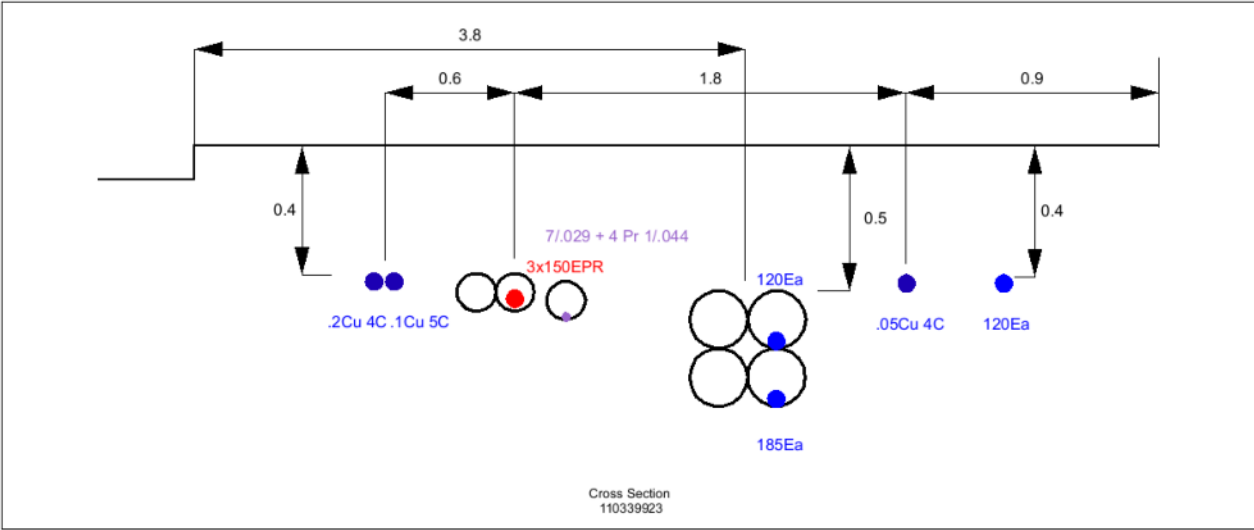
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Cross Section : 110339923



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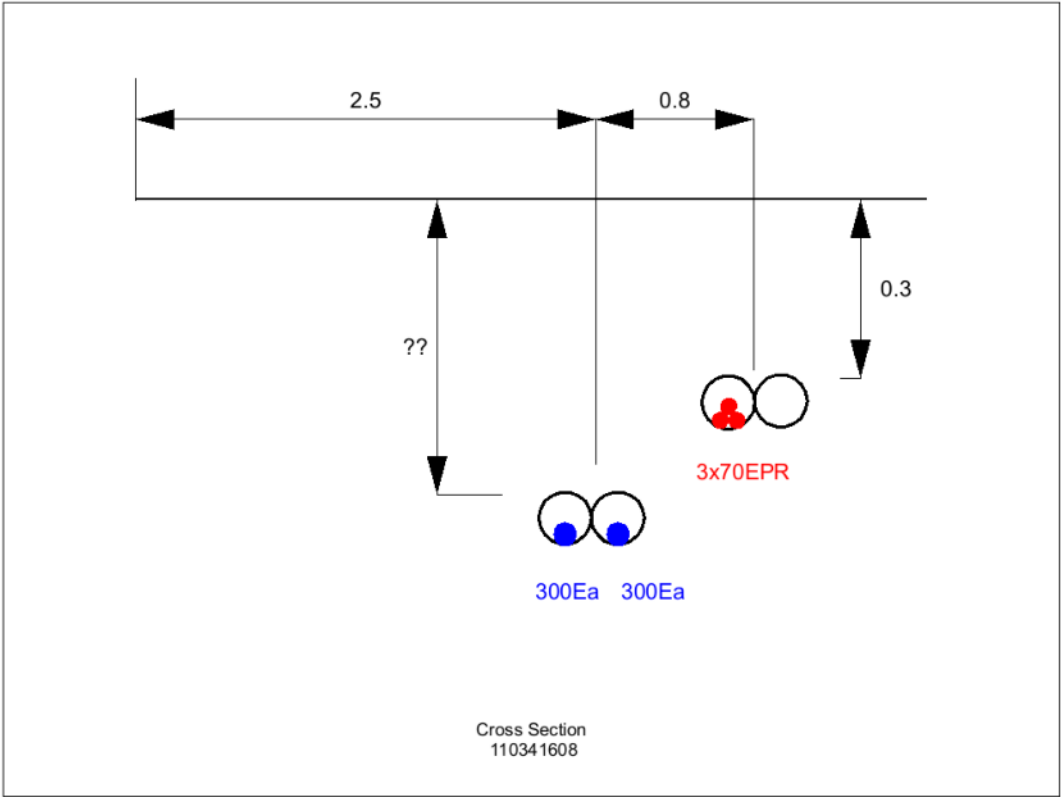
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Cross Section : 110341608



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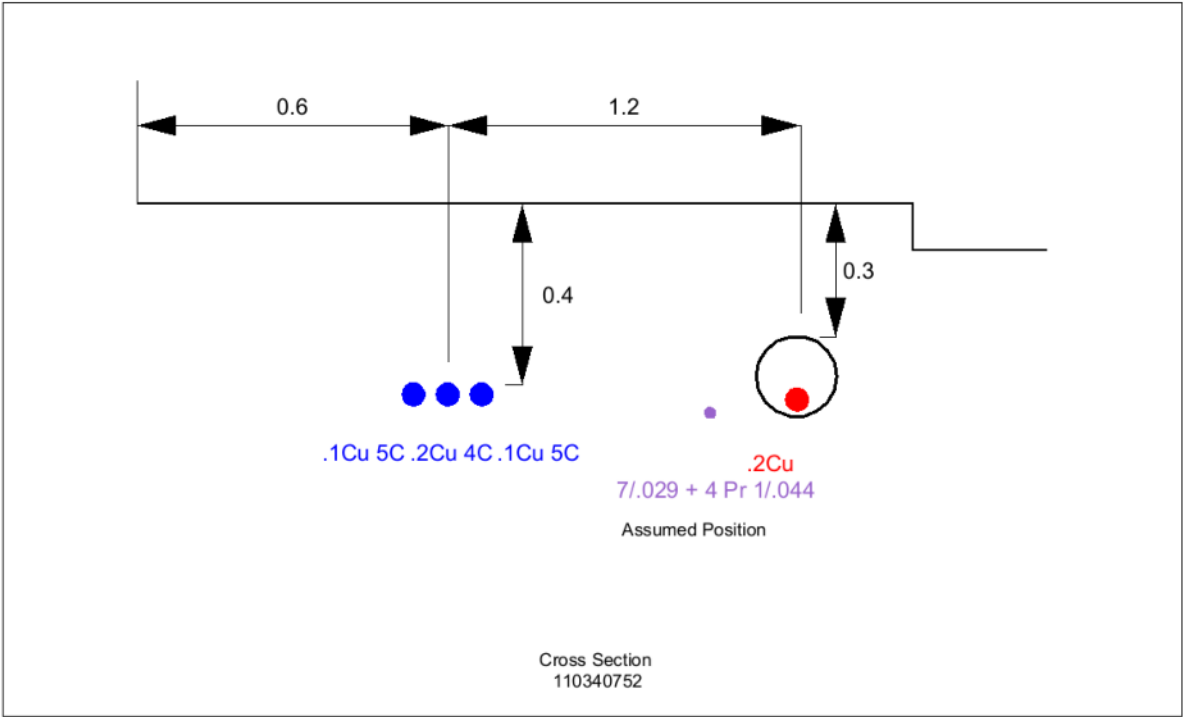
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Cross Section : 110340752



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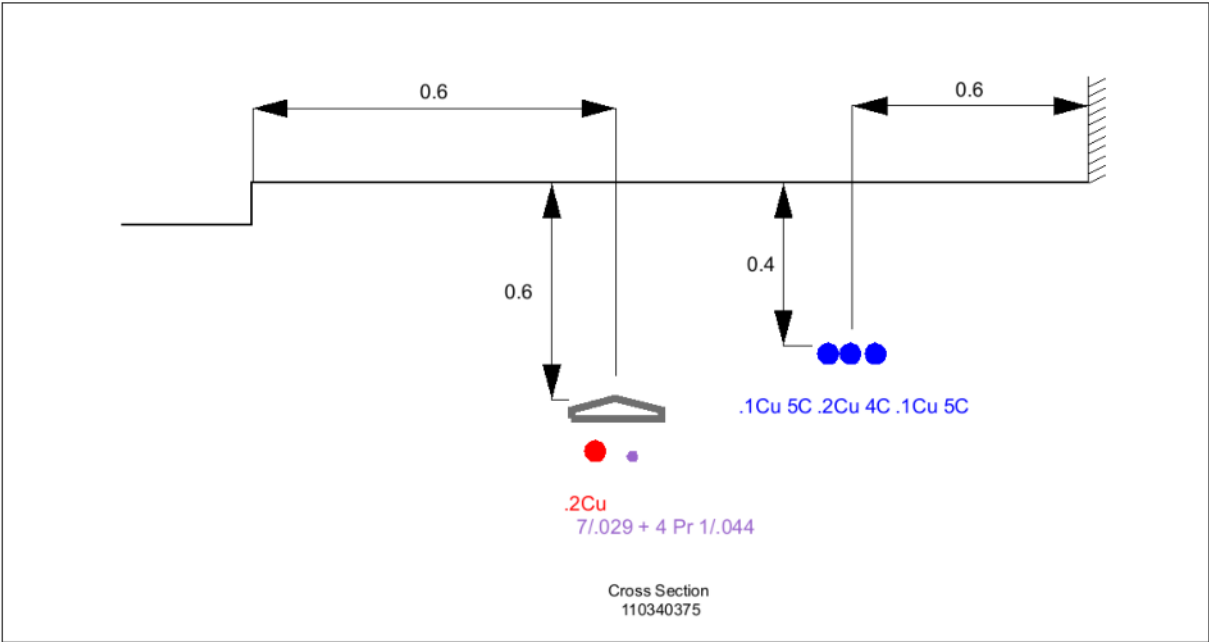
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Cross Section : 110340375



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5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

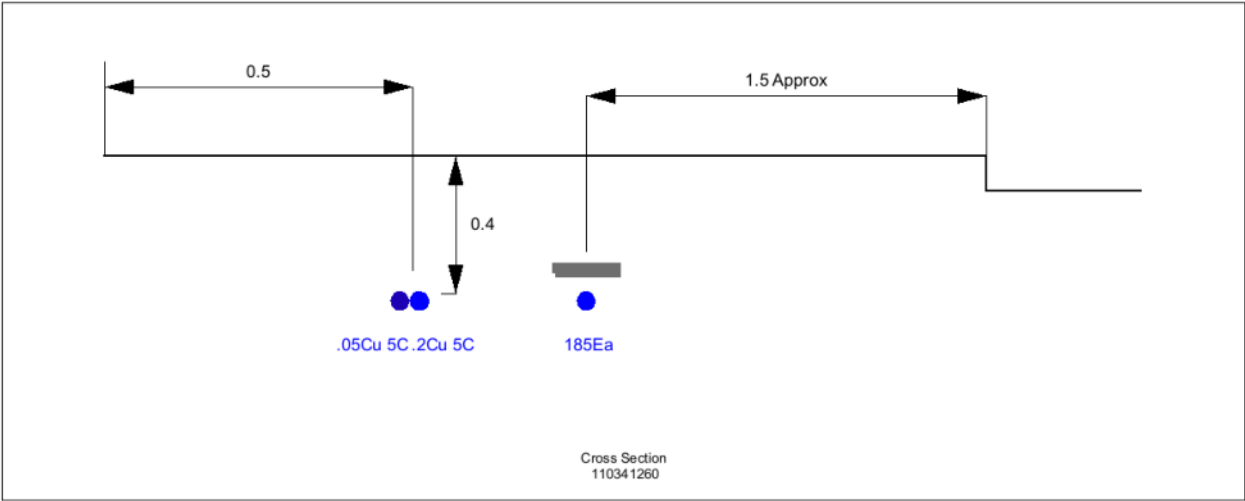
IF IN DOUBT - ASK! PHONE
0800 056 5866
EMERGENCY - If you damage
a cable or line
Phone 0800 783 8838 (24hrs)
URGENTLY



ALWAYS LOOK UP BEFORE
YOU START WORK
Refer to HSE Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

Cross Section : 110341260



1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
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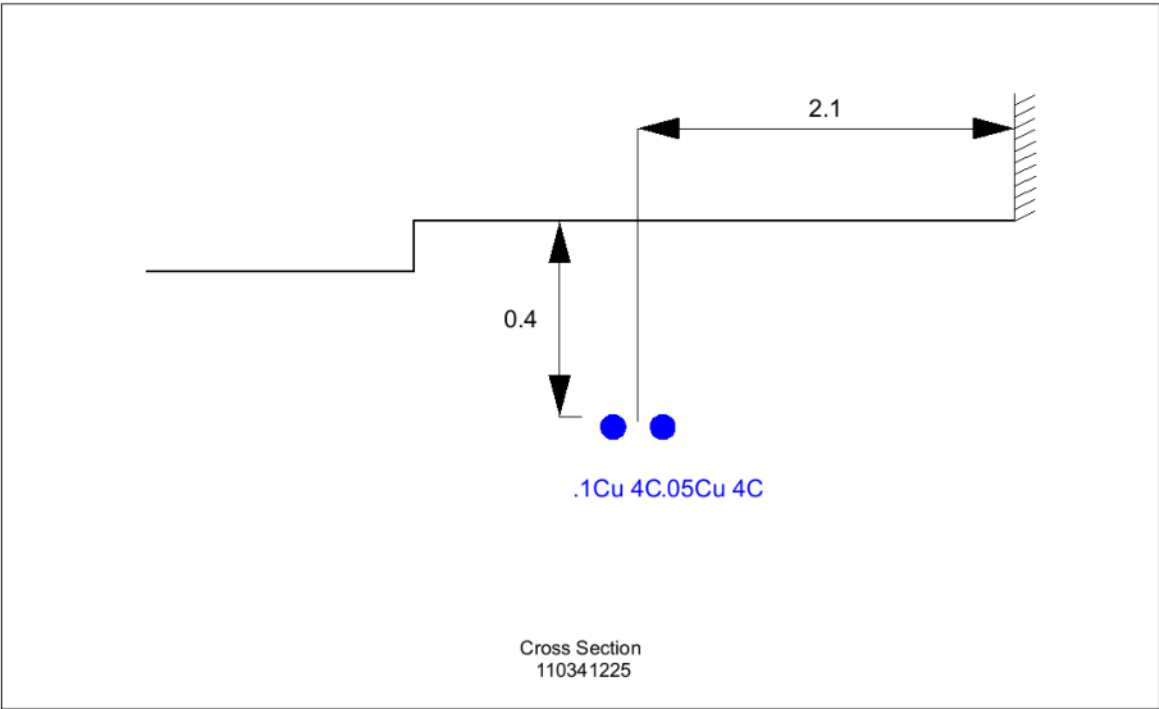
IF IN DOUBT - ASK! PHONE
0800 056 5866
EMERGENCY - If you damage
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ALWAYS LOOK UP BEFORE
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Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

Cross Section : 110341225



Cross Section
110341225

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7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

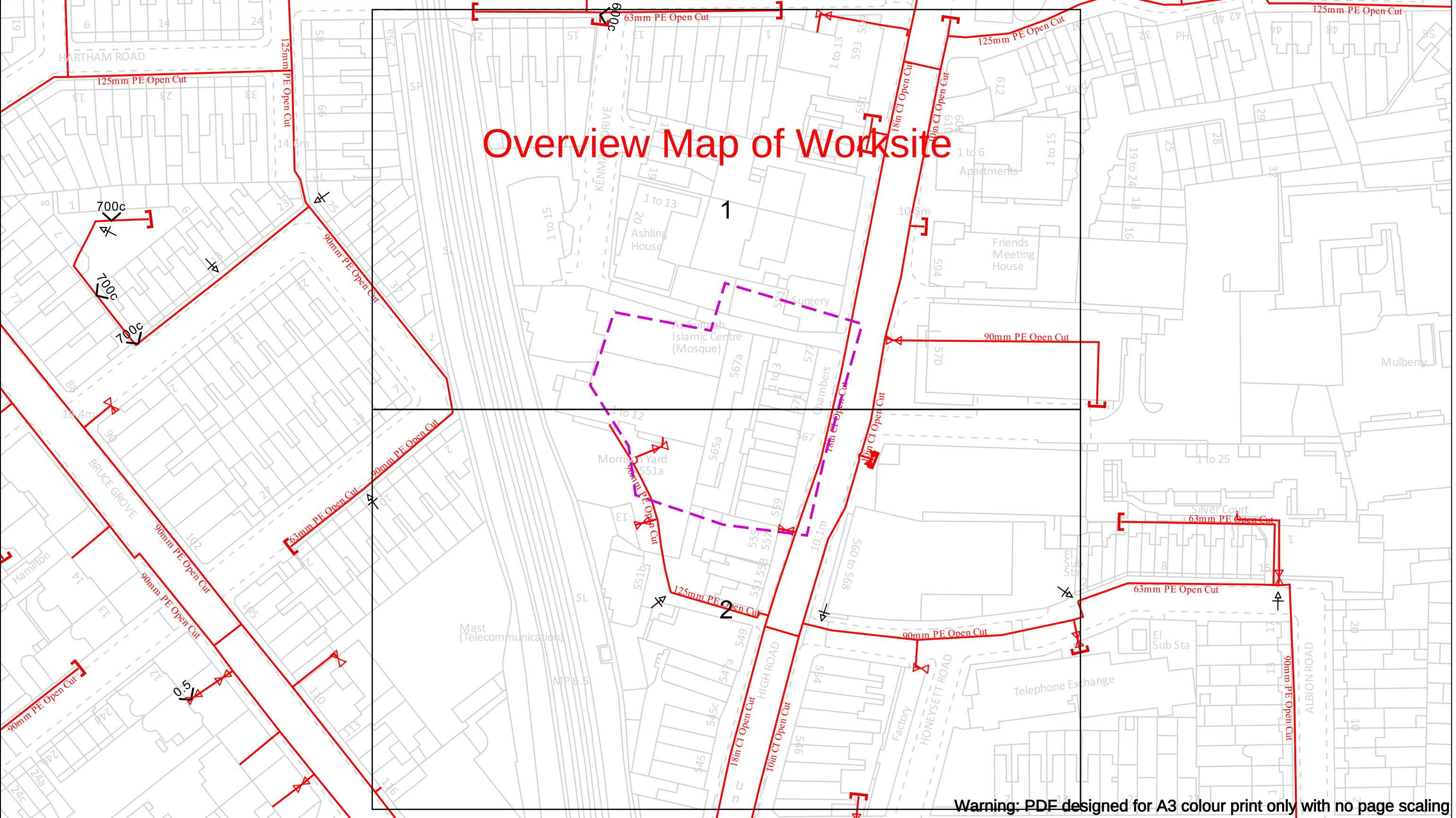
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
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Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 02/07/2026
Job Reference: 42092857
Site Location: 533830 190351
Requested by:

Your Scheme/Reference: AIC - STATS File

Scale: 1:1025 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with H5(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

Dig Sites	Area:	Line:

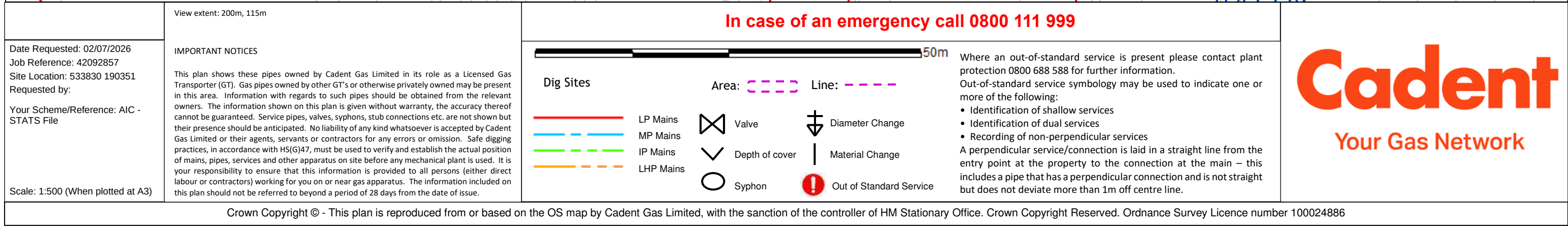
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following:

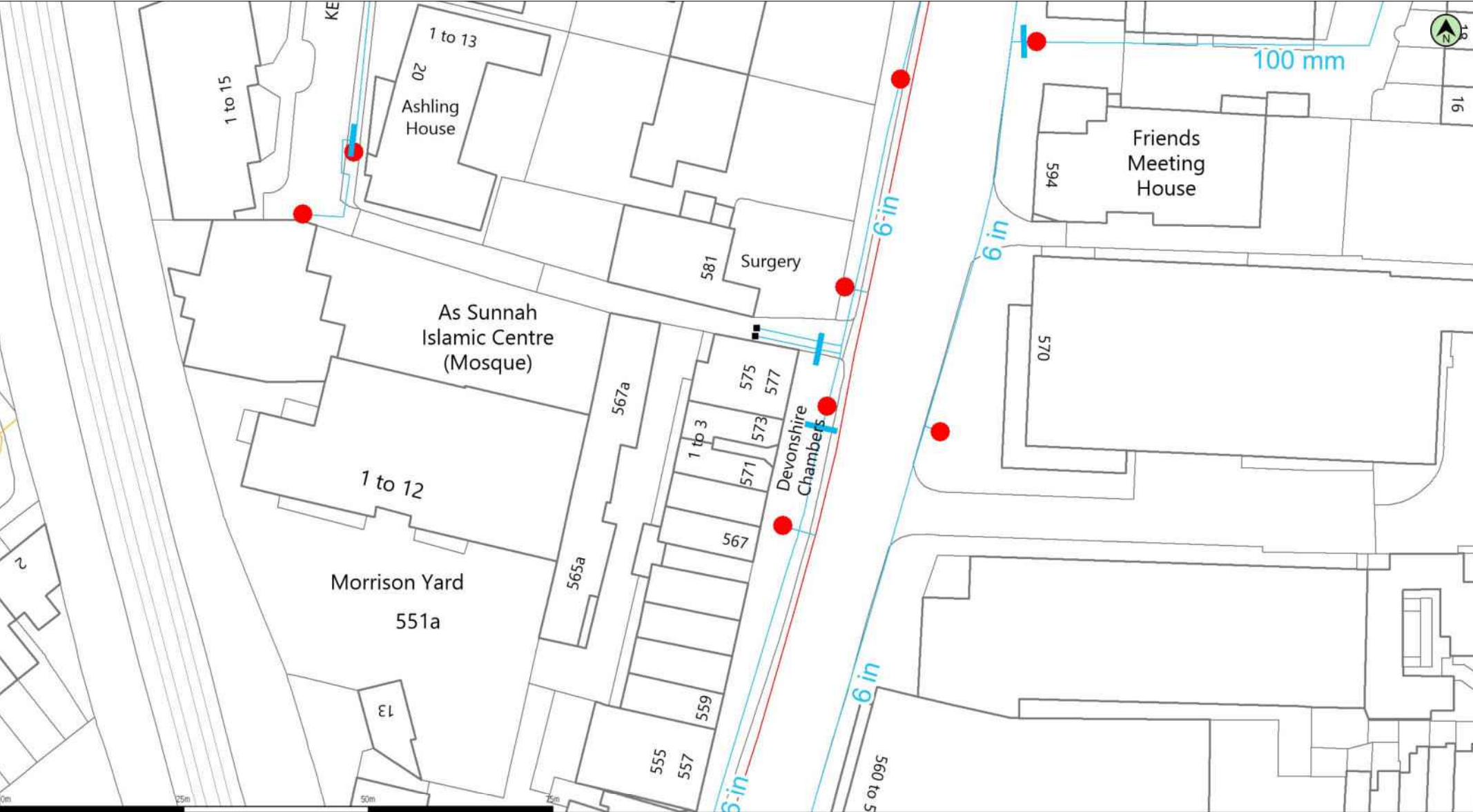
- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Your Gas Network

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(c) Crown copyright and database rights 2026 Ordnance Survey AC0000849556 Date: 02/07/26 Scale: 1:500 Map Centre: 533853,190339 Data updated: 27/05/26 Our Ref: 2162529 - 1 Clean Water Plan A3
Powered by digdat

This plan is produced by Thames Water Utilities Ltd (c) Crown copyright and database rights 2026 Ordnance Survey AC0000849556. This map is to be used for the purposes of viewing the location of Thames Water plant only. Any other uses of the map data or further copies are not permitted. The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. This information is valid for the date printed. 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 on site before any works are undertaken.

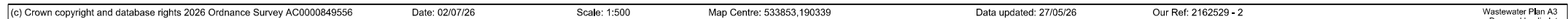
Water Main		Meter	
Private Water		Valve	
Proposed Water		Hydrant	
Trunk Main		End Item	
Proposed Trunk Main		NAV Area	
Abandoned Asset			



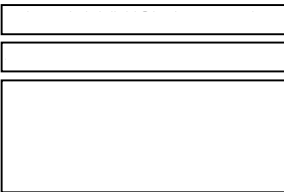


NAVs Information

Abbreviation	Company Full Name
AWINL	Advanced Water Infrastructure Networks Limited
AWL	Albion Water Limited
CWL	County Water Limited
ESPWL	ESP Water Limited
IWNL	Independent Water Networks Limited
LMWL	Last Mile Water Limited
LNWL	Leep Networks (Water) Limited
MUAWL	MUA Water Limited
MWL	Matrix Water Limited
STSL	Severn Trent Services Limited



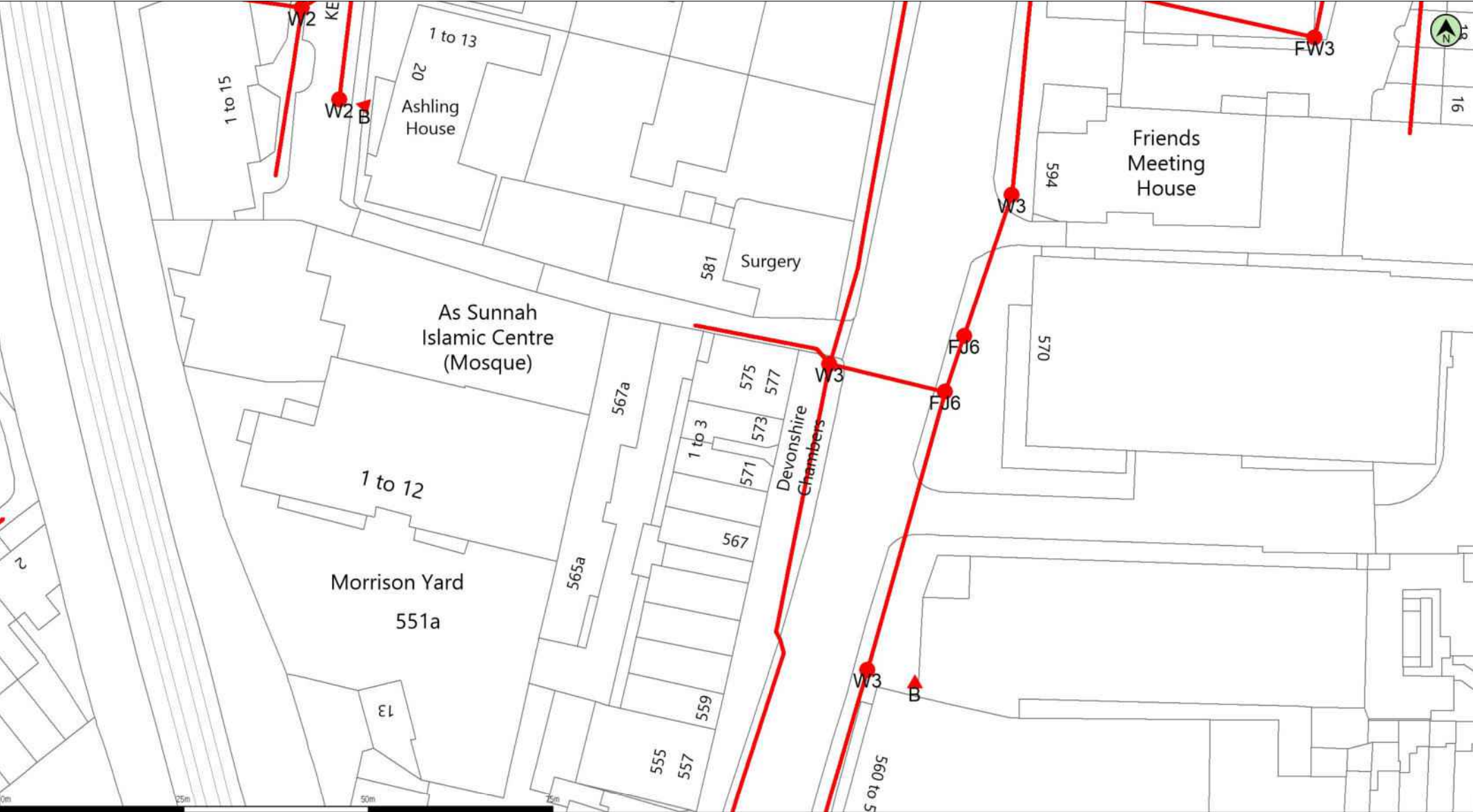
Foul Sewer		Other Sewer		Foul Manhole	
Surface Sewer		Private Asset		Surface Manhole	
Combined Sewer		Proposed Asset		Combined Manhole	
Abandoned Sewer		NAV Area		Abandoned Manhole	
Pressure Main				Other Manhole	
				Private Manhole	
				End Item	
				5104 Boundary	





NAVs Information

Abbreviation	Company Full Name
AWINL	Advanced Water Infrastructure Networks Limited
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CWL	County Water Limited
ESPWL	ESP Water Limited
IWNL	Independent Water Networks Limited
LMWL	Last Mile Water Limited
LNWL	Leep Networks (Water) Limited
MUAWL	MUA Water Limited
MWL	Matrix Water Limited
STSL	Severn Trent Services Limited



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This plan has been prepared to assist in identifying the location of Virgin Media apparatus. While we have taken care to ensure its accuracy, we cannot guarantee that it is complete or error-free. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. This plan should not be relied upon as the sole source of information when carrying out excavation or other works. The actual position of any underground services must be confirmed on site using appropriate cable detection equipment and other verification methods before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. Should you find, whilst carrying out the works, that apparatus belonging to Virgin Media Limited, is not marked, or is incorrectly marked, can you please take such steps as are reasonably practicable to inform Virgin Media Limited of its location and (so far as appears from external inspection) its nature and whether it is in use. This plan is produced by Virgin Media Limited. © Crown copyright and database rights 2026 OS AC0000818557

Duct, Trench	Chamber / Pole	Cabinet

