

# Aberfeldy Village, London

## Masterplan, Below Ground Drainage Strategy

Stage 2+ Planning Issue

Issue P11 – 6<sup>th</sup> November 2023

Prepared For:



# ABERFELDY VILLAGE, LONDON

## BELOW GROUND DRAINAGE STRATEGY

### ISSUED FOR PLANNING

#### Quality Assurance Page

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| P01   | 17/09/2021 | Mr. L. Hornblow | Mr. L. Boustead | Mr. C. Marchant | Draft Stage 2+ Planning Issue                   |
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## Executive Summary

Meinhardt UK Ltd has been appointed by Ecoworld International to undertake the foul and surface water below ground drainage design for the proposed construction of Aberfeldy Village. The scheme consists of approximately 1500 units proposed across multiple Phases. The proposals comprise of a number of blocks including podiums and some towers up to 29 stories in height. The Site is located within the London Borough of Tower Hamlets in an area known as Poplar Riverside, Aberfeldy Village, E14, London.

The proposed surface water drainage strategy for each phase has been developed to utilise sustainable drainage techniques (SuDS) to attenuate surface water at source and reduce the risk of downstream flooding of the Thames Water sewer network in the local area. A scheme has been developed that utilises blue, green and podium deck attenuation roof structures along with below ground cellular attenuation tanks designed for the 1:100 year plus 40% climate change storm event.

The developments QBAR greenfield runoff rate has been calculated to be 22.4/s. It is proposed that the entire site will discharge at this rate as agreed with the London Borough of Tower Hamlets. Each building and associated hardstanding being proposed to discharge at a proportion of this flow rate, this has been split between 13 separate connections across the site receiving the total 22.4/s. Each buildings associated storm water drainage is conveyed by a traditional gravity run system to the nearest Thames Water Asset, with all connection discharging into the Thames Water combined water Sewer network.

As the development must ensure that private and public drainage areas remain separate, due to ownership and future maintenance as well as adoption requirements the total site area considered for the drainage strategy is based on the private areas, and not the entire site area of 9.1ha. The site area is circa 5.92ha, which excludes council adopted roads and green areas, as such the total hardstanding (impermeable area) is circa 3.2ha.

The option of infiltrating has been dismissed due to the requirement to ensure an exclusion zone of 5m is provided from each soakaway structure to either buildings or public highway, as such no space is available to allow for an full infiltration strategy, additionally although it is feasible to drain into the River Terrace Deposits (gravels) it would not be recommended as it can cause flooding of existing basements given the impermeable London Clay cap below.

The proposed foul water drainage strategy for the site involves the MEP engineer's coordination of the superstructure drainage up until it exits the buildings and enters the below ground drainage network. A below ground drainage network of pipes and manholes will collect the foul water discharge from the buildings and convey to a demarcation chamber, before discharging via gravity to the existing Thames Water combined water sewers within the site or surrounding the site. This will be coordinated during detailed design.

A pre planning enquiry has been submitted to Thames Water stating the proposed foul and surface water discharge rates from the new development. Thames Water had responded giving approval for both however, new plans have been submitted since and flow rate applied from the scheme has reduced from that agreed in the pre planning, it is therefore assumed this is still accepted.

The Thames Water asset records for the site highlighted potential foul and surface water connection points however further CCTV survey works will need to be undergone before any detailed design.

Refer to drainage drawings 2812-MHT-CV-BG-DR-100 and 2812-MHT-CV-RF-DR-101 within the appendix for proposed drainage layout.



# 1 Introduction

This Drainage Strategy Report has been prepared by a Meinhardt and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the southwest of Abbot Road (the “Site”) on behalf of The Aberfeldy New Village LLP’ (“The Applicant”). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved (“Detailed Proposals”), and outline development proposals for the remainder of the Site, with all matters reserved (“Outline Proposals”). The Detailed Proposals and Outline Proposals together are referred to as the “Proposed Development”.

This document is a Statement of Conformity (SoC) to the Drainage Strategy Report dated October 2022 that has been submitted in support of the Hybrid Application (LBTH Ref: PA/21/02377/A1 and GLA Ref: 2023/0300/S3).

Following a resolution to refuse planning permission by the London Borough of Tower Hamlets (LBTH) Strategic Development Committee (SDC) in February 2023 and the subsequent direction that the Mayor will act as the local planning authority for the purposes of determining the Hybrid Application, the design of the scheme has been amended to accommodate second staircases in all buildings over 18m in height. The purpose of this SoC is to confirm that the impacts of the changes associated with the inclusion of second staircases do not change the effects previously assessed in terms of the drainage strategy and the conclusions set out in the report submitted October 2022 remain valid.

For the sake of completeness only it should be noted that the Hybrid Application was previously amended in advance of its consideration by the LBTH SDC in February 2023 to take account of iterative changes to the masterplan. In summary these previous changes were as follows: the inclusion of Jolly’s Green into the red line boundary of the Masterplan, the removal of the previously proposed Block A3 and associated increase in open space and play space, an increase the number of affordable rent family homes, and the inclusion of second staircases in Plots F & I.

Further information is set out within the accompanying Covering Letter (as prepared by DP9 Ltd, dated November 2023) and the updated Planning Statement (as prepared by DP9 Ltd, dated November 2023).

To confirm, the new Description of Development will be read as follows:

Hybrid application seeking detailed planning permission for Phase A and Outline planning permission for future phases, comprising:

- Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m AOD) and up to 140,591 (GEA) of floorspace comprising the following mix of uses: Residential (Class C3); Retail, workspace, food and drink uses (Class E); Car and cycle parking; Formation of new pedestrian route through the conversion and repurposing of the Abbott Road vehicular underpass for pedestrians and cyclists connecting to Jolly's Green; Landscaping including open spaces and public realm; and New means of access, associated infrastructure and highway works.

- In Full, for residential (Class C3), retail, food and drink uses and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and open space. This application is accompanied by an Environmental Statement.

The purpose of the Drainage Strategy Report is to assist our client and the Local Planning Authority to make an informed decision regarding the drainage strategy for the proposed development in addition to assist the BREEAM assessor with the rewarding of credits under Pol 03.

## 2 Existing Drainage

### 1.1 Existing Site

The existing site is located in an area known as Poplar Riverside, Aberfeldy Village, E14, London, within the London Borough of Tower Hamlets.

The existing site is a mixed-use development consisting of residential housing and non-residential floor space, including shops, professional services, food and drink, residential institution, storage, community and cultural uses.

The Site is located in Poplar, within the administrative boundary of the London Borough of Tower Hamlets. The Site is 9.1 hectares (approx. 22 acres) in total and comprises:

- Abbott Road;
- Aberfeldy Street;
- Balmore Close;
- Blairgowrie Court;
- Heather House;
- Jura House;
- Tartan House;
- Thistle House;
- Kilbrennan House;
- Nos. 33-35 Findhorn Street;
- 2a Ettrick Street;
- 384 Abbott Road;
- Lochnagar Street;
- Aberfeldy Neighbourhood Centre;
- Nairn Street Estate; and
- Leven Road Open Space and Braithwaite Park are included for their enhancement.
- Jolly's Green

The total site area is 9.1Ha, and the total drained site area totals circa 5.92ha which excludes council adopted roads and green areas. The total hardstanding (impermeable area) is circa 3.2ha. 3.2ha has been used in the drainage calculations.

The River Lee is located to the east of the site and flows in a generally southerly direction to its confluence with the River Thames. The entire site is noted on the Gov.uk website's Flood map for planning to be wholly within flood zone 3 however benefits from the presence of flood defences.

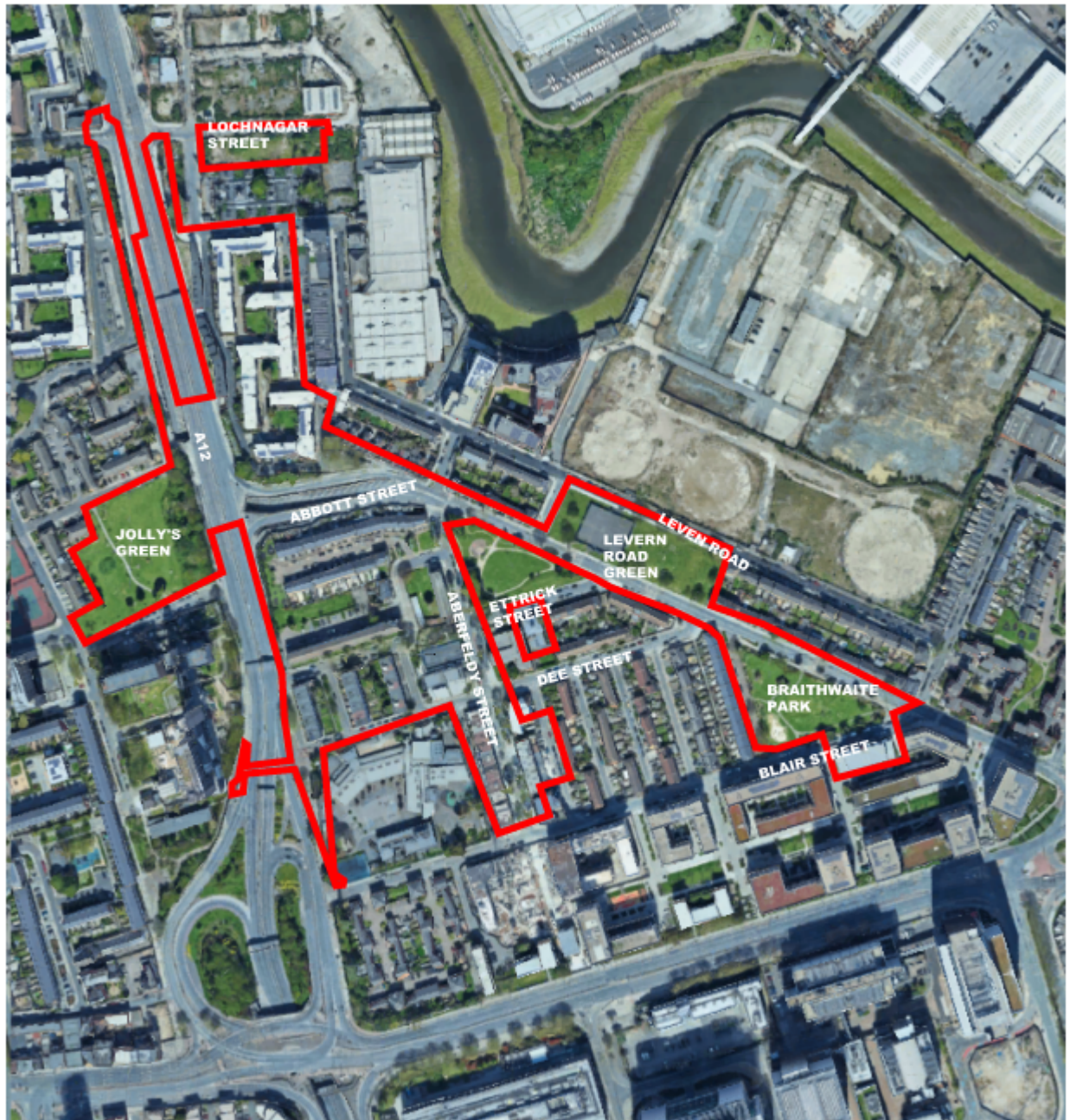


Figure 1: Site Location



## 1.2 Existing Drainage

### 1.2.1 Private Onsite Drainage

A topographical survey of the site has been completed by Aworth Survey in December 2009 and a utility survey was carried out for the site by Sumo Services Survey in August 2020.

Based on these surveys the existing private drainage network consists of surface water, foul water and combined water pipes and manholes. All of the existing private drainage has been shown to be draining to the closest Thames Water public sewer via multiple existing connections to the Thames Water surface and combined water sewers crossing through the site.



**Figure 2: Topographical Survey**

A CCTV survey will be undertaken to confirm the exact line, level, and condition of the connections to the surrounding public sewer network.

A copy of the topographical and utility surveys can be found in the appendices.

## 1.2.2 Public Sewers

Asset records obtained in November 2020 from Thames Water have revealed public surface and combined water sewers crossing through the proposed Aberfeldy Village site. The arrangement of the network is summarised below:

### **Thames Water Surface Water Sewers**

The surface water sewers crossing the proposed site are located within:

- Abbott Road (B125) within the proposed site boundary (From MH Ref: 3406 – 3403 to 3402). The diameter of the surface water sewer is 225mm;
- Abbott Road (B125) within the proposed site boundary (From MH Ref: 2420 – 3403 to 3402). The diameter of the surface water sewer is 225mm. It is assumed to be a Thames Water pumping station for the road fly under. A CCTV survey will be required to establish what it serves.

These two sewers are assumed to be picking up Abbott Roads highway drainage and will therefore be abandoned along with the road itself as dictated by the scheme.

### **Thames Water Combined Water Sewers**

The combined water sewers crossing the proposed site are located within:

- Lochnagar Street to the north of the site (the public combined water sewer is running west within Lochnagar Street to MH Ref: 2704). The diameter of the combined water sewer is 305mm and changes to 381mm just before connecting into Thames Water manhole 2704;
- Bromley Hall Road to the north west of the site (From MH Ref: 2630 to 2705). The diameter of the combined water sewer is 225mm and changes to 305mm just before connects to Thames Water manhole 2705;
- Leven Road to the east of the site (the public combined water sewer is running south within Leven Road: from MH Ref: 3605 to 5403). The diameter of the combined water sewer starts at 225mm and increases in size to 300mm sewer. The combined water sewer then changes into a 600mm before entering the proposed site and connecting into Thames Water combined manhole 5403;
- Leven Road to the east of the site (the public combined water sewer is running north within Leven Road: from MH Ref: 7403 to 5405). The diameter of the combined water sewer starts at 305mm, changes in size to 300mm sewer and then to 225 before connecting into Thames Water combined manhole 5405;
- Darnaway Place to the east of the site (the public combined water sewer is running south within Darnaway Place: from MH Ref: 4511 to 4407). The diameter of the combined water sewer is 229mm;
- Blair Street to the south of the site and running north through the proposed site boundary (From MH Ref: 7303 to 6302). The diameter of the combined water sewer is 305mm and changes to 457mm after the junction with Thames Water combined sewer which is running north to the combined Thames Water manhole 6302;
- Blair Street to the south of the site (the public combined water sewer is running east within Blair Street from: MH Ref: unknown-4203 to 5205). The diameter of the combined water sewer is 305mm and changes to 457 before connecting into Thames Water combined manhole 5205;
- Aberfeldy Street within the proposed site boundary (the public combined water sewer entering through the south of the site and is running north within Aberfeldy Street: from MH Ref: 5205 to 4407). The diameter of the combined water sewer starts at 457mm and changes to 533mm before connecting into Thames Water combined water manhole 4301A. The combined water sewer exiting Thames Water manhole 4301A is 610mm and changes to 686mm after Thames Water combined manhole 4420, before connecting into Thames Water combined manhole 4407;

- Dee Street within the proposed site boundary (the public combined water sewer is running east within Dee Street from MH Ref: 3222 to 4312). The diameter of the combined water sewer is 305mm;
- Etrick Street within the proposed site boundary (the public combined water sewer is running east from MH Ref: 3316 to 4301A). The diameter of the combined water sewer is 300mm and changes to 305 before connecting into Thames Water combined manhole 4301A;
- Abbott Road (B125) within the proposed site boundary (From MH Ref: 8301 to the combined trunk running north within Joshua Street). The diameter of the combined water sewer is 914mm and changes to 991mm just before connects to the combined trunk in Joshua Street;
- Abbott Road (B125) within the proposed site boundary (From MH Ref: 4407 to the combined trunk running north within Joshua Street). The diameter of the combined water sewer is 991mm.
- Jolly's Green; there is a 1524 x 1227mm combined sewer running underneath Jolly's Green. This large trunk sewer has connecting sewers that run under the roads adjacent to the green space prior to discharging to the trunk, these roads being Andrew Street and Joshua Street.

There is a combined water trunk sewer located to the west of the site within the proposed site boundary running north. The diameter of the combined water sewer is 2250mm.

Refer to the Appendix B for the complete Thames Water Asset Records.

Meinhardt has overlaid the existing sewer information from the Thames Water Asset Records and the proposed architectural masterplan on a sketch to determine whether there are any areas where proposed structure will sit over the existing Thames Water assets. The sketch has highlighted a number of the proposed buildings are located directly above the existing Thames Water sewers and manholes. Where this occurs either a build over agreement or a sewer diversion will be required with Thames Water to proceed with the current site layout.

Based on the Thames Water Assets Records all of the existing private drainage has been shown to be draining to the north of the site where there are multiple existing connections to the Thames Water surface and combined water sewers crossing through the site.

Refer to the sketch 2812-MHT-CV-BG-DR-050 in the appendices for details of the existing Thames Water sewers crossing the site.

## 2 Drainage Strategy

### 2.1 Surface Water Drainage

#### 2.1.1 Drainage Design Parameters

The industry standards along with the Environment Agency and Sewers for Adoption 7<sup>th</sup> Edition dictate for below ground surface water drainage that:

- There will be no surcharging of the drainage system for a 1 in 2-year storm;
- The drainage can be surcharged with no flooding for a 1 in 30-year storm; and
- The drainage can flood on-site for a 1 in a 100-year storm with a 40% climate change allowance provided the flood water remains on site and does not flood habitable areas or affect safe ingress and egress to the site for occupiers.

All surface water drainage options outlined in this report adhere to these principles.

Hydraulic calculations have been carried out using the Micro Drainage hydraulic modelling software unless otherwise specified. Refer to Appendix C for calculations.

#### 2.1.2 Initial Consultations

##### 2.1.2.1 Local Authority/Planning Authority – Tower Hamlets Council

Tower Hamlets Council were contacted on 01/09/21 to discuss the proposed drainage strategy prior to planning submissions, however, no response has been received at the time of writing.

##### 2.1.2.2 Thames Water

A predevelopment enquiry has been submitted to Thames Water to confirm if there is sufficient capacity within the Thames Water public sewer network to accommodate the proposed development. Thames Water have confirmed there is sufficient capacity in the surrounding public sewers to accept the flows from the proposed development.

#### 2.1.3 Proposed Surface Water Drainage Strategy

The proposed site will discharge at the equivalent QBAR greenfield rate of 22.4/s. Hydraulic calculations indicate that the attenuation volume required for the development to discharge at the proposed discharge rate of 22.4/s for a 1 in 100 year + 40% climate change storm event is approximately 3662m<sup>3</sup>, to be confirmed during detail design. This strategy should also include measures to improve run-off quality whilst maximising bio-diversity, amenity and other multifunctional benefits to provide a sustainable drainage system as noted in PPG.

**Table 2-1: Discharge Opportunities**

| London Sustainable Drainage Hierarchy | Site Specific Application   |
|---------------------------------------|---|
| Store rainwater for later use         | There are limited opportunities for rainwater harvesting on this project due to the proposed usage of the building and limited external space that requires irrigation. It has therefore been discounted. |



|  |   |
|--|---|
| Use infiltration techniques, such as porous surfaces in non-clay areas               | Due to the underlying geology of the site being London Clay and poor infiltration rates, infiltration devices are not used on this site. Furthermore, there are limited locations that comply with the requirement of Building Regulations to be more than 5m from a highway or structure. The use of infiltration techniques has therefore been discounted including infiltration basins/ponds.                        |
| Attenuate rainwater in ponds or open water features for gradual release              | Due to the constrained nature of the site, there is little opportunity for above ground storage structures like ponds. Although green spaces are provided in the proposals, the areas are not suitable to be used for controlled flooding due to the proposed nature of the areas i.e. ponds. Furthermore, the existing levels across the site do not offer any suitable locations where controlled flooding may occur. |
| Attenuate rainwater by storing in tanks or sealed water features for gradual release | Excess surface water flows during high intensity rainfall events are proposed to be stored using a combination of podium/blue roofs, green roofs bio-retention/SuDS planters and below ground geo-cellular storage crates.  |
| Discharge rainwater direct to a water course   | Not possible because there are no watercourses in area surrounding site   |
| Discharge rainwater to a surface water sewer/drain                                   | Not possible because there are no surface water drains in area surrounding site, nearby public sewers are combined.   |
| Discharge rainwater to a combined sewer  | Discharge to a combined system at the restricted rate equivalent to QBAR greenfield rates.  |

The proposed surface water strategy for the site will be developed to utilise sustainable drainage techniques (SuDS) to attenuate surface water at source and reduce the risk of downstream flooding. Due to the limited areas of landscaping available on the site there are constraints to which SuDS can be incorporated into the development. SuDS with large land take such as detention basins or ponds are not suitable for an urban development therefore not applicable for development. It is also found that the use of infiltration SuDS will not be feasible for the site due to the existing ground conditions. The proposed drainage strategy for the development has therefore been made sustainable through the use of blue roofs, high level podiums attenuation and below ground attenuation tanks.

Due to the segregation of parcels, due to ensuring private drainage is separate to public highway drainage its not possible to integrate or provide a holistic surface water design whereby one parcel is potentially using an area in another parcel for attenuation, including any open green space that is proposed as part of the wider strategy, as this would require a new public TW sewer network to be placed within an existing built environment which is unviable given the context of the scheme.

It is proposed that each phase will have a separate drainage network.

**Phase A Strategy – Detailed Planning Application**

Based on the above, the only feasible surface water discharge location is the public sewers surrounding the site. Phase A is divided into 3 different locations therefore it is proposed that Blocks I1, J1, F1, H1&H2 and H3 to drain separately into the closest Thames Water sewer. Therefore the strategy is outlined below.

**Block I1:**

The proposed surface water drainage strategy for Building I1 has been made sustainable through the use of a blue roof and a below ground attenuation tank. The approximate volume of attenuation for this building is 69m<sup>3</sup>. Of which 34.2m<sup>3</sup> attenuation is provided by cellular attenuation crates and 35m<sup>3</sup> is provided by the blue/green roof.

The surface water drainage network will drain via gravity to the northwest of Building I1 into a demarcation chamber restricting the discharge rate to 1l/s which is to be controlled via a hydrobrake, prior to discharging to the Thames Water sewer network. It is proposed that controls will be used on the blue roof to ensure that all attenuation is fully utilised. It is proposed that a new connection will be made to the northwest corner of the building into the Thames Water combined water network in Blair Street (TWMH7303). The Thames Water sewer asset records have no cover level or Invert level information for the manhole THMH7303 therefore a survey is required for the existing combined water sewer running along Blair Street.

**Block J1:**

The proposed surface water drainage strategy for Building J1 has been made sustainable through the use of a below ground attenuation tank. It is proposed to discharge surface water from Building J1 via gravity into Thames Water combined water sewer in Leven Road (TWMH3602) via a new connection. Surface water discharge from the building is to be restricted to 1.25l/s which is to be controlled via a hydrobrake on a demarcation manhole prior to discharging into Thames Water combined water sewer. The approximate required storage for building J1 is 346m<sup>3</sup> this is to be provided through the proposed cellular attenuation crates.

**Block F1:**

To attenuate surface water at source and reduce the risk of downstream flooding it is proposed that Building F1 will use of blue roofs, high level podium attenuation and a below ground attenuation tank. The approximate volume of attenuation is 185m<sup>3</sup>. It is proposed that controls will be used on the blue roofs and high level podium to ensure that all attenuation is fully utilised. The surface water drainage network will drain via gravity to the northeast of the building into a demarcation chamber restricting the discharge rate to 1.25l/s which is to be controlled via a hydrobrake, prior to discharging to the Thames Water combined sewer. It is proposed that a new connection will be made to the southeast corner of the building, branching into the Thames Water combined water sewer in Aberfeldy Street between manholes TWMH4313 & TWMH4312.

**Block H1/H2 & H3:**

The proposed surface water drainage strategy for the buildings H1&H2 and H3 has been made sustainable through the use of two below ground attenuation tanks (one attenuation tank serving buildings H1&H2 and one attenuation tank serving building H3) and blue/green roof areas to attenuate surface water at source and reduce the risk of downstream flooding.

The proposed surface water drainage network for buildings H1&H2 will drain via gravity to the east of the buildings into a demarcation chamber restricting the discharge rate to 1.5l/s which is to be controlled via a hydrobrake, prior to discharging to the Thames Water combined sewer. The approximate volume of attenuation for buildings H1&H2 is 161m<sup>3</sup>, of which 49m<sup>3</sup> is provided through the blue roof and 112m<sup>3</sup> is provided through the below ground cellular attenuation crates.

The same strategy is applied to Building H3 which will discharge surface water via gravity to the west of the building into a demarcation chamber restricting the discharge rate to 1.25l/s which is to be controlled via a hydrobrake, prior to discharging to the Thames Water combined sewer. The approximate volume of attenuation for building H3 is 135m<sup>3</sup>, of which 24m<sup>3</sup> is provided through the blue roof and 111.2m<sup>3</sup> is provided through the below ground cellular attenuation crates.

Buildings H1&H2 and H3 will discharge surface water via two new separate connections into Thames Water combined sewer in Aberfeldy Street (TWMH4215).

The proposed new connections are subject to a CCTV survey which will survey the line, level and condition of the existing sewers. If this survey identifies any available existing connections in those locations there may be an opportunity to reuse. This will be explored during detailed design.

To achieve the proposed discharge rates 6.25l/s it is required to attenuate an approximate volume of 896m<sup>3</sup>.

### **Phase B Strategy – Outline Planning Application**

The proposed surface water strategy for the phase B has been developed to utilise sustainable drainage systems (SuDS) to attenuate surface water at source and reduce the risk of downstream flooding of the Thames Water sewer network. The scheme that has been developed to utilise a combination of blue roofs, high level podium attenuation and attenuation tanks.

The proposed strategy includes a total of three new connections to the existing Thames Water combined sewer network. These are outlined below:

- One connection to the Thames Water combined sewer network in Leven Road (TWMH3605), through a new connection serving the adjacent Block A1/A2 receiving a restricted discharge rate of 2.5l/s.
- One connection to the Thames Water combined sewer network in Abbott Road (TWMH3517 to TWMH2536), through a new connection serving B1/B2 & B4 receiving a total restricted discharge rate of 3.5l/s.
- One connection to the Thames Water combined sewer network in Abbott Road (TWMH3516), through a new connection serving Blocks B3 and B5 receiving a total restricted discharge rate of 2.3l/s.

The proposed new connections are subject to a CCTV survey which will survey the line, level and condition of the existing sewers. If this survey identifies any available existing connections in those locations there may be an opportunity to reuse. This will be explored during detailed design.

To achieve the proposed discharge rates 7.3l/s it is required to attenuate an approximate volume of 862m<sup>3</sup>

The Jolly's Green area will be delivered as part of Phase B. The area is proposed to be public realm and is proposed to discharge surface water at a restricted rate equivalent to the QBAR greenfield for all storms up to and including the 1 in 100 year +40% climate change storm. This rate has been calculated to be 3.9l/s and approximately 100m<sup>3</sup> of surface water attenuation will be required to facilitate this. This will be provided through the use of permeable paving.

### **Phase C Strategy – Outline Planning Application**

The proposed drainage strategy for Phase C is similar to that of Phase B. It is proposed that surface water will be attenuated through the use of SuDS to minimise the likelihood of downstream flooding. It is proposed that the primary source of attenuation for Phase C will be below ground attenuation tanks with further attenuation to be provided via blue roofs and high levels podium attenuation.

It is proposed that surface water from the Phase C will flow via gravity to the east of this phase where a new connection to the Thames Water network in Etrick Street (TWMH4303), will be made. This is subject to a CCTV survey which will survey the line, level and condition of the existing sewer. If this survey identifies any available existing connections in this location there may be an opportunity to reuse. This will be explored during detailed design.

Each block shall attenuate and restrict flows separately before connecting into TWMH4303, the below summaries the proposed discharge rates and required attenuation for each block within phase C;

- Block C1/C2/C3/C4 shall restrict discharge rate to 1.5l/s requiring a total 651m<sup>3</sup> attenuation of which 425m<sup>3</sup> is to be provided through below ground cellular attenuation crates and 238m<sup>3</sup> provided via blue roofs and high levels podium attenuation.
- Block C5 & C6 have been designed to have a shared flow control structure limiting discharge to 1l/s with attenuation however split both buildings to receive 10m<sup>3</sup> attenuation provided through below ground cellular attenuation crates. Flows from Blocks C5 and C6 are to be conveyed into a combined running along Ettrick Street to the east before discharging into TWMH4303.
- Block E1/E2/E3 is to restrict discharge rate to 1.5l/s requiring a total 563m<sup>3</sup> attenuation of which 400.4m<sup>3</sup> is to be provided via below ground cellular attenuation crates and 162m<sup>3</sup> provided via blue roofs and high levels podium attenuation.

The Phase C development shall therefore discharge at a maximum 4.0l/s for the 1:100 year plus 40% climate change event, this flow is all conveyed into the Thames Water Manhole TWMH4303 in Ettrick Street. The total amount of attenuation to be provided for this phase is 1233m<sup>3</sup>.

### **Phase D Strategy – Outline Planning Application**

The proposed surface water drainage strategy for the building Phase D has been made sustainable through the use of a below ground attenuation tank and blue roofs and high levels podium attenuation

The proposed surface water strategy for the building Phase D is to discharge surface water via gravity to the southeast of Phase D into Thames Water combined water sewer in Ettrick Street (TWMH4302) via a new connection. This is subject to a CCTV survey which will survey the line, level and condition of the existing sewer. If this survey identifies any available existing connections in this location there may be an opportunity to reuse. This will be explored during detailed design.

Surface water discharge from the site is to be restricted to 1.5l/s which is to be controlled via a hydrobrake on a demarcation manhole prior to discharging into Thames Water combined water sewer. The approximate volume of attenuation for Phase D is 576m<sup>3</sup>, of which 490m<sup>3</sup> is to be provided via below ground attenuation crates and 87m<sup>3</sup> provided via and blue roof attenuation.

For full drainage strategy drawings refer to the Appendix C, including exceedance flow routes. Summary of the drainage strategy can be found in the Tower Hamlets SUDS proforma in Appendix D.

### **2.1.4 Proposed Discharge Rates Summary**

The table below shows the volume of surface water attenuation required to suit a 1 in 100-year storm event + 40% climate change. A breakdown of the proposed discharge rates and required attenuation volumes is shown in Table 1.

|   | <b>Storm Event</b>        | <b>Proposed Discharge Rate</b> | <b>Required Surface Water Attenuation</b> |
|---|---------------------------|--------------------------------|---|
| <b>Phase A</b><br>Blocks I1, J1, F1, H1&H2 and H3 | 1 in 100 year + 40%<br>CC | 6.0 l/s                        | 896m <sup>3</sup>                         |
| <b>Phase B</b>                                    | 1 in 100 year + 40%<br>CC | 10.9 l/s                       | 898m <sup>3</sup>                         |
| <b>Phase C</b>                                    | 1 in 100 year + 40%<br>CC | 4.0 l/s                        | 1231m <sup>3</sup>                        |
| <b>Phase D</b>                                    | 1 in 100 year + 40%<br>CC | 1.5 l/s                        | 576m <sup>3</sup>                         |
| <b>Total</b>                                      | 1 in 100 year + 40%<br>CC | 22.4 l/s                       | 3601m <sup>3</sup>                        |

**Table2-2: Proposed Surface Water Discharge Rates**

### 2.1.5 Water Quality

The proposed drainage strategy manages pollution risk for the site based on a simple qualitative method as defined in the CIRIA SuDS Manual C753, consisting of an assessment of likely pollution hazard levels for the site and SuDS performance capacities:

**Pollution hazard indices for different land use classifications**

| Land use   | Pollution hazard level | Total suspended solids (TSS) | Metals   | Hydro-carbons    |
|--|------------------------|------------------------------|--|------------------|
| Residential roofs  | Very low               | 0.2                          | 0.2  | 0.05             |
| Other roofs (typically commercial/ industrial roofs)   | Low                    | 0.3                          | 0.2 (up to 0.8 where there is potential for metals to leach from the roof) | 0.05             |
| Individual property driveways, residential car parks, low traffic roads (eg cul de sacs, homezones and general access roads) and non-residential car parking with infrequent change (eg schools, offices) ie < 300 traffic movements/day   | Low                    | 0.5                          | 0.4  | 0.4              |
| Commercial yard and delivery areas, non-residential car parking with frequent change (eg hospitals, retail), all roads except low traffic roads and trunk roads/motorways <sup>1</sup>   | Medium                 | 0.7                          | 0.6  | 0.7              |
| Sites with heavy pollution (eg haulage yards, lorry parks, highly frequented lorry approaches to industrial estates, waste sites), sites where chemicals and fuels (other than domestic fuel oil) are to be delivered, handled, stored, used or manufactured; industrial sites; trunk roads and motorways <sup>1</sup> | High                   | 0.8 <sup>2</sup>             | 0.8 <sup>2</sup>   | 0.9 <sup>2</sup> |

**Figure 2-3: Extract from CIRIA C753: Pollution Hazard Indices**

The site is predominantly roof areas and pedestrian walkways and as such, the site has a Low Pollution hazard level. Surface water run-off will be managed using a range of SuDS detailed previously that will offer water quality benefits.

The car parking a ground level is covered and therefore will be discharged to the foul network.

SuDS bio-retention planters and green roofs will provide pollution control as they assist with removing heavy metals and hydrocarbons from surface water run-off.

**2.1.6 Amenity, Bio-diversity and Multi-functional benefits**

The proposed drainage strategy offers a number of multifaceted benefits across amenity, biodiversity and other areas. Blue/green roofs provide a positive impact on amenity for the site and green roofs and SuDS bio-retention areas help to improve and increase bio-diversity. As discussed in the section above, the SuDS bio-retention planters and green roofs in particular in addition to other SuDS features help to improve water quality from the site.

## 2.2 Foul Water Drainage

### 2.2.1 Drainage Design Parameters

The below-ground foul drainage system will be designed to Sewers for Adoption 8th Edition, BS EN 752 Parts 3 and 4, and the Building Regulations Document H where appropriate.

### 2.2.2 Proposed Foul Water Drainage Strategy

Due to size and phasing of the development, it is proposed that foul drainage from the site will be split into 10 individual outfalls into the Thames Water combined network. Splitting the foul discharge from the site is important due to the potential increase in flow, reducing the impact on the existing Thames Water combined drainage network.

The proposed foul water drainage strategy for the site involves the MEP engineer's coordination of the superstructure drainage up until it exits the building and enters the below ground drainage network. A below ground drainage network of pipes and manholes will collect the foul water discharge from the buildings and convey to a demarcation chamber, before discharging via gravity to the existing Thames Water combined water sewers within the site or surrounding the site. This will be coordinated during detailed design.

The proposed strategy includes various connections to the existing Thames Water combined sewer network. These are outlined below.

As phase A is divided into 3 different locations it is proposed that Blocks I1, J1, F1, H1&H2 and H3 to drain separately into the closest Thames Water combined water sewer network. Therefore five connections to the Thames Water combined water sewer network are proposed for phase A:

- For the building I1 it is proposed that a new connection will be made to the northwest corner of the building into the Thames Water combined water network in Blair Street (TWMH7303);
- It is proposed that building J1 to discharge foul water into Thames Water combined water sewer in Leven Road (TWMH3602) via a new connection;
- It is proposed that a new connection will be made to the southeast corner of the building F1 into the Thames Water combined water sewer in Aberfeldy Street (TWMH4313-TWMH4312); and
- Buildings H1&H2 and H3 will discharge foul water via two new separate connections into Thames Water combined sewer in Aberfeldy Street (TWMH4215).

The proposed strategy for phase B includes a total of three connections to the existing Thames Water combined sewer network. These are outlined below:

- One connection to the Thames Water combined sewer network in Leven Road (TWMH3605), through a new connection serving building A1/A2;
- One connection to the Thames Water combined sewer network in Abbott Road (TWMH3517 to TWMH2536), through a new connection serving buildings B1/B2 and B4;
- One connection to the Thames Water combined sewer network in Abbott Road (TWMH3516), through a new connection serving building B3/B5.

It is proposed that foul water from the Phase C will flow via gravity to the east of this phase where a new connection to the Thames Water network in Ettrick Street (TWMH4303) will be made. This will be serving the buildings C1/C2/C3/C4, C5, C6 & E1/E2/E3.



The proposed foul water strategy for the building Phase D is to discharge foul water via gravity to the southeast of the phase D into Thames Water combined water sewer in Ettrick Street (TWMH4302) via a new connection.

The proposed new connections are subject to a CCTV survey which will survey the line, level and condition of the existing sewers. If this survey identifies any available existing connections in those locations there may be an opportunity to reuse. This will be explored during detailed design.

The discharge locations and foul water strategy will be confirmed during detailed design and a Section 106 drainage connection application for each connection will be submitted at the construction stage to Thames Water for formal approval of the proposed connections arrangement.

### 2.2.3 Proposed Foul Water Discharge Rates

Based on the most recent accommodation schedule (as at 17.09.21), the peak foul water discharge rate from the site will be in the region of 75l/s. This proposed discharge rate has been calculated in accordance with BS EN 12056-2, however, this will be confirmed by Meinhardt’s MEP engineer during detailed design.

Thames Water have been contacted and have confirmed they have sufficient capacity in their network to accept the proposed flows from the development (surface water and foul water).

## 2.3 Proposed Combined Water Flow Rates

The proposed combined water discharge rates for the site are outlined in Table 1.

| Contributing Area (ha) – Hardstanding areas | Proposed Surface Water Discharge Rate [1 in 100 year storm + 40% CC] (l/s) | Proposed Peak Foul Water Discharge Rate (l/s) | Proposed Combined Peak Discharge Rate (l/s) | Reduction compared to Existing Combined Discharge Rate |
|---|--|---|---|--|
| 3.2   | 22.4   | 75.58   | 97.98                                       | 67%  |

**Table 1: Proposed Combined Water Discharge Rates**

The proposed discharge rates will be confirmed during detailed design.

## 2.4 Site Wide Foul Water Drainage Coordination

The proposed foul water drainage strategy for the site involve coordination with Meinhardts MEP engineer’s to coordination the superstructure drainage up until it enters the below ground drainage network. A below ground drainage network of pipes and manholes will collect the foul water discharge from the buildings before discharging via gravity into the Thames Water combined sewer located in the surrounding roads.

Any ground floor or basement level foul water drainage that can’t be drained by gravity will be routed to private basement foul water pump chambers which will lift foul water from the basements into the internal drainage network before draining via gravity into the external below ground drainage network.

## 2.5 Operations and Maintenance

### 2.5.1 Pipes (Including Oversized)

#### 2.5.1.1 Location and Description

Pipes are proprietary products and the materials can vary across the site and as such where used the manufacturer’s recommendations should be followed. Regardless of the product used, the pipes will be fully compliant with the Meinhardt drainage specification.



### 2.5.1.2 Operation

They are intended to be dry except for during rainfall events. These have been designed to be self-cleansing for smaller diameter pipes, and for larger diameters the risk is reduced due to the overall pipe size.

Access for maintenance is provided through access chambers, manholes, rodding plates and rodding eyes.

### 2.5.1.3 Inspection and Maintenance Regime

Regular inspection and maintenance is important to identify areas which may have been obstructed/clogged and may not be draining correctly thus exposing the development to a greater level of flood risk. Maintenance responsibility for the pipes should be placed with Ecoworld.

Sediment/material removal should be undertaken in consultation with the environmental regulator to confirm appropriate protocols, as run-off is taken from potentially contaminated areas such as car parks/service yards.

| Maintenance Schedule   | Required Action  | Frequency  |
|--|--|--|
| Monitoring (to be undertaken more regularly within the first year of operation and adjusted as required) | Initial inspection should be provided as post construction CCTV survey.                                | N/A  |
|  | Inspect for evidence of poor operation via water level in chambers. If required, take remedial action. | 3-monthly, 48 hours after large storms.            |
| Occasional maintenance   | Check and remove large vegetation growth near pipe runs.   | 6 monthly  |
| Remedial actions   | Rod through poorly performing runs as initial remediation.   | As required.                                       |
|  | If continued poor performance jet and CCTV survey poorly performing runs.                              | As required.                                       |
|  | Seek advice as to remediation techniques suitable for the type of performance issue and location.      | As required If above does not improve performance. |

## 2.5.2 Green/Blue Roofs, Location and Description

A green/blue roof specialist will be required at later design stages.

### 2.5.2.1 Inspection and Maintenance Regime

Regular inspection and maintenance is important to identify areas which may have been obstructed/clogged and may not be draining correctly thus exposing the development to a greater level of flood risk. Maintenance responsibility for the pipes should be placed with Ecoworld.

| Maintenance Schedule | Required Action   | Typical Frequency                                    |
|----------------------|---|--|
| Regular inspections  | Inspect all components including soil substrate, vegetation, drains, irrigation systems (if applicable), membranes and roof structure for proper operation, integrity of waterproofing and structural stability | Annually and after severe storms                     |
|                      | Inspect soil substrate for evidence of erosion channels and identify and sediment sources   | Annually and after severe storms                     |
|                      | Inspect drain inlets to ensure unrestricted runoff from the drainage layer to the conveyance or roof drain system   | Annually and after severe storms                     |
| Regular maintenance  | Remove debris and litter to prevent clogging of inlet drains and interference with plant growth   | Six monthly and annually or as required              |
|                      | During establishment (ie. Year one), replace dead plants as required  | Monthly (but usually responsibility of manufacturer) |
|                      | Post establishment, replace dead plants as required (where >5% of coverage)   | Annually (in autumn)                                 |
|                      | Remove fallen leaves and debris from deciduous plant foliage  | Six monthly and annually or as required              |
|                      | Remove nuisance and invasive vegetation, including weeds  | Six monthly and annually or as required              |
|                      | Mow grasses, prune shrubs and manage other planting (if appropriate) as required - clippings should be removed and not allowed to accumulate  | Six monthly and annually or as required              |
| Remedial Actions     | If erosion channels are evident, these should be stabilised with extra soil substrate similar to the original material and sources of erosion damage should be identified and controlled                        | As required  |
|                      | If drain inlet has settled, cracked or moved, investigate and repair as appropriate   | As required  |

## 2.5.3 Bioretention Systems

### 2.5.3.1 Location and Description

Bio-retention systems (including rain gardens) are shallow landscaped depressions can reduce runoff rates and volumes, and treat pollution through the use of engineered soils and vegetation. They are particularly effective in delivering interception and can also provide:

- Attractive landscape features that are self-irrigating and fertilizing
- Habitat and biodiversity
- Cooling of the local microclimate due to evapotranspiration.

Bio-retention systems have been specified to be used in various privately managed public spaces throughout the site.

### 2.5.3.2 Operation

It has been concluded in literature (Dalrymple, 2013) that bio-retention systems will typically require approximately 2.5 times more maintenance than typical landscaped designs.

| Maintenance schedule   | Required Action  | Typical Frequency  |
|------------------------|--|--|
| Regular inspections    | Inspect infiltration surfaces for silting and ponding, record de-watering time of the facility and assess standing water levels in underdrain (if appropriate) to determine if maintenance is necessary) | Quarterly  |
|                        | Check operation of underdrains by inspection of flows after rain   | Annually   |
|                        | Assess plants for disease infection, poor growth, invasive species etc and replace if necessary  | Quarterly  |
|                        | Inspect inlets and outlets for blockage  | Quarterly  |
| Regular maintenance    | Remove litter and surface debris and weeds   | Quarterly (or more frequently for tidiness or aesthetic reasons) |
|                        | Replace and plants to maintain planning density  | As required  |
|                        | Remove sediment, litter and debris build-up from around inlets or from forebays  | Quarterly or biannually  |
| Occasional maintenance | Infill nay holes or scour in filter medium, improve erosion protection of required   | As required  |
|                        | Repair minor accumulations of silt by raking away surface mulch  | As required  |
| Remedial actions       | Remove and replace filter medium and vegetation above  | As required but likely to be > 20 years                          |

## 2.5.4 Geocellular units

### 2.5.4.1 Location and Description

Geocellular units are proprietary products and therefore manufacturer’s specific recommendations should also be taken into consideration above what has been prepared in this document. Additionally, different manufacturers may have different connection types and arrangements which will need to be taken in to consideration.

### 2.5.4.2 Operation

The geocellular units, along with permeable paving, are intended to attenuate the discharge from the site up to and including the 1 in 100 year plus 40% climate change event.

Access for maintenance has been provided through inspection chambers.

### 2.5.4.3 Inspection and Maintenance Regime

Regular inspection and maintenance is important for the effective operation of geocellular units as designed. As the feature is buried a regularly inspection regime is very important to ensure the correct functionality of the surface water drainage network. Maintenance responsibility for the geocellular units and their surrounding areas should be placed with Ecoworld.

Sediment\material removal should be undertaken in consultation with the environmental regulator to confirm appropriate protocols; especially where run-off is taken from potentially contaminated areas such as car parks/service yards.

| Maintenance Schedule   | Required Action  | Frequency   |
|--|--|---|
| Monitoring (to be undertaken more regularly within the first year of operation and adjusted as required) | Inspect inlets, outlets and overflows for blockages, and clear if required. If faults persist jetting and CCTV survey may be required.   | Monthly and after large storms.                       |
|  | Check penstocks and other mechanical devices (if present).   | Half yearly.  |
|  | Inspect ventilation cowl (if present)  | Monthly and after large storms.                       |
| Regular maintenance\inspection   | Inspect and identify any areas that are not operating correctly. If required, take remedial action.  | Monthly for 3 months, then six monthly                |
|  | Debris removal from catchment surface (where may cause risks to performance)   | Monthly   |
|  | Where rainfall infiltrates into blocks from above, check surface of filter for blockage by silt, algae or other matter. Remove and replace surface infiltration medium as necessary. | Monthly (and after large storms)                      |
|  | Remove sediment from pre-treatment structures  | Annually (or as required after heavy rainfall events) |
| Remedial actions   | Repair/rehabilitation of inlets, outlet, overflows and vents.  | As required.  |

## **2.5.5 Permeable Pavements**

### **2.5.5.1 Location and Description**

The permeable pavement is located at the Jolly's Green area of the development.

The permeable pavement has been designed in accordance with CIRIA C753.

Permeable pavements contain proprietary products and as such, the manufacturer's recommendations should be followed where used.

### **2.5.5.2 Operation**

Permeable pavements are an efficient mean of managing surface water runoff close to its source – intercepting runoff, reducing the volume and frequency of runoff, and providing a treatment medium.

The surface has been designed to be porous or to contain gaps where rain can flow through the upper construction layers into the voided stone which makes up the sub-base.

### **2.5.5.3 Inspection and Maintenance Regime**

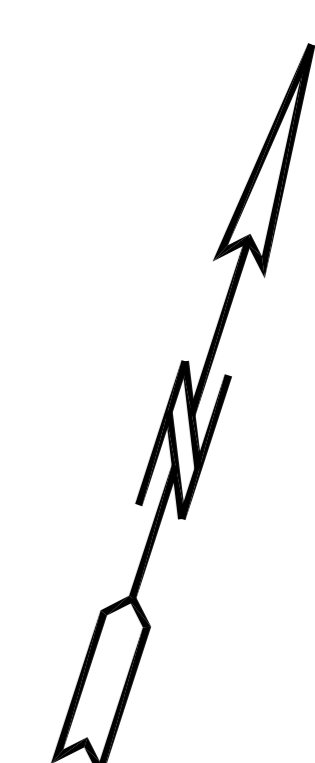
Regular inspection and maintenance is important for the effective operation of the pervious pavement. Maintenance responsibility for the pavement and its surrounding area should be placed with Ecoworld.

Sediment/material removal should be undertaken in consultation with the environmental regulator to confirm appropriate protocols, as run-off is taken from potentially contaminated areas such as car parks/service yards.

| Maintenance Schedule   | Required Action  | Frequency  |
|--|--|--|
| Monitoring (to be undertaken more regularly within the first year of operation and adjusted as required) | Initial inspection.  | Monthly for three months after installation.   |
|  | Inspect for evidence of poor operation and/or weed growth. If required, take remedial action.  | 3-monthly, 48 hours after large storms in first six months.  |
|  | Inspect silt accumulation rates and establish appropriate brushing frequencies.  | Annually.  |
|  | Monitor inspection chambers.   | Annually.  |
| Regular maintenance/inspection   | Brushing and vacuuming.  | Three times/year at end of winter, mid-summer, after autumn leaf fall, or as required based on site-specific observations of clogging or manufacturers' recommendations. |
| Occasional maintenance   | Removal of weed or management using glyphosate applied directly into the weeds by an applicator rather than spraying.  | As required – one per year on less frequently used pavements.  |
|  | Stabilise and mow contributing and adjacent areas.   | As required.   |
| Remedial Actions   | Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving.  | As required.   |
|  | Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing materials. | As required.   |
|  | Rehabilitation of surface and upper substructure by remedial sweeping.   | Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging).  |

## Appendix A – Topographical & Utility Surveys





**LEGEND**

**APPROXIMATE DIMENSIONS**

**CONSTRUCTION**

**LANDSCAPE**

**UTILITIES**

**LEVELS**

**NOTES**

**TREE LEGEND**

**SYMBOLS**

**Coordinate Table**

| STATION | DESCRIPTION | EASTING   | NORTHING   | ELEVATION |
|---------|-------------|-----------|------------|-----------|
| 7       | PN          | 53480.864 | 181222.252 | 1.971     |
| 100     | PN          | 53480.795 | 181307.889 | 1.889     |
| 104     | PNW         | 53486.795 | 181318.168 | 1.791     |
| 105     | PNW         | 53481.710 | 181322.503 | 1.747     |
| 106     | PNW         | 53480.628 | 181298.154 | 1.724     |
| 107     | PNW         | 53502.272 | 181262.286 | 1.708     |
| 108     | PNW         | 53502.985 | 181243.085 | 1.646     |
| 109     | PNW         | 53529.665 | 181282.973 | 1.649     |
| 110     | PNW         | 53581.554 | 181338.185 | 1.497     |
| 112     | PNW         | 53587.952 | 181279.288 | 1.753     |
| 113     | PNW         | 53505.884 | 181219.790 | 1.829     |

**NOTE:**  
PHOTO POSITIONS SHOWN THUS:

**FOR PHOTOS REFER TO DRAWING 3553-2 SHEET 2.**

**NOTES**

**GRID**  
THIS SURVEY IS ON A STATE LIGN AND RELATED TO OS NATIONAL GRID BY OS DATA CONTROL THE LOCAL GRID ORIGIN IS STN. 01.

**LEVELLING**  
LEVELLING POINTS ARE BASED ON OS NATIONAL DATUM BY GPS

**LOYDS REGISTER**  
QUANTITY SURVEYORS  
CERTIFIED COMPANY

**THE SURVEY ASSOCIATION**

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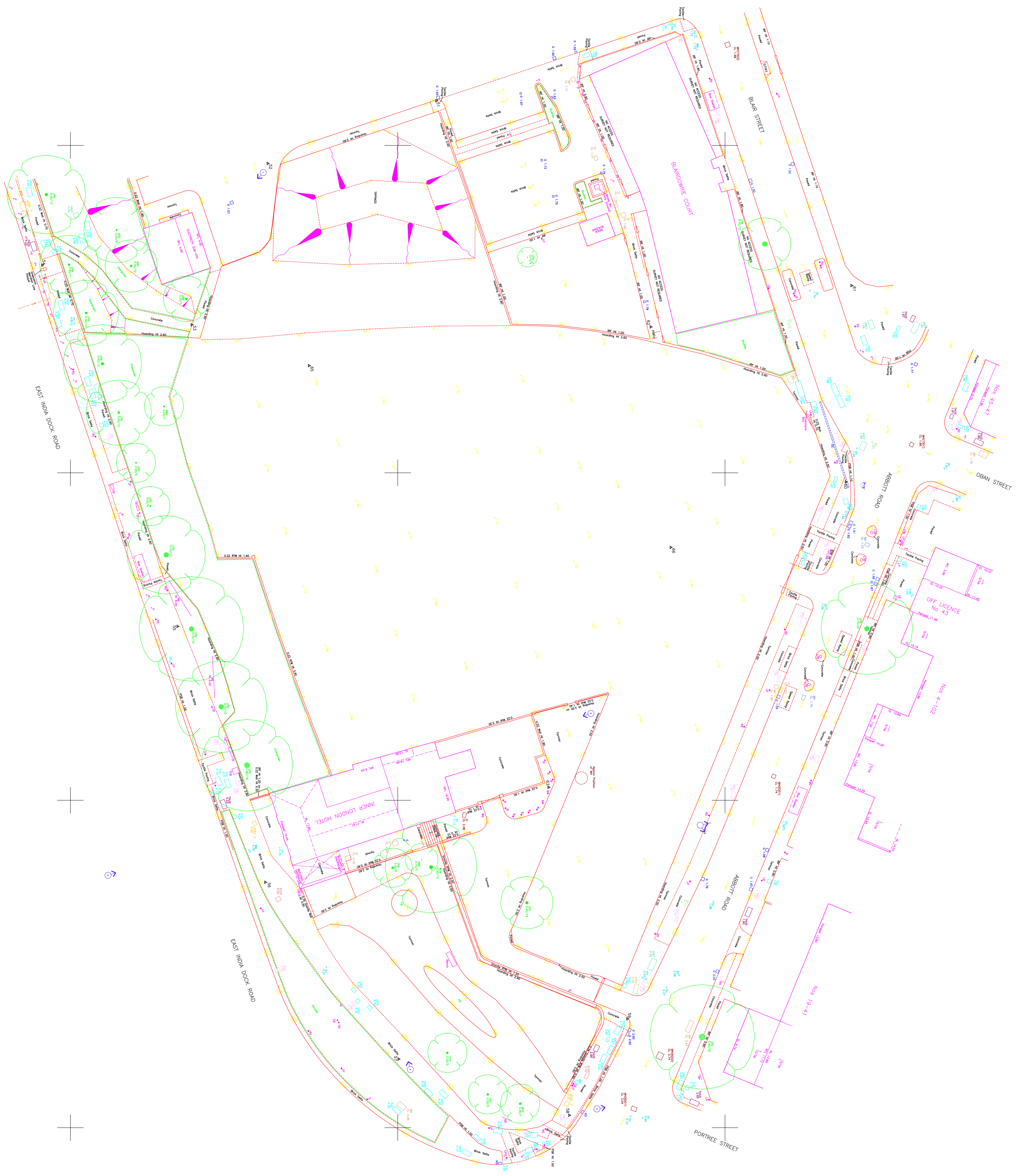
| Drawing No | Sheet | Revision | Drawn | BRF/TP |
|------------|-------|----------|-------|--------|
| 3553-2     | 1     |          |       |        |

| Scale | Checked | Date     |
|-------|---------|----------|
| 0:1   | PJE     | 18/12/09 |

**Client**  
POPLAR HARCA  
UNIT 3, QUEBEC WHARF  
14 THOMAS ROAD  
LONDON E14 7AF

**Project**  
ABERFELDY VILLAGE  
POPLAR  
PHASE 2





**Coordinate Table**

| Station | Easting    | Northing   | Level |
|---------|------------|------------|-------|
| 50      | 529721.428 | 181222.225 | 1.763 |
| 51      | 529743.187 | 181225.806 | 1.803 |
| 52      | 529762.762 | 181232.130 | 1.729 |
| 53      | 529789.283 | 181195.480 | 4.233 |
| 54      | 529803.444 | 181216.378 | 4.286 |
| 55      | 529822.514 | 181229.790 | 4.289 |
| 56      | 529846.102 | 181272.119 | 3.261 |
| 57      | 529868.126 | 181283.000 | 2.824 |
| 58      | 529894.398 | 181278.471 | 1.822 |
| 59      | 529921.024 | 181282.277 | 1.822 |
| 60      | 529948.296 | 181288.613 | 1.826 |
| 61      | 529976.442 | 181292.715 | 1.844 |
| 62      | 529995.187 | 181293.286 | 1.733 |
| 63      | 530014.032 | 181293.286 | 1.733 |
| 64      | 530033.477 | 181293.286 | 1.733 |
| 65      | 530052.922 | 181293.286 | 1.733 |
| 66      | 530072.367 | 181293.286 | 1.733 |
| 67      | 530091.812 | 181293.286 | 1.733 |
| 68      | 530111.257 | 181293.286 | 1.733 |
| 69      | 530130.702 | 181293.286 | 1.733 |
| 70      | 530150.147 | 181293.286 | 1.733 |

**Tree Legend**

| Symbol                                     | Description |
|--|-------------|
| (Circle with cross)                        | Tree        |
| (Circle with dot)                          | Tree        |
| (Circle with horizontal lines)             | Tree        |
| (Circle with vertical lines)               | Tree        |
| (Circle with diagonal lines)               | Tree        |
| (Circle with wavy lines)                   | Tree        |
| (Circle with horizontal wavy lines)        | Tree        |
| (Circle with vertical wavy lines)          | Tree        |
| (Circle with diagonal wavy lines)          | Tree        |
| (Circle with horizontal dashed lines)      | Tree        |
| (Circle with vertical dashed lines)        | Tree        |
| (Circle with diagonal dashed lines)        | Tree        |
| (Circle with horizontal dashed wavy lines) | Tree        |
| (Circle with vertical dashed wavy lines)   | Tree        |
| (Circle with diagonal dashed wavy lines)   | Tree        |

**NOTES**

PHOTO POSITIONS SHOWN THIS:

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**NOTES**

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**Client**

POPULAR MARKET  
 IMPERIAL QUEBEC WHARF  
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**Project**

ABERFELDY VILLAGE  
 PHASE 5

**Drawing No.** 3553-5  
**Scale** A4/D  
**Checked** JAW  
**Date** 18/12/09

















### LEGEND

| UTILITY LINES        |             |
|----------------------|-------------|
| Water Mains          | Orange      |
| Water Services       | Green       |
| Storm Sewer Mains    | Blue        |
| Storm Sewer Services | Purple      |
| Gas Mains            | Red         |
| Gas Services         | Yellow      |
| Electric Mains       | Brown       |
| Electric Services    | Light Blue  |
| PTCL Mains           | Dark Blue   |
| PTCL Services        | Dark Green  |
| Cable TV Mains       | Light Green |
| Cable TV Services    | Light Blue  |
| Unmarked Mains       | Black       |
| Unmarked Services    | Black       |
| Proposed Mains       | Dashed Line |
| Proposed Services    | Dashed Line |
| Existing Mains       | Solid Line  |
| Existing Services    | Solid Line  |
| Unmarked Mains       | Black       |
| Unmarked Services    | Black       |
| Proposed Mains       | Dashed Line |
| Proposed Services    | Dashed Line |
| Existing Mains       | Solid Line  |
| Existing Services    | Solid Line  |

**GENERAL NOTES**

**1. Information provided by a utility survey and statutory plans, however, shall not be considered as a substitute for any and all existing and proposed maps and drawings in connection with the work.**

**2. Only sub-surface utility information is provided. Above ground utility information may be shown where it exists with positive referencing.**

**3. Utilities may continue outside of the survey area. Any part of the utility outside of the area is not shown. The utility is shown only where it has been positively identified.**

**4. Where signs indicate a utility exists but which cannot be confirmed with the technology, an assumed route (AR) is recorded. All assumed routes (AR) have been highlighted with a background pattern color for visual enhancement.**

**5. Sewer and water details shown on this drawing have been obtained by observation and measurement from the surface and are not correct to ground level.**

**6. Vertical & Horizontal Position - Vertical position (depth) is relative to the top of the manhole cover unless stated otherwise. Horizontal position is shown as the center of the manhole cover unless stated otherwise. All positions are shown in relation to the center of the manhole cover.**

**7. Reference - Orthographic symbols are used to indicate the location of the utility. Reference may become single quickly depending on ground, weather and traffic conditions. No warranty is given in respect of the accuracy of the information and that this is a complete representation of the sub-surface utility. Therefore, the drawing should be used as the primary reference for the survey results.**

**8. This drawing does not provide an absolute representation of the sub-surface. Utilities have been plotted using various technologies and the information can be adversely affected by ground, weather and/or conditions outside of the survey. Therefore, some utilities may not be shown. If the utility is shown, it is shown as a point of reference, it does not mean that the utility is shown and the depth indicated could be between the top of the utility and the bottom of the utility. Horizontal position is relative to the center of the manhole cover and should not be taken as exact.**

**ADDITIONAL NOTES**

**1. The drawing is not intended to be used as a substitute for any and all existing and proposed maps and drawings in connection with the work.**

**2. Only sub-surface utility information is provided. Above ground utility information may be shown where it exists with positive referencing.**

**3. Utilities may continue outside of the survey area. Any part of the utility outside of the area is not shown. The utility is shown only where it has been positively identified.**

**4. Where signs indicate a utility exists but which cannot be confirmed with the technology, an assumed route (AR) is recorded. All assumed routes (AR) have been highlighted with a background pattern color for visual enhancement.**

**5. Sewer and water details shown on this drawing have been obtained by observation and measurement from the surface and are not correct to ground level.**

**6. Vertical & Horizontal Position - Vertical position (depth) is relative to the top of the manhole cover unless stated otherwise. Horizontal position is shown as the center of the manhole cover unless stated otherwise. All positions are shown in relation to the center of the manhole cover.**

**7. Reference - Orthographic symbols are used to indicate the location of the utility. Reference may become single quickly depending on ground, weather and traffic conditions. No warranty is given in respect of the accuracy of the information and that this is a complete representation of the sub-surface utility. Therefore, the drawing should be used as the primary reference for the survey results.**

**8. This drawing does not provide an absolute representation of the sub-surface. Utilities have been plotted using various technologies and the information can be adversely affected by ground, weather and/or conditions outside of the survey. Therefore, some utilities may not be shown. If the utility is shown, it is shown as a point of reference, it does not mean that the utility is shown and the depth indicated could be between the top of the utility and the bottom of the utility. Horizontal position is relative to the center of the manhole cover and should not be taken as exact.**

### SHEET LAYOUT

Sheet 01

Sheet 02

Sheet 03

| Rev | Notes | Drawn | Date |
|-----|-------|-------|------|
| 1   |       |       |      |

Notes:

Survey is referenced to OS Grid and Level Datum.

Previous Sumo Survey "SOR016539.dwg" has been inserted into this model for reference.

**SUMO SERVICES LTD**  
 15 HARRISON BUSINESS CENTRE  
 NEW LANE  
 HAVERSHAM  
 Herts SG12 8JG  
 TEL: 0445 458 1104  
[www.sumoservices.com](http://www.sumoservices.com)

Title: Utility Mapping

Client: Aberfeldy New Village LLP

Project: Aberfeldy Village, Tower Hamlets, London

Date Completed: 15/08/2020 Post Code: E14 0ND

Surveyed by: DW, JHG, MV, CE Scale: 1/200 (A0 Sheet)

Drawn: DW

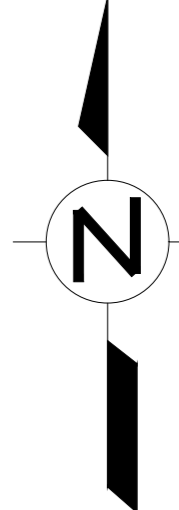
Checked: DW, JHG, MV, CE

JOB No: SOR017679

Dwg No: 02

Rev: 02





**LEGEND**

| UTILITY LINES      | Color      | Symbol | Utility Type       |
|--------------------|------------|--------|--------------------|
| Water              | Blue       | —      | Water              |
| Gas                | Red        | —      | Gas                |
| Electricity        | Yellow     | —      | Electricity        |
| Telecommunications | Green      | —      | Telecommunications |
| Drainage           | Purple     | —      | Drainage           |
| Other              | Orange     | —      | Other              |
| Unknown            | Black      | —      | Unknown            |
| Service            | Light Blue | —      | Service            |
| Water              | Light Blue | —      | Water              |
| Gas                | Red        | —      | Gas                |
| Electricity        | Yellow     | —      | Electricity        |
| Telecommunications | Green      | —      | Telecommunications |
| Drainage           | Purple     | —      | Drainage           |
| Other              | Orange     | —      | Other              |
| Unknown            | Black      | —      | Unknown            |
| Service            | Light Blue | —      | Service            |
| Water              | Light Blue | —      | Water              |
| Gas                | Red        | —      | Gas                |
| Electricity        | Yellow     | —      | Electricity        |
| Telecommunications | Green      | —      | Telecommunications |
| Drainage           | Purple     | —      | Drainage           |
| Other              | Orange     | —      | Other              |
| Unknown            | Black      | —      | Unknown            |
| Service            | Light Blue | —      | Service            |

**GENERAL NOTES**

1. This drawing is a utility survey and statutory plan. It is not a site plan and does not show buildings or other structures. It is intended to show the location and depth of underground utilities.

2. The drawing is based on a survey conducted on the 15th of August 2023. It is intended to show the location and depth of underground utilities.

3. The drawing is based on a survey conducted on the 15th of August 2023. It is intended to show the location and depth of underground utilities.

4. The drawing is based on a survey conducted on the 15th of August 2023. It is intended to show the location and depth of underground utilities.

**VERTICAL & HORIZONTAL POSITION**

Vertical position (depth) is indicated to the top of the utility. Horizontal position is indicated to the center of the utility. The drawing is based on a survey conducted on the 15th of August 2023. It is intended to show the location and depth of underground utilities.

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1. This drawing is a utility survey and statutory plan. It is not a site plan and does not show buildings or other structures. It is intended to show the location and depth of underground utilities.

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**NOTES**

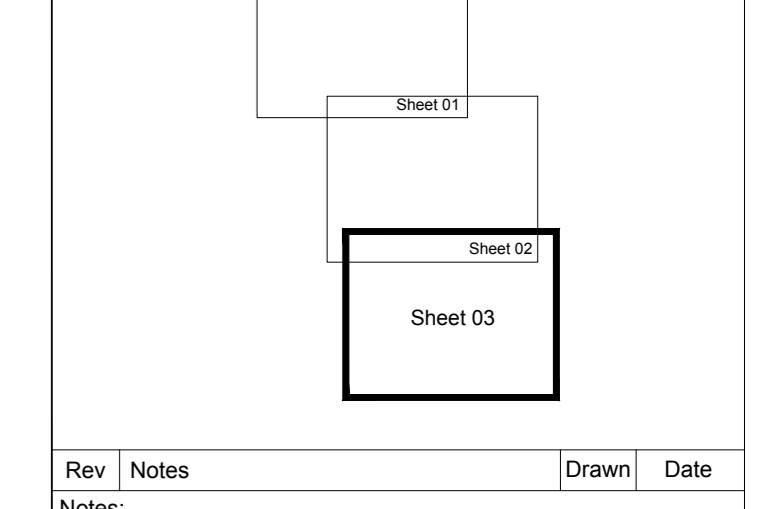
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|   |                 |            |                  |
|---|-----------------|------------|------------------|
| Rev   | Notes           | Drawn      | Date             |
|   |                 |            |                  |
| Notes:  |                 |            |                  |
| Survey is referenced to OS Grid and Level Datum.  |                 |            |                  |
| Previous Sumo Survey "SOR016639.dwg" has been inserted into this model for reference.   |                 |            |                  |
|   |                 |            |                  |
| <b>SUMO SERVICES LTD</b><br>1 HARVEY BUSINESS CENTRE<br>NEW LANE<br>HARTFORD<br>HERTS AL9 9JH<br>TEL: 0454 450 1104<br>www.sumoservices.com |                 |            |                  |
| Title: Utility Mapping  |                 |            |                  |
| Client: Aberfeldy New Village LLP   |                 |            |                  |
| Project: Aberfeldy Village, Tower Hamlets, London   |                 |            |                  |
| Date Completed:   | 15/08/2023      | Post Code: | E14 0ND          |
| Surveyed by:  | DW, JHG, MV, CE | Scale:     | 1/200 (A0 Sheet) |
| Drawn:  | DM              |            |                  |
| Checked:  | DW, JHG, MV, CE |            |                  |
| JOB No:   | SOR017679       | Dwg No:    | 03               |
|   |                 | Rev:       |                  |



## Appendix B – Thames Water Asset Records and Pre Development Enquiry Response

# Asset location search



## Property Searches

Meinhardt (UK) Ltd  
10

LONDON  
EC1A 4HJ

**Search address supplied**      Aberfeldy Village  
Aberfeldy Street  
London  
London  
UK

**Your reference**                      Aberfeldy Street Aberfeldy Village E14 0NU

**Our reference**                        ALS/ALS Standard/2020\_4292429

**Search date**                            5 November 2020

### Knowledge of features below the surface is essential for every development

The benefits of this knowledge not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility of any development.

Did you know that Thames Water Property Searches can also provide a variety of utility searches including a more comprehensive view of utility providers' assets (across up to 35-45 different providers), as well as more focused searches relating to specific major utility companies such as National Grid (gas and electric).

Contact us to find out more.



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:** Aberfeldy Village, Aberfeldy Street, London, London, UK,

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:

TQ3881NE  
TQ3881SW  
TQ3881NW  
TQ3881SE

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:

TQ3881NE  
TQ3881SW

TQ3881NW  
TQ3881SE

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

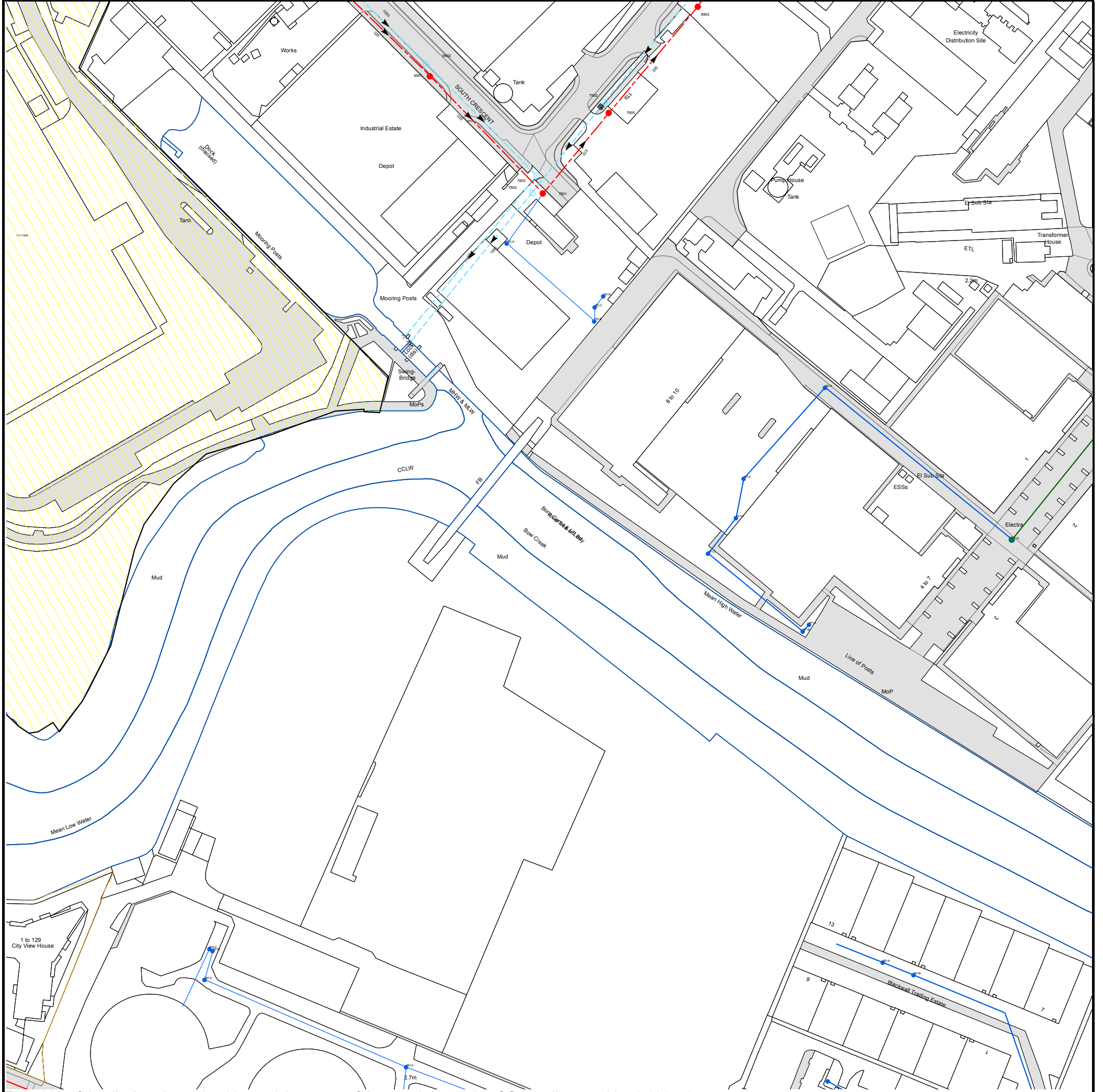
Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

**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 538750,181750

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.

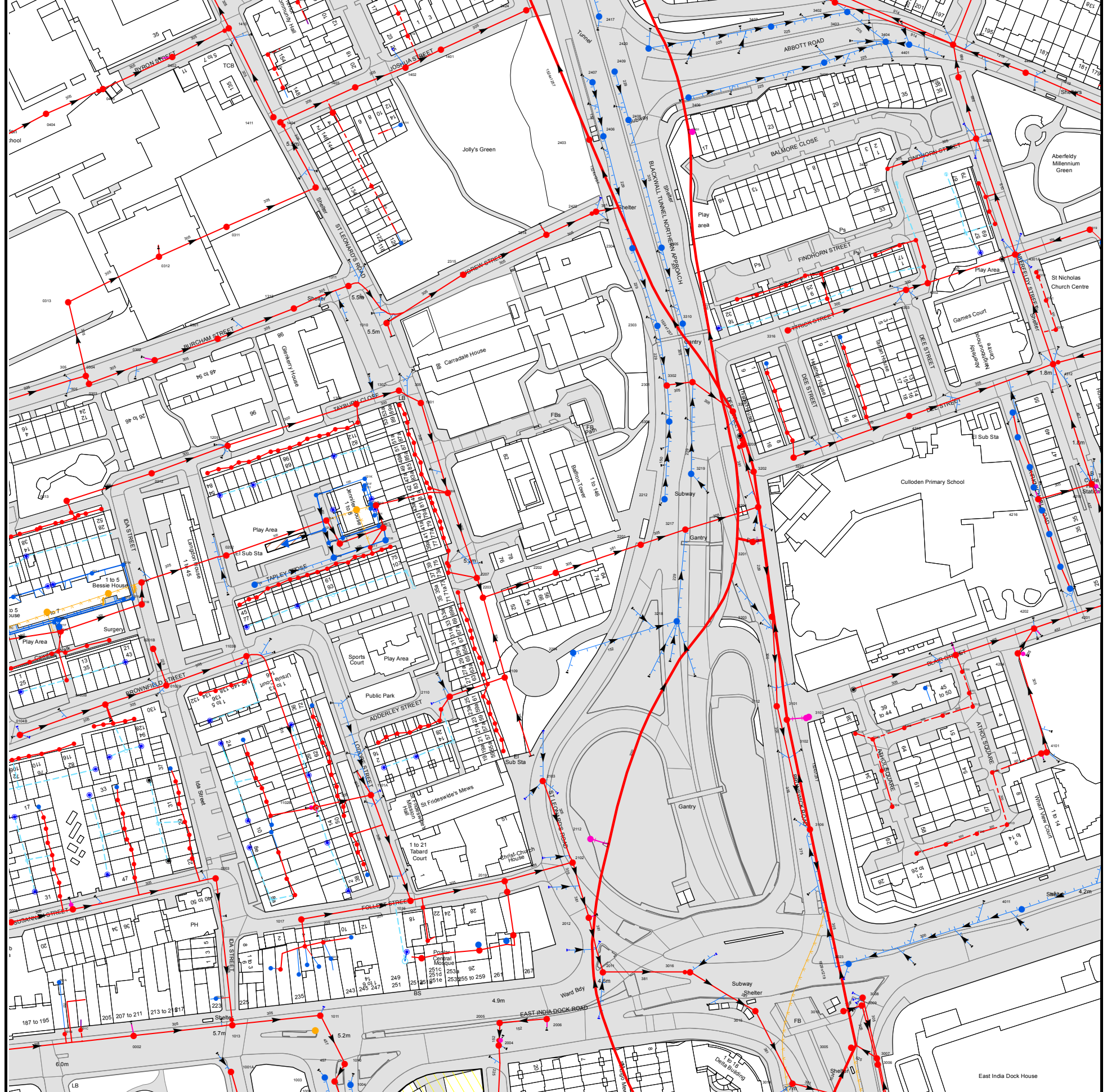
Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

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 |
|-------------------|---------------------|----------------------|
| 85AB              | n/a                 | n/a                  |
| 85AC              | n/a                 | n/a                  |
| 951A              | n/a                 | n/a                  |
| 951B              | n/a                 | n/a                  |
| 8904              | n/a                 | n/a                  |
| 8903              | n/a                 | n/a                  |
| 781A              | n/a                 | n/a                  |
| 7802              | n/a                 | n/a                  |
| 7803              | n/a                 | n/a                  |
| 7801              | n/a                 | n/a                  |
| 781B              | n/a                 | n/a                  |
| 781C              | n/a                 | n/a                  |
| 781D              | n/a                 | n/a                  |
| 871C              | n/a                 | n/a                  |
| 871D              | n/a                 | n/a                  |
| 871E              | n/a                 | n/a                  |
| 871B              | n/a                 | n/a                  |
| 871A              | n/a                 | n/a                  |
| 881A              | n/a                 | n/a                  |
| 971A              | n/a                 | n/a                  |
| 651A              | n/a                 | n/a                  |
| 6902              | n/a                 | n/a                  |
| 6901              | n/a                 | n/a                  |
| 7902              | n/a                 | n/a                  |
| 7905              | n/a                 | n/a                  |
| 551A              | n/a                 | n/a                  |
| 551C              | n/a                 | n/a                  |
| 551B              | 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.





The width of the displayed area is 500m and the centre of the map is located at OS coordinates 538250,181250  
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

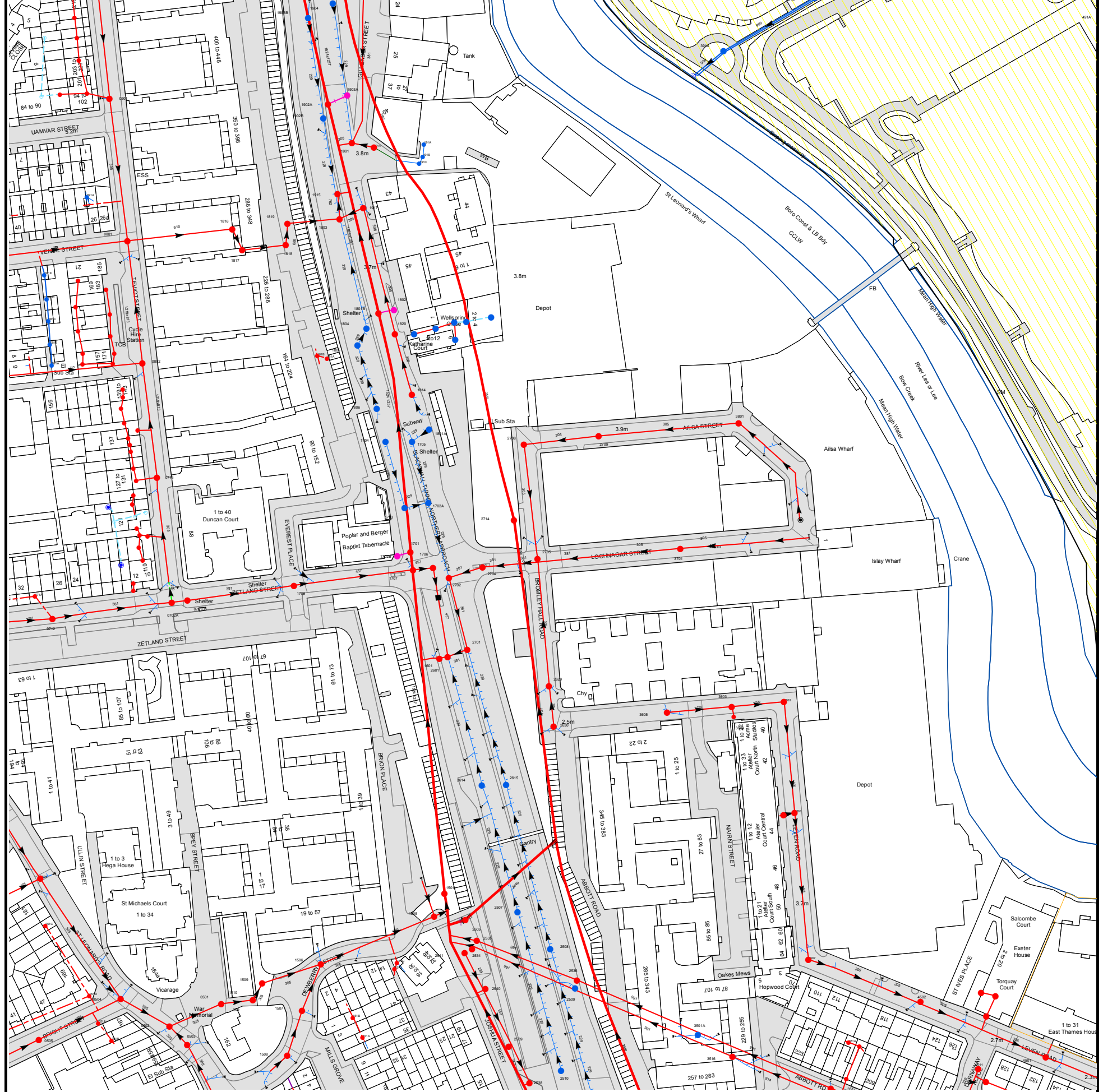
| Manhole Reference | Manhole Cover Level | Manhole Invert Level |
|-------------------|---------------------|----------------------|
| 3407              | 2.25                | .86                  |
| 3402              | 1.92                | -3.79                |
| 3403              | 1.94                | -.54                 |
| 2417              | 3                   | 1.5                  |
| 141A              | n/a                 | n/a                  |
| 2424              | 2.32                | n/a                  |
| 141G              | n/a                 | n/a                  |
| 411H              | n/a                 | n/a                  |
| 4203              | 1.7                 | -.48                 |
| 4204              | 1.79                | -.7                  |
| 4202              | 1.71                | -.9                  |
| 4201              | 1.7                 | -.94                 |
| 42DH              | n/a                 | n/a                  |
| 42DI              | n/a                 | n/a                  |
| 42DJ              | n/a                 | n/a                  |
| 42EA              | n/a                 | n/a                  |
| 4216              | 1.57                | -1.33                |
| 42EE              | n/a                 | n/a                  |
| 4215              | 1.61                | -2.24                |
| 42EG              | n/a                 | n/a                  |
| 42ED              | n/a                 | n/a                  |
| 43DB              | n/a                 | n/a                  |
| 33CH              | n/a                 | n/a                  |
| 4301A             | 1.77                | -2.82                |
| 43DE              | n/a                 | n/a                  |
| 431E              | n/a                 | n/a                  |
| 43DD              | n/a                 | n/a                  |
| 43DF              | n/a                 | n/a                  |
| 4319              | 1.76                | -1.28                |
| 43DG              | n/a                 | n/a                  |
| 44DB              | n/a                 | n/a                  |
| 44DA              | n/a                 | n/a                  |
| 44CI              | n/a                 | n/a                  |
| 44DC              | n/a                 | n/a                  |
| 44DD              | n/a                 | n/a                  |
| 44CH              | n/a                 | n/a                  |
| 44CJ              | n/a                 | n/a                  |
| 3432              | 1.68                | -1.72                |
| 4420              | 1.59                | -3.16                |
| 4419              | 1.7                 | -3.27                |
| 4408              | 1.75                | -3.45                |
| 3405              | 1.72                | .13                  |
| 4407              | 1.97                | -3.55                |
| 4401              | 1.76                | -.05                 |
| 3404              | 1.67                | -.33                 |
| 3222              | 2.36                | .55                  |
| 32CG              | n/a                 | n/a                  |
| 42EC              | n/a                 | n/a                  |
| 33EE              | n/a                 | n/a                  |
| 4313              | 2.04                | -1.04                |
| 43DI              | n/a                 | n/a                  |
| 33ED              | n/a                 | n/a                  |
| 33EC              | n/a                 | n/a                  |
| 33EB              | n/a                 | n/a                  |
| 4312              | 1.73                | -2.54                |
| 33EA              | n/a                 | n/a                  |
| 33DJ              | n/a                 | n/a                  |
| 431D              | n/a                 | n/a                  |
| 431C              | n/a                 | n/a                  |
| 33CE              | n/a                 | n/a                  |
| 4303              | n/a                 | n/a                  |
| 4302              | n/a                 | n/a                  |
| 431B              | n/a                 | n/a                  |
| 33DB              | n/a                 | n/a                  |
| 33DC              | n/a                 | n/a                  |
| 431A              | n/a                 | n/a                  |
| 33DD              | n/a                 | n/a                  |
| 3016              | 4.41                | -1.42                |
| 3015              | 4.08                | -1.55                |
| 3014              | 3.45                | -1.74                |
| 3010              | n/a                 | n/a                  |
| 3023              | 4.25                | 1.24                 |
| 3005              | n/a                 | n/a                  |
| 3009              | 3.98                | 1.27                 |
| 3008              | 4.06                | 2.68                 |
| 3007              | 4.16                | -1.23                |
| 3006              | 6.19                | 2.89                 |
| 2422              | 2.26                | -4.27                |
| 2406              | 2.7                 | 1.83                 |
| 2409              | 2.99                | 2.3                  |
| 2408              | n/a                 | n/a                  |
| 2304              | 2.49                | 1.07                 |
| 2420              | 3.36                | 1.54                 |
| 2303              | 2.35                | .8                   |
| 2305              | 2.66                | 1.02                 |
| 2301              | 2.38                | .73                  |
| 3306              | 2.49                | 1.72                 |
| 3310              | 2.57                | .74                  |
| 3406              | 2.76                | 1.11                 |
| 3401              | 3.04                | -8.94                |

| Manhole Reference | Manhole Cover Level | Manhole Invert Level |
|-------------------|---------------------|----------------------|
| 3302              | 2.7                 | .54                  |
| 3301B             | 2.29                | -1.11                |
| 33CI              | n/a                 | n/a                  |
| 3205              | 2.35                | -4.07                |
| 33CD              | n/a                 | n/a                  |
| 3202              | n/a                 | n/a                  |
| 33CJ              | n/a                 | n/a                  |
| 33DE              | n/a                 | n/a                  |
| 33DF              | n/a                 | n/a                  |
| 33DG              | n/a                 | n/a                  |
| 33DH              | n/a                 | n/a                  |
| 33DA              | n/a                 | n/a                  |
| 33DI              | n/a                 | n/a                  |
| 3316              | n/a                 | n/a                  |
| 2102              | 4.37                | 1.67                 |
| 2012              | 4.38                | 1.37                 |
| 2112              | 4.66                | -8.47                |
| 3112              | n/a                 | n/a                  |
| 3101              | n/a                 | n/a                  |
| 3102              | n/a                 | n/a                  |
| 3103              | n/a                 | n/a                  |
| 3106              | n/a                 | n/a                  |
| 311C              | n/a                 | n/a                  |
| 311B              | n/a                 | n/a                  |
| 311A              | n/a                 | n/a                  |
| 4104              | 1.72                | -.02                 |
| 411E              | n/a                 | n/a                  |
| 411A              | n/a                 | n/a                  |
| 411J              | n/a                 | n/a                  |
| 411F              | n/a                 | n/a                  |
| 411B              | n/a                 | n/a                  |
| 411I              | n/a                 | n/a                  |
| 411G              | n/a                 | n/a                  |
| 411C              | n/a                 | n/a                  |
| 4103              | 1.85                | -.11                 |
| 411D              | n/a                 | n/a                  |
| 4011              | 4.17                | 1.55                 |
| 4102              | 1.93                | -.22                 |
| 4101              | 1.93                | -.49                 |
| 12BD              | n/a                 | n/a                  |
| 12BE              | n/a                 | n/a                  |
| 2208              | 5.19                | 2.74                 |
| 22CE              | n/a                 | n/a                  |
| 22CD              | n/a                 | n/a                  |
| 12BF              | n/a                 | n/a                  |
| 22BH              | n/a                 | n/a                  |
| 22BI              | n/a                 | n/a                  |
| 22BJ              | n/a                 | n/a                  |
| 22CA              | n/a                 | n/a                  |
| 22CB              | n/a                 | n/a                  |
| 22CC              | n/a                 | n/a                  |
| 2207              | 5.18                | 2.47                 |
| 21CE              | n/a                 | n/a                  |
| 21CD              | n/a                 | n/a                  |
| 2203              | 5.2                 | 2.35                 |
| 21CC              | n/a                 | n/a                  |
| 2202              | 3.7                 | 1.85                 |
| 2204              | 3.93                | 2.12                 |
| 2201              | 2.97                | .77                  |
| 2212              | 2.64                | 1.93                 |
| 3218              | 2.85                | 1.21                 |
| 3217              | 2.94                | .53                  |
| 3219              | 2.74                | 1.64                 |
| 3201              | 2.44                | -8.63                |
| 3204              | 2.34                | -.83                 |
| 3203              | 2.47                | -1.25                |
| 12EB              | n/a                 | n/a                  |
| 12EA              | n/a                 | n/a                  |
| 121I              | n/a                 | n/a                  |
| 121F              | 5.7                 | 4.88                 |
| 121K              | 5.65                | 4.88                 |
| 121T              | 5.98                | 3.89                 |
| 121J              | n/a                 | n/a                  |
| 121G              | 5.7                 | 4.55                 |
| 12DJ              | n/a                 | n/a                  |
| 121E              | n/a                 | n/a                  |
| 121H              | n/a                 | n/a                  |
| 121D              | 5.7                 | 3.04                 |
| 121O              | 6.31                | 4.9                  |
| 12DI              | n/a                 | n/a                  |
| 121C              | 5.99                | 3.08                 |
| 121R              | 6.17                | 4.07                 |
| 12DH              | n/a                 | n/a                  |
| 12FH              | n/a                 | n/a                  |
| 12FI              | n/a                 | n/a                  |
| 12BJ              | n/a                 | n/a                  |
| 12CA              | n/a                 | n/a                  |
| 12CB              | n/a                 | n/a                  |
| 12AI              | n/a                 | n/a                  |
| 12AJ              | n/a                 | n/a                  |
| 12BA              | n/a                 | n/a                  |
| 12BB              | n/a                 | n/a                  |
| 12BC              | n/a                 | n/a                  |

| Manhole Reference | Manhole Cover Level | Manhole Invert Level |
|-------------------|---------------------|----------------------|
| 11ED              | n/a                 | n/a                  |
| 11EC              | n/a                 | n/a                  |
| 11EB              | n/a                 | n/a                  |
| 21BE              | n/a                 | n/a                  |
| 11CG              | n/a                 | n/a                  |
| 11EA              | n/a                 | n/a                  |
| 21CH              | n/a                 | n/a                  |
| 21BF              | n/a                 | n/a                  |
| 11CH              | n/a                 | n/a                  |
| 11DJ              | n/a                 | n/a                  |
| 11CI              | n/a                 | n/a                  |
| 11CJ              | n/a                 | n/a                  |
| 21BG              | n/a                 | n/a                  |
| 11DA              | n/a                 | n/a                  |
| 11DB              | n/a                 | n/a                  |
| 11DI              | n/a                 | n/a                  |
| 21BH              | n/a                 | n/a                  |
| 11DC              | n/a                 | n/a                  |
| 11DH              | n/a                 | n/a                  |
| 21BI              | n/a                 | n/a                  |
| 11DF              | n/a                 | n/a                  |
| 11DG              | n/a                 | n/a                  |
| 21BJ              | n/a                 | n/a                  |
| 2110              | 5.27                | 3.03                 |
| 21CA              | n/a                 | n/a                  |
| 21CB              | n/a                 | n/a                  |
| 2109              | 4.66                | 2.72                 |
| 10DF              | n/a                 | n/a                  |
| 20DC              | n/a                 | n/a                  |
| 101A              | n/a                 | n/a                  |
| 20CD              | n/a                 | n/a                  |
| 10CC              | n/a                 | n/a                  |
| 10CI              | n/a                 | n/a                  |
| 20CI              | n/a                 | n/a                  |
| 1017              | 5.67                | 2.64                 |
| 10CD              | n/a                 | n/a                  |
| 1016              | 5.23                | 2.03                 |
| 10FD              | n/a                 | n/a                  |
| 20CJ              | n/a                 | n/a                  |
| 2019              | 4.77                | 1.79                 |
| 10FE              | n/a                 | n/a                  |
| 11EI              | n/a                 | n/a                  |
| 11EJ              | n/a                 | n/a                  |
| 11FA              | n/a                 | n/a                  |
| 11FB              | n/a                 | n/a                  |
| 11FC              | n/a                 | n/a                  |
| 11FE              | n/a                 | n/a                  |
| 11FH              | n/a                 | n/a                  |
| 1102B             | 5.81                | 2.58                 |
| 11EG              | n/a                 | n/a                  |
| 11EF              | n/a                 | n/a                  |
| 1101A             | 5.8                 | 2.17                 |
| 11EE              | n/a                 | n/a                  |
| 2103              | 4.5                 | 2.19                 |
| 02CH              | n/a                 | n/a                  |
| 12GD              | n/a                 | n/a                  |
| 12DG              | n/a                 | n/a                  |
| 12BI              | n/a                 | n/a                  |
| 12DF              | n/a                 | n/a                  |
| 12DD              | n/a                 | n/a                  |
| 12DC              | n/a                 | n/a                  |
| 12BH              | n/a                 | n/a                  |
| 12DB              | n/a                 | n/a                  |
| 12DA              | n/a                 | n/a                  |
| 12CJ              | n/a                 | n/a                  |
| 12GF              | n/a                 | n/a                  |
| 1205              | n/a                 | n/a                  |
| 12CI              | n/a                 | n/a                  |
| 12BG              | n/a                 | n/a                  |
| 12CH              | n/a                 | n/a                  |
| 12CC              | n/a                 | n/a                  |
| 13DH              | n/a                 | n/a                  |
| 13DE              | n/a                 | n/a                  |
| 13DG              | n/a                 | n/a                  |
| 13DF              | n/a                 | n/a                  |
| 13DD              | n/a                 | n/a                  |
| 13DI              | n/a                 | n/a                  |
| 13DC              | n/a                 | n/a                  |
| 13DB              | n/a                 | n/a                  |
| 1303              | n/a                 | n/a                  |
| 1301              | 5.33                | 3.16                 |
| 1004              | n/a                 | n/a                  |
| 1009              | n/a                 | n/a                  |
| 1003              | n/a                 | n/a                  |
| 1001A             | n/a                 | n/a                  |
| 1010              | 5.03                | 1.14                 |
| 2004              | 5.3                 | 2.58                 |
| 1013              | 5.52                | 1.82                 |
| 2005              | 4.86                | 3.56                 |
| 2006              | 4.74                | 3.75                 |
| 1011              | 5.33                | 1.55                 |
| 001D              | n/a                 | n/a                  |
| 10DH              | n/a                 | n/a                  |

| Manhole Reference | Manhole Cover Level | Manhole Invert Level |
|-------------------|---------------------|----------------------|
| 2011              | 4.53                | 1.22                 |
| 10FA              | n/a                 | n/a                  |
| 10EJ              | n/a                 | n/a                  |
| 10DG              | n/a                 | n/a                  |
| 10DE              | n/a                 | n/a                  |
| 10DB              | n/a                 | n/a                  |
| 101B              | n/a                 | n/a                  |
| 10DD              | n/a                 | n/a                  |
| 20DB              | n/a                 | n/a                  |
| 01FD              | n/a                 | n/a                  |
| 0102A             | 6.44                | 3.38                 |
| 01FG              | n/a                 | n/a                  |
| 01FH              | n/a                 | n/a                  |
| 01FI              | n/a                 | n/a                  |
| 01FJ              | n/a                 | n/a                  |
| 01FF              | n/a                 | n/a                  |
| 01GA              | n/a                 | n/a                  |
| 01GB              | n/a                 | n/a                  |
| 01GC              | n/a                 | n/a                  |
| 01BE              | n/a                 | n/a                  |
| 01BF              | n/a                 | n/a                  |
| 0003              | 6.02                | 2.89                 |
| 11CB              | n/a                 | n/a                  |
| 11GI              | n/a                 | n/a                  |
| 11GA              | n/a                 | n/a                  |
| 11CC              | n/a                 | n/a                  |
| 11GB              | n/a                 | n/a                  |
| 11GC              | n/a                 | n/a                  |
| 11GD              | n/a                 | n/a                  |
| 11GE              | n/a                 | n/a                  |
| 11GF              | n/a                 | n/a                  |
| 11GG              | n/a                 | n/a                  |
| 10FC              | n/a                 | n/a                  |
| 11HC              | n/a                 | n/a                  |
| 11HA              | n/a                 | n/a                  |
| 11HD              | n/a                 | n/a                  |
| 0302              | 5.99                | 3.98                 |
| 0312              | n/a                 | 2.95                 |
| 0402              | 5.17                | 2.45                 |
| 0301              | 5.75                | 3.69                 |
| 0311              | 5.81                | 2.78                 |
| 1410              | 5.02                | 1.25                 |
| 141E              | n/a                 | n/a                  |
| 1411              | 5.23                | 1.47                 |
| 141D              | n/a                 | n/a                  |
| 1404              | 5.25                | 1.53                 |
| 141C              | n/a                 | n/a                  |
| 1312              | 5.55                | 3.33                 |
| 1405              | 5.47                | 2.46                 |
| 1415              | n/a                 | n/a                  |
| 1311              | 5.43                | 2.97                 |
| 1403              | 4.55                | 1.3                  |
| 1414              | n/a                 | n/a                  |
| 1310              | 5.38                | 3.07                 |
| 1302              | n/a                 | n/a                  |
| 141H              | n/a                 | n/a                  |
| 131A              | n/a                 | n/a                  |
| 1402              | 4.17                | 1.17                 |
| 141B              | n/a                 | n/a                  |
| 1401              | 3.58                | 1.08                 |
| 2315              | 4.46                | 1.69                 |
| 2314              | 3.26                | 1.25                 |
| 2403              | 2.27                | -5.19                |
| 2407              | 2.81                | 2.25                 |
| 0212              | n/a                 | n/a                  |
| 0201B             | 6.49                | 3.67                 |
| 02CI              | n/a                 | n/a                  |
| 0202              | 6.24                | 3.38                 |
| 12FD              | n/a                 | n/a                  |
| 1103B             | 5.94                | 3.13                 |
| 12FC              | n/a                 | n/a                  |
| 11CD              | n/a                 | n/a                  |
| 121S              | 6.11                | 5.25                 |
| 12FB              | n/a                 | n/a                  |
| 12FA              | n/a                 | n/a                  |
| 12EJ              | n/a                 | n/a                  |
| 12EI              | n/a                 | n/a                  |
| 12EH              | n/a                 | n/a                  |
| 12EG              | n/a                 | n/a                  |
| 121L              | 5.71                | 4.55                 |
| 12EF              | n/a                 | n/a                  |
| 121M              | 5.73                | 4.28                 |
| 121A              | 5.6                 | 3.17                 |
| 12EE              | 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 538250,181750  
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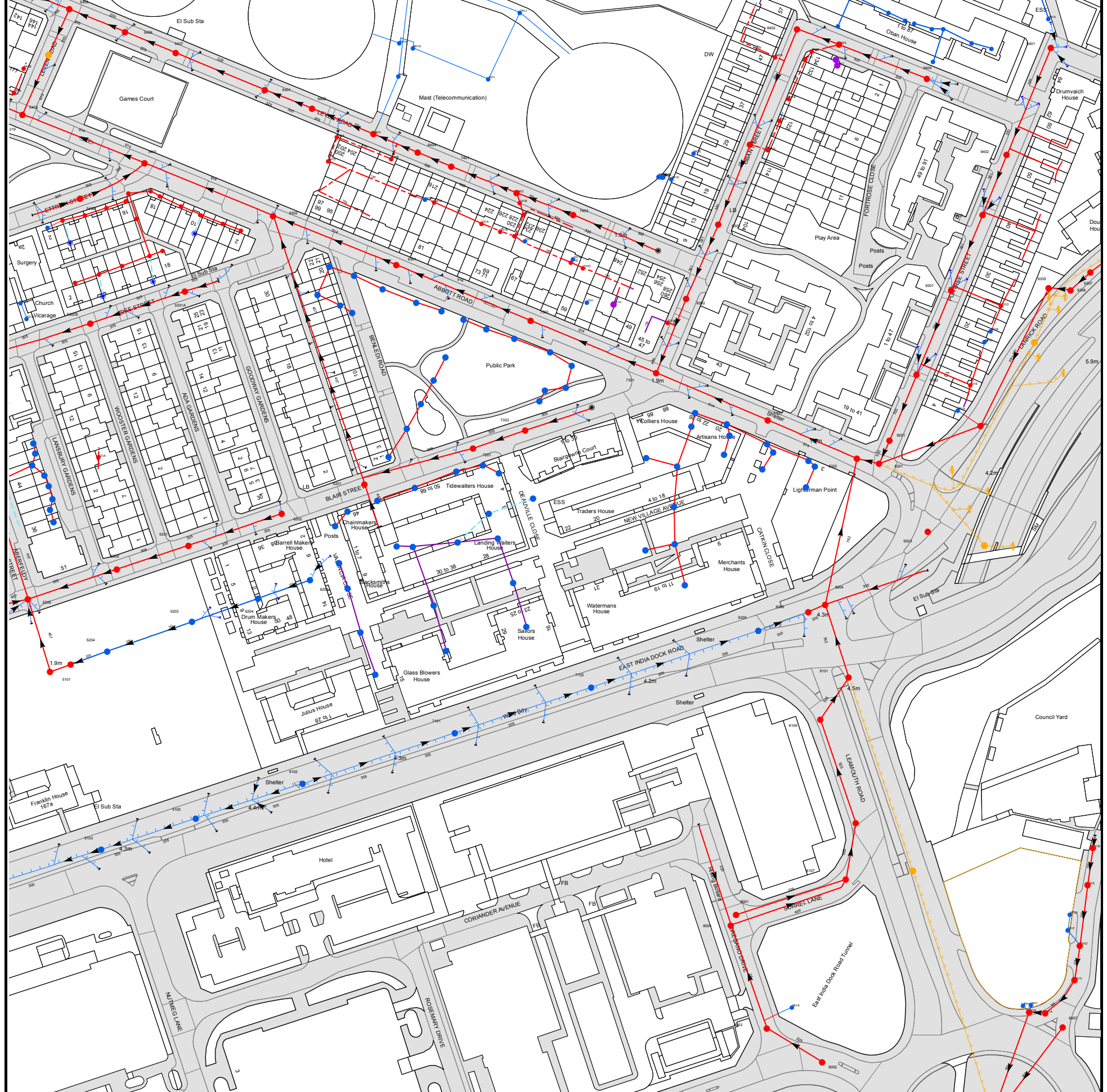
NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

| Manhole Reference | Manhole Cover Level | Manhole Invert Level |
|-------------------|---------------------|----------------------|
| 3701              | n/a                 | n/a                  |
| 3501A             | n/a                 | n/a                  |
| 3603              | 3.19                | 1.1                  |
| 3516              | n/a                 | n/a                  |
| 3604              | 3.24                | n/a                  |
| 361A              | 3.5                 | .4                   |
| 3602              | 3.75                | .78                  |
| 3601              | 3.55                | .29                  |
| 3507              | 3.39                | n/a                  |
| 3517              | n/a                 | n/a                  |
| 35CH              | n/a                 | n/a                  |
| 351A              | n/a                 | n/a                  |
| 35CG              | n/a                 | n/a                  |
| 4502              | n/a                 | n/a                  |
| 4511              | n/a                 | n/a                  |
| 45BF              | n/a                 | n/a                  |
| 45CB              | n/a                 | n/a                  |
| 45BH              | n/a                 | n/a                  |
| 45BG              | n/a                 | n/a                  |
| 4501              | n/a                 | n/a                  |
| 1705              | n/a                 | n/a                  |
| 2709              | n/a                 | n/a                  |
| 1801A             | n/a                 | n/a                  |
| 3801              | n/a                 | n/a                  |
| 1806              | n/a                 | n/a                  |
| 1814              | n/a                 | n/a                  |
| 181A              | n/a                 | n/a                  |
| 181B              | n/a                 | n/a                  |
| 1805              | n/a                 | n/a                  |
| 28AB              | n/a                 | n/a                  |
| 18CI              | n/a                 | n/a                  |
| 1820              | n/a                 | n/a                  |
| 18CH              | n/a                 | n/a                  |
| 1804              | n/a                 | n/a                  |
| 28AC              | n/a                 | n/a                  |
| 28AE              | n/a                 | n/a                  |
| 28AD              | n/a                 | n/a                  |
| 1801B             | n/a                 | n/a                  |
| 1802              | n/a                 | n/a                  |
| 1817              | n/a                 | n/a                  |
| 1818              | n/a                 | n/a                  |
| 1816              | n/a                 | n/a                  |
| 1819              | n/a                 | n/a                  |
| 1803              | n/a                 | n/a                  |
| 1917              | n/a                 | n/a                  |
| 1915              | n/a                 | n/a                  |
| 191C              | n/a                 | n/a                  |
| 191B              | n/a                 | n/a                  |
| 1914              | n/a                 | n/a                  |
| 191A              | n/a                 | n/a                  |
| 1901              | n/a                 | n/a                  |
| 1902B             | n/a                 | n/a                  |
| 1902A             | n/a                 | n/a                  |
| 1903A             | n/a                 | n/a                  |
| 391A              | n/a                 | n/a                  |
| 1903B             | n/a                 | n/a                  |
| 491A              | n/a                 | n/a                  |
| 1904              | n/a                 | n/a                  |
| 391B              | n/a                 | n/a                  |
| 2538              | n/a                 | n/a                  |
| 2510              | n/a                 | n/a                  |
| 1508              | n/a                 | n/a                  |
| 2539              | n/a                 | n/a                  |
| 0503              | n/a                 | n/a                  |
| 151A              | n/a                 | n/a                  |
| 0502              | n/a                 | n/a                  |
| 151B              | n/a                 | n/a                  |
| 1507              | n/a                 | n/a                  |
| 0501              | n/a                 | n/a                  |
| 1510              | n/a                 | n/a                  |
| 2540              | n/a                 | n/a                  |
| 2509              | n/a                 | n/a                  |
| 1509              | n/a                 | n/a                  |
| 2536              | n/a                 | n/a                  |
| 151D              | n/a                 | n/a                  |
| 1506              | n/a                 | n/a                  |
| 151C              | n/a                 | n/a                  |
| 2541              | n/a                 | n/a                  |
| 2534              | n/a                 | n/a                  |
| 2508              | n/a                 | n/a                  |
| 2535              | n/a                 | n/a                  |
| 2505              | 2.25                | -8.8                 |
| 1505              | n/a                 | n/a                  |
| 2507              | n/a                 | n/a                  |
| 1501              | 2.32                | -5.24                |
| 2614              | n/a                 | n/a                  |
| 2615              | n/a                 | n/a                  |
| 2630              | n/a                 | n/a                  |
| 3605              | n/a                 | n/a                  |
| 2629              | n/a                 | n/a                  |

| Manhole Reference | Manhole Cover Level | Manhole Invert Level |
|-------------------|---------------------|----------------------|
| 1601              | n/a                 | n/a                  |
| 2601              | n/a                 | n/a                  |
| 2701              | n/a                 | n/a                  |
| 0702A             | n/a                 | n/a                  |
| 0701B             | n/a                 | n/a                  |
| 1708              | n/a                 | n/a                  |
| 2702              | n/a                 | n/a                  |
| 1707              | n/a                 | n/a                  |
| 1706              | n/a                 | n/a                  |
| 2704              | n/a                 | n/a                  |
| 2705              | n/a                 | n/a                  |
| 1702B             | n/a                 | n/a                  |
| 1701              | n/a                 | n/a                  |
| 2714              | 3.24                | -9.46                |
| 1703              | n/a                 | n/a                  |
| 1702A             | n/a                 | n/a                  |
| 0713              | n/a                 | n/a                  |
| 2708              | n/a                 | n/a                  |
| 1704              | n/a                 | n/a                  |
| 07CH              | n/a                 | n/a                  |
| 07DB              | n/a                 | n/a                  |
| 07DD              | n/a                 | n/a                  |
| 07DE              | n/a                 | n/a                  |
| 07DJ              | n/a                 | n/a                  |
| 07EA              | n/a                 | n/a                  |
| 07EB              | n/a                 | n/a                  |
| 07DI              | n/a                 | n/a                  |
| 07DH              | n/a                 | n/a                  |
| 08BJ              | n/a                 | n/a                  |
| 08CA              | n/a                 | n/a                  |
| 08CB              | n/a                 | n/a                  |
| 08CC              | n/a                 | n/a                  |
| 08AH              | n/a                 | n/a                  |
| 081A              | n/a                 | n/a                  |
| 08EE              | n/a                 | n/a                  |
| 08DI              | n/a                 | n/a                  |
| 0802              | n/a                 | n/a                  |
| 08DH              | n/a                 | n/a                  |
| 08ED              | n/a                 | n/a                  |
| 081B              | n/a                 | n/a                  |
| 08DG              | n/a                 | n/a                  |
| 08EC              | n/a                 | n/a                  |
| 081C              | n/a                 | n/a                  |
| 08DF              | n/a                 | n/a                  |
| 08EB              | n/a                 | n/a                  |
| 081D              | n/a                 | n/a                  |
| 08DE              | n/a                 | n/a                  |
| 08EA              | n/a                 | n/a                  |
| 081E              | n/a                 | n/a                  |
| 0801              | n/a                 | n/a                  |
| 091A              | n/a                 | n/a                  |
| 0901              | n/a                 | n/a                  |
| 09BD              | n/a                 | n/a                  |
| 09BE              | n/a                 | n/a                  |
| 09BF              | n/a                 | n/a                  |
| 09CA              | n/a                 | n/a                  |
| 09BJ              | n/a                 | n/a                  |
| 09BC              | n/a                 | n/a                  |
| 09BI              | n/a                 | n/a                  |
| 09BH              | n/a                 | n/a                  |
| 071A              | n/a                 | n/a                  |
| 0506              | n/a                 | n/a                  |
| 051C              | n/a                 | n/a                  |
| 0712              | n/a                 | n/a                  |
| 051D              | n/a                 | n/a                  |
| 07CI              | n/a                 | n/a                  |
| 0504              | n/a                 | n/a                  |
| 07AH              | n/a                 | n/a                  |
| 07BJ              | n/a                 | n/a                  |
| 07CE              | n/a                 | n/a                  |
| 07CF              | n/a                 | n/a                  |
| 07CD              | n/a                 | n/a                  |
| 07CG              | n/a                 | n/a                  |
| 07CC              | n/a                 | n/a                  |
| 051B              | n/a                 | n/a                  |
| 0505              | n/a                 | n/a                  |
| 051A              | 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 538750,181250

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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 |
|-------------------|---------------------|----------------------|
| 8401              | n/a                 | n/a                  |
| 841G              | n/a                 | n/a                  |
| 841A              | n/a                 | n/a                  |
| 841J              | n/a                 | n/a                  |
| 841B              | n/a                 | n/a                  |
| 8402              | n/a                 | n/a                  |
| 841C              | n/a                 | n/a                  |
| 841F              | n/a                 | n/a                  |
| 841H              | n/a                 | n/a                  |
| 841I              | n/a                 | n/a                  |
| 84DH              | n/a                 | n/a                  |
| 8403              | n/a                 | n/a                  |
| 94CI              | n/a                 | n/a                  |
| 94CH              | n/a                 | n/a                  |
| 94CJ              | n/a                 | n/a                  |
| 9404              | n/a                 | n/a                  |
| 94DA              | n/a                 | n/a                  |
| 94DC              | n/a                 | n/a                  |
| 94DB              | n/a                 | n/a                  |
| 9402              | n/a                 | n/a                  |
| 9401              | n/a                 | n/a                  |
| 7403              | n/a                 | n/a                  |
| 741A              | n/a                 | n/a                  |
| 741B              | n/a                 | n/a                  |
| 641C              | n/a                 | n/a                  |
| 641E              | n/a                 | n/a                  |
| 7402              | n/a                 | n/a                  |
| 841D              | n/a                 | n/a                  |
| 741E              | n/a                 | n/a                  |
| 741D              | n/a                 | n/a                  |
| 741H              | n/a                 | n/a                  |
| 741C              | n/a                 | n/a                  |
| 741G              | n/a                 | n/a                  |
| 741F              | n/a                 | n/a                  |
| 7401              | n/a                 | n/a                  |
| 641D              | n/a                 | n/a                  |
| 641B              | n/a                 | n/a                  |
| 841E              | n/a                 | n/a                  |
| 6404              | n/a                 | n/a                  |
| 641A              | n/a                 | n/a                  |
| 6403              | n/a                 | n/a                  |
| 6402              | n/a                 | n/a                  |
| 741I              | n/a                 | n/a                  |
| 641F              | n/a                 | n/a                  |
| 641G              | n/a                 | n/a                  |
| 641H              | n/a                 | n/a                  |
| 741J              | n/a                 | n/a                  |
| 5405              | n/a                 | n/a                  |
| 9203              | n/a                 | n/a                  |
| 82CD              | n/a                 | n/a                  |
| 82CH              | n/a                 | n/a                  |
| 82CE              | n/a                 | n/a                  |
| 8201              | n/a                 | n/a                  |
| 82CF              | n/a                 | n/a                  |
| 8202              | n/a                 | n/a                  |
| 82CJ              | n/a                 | n/a                  |
| 82CI              | n/a                 | n/a                  |
| 82CG              | n/a                 | n/a                  |
| 9201              | n/a                 | n/a                  |
| 83CF              | n/a                 | n/a                  |
| 9304              | n/a                 | n/a                  |
| 83CE              | n/a                 | n/a                  |
| 8301              | n/a                 | n/a                  |
| 931A              | n/a                 | n/a                  |
| 931E              | n/a                 | n/a                  |
| 9302              | n/a                 | n/a                  |
| 931C              | n/a                 | n/a                  |
| 931B              | n/a                 | n/a                  |
| 931D              | n/a                 | n/a                  |
| 9301              | n/a                 | n/a                  |
| 9306              | n/a                 | n/a                  |
| 9305              | n/a                 | n/a                  |
| 9307              | n/a                 | n/a                  |
| 9403              | n/a                 | n/a                  |
| 72AI              | n/a                 | n/a                  |
| 731B              | n/a                 | n/a                  |
| 73CI              | n/a                 | n/a                  |
| 731C              | n/a                 | n/a                  |
| 731F              | n/a                 | n/a                  |
| 7303              | n/a                 | n/a                  |
| 7302              | n/a                 | n/a                  |
| 72CD              | n/a                 | n/a                  |
| 73DD              | n/a                 | n/a                  |
| 73DB              | n/a                 | n/a                  |
| 73CG              | n/a                 | n/a                  |
| 73DA              | n/a                 | n/a                  |
| 731E              | n/a                 | n/a                  |
| 73CJ              | n/a                 | n/a                  |
| 731G              | n/a                 | n/a                  |
| 731D              | n/a                 | n/a                  |

| Manhole Reference | Manhole Cover Level | Manhole Invert Level |
|-------------------|---------------------|----------------------|
| 731I              | n/a                 | n/a                  |
| 731H              | n/a                 | n/a                  |
| 72AH              | n/a                 | n/a                  |
| 7301              | n/a                 | n/a                  |
| 831A              | n/a                 | n/a                  |
| 82CB              | n/a                 | n/a                  |
| 82CC              | n/a                 | n/a                  |
| 8302              | n/a                 | n/a                  |
| 83CB              | n/a                 | n/a                  |
| 83CC              | n/a                 | n/a                  |
| 8303              | n/a                 | n/a                  |
| 8004              | n/a                 | n/a                  |
| 8003              | n/a                 | n/a                  |
| 801A              | 6.29                | 5.79                 |
| 8002              | n/a                 | n/a                  |
| 9007              | n/a                 | n/a                  |
| 8001              | n/a                 | n/a                  |
| 8107              | n/a                 | n/a                  |
| 8106              | n/a                 | n/a                  |
| 6102              | n/a                 | n/a                  |
| 7101              | n/a                 | n/a                  |
| 8105              | n/a                 | n/a                  |
| 7102              | n/a                 | n/a                  |
| 8101              | n/a                 | n/a                  |
| 61BC              | n/a                 | n/a                  |
| 62DF              | n/a                 | n/a                  |
| 62CJ              | n/a                 | n/a                  |
| 8205              | n/a                 | n/a                  |
| 72CB              | n/a                 | n/a                  |
| 8206              | n/a                 | n/a                  |
| 62DE              | n/a                 | n/a                  |
| 8204              | n/a                 | n/a                  |
| 62DA              | n/a                 | n/a                  |
| 82BJ              | n/a                 | n/a                  |
| 72CA              | n/a                 | n/a                  |
| 6203              | n/a                 | n/a                  |
| 62DB              | n/a                 | n/a                  |
| 72AG              | n/a                 | n/a                  |
| 62DD              | n/a                 | n/a                  |
| 62DC              | n/a                 | n/a                  |
| 82CA              | n/a                 | n/a                  |
| 72BJ              | n/a                 | n/a                  |
| 72BI              | n/a                 | n/a                  |
| 6202              | n/a                 | n/a                  |
| 63DI              | n/a                 | n/a                  |
| 63DJ              | n/a                 | n/a                  |
| 62CA              | n/a                 | n/a                  |
| 63EI              | n/a                 | n/a                  |
| 62CB              | n/a                 | n/a                  |
| 63FA              | n/a                 | n/a                  |
| 63EA              | n/a                 | n/a                  |
| 6201              | n/a                 | n/a                  |
| 62CE              | n/a                 | n/a                  |
| 63ED              | n/a                 | n/a                  |
| 62EF              | n/a                 | n/a                  |
| 6301              | n/a                 | n/a                  |
| 63EG              | n/a                 | n/a                  |
| 62CD              | n/a                 | n/a                  |
| 63EC              | n/a                 | n/a                  |
| 63EF              | n/a                 | n/a                  |
| 63EH              | n/a                 | n/a                  |
| 63EB              | n/a                 | n/a                  |
| 63EE              | n/a                 | n/a                  |
| 72BA              | n/a                 | n/a                  |
| 73CF              | n/a                 | n/a                  |
| 7201              | n/a                 | n/a                  |
| 731A              | n/a                 | n/a                  |
| 72AJ              | n/a                 | n/a                  |
| 73CH              | n/a                 | n/a                  |
| 72CC              | n/a                 | n/a                  |
| 53AE              | n/a                 | n/a                  |
| 53BG              | n/a                 | n/a                  |
| 53BH              | n/a                 | n/a                  |
| 5402              | n/a                 | n/a                  |
| 54DI              | n/a                 | n/a                  |
| 5302B             | n/a                 | n/a                  |
| 521A              | n/a                 | n/a                  |
| 53BI              | n/a                 | n/a                  |
| 54BH              | n/a                 | n/a                  |
| 53BJ              | n/a                 | n/a                  |
| 5406              | n/a                 | n/a                  |
| 54DH              | n/a                 | n/a                  |
| 54DJ              | n/a                 | n/a                  |
| 53CC              | n/a                 | n/a                  |
| 5401              | n/a                 | n/a                  |
| 53CA              | n/a                 | n/a                  |
| 54EA              | n/a                 | n/a                  |
| 54EB              | n/a                 | n/a                  |
| 53CB              | n/a                 | n/a                  |
| 5407              | n/a                 | n/a                  |
| 54EC              | n/a                 | n/a                  |
| 5301A             | n/a                 | n/a                  |
| 54ED              | n/a                 | n/a                  |



















| Manhole Reference | Manhole Cover Level | Manhole Invert Level |
|-------------------|---------------------|----------------------|
| 53CD              | n/a                 | n/a                  |
| 63CF              | n/a                 | n/a                  |
| 6401              | n/a                 | n/a                  |
| 6302              | n/a                 | n/a                  |
| 5101              | n/a                 | n/a                  |
| 511B              | n/a                 | n/a                  |
| 5204              | n/a                 | n/a                  |
| 5203              | n/a                 | n/a                  |
| 5205              | n/a                 | n/a                  |
| 6204              | n/a                 | n/a                  |
| 5202              | n/a                 | n/a                  |
| 5201              | n/a                 | n/a                  |
| 52CH              | n/a                 | n/a                  |
| 52CI              | n/a                 | n/a                  |
| 52CJ              | n/a                 | n/a                  |
| 52DA              | n/a                 | n/a                  |
| 52DB              | n/a                 | n/a                  |
| 5403              | n/a                 | n/a                  |
| 541A              | n/a                 | n/a                  |
| 541B              | n/a                 | n/a                  |
| 52DC              | n/a                 | n/a                  |
| 52DE              | n/a                 | n/a                  |
| 52DD              | n/a                 | n/a                  |
| 531B              | n/a                 | n/a                  |
| 531A              | n/a                 | n/a                  |
| 5103              | n/a                 | n/a                  |
| 5102              | n/a                 | n/a                  |
| 901H              | 5.1                 | 4.21                 |
| 901B              | 5.1                 | 2.1                  |
| 901I              | 5.1                 | 4.39                 |
| 901A              | 4.91                | 2.2                  |
| 901F              | 5.59                | 4.52                 |
| 901G              | 5.59                | 2.97                 |
| 901C              | 4.96                | 2.37                 |
| 901D              | 4.82                | 2.43                 |
| 901E              | 4.68                | 2.58                 |
| 911B              | 4.6                 | 3.15                 |
| 94DF              | n/a                 | n/a                  |
| 94DE              | n/a                 | n/a                  |
| 941A              | 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

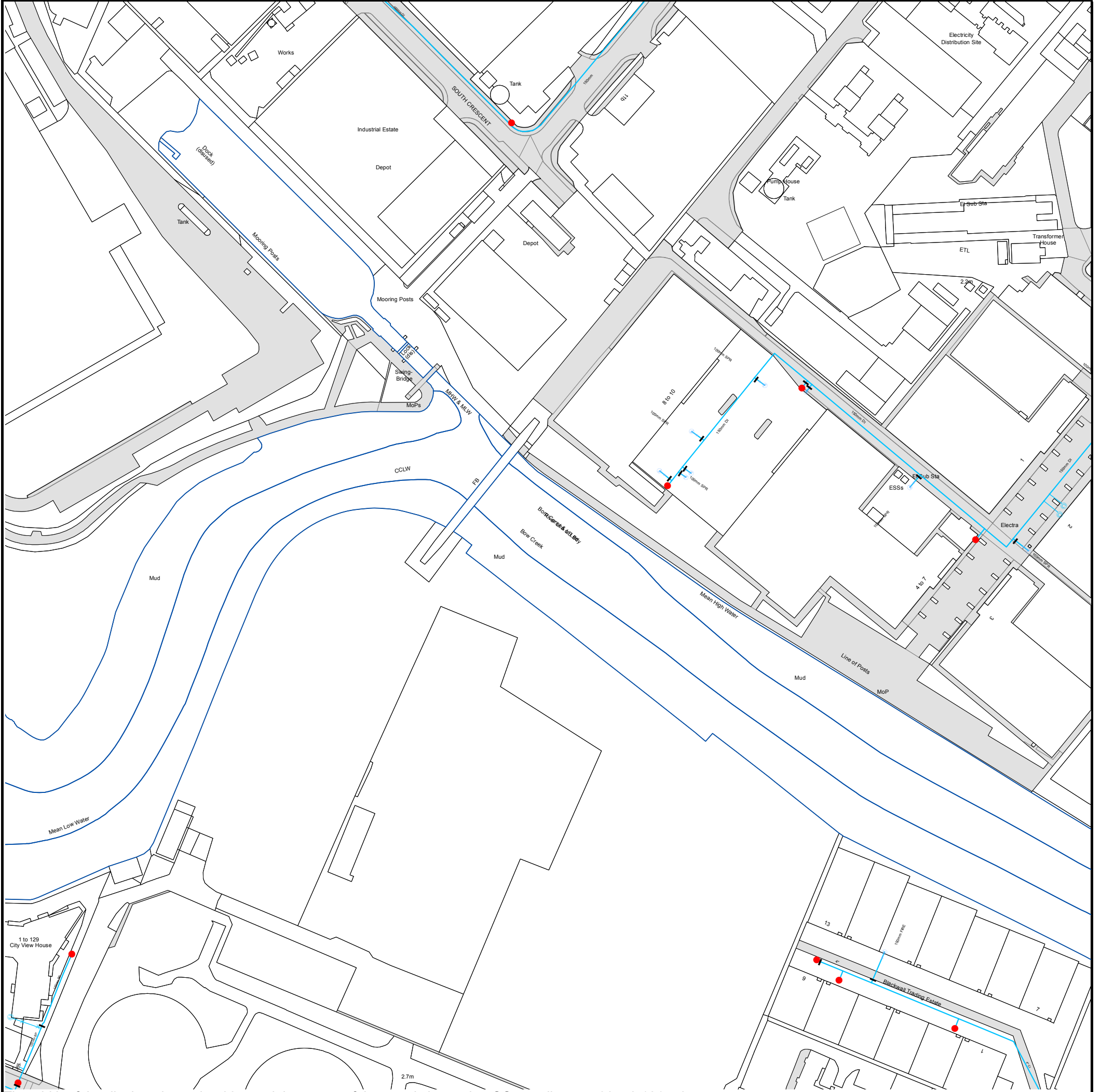
## Other Sewer Types (Not Operated or Maintained by Thames Water)

-  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.



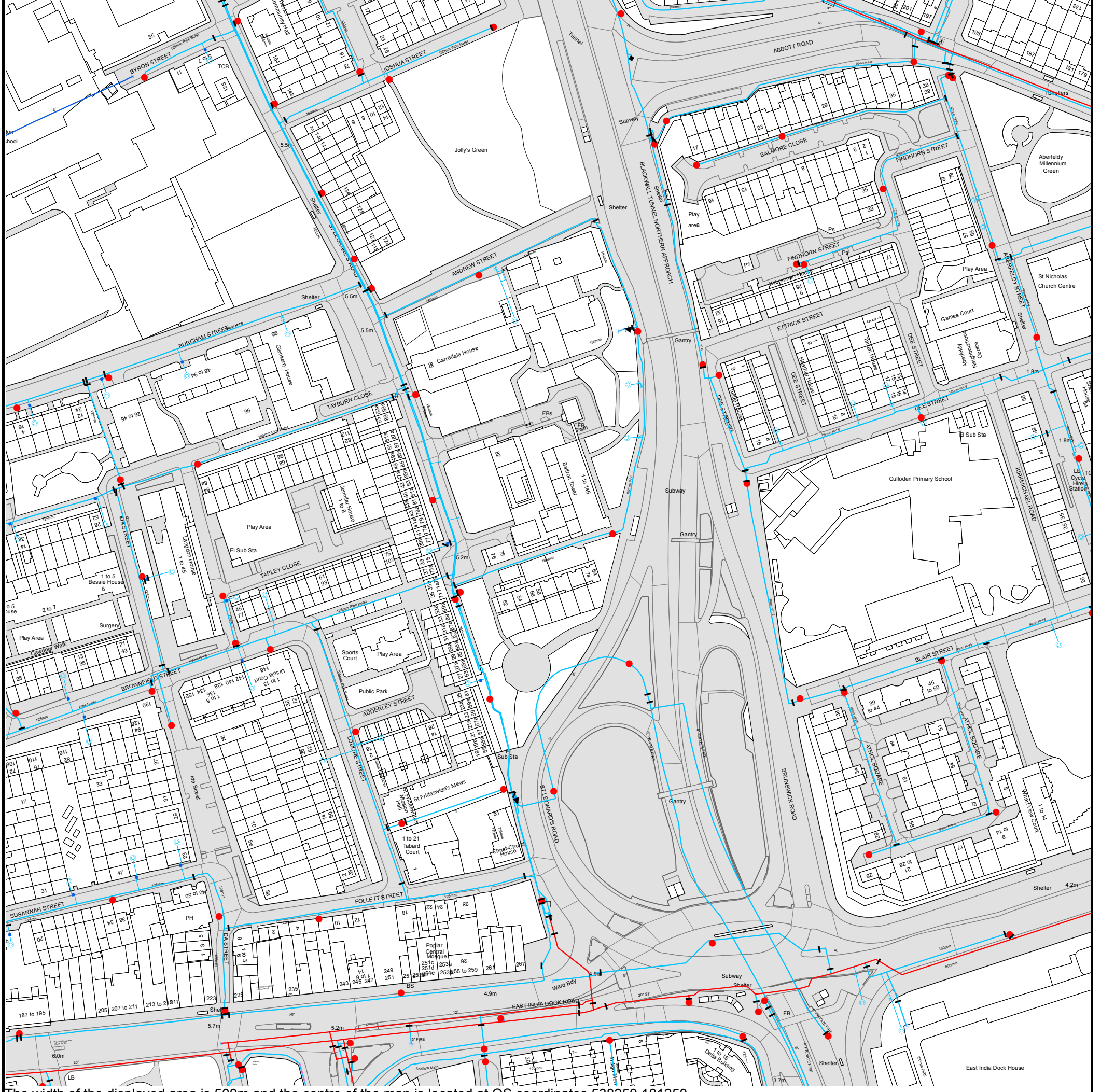


The width of the displayed area is 500m and the centre of the map is located at OS coordinates 538750,181750

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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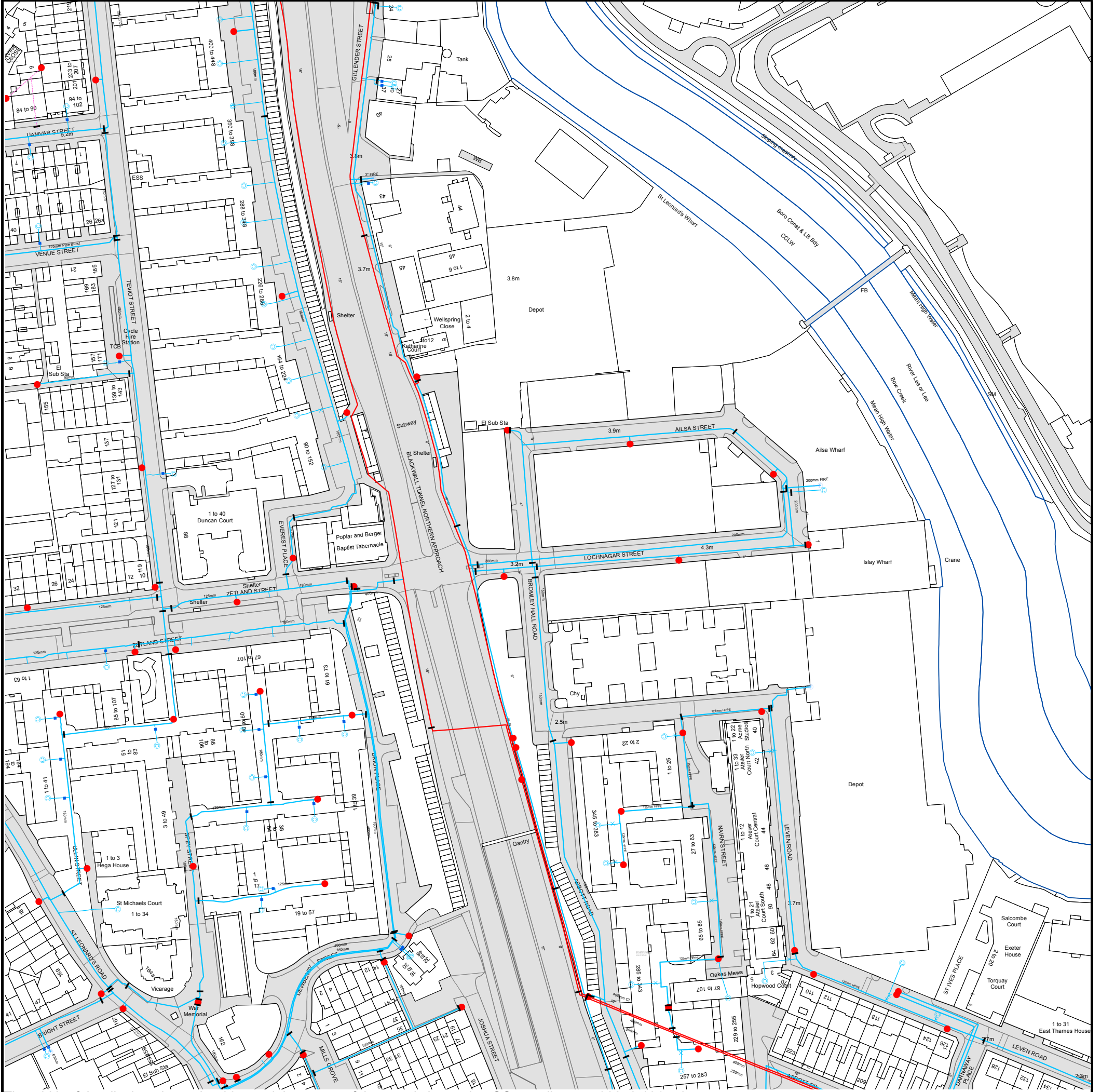




The width of the displayed area is 500m and the centre of the map is located at OS coordinates 538250,181250  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. 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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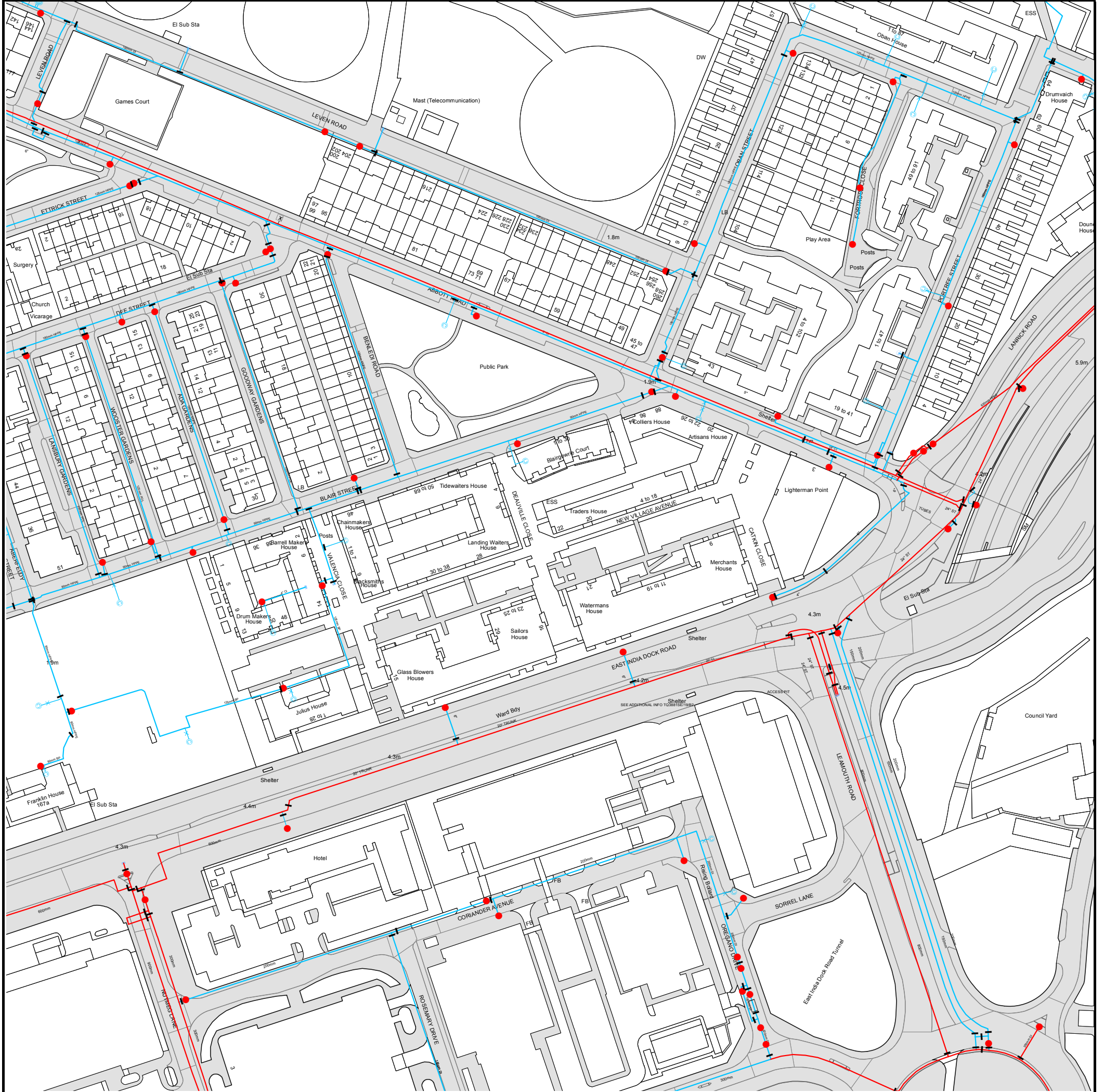


The width of the displayed area is 500m and the centre of the map is located at OS coordinates 538250,181750

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 538750,181250  
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   |
|---|--|--|--|
| Call <b>0845 070 9148</b> quoting your invoice number starting CBA or ADS / OSS | Account number <b>90478703</b><br>Sort code <b>60-00-01</b><br>A remittance advice must be sent to:<br><b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.</b><br>or email <a href="mailto:ps.billing@thameswater.co.uk">ps.billing@thameswater.co.uk</a> | By calling your bank and quoting:<br>Account number <b>90478703</b><br>Sort code <b>60-00-01</b> and your invoice number | Made payable to ' <b>Thames Water Utilities Ltd</b> '<br>Write your Thames Water account number on the back.<br>Send to:<br><b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW</b><br>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.



Mrs Maria Magdalena Burca  
Ecoworld and Poplar Harca C/O Meinhardt (UK) Ltd  
10 Aldersgate Street  
London  
EC1A 4HJ



24 March 2021

## Pre-planning enquiry: Confirmation of sufficient capacity

Dear Mrs Burca,

Thank you for providing information on your development:

**Aberfeldy Village, Area known as Poplar Riverside, London, E14 0HT.**

**Existing: 297 dwellings, primary school and commercial space (2,217sqm).**

**Proposed: Demolition of existing site. Phase A – 250 residential units. Foul water discharging by gravity. 50 units to MH7303, 23 units to MH3605, 75 units to MH4301A, 102 units to MH4215. Surface water discharging by gravity attenuated to 8.59l/s to manholes 7303, 3605, 4301A and 4215.**

**Phase B – 573 residential units, 920.3sqm of workspace, 1,894.9sqm of residential hub, 344.8sqm of estate management space and 443.3sqm of retail space. Foul water discharging by gravity. 79 units to MH3605, 222 units to MH3517 and MH2536, 160 units to MH3516. Surface water discharging by gravity attenuated to 8l/s to manholes 3605, 3517, 2536 and 3516.**

**Phase C – 622 residential units and 4,816.7sqm workspace. Foul water discharging by gravity to manhole 4303. Surface water discharging by gravity attenuated to 6l/s to manhole 4303.**

**Phase D – Primary school. Foul water discharging by gravity to manhole 4302. Surface water discharging by gravity attenuated to 3l/s to manhole 4302.**

**Phase E – 427 residential units and 2,808.3sqm of workspace. Foul water discharging by gravity. 220 units to the manhole upstream of MH4203 in Blair Street, 151 units to MH4202 and 78 units to MH4216.**

**Overall surface water discharge rates for the development will be restricted to 33.59l/s.**

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



## Foul Water

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

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

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

## Surface Water

Please note that discharging surface water to the public sewer network should only be considered after all other methods of disposal have been investigated and proven to not be viable. In accordance with the Building Act 2000 Clause H3.3, positive connection to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being: 1st Soakaways; 2nd Watercourses; 3rd Sewers.

Only when it can be proven that soakage into the ground or a connection into an adjacent watercourse is not possible would we consider a restricted discharge into the public combined sewer network.

If the peak surface water run-off discharge is then restricted to Greenfield run-off rates/a maximum of 33.59l/s as your drainage strategy indicates, then we would have no objections to the proposals.

Thames Water Planning team would ask to see why it is not practicable on the site to restrict to Greenfield run-off rates if they are consulted as part of any planning application.

In considering your surface water needs, we support the use of sustainable drainage on development sites. You'll need to show the local authority and/or lead local flood authority how you've taken into account the surface water hierarchy that we've included.

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

## What happens next?

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

If you've any further questions, please contact me on 0203 577 9811.

Yours sincerely

Siva Rajaratnam - Adoptions Engineer

Thames Water

## Appendix C – Drainage Strategy Drawings and Calculations