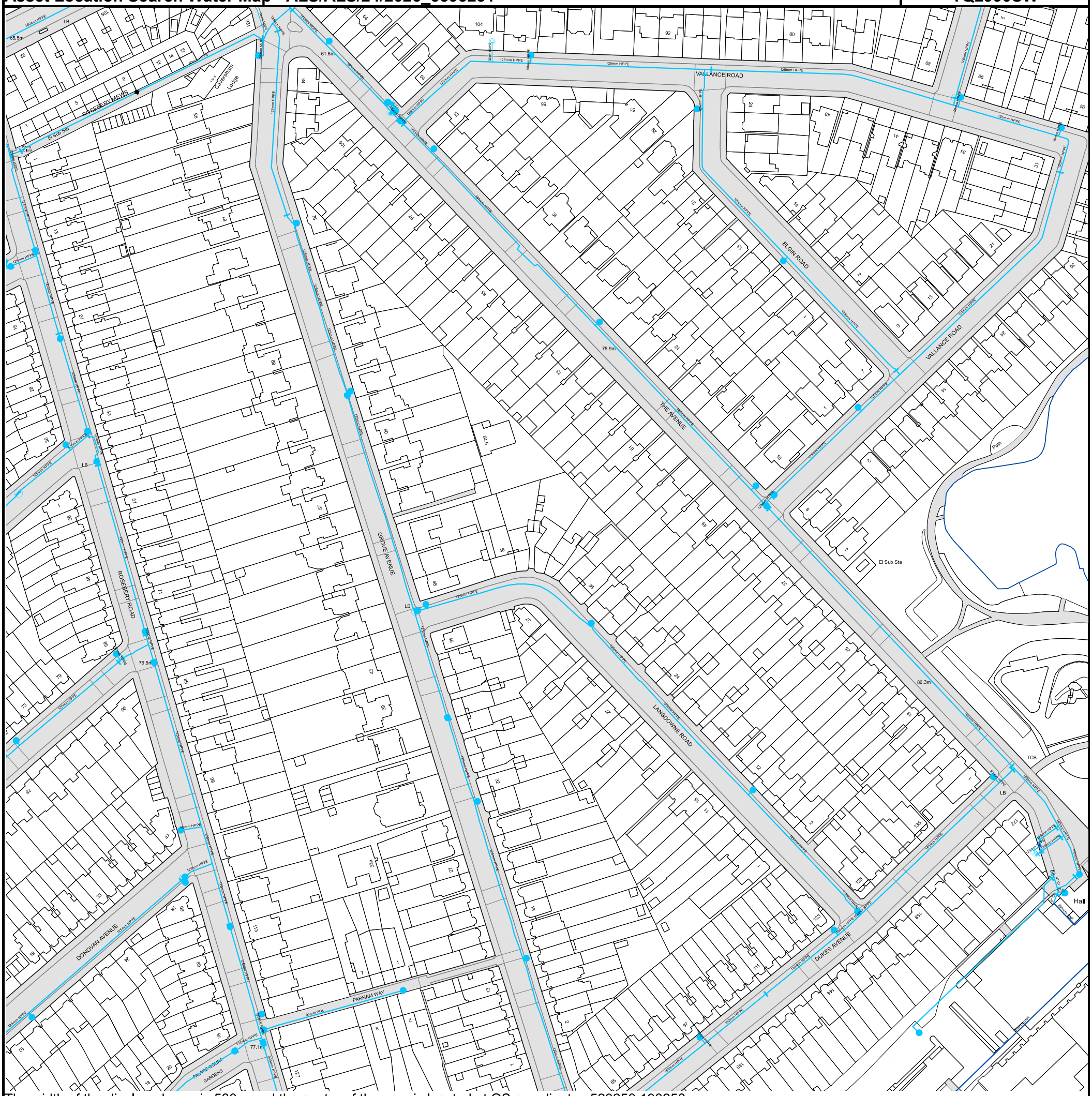
# Asset Location Search Water Map - ALS/ALS/24/2026_5395231

**TQ2990SW**



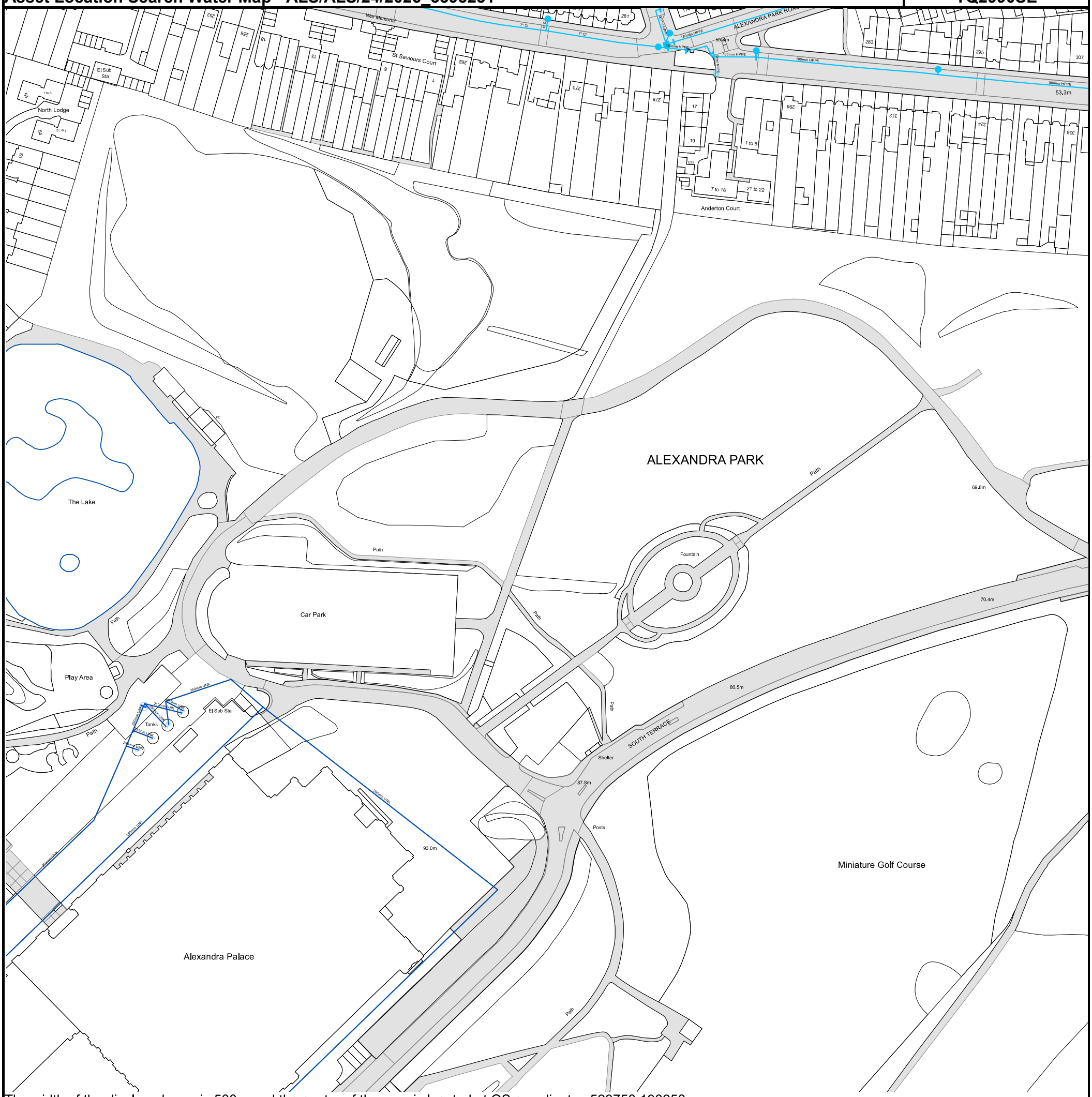

The width of the displayed area is 500m and the centre of the map is located at OS coordinates 529250,190250

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

**Based on the Ordnance Survey Map (2024) with the Sanction of the controller of H.M. Stationery Office, License no. AC0000849556 Crown Copyright Reserved.**

# Asset Location Search Water Map - ALS/ALS/24/2026_5395231

**TQ2990SE**




The width of the displayed area is 500m and the centre of the map is located at OS coordinates 529750,190250

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# Asset Location Search
# Water Key

0800 009 4540
property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches

## Water Pipes
(Operated and maintained by Thames Water)

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

16" CI — **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" CI — **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.

**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
Pressure Control Valve
Network Valve
Customer Valve
Air Valve

## Hydrants

Single Hydrant

## Meters

Meter

## End Items

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

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

## Operational Sites

Booster Station
Shaft Inspection
Other
Treatment Works
Pumping Station
Unknown
Service Reservoir
Water Tower

## Other Symbols

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

## Other Water Pipes
(Not operated and maintained by Thames Water)

**Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water 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 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.

16129-02 - 01/26

# APPENDIX C

Drainage Strategy Supporting Documents

# Greenfield runoff rate estimation tool

www.uksuds.com | Greenfield runoff rate estimation tool (https://www.uksuds.com/)

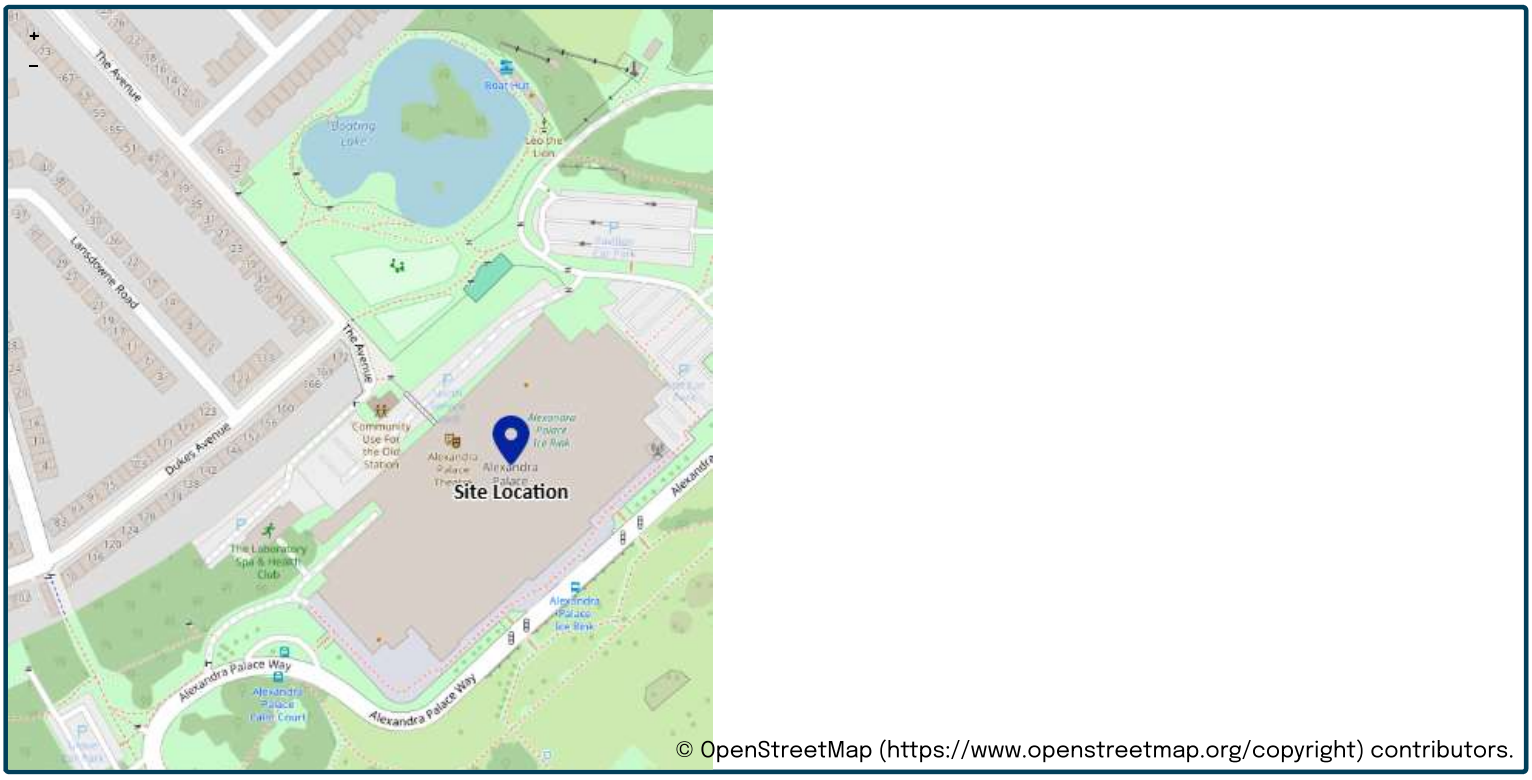
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015).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

## Project details

| | |
|---|---|
| Date | 12/10/2026 |
| Calculated by | Link Engineering |
| Reference | |
| Model version | 2.2.3 |

## Location

| | |
|---|---|
| Site name | Alexandra Palace |
| Site location | |




| | |
|---|---|
| Site easting (British National Grid) | 529585 |
| Site northing (British National Grid) | 190036 |

## Site details

| | |
|---|---|
| Total site area (ha) | 0.225 ha |

# Greenfield runoff

## Method

| | |
|---|---|
| **Method** | IH124 |

## IH124

| | My value | | Map value |
|---|---|---|---|
| **SAAR (mm)** | 660 mm | | 660 |
| **How should SPR be derived?** | WRAP soil type | | |
| **WRAP soil type** | 4 | | 4 |
| **SPR** | 0.47 | | |
| **QBar (IH124) (l/s)** | 1 l/s | | |

## Growth curve factors

| | My value | | Map value |
|---|---|---|---|
| **Hydrological region** | 6 | | 6 |
| **1 year growth factor** | 0.85 | | |
| **2 year growth factor** | 0.88 | | |
| **10 year growth factor** | 1.62 | | |
| **30 year growth factor** | 2.3 | | |
| **100 year growth factor** | 3.19 | | |
| **200 year growth factor** | 3.74 | | |

## Results

| | |
|---|---|
| **Method** | IH124 |
| **Flow rate 1 year (l/s)** | 0.9 l/s |
| **Flow rate 2 year (l/s)** | 0.9 l/s |
| **Flow rate 10 years (l/s)** | 1.6 l/s |
| **Flow rate 30 years (l/s)** | 2.3 l/s |
| **Flow rate 100 years (l/s)** | 3.2 l/s |
| **Flow rate 200 years (l/s)** | 3.8 l/s |

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

### Disclaimer

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

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