

P e l l F r i s c h m a n n

YMCA Crouch End

Flood Risk Assessment

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1 Introduction

1.1 Project Brief

1.1.1 Pell Frischmann have been appointed by YMCA London City and North (YLCAN) to undertake a Flood Risk Assessment (FRA) to support a planning application for land at YMCA, Crouch End, Hornsey, North London.

1.1.2 The purpose of this FRA is to review available information and assess the flood risk posed to the site and proposed development from a range of sources, now and in the future. The FRA has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG), in respect of flood risk and coastal change.

1.1.3 To complete the FRA, the following key stages of work has been undertaken

- Collation of desk-based information and undertaken a review of publicly available flood risk information including Environment Agency mapping and local data, policy, and guidance.
- A desktop review of other data that has been made available such as topographical surveys, utility plans and proposed development layout options.
- Consultation with relevant stakeholders to obtain further information on local risks and issues.
- Provision of advice on appropriate flood risk mitigation measures for the proposed development.

1.2 Sources of Information

1.2.1 A review of relevant information and guidance from a range of sources has been undertaken and includes the following key documents;

- National Planning Policy Framework (NPPF), February 2025
- Planning Practice Guidance (PPG), September 2025
- Environment Agency Flood Map for Planning and Risk of Flooding from Surface Water datasets from the DEFRA Spatial Data Catalogue
- DEFRA MagicMap, 2025
- British Geological Survey Geology of Britain Viewer, 2025
- British Geological Survey GeoIndex, 2025
- Haringey Council's Local Plan, February 2015
- Haringey Council's Strategic Flood Risk Assessment (SFRA), April 2022
- Haringey Council's Preliminary Flood Risk Assessment (PFRA), May 2011
- Haringey Council's Local Flood Risk Management Strategy (LFRMS), February 2025
- Haringey Council's Surface Water Management Plan (SWMP), August 2011

2 Background & Site Context

2.1 Site Location & Existing Use

2.1.1 The site is located within central Hornsey.

2.1.2 Currently, the development site is occupied by the existing YMCA London City and North, and Crouch End Fitness Centre. In total, the site covers approximately 0.21 ha.

2.1.3 A site location plan is included for reference as **Figure 2.1**.

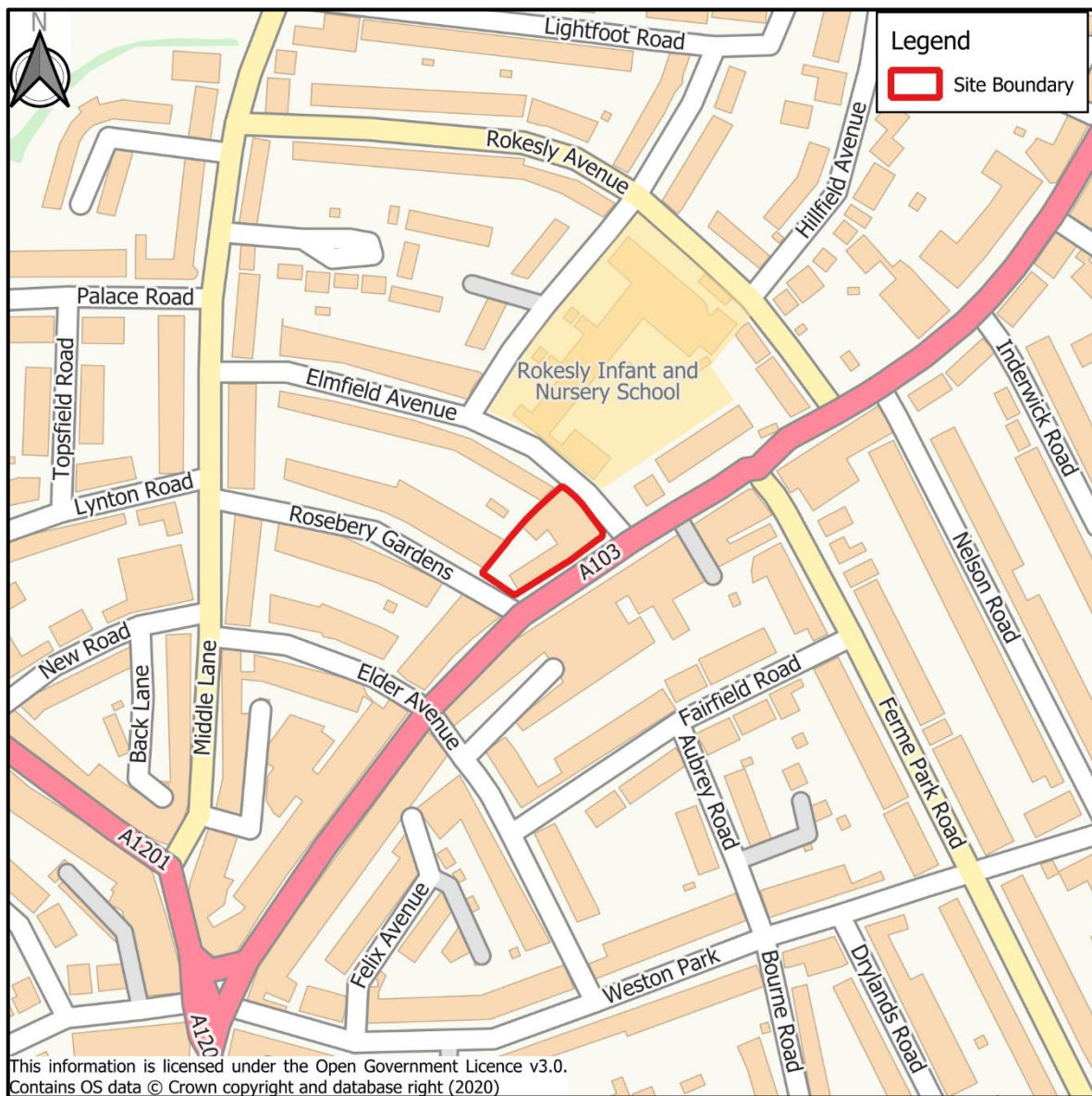


Figure 2.1 Site Location Plan

2.1.4 The site is bound by the A103 Tottenham Lane, Elmfield Avenue and Rosebery Gardens. A number of private gardens abut the northern boundary of the site.

2.2 Local Watercourses

2.2.1 A review of the OS OpenRivers dataset shows there are no watercourses located within the site boundary. New River is located approximately 970m to the east of the site.

2.2.2 **Figure 2.2** shows the local watercourses for context.



Figure 2.2 Local Watercourses

2.3 Topography

- 2.3.1 The site is generally flat with a maximum elevation of around 41.7m AOD in the south of the site and a minimum elevation of approximately 40.7m AOD in the north of the site.
- 2.3.2 A site-specific topographical survey is shown in **Appendix A**.
- 2.3.3 LiDAR data, provided by DEFRA, covering the wider areas around the site is shown in **Figure 2.3**.

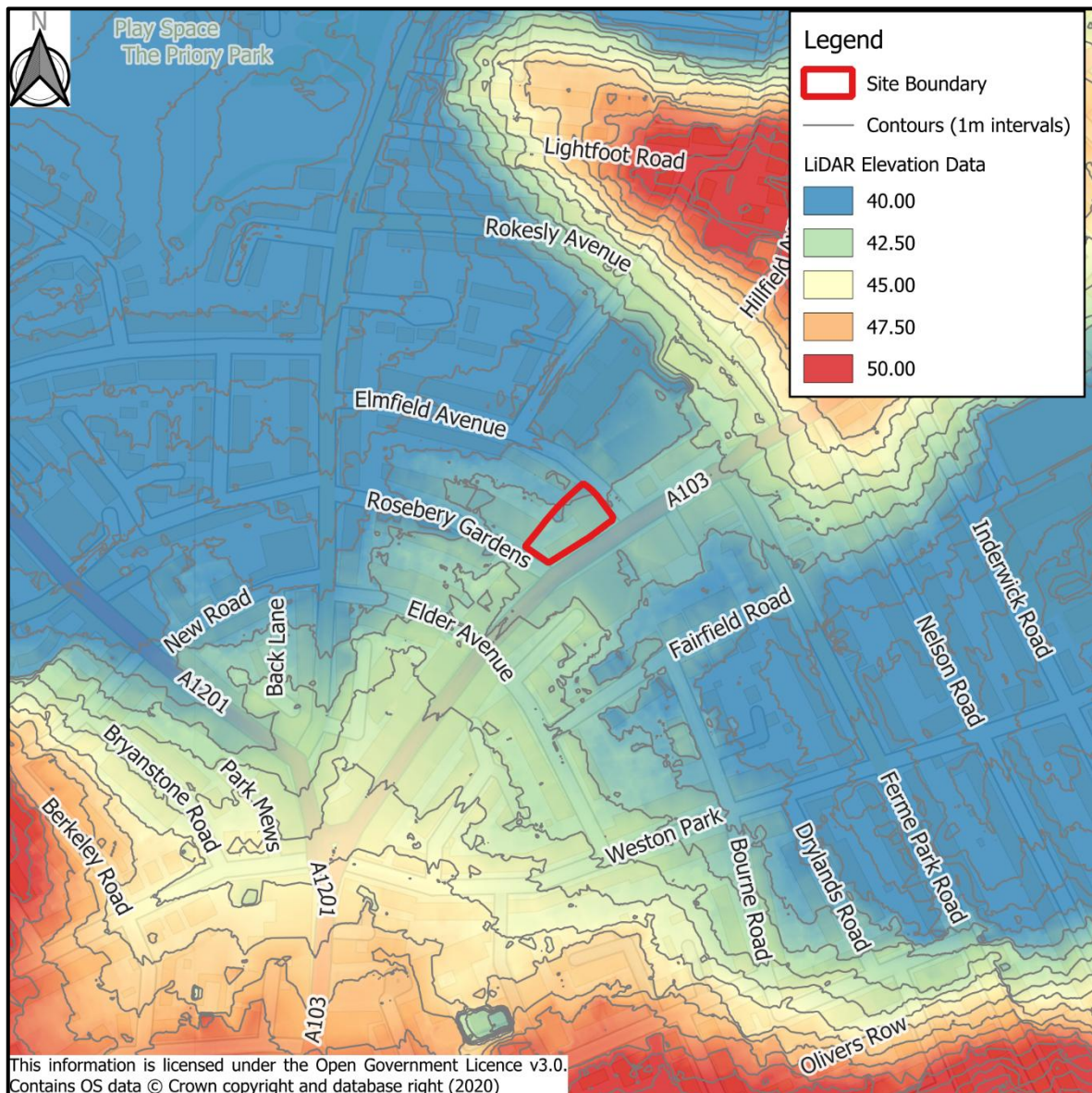


Figure 2.3 LiDAR Elevation Data

- 2.3.4 The site lies within an area of lower ground between the north and south. In addition, the site lies near to a break in watershed, as levels fall to the northwest and southeast.

2.4 Geology

- 2.4.1 British Geological Survey (BGS) mapping suggests the bedrock geology of the site entirely comprises of London Clay Formation- clay, silt and sand.
- 2.4.2 There is no recorded superficial geology in BGS geology mapping within the site boundary.
- 2.4.3 There are no public boreholes located within the site boundary. The closest borehole (with a reference of TQ38NW293) is located approximately 250m to the northeast of the site. Groundwater was encountered in one borehole at 3m depth however in the second and third boreholes no groundwater was recorded.
- 2.4.4 The 3 boreholes were drilled to different depths these are shown below:
- Borehole 1 - 3.35m
 - Borehole 2 - 0.91m
 - Borehole 3 - 1.37m

2.4.5 Aquifer designations by DEFRA show there is no bedrock or superficial geology classification.

2.4.6 The site isn't located within a Source Protection Zone. The closest zone (zone 1- inner protection zone) is approximately 290m to the north of the site.

2.5 Development Proposals

2.5.1 Development proposals comprise of the demolition of 3 YMCA buildings and the construction of hostel accommodation and office spaces along with associated access infrastructure, landscaping and SuDS features.

3 Policy Context

3.1 National Planning Policy Framework

- 3.1.1 The National Planning Policy Framework¹ (NPPF) was first published by the Ministry of Housing, Communities, and Local Government, with the most recent update being made in February 2025 by the Department for Levelling Up, Housing, and Communities.
- 3.1.2 The NPPF is the primary source of national planning guidance in England, setting out the Government's planning policies for England, and how they are expected to be applied by local councils.
- 3.1.3 'Chapter 14: Meeting the challenge of climate change, flooding, and coastal change' outlines the guiding principles for managing flood risks as part of the planning process, notably paragraphs 170-182.
- 3.1.4 The Planning Practice Guidance² (PPG) sets out the vulnerability to flooding of different land uses. It encourages development to be in areas of lower flood risk where possible and stresses the importance of preventing increases in flood risk off site to the wider catchment and states that alternative sources of flooding, other than fluvial (river flooding), should be considered when prepared a Flood Risk Assessment.
- 3.1.5 The Planning Practice Guidance includes a series of tables that define Flood Zones, the flood risk vulnerability classification of development land uses, and 'compatibility' of development within the defined Flood Zones.
- 3.1.6 Therefore, this FRA has been completed in line with the guidance and requirements for the NPPF and associated PPG.

3.2 Local Plan Policies

- 3.2.1 The Haringey Council's Local Plan³ was adopted in March 2013 and sets out how land within the borough can be used and developed, providing policies which the council use to determine application and regeneration activities.
- 3.2.2 The plan aims to oversee how the council will manage future growth, encourage sustainable development, and ensure changes are appropriate to local need now, and in the future.
- 3.2.3 More generally the Local Plan lists policies that influence the design and principles of all development within the district. Those relevant to this FRA are as follows:
 - Policy SP5- Water Management and Flooding

3.3 Local SFRA

- 3.3.1 The Haringey Council's Strategic Flood Risk Assessment (SFRA)⁴ was published in April 2022. The SFRA was prepared to provide an appropriate evidence base for local policymaking, a summary of flood risk issues across the area and to support the application of the sequential test for suitability of allocated sites.
- 3.3.2 The SFRA also includes relevant background flooding data and a summary of flood risk within the borough and so appropriate references will be made throughout this site-specific FRA.

¹ UK Government (February 2025); *National Planning Practice Guidance*; prepared by UK Government.

² UK Government (September 2025); *Planning Practice Guidance*; prepared by UK Government

³ Haringey Council (February 2015); Local Plan

⁴ Haringey Council (April 2022); Strategic Flood Risk Assessment

3.4 Local PFRA

- 3.4.1 The Haringey Council's Preliminary Flood Risk Assessment (PFRA)⁵ was published in May 2011. The PFRA was prepared to assist the council meet their duties to manage local flood risk and deliver any legal requirements placed on them as the LLFA under the Flood Risk Regulations 2009.
- 3.4.2 The PFRA also identifies the past and future flood risk for the County and includes an assessment of where within the County flooding, including overland flow and direct rainfall, will occur along with the number of properties potentially at risk.

3.5 Local Flood Risk Management Strategy

- 3.5.1 The Haringey Council's Local Flood Risk Management Strategy (LFRMS)⁶ was produced to comply with Section 9 of the Flood and Water Management Act 2010 and aims to provide a framework for meeting their requirements to develop, maintain, apply, and monitor a local strategy for flood risk management.
- 3.5.2 The LFRMS provides further information regarding surface water runoff, groundwater and sewer flooding and flood risk around the County and the introduction of flood risk alleviation scheme at various scales, including SuDS.

3.6 Surface Water Management Plan

- 3.6.1 The Haringey Council's Surface Water Management Plan (SWMP)⁷ was published in August 2011. The SWMP was produced to understand the flood risks that can arise from local flooding, identifying where flood risk issues are, what impact they have, how they can be managed, as well as providing a full flood history of the plan area. This will provide a baseline for Haringey Council aim to manage and improve surface water flood risks within the borough.

⁵ Haringey Council (May 2011); Preliminary Flood Risk Assessment

⁶ Haringey Council (February 2025); Local Flood Risk Management Strategy

⁷ Haringey Council (August 2011); Surface Water Management Strategy

4 Assessment of Flood Risk

4.1 Desk-Based Information

4.1.1 The NPPF states that all potential sources of flood risk must be identified and appraised. Flooding can occur from a variety of sources individually, or in combination and can result from both natural and artificial processes.

4.1.2 **Table 4.1** provides an initial desk-based review of the level of flood risk from all sources, which are then assessed in further details where the risk is considered significant and merits further investigation.

Table 4.1 Desk-Based Assessment of Flood Risk

Sources of Flood Risk	Degree of Risk			Comments
	Significant	Moderate	Low	
Fluvial			X	The Site is wholly within Flood Zone 1.
Coastal & Tidal			X	The site is removed from the extent of tidal flooding, now and in the future.
Groundwater			X	Low potential susceptibility to groundwater flooding across the area.
Surface Water		X		Surface water flooding risk along Tottenham Lane and this risk can be reduced through mitigation.
Sewers			X	Limited extent of sewers in the immediate vicinity with low risk from sewers along road.
Canals			X	None nearby.
Reservoirs & Waterbodies			X	Low risk posed.

4.2 Fluvial Flood Risk

4.2.1 The Environment Agency has produced a resource known as the Flood Map for Planning, which identifies areas at risk of flooding from Main Rivers and the sea.

4.2.2 In a recent update to the data available, the Environment Agency now publish updated Flood Zones as defined in the NPPF and PPG, alongside areas at risk of flooding from rivers and the sea. Flood Zones represent a present-day annual probability of flooding from rivers and the sea and do not take account of the presence and effect of flood defences. Flood Zones are designed for both strategic spatial and development planning purposes.

4.2.3 The site is shown to be wholly located within Flood Zone 1 (Low Probability) which the National Planning Policy Framework (NPPF) defined as land having less than 0.1% annual probability of flooding from rivers.

4.2.4 An extract of this mapping is included for reference as **Figure 4.1**.



Figure 4.1 Flood Map for Planning

- 4.2.5 The closest areas of Flood Zone 2 (Medium Probability) and Flood Zone 3 (High Probability) are located approximately 2km to the east of the site.
- 4.2.6 Mapping for areas at risk of flooding from rivers and the sea outline areas potentially at risk of flooding for defined annual exceedance probabilities. It includes both defended and undefended scenarios (where formal flood defences exist) and also makes provision for changes associated with climate change. This mapping does not show any differing position the Flood Zone maps in the vicinity of the development site.
- 4.2.7 As such, the site is considered to be at low risk of flooding from fluvial sources and other local watercourses.

4.3 Coastal & Tidal

- 4.3.1 The site is located within Flood Zone 1 (Low Probability) and is sufficiently removed from the floodplain extent, which would include tidal influences.
- 4.3.2 Therefore, the risk of flooding from coastal or tidal related events is negligible.

4.4 Groundwater

- 4.4.1 Groundwater flooding occurs when the water table rises above ground elevations. It is most likely to happen in low lying areas underlain by permeable geology. This may be regional scale chalk or sandstone aquifers, or localised deposits of sands and gravels underlain by less permeable strata such as that in a river valley.
- 4.4.2 There are no public boreholes located within the site boundary. The closest borehole (with a reference of TQ38NW293) is located approximately 250m to the northeast of the site. Groundwater was encountered in the first borehole at 3m depth however in the second and third borehole no groundwater was encountered.
- 4.4.3 Overall, considering the aquifer designations, underlying geology and information on groundwater included within local documentation, the risk of flooding from groundwater is considered to be low.

4.5 Surface Water (Pluvial)

- 4.5.1 The risk of flooding from surface water has been mapped by the EA on a strategic scale to understand areas that may be susceptible to ponding of surface water during periods of extreme rainfall.
- 4.5.2 An extract of this mapping is included for reference as **Figure 4.3**.

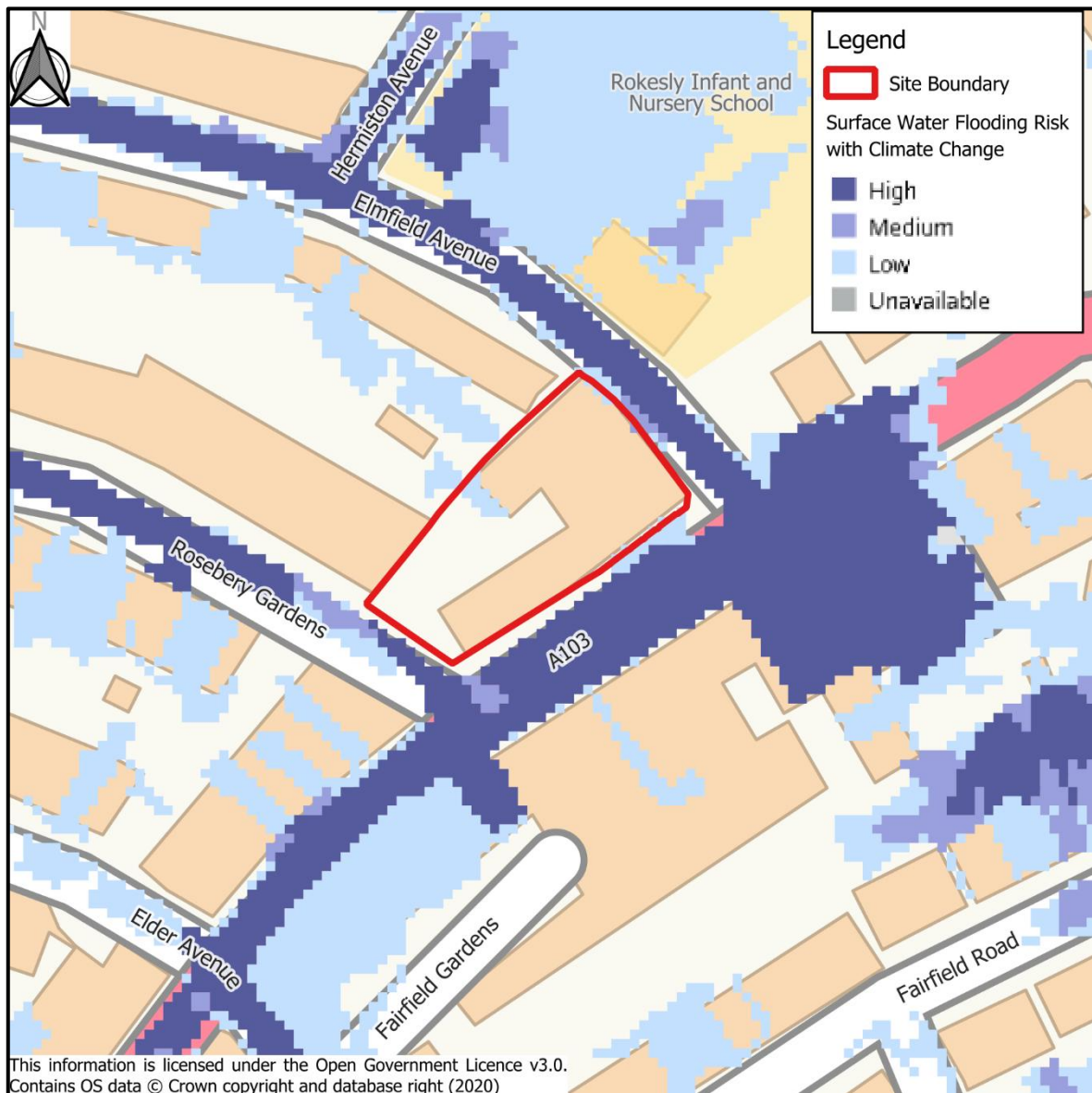


Figure 4.3 Surface Water Flooding Risk with Climate Change

- 4.5.3 Surface water flooding can be seen to impact the immediate area surrounding the development site. The A103 Tottenham Lane, Elmfield Avenue and Rosebery Gardens can be seen to be affected by medium and high risk of surface water flooding.
- 4.5.4 This flooding is likely to originate along Tottenham Lane to the north and south of the site where levels are higher. Flows are then conveyed along the A103 toward a low spot, before flows are then directed along Elmfield Avenue and Rosebery Gardens toward lower ground to the northwest.
- 4.5.5 To assess surface water flood risk around the site, 4 locations have been chosen along Roseberry Gardens, Tottenham Lane and Elmfield Avenue to assess the depth of flooding compared to the ground level. The estimated flood level has been calculated by adding the flood depth to the surveyed ground level, which is presented in **Table 4.2**. The flood depth data has been calculated from Environment Agency data and the ground level has been taken from the topographical survey.
- 4.5.6 **Figure 4.4 and 4.5** shows the locations of the points assessed, relative to the 20cm and 30cm flood depth based on the EA's long term flood risk mapping service.

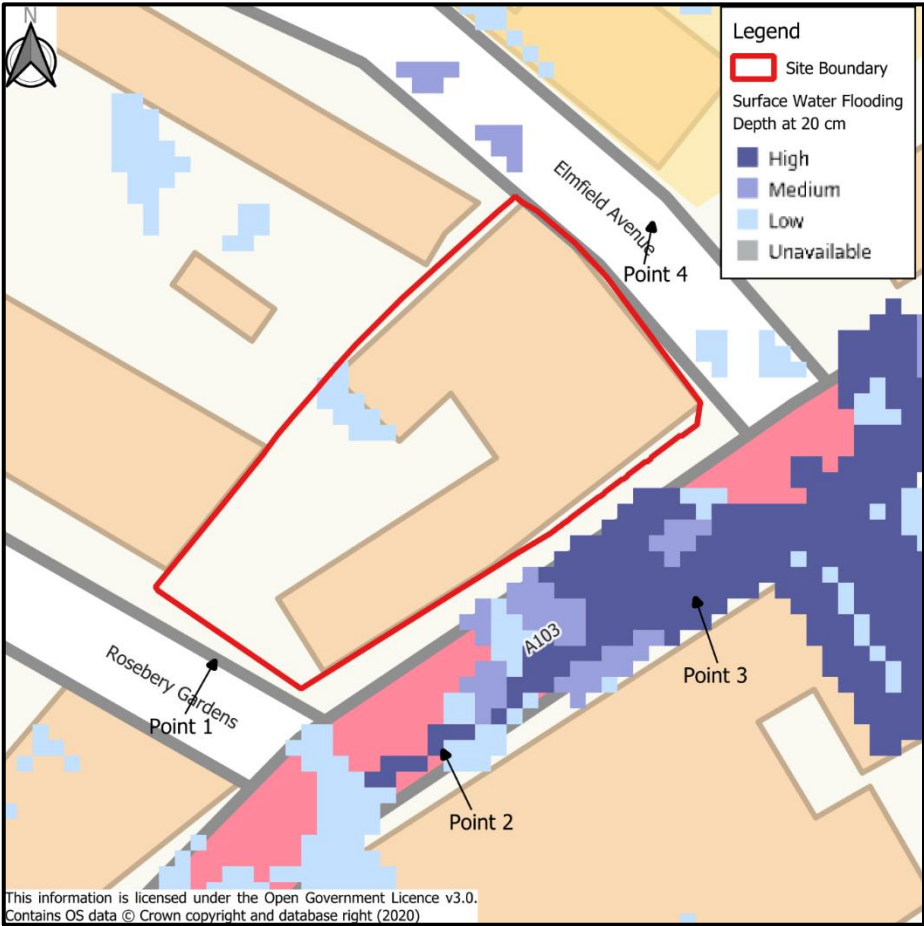


Figure 4.4 Surface Water Flooding Risk at a Depth of 20cm

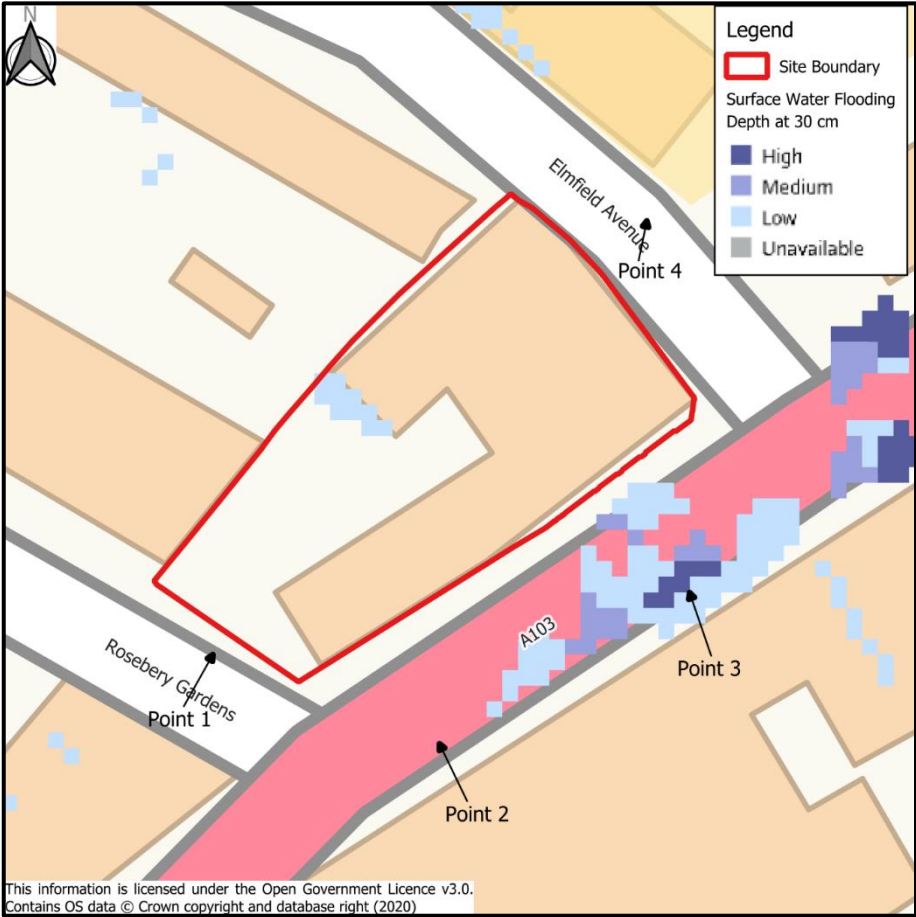


Figure 4.5 Surface Water Flooding Risk at a Depth of 30cm

Table 4.2 Surface Water Flood Level Estimation

Point	Depth of Surface Water Flooding (cm)	Ground Level (m)	Flood Level (m)
1	0	41.35	41.35
2	Up to 20	41.30	41.50
3	Up to 30	41.17	41.47
4	0	41.06	41.06

- 4.5.7 In relation to point 1 and 4, the Environment Agency's surface water depth mapping starts at 20cm therefore it is likely that there shallower surface water flood depths may occur in these locations. This should be considered when setting FFL's to ensure levels are higher than external surfaces to mitigate risk from overland flooding
- 4.5.8 The Haringey Council's (SFRA shows that the site is located within critical drainage area (CDA) 55 (Area North of Hornsey High Street, Hornsey). Thie site also sits on the boundary of CDA 56 (Rathcoole Gardens/ Weston Park, Hornsey Vale) alongside the eastern boundary of the site. This is reflective of the sites location between 2 watershed catchments as identified in paragraph 2.3.4
- 4.5.9 Overall, the risk of flooding to the site from surface water is considered as moderate, and consideration should be given to FFL's and external levels to mitigate flood risk to development proposals.

4.6 Sewers

- 4.6.1 Flooding from sewers typically results from the network capacity being exceeded or because of a blockage to key elements. Flooding usually occurs by way or surcharging manholes, gullies or other features that allow water from sewers to reach the surface, resulting in overland flows that can affect nearby properties.
- 4.6.2 Sewer asset records (shown in **Appendix B**) show there are no public surface water or foul sewers located within the site boundary.
- 4.6.3 **Figure 4.6** shows an extract of the sewer records provided by Thames Water. This shows an extensive network of public surface water and foul sewers are found under the roads in the immediate vicinity of the site

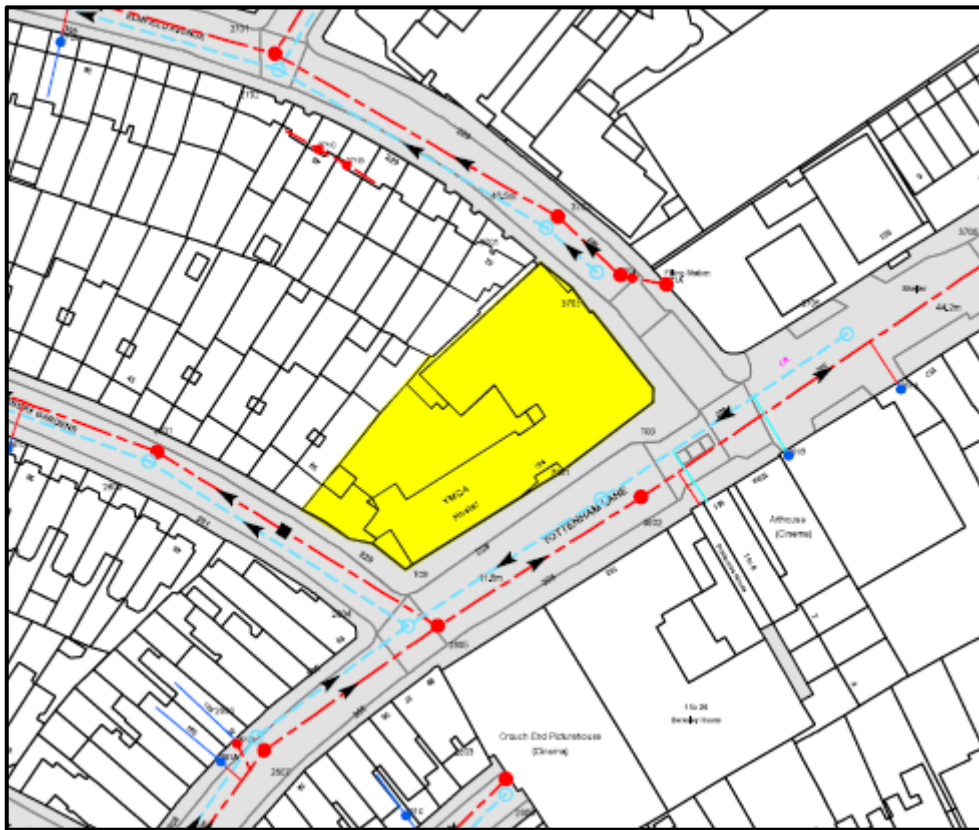


Figure 4.6 An Extract of Sewer Records

- 4.6.4 There are likely to be existing private connections to both networks serving the existing site.
- 4.6.5 Were either of these networks to flood, due to exceedance or blockage, flows would be conveyed away from the site, in a similar manner to the surface water flooding routes examined in 4.5. These flows would be conveyed via the road corridor to either the southwest or follow Rosebery Gardens or Elmfield Avenue to the northwest.
- 4.6.6 Given the above, the site is considered to be at low risk of flooding from sewers.

4.7 Canals

- 4.7.1 There are no canals present that pose a risk to the site, as such the risk of flooding from this source is considered to be negligible.

4.8 Reservoirs

- 4.8.1 The EA has produced strategic scale mapping showing the potential risk of flooding from the failure of large waterbodies and reservoirs, if the relevant impounding structure were to fail.
- 4.8.2 This mapping confirms the site to be sufficiently distanced from any modelled flooding.
- 4.8.3 Therefore, the risk of flooding from reservoirs or large waterbodies is considered to be low.

4.9 Impact of the Proposed Development

- 4.9.1 The site is not within defined floodplains or nearby watercourses and is unlikely to detrimentally affect floodplain volumes or conveyance routes.
- 4.9.2 The introduction of an increased impermeable footprint on site would give rise to an increase in the rates and volumes of water being discharged is not managed appropriately. This could result in increases in flood risk downstream and would require suitable mitigation.

5 Flood Risk Mitigation

5.1 Sequential Arrangement

- 5.1.1 The site is inherently sequentially preferable due to its location within Flood Zone 1 and concluded to be at low risk from other sources and therefore passes the requirements of the Sequential Test.

5.2 Development Levels

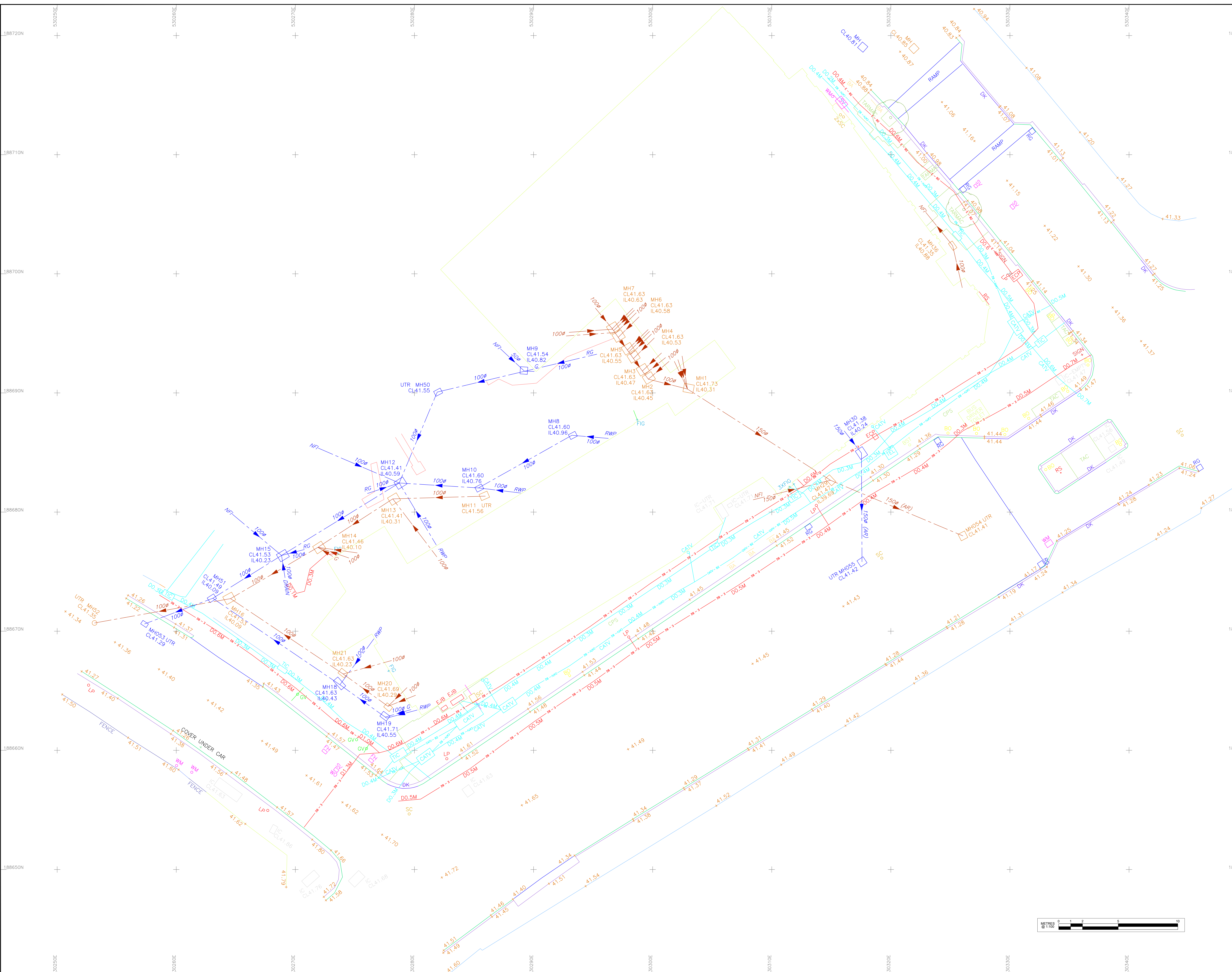
- 5.2.1 It is recommended that appropriate design of external levels and their relation to building thresholds considers the residual risk from surface water flooding.
- 5.2.2 In particular, finished floor levels should be designed so there is a nominal threshold above surrounding ground levels, in accordance with the relevant building regulations and external levels should be designed so any surface flows shed away from buildings and towards positively drained areas.
- 5.2.3 Finished floor levels should also be set above anticipated surface water flood levels set out in Table 4.2. This will ensure threshold levels are protected against exceedance surface water flow paths.

5.3 Surface Water Drainage Strategy

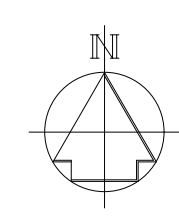
- 5.3.1 A surface water drainage strategy has been prepared for the submitted scheme, and details are provided as part of the Sustainable Drainage Report by Pell Frischmann (report ref: 110426-PEF-ZZ-XX-RP-CD-000001).
- 5.3.2 The strategy is based on reducing surface water runoff from the site by discharging it at 5 l/s into the surface water sewer in Rosebery Gardens.
- 5.3.3 Additional SuDS features are recommended to complement the storage tank, and could include features such as permeable paving, rainwater butts, tree pits and rain gardens.
- 5.3.4 Therefore, the development will not have an adverse impact on the flood risk elsewhere subject to the suitable management of surface water generated by the proposed development.

6 Conclusions & Recommendations

- 6.1.1 This Flood Risk Assessment has been written in support of an outline planning application for the development of a site at YMCA Crouch End. The development is considered more vulnerable due to its land use and is considered a suitable development within Flood Zone 1.
- 6.1.2 To summarise the findings of the FRA:
- The site is located within Flood Zone 1 (Low Probability).
 - Mapping shows there are no watercourses located within the site.
 - Groundwater flooding risk is low as the closest boreholes to the site maximum ground water encountered at 3m below ground level, or not encountered at all.
 - Surface water flooding risk is moderate as the site lies adjacent to nearby surface water flooding extents.
 - Surface water flood risk should be mitigated through consideration of FFL's and external levels.
 - The risk of flooding from sewers is low as exceedance of the local public sewer network will be conveyed via road corridors to the northwest, away from the site.
 - Coastal flooding risk is low as the site is sufficiently distanced from the coast.
 - Reservoir flooding risk is low as the site is sufficiently distanced from any of the modelled flooding.
- 6.1.3 Recommendations are made in respect of appropriate consideration of finished floor levels and external level design to manage the residual risk of overland flows by conveying water away from buildings and towards positively drained areas.
- 6.1.4 In accordance with the requirements of the National Planning Policy Framework (NPPF), this FRA has demonstrated that development could proceed without being subject to significant flood risk and complies within relevant local plan policies.
- 6.1.5 Furthermore, the development will not result in increased flood risk to third parties if there is suitable management of surface water runoff.



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2. THE SURVEY IS TO A PLANE GRID. HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE ($S_F = 1.000$).
3. ALTITUDES HAVE BEEN CALCULATED FROM GPS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYNN) USING OSGM15 TRANSFORMATION PARAMETERS.
4. DRAWING HAS BEEN FITTED TO THE EXISTING MODEL - 2502006 - YMCA Topo Final.dwg

Survey type	Survey title	Quality of data	Location	Assessment	Supporting data
Self-reports	Attitudes towards the police	Q1-Q2	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Self-reports on ally allys' experience	Q1-Q2	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Self-reports on ally allys' experience	Q1-Q2	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Self-reports on ally allys' experience	Q1-Q2	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
Observation	Observation of ally allys' experience	Q3-Q4	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Observation of ally allys' experience	Q3-Q4	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Observation of ally allys' experience	Q3-Q4	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Observation of ally allys' experience	Q3-Q4	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
Interview	Interview of ally allys' experience	Q5-Q6	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Interview of ally allys' experience	Q5-Q6	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Interview of ally allys' experience	Q5-Q6	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Interview of ally allys' experience	Q5-Q6	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
Focus group	Focus group of ally allys' experience	Q7-Q8	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Focus group of ally allys' experience	Q7-Q8	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Focus group of ally allys' experience	Q7-Q8	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Focus group of ally allys' experience	Q7-Q8	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
Survey	Survey of ally allys' experience	Q9-Q10	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Survey of ally allys' experience	Q9-Q10	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Survey of ally allys' experience	Q9-Q10	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website
	Survey of ally allys' experience	Q9-Q10	Unidentified	Unidentified	A sample of ally allys who volunteered, administered by email through the police website

SUB-SURFACE KEY SHOWING EXAMPLE PAS 100 CONFIDENCE LEVEL

— G = B1	CATV = B1	— G = B1	GAS
— CTY = B1	COM = B1	— G = B1	STREET LIGHTING
— CTV = B1	COMMUNICATIONS	— H = B1	HEATING
— E = B1	ELECTRIC	— T = B1	TELECOM
— EV = B1	ELECTRIC (HV)	— U = B1	UNIDENTIFIED
— LV = B1	ELECTRIC (LV)	— TC = B1	TRAP & CONTROL
— F = B1	FUEL	— W = B1	WATER
100% FD = B1 100%	DRAINAGE (FOUL)	— GPR	GPR LINEAR FEATURE
100% SD = B1 100%	DRAINAGE (STORM)		GPR AREA ANOMALY




ADVISE & WARNING SIGNS

0.025" DEPTH GUIDE (in)

UTILITY NOTES

1. INFORMATION OBTAINED FROM RECORDS SHOULD BE TREATED WITH CAUTION AND FURTHER INVESTIGATION IS ADVISED.
2. IN THE ABSENCE OF EVIDENCE TO THE CONTRARY THE ROUTES OF COMMUNAL CONNECTIONS BETWEEN MANHOLES ARE ASSUMED TO BE DIRECT.
3. UNDERGROUND SERVICES PLOTTED FROM EXISTING RECORDS ARE CLEARLY IDENTIFIED ON THE PLAN.
4. SERVICES HAVE BEEN TRACED WHERE POSSIBLE, AND IN SOME INSTANCES ASSUMED ROUTES HAVE BEEN ADDED USING PREVIOUS RECORDS. THERE MAY BE ADDITIONAL SERVICES NOT DISCOVERED DURING THIS SURVEY.

<u>Abbreviations (Where Applicable)</u>			
AR	Assumed Route	IL	Invert Level
BA	Barrier	LP	Lamp Post
BO	Bollard	MH	Manhole
BSL	Bus Stop	NR	No Further Information
BT	Buttress	RC	Road Gully
CATV	Cable TV	RS	Road Sign
CPK	Concrete Paving Slabs	SC	Stop Sign
CS	Curb	SV	Stop Valve
D	Drain	TE	Telephone
ECF	Electrical Cable Pb/Cover	TTC	Telephone Inspection Cover
EB	Electric Box	WM	Water Meter
FG	Fire Hydrant	WO	Wash Out
FG	Feeds into Ground		
GI	Gully		
GV	Gas Valve		

P01	INITIAL ISSUE	JB	JW	AM	28.11.2
REV	DESCRIPTION	DRN	CHK	APP	DATE

Pell Frischmann
AMP HOUSE, DINGWALL ROAD, GREATER LONDON CR0 2LX
Telephone +44 (0)207 486 3661
Email: plondon@pellfrischmann.com
www.pellfrischmann.com

Client: **YMCA LONDON
CITY AND NORTH**

Project

YMCA CROUCH END

TOPOGRAPHIC AND
PAS128 SURVEY

Drawing Status		FOR INFORMATION	
Drawn	Name J BEDINGFIELD	Date 26.11.25	Status Code S2
Designed	N/A	N/A	Scale 1:100
Eng Chk	J WATSON	26.11.25	Revision P01
Approved	A MUIR	26.11.25	

Drawing No.

110426 - PEF - XX-XX- D -Y-00001

Asset Location Search



Property Searches

ATKINSRÉALIS UK LIMITED
PO Box 997
WORCESTER
WR4 4LS

Search address supplied Ymca
184
Tottenham Lane
London
N8 8SG

Your reference 243285

Our reference ALS/ALS Standard/2025_5144955

Search date 4 April 2025

Keeping you up-to-date

We have a new website and email address

Website URL: thameswater.co.uk/propertysearches

Email address: property.searches@thameswater.co.uk

Please do get in contact with us if you have any questions.



Thames Water Utilities Ltd
Property Searches,
Clearwater Court, Vastern Road, Reading RG1 8DB



property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches



0800 009 4540

Search address supplied: Ymca, 184, Tottenham Lane, London, N8 8SG

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

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

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

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

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the contact details below:

Thames Water Utilities Ltd
Property Searches
Clearwater Court
Vastern Road
Reading
RG1 8DB

Email: property.searches@thameswater.co.uk

Web: thameswater.co.uk/propertysearches

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority. Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners. The public sewer map relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus. The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

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

Clean Water Services

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

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies. For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

Asset Location Search



Property Searches

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.

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. You can do this by emailing customer.feedback@thameswater.co.uk with the email subject header 'Enquiry – TWOSA', along with details of the request.

If you have any questions regarding sewer connections, budget estimates, diversions or building over 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

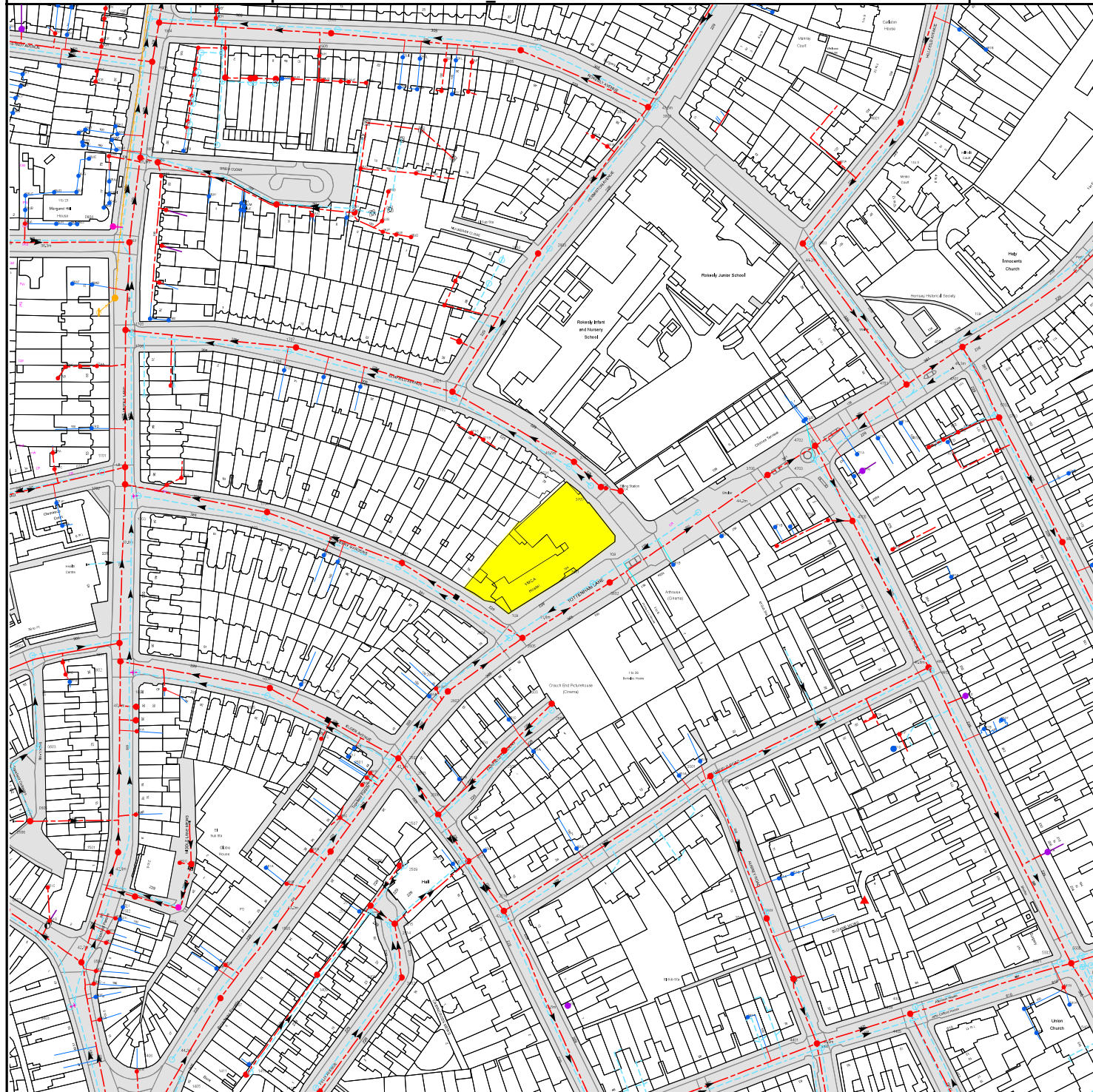
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

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

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

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



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 530301,188692

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.

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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
4705	41.53	37.49
4704	41.59	39.03
3705	41.31	38.78
371A	n/a	1.97
3704	40.84	37.96
3703	40.76	39
471L	n/a	n/a
3706	41.74	37.9
471M	n/a	n/a
3701	40.49	38.58
3702	40.48	37.7
4703	41.94	39.73
471A	n/a	n/a
4702	42.05	37.6
471J	n/a	n/a
471H	n/a	n/a
471E	n/a	n/a
471G	n/a	n/a
2804	40.16	37.5
2803	40.2	38.06
4803	44.13	42.76
4802	44.13	41.34
481A	n/a	n/a
381B	n/a	n/a
381A	n/a	n/a
4801	48.75	45.85
3802	43.4	39.41
3801	43.4	39.95
461B	n/a	n/a
561F	n/a	n/a
461D	n/a	n/a
4602	40.57	38.06
4601	40.59	36.93
461A	n/a	n/a
561G	n/a	n/a
5601	41.9	35.81
571B	n/a	n/a
571A	n/a	n/a
471N	n/a	n/a
471D	n/a	n/a
4708	44.16	43.2
4709	44.28	42.71
471O	n/a	n/a
5703	45.1	36.39
5702	45.13	n/a
4701	43.99	37.15
4707	45.74	44.77
4706	45.9	36.88
491B	n/a	n/a
251F	n/a	n/a
2501	42.12	39.26
2602	40.97	36.35
2502	42.21	39.75
2601	40.95	37.6
2503	42.2	40.96
261A	n/a	n/a
261B	n/a	n/a
2606	41.83	38.74
2607	41.89	39.46
2504	42.34	40.24
2505	42.23	41.01
261C	n/a	n/a
2604	41.65	37.84
2605	41.55	38.89
251A	n/a	n/a
2609	42.41	41.15
2603	42.34	40.6
3601	41.33	38.34
3602	41.33	38.51
361B	n/a	n/a
351A	n/a	n/a
351B	n/a	n/a
3501	40.82	38.19
3502	40.79	39.06
361A	n/a	n/a
471B	n/a	n/a
4606	n/a	n/a
471C	n/a	n/a
461E	n/a	n/a
461C	n/a	n/a
451D	n/a	n/a
461F	n/a	n/a
251G	n/a	n/a
2513	43.11	41.15
2512	43.05	40.13
2514	43.13	41.1
2515	43.09	40.11
2401	43.54	41.72
2508	42.62	40.23
2402	43.51	41.16
2509	42.63	41.31

Manhole Reference	Manhole Cover Level	Manhole Invert Level
2507	42.18	40.86
2506	42.22	39.78
251E	n/a	n/a
251B	n/a	n/a
2510	42.1	40.78
2511	42.18	39.85
251I	n/a	n/a
2516	42.13	39.82
2517	42.17	40.62
341B	n/a	n/a
351C	n/a	n/a
341A	n/a	n/a
3503	40.66	38.69
3504	40.65	38.45
451A	n/a	n/a
4402	40.92	38.18
4401	40.98	37.14
541I	n/a	n/a
4405	40.11	37.5
5401	38.85	35.96
4404	40.11	36.38
541J	n/a	n/a
4403	39.9	35.56
541K	n/a	n/a
541N	n/a	n/a
451C	n/a	n/a
5406	38.67	34.4
5503	38.72	36.34
5504	38.58	36.3
5502	38.75	35.32
5501	38.71	34.49
5505	38.65	34.28
451B	n/a	n/a
551A	n/a	n/a
09CN	n/a	n/a
1903	34.98	31.32
1904	35.17	32.08
19EH	n/a	n/a
19EF	n/a	n/a
1906	37.96	n/a
2903	38.01	35.96
08AO	n/a	n/a
18XX	n/a	n/a
08AN	n/a	n/a
08AP	n/a	n/a
18AR	n/a	n/a
08AS	n/a	n/a
18YQ	n/a	n/a
08AT	n/a	n/a
18DF	n/a	n/a
08AU	n/a	n/a
18YP	n/a	n/a
18DE	n/a	n/a
18XZ	n/a	n/a
18DD	n/a	n/a
18XY	n/a	n/a
18DC	n/a	n/a
09CE	n/a	n/a
19VY	n/a	n/a
19DB	n/a	n/a
19VX	n/a	n/a
09DC	n/a	n/a
19DA	n/a	n/a
09CD	n/a	n/a
1905	35.26	32.22
19VW	n/a	n/a
19CA	n/a	n/a
19CR	n/a	n/a
19VP	n/a	n/a
19VV	n/a	n/a
19VZ	n/a	n/a
19CC	n/a	n/a
18JI	n/a	n/a
18JH	n/a	n/a
18JF	n/a	n/a
18JM	n/a	n/a
19WP	n/a	n/a
19VQ	n/a	n/a
19VR	n/a	n/a
19WQ	n/a	n/a
19VS	n/a	n/a
19WR	n/a	n/a
1804	37.39	35.81
308829	n/a	n/a
29JB	n/a	n/a
18JC	n/a	n/a
29JA	n/a	n/a
29JH	n/a	n/a
29JD	n/a	n/a
29JE	n/a	n/a
18JA	n/a	n/a
29JF	n/a	n/a
2801	38.21	36.6

Manhole Reference	Manhole Cover Level	Manhole Invert Level
2802	38.18	36.6
28JC	n/a	n/a
09KR	n/a	n/a
09KY	n/a	n/a
09KW	n/a	n/a
09KT	n/a	n/a
08JA	n/a	n/a
808JB	n/a	n/a
808JC	n/a	n/a
17BD	n/a	n/a
17BA	n/a	n/a
08AD	n/a	n/a
08AF	n/a	n/a
18BI	n/a	n/a
18BG	n/a	n/a
1803	36.23	33.36
0804	36.05	n/a
08JJ	n/a	n/a
08JI	n/a	n/a
08JH	n/a	n/a
18BE	n/a	n/a
08AK	n/a	n/a
08AG	n/a	n/a
18JK	n/a	n/a
8808AI	n/a	n/a
08JD	n/a	n/a
08JF	n/a	n/a
808AJ	n/a	n/a
08JG	n/a	n/a
818BB	n/a	n/a
1801	35.93	34.35
08JE	n/a	n/a
1802	35.84	33.64
08AH	n/a	n/a
18CB	n/a	n/a
18AM	n/a	n/a
29JG	n/a	n/a
28JG	n/a	n/a
28JF	n/a	n/a
281D	n/a	n/a
28JE	n/a	n/a
29JJ	n/a	n/a
29JI	n/a	n/a
28JD	n/a	n/a
281F	n/a	n/a
29JM	n/a	n/a
829JL	n/a	n/a
29JP	n/a	n/a
2828	n/a	n/a
29JO	n/a	n/a
281K	n/a	n/a
2701	39.84	36.89
2702	39.83	37.36
2829	n/a	n/a
291L	n/a	n/a
2703	n/a	n/a
29JS	n/a	n/a
271C	n/a	n/a
29JR	n/a	n/a
271B	n/a	n/a
2831	n/a	n/a
2830	n/a	n/a
2905	41.8	38.22
807RA	n/a	n/a
07RC	n/a	n/a
807JC	n/a	n/a
07AB	n/a	n/a
07JA	n/a	n/a
07AC	n/a	n/a
0714	n/a	n/a
07RD	n/a	n/a
07AA	n/a	n/a
0704	38.23	37.38
1702	38.31	34.37
1701	38.13	34.34
1705	36.72	33.57
1706	36.7	32.13
1703	38.39	n/a
17VZ	n/a	n/a
07RF	n/a	n/a
17WS	n/a	n/a
17WQ	n/a	n/a
07RG	n/a	n/a
1709	40.09	34.6
1704	40.05	35.96
171F	n/a	n/a
1708	40.09	34.6
1707	38.8	36.16
171E	n/a	n/a
271A	n/a	n/a
0503	41.56	40.3
0505	41.85	40.84
0506	41.93	40.49

Manhole Reference	Manhole Cover Level	Manhole Invert Level
0602	40.02	38.8
0603	41.34	39.74
061B	n/a	n/a
061C	n/a	n/a
061D	n/a	n/a
1501	41.94	38.33
1601	39.74	35.07
1602	39.99	36.2
151E	n/a	n/a
1610	n/a	n/a
1611	n/a	n/a
161A	n/a	n/a
1603	40.11	n/a
1612	n/a	n/a
151C	n/a	n/a
1605	41.48	36.61
1604	41.45	38.25
161B	n/a	n/a
151G	n/a	n/a
161C	n/a	n/a
161D	n/a	n/a
1506	42.81	40.42
261D	n/a	n/a
251C	n/a	n/a
251J	n/a	n/a
261E	n/a	n/a
251H	n/a	n/a
051C	n/a	n/a
051D	n/a	n/a
0403	42.96	n/a
0504	42.73	40.03
041D	n/a	n/a
041F	n/a	n/a
041B	n/a	n/a
041A	n/a	n/a
051E	n/a	n/a
151H	n/a	n/a
151I	n/a	n/a
151K	n/a	n/a
151J	n/a	n/a
1502	42.54	39.67
1503	43.54	39.19
1504	43.16	40.8
141B	n/a	n/a
1407	44.03	41.27
151F	n/a	n/a
151A	n/a	n/a
1505	43.32	40.37
151B	n/a	n/a
1409	43.59	41.8
1408	43.56	41.15
251D	n/a	n/a
1413	44.5	42.47
1412	44.52	42.87
1405	44.69	43.52
1411	44.52	42.46
1410	44.49	42.46
141A	n/a	n/a
141C	n/a	n/a
1406	44.37	40.65
491C	n/a	n/a
2904	42.11	38.95
491A	n/a	n/a
391C	n/a	n/a
09CP	n/a	n/a
09JA	n/a	n/a
09JD	n/a	n/a
09JI	n/a	n/a
09JL	n/a	n/a
09CV	n/a	n/a
09JB	n/a	n/a
09JE	n/a	n/a
809JM	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.



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

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

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer		Culverted Watercourse
	Proposed		Decommissioned Sewer
	Content of this drainage network is currently unknown		Ownership of this drainage network is currently unknown

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve		Meter
	Dam Chase		Vent
	Fitting		

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Ancillary		Drop Pipe
	Control Valve		Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Inlet		Outfall
	Undefined End		

Other Symbols

Symbols used on maps which do not fall under other general categories.

	Change of Characteristic Indicator		Public / Private Pumping Station
	Invert Level		Summit

Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Chamber
	Operational Site

Ducts or Crossings

Ducts may contain high voltage cables. Please check with Thames Water.

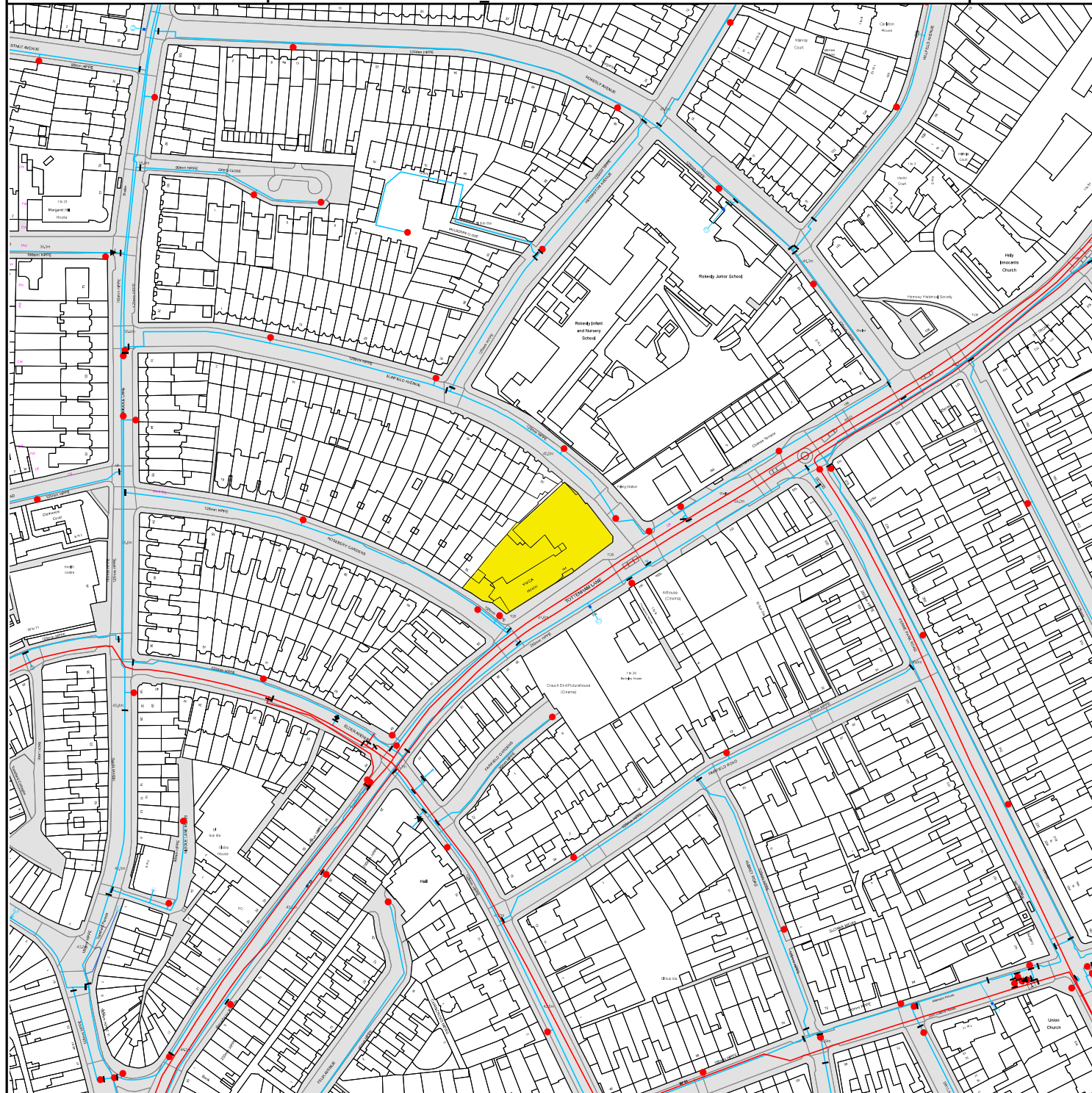
	Casement
	Conduit Bridge
	Subway
	Tunnel

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

- 5) 'ns' or '0' on a manhole indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

Asset Location Search Water Map - ALS/ALS Standard/2025 5144955



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 530301, 188692.

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.

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Asset Location Search - Water 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
- Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

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.