

From: Matt Adcock
Sent: 08 December 2025 15:49
Subject: DTS 68769 - Brunel Walk HGY/2024/0764

Hi Lauren,

We received the below from Haringey, which I assume originated from Thames Water, so I thought I'd respond to you directly (and copy Haringey in).

Please submit a foundation/piling layout plan clearly indicating the locations of all foundation/piles to be installed on the development site. This plan should show the positions of the foundation/piles in relation to Thames Water clean water mains and sewers and local topography such as roads (please include road names), existing buildings and/or any other notable features. Thames Water require drawings indicating the location of all piling and the clearance between the face of the pile to the face of a pipe. If any basements intended to be constructed as part of the development, please clearly indicate the location and footprint. Without these drawings and cross-sectional details Thames Water will not be able to review your proposals and discharge your planning condition.

Please find attached drawings that show the piling arrangement on the site. It transpires that the SW drain route shown on Thames Water information was not correct and that the drain run has previously been diverted to run along the southern boundary (shown blue on drawing PW Site Plan attached). Please note that as part of the S116 Application all this drainage has been removed. Photos have been previously submitted as part of the S116 Application. Therefore, there is no piling installed near any TW asset, and the asset which informed the objection to the Planning Condition has been abandoned.

Based on drawing "24-0008-C10512 S116 PUBLIC SURFACE WATER SEWER CLOSURE" please clarify if the surface water that runs through the development site is being abandoned the whole way through. If so it only shows partially of the abandonment from MH2901 to Block C. Also The foul water network structure from MH101I to MH101M have not been included on the drawing, only M101 to the downstream network. In addition, the upstream on M101I unfortunately does not show the full drainage layout on our GIS map so you will need to complete a survey to see and understand the wider network near to your development.

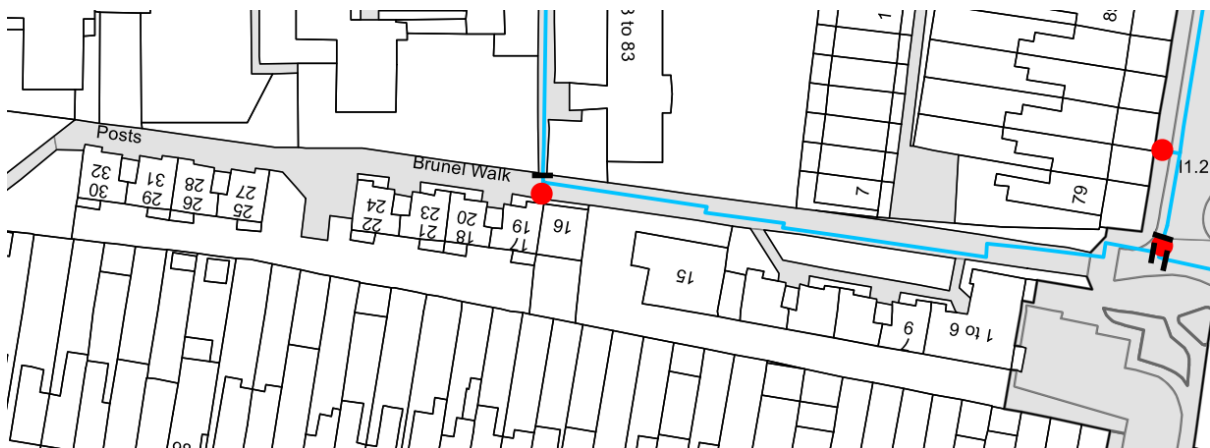
The drainage run has been abandoned along is entirely of the site down to MH2901. The drain was removed from where it enters the site down to the manhole adjacent to Block C as that was the extent that was required to facilitate the build. The remainder was too close to the boundary fence and excavation was too dangerous as *there was insufficient space to properly support the excavation*. This drain originates from the adjacent allotments. This strip of land was originally a railway line (Alexandra Park Branch line) from 1894 till 1970 when it was dismantled and the previous Brunel Walk development built around 1975 and the allotments created.

Foul Drainage from Manholes 101I to 101M was not included on the drawing as they were not relevant to the S116 application or the Planning Condition that we are seeking discharge on. Foul Manhole 101M is where we have made our connection to the Network. Upstream of that has been removed as it served the previous buildings and has been replaced with new drainage that serves the proposed scheme. It was surveyed to ensure there were no connections from the Turner Avenue Estate and was found to purely serve the old Brunel Walk properties which were demolished in 2022.



Lastly, it seems Block C might be covering over a Thames Water distribution main. Please can you show the clearance of Block C to the water main and note that no development structure is allowed over a water main.

This water main was removed where it runs through the site, so there is no development over a water main. The main on the left-hand side is where we are proposing our new connection to 3 of the blocks (A, B & C) and the one on the right-hand side will supply Block D.



The Developer is also requested to confirm whether they have been in touch with Thames Water to discuss or arrange for the abandonment of any existing assets beneath the development site. Please give a short summary of any correspondence to date and any references they have been provided.

I have attached correspondence for your reference. We have been going through a third party called Vantage who have been dealing with Thames Water on our behalf. I understand Morrison's undertook the works to the distribution mains. The contact we have at Thames Water was a chap called Kumar. Technical Approval for the S116 was granted by Maria Merchan. I am also advised that Peter Saunders has been on site for inspections

*Plans of Thames Water apparatus can be obtained through our website at www.thameswater-propertysearches.co.uk. Please use the following reference in all future correspondence: **DTS 68769** Noted*

I hope this additional information will assist with the discharge of Condition 19 (HGY/2024/0764)

Many thanks

Matt Adcock

Design Coordinator



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