Clean Water

Our reference: DS6109831

Your site address: Mecca Bingo, 707-725 Lordship Lane, Wood Green, London, N22 5JY

Customer: Fusion Students

Clean water capacity report

Status: **Capacity concerns**
Date: 28.11.2023
Validity: Valid until 28.11.2024 or for the duration of your Local Authority planning permission when this report is used to support your planning application.

We confirm that there will be sufficient capacity in our clean water network to serve the first 100 properties of your development:

However, we're unable to confirm capacity for your whole development of 7 house, 70 flats and 619-person Student accommodation, without further investigation. How to make a request for us to progress with network modelling activity is listed in the accompanying email.

Please be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to these, then the contents of this report will become invalid and a new assessment will be needed.

Please note that the below POC is based on desktop study and it might change after capacity check study or site-specific survey.

Nearest point of connection / Your preferred point of connection



Point of connection -
7" CI Main in Gladstone Road and
125mm HPPE Main in Redvers Road

Contaminated land

If your site is on contaminated land, any new water pipes laid should be barrier pipe which is more expensive. If you think this is not the case you will need to provide a soil report when applying for new mains and services.

Development located within Source Protection Zone

The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at https://www.gov.uk/government/publications/groundwater-protection-position-statements) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

Building near our assets

Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact us.

Diversions

From our records we don't anticipate that any clean water assets need to be diverted to accommodate your proposals.

Building water

It's important that you apply for a building water supply before you start using water on site even if you believe your supply is already metered. We need to ensure your account is properly set up and you have the correct meter for your supply or fines maybe imposed. Apply here.

Fire hydrant and sprinkler demand

Please note that we cannot confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes. Valve operations must be carried out by our Network Service Technician which can be booked on 0800 316 9800.

Asset location search

If you need help in identifying the location of existing water mains and sewers, you can get this information from any property search provider. We have a Property Searches team who will carry out an asset location search, which provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth (for which a fee is payable). You can find out more online or by calling us on 0845 070 9148.

Quotation process

Please use links below to find out more information about water main and services connections, including application process.

Click here for our home improvements website, or click here to apply for clean water services.