

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.



Laura Kirk
Elliot Wood
55 Whitfield Street
London
W1T 4AH



28 November 2022

Pre-planning enquiry: Confirmation of sufficient capacity

Site: Braemar Avenue Baptist Church, Braemar Avenue, London, N22 7BY

Dear Ms Kirk,

Thank you for providing information on your development.

Proposed site: Flats (15 units), Assembly Hall (97 seat capacity)

Proposed pumped foul water discharge at 1l/s for assembly hall and 3No flats and by gravity for remainder of development into 300mm foul water sewer in Braemar Avenue upstream of manhole TQ30904703

Proposed pumped surface water discharge at 1.7l/s into 229mm surface water sewer in Braemar Avenue upstream of manhole TQ30904702

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

When developing a site, policy 5.13 of the London Plan and Policy 3.4 of the Supplementary Planning Guidance (Sustainable Design And Construction) states that every attempt should be made to use flow attenuation and SuDS/Storage to reduce the surface water discharge from the site as much as possible.

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:

1. store rainwater for later use.
2. use infiltration techniques where possible.
3. attenuate rainwater in ponds or open water features for gradual release.



4. attenuate rainwater by storing in tanks or sealed water features for gradual release.
5. discharge rainwater direct to a watercourse.
6. discharge rainwater to a surface water sewer/drain.
7. discharge rainwater to the combined sewer.
8. discharge rainwater to the foul sewer

Where connection to the public sewerage network is still required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

If the above surface water hierarchy has been followed and if the flows are restricted to a maximum of 1.7l/s for all storm events up to and including 1:100yr+40%CC, then Thames Water would not have any objections to the proposal.

Please see the attached 'Planning your wastewater' leaflet for additional information.

Diversion

There are existing public sewers crossing the site. New buildings will need to be kept between 3 and 6.5m away from existing sewer depending on the size and depth of the sewer. Alternatively, it may be possible for sewers to be diverted around the new development. If you wish us to review a diversion proposal, please submit this via a Section 185 Diversion application. On some occasions it may be possible to abandon existing public sewers. Please contact us for further information on this process.

Source Protection Zone

The development site 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, this may potentially affect your drainage or surface water strategies where deep or infiltration systems are proposed. 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 full implications for their development with a suitably qualified environmental consultant.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you have any further questions, please contact me on 0800 009 3921.

Kind Regards,

A handwritten signature in black ink, appearing to read "Kojo Howard", written over a horizontal line.

Kojo Howard

Developer Services – Adoptions Engineer, Sewer Adoptions Team

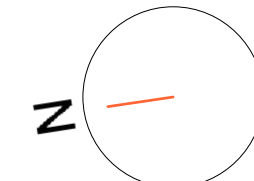
Tel: 0800 009 3921

Get advice on making your sewer connection correctly at connectright.org.uk

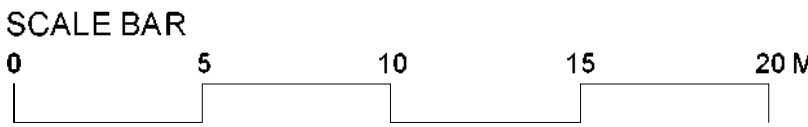
Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk

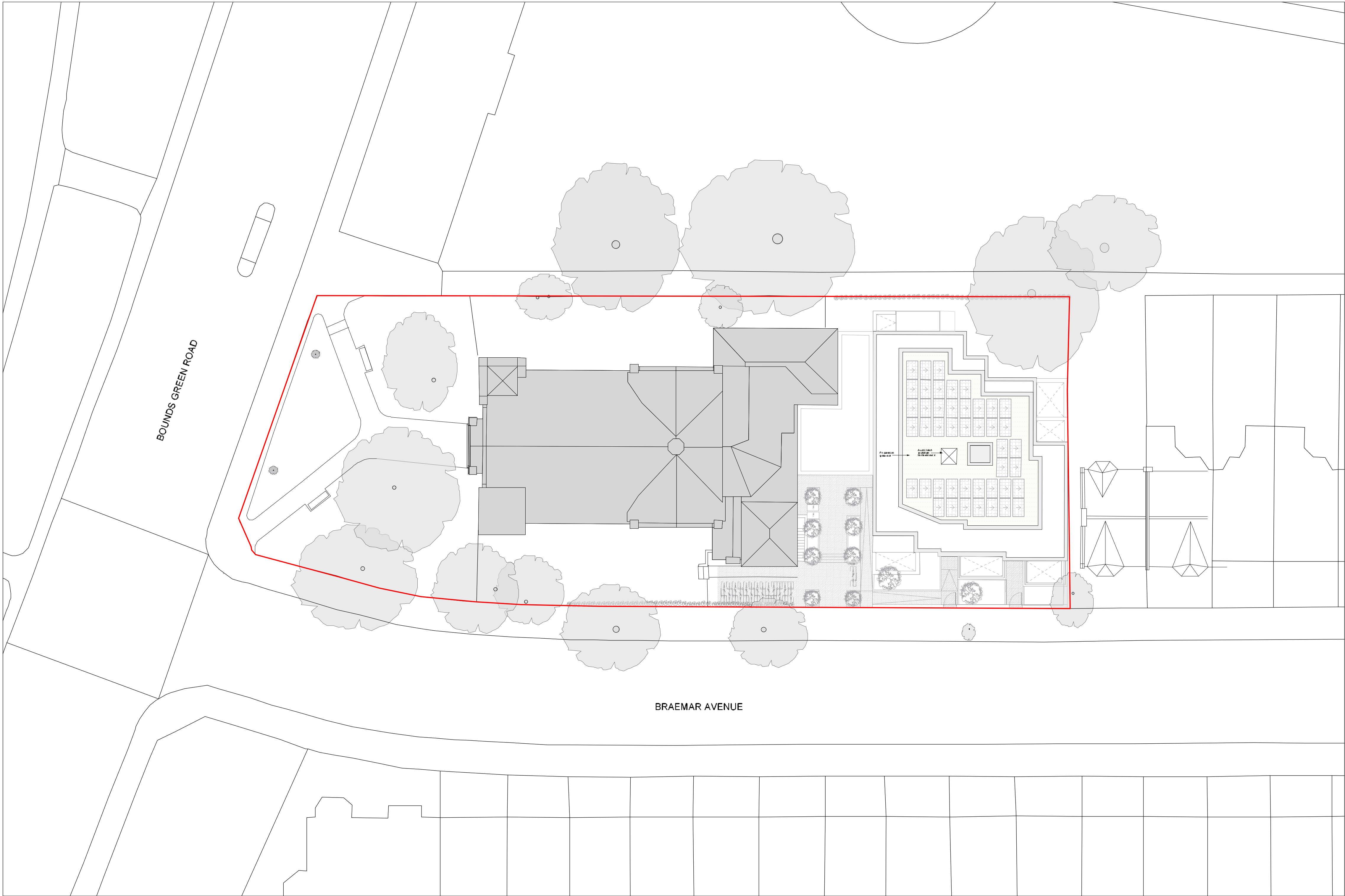
C Architectural Drawings



NOTE
This drawing is copyright. Do not scale off dimensions. All dimensions are to be checked on site by contractor. Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.



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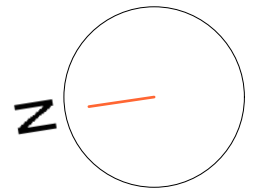
PROJECT
Braemar Avenue, Wood Green

DRAWING TITLE
Proposed Site Plan

STATUS
Planning Application

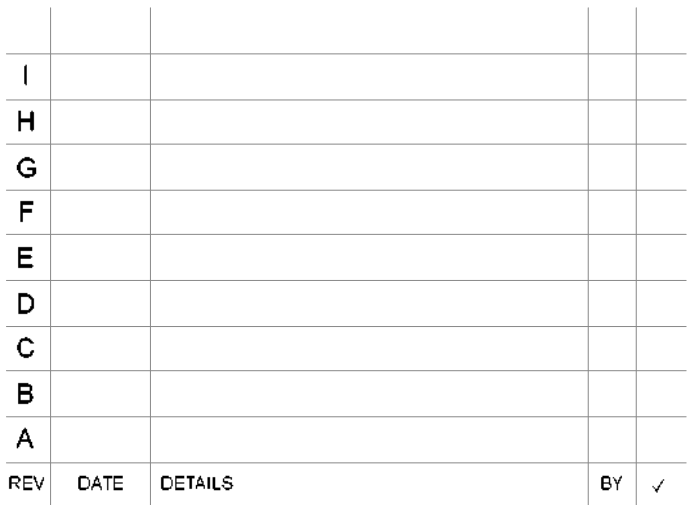
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JOB NO.	TYPE	DRAWING NO.	REVISION
1802	GA	026	-



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----- Indicates new space to be provided to the church



CLIENT _____

PROJECT

Braemar Avenue, Wood Green

DRAWING TITLE

Proposed Plans - Lower Ground Floor Plan

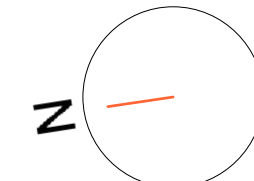
STATUS

Planning Application

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1802	GA	031	-

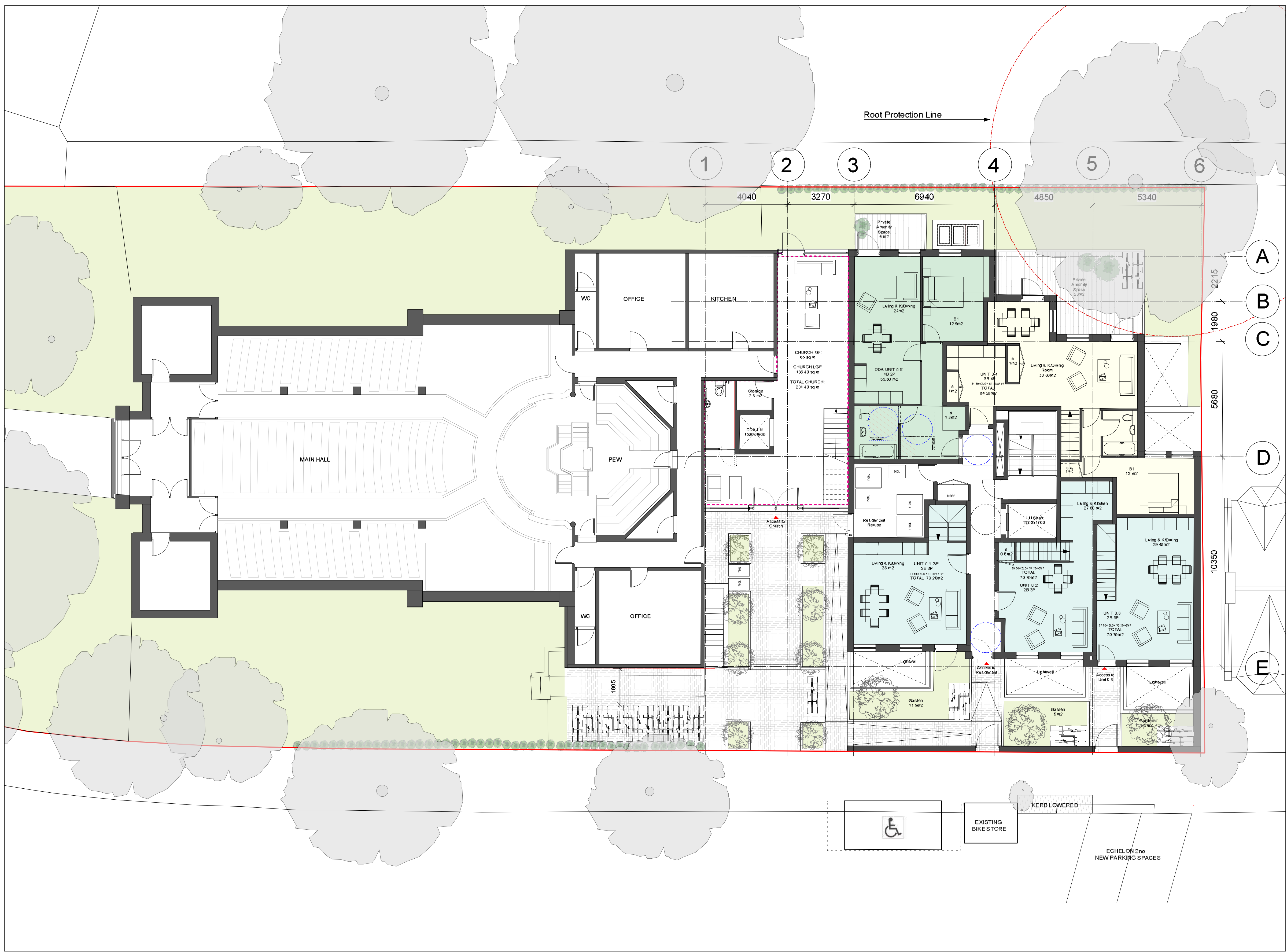
18 Wenlock Road London N1 7TA
+44 (0)20 7033 3450 www.spacelab.co.uk



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- KEY
- Indicates site boundary
 - Indicates new space to be provided to the church
 - Indicates new trees to be planted



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PROJECT
Braemar Avenue, Wood Green

DRAWING TITLE
Proposed Plans - Ground Floor Plan

STATUS
Planning Application

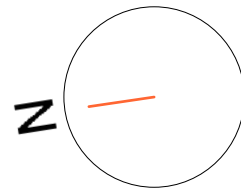
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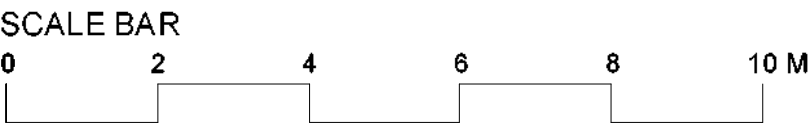
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PROJECT
Braemar Avenue, Wood Green

DRAWING TITLE
Proposed Plans - First Floor Plan

STATUS
Planning Application

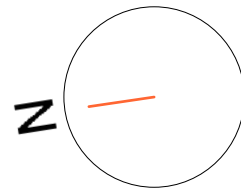
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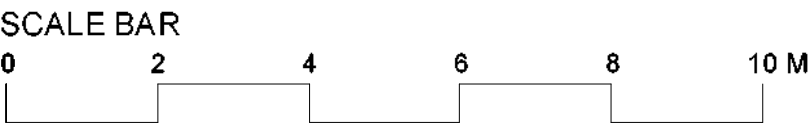
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PROJECT
Braemar Avenue, Wood Green

DRAWING TITLE
Proposed Plans - Second Floor Plan

STATUS
Planning Application

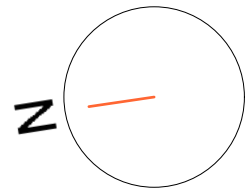
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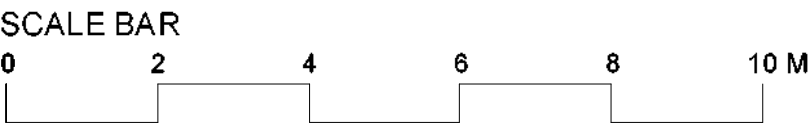
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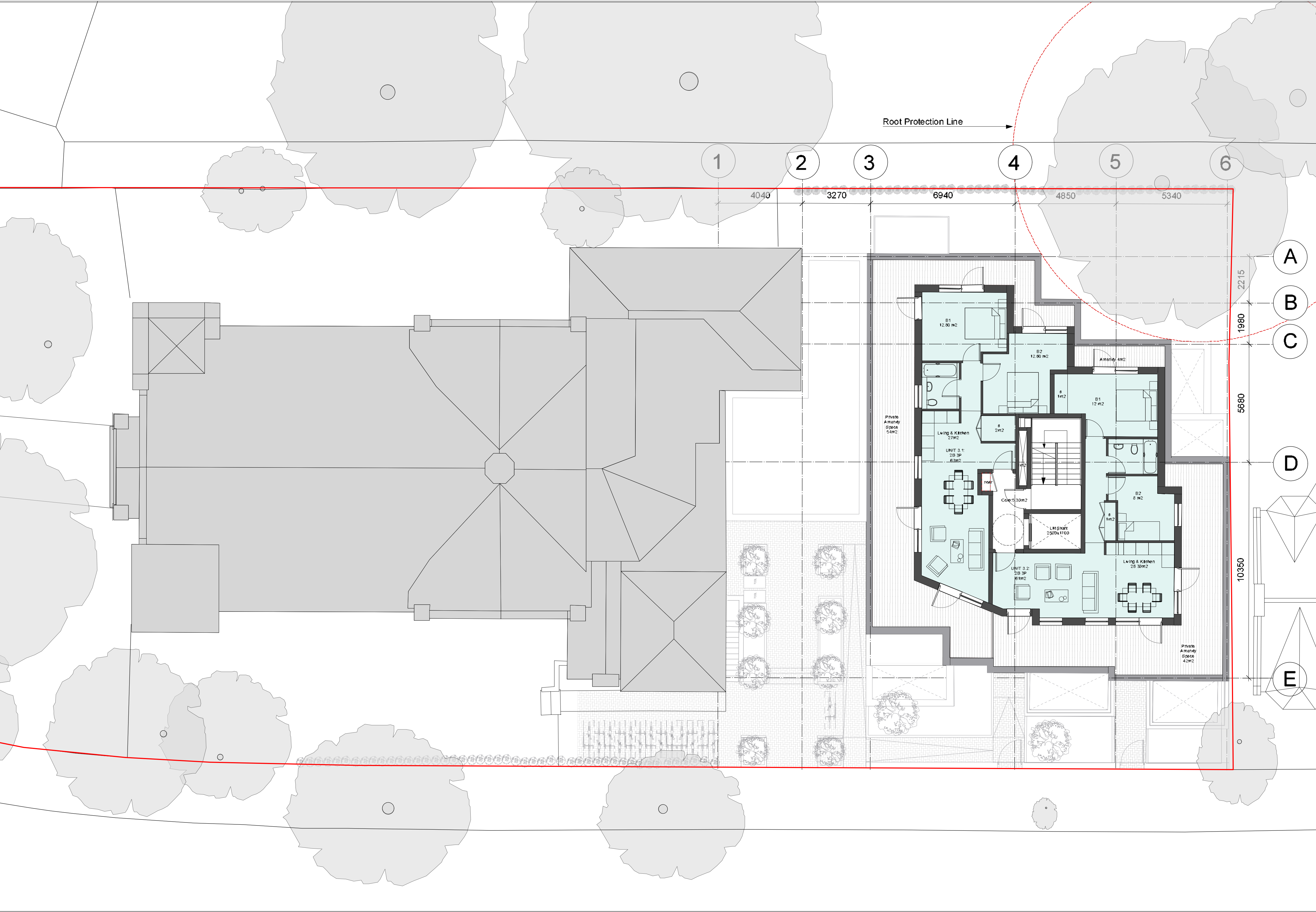
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PROJECT

Braemar Avenue, Wood Green

DRAWING TITLE

Proposed Plans - Third Floor Plan

STATUS

Planning Application

DATE

May 2022

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