

## Appendix 4: BGS Borehole Data

**RECORD OF BOREHOLE No: 6B**

British Geological Survey

British Geological Survey

British Geological Survey

Location : BULL FIELD

SHEET ...1... OF ...1...

Contract No. : CF 669 / 1893

Borehole Dia : 0.15m to 10.00m

Type of Boring : Cable Percussion

Casing : 0.15m to 5.50m

Date (started) : 4.12.79

Ground Level :

0.20  
0.40  
0.60  
0.80  
1.00  
1.20  
1.40  
1.60  
1.80  
2.00  
2.20  
2.40  
2.60  
2.80  
3.00  
3.20  
3.40  
3.60  
3.80  
4.00  
4.20  
4.40  
4.60  
4.80  
5.00  
5.20  
5.40  
5.60  
5.80  
6.00  
6.20  
6.40  
6.60  
6.80  
7.00  
7.20  
7.40  
7.60  
7.80  
8.00  
8.20  
8.40  
8.60  
8.80  
9.00  
9.20  
9.40  
9.60  
9.80  
10.00

Date & Time	Depth of Casing	Water Level	SAMPLES			STRATA		DESCRIPTION OF STRATA	
			Depth	Type	No.	Legend	Depth		Thickness
4/12							0.00		MADE GROUND: Sandy topsoil, brick rubble.
			0.50 (N=9)	D	1			1.00	Firm grey silty CLAY with gravel, occasional brick fragments.
			1.25	D	2	X 10 X 10		1.00	Orange brown silty SAND with fine to coarse gravel.
			1.50 (N=20)	B	3	X 20 X 20		1.50	Soft grey silty CLAY with very much fine to medium gravel.
			2.00 (N=37)	D	4			2.00	Medium dense brown slightly sandy orange brown sandy grey and brown fine to coarse siliceous GRAVEL.
			2.50	W	8				
			2.75	D	5				
			3.50 (N=20)	B	6			3.20	
			4.25	D	7				
14:00	4.25	2.50	5.00 (N=22)	D	9			5.20	Stiff becoming very stiff dark brown grey fissured silty CLAY with occasional lenses of grey green sand.
			5.50	D	10	X			
			6.00-6.45	U	11	X			
			6.75	D	12	X			
			7.00-7.45	U	13	X		4.80	
			7.75	D	14	X			
			8.00-8.45	U	15	X			
			8.75	D	16	X			
			9.55-10.00	U	17	X			
15:00	5.50	Dry						10.00	

REMARKS: After putting casing water level was 2.80m.  
Standpipe installed to 5.20m depth, water level 2.50m on 7.12.79.

## **Appendix 5: Copies of Asset Records & Correspondence from Thames Water**

# Asset Location Search



AECOM Infrastructure & Environment UK Limited  
63 - 77 Victoria Street  
ST ALBANS  
AL1 3ER

**Search address supplied** Twickenham Stadium  
Whitton Road  
Twickenham  
TW2 7BA

**Your reference** N/A

**Our reference** ALS/ALS Standard/2016\_3292250

**Search date** 30 March 2016

You are now able to order your Asset Location Search requests online by visiting  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



# Asset Location Search



**Search address supplied:** Twickenham Stadium, Whitton Road, Twickenham, TW2 7BA

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 0845 070 9148, or use the address below:

Thames Water Utilities Ltd  
Property Searches  
PO Box 3189  
Slough  
SL1 4WW

Email: [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)

Web: [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

# Asset Location Search



## Waste Water Services

**Please provide a copy extract from the public sewer map.**

The following quartiles have been printed as they fall within Thames' sewerage area:

TQ1574NW  
TQ1574SE  
TQ1574SW

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.**

The following quartiles have been printed as they fall within Thames' water area:

TQ1574NW

# Asset Location Search



TQ1574SE  
TQ1574SW

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.

# Asset Location Search



## 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: 0845 850 2777  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

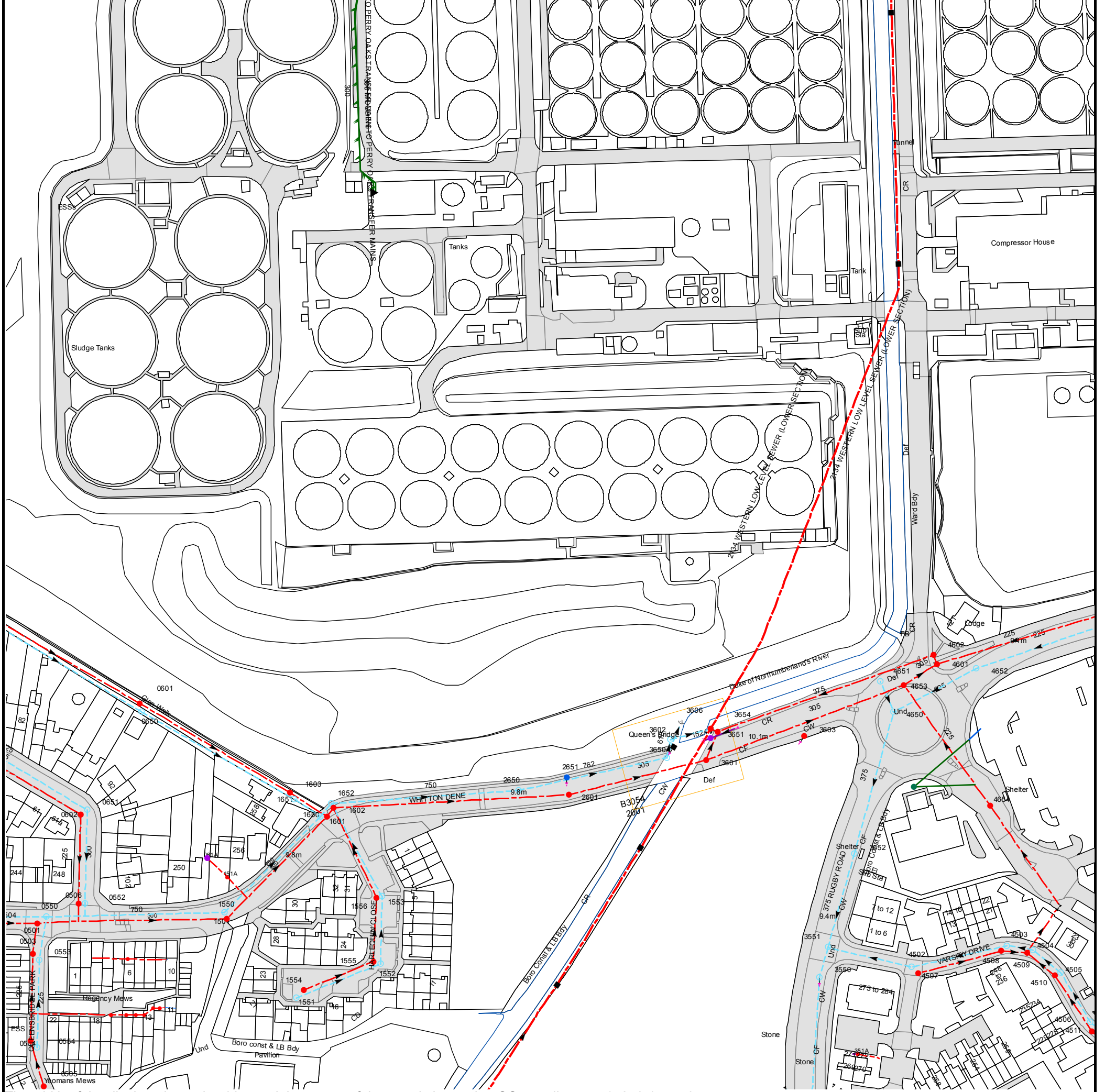
### Clean Water queries

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: 0845 850 2777  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)





The width of the displayed area is 500m and the centre of the map is located at OS coordinates 515250,174750

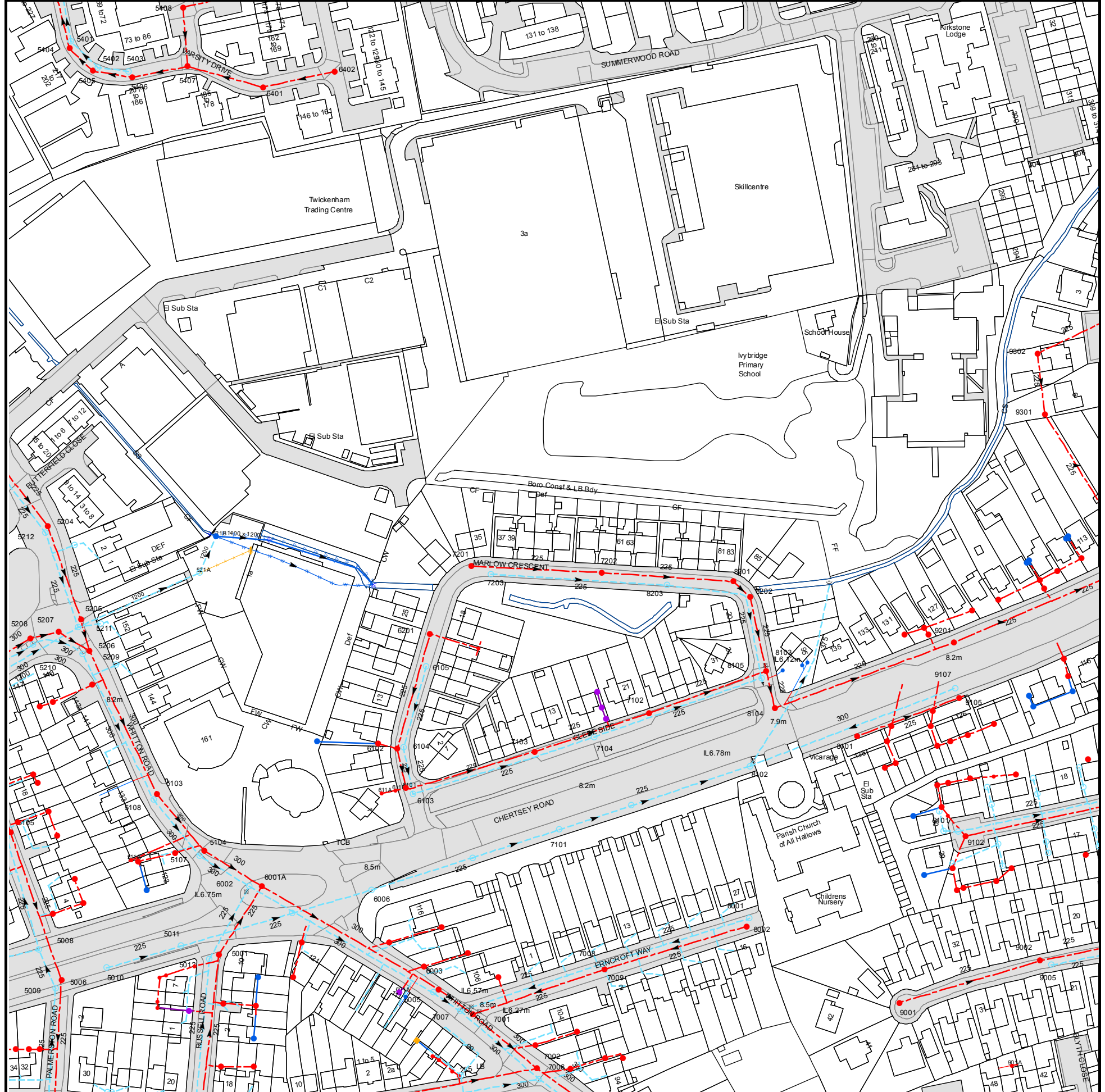
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual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

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

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
0650	n/a	n/a
0601	n/a	n/a
0504	10.16	8.34
0503	10.35	7.98
0554	10.16	8.67
0501	10.42	7.95
0553	10.34	8.47
0505	10.07	8.49
0550	10.39	8.18
0506	10.24	9.09
0602	10.58	9.4
0552	10.25	8.46
0651	10.58	8.9
051G	n/a	n/a
051F	n/a	n/a
051A	n/a	n/a
051E	n/a	n/a
051D	n/a	n/a
051C	n/a	n/a
051B	n/a	n/a
3602	n/a	1.55
3651	10.51	8.65
3606	10.41	-9.07
3654	10.5	n/a
3603	9.84	8.06
4651	9.38	n/a
4650	9.39	7.99
4653	n/a	n/a
4602	9.27	6.7
4601	9.4	6.78
4652	9.33	8.16
4511	n/a	n/a
4506	n/a	n/a
4510	n/a	n/a
4505	n/a	n/a
4509	n/a	n/a
4504	n/a	n/a
351A	n/a	n/a
1551	n/a	n/a
1554	n/a	n/a
061A	n/a	n/a
1550	10.02	7.86
1501	9.95	7.79
151A	n/a	n/a
1603	n/a	n/a
1651	n/a	n/a
1650	n/a	n/a
1601	n/a	n/a
1652	9.87	7.56
1602	9.84	7.45
1555	n/a	n/a
1556	n/a	n/a
1552	n/a	n/a
1553	n/a	n/a
2650	9.87	7.26
2651	10.04	n/a
2601	10.05	n/a
3650	10.55	6.95
3601	10.52	6.86
3550	9.3	7.7
3551	n/a	n/a
3652	9.28	7.97
4502	n/a	n/a
461A	n/a	n/a
4507	n/a	n/a
4654	n/a	n/a
4508	n/a	n/a
4503	n/a	n/a

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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 515750,174250

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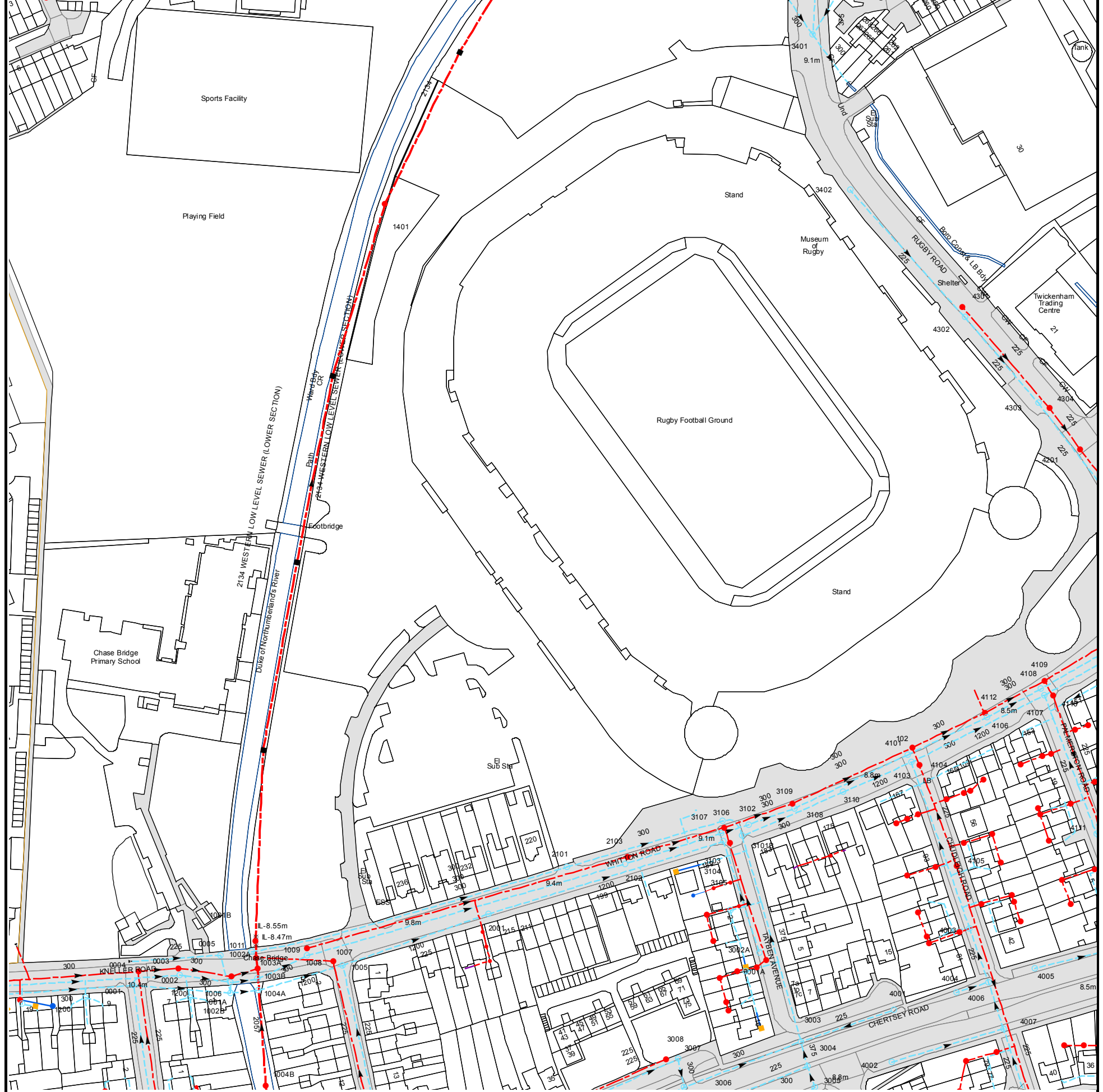
NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
91XT	n/a	n/a
90ZY	n/a	n/a
91XZ	n/a	n/a
91YP	n/a	n/a
91YX	n/a	n/a
901A	n/a	n/a
91XV	n/a	n/a
91VY	n/a	n/a
91VX	n/a	n/a
9002	6.22	6.03
91YR	n/a	n/a
91ZS	n/a	n/a
9005	8.06	7.27
91VT	n/a	n/a
91VW	n/a	n/a
91ZR	n/a	n/a
91WR	n/a	n/a
91ZQ	n/a	n/a
91YZ	n/a	n/a
9105	8.31	6.15
91XW	n/a	n/a
92YZ	n/a	n/a
91YS	n/a	n/a
92ZP	n/a	n/a
92YW	n/a	n/a
92YY	n/a	n/a
91ZY	n/a	n/a
91ZX	n/a	n/a
92ZS	n/a	n/a
92YV	n/a	n/a
92ZQ	n/a	n/a
91ZT	n/a	n/a
92ZX	n/a	n/a
92ZW	n/a	n/a
91ZV	n/a	n/a
91ZW	n/a	n/a
92ZT	n/a	n/a
8105	7.94	6.53
8103	7.9	6.12
8104	7.97	6.08
811A	n/a	n/a
811C	n/a	n/a
811B	n/a	n/a
8101	8.21	6.38
91TX	n/a	n/a
91TW	n/a	n/a
92YQ	n/a	n/a
92YT	n/a	n/a
92YS	n/a	n/a
91VR	n/a	n/a
91VQ	n/a	n/a
9201	8.29	5.91
9107	8.18	6.91
8002	8	6.92
8001	9.68	8.01
8102	8.03	6.84
91TZ	n/a	n/a
91TY	n/a	n/a
9001	8.12	6.47
91WX	n/a	n/a
91YT	n/a	n/a
91VS	n/a	n/a
91XQ	n/a	n/a
91WW	n/a	n/a
91XP	n/a	n/a
91WV	n/a	n/a
91WZ	n/a	n/a
91XR	n/a	n/a
91WS	n/a	n/a
91XX	n/a	n/a
91YW	n/a	n/a
90ZW	n/a	n/a
9101	8.17	7.32
90ZX	n/a	n/a
9102	8.25	6.09
91XS	n/a	n/a
91WQ	n/a	n/a
91WP	n/a	n/a
61ZY	n/a	n/a
6105	7.28	7.11
6201	8.22	6.75
7201	8.26	6.64
721A	n/a	n/a
7203	6.9	6.79
7104	7.82	6.76
711A	n/a	n/a
7202	8	6.53
711B	n/a	n/a
711C	n/a	n/a
7102	7.71	6.32
8203	7.97	6.62

Manhole Reference	Manhole Cover Level	Manhole Invert Level
8201	8.07	6.34
8202	8.08	6.25
7006	8.36	6.32
70XR	n/a	n/a
70XY	n/a	n/a
70XS	n/a	n/a
70WV	n/a	n/a
7002	8.36	6.04
60YX	n/a	n/a
70WW	n/a	n/a
6402	n/a	n/a
9302	n/a	n/a
9301	n/a	6.24
70WY	n/a	n/a
60YY	n/a	n/a
70VW	n/a	n/a
70VX	n/a	n/a
7001	8.3	6.07
7007	n/a	n/a
601B	n/a	n/a
6005	8.39	6.38
601A	n/a	n/a
6003	8.37	6.21
70VP	n/a	n/a
7009	7.78	6.68
60XW	n/a	n/a
7008	7.79	6.98
70TW	n/a	n/a
60XS	n/a	n/a
60YP	n/a	n/a
60XT	n/a	n/a
6006	8.86	7.15
711E	n/a	n/a
7101	8.4	6.95
711D	n/a	n/a
6103	8.31	6.96
611A	n/a	n/a
611B	n/a	n/a
6101	8.26	6.61
7103	7.9	6.45
6102	8.25	6.67
6104	8.31	7.01
61ZX	n/a	n/a
50VY	n/a	n/a
50WP	n/a	n/a
50WV	n/a	n/a
60VX	n/a	n/a
60WT	n/a	n/a
501A	n/a	n/a
50YZ	n/a	n/a
60WR	n/a	n/a
50WZ	n/a	n/a
50YY	n/a	n/a
5009	8.61	7.4
5006	8.64	7.17
60YQ	n/a	n/a
50YX	n/a	n/a
60WQ	n/a	n/a
50YW	n/a	n/a
5010	8.45	7.54
50YV	n/a	n/a
5012	8.52	7.01
5001	8.55	6.71
50ZY	n/a	n/a
50ZX	n/a	n/a
50ZW	n/a	n/a
521A	8.6	6.46
52ZR	n/a	n/a
521B	8.55	6.426
5212	8.4	7.36
5204	8.33	6.99
6401	n/a	n/a
5406	n/a	n/a
5403	n/a	n/a
5405	n/a	n/a
5402	n/a	n/a
5407	n/a	n/a
5404	n/a	n/a
5401	n/a	n/a
5408	n/a	n/a
5108	8.6	6.68
5103	8.58	6.65
51YZ	n/a	n/a
51YY	n/a	n/a
51YT	n/a	n/a
51YS	n/a	n/a
51YR	n/a	n/a
51WQ	n/a	n/a
5209	8.58	6.72
5206	8.59	6.8
5210	8.66	6.77
5208	8.81	6.9
5207	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
5211	8.72	6.47
52ZW	n/a	n/a
5205	8.63	6.82
5105	8.43	7.39
51ZQ	n/a	n/a
5008	8.6	7.33
51ZR	n/a	n/a
50XQ	n/a	n/a
51ZS	n/a	n/a
50XS	n/a	n/a
50XR	n/a	n/a
511A	n/a	n/a
51XV	n/a	n/a
50WS	n/a	n/a
51XT	n/a	n/a
5011	8.46	7.42
5107	8.78	6.56
5104	8.78	6.55
6002	8.76	6.54
6001A	8.72	6.43
601C	n/a	n/a

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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
00XR	n/a	n/a
00ZX	n/a	n/a
1002B	10.71	6.98
1004A	10.64	6.97
0001	10.25	7.02
1001A	11.04	7.89
1003B	11.09	7.85
1006	10.95	8.26
0002	10.6	7.96
0004	10.37	8.34
1003A	10.99	5.7
0003	10.6	8.3
1002A	11.08	5.69
0005	11.01	8.76
1011	11.09	8.88
00YP	n/a	n/a
00YT	n/a	n/a
00XY	n/a	n/a
00ZP	n/a	n/a
40ZY	n/a	n/a
40ZX	n/a	n/a
4201	8.53	7.12
4304	8.52	7.2
4303	8.51	7.57
41YQ	n/a	n/a
41XP	n/a	n/a
41VZ	n/a	n/a
41VY	n/a	n/a
41VX	n/a	n/a
41WT	n/a	n/a
41WV	n/a	n/a
4110	8.7	n/a
4107	8.7	6.57
4108	8.65	6.92
4109	8.67	7
40YS	n/a	n/a
40YT	n/a	n/a
40YV	n/a	n/a
41YS	n/a	n/a
41YR	n/a	n/a
41XZ	n/a	n/a
40WQ	n/a	n/a
40WR	n/a	n/a
41YV	n/a	n/a
4111	8.42	7.22
41TW	n/a	n/a
40WV	n/a	n/a
41TV	n/a	n/a
4101	8.84	7.04
4103	8.91	6.64
102	8.97	7.13
41TT	n/a	n/a
40XW	n/a	n/a
4104	8.89	n/a
40XV	n/a	n/a
40XT	n/a	n/a
41ZP	n/a	n/a
41VP	n/a	n/a
4105	8.57	7.51
40XS	n/a	n/a
4301	8.68	7.43
41VQ	n/a	n/a
41ZT	n/a	n/a
4302	8.68	7.79
4003	8.59	7.51
41VR	n/a	n/a
40YR	n/a	n/a
41VS	n/a	n/a
4112	8.83	7.12
4106	8.76	6.95
41ZV	n/a	n/a
41ZW	n/a	n/a
3005	9.07	7.72
3004	n/a	n/a
4002	n/a	n/a
40YY	n/a	n/a
40YX	n/a	n/a
3003	9.43	7.67
4007	n/a	n/a
4001	9.04	7.77
4004	8.65	7.51
4006	n/a	n/a
4005	n/a	n/a
3001A	9.12	7.95
1004B	n/a	n/a
1009	10.6	7.75
1008	10.62	7.61
1007	10.32	6.12
1005	10.24	6.93
201B	n/a	n/a
201A	n/a	n/a





















Manhole Reference	Manhole Cover Level	Manhole Invert Level
3008	9.23	7.71
3007	9.27	8
3006	9.46	7.91
30ZP	n/a	n/a
30ZQ	n/a	n/a
30ZR	n/a	n/a
30WZ	n/a	n/a
30YS	n/a	n/a
30YZ	n/a	n/a
3002A	9.08	7.86
1001B	10.46	-8.44
30ZW	n/a	n/a
201C	n/a	n/a
30ZV	n/a	n/a
2001	9.55	6.86
30XT	n/a	n/a
30ZT	n/a	n/a
301A	n/a	n/a
301C	n/a	n/a
30ZY	n/a	n/a
2101	9.41	8.59
2102	9.43	7.34
2103	9.42	7.68
311A	n/a	n/a
3105	9.14	6.74
3104	9.22	6.74
3101B	9.11	6.73
3103	9.18	7.2
3106	9.13	7.5
3102	9.13	7.16
3107	9.3	8.46
3108	9.11	7.05
3109	9.08	7.38
3110	9.03	6.68
1401	10.37	-8.76
3402	9.13	7.86
3401	9.27	7.79

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.








# ALS Sewer Map Key

## Public Sewer Types (Operated & Maintained by Thames Water)

-  **Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  Trunk Surface Water
-  Trunk Foul
-  Storm Relief
-  Trunk Combined
-  Vent Pipe
-  Bio-solids (Sludge)
-  Proposed Thames Surface Water Sewer
-  Proposed Thames Water Foul Sewer
-  Gallery
-  Foul Rising Main
-  Surface Water Rising Main
-  Combined Rising Main
-  Sludge Rising Main
-  Proposed Thames Water Rising Main
-  Vacuum





## 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
-  Dam Chase
-  Fitting
-  Meter
-  Vent Column




## Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Control Valve
-  Drop Pipe
-  Ancillary
-  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.

-  Outfall
-  Undefined End
-  Inlet






## Other Symbols

Symbols used on maps which do not fall under other general categories








-  Public/Private Pumping Station
-  Change of characteristic indicator (C.O.C.I.)
-  Invert Level
-  Summit

### Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

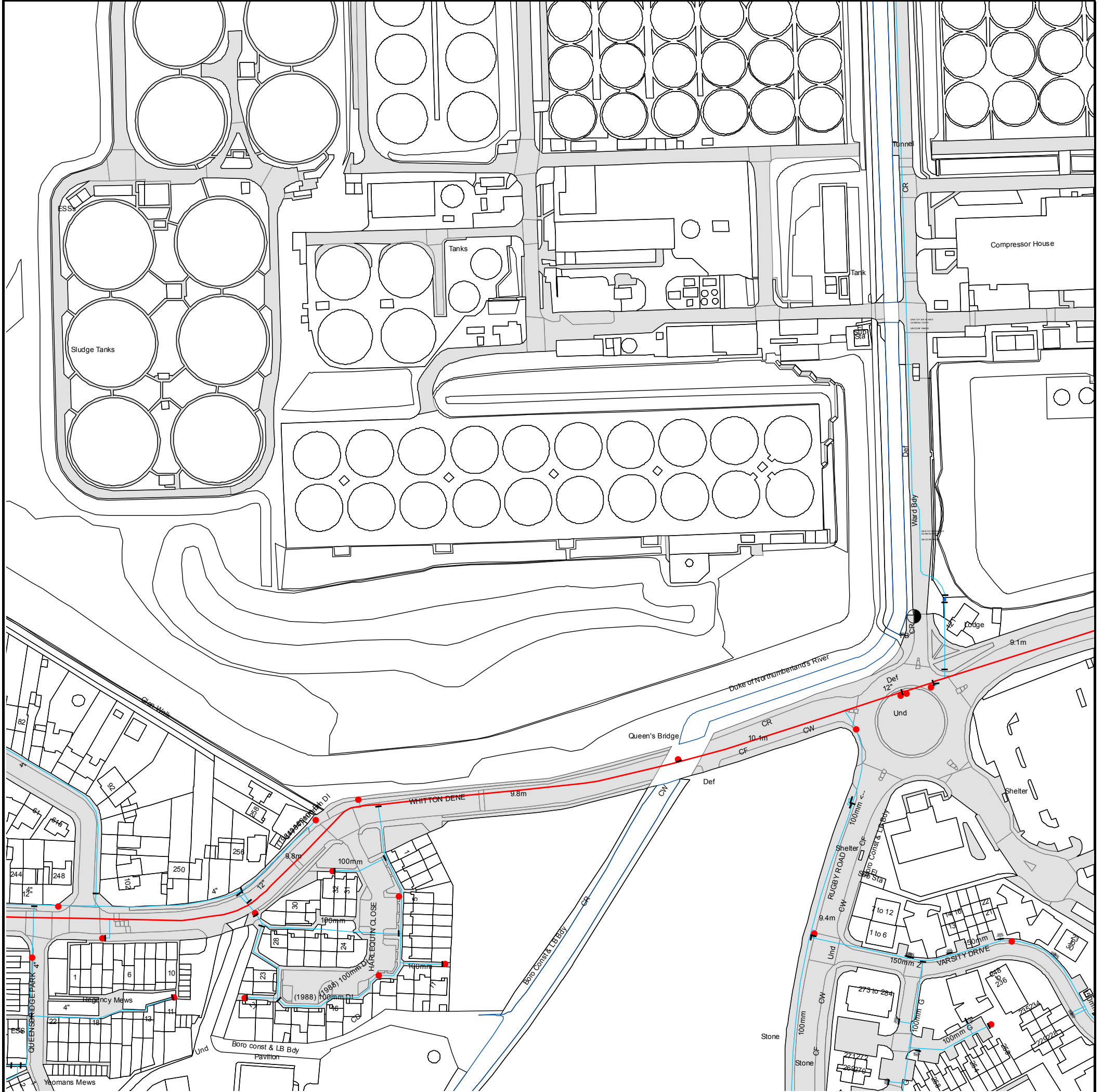
## Other Sewer Types (Not Operated or Maintained by Thames Water)

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  Culverted Watercourse
-  Proposed
-  Abandoned Sewer

### Notes:

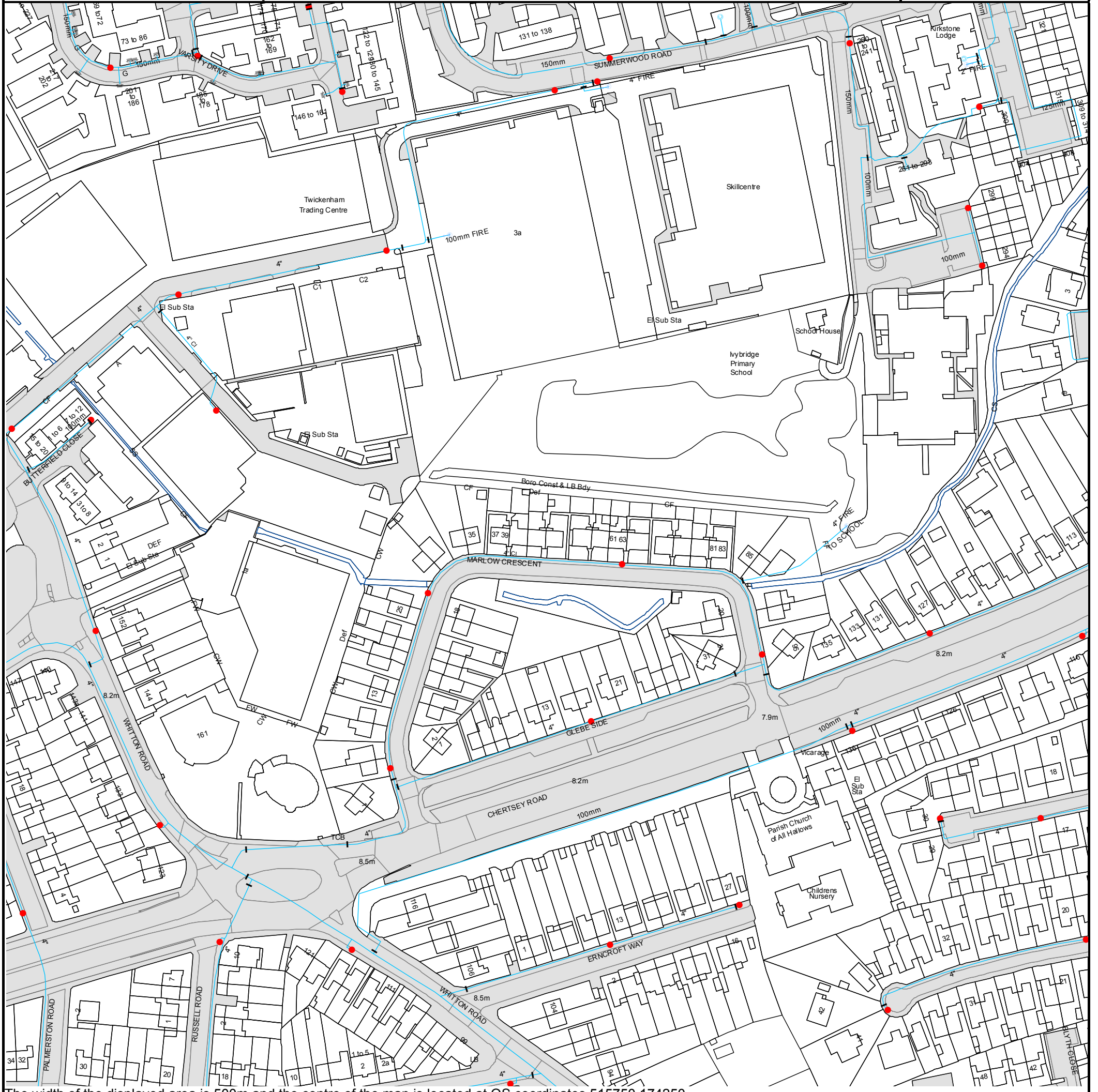
- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. 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 present on the plan, please contact a member of Property Insight on 0845 070 9148.

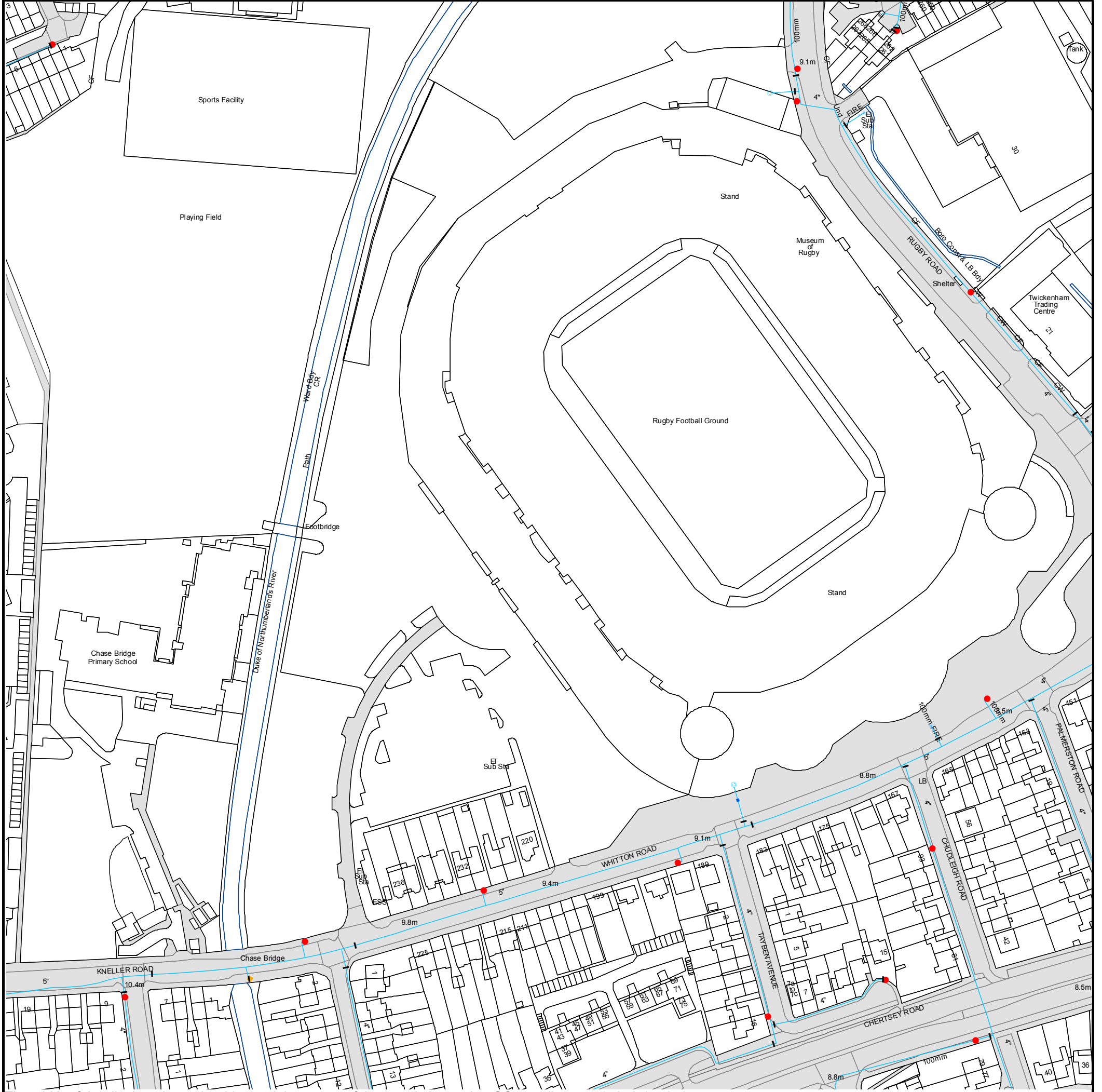


The width of the displayed area is 500m and the centre of the map is located at OS coordinates 515250,174750  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. 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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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 515750,174250  
 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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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 515250,174250

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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# ALS Water Map Key

## Water Pipes (Operated & Maintained by Thames Water)

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

## 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.

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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 him 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 <b>0845 070 9148</b> quoting your invoice number starting CBA or ADS.	Account number <b>90478703</b> Sort code <b>60-00-01</b> A remittance advice must be sent to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.</b> or email <a href="mailto:ps.billing@thameswater.co.uk">ps.billing@thameswater.co.uk</a>	By calling your bank and quoting: Account number <b>90478703</b> Sort code <b>60-00-01</b> and your invoice number	Made payable to ' <b>Thames Water Utilities Ltd</b> ' Write your Thames Water account number on the back. Send to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW</b> or by DX to <b>151280 Slough 13</b>

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



## Search Code

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

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- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

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- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

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#### **TPOs Contact Details**

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**



# Sewer Flooding

## History Enquiry



AECOM Infrastructure & Environment UK Limited

Victoria Street

**Search address supplied** Twickenham Stadium  
Whitton Road  
Twickenham  
TW2 7BA

**Your reference** N/A

**Our reference** SFH/SFH Standard/2016\_3292104

**Received date** 30 March 2016

**Search date** 30 March 2016

Thames Water Utilities Ltd

Property Searches  
PO Box 3189  
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504

E [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)

I [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

Registered in England and Wales  
No. 2366661, Registered office  
Clearwater Court, Vastern Road  
Reading RG1 8DB

# Sewer Flooding

## History Enquiry



**Search address supplied:** Twickenham Stadium,Whitton  
Road,Twickenham,TW2 7BA

**This search is recommended to check for any sewer flooding in a specific address or area**

TWUL, trading as Property Searches, are responsible in respect of the following:-

- (i) any negligent or incorrect entry in the records searched;
- (ii) any negligent or incorrect interpretation of the records searched;
- (iii) and any negligent or incorrect recording of that interpretation in the search report
- (iv) compensation payments

Thames Water Utilities Ltd

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# Sewer Flooding

## History Enquiry



### History of Sewer Flooding

#### **Is the requested address or area at risk of flooding due to overloaded public sewers?**

The flooding records held by Thames Water indicate that there have been no incidents of flooding in the requested area as a result of surcharging public sewers.

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website [www.thameswater.co.uk](http://www.thameswater.co.uk)

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## About AECOM

AECOM (NYSE: ACM) is built to deliver a better world. We design, build, finance and operate infrastructure assets for governments, businesses and organizations in more than 150 countries.

As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges.

From high-performance buildings and infrastructure, to resilient communities and environments, to stable and secure nations, our work is transformative, differentiated and vital. A Fortune 500 firm, AECOM companies had revenue of approximately US\$19 billion during the 12 months ended June 30, 2015.

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