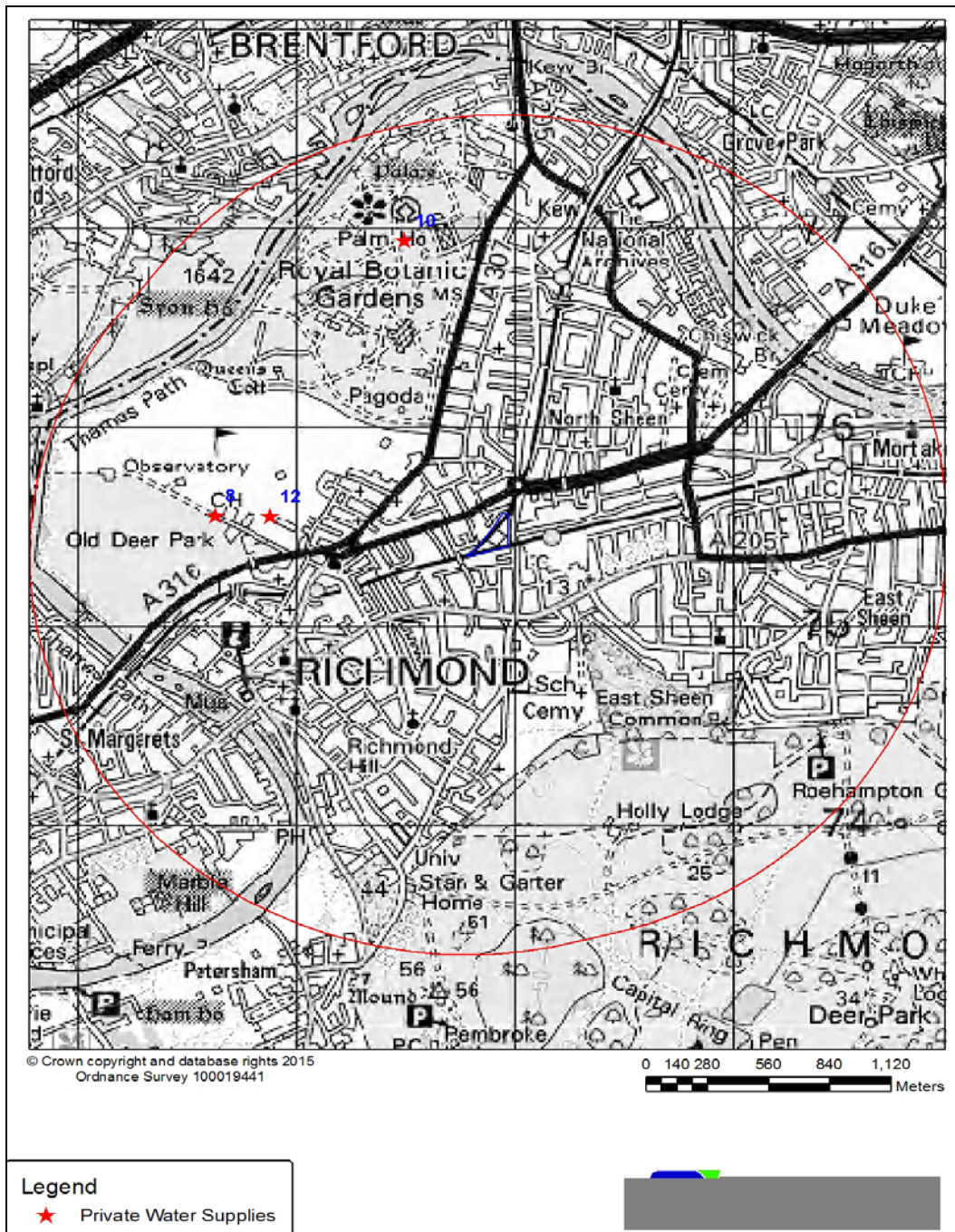


## 6. Private Water Supplies



## 6.1 GIS Attribute Data for Private Water Supplies

### *Selection Summary for layer*

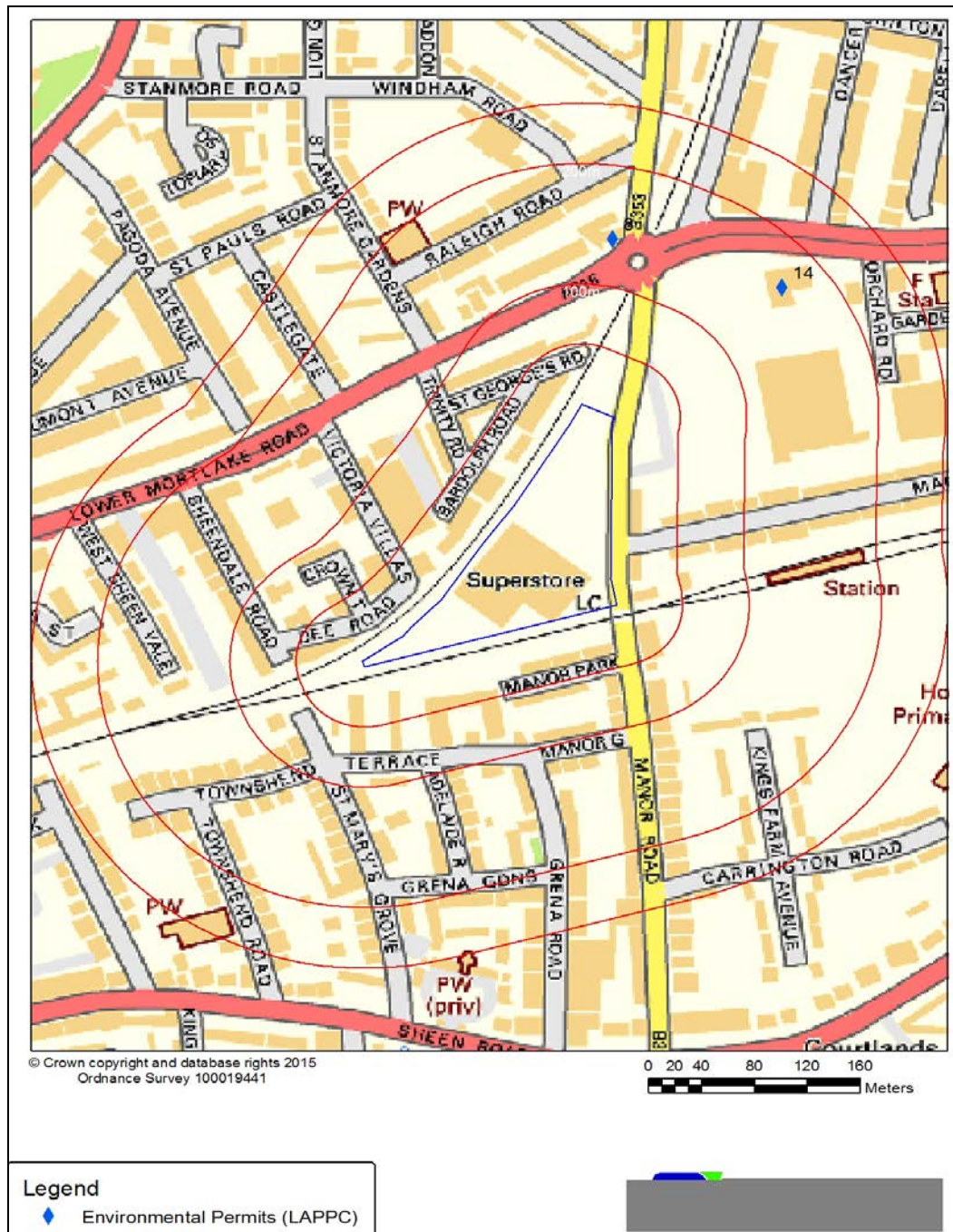
0 feature(s) identified on site.

3 feature(s) identified off site within 2000 metres

Id	Name	Approx. distance (m)	Grid Ref.
<b>On Site</b>			
None			
<b>Identified Off-site - Within 0-2000m</b>			
8	Royal Mid Surrey Golf Club	1165.33	517637, 175561
10	Royal Botanic Gardens	1441.78	518504, 176941
12	Richmond Athletic Association	919.32	517887, 175557

All supplies are used for irrigation of land or garden centres etc. None are used for human consumption.

## 7. Environmental Permits (LAPPC)



## 7.1 GIS Attribute Data for Environmental Permits (LAPPC)

### Selection Summary for layer

0 feature(s) identified on site.  
 0 feature(s) identified off site within 50 metres  
 0 feature(s) identified off site within 50 - 100 metres  
 2 feature(s) identified off site within 100 - 200 metres  
 0 feature(s) identified off site within 200 - 250 metres

Id	Address	Issue_Date	Process	Approx. distance (m)	Grid Ref.
<b>On Site</b>					
None					
<b>Identified Off-site - Within 50m</b>					
None					
<b>Identified Off-site - Within 50-100m</b>					
None					
<b>Identified Off-site - Within 100-200m</b>					
8	Lower Mortlake Road, Richmond TW9 2LL	13/03/2006	Installation for the unloading of petrol into stationary storage tanks and filling of vehicle petrol tanks	138.91	518974, 175707
14	Manor Road, Richmond TW9 1YB	06/03/2006	Installation for the unloading of petrol into stationary storage tanks and filling of vehicle petrol tanks	166.41	519102, 175667
<b>Identified Off-site - Within 200-250m</b>					
None					

**Please note that the data contained in this report may be incomplete and is provided to you "as is" and you agree to use it at your own risk. The Council or its agent(s) make no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise, including but not limited to, content, quality, accuracy, completeness, effectiveness, reliability, fitness for a particular purpose.**

**End of Detailed Report**



**London Underground**  
Infrastructure Protection

3<sup>rd</sup> Floor  
Albany House  
55 Broadway  
London SW1H 0BD

[www.tfl.gov.uk/tube](http://www.tfl.gov.uk/tube)

Your ref: 126782  
Our ref: 24211-SI-12-100718

Edward Young  
Fairhurst  
[edward.young@fairhurst.co.uk](mailto:edward.young@fairhurst.co.uk)

10 July 2018

Dear Edward,

**Manor Road Richmond TW9 1YB**

Thank you for your communication of 6<sup>th</sup> July 2018.

I can confirm that London Underground assets will not be affected by works at the above location.

However, there are Network Rail assets close to this site.

Please contact the following to query what affect if any your proposals will have on the railway:

Asset Protection Anglia Route  
Network Rail  
Floor 11  
One Stratford Place  
Stratford  
London  
E20 1EJ

Email: [TownPlanningSE@networkrail.co.uk](mailto:TownPlanningSE@networkrail.co.uk)

If I can be of further assistance, please contact me.

Yours sincerely

**Shahina Inayathusein**

Information Manager

Email: [locationenquiries@tube.tfl.gov.uk](mailto:locationenquiries@tube.tfl.gov.uk)

Direct line: 020 3054 1365

London Underground Limited  
trading as London Underground  
whose registered office is  
55 Broadway  
London SW1H 0BD

Registered in England and Wales  
Company number 1900907

VAT number 238 7244 46

London Underground Limited is  
a company controlled by a local  
authority within the meaning of  
Part V Local Government and  
Housing Act 1989. The controlling  
authority is Transport for London.

## Frederick Siemers

---

**From:** Sultan Amjad <AmjadSultan@tfl.gov.uk>  
**Sent:** 06 August 2018 18:12  
**To:** Clare Barber; LOIP; Edward Young  
**Cc:** Frederick Siemers; James Robert  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Hi Clare,

The address relates to the LU team that has written to you confirming they have no assets.

Kind regards

**Amjad Sultan**

Mobile: +44 (0) 7772 001 129

---

**From:** Clare Barber [mailto:clare.barber@fairhurst.co.uk]  
**Sent:** 06 August 2018 10:42  
**To:** Sultan Amjad; LOIP; Edward Young  
**Cc:** Frederick Siemers; James Robert  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Amjad,

At the moment, we have nobody saying they have assets north of the site, though clearly there is a District Line/Overground line. Can you confirm what the following address relates to? lulcedip@tube.tfl.gov.uk

If it is under TFL ownership and operation, presumably there are TFL asset protection guidelines we are to follow?

Thanks,

Clare

Clare Barber  
Project Geotechnical & Environmental Engineer

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---

---

**From:** Sultan Amjad [mailto:AmjadSultan@tfl.gov.uk]  
**Sent:** 06 August 2018 10:30  
**To:** Clare Barber; LOIP; Edward Young  
**Cc:** Frederick Siemers; James Robert  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Hi Clare,

LUL response takes precedence.

The below links discusses the various NR asset protection teams based on region.

<https://www.networkrail.co.uk/communities/lineside-neighbours/working-by-the-railway/contact-asset-protection-team/>

Kind regards

**Amjad Sultan**

Mobile: +44 (0) 7772 001 129

---

**From:** Clare Barber [mailto:clare.barber@fairhurst.co.uk]  
**Sent:** 06 August 2018 10:12  
**To:** LOIP; Edward Young  
**Cc:** Frederick Siemers; James Robert; Sultan Amjad  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Thanks Amjad,

We are already in contact with Network Rail regarding the site.

From the below, can you confirm we are required to pass on our query to lulcedip@tube.tfl.gov.uk also?

LUL have responded (copy attached) confirming there are no LUL assets at this location.

Thanks,

Clare

Clare Barber  
Project Geotechnical & Environmental Engineer

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---

**From:** LOIP [mailto:LOIP@tfl.gov.uk]  
**Sent:** 06 August 2018 10:10  
**To:** Clare Barber; LOIP; Edward Young  
**Cc:** Frederick Siemers; James Robert; Sultan Amjad  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Hi Clare,

The Overground Route at this location is owned and managed by Network Rail. TfL only has running rights on this route. [AssetProtectionSussex@networkrail.co.uk](mailto:AssetProtectionSussex@networkrail.co.uk) / [AssetProtectionWessex@networkrail.co.uk](mailto:AssetProtectionWessex@networkrail.co.uk)

The District line is under TfL/LU ownership/ management. [lulcedip@tube.tfl.gov.uk](mailto:lulcedip@tube.tfl.gov.uk)

Kind regards

**Amjad Sultan**

Mobile: +44 (0) 7772 001 129

---

**From:** Clare Barber [mailto:clare.barber@fairhurst.co.uk]  
**Sent:** 06 August 2018 09:34  
**To:** LOIP; Edward Young  
**Cc:** Frederick Siemers  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

To whom it may concern/Robert,

I believe my colleague may have already responded to the below, but he has been on annual leave, so just wanted to check in with you.

The line along the north western boundary of our site is a District and Overground Line – which I believe would be under TFL control? Could you confirm?

We are looking to ascertain any restrictions in respect to construction/development on site (and indeed ground investigation). Our Client would also be keen to start a dialogue with a meeting to discuss the scheme etc., and any impacts/restrictions there would be around the TFL assets.

Kind Regards,

Clare

Clare Barber  
Project Geotechnical & Environmental Engineer

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Tel: 020 7828 8205



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---

**From:** LOIP [mailto:LOIP@tfl.gov.uk]  
**Sent:** 18 July 2018 16:59  
**To:** Edward Young  
**Cc:** Clare Barber  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Edward,

I can confirm there are no LO assets within close proximity of your site.

Kind Regards

**Robert James**  
**Assistant Surveyor**  
**Infrastructure Protection**  
**London Overground Infrastructure Management**  
5 Endeavour Square | Stratford | London E20 1JN  
[RobertJames@tfl.gov.uk](mailto:RobertJames@tfl.gov.uk) | Mob:07717 646218



---

**From:** Edward Young [mailto:edward.young@fairhurst.co.uk]  
**Sent:** 18 July 2018 16:47  
**To:** LOIP  
**Cc:** Clare Barber  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Thank you for your response. We understand that the line to the north-west is an Overground line (between Richmond and Kew Gardens).

Please can you confirm that this is not under your control / no further action is needed prior to work being conducted?

We are in contact with Network Rail.

Ed


Ed Young  
Environmental Engineer

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---

---

**From:** LOIP [mailto:LOIP@tfl.gov.uk]  
**Sent:** 18 July 2018 16:43  
**To:** Edward Young  
**Subject:** RE: 126782 Manor Road, Richmond, TW9 1YB

Good Afternoon,

Thank you for your enquiry.

There are no LO assets within close proximity of your site.

Please can you ensure you receive a response from Network Rail.

**Kind Regards**

**Robert James**  
**Assistant Surveyor**  
**Infrastructure Protection**  
**London Overground Infrastructure Management**  
5 Endeavour Square | Stratford | London E20 1JN  
[RobertJames@tfl.gov.uk](mailto:RobertJames@tfl.gov.uk) | Mob:07717 646218



---

**From:** Edward Young [mailto:edward.young@fairhurst.co.uk]

**Sent:** 17 July 2018 14:41

**To:** LOIP

**Cc:** Clare Barber

**Subject:** 126782 Manor Road, Richmond, TW9 1YB

Good afternoon,

**RE Manor Road, Richmond, TW9 1YB**

We are currently undertaking work at the above site. Please could you confirm any information you hold in relation to any assets, utilities, train lines at, underneath and within 20m laterally of the site as well as details relating to any easements or access rights? A location plan is provided below.

It is possible that ground investigation works will be undertaken at this location (e.g. trial pit / borehole excavations). Can you please confirm the liaison process with yourselves prior to undertaking this?

If you have any queries with the above, please let me know. If there are any charges relating to the above searches, please could you let me know prior to conducting any work?

Thank you,



Ed

Ed Young  
Environmental Engineer

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**APPENDIX E**  
**Photographic Record**





Photo 1: Car parking in the northern portion of the site



Photo 2: Soft landscaping along site's eastern boundary



Photo 3: Looking west from site access towards electrical substation



Photo 4: Area of paving and possible interceptors at assumed location of former car park





Photo 5: Vent pipe assumed to be associated with possibly identified interceptors



Photo 6: Access road along the western boundary of the site

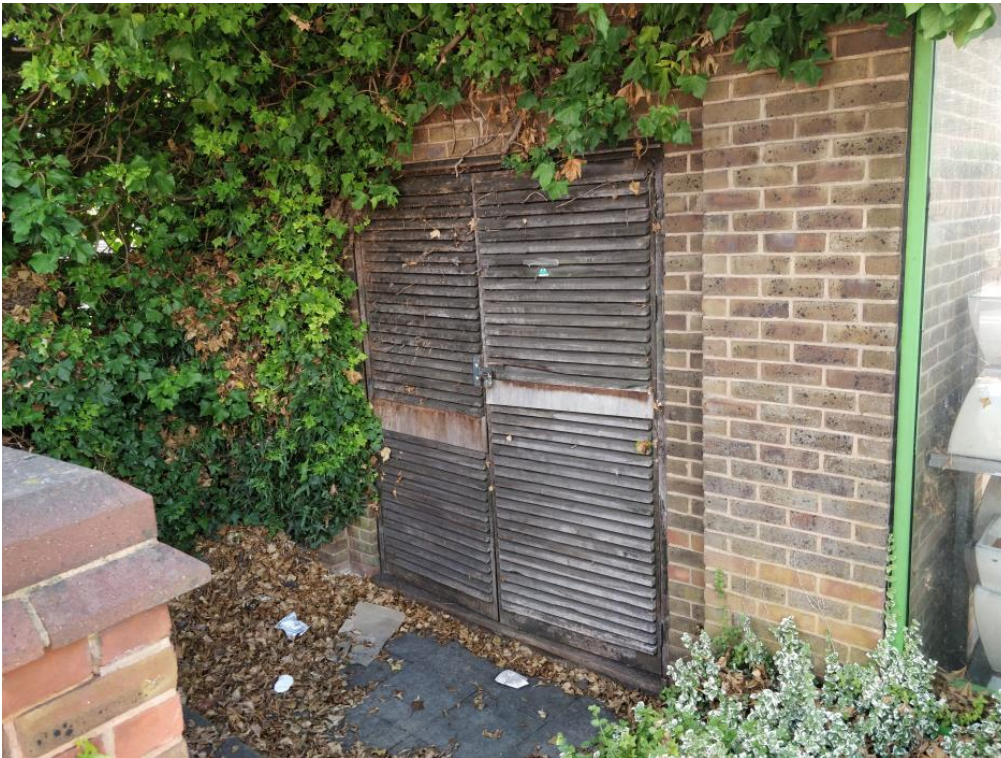


Photo 7: Brick structure assumed to be occupied by Southern Gas Network



Photo 8: Delivery yard in the south-western portion of the site



Photo 9: Homebase delivery yard



Photo 10: Gas canister storage in Homebase delivery yard



Photo 11: Waste paint storage within Homebase delivery yard



Photo 12: Homebase bin and container storage



Photo 13: Fly tipping in the south-western portion of the site



Photo 14: Manor Road ramping up towards the roundabout to the north of the site



Photo 15: Allotment gardens



Photo 16: Bus terminal to the north of the site



Photo 17: Railway line bounding the site to the south



Photo 18: Footbridge adjacent to the south-east of the site

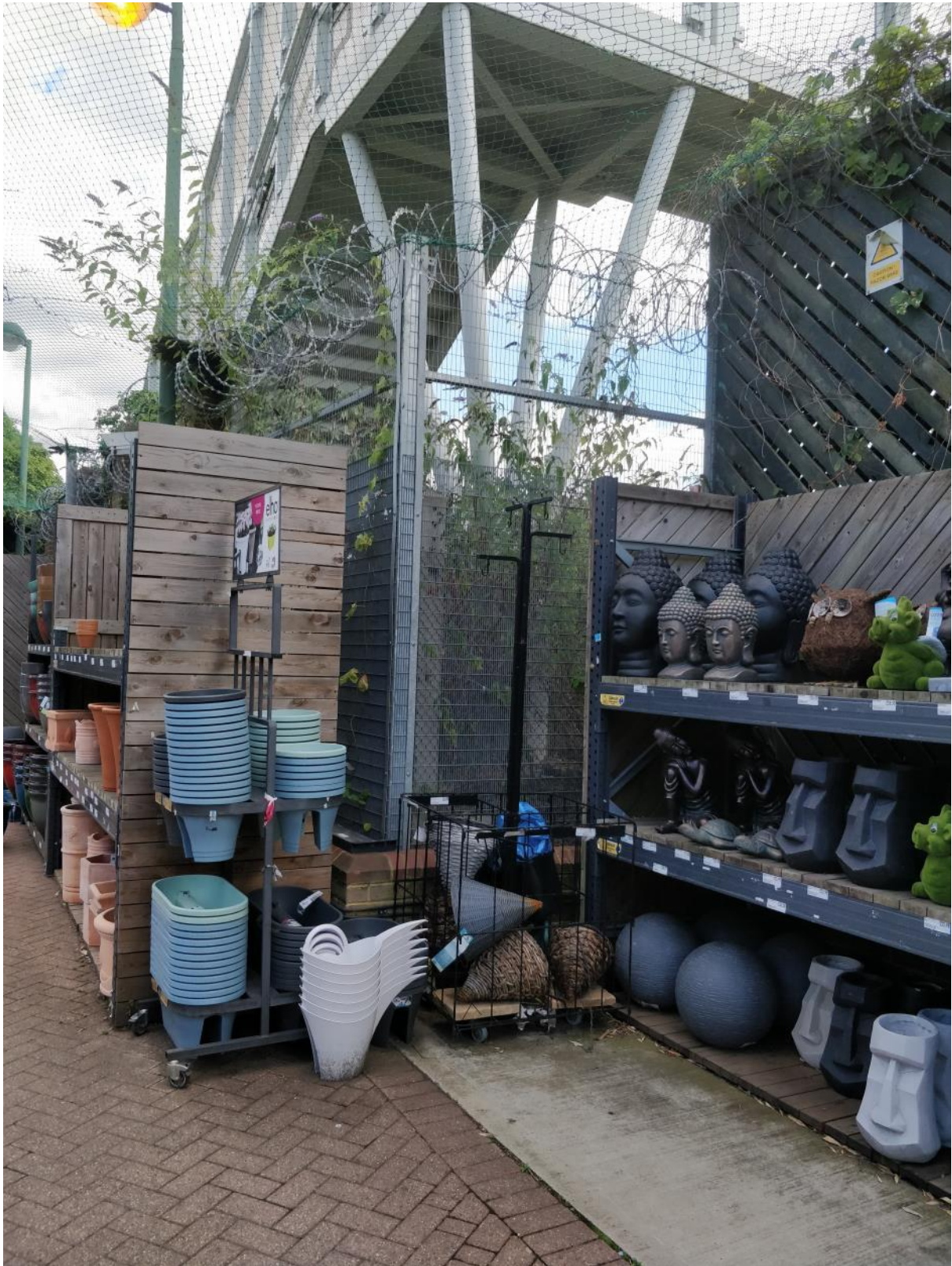


Photo 19: Railway footbridge cutting into Homebase garden centre

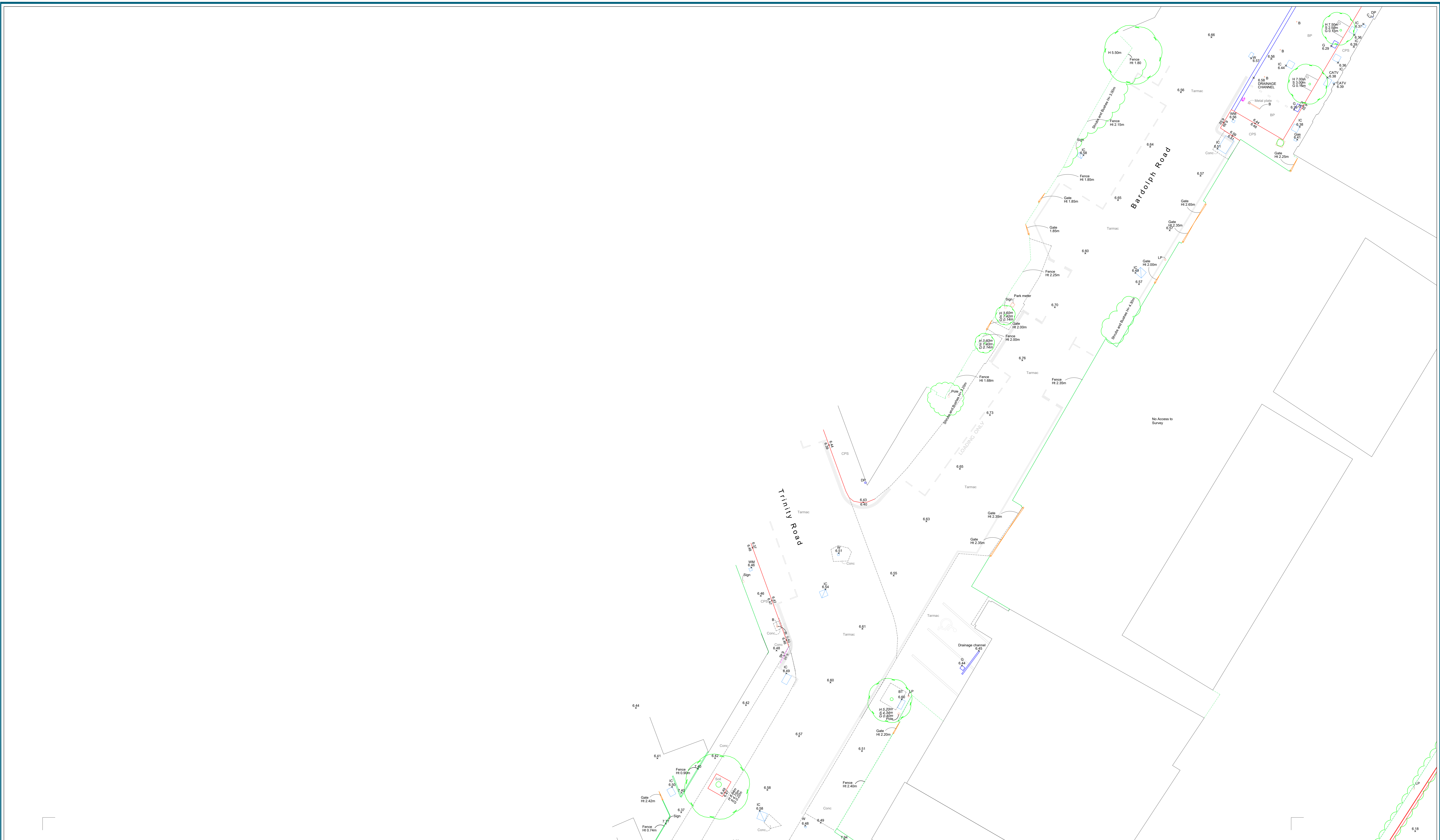




Photo 20: National Rail infrastructure

**APPENDIX F**  
**Topographical Survey**





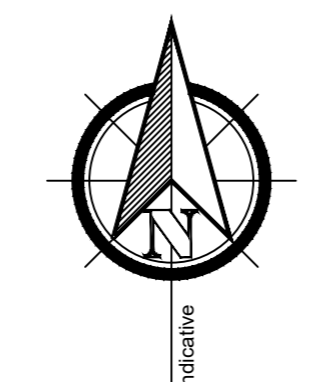
**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
 All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

**Stations:**  
 STN01 - 518899.719, 175472.891, 6.147  
 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

<b>Key:</b>	A/C Air Conditioning Unit	PO Post
B Bollard	RL Ridge Level	SRFC Surface Change
BP Brick Paving	S/O Smoke Outlet	SV Stop Valve
BT BT Inspection Cover	TCB Telephone Call Box	TP TacCPS Paving
CATV Cable Television Inspection Cover	W Water Inspection Cover	WM Water Meter
CPS Concrete Paving Slab		
DK Dropped Kerb		
DP Down Pipe		
EL Eaves Level		
FH Fire Hydrant		
G Gully		
GP Gate Post		
IC Inspection Cover		
ILB Illuminated Bollard		
IRS Illuminated Road Sign		
JB Junction Box		
LP Lamp Post		
MH Man Hole Cover		
PB Post Box		
PL Pavement Light		

	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10



**Project:** Homebase, Richmond

**Drawn By:** SB

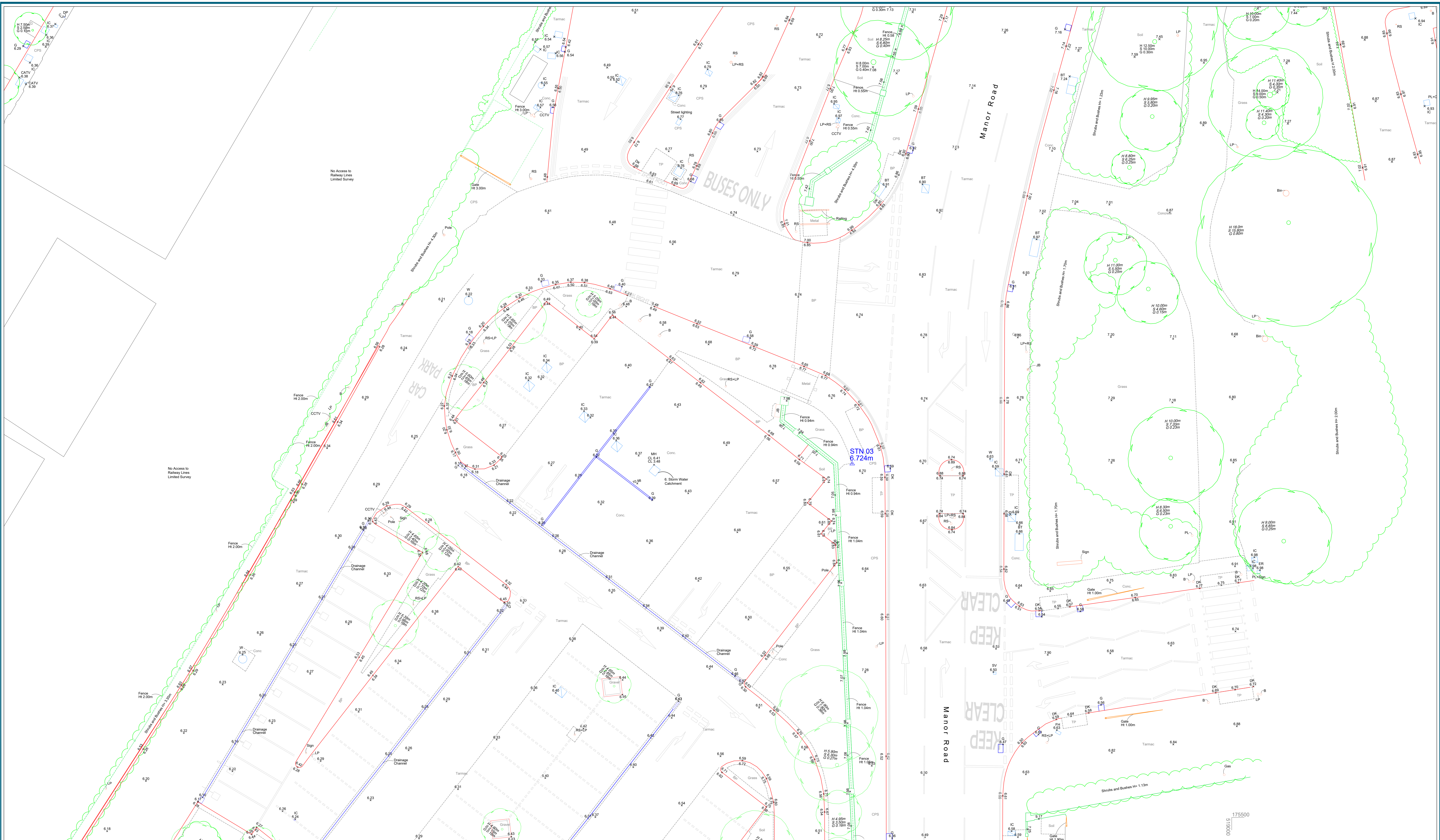
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**Date:** August 2018

**Title:** Topographic Survey Sheet 1

**Dwg No:** LS2024/T/01RevA

Point 2 Surveyors Ltd,  
 3rd Floor,  
 17 Slingsby Place,  
 London WC2E 9AB,  
 0207 836 5828  
 www.point2surveyors.com



Sources:  
 Levels are related to Ordnance Survey Datum via GPS Observations  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
 All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Stations:  
 STN01 - 518899.719, 175472.891, 6.147  
 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

Key:

A/C	Air Conditioning Unit	PO	Post
B	Bollard	RL	Ridge Level
BP	Brick Paving	SRFC	Surface Change
BT	BT Inspection Cover	S/O	Smoke Outlet
CATV	Cable Television Inspection Cover	SV	Stop Valve
CPS	Concrete Paving Slab	TCB	Telephone Call Box
DK	Dropped Kerb	TP	TacCPS Paving
DP	Down Pipe	W	Water Inspection Cover
EL	Eaves Level	WM	Water Meter
FH	Fire Hydrant		
G	Gully		
GP	Gate Post		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

S1	S2	
S3	S4	
S5	S6	S7
S8	S9	S10

Project: Homebase, Richmond

Title: Topographic Survey Sheet 2

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 17 Slingsby Place,  
 London WC2E 9AB,  
 0207 836 5828  
 www.point2surveyors.com

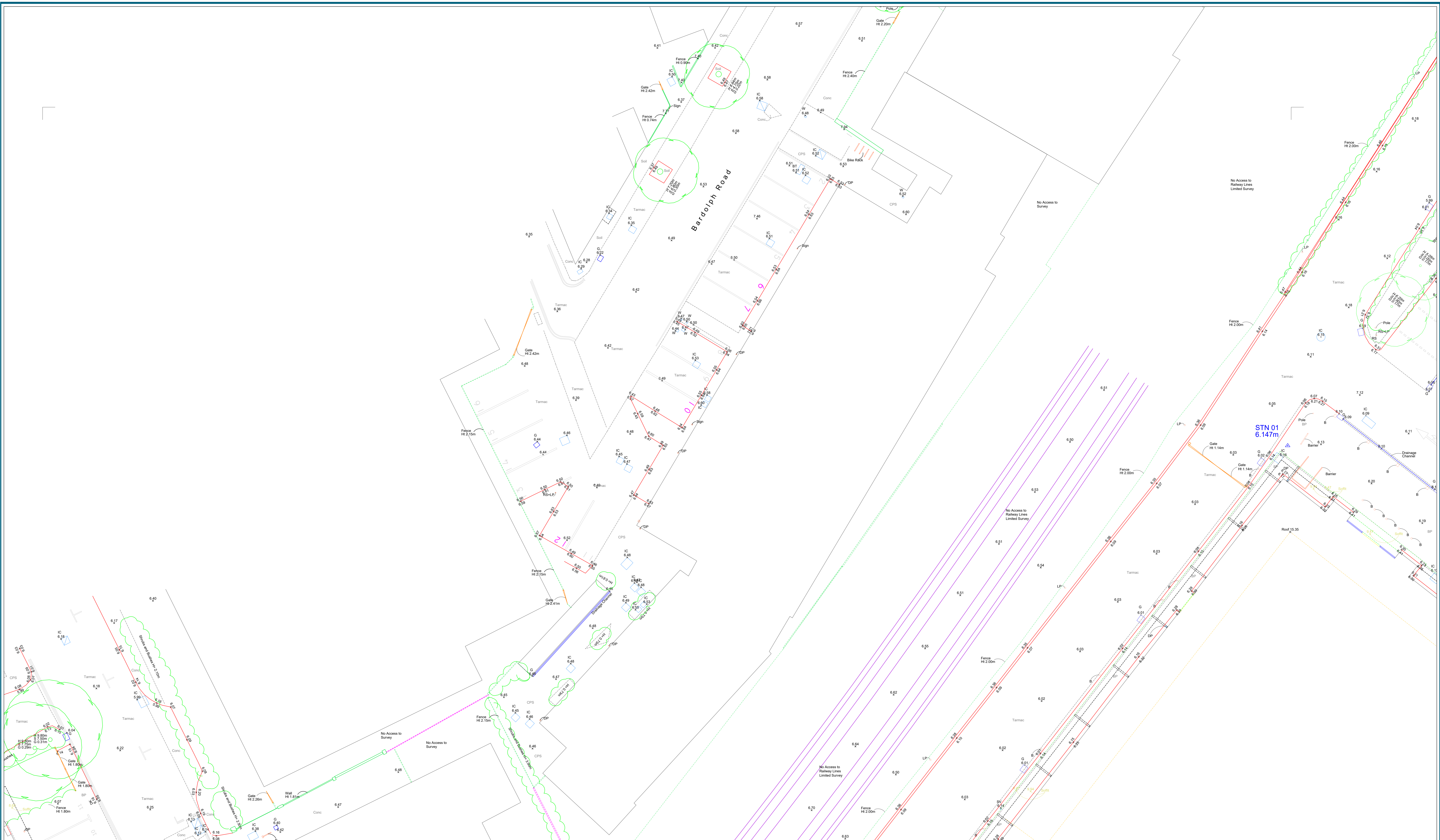


Drawn By: SB

Scale: 1:100 @ A0

Date: August 2018

Dwg No: **LS2024/T/02RevA**



**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
 All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

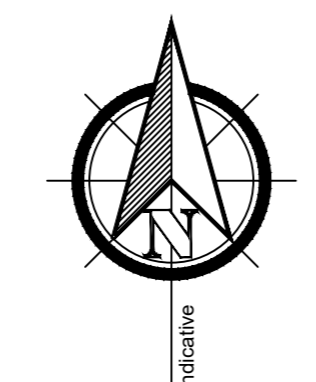
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 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

**Key:**

A/C	Air Conditioning Unit	PO	Post
B	Bollard	RL	Ridge Level
BP	Brick Paving	SRFC	Surface Change
BT	BT Inspection Cover	S/O	Smoke Outlet
CATV	Cable Television Inspection Cover	SV	Stop Valve
CPS	Concrete Paving Slab	TCB	Telephone Call Box
DK	Dropped Kerb	TP	TacCPS Paving
DP	Down Pipe	W	Water Inspection Cover
EL	Eaves Level	WM	Water Meter
FH	Fire Hydrant		
G	Gully		
GP	Gate Post		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

S1	S2
S3	S4
S5	S6
S8	S9
S7	S10



**Project:** Homebase, Richmond

**Drawn By:** SB

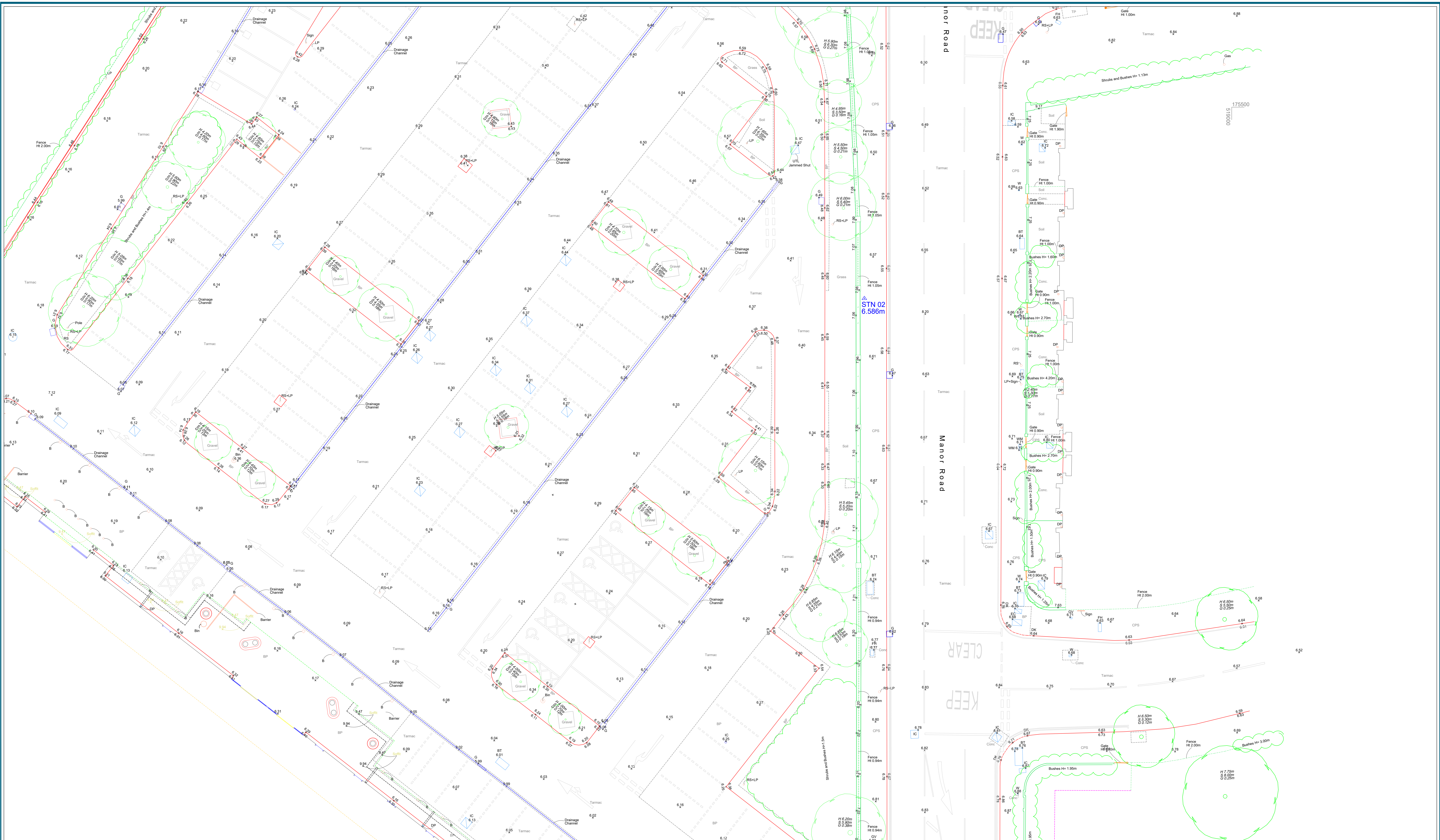
**Scale:** 1:100 @ A0

**Date:** August 2018

**Title:** Topographic Survey Sheet 3

**Dwg No:** LS2024/T/03RevA

Point 2 Surveyors Ltd,  
 3rd Floor,  
 17 Slingsby Place,  
 London WC2E 9AB,  
 0207 836 5828  
 www.point2surveyors.com



**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
 All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

**Stations:**  
 STN01 - 518899.719, 175472.891, 6.147  
 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

**Key:**

A/C	Air Conditioning Unit	PO	Post
B	Bollard	RL	Ridge Level
BP	Brick Paving	SRFC	Surface Change
BT	BT Inspection Cover	S/O	Smoke Outlet
CATV	Cable Television Inspection Cover	SV	Stop Valve
CPS	Concrete Paving Slab	TCB	Telephone Call Box
DK	Dropped Kerb	TP	TacCPS Paving
DP	Down Pipe	W	Water Inspection Cover
EL	Eaves Level	WM	Water Meter
FH	Fire Hydrant		
G	Gully		
GP	Gate Post		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

S1	S2
S3	S4
S5	S6
S8	S9
	S10

**Project:** Homebase, Richmond

**Drawn By:** SB

**Scale:** 1:100 @ A0

**Date:** August 2018

**Title:** Topographic Survey Sheet 4

**Dwg No:** LS2024/T/04RevA

Point 2 Surveyors Ltd,  
 3rd Floor,  
 17 Slingsby Place,  
 London WC2E 9AB,  
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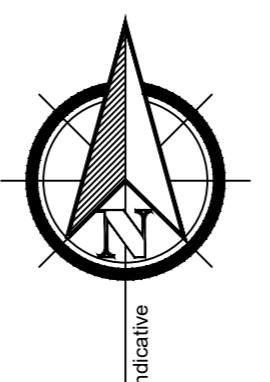


**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
 Survey location is related to Ordnance Survey Grid via GPS Observations.  
 All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

**Stations:**  
 STN01 - 518899.719, 175472.891, 6.147  
 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

- Key:**
- A/C Air Conditioning Unit
  - B Bollard
  - BP Brick Paving
  - BT BT Inspection Cover
  - CATV Cable Television Inspection Cover
  - CPS Concrete Paving Slab
  - DK Dropped Kerb
  - DP Down Pipe
  - EL Eaves Level
  - FH Fire Hydrant
  - G Gully
  - GP Gate Post
  - IC Inspection Cover
  - ILB Illuminated Bollard
  - IRS Illuminated Road Sign
  - JB Junction Box
  - LP Lamp Post
  - MH Man Hole Cover
  - PB Post Box
  - PL Pavement Light

- PO Post
- RL Ridge Level
- SRFC Surface Change
- S/O Smoke Outlet
- SV Stop Valve
- TCB Telephone Call Box
- TP TacCPS Paving
- W Water Inspection Cover
- WM Water Meter



	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10

**Project:** Homebase, Richmond

**Drawn By:** SB

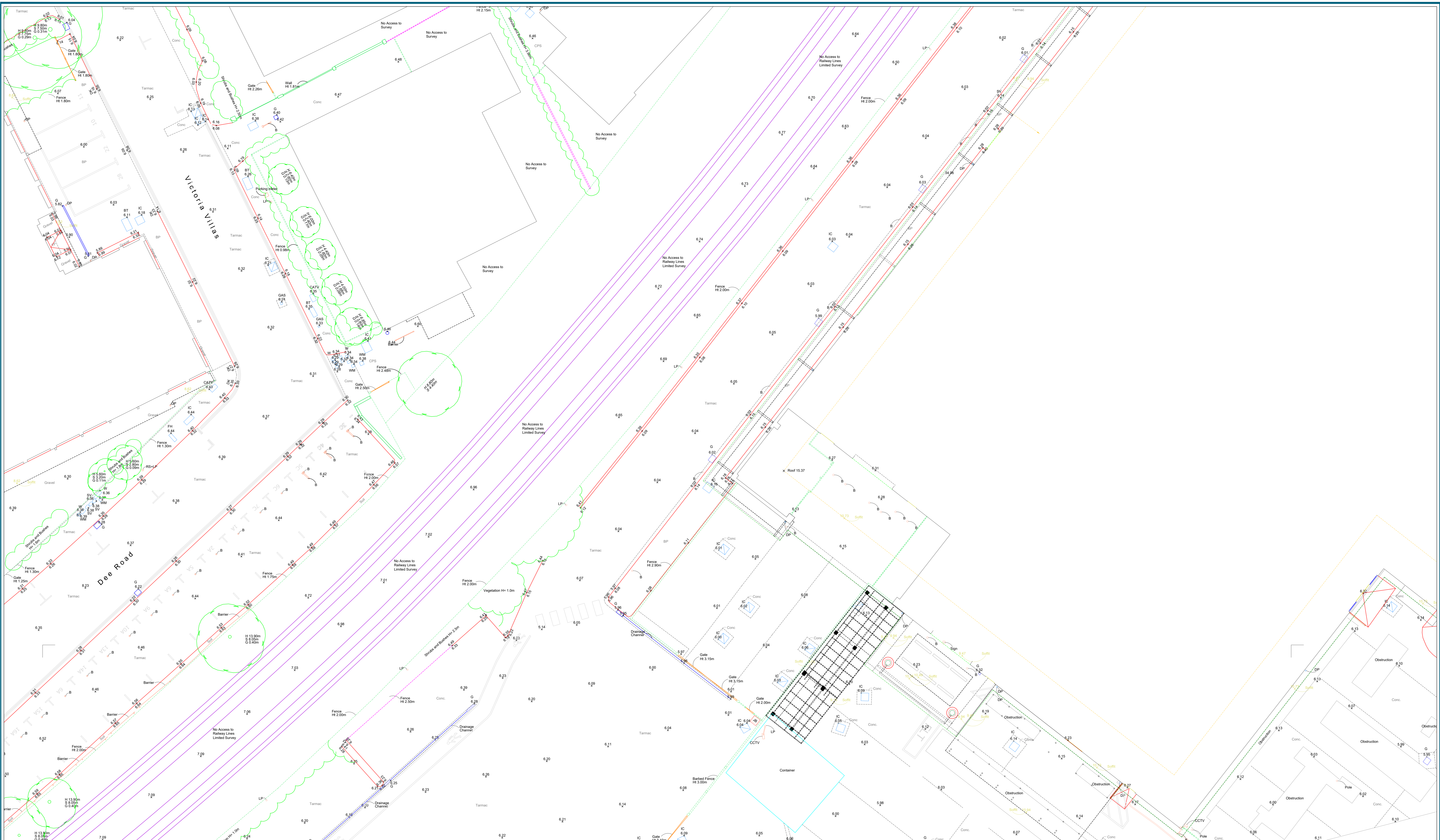
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**Date:** August 2018

**Title:** Topographic Survey Sheet 5

**Dwg No:** LS2024/T/05RevA

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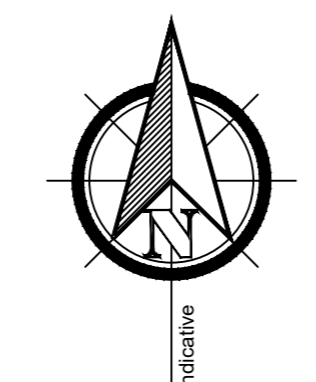
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 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

**Key:**

A/C	Air Conditioning Unit	PO	Post
B	Bollard	RL	Ridge Level
BP	Brick Paving	SRFC	Surface Change
BT	BT Inspection Cover	S/O	Smoke Outlet
CATV	Cable Television Inspection Cover	SV	Stop Valve
CP	Concrete Paving Slab	TCB	Telephone Call Box
DK	Dropped Kerb	TP	TacCPS Paving
DP	Down Pipe	W	Water Inspection Cover
EL	Eaves Level	WM	Water Meter
FH	Fire Hydrant		
G	Gully		
GP	Gate Post		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

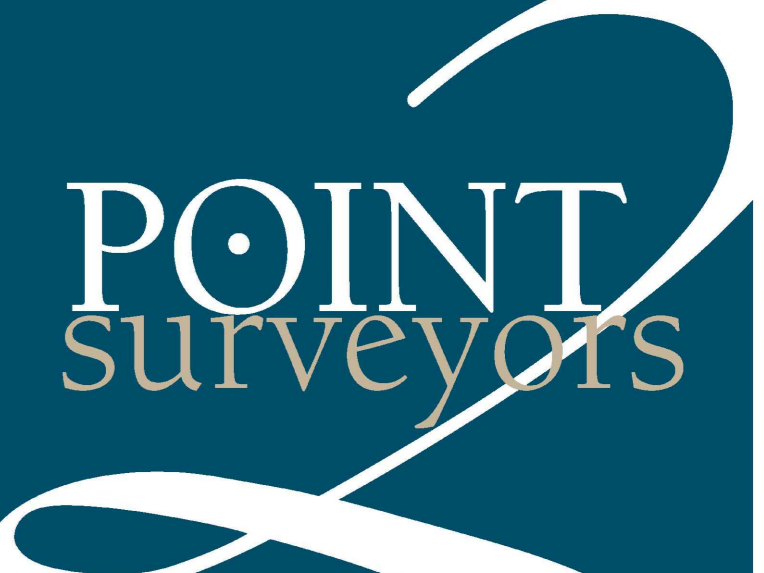
	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10



Project: Homebase, Richmond

Title: Topographic Survey Sheet 6

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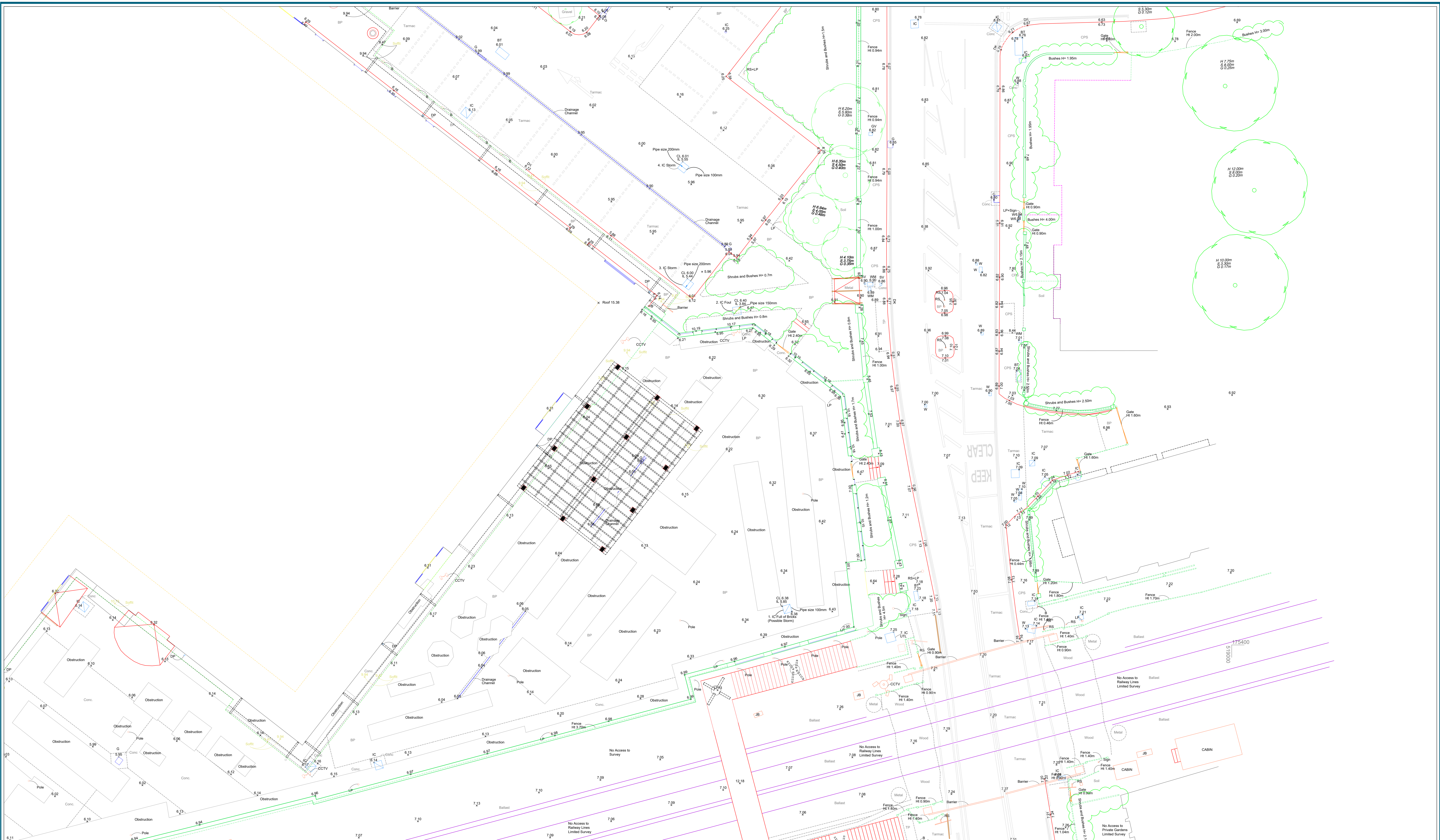
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Date: August 2018

Dwg No: **LS2024/T/06RevA**





**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
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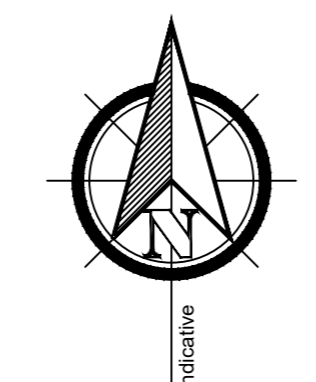
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 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

**Key:**

A/C	Air Conditioning Unit	PO	Post
B	Bollard	RL	Ridge Level
BP	Brick Paving	SRFC	Surface Change
BT	BT Inspection Cover	S/O	Smoke Outlet
CATV	Cable Television Inspection Cover	SV	Stop Valve
CP	Concrete Paving Slab	TCB	Telephone Call Box
DK	Dropped Kerb	TP	TacCPS Paving
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EL	Eaves Level	WM	Water Meter
FH	Fire Hydrant		
G	Gully		
GP	Gate Post		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

S1	S2
S3	S4
S5	S6
S8	S9
	S7
	S10



**Project:** Homebase, Richmond

**Title:** Topographic Survey Sheet 7

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**Date:** August 2018

**Dwg No:** LS2024/T/07RevA



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**Stations:**  
 STN01 - 518899.719, 175472.891, 6.147  
 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

**Key:**

A/C	Air Conditioning Unit	PO	Post
B	Bollard	RL	Ridge Level
BP	Brick Paving	SRFC	Surface Change
BT	BT Inspection Cover	S/O	Smoke Outlet
CATV	Cable Television Inspection Cover	SV	Stop Valve
DK	Dropped Kerb	CPS	Concrete Paving Slab
DP	Down Pipe	TCB	Telephone Call Box
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G	Gully	WM	Water Meter
GP	Gate Post		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10

**Project:** Homebase, Richmond

**Drawn By:** SB

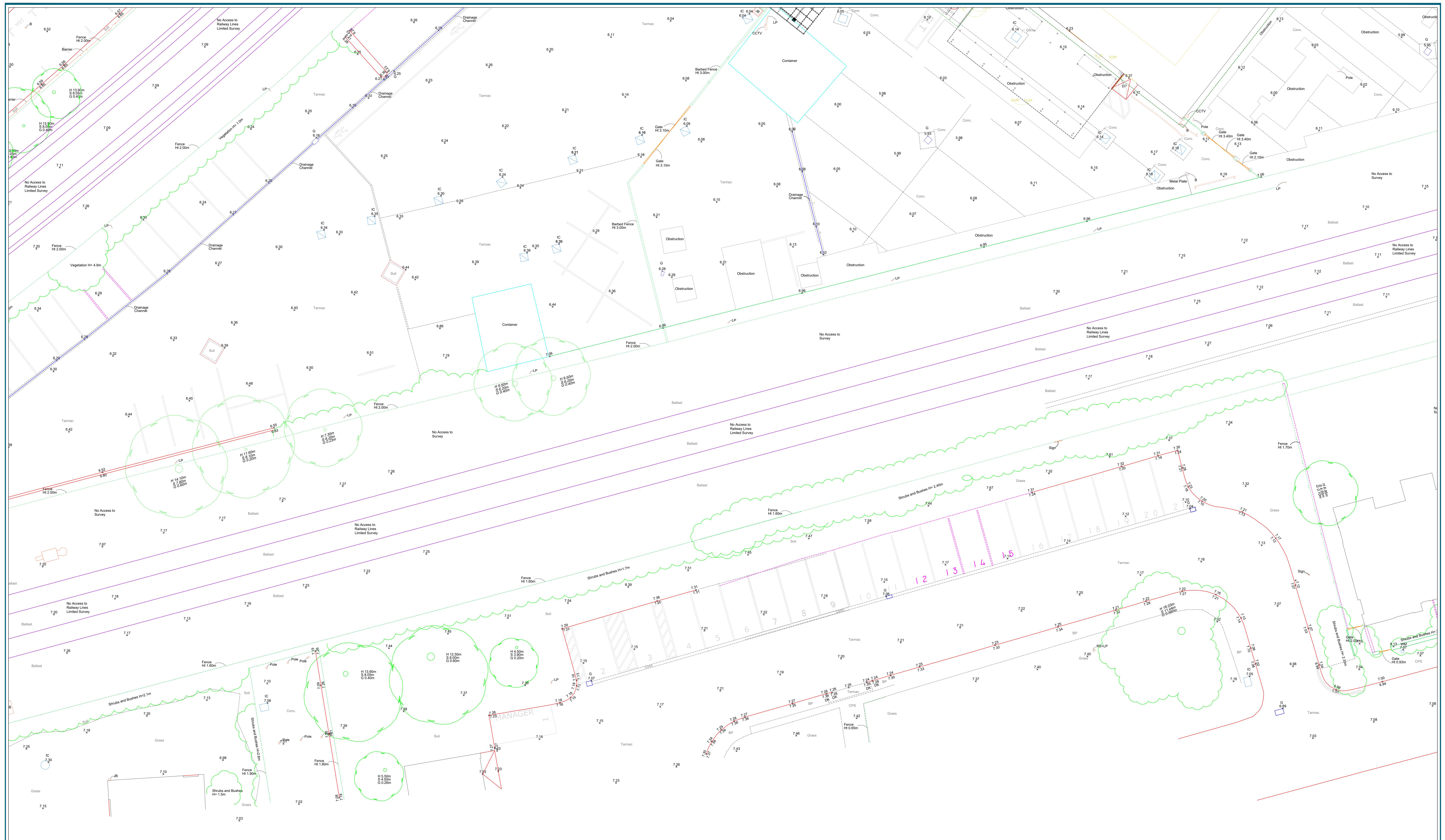
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**Title:** Topographic Survey Sheet 8

**Date:** August 2018

**Dwg No:** LS2024/T/08RevA

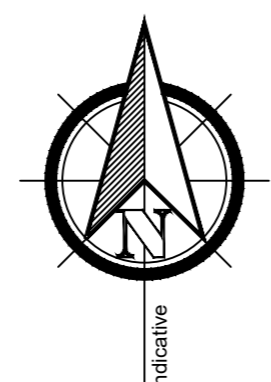
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 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

- Key:**
- |      |                                   |      |                        |
|------|-----------------------------------|------|------------------------|
| A/C  | Air Conditioning Unit             | PO   | Post                   |
| B    | Bollard                           | RL   | Ridge Level            |
| BP   | Brick Paving                      | SRFC | Surface Change         |
| BT   | BT Inspection Cover               | S/O  | Smoke Outlet           |
| CATV | Cable Television Inspection Cover | SV   | Stop Valve             |
| DK   | Dropped Kerb                      | TCB  | Telephone Call Box     |
| CPS  | Concrete Paving Slab              | TP   | TacCPS Paving          |
| DP   | Down Pipe                         | W    | Water Inspection Cover |
| EL   | Eaves Level                       | WM   | Water Meter            |
| FH   | Fire Hydrant                      |      |                        |
| G    | Gully                             |      |                        |
| GP   | Gate Post                         |      |                        |
| IC   | Inspection Cover                  |      |                        |
| ILB  | Illuminated Bollard               |      |                        |
| IRS  | Illuminated Road Sign             |      |                        |
| JB   | Junction Box                      |      |                        |
| LP   | Lamp Post                         |      |                        |
| MH   | Man Hole Cover                    |      |                        |
| PB   | Post Box                          |      |                        |
| PL   | Pavement Light                    |      |                        |



S1	S2
S3	S4
S5	S6
S8	S9
S7	S10

Project: Homebase, Richmond

Title: Topographic Survey Sheet 9

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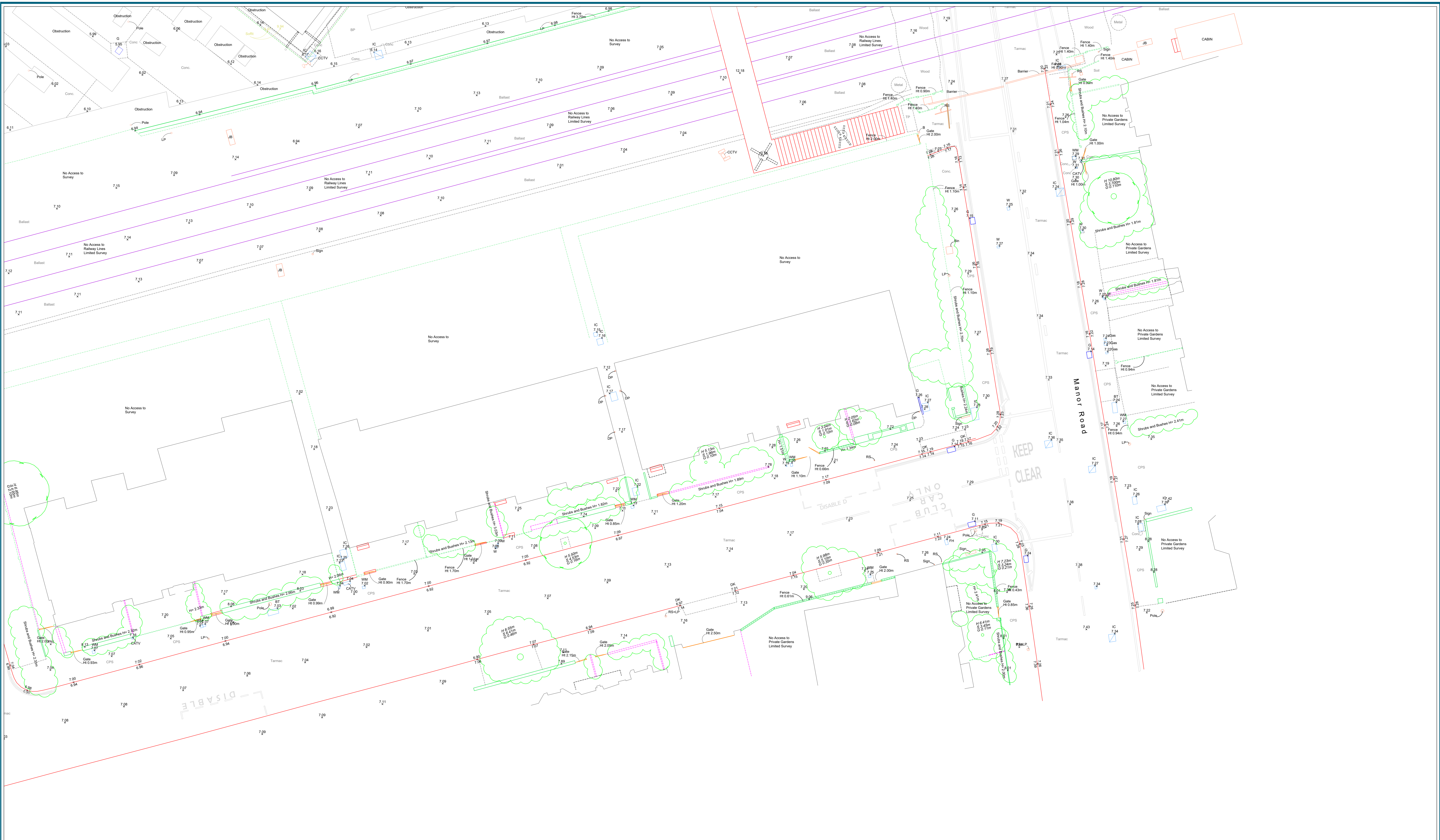


Drawn By: SB

Scale: 1:100 @ A0

Date: August 2018

Dwg No: LS2024/T/09RevA



**Sources:**  
 Levels are related to Ordnance Survey Datum via GPS Observations  
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 STN02 - 518970.579, 175484.687, 6.586  
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**Key:**

A/C	Air Conditioning Unit	PO	Post
B	Bollard	RL	Ridge Level
BP	Brick Paving	SRFC	Surface Change
BT	BT Inspection Cover	S/O	Smoke Outlet
CATV	Cable Television Inspection Cover	SV	Stop Valve
CPS	Concrete Paving Slab	TCB	Telephone Call Box
DK	Dropped Kerb	TP	TacCPS Paving
DP	Down Pipe	W	Water Inspection Cover
EL	Eaves Level	WM	Water Meter
FH	Fire Hydrant		
G	Gully		
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IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

S1	S2
S3	S4
S5	S6
S8	S9
	S10

**Project:** Homebase, Richmond

**Drawn By:** SB

**Scale:** 1:100 @ A0

**Date:** August 2018

**Title:** Topographic Survey Sheet 10

**Dwg No:** LS2024/T/10RevA

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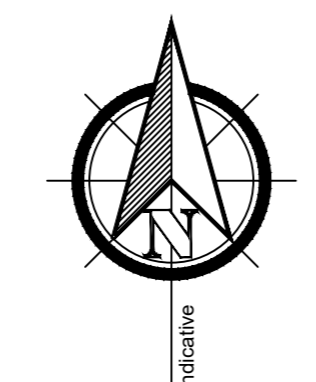
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**Key:**

A/C	Air Conditioning Unit	PO	Post
B	Bollard	RL	Ridge Level
BP	Brick Paving	SRFC	Surface Change
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EL	Eaves Level	WM	Water Meter
FH	Fire Hydrant		
G	Gully		
GP	Gate Post		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

		S13
S11		S12
S1		S2
	S3	S4
S5	S6	S7
S8	S9	S10



**Project:** Homebase, Richmond

**Drawn By:** SB

**Scale:** 1:100 @ A0

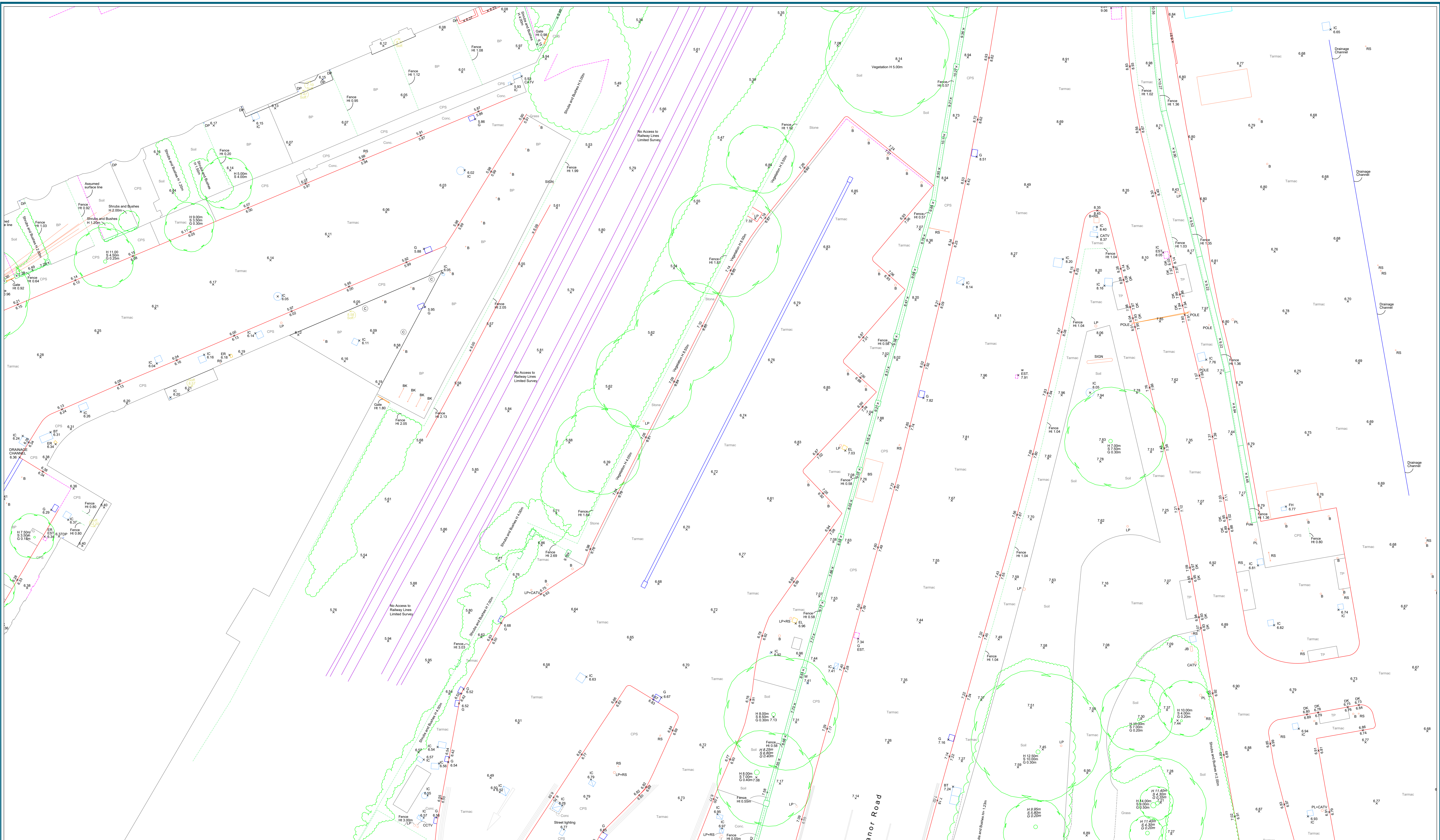
**Date:** August 2018

**Title:** Topographic Survey Sheet 11

**RevB:** Additional Area Added to Plan

**Dwg No:** LS2024/T/11RevA

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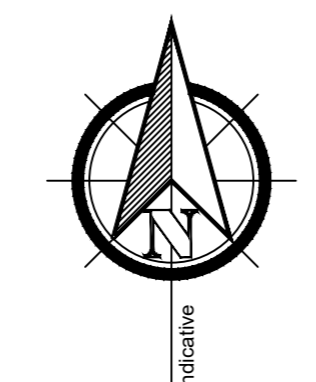
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MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

		S13
	S11	S12
	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10



**Project:** Homebase, Richmond

**Drawn By:** SB

**Scale:** 1:100 @ A0

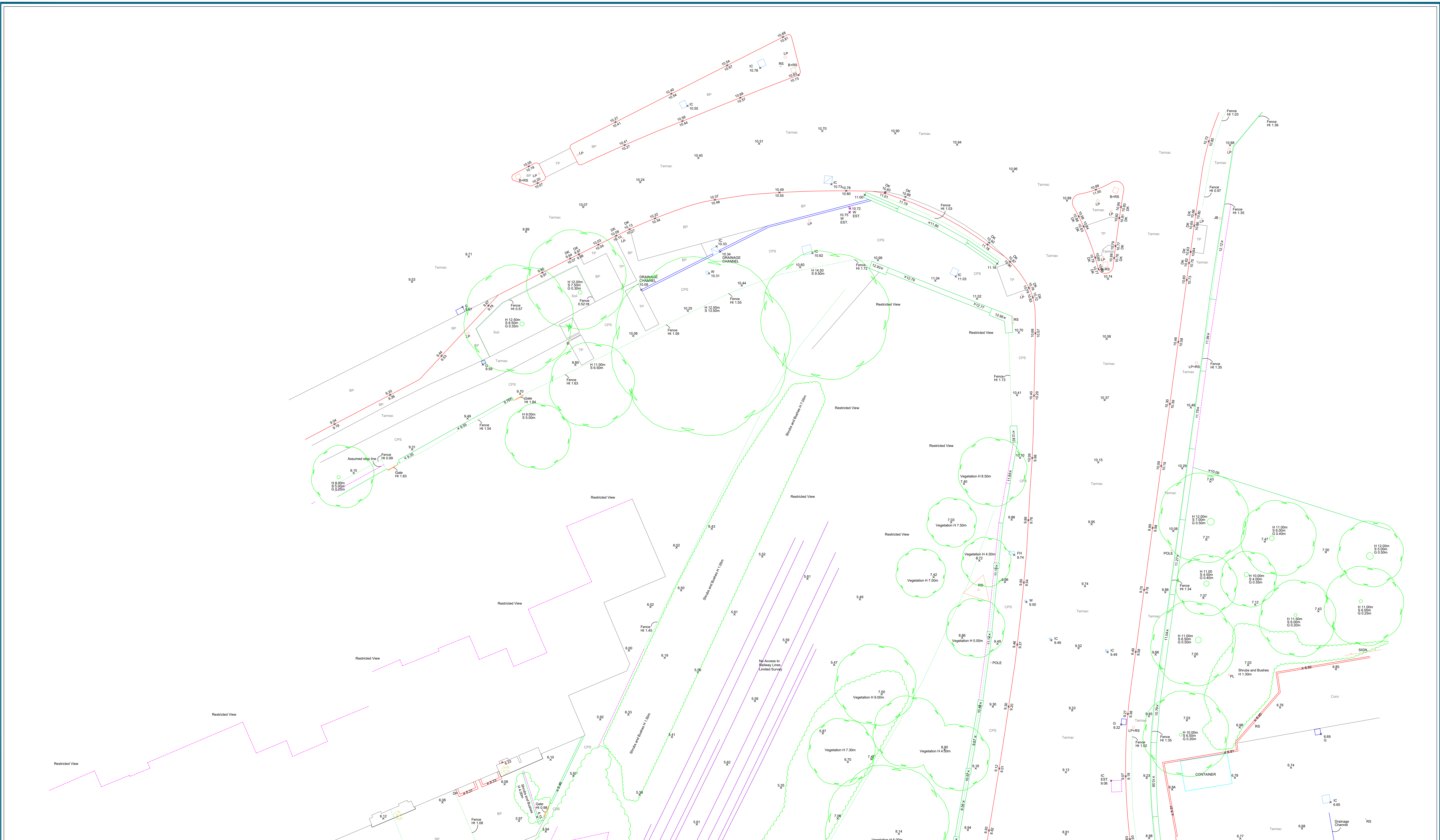
**Date:** August 2018

**Title:** Topographic Survey Sheet 12

**RevB:** Additional Area Added to Plan

**Dwg No:** LS2024/T/12RevA

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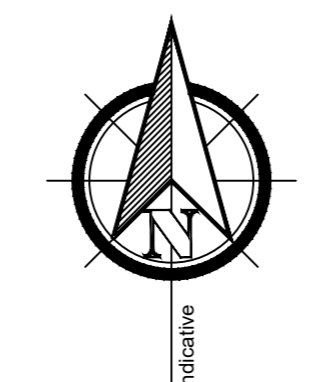
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 STN02 - 518970.579, 175484.687, 6.586  
 STN03 - 518969.606, 175528.346, 6.724

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PL	Pavement Light		

		S13
	S11	S12
	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10



**Project:** Homebase, Richmond

**Drawn By:** SB

**Scale:** 1:100 @ A0

**Date:** August 2018

**Title:** Topographic Survey Sheet 13

**RevB:** Additional Area Added to Plan

**Dwg No:** LS2024/T/13RevA

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**APPENDIX G**

**Principles of Geo-Environmental Risk Assessment**





### Principles of Environmental Risk Assessment

The Environmental Protection Act 1990, Part II A Contaminated Land (Section 57 of the Environment Act 1995) and the Contaminated Land Regulations 2006 (and 2012 amendments) provide a basis on which to determine the risks and liabilities presented by a contaminated site. Contaminated Land is defined within Section 78A(2) of the Environmental Protection Act 1990, Part II A Contaminated Land (by commencement of Section 86 of The Water Act 2003 [Commencement Order No. 11] Order 2012) as:

*“Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that-*

- (a) Significant harm is being caused or there is significant possibility of such harm being caused; or
- (b) Significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused.”

Section 57 of the Environment Act 1995 requires that any site identified as being “contaminated” by the Local Authority will be registered by them and remediation will be required to render the site fit for use.

The presence of contamination is not the sole factor for deciding whether a site is contaminated. Relevant parties should identify site-specific risks and provide objective, cost-effective methods to manage the contamination in a manner which satisfies the proposed end-use.

A risk-based approach, which takes both technical and non-technical aspects into consideration when making decisions on contamination resulting from past, present or future human activities, is advocated. The assessment of environmental risks generally relies on the identification of three principal elements forming a ‘pollutant or contaminant linkage’:

<b>Source:</b>	the contaminant
<b>Pathway:</b>	the route through which the contaminant can migrate, and
<b>Receptor:</b>	all human, animal, plant, controlled water or property that may be adversely affected (harmed) by the contaminant

In the absence of one of these elements, on a given site, there is no risk. Where all three elements are present, risk assessment is required to determine the significance of the harm or pollution that is being or may be caused. As outlined above, the terms of the Contaminated Land regime specify that remediation need only be implemented where a site is causing, or there is a significant possibility that it will cause, significant harm, or that pollution of controlled waters is being caused or there is a significant possibility of such pollution being caused.

Development of contaminated land is usually addressed through the application of planning and development legislation and guidance (i.e. NPPF). The suitable for use approach is regarded as the most appropriate basis to deal with contaminated land, taking account of environmental, social and economic objectives. The assessment is made in the context of the proposed land use.

**Risk Classification Matrix**

		Consequence			
		Severe (Sv)	Medium (Md)	Mild (Mi)	Minor (Mr)
Probability	High (Hi)	Very high risk	High Risk	Moderate Risk	Moderate/low risk
	Likely (Li)	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood (Lw)	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely (Ul)	Moderate/low risk	Low risk	Very low risk	Very low risk

After CIRIA Report C552, Contaminated Land Risk Assessment A Guide to Good Practice, 2001

**Classification of Consequence**

Classification	Definition	Examples
<b>Severe</b>	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem or organisation forming part of such ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).
<b>Medium</b>	Chronic damage to Human Health ("significant harm" as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem or organism forming part of such ecosystem, (note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).	Concentration of a contaminant from site exceeds the generic or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer. Death of a species within a designated nature reserve. Lesser toxic and asphyxiate effects of carbon dioxide
<b>Mild</b>	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ("significant harm" as defined in the Draft Circular on Contaminated Land, DETR, 2000). Damage to sensitive buildings/structures/services or the environment.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
<b>Minor</b>	Harm, although not necessarily significant harm, which may result in a financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discoloration of concrete.

[www.fairhurst.co.uk](http://www.fairhurst.co.uk)

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Birmingham	London
Bristol	Manchester
Dundee	Newcastle upon Tyne
Edinburgh	Sheffield
Elgin	Sevenoaks
Glasgow	Taunton
Inverness	Watford

**FAIRHURST**

### **A.3 Thames Water Correspondence**

- Sewer asset records
- Surface water flooding property history
- Preplanning enquiry (foul water)

# Asset location search



## Property Searches

Fairhurst GGA  
Fairhurst GGA Fairhurst GGA

LONDON  
SE1 9EA

**Search address supplied** Manor Road  
Richmond  
TW9 1YB

**Your reference** 126782

**Our reference** ALS/ALS Standard/2018\_3818642

**Search date** 19 June 2018

### Keeping you up-to-date

Knowledge of features below the surface is essential in every development. The benefits of this not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility for any commercial or residential project.

An asset location search provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth. Please note that information on cover and invert levels will only be provided where the data is available.



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



[searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



0845 070 9148



**Search address supplied:** Manor Road, Richmond, TW9 1YB

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)

## 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:

TQ1875SE  
TQ1975NW  
TQ1975SW  
TQ1875NE

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:

TQ1875SE  
TQ1975NW



TQ1975SW  
TQ1875NE

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](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: 0800 009 3921  
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 518750,175250  
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
90YQ	n/a	n/a
91QS	n/a	n/a
91SP	n/a	n/a
91QZ	n/a	n/a
93RT	n/a	n/a
93YZ	n/a	n/a
93ZT	n/a	n/a
92ZQ	n/a	n/a
93GY	n/a	n/a
93FZ	n/a	n/a
92EV	n/a	n/a
92PV	n/a	n/a
92PW	n/a	n/a
92PX	n/a	n/a
92PY	n/a	n/a
92RS	n/a	n/a
92PZ	n/a	n/a
9210	7.62	6.45
92AA	n/a	n/a
9305	n/a	n/a
9206	7.8	3.86
9306	7.68	6.33
9012	12.07	7.88
9011	11.61	8.09
9002	12.05	8.99
9001	11.58	8.1
90XT	n/a	n/a
90TR	n/a	n/a
90ZW	n/a	n/a
90YS	n/a	n/a
n/a	n/a	n/a
90YR	n/a	n/a
90TZ	n/a	n/a
91XV	n/a	n/a
90ZT	n/a	n/a
91VT	n/a	n/a
91WX	n/a	n/a
90ZY	n/a	n/a
91ZL	n/a	n/a
91VS	n/a	n/a
91XT	n/a	n/a
90VQ	n/a	n/a
9104	9.95	7.31
9013	10.38	8.72
91ZR	n/a	n/a
90YP	n/a	n/a
91SQ	n/a	n/a
90WT	n/a	n/a
90WV	n/a	n/a
91RV	n/a	n/a
90WW	n/a	n/a
91SV	n/a	n/a
91ST	n/a	n/a
91RY	n/a	n/a
91SS	n/a	n/a
91RX	n/a	n/a
8301	6.98	5.31
931A	n/a	n/a
9301	7.4	3.79
93SW	n/a	n/a
93XY	n/a	n/a
93YR	n/a	n/a
93RR	n/a	n/a
9307	7.25	n/a
93IW	n/a	n/a
93XS	n/a	n/a
93WZ	n/a	n/a
93XZ	n/a	n/a
93AB	n/a	n/a
93TY	n/a	n/a
93XP	n/a	n/a
93VW	n/a	n/a
93YP	n/a	n/a
9308	n/a	n/a
9304	7.34	3.71
93XQ	n/a	n/a
93TZ	n/a	n/a
93VP	n/a	n/a
93TP	n/a	n/a
93TR	n/a	n/a
81WX	n/a	n/a
8104	8.59	6.27
81ZX	n/a	n/a
91VY	n/a	n/a
91WZ	n/a	n/a
91SZ	n/a	n/a
91TX	n/a	n/a
9101	8.82	7.07
9105	8.77	6.72
92WS	n/a	n/a
92WY	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
91ZT	n/a	n/a
92WT	n/a	n/a
92XQ	n/a	n/a
91ZY	n/a	n/a
91ZP	n/a	n/a
91ZN	n/a	n/a
91ZW	n/a	n/a
91YY	n/a	n/a
91PS	n/a	n/a
9309	7.25	5.5
9407	6.58	5.23
9408	6.75	5.17
9401	6.65	1.26
9402	6.5	4.15
941A	n/a	n/a
941B	n/a	n/a
941C	n/a	n/a
901C	n/a	n/a
901A	n/a	n/a
901B	n/a	n/a
90WX	n/a	n/a
911E	n/a	n/a
911A	n/a	n/a
911D	n/a	n/a
911F	n/a	n/a
911B	n/a	n/a
91PW	n/a	n/a
911G	n/a	n/a
911C	n/a	n/a
9207	8.19	6.23
9202	8.11	6.9
92VZ	n/a	n/a
92VY	n/a	n/a
92VT	n/a	n/a
92VV	n/a	n/a
921A	n/a	n/a
92SY	n/a	n/a
92TQ	n/a	n/a
92SX	n/a	n/a
9208	7.63	5.59
83ZY	n/a	n/a
83ZQ	n/a	n/a
8302	6.98	6.13
83ZT	n/a	n/a
83ZR	n/a	n/a
92ZS	n/a	n/a
93ZY	n/a	n/a
9201	7.65	4.2
92ZR	n/a	n/a
9209	7.61	6.79
93ST	n/a	n/a
93ZW	n/a	n/a
93SY	n/a	n/a
92TP	n/a	n/a
93ZV	n/a	n/a
93SX	n/a	n/a
801A	n/a	n/a
7102	8.1	5.94
7101	8.06	6.31
8207	7.26	4.06
8201	7.33	4.33
8205	7.35	5.09
81ZP	n/a	n/a
81XW	n/a	n/a
81ZV	n/a	n/a
81XX	n/a	n/a
8202	7.81	5.73
8206	7.92	5.95
8101	8.18	6.12
81XS	n/a	n/a
8102	8.38	6.69
81XT	n/a	n/a
8103	8.4	6.27
83ZW	n/a	n/a
8203	n/a	n/a
81XP	n/a	n/a
81XQ	n/a	n/a
8204	7.37	5.41
83ZX	n/a	n/a
82ZT	n/a	n/a
82ZQ	n/a	n/a
81ZR	n/a	n/a
81WY	n/a	n/a
81ZS	n/a	n/a
7303	6.33	5.06
7306	6.32	5.05
7304	6.34	5.12
7305	6.32	5.14
8402	6.16	4.54
8401	6.19	4.82
73ZS	n/a	n/a
73ZQ	n/a	n/a
721D	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
73YZ	n/a	n/a
731E	n/a	n/a
731B	n/a	n/a
7301	6.57	4.66
731G	n/a	n/a
7309	7.97	4.49
731D	n/a	n/a
7302	7.21	4.81
7312	6.76	4.49
731A	n/a	n/a
731F	n/a	n/a
731C	n/a	n/a
7308	6.81	5.23
7307	6.86	5.28
721A	n/a	n/a
7313	6.78	4.55
721C	n/a	n/a
7203	7	5.51
7310	6.25	5
7204	6.91	4.72
7205	7.05	4.74
7202	7.11	4.54
73ZY	n/a	n/a
7311	6.26	4.79
60ZT	n/a	n/a
6101	8.29	5.62
7103	8.41	6.79
7008	10.51	n/a
7001	10.5	6.01
71YW	n/a	n/a
71YV	n/a	n/a
71YS	n/a	n/a
70ZX	n/a	n/a
7009	10.69	8.29
7002	12.35	10.89
70ZR	n/a	n/a
70YY	n/a	n/a
70YX	n/a	n/a
70ZP	n/a	n/a
70XX	n/a	n/a
70YW	n/a	n/a
70YQ	n/a	n/a
7010	10.61	8.25
7006	10.55	7.05
71ZQ	n/a	n/a
7005	11.32	10.06
8105	9.01	6.71
8002	10.6	8.11
8001	10.53	7.38
62ZX	n/a	n/a
62ZS	n/a	n/a
62ZQ	n/a	n/a
621B	n/a	n/a
6104	7.42	5.69
621D	n/a	n/a
6205	n/a	n/a
621C	n/a	n/a
7201	7.11	4.12
7208	7.17	5.04
7206	7.19	4.18
71ZY	n/a	n/a
71ZX	n/a	n/a
71ZV	n/a	n/a
71ZT	n/a	n/a
7207	7.62	5.66
71ZS	n/a	n/a
64ZX	n/a	n/a
6402	6.3	5.98
6407	6.44	3.95
641E	n/a	n/a
641D	n/a	n/a
64ZW	n/a	n/a
6404	6.34	4.16
6411	6.41	4.28
6405	6.46	4.41
741A	n/a	n/a
741D	n/a	n/a
741B	n/a	n/a
741E	n/a	n/a
7413	6.35	4.24
7412	6.3	4.39
7403	6.3	4.55
7402	6.25	4.75
74ZX	n/a	n/a
7409	6.32	4.57
7408	6.19	4.59
7401	6.18	4.83
74ZW	n/a	n/a
7411	6.52	4.48
7410	6.49	4.53
5301	6.94	4.35
6301	6.9	4.77
6302	6.87	5.04

Manhole Reference	Manhole Cover Level	Manhole Invert Level
6303	6.9	4.48
6304	6.85	4.84
63ZT	n/a	n/a
63YY	n/a	n/a
64WP	n/a	n/a
63YZ	n/a	n/a
64VZ	n/a	n/a
6305	6.96	5.44
63ZP	n/a	n/a
63ZQ	n/a	n/a
63ZR	n/a	n/a
62ZV	n/a	n/a
6412	n/a	n/a
6306	6.73	5.53
6308	n/a	n/a
641F	n/a	n/a
6307	n/a	n/a
63ZW	n/a	n/a
63ZX	n/a	n/a
62YP	n/a	n/a
621A	n/a	n/a
63ZY	n/a	n/a
63ZV	n/a	n/a
631A	n/a	n/a
61ZV	n/a	n/a
611A	n/a	n/a
611B	n/a	n/a
621H	n/a	n/a
52YV	n/a	n/a
62XZ	n/a	n/a
62XX	n/a	n/a
62XW	n/a	n/a
6204	7.06	5.53
6202	7.01	5.19
6203	7.19	5.26
6201	7.09	4.95
62YZ	n/a	n/a
621F	n/a	n/a
621G	n/a	n/a
621E	n/a	n/a
501E	n/a	n/a
50XY	n/a	n/a
50YS	n/a	n/a
5011	n/a	n/a
60ZY	n/a	n/a
501D	n/a	n/a
60ZW	n/a	n/a
50YP	n/a	n/a
5003	10.32	7.93
6014	10.31	8.48
5013	12.92	10.65
6015	10.24	8.31
6011	10.03	6.45
50XP	n/a	n/a
6010	10.15	6.49
6001	10	5.98
501C	n/a	n/a
501A	n/a	n/a
501B	n/a	n/a
51ZR	n/a	n/a
51YY	n/a	n/a
51YX	n/a	n/a
51ZQ	n/a	n/a
6103	8.74	6.16
61ZP	n/a	n/a
6102	8.41	6.97
51WV	n/a	n/a
50ZR	n/a	n/a
50ZW	n/a	n/a
5004	12.81	11.72
5014	12.82	10.69
5012	n/a	n/a
5010	n/a	n/a
5009	12.8	11.73
5008	12.77	11.49
6012	12.95	10.65
6013	12.27	10.34
60ZS	n/a	n/a
6003	11.8	8.93
531B	n/a	n/a
541B	n/a	n/a
53ZY	n/a	n/a
5425	6.57	3.675

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.



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 519250,175750

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
4705	6.05	4.6
4711	5.98	3.8
48ZY	n/a	n/a
4905	6.12	4.77
4901	6.16	5.37
4803	6.22	5.28
4902	6.14	5.12
491D	n/a	n/a
481E	n/a	n/a
491B	n/a	n/a
481F	n/a	n/a
491C	n/a	n/a
491A	n/a	n/a
4807	6.13	5.16
4802	6.11	5.02
4805	6.19	4.67
4804	6.33	4.73
4801	6.33	5.37
4903	6.12	4.83
4904	6.11	4.46
3703	6.1	5.26
3708	6.28	2.93
3704	6.41	3.08
3706	6.11	4.9
37ZX	n/a	n/a
47ZX	n/a	n/a
47ZV	n/a	n/a
4703	6	4.38
47YZ	n/a	n/a
4708	6.02	4.18
4701	n/a	-4.66
47YY	n/a	n/a
47YX	n/a	n/a
4707	5.77	n/a
4706	5.95	3.86
2506	6.38	5.16
2514	6.41	2.59
3501	6.37	3.84
35YQ	n/a	n/a
35YX	n/a	n/a
35YR	n/a	n/a
35YY	n/a	n/a
35YZ	n/a	n/a
35YS	n/a	n/a
35ZP	n/a	n/a
35YT	n/a	n/a
35ZQ	n/a	n/a
35ZY	n/a	n/a
35YP	n/a	n/a
35XZ	n/a	n/a
35ZX	n/a	n/a
35XY	n/a	n/a
35ZW	n/a	n/a
35ZV	n/a	n/a
35ZT	n/a	n/a
35XX	n/a	n/a
35XW	n/a	n/a
2516	n/a	n/a
2511	6.26	4.43
0507	n/a	5.09
2515	n/a	n/a
2512	6.31	4.34
0508	n/a	5.04
39WP	n/a	n/a
0901A	6.45	4.59
39VX	n/a	n/a
39YX	n/a	n/a
39ZS	n/a	n/a
39YR	n/a	n/a
391A	n/a	n/a
39YZ	n/a	n/a
39YV	n/a	n/a
39XP	n/a	n/a
39YT	n/a	n/a
39XV	n/a	n/a
39WQ	n/a	n/a
39ZQ	n/a	n/a
39XR	n/a	n/a
39ZP	n/a	n/a
39XS	n/a	n/a
39WS	n/a	n/a
3801	6.27	5.33
3806	6.22	4.88
481A	n/a	n/a
481D	n/a	n/a
4806	6.2	4.98
481C	n/a	n/a
481B	n/a	n/a
0805	6.37	3.53
0903	6.28	4.76

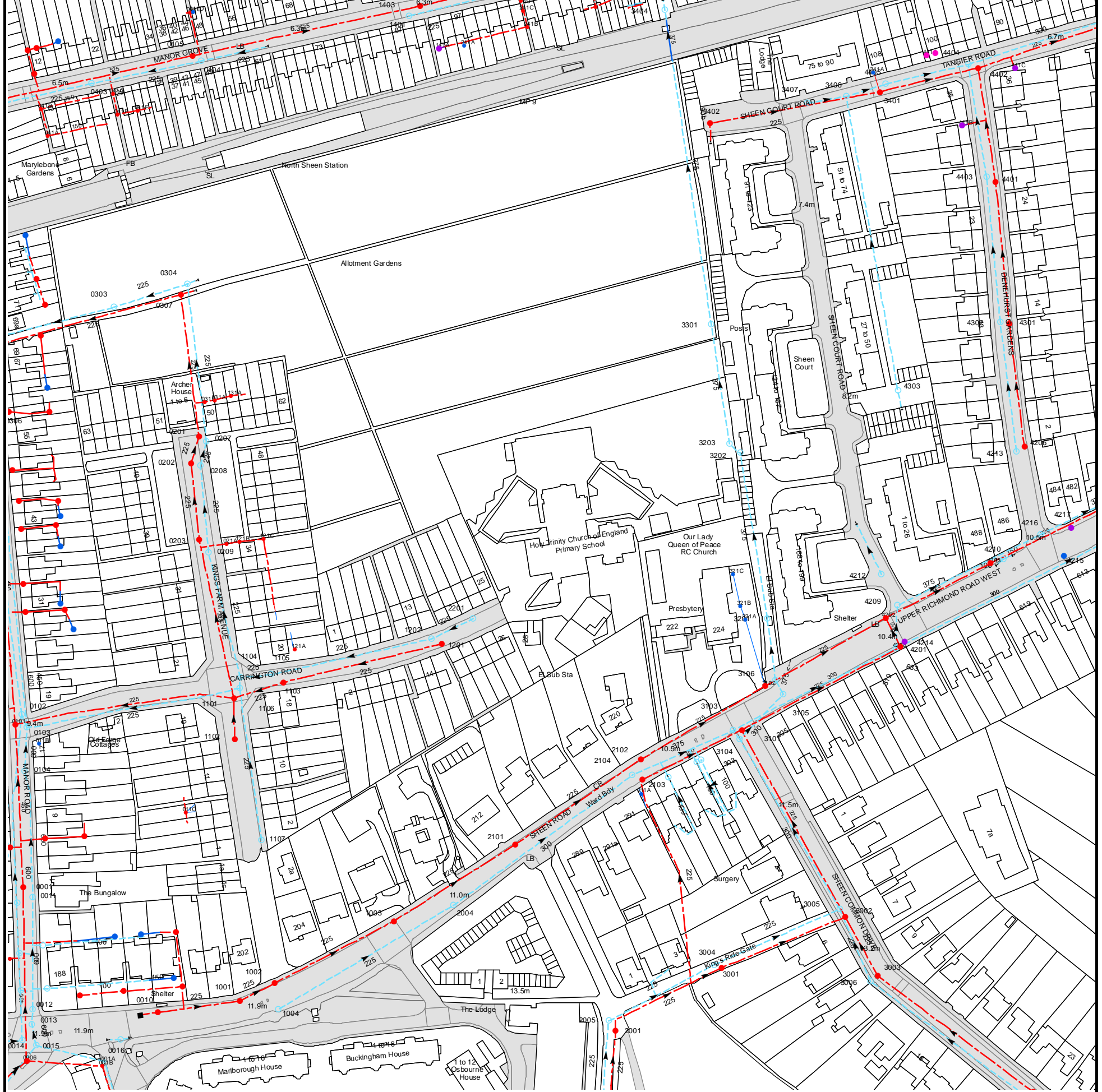


Manhole Reference	Manhole Cover Level	Manhole Invert Level
0902	6.33	4.8
0906	6.35	3.61
08ZY	n/a	n/a
08WV	n/a	n/a
0907	6.41	3.72
09ZY	n/a	n/a
09ZW	n/a	n/a
08ZW	n/a	n/a
18WP	n/a	n/a
191D	n/a	n/a
18VW	n/a	n/a
191C	n/a	n/a
18VR	n/a	n/a
19ZX	n/a	n/a
18QX	n/a	n/a
18TY	n/a	n/a
19ZR	n/a	n/a
18RY	n/a	n/a
18YV	n/a	n/a
19WZ	n/a	n/a
19ZY	n/a	n/a
18TW	n/a	n/a
18VT	n/a	n/a
191G	n/a	n/a
1806	6.36	4.05
18WV	n/a	n/a
18WX	n/a	n/a
18ZP	n/a	n/a
181A	n/a	n/a
18YY	n/a	n/a
18ZS	n/a	n/a
18ZR	n/a	n/a
1803	6.33	4.65
1801	n/a	-5.11
1805	6.36	3.83
1804	6.33	4.96
19YS	n/a	n/a
19YQ	n/a	n/a
1906	6.4	3.97
19YP	n/a	n/a
19XT	n/a	n/a
19XS	n/a	n/a
19WX	n/a	n/a
19ZV	n/a	n/a
19VV	n/a	n/a
19VT	n/a	n/a
19VW	n/a	n/a
191F	n/a	n/a
191E	n/a	n/a
19VX	n/a	n/a
1904	6.88	4.85
1901	n/a	-5.16
1903	6.72	5.39
2801	6.23	5.26
28YY	n/a	n/a
28QS	n/a	n/a
38XY	n/a	n/a
38XW	n/a	n/a
38YQ	n/a	n/a
38XQ	n/a	n/a
38XS	n/a	n/a
38ZV	n/a	n/a
38YS	n/a	n/a
381A	n/a	n/a
38ZP	n/a	n/a
38ZY	n/a	n/a
3902	6.38	5.11
3901	6.42	4.67
3803	6.49	5.4
3807	6.47	4.51
39YQ	n/a	n/a
3802	6.48	4.86
3804	6.46	4.83
3805	6.35	4.95
391B	n/a	n/a
39WZ	n/a	n/a
39XY	n/a	n/a
39VT	n/a	n/a
39WW	n/a	n/a
38VV	n/a	n/a
19VZ	n/a	n/a
28ZX	n/a	n/a
28SW	n/a	n/a
29ZX	n/a	n/a
29SS	n/a	n/a
28SV	n/a	n/a
28ZW	n/a	n/a
29ZW	n/a	n/a
28TQ	n/a	n/a
28ZR	n/a	n/a
29ZS	n/a	n/a
29ZV	n/a	n/a
2805	6.34	4.51

Manhole Reference	Manhole Cover Level	Manhole Invert Level
2804	6.32	5.16
2809	6.35	4.19
291A	n/a	n/a
2810	6.29	4.28
281B	n/a	n/a
2901	6.58	5.47
2902	6.65	5.07
2803	6.38	4.34
2802	6.33	5.23
28XZ	n/a	n/a
2807	6.33	4.96
28YP	n/a	n/a
28YW	n/a	n/a
28QR	n/a	n/a
17WZ	n/a	n/a
17WP	n/a	n/a
17XP	n/a	n/a
17VS	n/a	n/a
07ZX	n/a	n/a
07ZP	n/a	n/a
07ZW	n/a	n/a
07YZ	n/a	n/a
0706	6.89	3.18
17VV	n/a	n/a
17WX	n/a	n/a
07ZS	n/a	n/a
07ZY	n/a	n/a
18RV	n/a	n/a
081E	n/a	n/a
08YP	n/a	n/a
18SR	n/a	n/a
08ZQ	n/a	n/a
18SQ	n/a	n/a
18RR	n/a	n/a
08ZS	n/a	n/a
08YW	n/a	n/a
081B	n/a	n/a
0801	6.52	5.51
08YV	n/a	n/a
18RW	n/a	n/a
0804	6.52	3.37
08ZT	n/a	n/a
1703	6.62	4.51
18RQ	n/a	n/a
18SP	n/a	n/a
1802	6.36	5.24
1701	n/a	-5.05
1807	6.37	4.23
18PS	n/a	n/a
18CX	n/a	n/a
17SW	n/a	n/a
17RS	n/a	n/a
17QQ	n/a	n/a
17SS	n/a	n/a
18PT	n/a	n/a
18BZ	n/a	n/a
18PR	n/a	n/a
18DS	n/a	n/a
17XZ	n/a	n/a
17YP	n/a	n/a
17ZV	n/a	n/a
17YR	n/a	n/a
17XX	n/a	n/a
17XV	n/a	n/a
18YQ	n/a	n/a
18XZ	n/a	n/a
18XY	n/a	n/a
18YP	n/a	n/a
18XV	n/a	n/a
0807	6.78	n/a
0802	6.41	5.07
0806	6.65	3.4
08WQ	n/a	n/a
081D	n/a	n/a
08VZ	n/a	n/a
071A	n/a	n/a
0705	7.14	3.1
0702	7.15	5.72
3707	6.12	5.21
371A	n/a	n/a
37YT	n/a	n/a
37ZV	n/a	n/a
37ZW	n/a	n/a
37ZT	n/a	n/a
37ZQ	n/a	n/a
27TZ	n/a	n/a
37YV	n/a	n/a
37YY	n/a	n/a
37YZ	n/a	n/a
37YQ	n/a	n/a
37YX	n/a	n/a
38VQ	n/a	n/a
38WW	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
38WZ	n/a	n/a
38WY	n/a	n/a
3808	6.25	4.88
38VZ	n/a	n/a
28RP	n/a	n/a
38WT	n/a	n/a
38WR	n/a	n/a
38WS	n/a	n/a
28QX	n/a	n/a
28TZ	n/a	n/a
28QV	n/a	n/a
38ZW	n/a	n/a
38ZQ	n/a	n/a
18XS	n/a	n/a
18XR	n/a	n/a
18XW	n/a	n/a
17ZY	n/a	n/a
28TY	n/a	n/a
28WQ	n/a	n/a
2702	6.52	5.45
28WS	n/a	n/a
28WZ	n/a	n/a
28TX	n/a	n/a
28WP	n/a	n/a
2806	6.39	5.27
2811	6.44	4.43
27WW	n/a	n/a
27XW	n/a	n/a
27XY	n/a	n/a
27XQ	n/a	n/a
27VW	n/a	n/a
27WR	n/a	n/a
27WP	n/a	n/a
281A	n/a	n/a
27VQ	n/a	n/a
2703	6.28	4.07
2808	6.35	4.42
28QZ	n/a	n/a
28PZ	n/a	n/a
27TX	n/a	n/a
3705	6.01	3.14
3602	5.84	3.53
3601	5.81	3.37
361C	n/a	n/a
3709	6.12	4.65
361D	n/a	n/a
361B	n/a	n/a
461I	n/a	n/a
4704	6.11	4.76
4709	6.13	4.75
461H	n/a	n/a
461J	n/a	n/a
4601	5.69	3.93
4602	5.69	3.45
461L	n/a	n/a
461K	n/a	n/a
461B	n/a	n/a
461C	n/a	n/a
4710	6.07	4.45
2608	6.07	2.36
2605	6.08	4.51
361A	n/a	n/a
2602	6.27	4.06
2606	6.2	4.43
261A	n/a	n/a
261B	n/a	n/a
2603	6.39	3.84
2607	6.42	2.79
2604	6.43	3.61
2601	n/a	-4.42
3701	n/a	-4.54
2707	n/a	n/a
2704	n/a	n/a
2701	n/a	n/a
27WY	n/a	n/a
27XS	n/a	n/a
2705	n/a	n/a
27WZ	n/a	n/a
27XT	n/a	n/a
27WT	n/a	n/a
27VT	n/a	n/a
27VZ	n/a	n/a
27VS	n/a	n/a
27VY	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 519250,175250  
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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
3005	12.69	9.59
3002	12.7	9.4
3006	13.66	11.73
3003	13.63	11.09
3106	10.44	7.55
3105	10.35	7.82
4212	9.74	7.91
4202	10.35	8.04
4208	10.46	8.53
4209	10.35	7.57
4303	n/a	n/a
4201	10.47	8.11
4214	n/a	n/a
4203	10.36	7.94
4210	10.25	8.91
4213	8.2	6.43
4206	8.14	6.56
4216	n/a	n/a
4215	n/a	n/a
4217	n/a	n/a
3404	n/a	n/a
3402	6.57	5.35
3301	n/a	n/a
3203	n/a	n/a
3202	n/a	n/a
0010	11.99	8.94
00YS	n/a	n/a
00XT	n/a	n/a
00XS	n/a	n/a
011C	n/a	n/a
1001	12.01	8.44
1107	n/a	n/a
1002	11.76	8.81
1004	12.14	11.15
1003	9.51	8.95
2004	10.89	9.51
2101	10.72	8.43
2005	12.94	10.22
2001	12.98	10.16
2104	10.34	8.95
211A	n/a	n/a
2103	10.53	9.36
31LL	n/a	n/a
3004	11.09	9.9
3001	11.85	9.82
02ZP	n/a	n/a
0208	7.76	6.19
0202	7.79	5.83
0207	7.66	6.15
0201	7.66	5.69
031B	n/a	n/a
031A	n/a	n/a
131A	n/a	n/a
0303	7.2	5.91
0307	7.22	4.17
0304	7.24	5.92
0403	6.38	5.47
0404	6.39	5.55
0405	6.38	3.24
141A	n/a	n/a
241A	n/a	n/a
241B	n/a	n/a
1401	6.26	5.49
041C	n/a	n/a
041D	n/a	n/a
241C	n/a	n/a
2401	n/a	n/a
1403	6.31	2.91
241D	n/a	n/a
02YV	n/a	n/a
02XZ	n/a	n/a
02XR	n/a	n/a
02XT	n/a	n/a
0203	8.18	5.95
0209	8.26	6.37
021A	n/a	n/a
1101	8.76	6.55
1102	9.11	7.17
121B	n/a	n/a
1106	8.73	7.22
1104	8.73	6.63
121C	n/a	n/a
1105	8.62	6.83
1103	8.56	6.79
121A	n/a	n/a
1202	8.36	7.05
1201	8.34	7.04
2201	8.44	7.17
2102	8.57	8.27
31ME	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
31ML	n/a	n/a
321C	n/a	n/a
3103	10.43	9.23
3104	10.51	9.24
321B	n/a	n/a
3101	10.44	8.69
321A	n/a	n/a
3102	10.37	8.09
3201	n/a	n/a
01ZY	n/a	n/a
00ZY	n/a	n/a
00ZP	n/a	n/a
00ZW	n/a	n/a
00ZT	n/a	n/a
0014	12.07	7.86
0001	10.68	7.2
0006	12.05	7.89
0013	11.91	10.16
0011	10.6	9.25
0012	11.76	10.1
0015	12.04	10.61
00YV	n/a	n/a
01YV	n/a	n/a
00YQ	n/a	n/a
00XQ	n/a	n/a
01YW	n/a	n/a
001B	n/a	n/a
001A	n/a	n/a
00XZ	n/a	n/a
0016	12.07	10.52
00XP	n/a	n/a
00XW	n/a	n/a
03YP	n/a	n/a
02ZT	n/a	n/a
02YW	n/a	n/a
02YR	n/a	n/a
02XW	n/a	n/a
03YX	n/a	n/a
03YR	n/a	n/a
02YS	n/a	n/a
02YY	n/a	n/a
03YV	n/a	n/a
03ZV	n/a	n/a
03ZW	n/a	n/a
0101	9.3	5.94
0102	9.21	7
0104	9.96	7.26
02XQ	n/a	n/a
0103	9.22	7.57
011B	n/a	n/a
041G	n/a	n/a
041F	n/a	n/a
041E	n/a	n/a
4301	7.06	5.48
4302	7.28	5.86
4401	6.77	5.15
4403	6.79	5.75
441B	n/a	n/a
3407	6.95	5.81
3406	6.82	5.68
3401	6.84	5.01
4405	6.82	5.68
341A	n/a	n/a
441C	n/a	n/a
4402	6.76	4.83
4404	6.78	5.48
441A	n/a	n/a
4406	n/a	n/a
03ZY	n/a	n/a
041A	n/a	n/a
041B	n/a	n/a
04ZT	n/a	n/a
04ZV	n/a	n/a
04ZW	n/a	n/a
04ZY	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 518750,175750

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Manhole Reference	Manhole Cover Level	Manhole Invert Level
881C	n/a	n/a
881A	n/a	n/a
8801	6.71	5.05
8806	6.66	5.13
8807	6.57	4.89
981F	n/a	n/a
97ZX	n/a	n/a
9704	6.52	5.33
981B	n/a	n/a
9703	n/a	n/a
9709	n/a	n/a
97YX	n/a	n/a
97YV	n/a	n/a
981C	n/a	n/a
97YY	n/a	n/a
981A	n/a	n/a
981M	n/a	n/a
97YZ	n/a	n/a
9706	n/a	n/a
9705	n/a	n/a
9802	6.66	5.26
9501	6.02	4.95
9610	n/a	n/a
9607	6.03	4.81
96ZS	n/a	n/a
96ZW	n/a	n/a
96ZY	n/a	n/a
9608	8.22	3.2
96ZV	n/a	n/a
96ZT	n/a	n/a
96ZP	n/a	n/a
96ZQ	n/a	n/a
9609	10.29	2.77
9606	9.45	7.31
9601	n/a	-4.18
9605	9.74	9.04
9604	10.77	9.73
97XV	n/a	n/a
9701	6.03	5.37
97XW	n/a	n/a
97XT	n/a	n/a
9708	n/a	n/a
97XX	n/a	n/a
9707	n/a	n/a
97XZ	n/a	n/a
9702	n/a	n/a
85YP	n/a	n/a
8506	6.49	4.77
85XY	n/a	n/a
851B	n/a	n/a
851A	n/a	n/a
851D	n/a	n/a
851C	n/a	n/a
8507	6.41	4.81
8511	6.47	4.47
9506	n/a	n/a
9503	6.52	3.7
9504	6.09	5.1
0505	6.58	5.11
9502	6.58	5.12
8502	6.38	5.16
85ZX	n/a	n/a
85YY	n/a	n/a
85ZW	n/a	n/a
8504	6.44	5
8512	6.48	4.89
8513	6.54	4.66
851E	n/a	n/a
9505	n/a	n/a
651C	n/a	n/a
651E	n/a	n/a
6509	6.68	2.65
6504	6.65	4
7503	6.8	4.84
6902	6.59	5.3
7904	6.44	4.38
8901	6.88	5.89
88ZX	n/a	n/a
89ZX	n/a	n/a
891A	n/a	n/a
891B	n/a	n/a
981J	n/a	n/a
991E	n/a	n/a
9902	6.66	4.73
981G	n/a	n/a
9903	6.63	5.26
9801	6.97	5.52
9803	6.96	3.38
991D	n/a	n/a
991C	n/a	n/a



Manhole Reference	Manhole Cover Level	Manhole Invert Level
981K	n/a	n/a
771A	n/a	n/a
771B	n/a	n/a
671A	n/a	n/a
6701	5.91	4.81
6808	5.96	4.28
681A	n/a	n/a
781B	n/a	n/a
781A	n/a	n/a
781C	n/a	n/a
6809	5.74	4.04
6805	5.68	4.62
6807	5.99	4.39
6806	5.95	4.48
6804	n/a	n/a
6802	6.05	4.5
6810	5.94	3.04
6811	n/a	n/a
5802	6.32	2.84
6803	n/a	n/a
6801	6.5	4.52
681C	n/a	n/a
681B	n/a	n/a
6906	6.62	3.09
6901	6.58	4.75
6905	6.7	3.29
6903	6.64	5.26
6904	6.68	5.46
7706	6.24	5.04
7702A	6.26	3.95
771D	n/a	n/a
771C	n/a	n/a
7804	n/a	n/a
7801	6.29	4.59
8802	6.57	4.98
7803	6.23	3.39
8805	6.65	5.46
8804	6.73	5.46
78XX	n/a	n/a
881B	n/a	n/a
8803	6.75	5.2
78YS	n/a	n/a
78YR	n/a	n/a
78YX	n/a	n/a
7805	7.02	4.42
7903	7.02	4.78
79WX	n/a	n/a
79WW	n/a	n/a
79WZ	n/a	n/a
79XV	n/a	n/a
79XT	n/a	n/a
79XZ	n/a	n/a
79YV	n/a	n/a
79YT	n/a	n/a
8902	6.7	3.77
7905	6.65	3.96
7902	6.65	4.95
7901	6.44	5.01
57TX	n/a	n/a
57VQ	n/a	n/a
57TY	n/a	n/a
57TT	n/a	n/a
57VR	n/a	n/a
57TW	n/a	n/a
57VZ	n/a	n/a
57WS	n/a	n/a
57TZ	n/a	n/a
57VP	n/a	n/a
57VT	n/a	n/a
57VX	n/a	n/a
57WY	n/a	n/a
57XR	n/a	n/a
5701	6.35	4.54
5704	6.33	2.65
57WW	n/a	n/a
57WQ	n/a	n/a
57VW	n/a	n/a
5702	6.44	5.09
571B	n/a	n/a
57WV	n/a	n/a
57XP	n/a	n/a
571C	n/a	n/a
571A	n/a	n/a
5703	6.52	5.06
5801	6.27	4.34
76RX	n/a	n/a
77WQ	n/a	n/a
6707	6.59	4.96
77WR	n/a	n/a
77VZ	n/a	n/a
6703	6.61	4.68
6709	6.58	4.59
67WZ	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
67XS	n/a	n/a
67WS	n/a	n/a
67XV	n/a	n/a
67XQ	n/a	n/a
67YX	n/a	n/a
77XQ	n/a	n/a
77WX	n/a	n/a
67YV	n/a	n/a
77XR	n/a	n/a
77WY	n/a	n/a
57XZ	n/a	n/a
6704	6.5	4.82
57XX	n/a	n/a
57YP	n/a	n/a
6705	6.51	4.59
6702	6.31	5.16
67ZP	n/a	n/a
671C	n/a	n/a
671B	n/a	n/a
66SV	n/a	n/a
66XR	n/a	n/a
66ZT	n/a	n/a
66SQ	n/a	n/a
66ZW	n/a	n/a
66XP	n/a	n/a
76ZS	n/a	n/a
76VT	n/a	n/a
761A	n/a	n/a
76TS	n/a	n/a
76SV	n/a	n/a
76SP	n/a	n/a
76VP	n/a	n/a
76TX	n/a	n/a
76TZ	n/a	n/a
76VQ	n/a	n/a
76VS	n/a	n/a
76YP	n/a	n/a
76TP	n/a	n/a
76ZY	n/a	n/a
76YZ	n/a	n/a
76ZT	n/a	n/a
76YW	n/a	n/a
76ZW	n/a	n/a
76XW	n/a	n/a
76ZV	n/a	n/a
76YX	n/a	n/a
56VR	n/a	n/a
56YZ	n/a	n/a
56ZQ	n/a	n/a
56WX	n/a	n/a
56YX	n/a	n/a
56WW	n/a	n/a
56WV	n/a	n/a
5603	6.81	4.16
561A	n/a	n/a
561B	n/a	n/a
5602	6.81	3.96
5601	6.83	5.2
5604	n/a	n/a
561D	n/a	n/a
56YV	n/a	n/a
56YW	n/a	n/a
56YT	n/a	n/a
56ZV	n/a	n/a
56ZT	n/a	n/a
561C	n/a	n/a
56ZY	n/a	n/a
56YQ	n/a	n/a
56ZS	n/a	n/a
56YR	n/a	n/a
56ZX	n/a	n/a
66RR	n/a	n/a
66VX	n/a	n/a
66WQ	n/a	n/a
66ZY	n/a	n/a
66VZ	n/a	n/a
6601	6.8	4.94
6606	6.76	3.66
66VW	n/a	n/a
66VQ	n/a	n/a
66YY	n/a	n/a
66YZ	n/a	n/a
66YP	n/a	n/a
66SZ	n/a	n/a
66TQ	n/a	n/a
6602	6.64	5.1
66ZQ	n/a	n/a
6502	6.82	4.58
6604	6.83	3.32
66YS	n/a	n/a
66SX	n/a	n/a
66SS	n/a	n/a
66XQ	n/a	n/a



















Manhole Reference	Manhole Cover Level	Manhole Invert Level
66YQ	n/a	n/a
66XV	n/a	n/a
66RX	n/a	n/a
66XS	n/a	n/a
66RW	n/a	n/a
66ZX	n/a	n/a
661A	n/a	n/a
851F	n/a	n/a
8615	6.54	4.48
8613	6.67	3.16
8601	n/a	-4.02
861D	n/a	n/a
86XZ	n/a	n/a
8611	n/a	n/a
8610	n/a	n/a
8603	6.42	5.36
8609	6.63	4.37
86ZS	n/a	n/a
86ZT	n/a	n/a
86ZV	n/a	n/a
8605	6.36	4.61
8604	6.02	4.27
86ZP	n/a	n/a
86ZY	n/a	n/a
861C	n/a	n/a
861A	n/a	n/a
8607	6.21	4.96
861B	n/a	n/a
871A	n/a	n/a
8703	6.04	3.96
8702	n/a	n/a
8701	6.07	4.32
87ZW	n/a	n/a
87ZS	n/a	n/a
87ZV	n/a	n/a
87ZT	n/a	n/a
87ZQ	n/a	n/a
76YS	n/a	n/a
76WP	n/a	n/a
76ZR	n/a	n/a
7701B	6.31	4.98
76XQ	n/a	n/a
76WS	n/a	n/a
76WY	n/a	n/a
76WW	n/a	n/a
76XP	n/a	n/a
7703	6.29	3.88
76WT	n/a	n/a
76WZ	n/a	n/a
77YR	n/a	n/a
77YV	n/a	n/a
75ZV	n/a	n/a
77YY	n/a	n/a
77ZQ	n/a	n/a
7704	6.37	3.77
77YS	n/a	n/a
77YW	n/a	n/a
77ZT	n/a	n/a
77ZX	n/a	n/a
77ZR	n/a	n/a
77ZY	n/a	n/a
8606	6.3	4.87
8608	6.3	3.61
8602	6.68	5.27
7518	6.69	4.41
7505	6.74	4.06
7504	6.58	5.06
7516	6.82	2.8
6508	6.78	2.84
75XW	n/a	n/a
65YQ	n/a	n/a
65XX	n/a	n/a
7506	6.9	4.01
651B	n/a	n/a
7507	6.83	4.05
7515	6.77	2.93
65XZ	n/a	n/a
7508	6.76	4.08
65XT	n/a	n/a
651A	n/a	n/a
65VW	n/a	n/a
7513	6.82	4.33
7510	6.69	5.08
751A	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.








# 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.



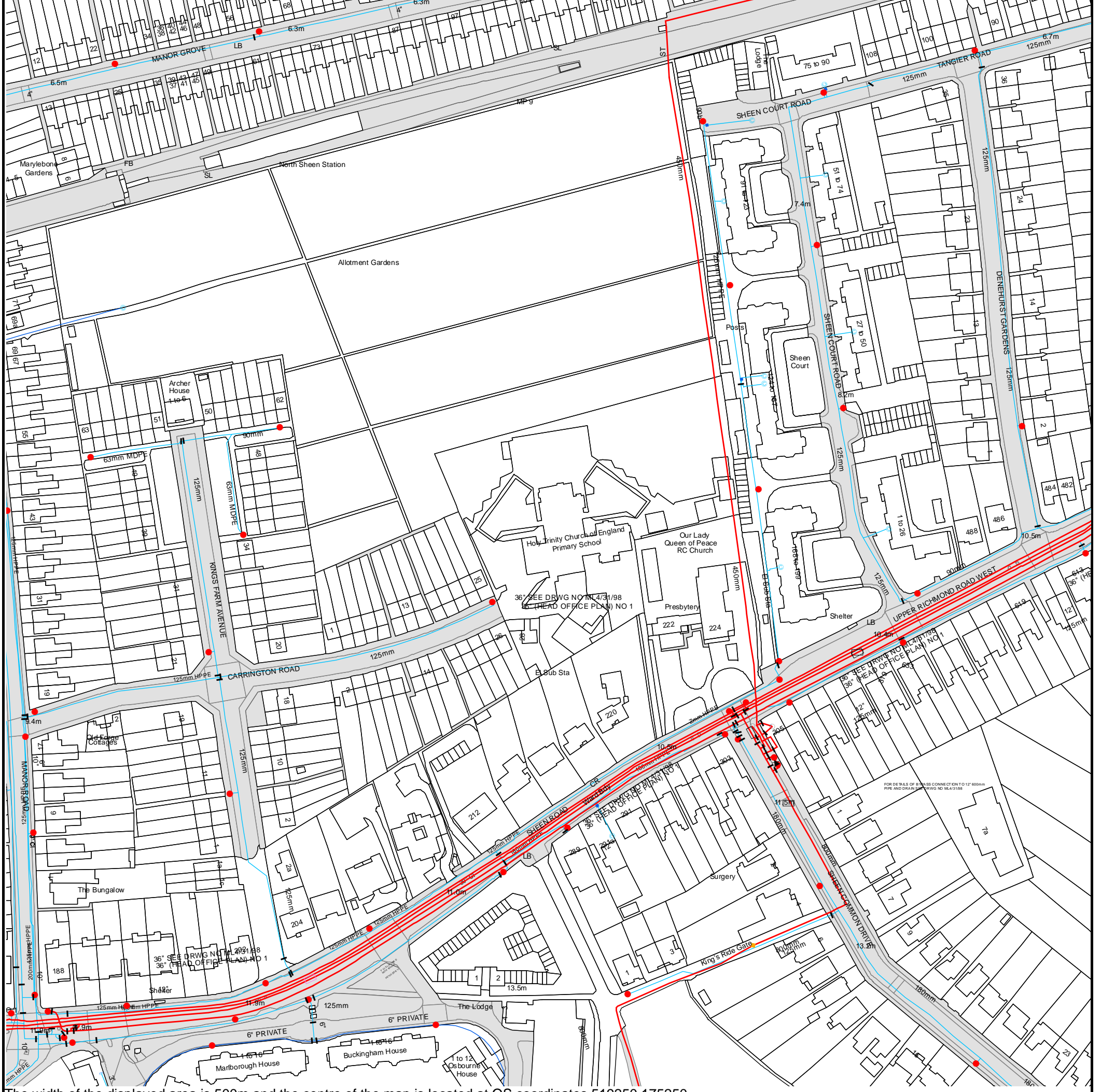
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 518750,175250  
 The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. 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 519250,175750  
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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)

- 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

## 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
<p>Call <b>0845 070 9148</b> quoting your invoice number starting CBA or ADS / OSS</p>	<p>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></p>	<p>By calling your bank and quoting: Account number <b>90478703</b> Sort code <b>60-00-01</b> and your invoice number</p>	<p>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></p>

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## Search Code

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

#### **The Search Code:**

- 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.

#### **The Code's core principles**

Firms which subscribe to the Search Code will:

- 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

#### **Complaints**

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.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

#### **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



Property Searches

Fairhurst GGA

**Search address supplied** Manor Road  
Richmond  
TW9 1YB

**Your reference** 126782

**Our reference** SFH/SFH Standard/2018\_3821103

**Received date** 22 June 2018

**Search date** 25 June 2018



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



[searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



0845 070 9148

# Sewer Flooding

History Enquiry



Property Searches

**Search address supplied:** Manor Road, Richmond, TW9 1YB

**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  
Property Searches, PO Box 3189, Slough SL1 4WW  
DX 151280 Slough 13



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



0845 070 9148

### 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)



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



[searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



0845 070 9148

# Pre- planning enquiry

## Application form

Please complete this form and return it to us at  
[developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) or  
Thames Water, Developer Services, Clearwater Court,  
Vastern Road, Reading, RG1 8DB.



# Application for a pre-planning enquiry

Please complete all sections of this form in BLOCK CAPITALS

If you're using this form to request a budget estimate, please note that you should be able to calculate the likely charges involved in your scheme by consulting our guide, 'Charging arrangements for new connection services', on our website.

Are you a: Developer  Consultant  Land promoter  (Please tick one.)

Is your application for: Water  Wastewater  Both  (Please tick one.)

Would you like a water budget estimate? Yes  No

(We can only offer a wastewater budget estimate after modelling, if required).

## A - About the person applying

Company name FAIRHURST

Title  Mr  Mrs  Ms  Miss  Dr  Other

First name(s) ADAM

Last name PRAIS

Preferred contact number 0207 828 8205

Alternative number —

Email address ADAM.PRAIS@FAIRHURST.CO.UK

Full postal address Address line 1 135 PARK ST

Address line 2

Town LONDON

County

Postcode SE1 9EA

## B - Nominated contact

Who should we contact to process your application?  Applicant  Someone else  
(Please tick one.)

If someone else:

Company name

Title  Mr  Mrs  Ms  Miss  Dr  Other

First name(s)

Last name

Preferred contact number



Alternative number

Email address

Full postal address      Address line 1  
Address line 2  
Town  
County      Postcode

### C - Where the work is taking place

What is the address of the property being connected?      Same as applicant      Same as nominated contact  
 Somewhere else      (Please tick one.)

If somewhere else:      **HOMEBASE, MANOR ROAD**

Site name

Full postal address      Address line 1      **HOMEBASE**  
Address line 2      **MANOR ROAD**  
Town      **RICHMOND**  
County      Postcode      **TW9 1YB**

### D - About the site

What is the local authority?      **RICHMOND UPON THAMES**

Ordnance Survey grid ref      **518901, 175426**

Type of site      Greenfield       Brownfield      Mixed

How big is the site?      **1.65** hectares

When do you intend to have first occupancy?      **12 2019** (Approximate date if necessary)

### E - Planning status (if you've already started the planning process)

Is the development identified in the local plan?      Yes       No      Don't know      If Yes, reference number

Does it have outline planning permission?      Yes       No      Don't know      If Yes, reference number

Does it have full planning permission?      Yes       No      Don't know      If Yes, reference number

Does the development have building regulations permission?      Yes       No      Don't know

When do you intend to start on site?      ~~05~~ **04 2019** YYYY