

APPENDIX E – THAMES WATER SEWER RECORDS & CORRESPONDENCE

Asset location search



Property Searches

Farrow Walsh Consulting Ltd
62 Highcross Street 62 Highcross Street

LEICESTER
LE1 4NN

Search address supplied Mecca Bingo Club
707-725
Lordship Lane
London
N22 5JY

Your reference FW2310

Our reference ALS/ALS Standard/2023_4782852

Search date 7 February 2023

Notification of Price Changes

From 1st April 2023 Thames water Property Searches will be increasing the prices of its CON29DW, CommercialDW Drainage & Water Enquiries and Asset Location Searches. Historically costs would rise in line with RPI but as this currently sits at 14.2%, we are capping it at 10%.

Customers will be emailed with the new prices by January 1st 2023.

Any orders received with a higher payment prior to the 1st April 2023 will be non-refundable. For further details on the price increase please visit our website at www.thameswater-propertysearches.co.uk



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0800 009 4540

Search address supplied: Mecca Bingo Club, 707-725, Lordship Lane, London, N22 5JY

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 0800 009 4540, 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.

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.

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

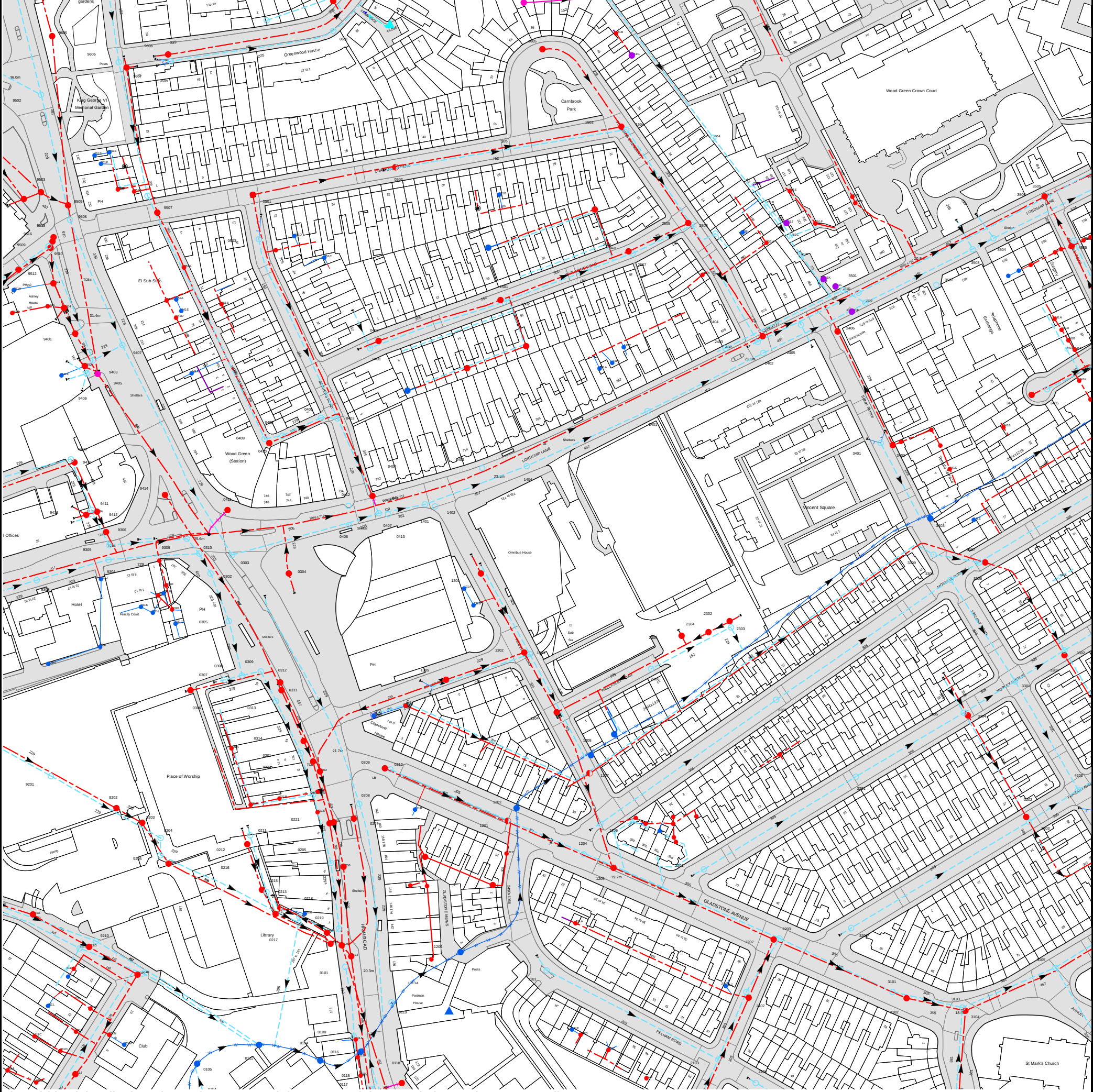
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

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
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 531165,190392
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
451D	n/a	n/a
4504	19.56	18.01
451C	n/a	n/a
251A	n/a	n/a
2507	24.75	22.49
2508	24.81	22.12
151A	n/a	n/a
251H	n/a	n/a
2509	n/a	n/a
251I	n/a	n/a
2506	24.19	22.14
2505	24.23	21.77
251J	n/a	n/a
15YT	n/a	n/a
251B	n/a	n/a
251G	n/a	n/a
2504	n/a	n/a
1504	26.93	24.9
1503	27.01	24.62
261G	n/a	n/a
161B	n/a	n/a
1606	n/a	n/a
261B	n/a	n/a
1502	25.93	23.52
1501	25.97	23.2
051C	n/a	n/a
0511	n/a	n/a
15YX	n/a	n/a
0503	30.64	28.99
051D	n/a	n/a
0501	31.71	29.45
151B	n/a	n/a
0502	30.34	28.26
1605	30.52	27.7
0601	33.72	32.58
06YR	n/a	n/a
1604	n/a	n/a
06YY	n/a	n/a
06YT	n/a	n/a
341F	n/a	n/a
3509	20.8	19.34
3501	20.84	18.34
251D	n/a	n/a
251L	n/a	n/a
3502	n/a	n/a
251F	n/a	n/a
251K	n/a	n/a
3516	n/a	n/a
3515	n/a	n/a
3514	n/a	n/a
251E	n/a	n/a
3513	n/a	n/a
3512	n/a	n/a
3503	20.38	18.61
4505	19.59	17.41
3504	20.3	18.53
251C	n/a	n/a
251F	n/a	n/a
351B	n/a	n/a
351A	n/a	n/a
3506	20.09	16.71
3505	20.08	18.55
251E	n/a	n/a
941B	n/a	n/a
951H	n/a	n/a
9512	33.29	31.3
9504	33.72	30.31
9503	33.63	28.02
941A	n/a	n/a
9509	33.04	31.59
9510	33	30.9
9516	n/a	n/a
9511	32.47	30.34
9515	n/a	n/a
9404	31.96	29.38
9505	33.37	21.19
9508	33.17	30.04
951F	n/a	n/a
951D	n/a	n/a
951C	n/a	n/a
9506	32.91	30.22
9507	32.57	29.29
941C	n/a	n/a
951A	n/a	n/a
941E	n/a	n/a
951G	n/a	n/a
051B	n/a	n/a
9309	25.45	24.18
041A	n/a	n/a
0310	25.23	23.91
0411	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
0303	24.83	23.25
0409	26.71	24.55
0410	26.7	23.86
0408	26.51	24.45
0405	26.23	24.4
0403	26	24.33
0412	24.04	22.33
0406	24.16	23.11
0401	26.88	24.64
0404	24.01	n/a
0402	26.87	24.15
0407	23.78	21.88
0413	23.67	23.01
04XW	n/a	n/a
1401	23.35	21.83
1402	23.17	21.52
14ZP	n/a	n/a
1403	23.13	21.58
14YZ	n/a	n/a
1404	22.84	21.66
141A	n/a	n/a
141B	n/a	n/a
141C	n/a	n/a
931M	n/a	n/a
931E	n/a	n/a
9303	26.55	25.64
931J	n/a	n/a
931O	n/a	n/a
9304	25.92	24.9
9305	25.97	24.9
9306	26.43	24.29
9413	27.45	24.66
9412	27.38	24.56
9411	27.35	25.65
9414	n/a	24.1
9410	28.51	26.03
9409	28.57	26.46
941F	n/a	n/a
9405	30.33	n/a
9406	30.63	28.77
9402	30.64	27.01
9403	30.53	28.58
9407	30.51	28.55
9401	31.37	27.43
941D	n/a	n/a
2401	22.01	20.85
2306	19.93	18.63
2305	19.92	18.77
2304	19.68	18.72
241A	n/a	n/a
2302	19.81	19.25
2303	20	18.84
2403	21.34	19.01
2404	21.31	18.01
2402	21.26	20.09
2301	19.07	17.16
221A	n/a	n/a
2405	21.1	18.76
2406	20.78	18.37
3201	18.67	17.1
3401	19.62	18
3402	19.45	19.03
3416	n/a	n/a
3403	18.77	16.85
3414	n/a	n/a
3309	18.53	17.06
3415	n/a	n/a
341C	n/a	n/a
3308	18.44	16.93
3305	18.26	16.94
3304	18.17	15.96
341E	n/a	n/a
3307	18.21	16.9
3306	18.13	15.97
341B	n/a	n/a
3301	18.25	16.81
3404	18.76	17.74
3405	18.74	17.61
341A	n/a	n/a
331A	n/a	n/a
341D	n/a	n/a
3302	18.1	16.74
3303	18.06	15.81
441C	n/a	n/a
441B	n/a	n/a
441A	n/a	n/a
4202	18.09	16.73
441K	n/a	n/a
441J	n/a	n/a
0306	23.28	21.51
0302	24.9	23.89
0307	23.28	21.51
0305	24.05	22.45

Manhole Reference	Manhole Cover Level	Manhole Invert Level
021A	n/a	n/a
0308	23.43	21.37
0212	21.59	20.32
0211	21.51	20.6
021C	n/a	n/a
0309	23.06	21.21
0313	22.58	20.95
021B	n/a	n/a
0312	22.65	19.65
0311	22.55	20.25
0304	24.21	21.27
0201	21.73	20.53
0314	21.69	19.7
0224	21.49	19.58
0203	21.38	20.34
0204	21.38	19.88
021E	n/a	n/a
0202	21.53	18.03
0221	21.01	19.07
0205	20.87	20.16
021F	n/a	n/a
0206	20.71	17.51
0207	21.19	18.14
1231	n/a	n/a
1232	n/a	n/a
1228	n/a	n/a
1205	19.91	16.42
1229	n/a	n/a
1204	20.03	17.2
121C	n/a	n/a
12XQ	n/a	n/a
1206	19.81	17.49
1201	20.52	16.66
121B	n/a	n/a
1202	20.32	18.07
0208	21.16	19.79
1207	19.99	17.06
0210	21.6	17.44
0209	21.65	17.36
1208	20.04	17.97
13YQ	n/a	n/a
031A	n/a	n/a
1304	20.43	16.99
031B	n/a	n/a
1305	21.4	18.73
1303	20.94	19.79
1302	21.01	17.33
131B	n/a	n/a
131A	n/a	n/a
1301	22.21	19.94
921A	n/a	n/a
9206	22.18	20.63
9205	22.14	20.29
9204	22.11	20.41
9203	22.35	20.87
9202	22.65	21.08
9201	23.43	21.35
931H	n/a	n/a
931I	n/a	n/a
931G	n/a	n/a
931L	n/a	n/a
931B	n/a	n/a
931K	n/a	n/a
931N	n/a	n/a
0114	20.45	18.6
011B	n/a	n/a
0116	20.54	18.47
111C	n/a	n/a
0111	20.48	18.77
011A	n/a	n/a
0108	20.62	19.84
111D	n/a	n/a
111E	n/a	n/a
0119	20.42	18.45
1101	20.03	17.54
0101	20.8	20.03
1230	n/a	n/a
0223	20.43	16.83
1209	20.3	18.34
0225	20.7	17.89
0220	20.62	17.42
0222	20.64	19.12
0219	20.58	19.87
121A	n/a	n/a
0217	20.89	19.57
0218	20.92	19.67
0214	21.13	18.51
021G	n/a	n/a
0213	21.02	19.91
0215	n/a	n/a
0216	21.21	n/a
22ZP	n/a	n/a
22XX	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
22YZ	n/a	n/a
221B	n/a	n/a
211F	n/a	n/a
22ZQ	n/a	n/a
22YS	n/a	n/a
22XV	n/a	n/a
22YY	n/a	n/a
22XT	n/a	n/a
22XZ	n/a	n/a
22YP	n/a	n/a
22YQ	n/a	n/a
22XS	n/a	n/a
2201	19.29	17.31
2103	19.2	17.4
211G	n/a	n/a
2101	18.97	17.18
2102	18.97	16.18
2104	19.02	17.81
2202	19.07	16.03
2203	19.05	16.98
3204	18.66	17.06
3101	18.67	16.89
3102	18.62	15.7
3103	18.38	16.82
3104	18.38	15.6
3202	18.09	15.67
3203	18.13	16.75
3105	18.17	16.7
0105	20.39	18.95
011C	n/a	n/a
0115	20.22	18.64
0118	20.36	n/a
911C	n/a	n/a
911B	n/a	n/a
911L	n/a	n/a
911D	n/a	n/a
911O	n/a	n/a
9109	n/a	n/a
9212	n/a	n/a
911J	n/a	n/a
911E	n/a	n/a
9211	21.09	20.05
921D	n/a	n/a
911F	n/a	n/a
9210	20.98	19.88
911N	n/a	n/a
911M	n/a	n/a
911I	n/a	n/a
911K	n/a	n/a
951B	n/a	n/a
951E	n/a	n/a
9502	35.41	31.55
9607	34.95	32.76
9606	35.13	34.04
9609	34.58	33.16
9608	34.6	32.23
9605	36.12	21.72
911A	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

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.

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.

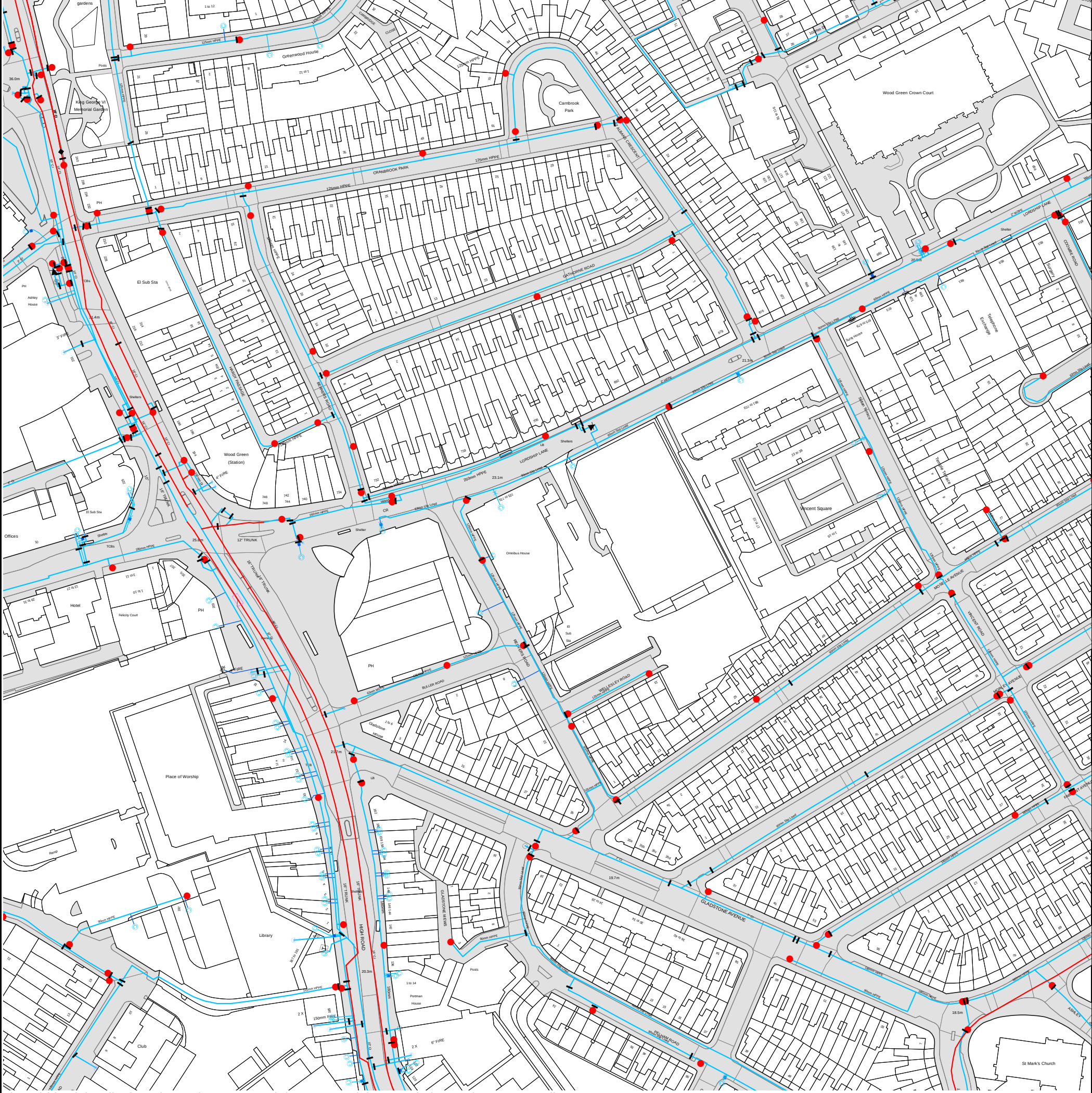
	Agreement
	Chamber
	Operational Site

Ducts or Crossings

	Casement	Ducts may contain high voltage cables. Please check with Thames Water.
	Conduit Bridge	
	Subway	
	Tunnel	

5) 'na' 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.



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 531165, 190392.

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Asset Location Search - Water Key

Water Pipes (Operated & Maintained by Thames Water)

- Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 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.
- Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 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.

Terms and Conditions

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

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

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

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

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

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

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call 0800 009 4540 quoting your invoice number starting CBA or ADS / OSS	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd ' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

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