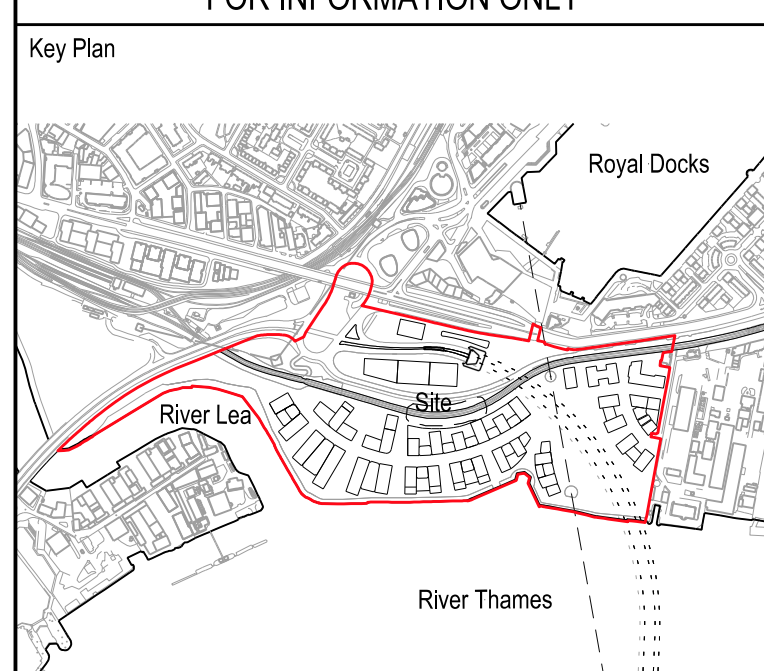


FOR INFORMATION ONLY 15.05.20

- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in millimetres unless noted otherwise.
 3. All levels are in metres unless noted otherwise.
 4. All dimensions shall be verified on site before proceeding with the work.
 5. Foster + Partners shall be notified in writing of any discrepancies.
 6. Any areas indicated on this sheet are approximate and indicative only.

FOR INFORMATION ONLY			
Rev.	Date	Reason For Issue	CHK
00	17/02/20	Draft for planning coordination	F+P

DRAFT



- LEGEND
- Thameside West Planning Application Boundary
 - Detailed Application
 - Detailed and Outline Application
 - Spot Height
*Heights shown are above Ordnance Datum (AOD) unless otherwise noted.
 - Riverwall 1
 - Riverwall 2
 - Riverwall 3
- Revised Drawing
- Residential Lobby
 - Residential Unit
 - Residential Amenity
 - Community Use
 - Commercial
 - Educational
 - Industrial
 - Car Park
 - Cycle store
 - Refuse
 - Servicing Areas / MEP
-

Foster + Partners
 Riverside, 22 Hester Road
 London SW11 4AN
 T +44 (0)20 7738 0455
 www.fosterpartners.com

Client
Silvertown Homes Limited & GLA Land and Property

Project
Thameside West Masterplan

Title
Site Layout Masterplan Ground Level 01 (+08.00 AOD)

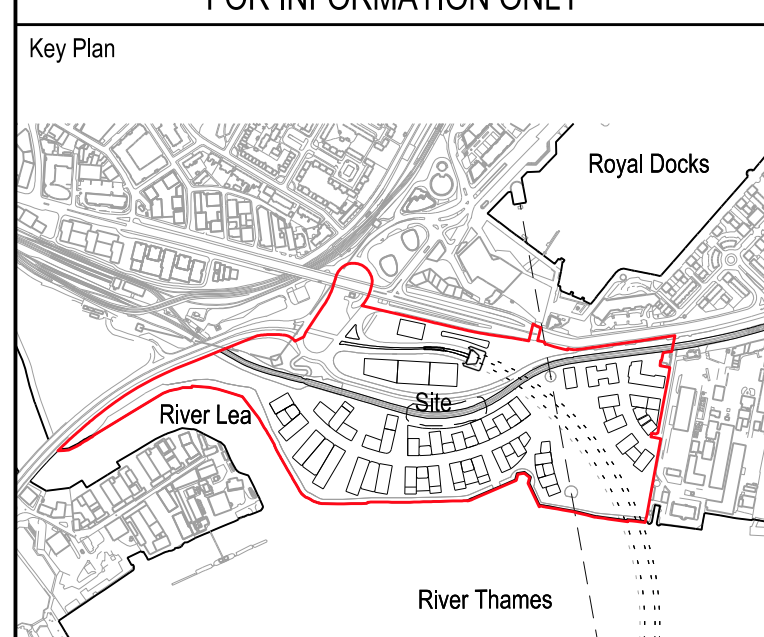
Project No.	Date	Scale at ISO A0
2693	17/02/20	1:1000
Number	Revision	
A-SL-011-01-01	00	

FOR INFORMATION ONLY 15.04.20

- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in millimetres unless noted otherwise.
 3. All levels are in metres unless noted otherwise.
 4. All dimensions shall be verified on site before proceeding with the work.
 5. Foster + Partners shall be notified in writing of any discrepancies.
 6. Any areas indicated on this sheet are approximate and indicative only.

FOR INFORMATION ONLY			
Rev.	Date	Reason For Issue	CHK
01	15/02/20	Draft for planning consultation	F+P

DRAFT



- LEGEND
- Thameside West Planning Application Boundary
 - Detailed Application
 - Detailed and Outline Application
 - Spot Height
*Heights shown are above Ordnance Datum (AOD) unless otherwise noted.
 - Riverwall 1
 - Riverwall 2
 - Riverwall 3
 - Revised Drawing
 - Residential Lobby
 - Community Use
 - Commercial
 - Industrial
 - Car Park
 - Cycle store
 - Refuse
 - Servicing Areas / MEP
-

Foster + Partners

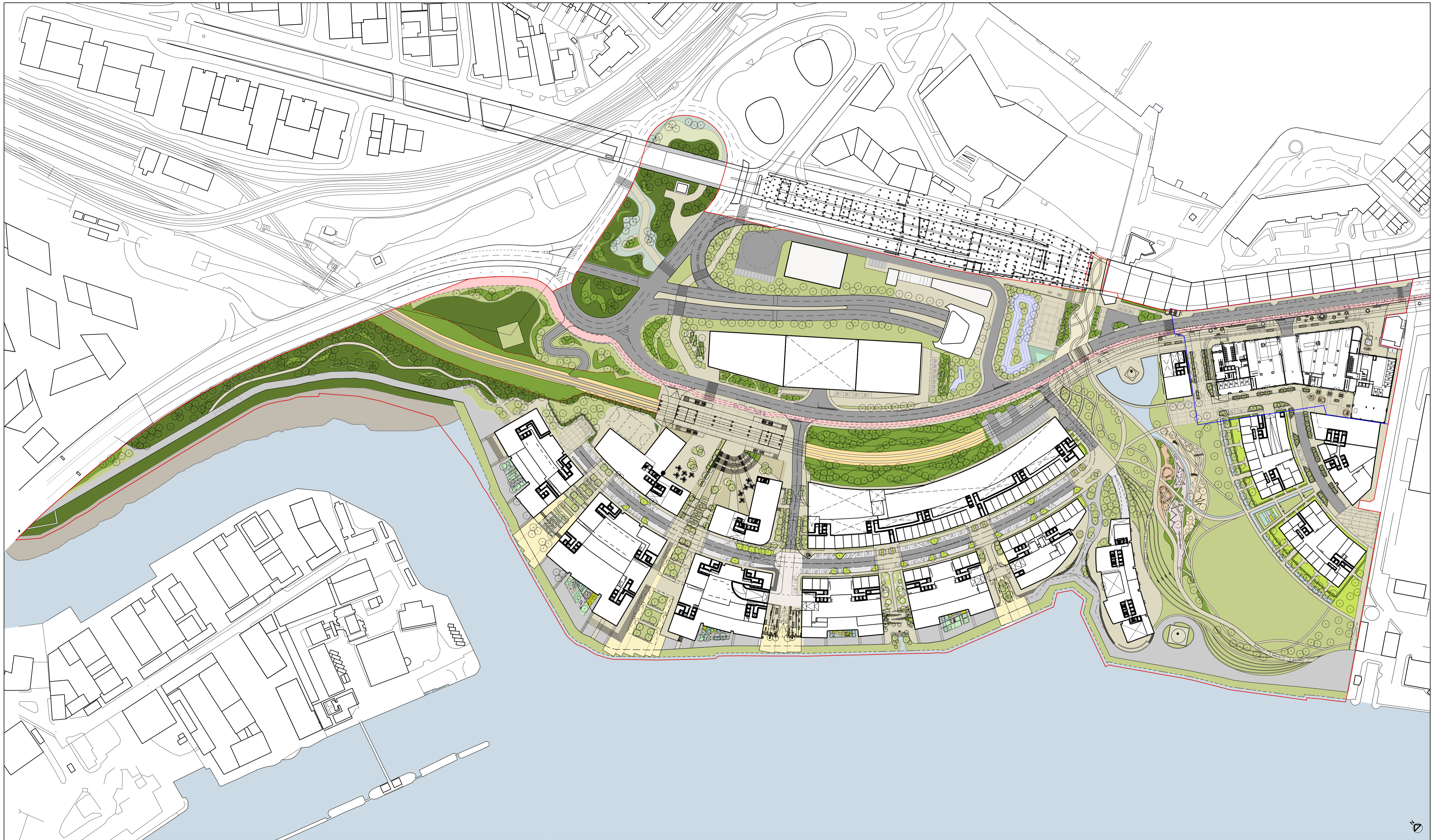
Riverside, 22 Hester Road
London SW11 4AN
T +44 (0)20 7738 0455
www.fosterpartners.com

Client
Silvertown Homes Limited & GLA Land and Property

Project
Thameside West Masterplan

Title
Site Layout Masterplan Lower Ground +05.00 AOD

Project No.	Date	Scale at ISO A0
2693	17/02/20	1:1000
Number	Revision	
A-SL-011-00-01	00	



General Notes
DO NOT SCALE. All dimensions must be checked on site, errors are to be reported.

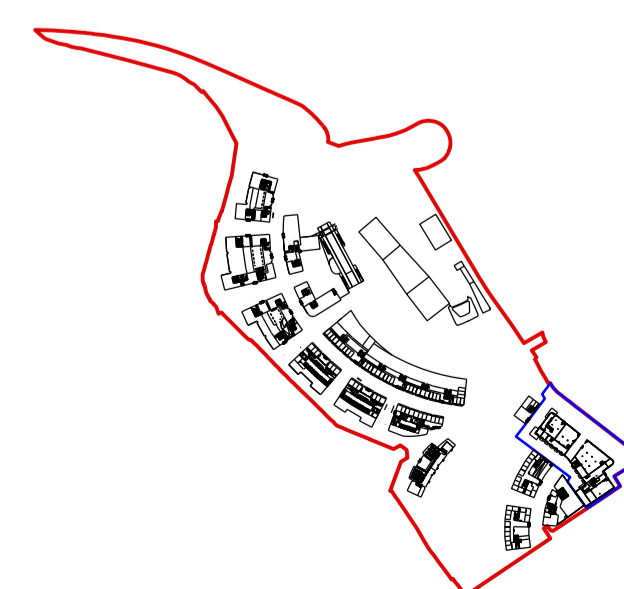
All illustrated material is subject to copyright. Unless otherwise agreed in writing, all rights to use this document are subject to payment of Architect's charges. This document may only be used for the express purpose and project for which it has been created and delivered, as notified in writing by the Architect. This document may not be otherwise used or copied. Any unauthorised use of this document is at the user's sole risk and without limiting the Architect's rights the user releases and indemnifies the Architect from and against all loss so arising.

Contractors must ensure that cross referenced drawings and specifications noted on these drawings are checked on a regular basis to ensure that the latest revisions are used.

Drawing Notes

Key

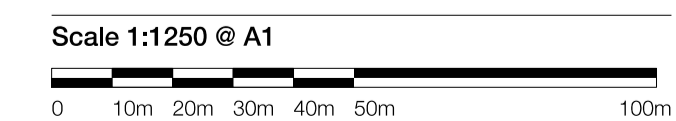
Key Plan



Title
Composite masterplan landscape
Ground level plan

Project
Thameside West Landscape

Scale
1:1250 @ A1 1:2500 @ A3



Issue Record	By	Chk	Date
P21 Parking / UGF amendments	RM		13.05.2020
P20 Parking amendments	TS	RM	16.04.2020
P19 Plots DEF parking omission	RM		23.03.2020
P18 River wall redline	RM		19.03.2020

Drawing Number
522-PT-MP-TYP-DR-L-PL-1001

Status
S2 - For Information

Revision
P21

Patel Taylor
48 Rawstorne Street
London EC1V 7ND
T +44 (0)20 7278 2323
www.pateltaylor.co.uk

Patel Taylor

Appendix B – Thames Water Consultation and Asset Records



Mr Jack Foster

BuroHappold Engineering
17 Newman Street,
London,
E16 1DF



28 November 2018

Pre-planning enquiry: Insufficient Capacity

Dear Jack,

Thank you for providing information on your development.

Site: Thames Side West, Dock Road, London - E16 1DF

*Proposed site: Flats (5,000 units) + Industrial unit (16,000m²) + Retail (7,200m²) + School/Community (8,100m² inclusive of primary school-840 pupils & Nursery-104 pupils).
Proposed foul water discharge by gravity into manholes MH1307, MH1301, MH0403, MH9502 & MH7801.*

Proposed surface water discharge to nearby watercourse and not to Thames Water Sewer.

Phasing details as shown below:

PHASE 1: 460 residential units + Light industrial unit (3,400m²) & Retail (162m²) into MH1307.

PHASE 2: 589 residential units + Industrial 1,024m² into MH1301 & MH0403;

PHASE 3: 481 residential units into MH0403;

PHASE 4: 320 residential units + Retail 1,202m² into MH9502;

PHASE 5: 336 residential units + Retail 435m² into MH9502; ;

PHASE 6: 397 residential units into MH9502;

PHASE 7: 493 residential units + Retail 620m² into MH9502;

PHASE 8: 526 residential units + Retail 1,099m² into MH7801;

PHASE 9: 480 residential units + Retail 1,180m² + Community 1,800m² into MH7801 & MH9502;

PHASE 10: 542 residential units + Retail 2,170m² into MH7801;

PHASE 11: 376 residential units + Retail 500m² & School 5,255m² into MH7801 & Industrial unit: 15,000m² into MH7801 & MH9502.

Constructions start and end date shown below:

PHASE 1-May 2020-June 2022.

PHASE 2-Feb 2021-May2023;

PHASE 3-Dec 2021-April 2024;

PHASE 4-Sept 2022-Sept 2024;

PHASE 5-July 2023- July 2025;

PHASE 6-June 2024-April 2026;

PHASE 7-April 2025-July 2027;

PHASE 8-Feb 2026-May2028;

PHASE 9-Jan 2027-April 2029;

PHASE 10-Jan 2028-May 2030,

PHASE 11-April 2029-Feb 2031 & Industrial unit: Nov 2029-Nov 2030.

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

Foul Water

We've assessed your **foul water** proposals and concluded that our sewerage network will have enough capacity for you to connect the **first 1,330 residential units, light industrial unit (4,424m²) & Retail (162 m²)**, but unfortunately we're unable to meet the needs of your **full** development at this time. The above is inclusive of Phase 1.

In order to ensure we make the appropriate upgrades – or 'off-site reinforcement' – to serve the remainder of your development, we'll need to carry out modelling work, design a solution and build the necessary improvements. This work is done at our cost.

Once we've begun modelling, we may need to contact you to discuss changing the connection point for capacity reasons. Please note that we'll pay the cost of covering any extra distance if the connection needs to be made at a point further away than the nearest practicable point of at least the same diameter.

How long could modelling and reinforcement take?

Typical timescales for a development of your size are:

Modelling: 8 months

Design: 8 months

Construction: 6 months

Total: 22 months

If the time you're likely to take from planning and construction through to first occupancy is longer than this, we'll be able to carry out the necessary upgrades in time for your development. If it's shorter, please contact me on the number below to discuss the timing of our activities.

What do you need to tell us before we start modelling?

We're responsible for funding any modelling and reinforcement work. We need, though, to spend our customers' money wisely, so we'll only carry out modelling once we're confident that your development will proceed.

In order to have this confidence, we'll need to know that you **own the land and have either outline or full planning permission**. Please email this information to us as soon as you have it.

If you'd like us to start modelling work ahead of this point, we can do this if you agree to underwrite the cost of modelling and design. That means we'll fund the work – but you agree to pay the cost if you don't achieve first occupancy within five years. Please call me on the number below if you'd like to discuss this or want to request a copy of the agreement to complete.

If the modelling shows we need to carry out reinforcement work, then before we start construction we'll need you to supply us with notification that you've confirmed your F10 – Notification of construction project - submission to the Health and Safety Executive.

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 the adjacent watercourse is not possible would we consider a restricted discharge into the public surface water sewer network.

We would encourage techniques such as green roofs and/or permeable paving that restricts surface water discharge from your site.

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

If they are consulted as part of any planning application, Thames Water Planning team would ask to see why it is not practicable to attenuate the flows to Greenfield run-off rates i.e. 5l/s/hectare of the total site area or if the site is less than hectare in size then the flows should be reduced by 95% of existing flows. Should the policy above be followed, we would envisage no capacity concerns with regards to surface water for this site.

Please note that the Local Planning authority may comment on surface water discharge under the planning process.

What do I need to do next?

If you are satisfied with the points above, then you should compare your own timeline with the typical timescales we have suggested for our activities. If the time you're likely to take from planning and construction through to first occupancy is **more** than the total time we're likely to take, we'll be able to carry out the necessary upgrades in time for your development.

If it's **less** than this, you might want to ask us to start modelling earlier – in which case we'll require you to underwrite the cost.

If you've any further questions, please contact me on 020 3577 7608

Yours sincerely

Zaid Kazi

Development Engineer
Developer Services – Sewer Adoptions Team

Asset location search



Property Searches

Groundwise Searches Ltd
Suite 8 Chichester House
45 Chichester Road
SOUTHEND ON SEA
SS1 2JU

Search address supplied Thames Side West
London
E16 1GB

Your reference 20616DM

Our reference ALS/ALS Standard/2017_3685831

Search date 9 November 2017

Keeping you up-to-date

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

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



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



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0845 070 9148



Search address supplied: Thames Side West, London, E16 1GB

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

Web: 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:

TQ3980NE
TQ4080SW
TQ3980SE
TQ3980NW

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:

TQ3980NE
TQ4080SW



TQ3980SE
TQ3980NW

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

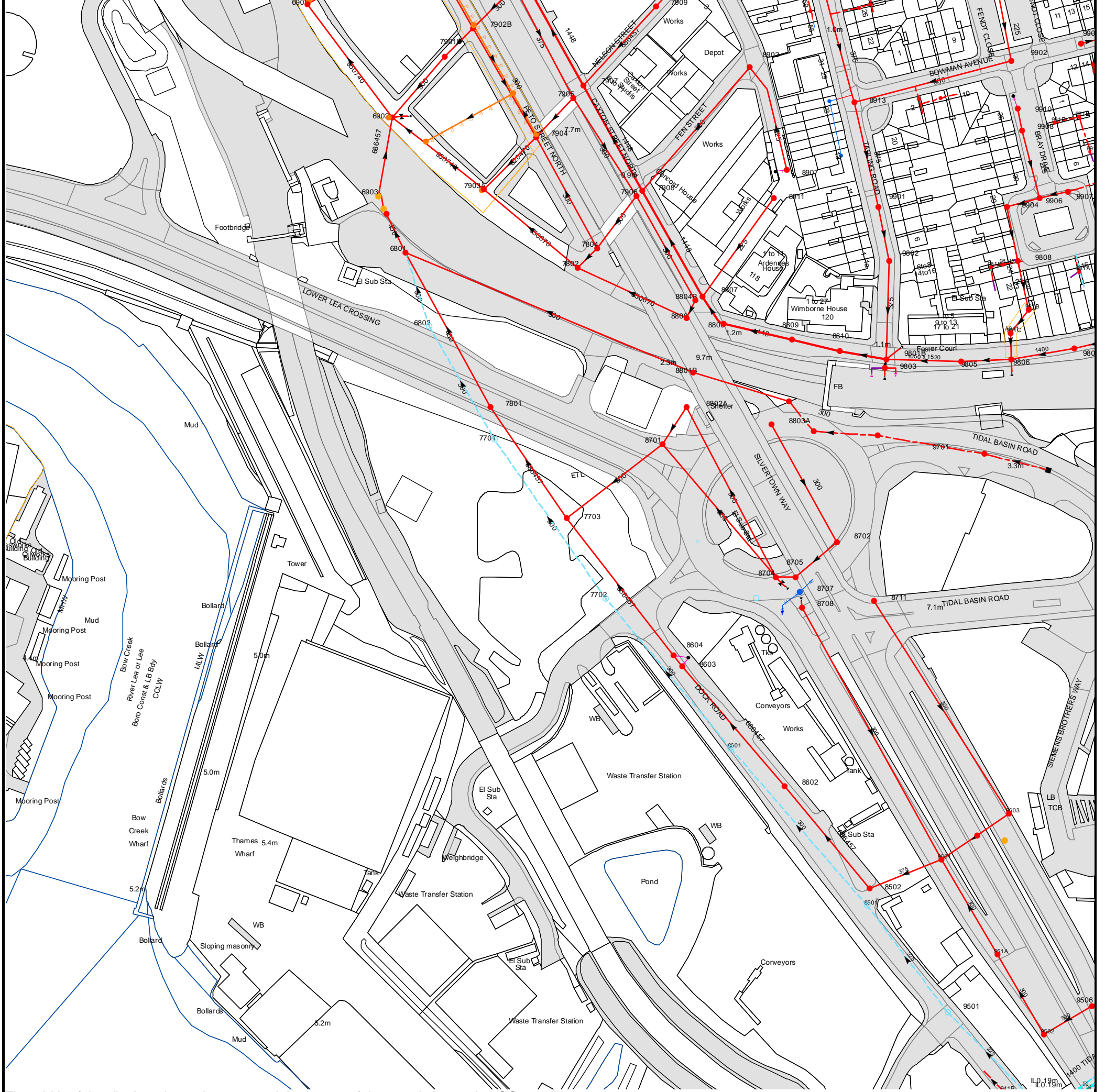
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

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



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 539750,180750

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
n/a	n/a	n/a
6902	1.51	-1.91
7901B	1.16	-1.28
7902B	1.14	-1.17
n/a	n/a	n/a
n/a	n/a	n/a
7905	.88	-1.19
7907	.88	-2.03
7909	.97	-1.48
991F	n/a	n/a
991E	n/a	n/a
9910	1.04	-.58
8913	.96	-1.05
891D	n/a	n/a
991I	n/a	n/a
991J	n/a	n/a
8902	.94	-1.51
9902	.98	-.53
891E	n/a	n/a
891B	n/a	n/a
891A	n/a	n/a
991G	n/a	n/a
991H	n/a	n/a
9903	1.01	-.48
6802	1.86	-1.07
8808	1.2	-2.1
8806	1.26	-1.74
8804B	1.05	-1.04
8807	1.09	-1.96
7802	1.18	-1.86
6801	1.54	-1.5
7804	1.12	-1.43
6903	1.55	-1.77
7906	.78	-1.47
7908	.78	-1.96
n/a	n/a	n/a
7903A	1.26	-1.75
n/a	n/a	n/a
7904	1.02	-1.65
n/a	n/a	n/a
n/a	n/a	n/a
981A	n/a	n/a
991D	n/a	n/a
8911	.93	-1.29
8907	.77	-.78
8809	1.03	-2.03
891C	n/a	n/a
9901	1	-1.1
9802	1.07	-1.33
981E	n/a	n/a
981D	n/a	n/a
9904	1.16	-1.12
981C	n/a	n/a
9808	1.26	-1.14
9908	1.11	-.62
981B	n/a	n/a
9906	1.15	-.82
9907	1.18	-.46
9807	1.19	-.19
8702	1.14	-.44
871A	n/a	n/a
7703	1.53	-1.69
9701	2.9	.13
8701	1.54	-1.05
7701	1.68	-.52
871C	n/a	n/a
881B	n/a	n/a
8803A	2.11	.46
8802A	1.92	-.69
7801	3.22	-.05
881A	n/a	n/a
8801B	2.19	-.88
9803	1.24	.21
9805	1.47	-1.99
9801B	1.08	-2.04
9806	1.66	-1.98
8810	1	-2.03
9502	1.41	-.97
9501	3.18	1.77
9506	1.25	-.85
951A	n/a	n/a
8501	1.78	.36
8502	1.61	-1.57
9601	1.3	-1.36
961A	n/a	n/a
9603	1.28	-1.09
8602	1.54	-1.66
8601	1.58	.01
8603	1.36	-1.74
8604	1.39	-1.68
8708	1.31	-.51

Manhole Reference	Manhole Cover Level	Manhole Invert Level
8711	.78	-.56
7702	1.68	-.26
871B	n/a	n/a
8707	1.29	-.81
8704	1.3	-.77
8705	1.36	-.72
6901	1.78	-1.91

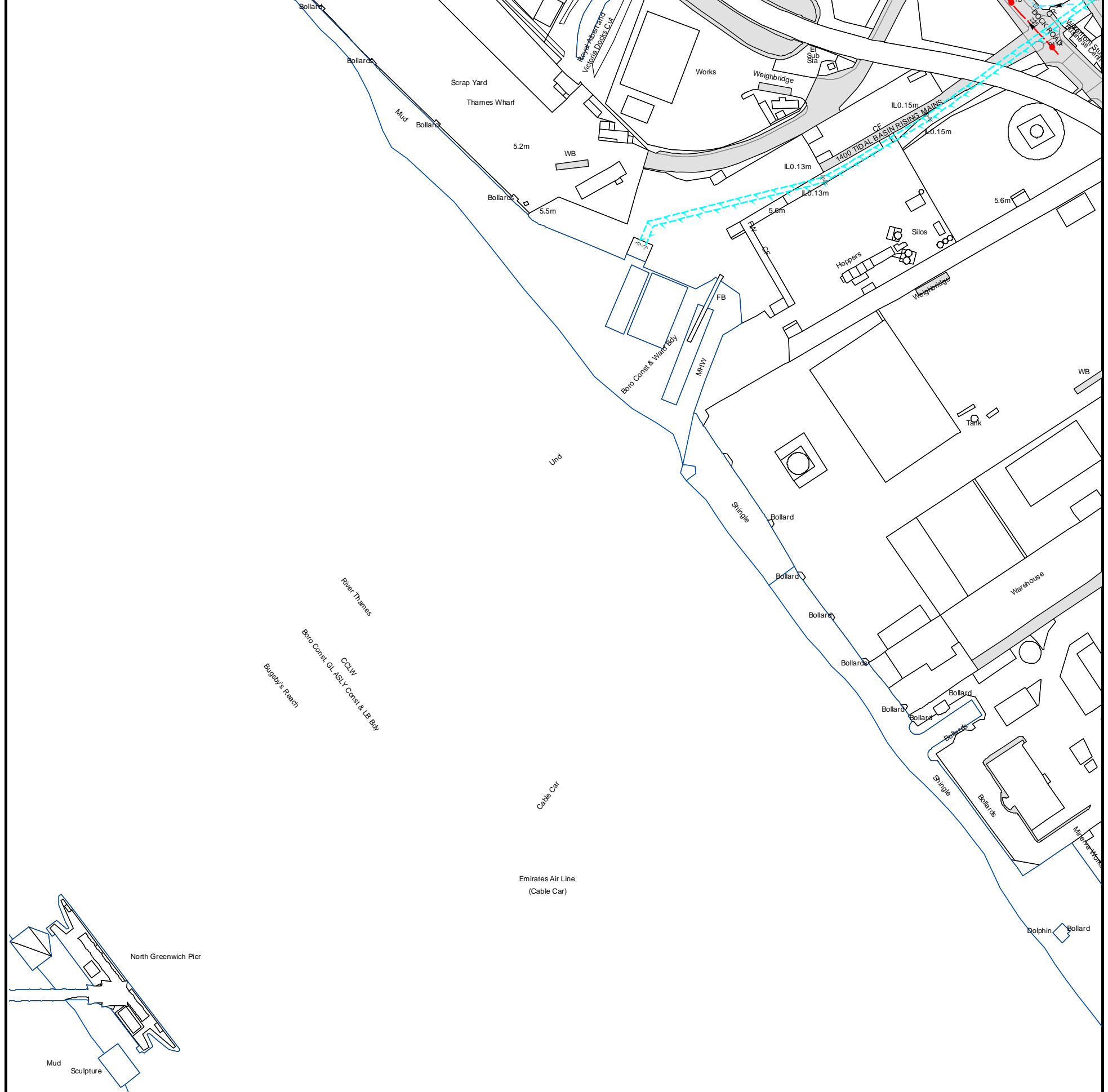
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual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

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
0403	3.12	.1
041A	n/a	n/a
3403	n/a	4.22
1401	n/a	n/a
0407	4.03	1.47
0402	3.97	1.37
0401	5.58	-14.48
4314	n/a	1.82
3304	n/a	3.4
4304	n/a	3.07
4403	n/a	n/a
3308	n/a	3.92
4305	n/a	n/a
331B	n/a	n/a
331A	n/a	n/a
341A	n/a	n/a
3401	n/a	4.36
4404	n/a	2
3402	n/a	4.2
4407	n/a	3.9
4401	n/a	4.4
4402	n/a	4
0301	2.14	.06
0303	2.12	.04
1307	2.05	.25
131G	n/a	n/a
131E	n/a	n/a
131F	n/a	n/a
131C	n/a	n/a
1305	1.97	.17
131A	n/a	n/a
131B	n/a	n/a
1322	n/a	n/a
1320	n/a	n/a
1301	1.77	.05
1314	n/a	1.29
1313	n/a	.56
1304	1.86	.14
131D	n/a	n/a
1312	n/a	1.36
1321	n/a	n/a
1319	n/a	n/a
1317	n/a	n/a
1308	n/a	n/a
1318	n/a	2.94
1309	n/a	3.06
1310	n/a	n/a
1311	n/a	2.62
1303	1.62	.02
2320	1.76	.08
2318	n/a	1.91
2201	1.65	.04
2317	n/a	n/a
2319	n/a	2.46
2316	n/a	1.77
2315	n/a	3.14
2402	n/a	3.78
2312	n/a	3.3
2313	n/a	3.77
2314	n/a	n/a
2401	n/a	4.35
2310	n/a	3.42
2309	n/a	3.58
2308	n/a	3.77
2307	n/a	4.16
2304	n/a	n/a
2311	n/a	n/a
2305	n/a	1.42
2303	n/a	1.66
2204	1.68	-.05
2301	4.26	-13.15
2306	n/a	n/a
2202	1.64	.01
221A	n/a	n/a
3314	n/a	n/a
3315	n/a	3.84
3318	n/a	4.05
3316	n/a	n/a
3404	n/a	3.44
3317	n/a	n/a
3201	1.64	-.15
3310	n/a	n/a
3309	n/a	n/a
3312	n/a	3.51
3313	n/a	3.28
3215	n/a	1.92
3216	n/a	n/a
3307	n/a	3.62
3306	n/a	n/a
3303	n/a	3.25
3302	n/a	1.94

Manhole Reference	Manhole Cover Level	Manhole Invert Level
3311	n/a	n/a
331C	n/a	n/a
3214	n/a	1.72
3213	n/a	2.8
3305	n/a	3.21
3301	n/a	1.66
4212	n/a	n/a
4211	n/a	n/a
4312	n/a	n/a
4313	n/a	3.14
4214	n/a	.71
4213	n/a	.82
4204	n/a	1.09
4317	n/a	.22
4325	n/a	1.72
4316	n/a	n/a
4315	n/a	1.4
4322	n/a	2.78
4318	n/a	2.98
4208	n/a	.95
4311	n/a	n/a
4310	n/a	1.14
4319	n/a	n/a
4323	n/a	n/a
4320	n/a	n/a
4201	1.77	-12.66
4321	n/a	n/a
4205	n/a	n/a
4209	n/a	1.27
4216	n/a	n/a
4206	n/a	n/a
4307	n/a	2.75
4306	n/a	3.07
4308	n/a	2.86
4309	n/a	3
4301	n/a	1.46
4303	n/a	2.34
4302	n/a	n/a
4218	n/a	n/a
421B	n/a	n/a
421A	n/a	n/a
4120	n/a	n/a
4119	n/a	n/a
4108	1.79	-.78
4109	2.34	-.38
4122	n/a	n/a
4121	n/a	n/a
4117	n/a	n/a
4118	n/a	n/a
4116	n/a	n/a
4115	n/a	n/a
4101	1.67	-.25
3102	1.54	n/a
4217	n/a	n/a
3207	n/a	n/a
4203	2	.39
3206	1.65	-.23
3211	2.53	.68
3203	1.66	-.14
4215	n/a	.6
4001	1.56	.35
4002	1.61	.32

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.

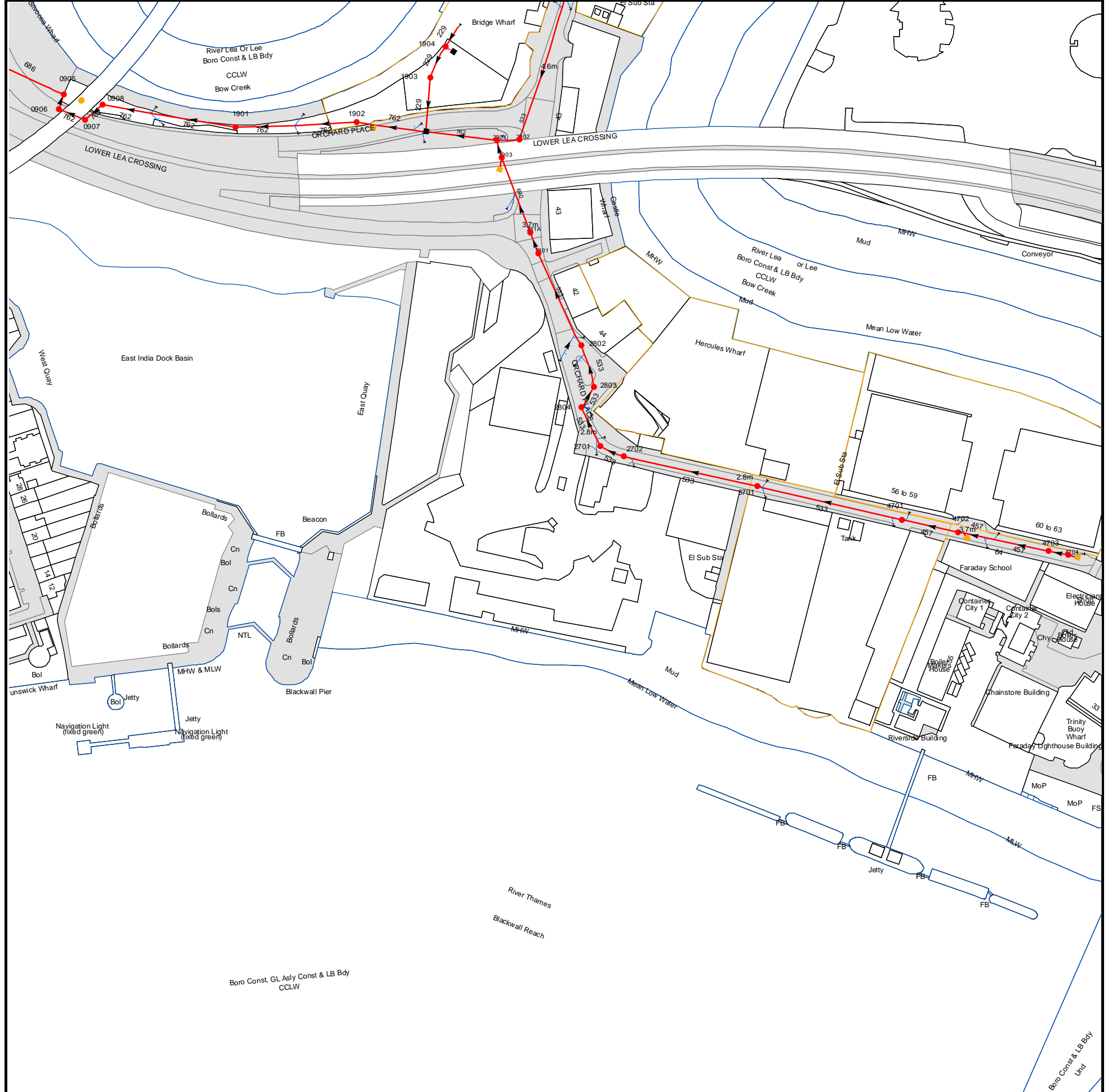


The width of the displayed area is 500m and the centre of the map is located at OS coordinates 539750,180250
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. 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
941A	n/a	n/a
941B	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 539250,180750
 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
4704	n/a	n/a
4703	n/a	n/a
4702	n/a	n/a
4701	n/a	n/a
3701	n/a	n/a
2702	n/a	n/a
2701	n/a	n/a
2804	n/a	n/a
2803	n/a	n/a
0908	n/a	n/a
1901	4.88	.28
1902	4.83	.43
1903	5.5	1.18
1904	5.42	1.33
2901	4.36	.53
2903	4.46	.06
2902	4.37	.66
281A	n/a	n/a
2801	3.44	.91
2802	2.59	.84
0906	n/a	n/a
0905	n/a	n/a
0907	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.

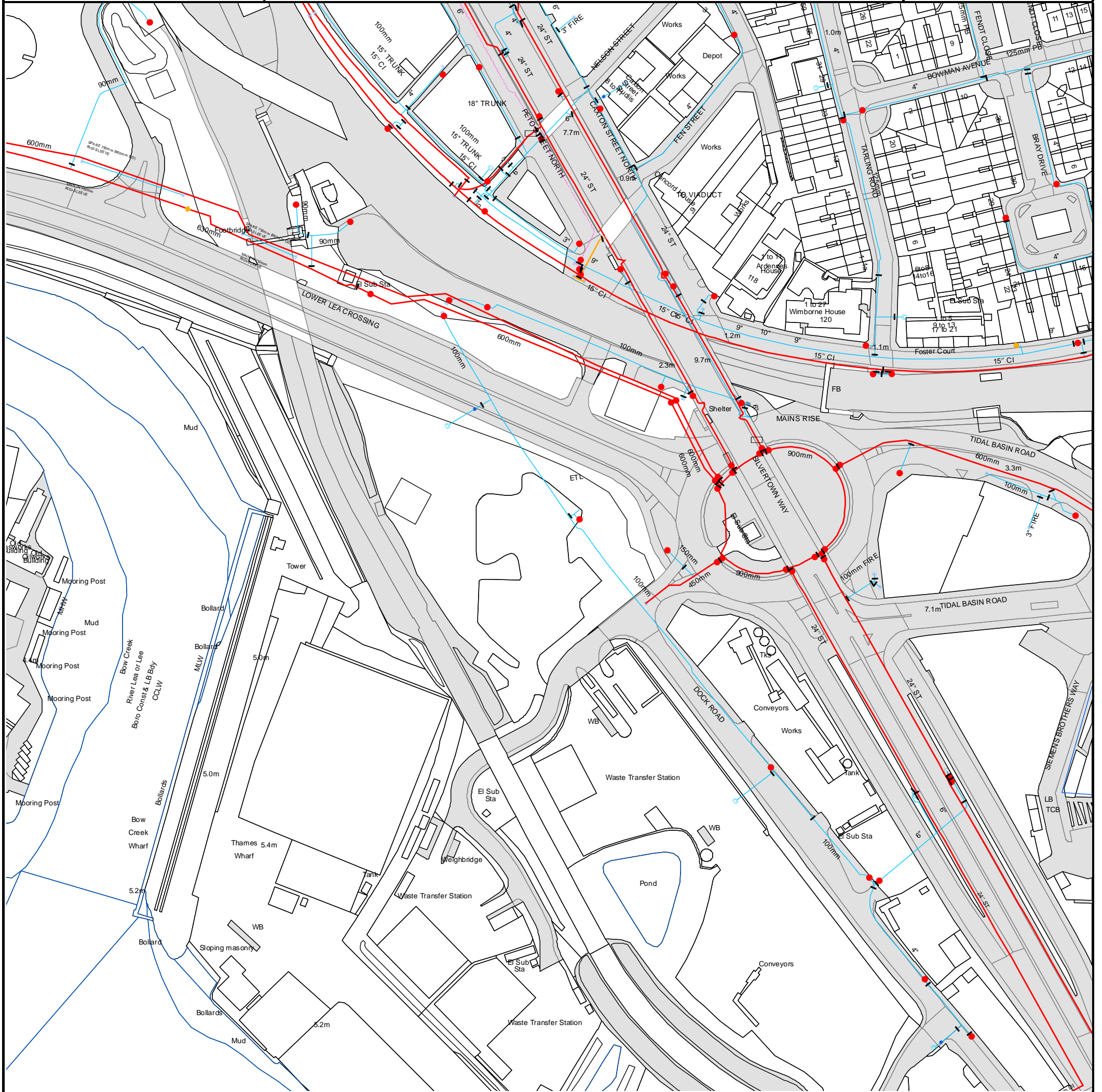
-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

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

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

Notes:

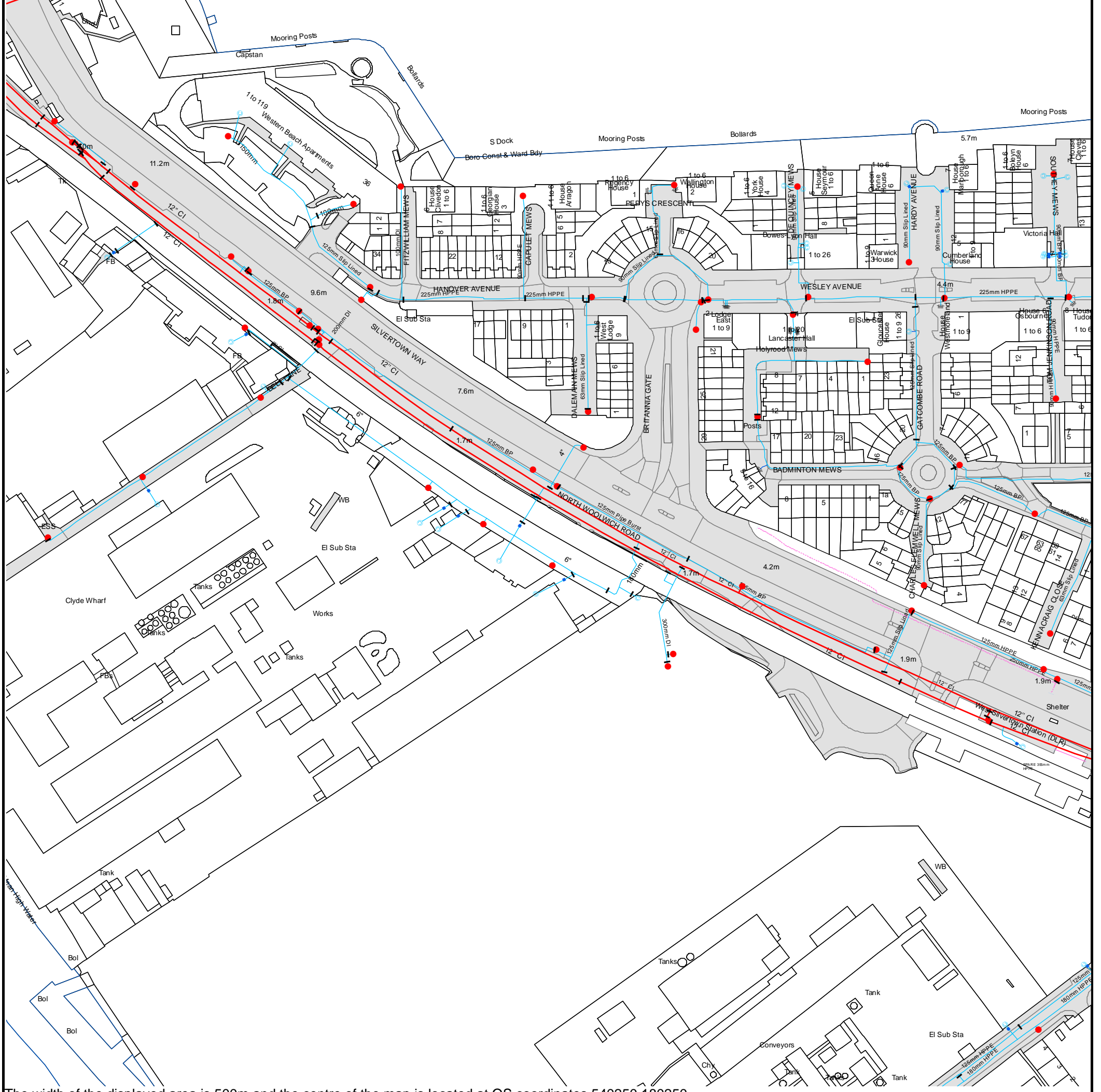
- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not 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 539750,180750

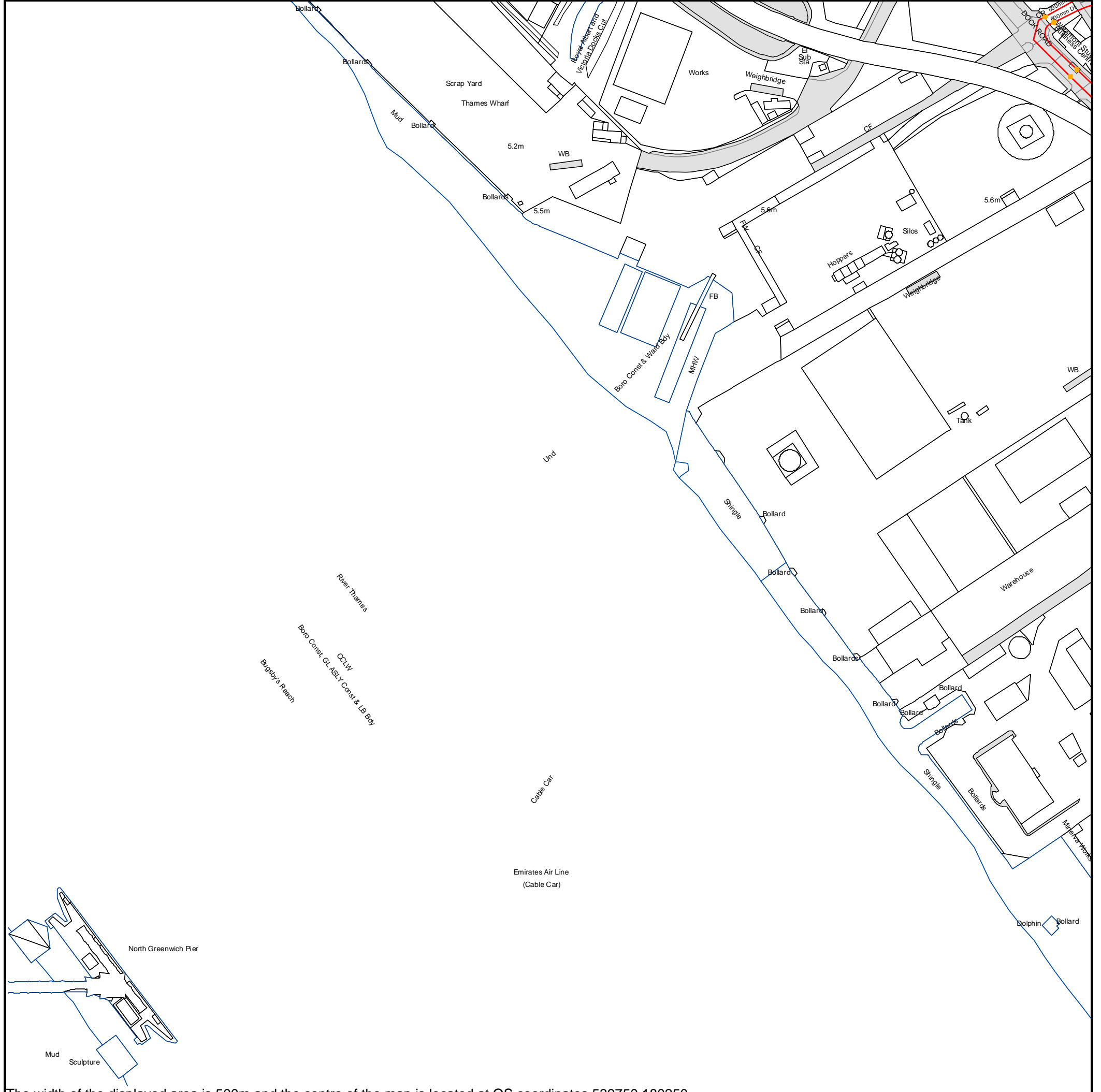
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual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



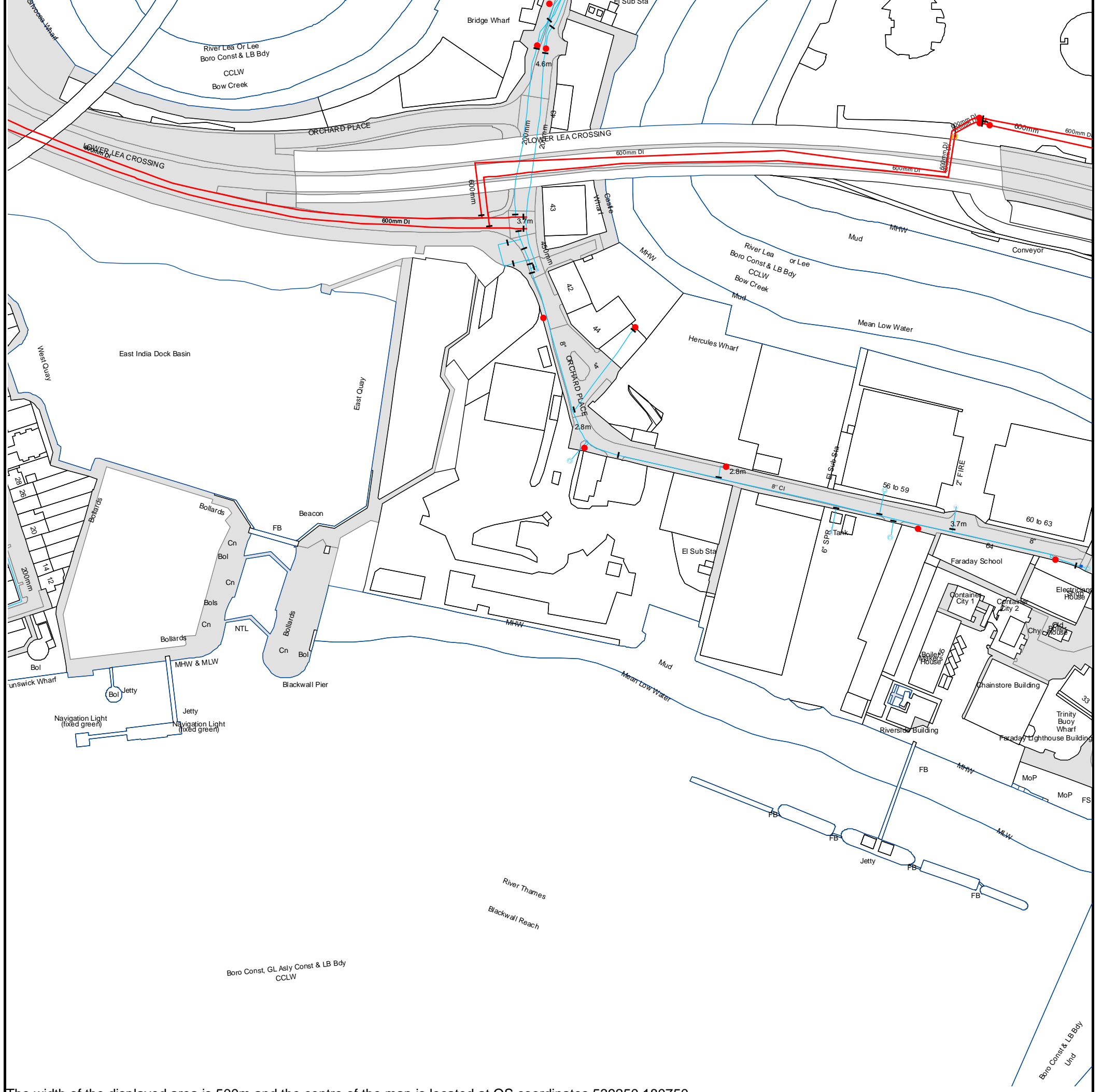
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 540250,180250
 The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. 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.



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 539750,180250
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.










The width of the displayed area is 500m and the centre of the map is located at OS coordinates 539250,180750
 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.







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

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



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

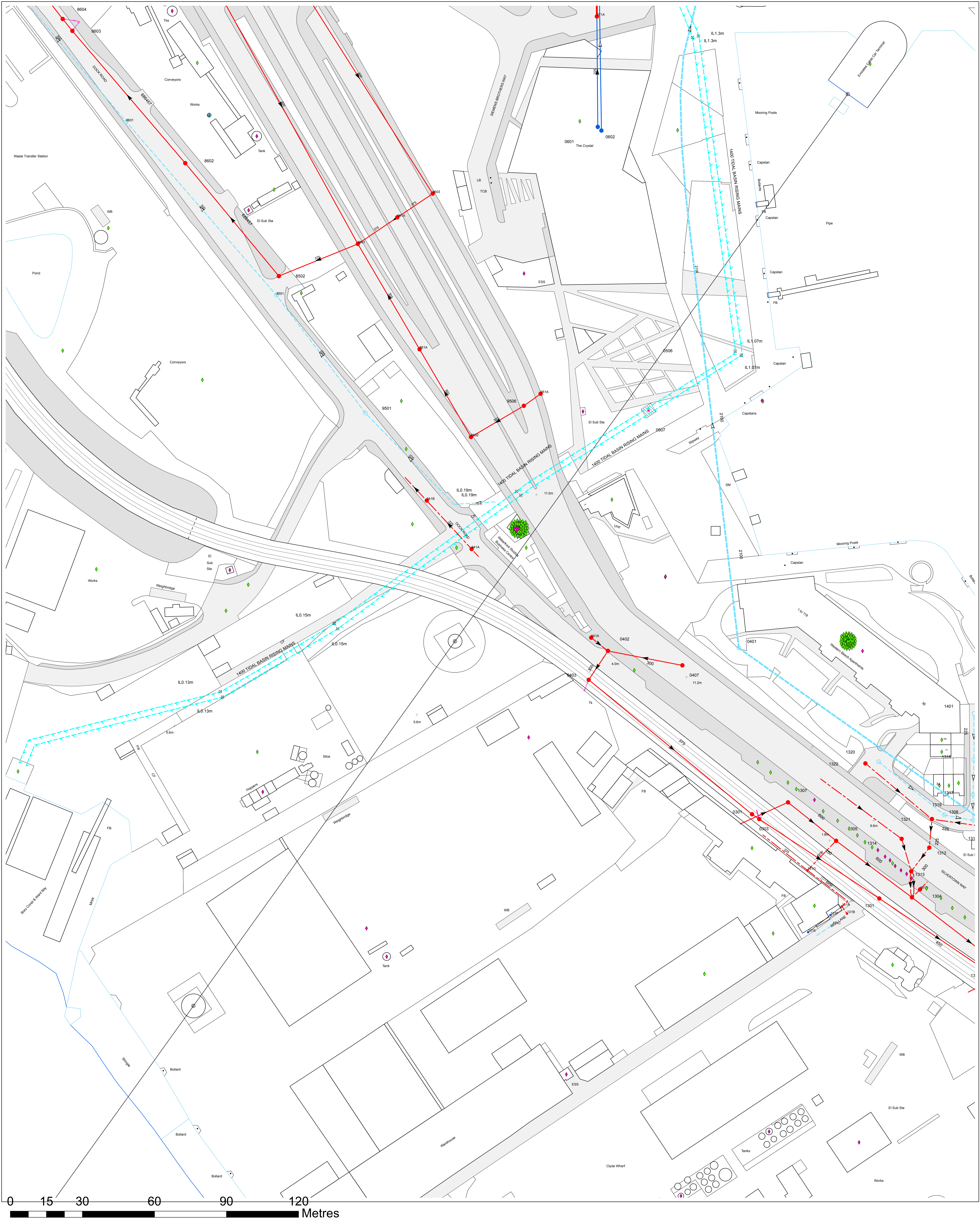
Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details

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

You can get more information about the PCCB from www.propertycodes.org.uk

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



The position of any boundary or apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. No liability of any kind whatsoever is accepted by Thames Water for any error or omission.

Printed At (A0) : 1: 500
Printed By : JHERNON
Print Date : 02/08/2018
Map Centered On : 539984,180456
Grid Reference : TQ3980



Appendix C – Proposed Drainage Strategy Drawings

© Buro Happold Limited or its group companies. All Rights reserved. Buro Happold and its group companies assert (unless otherwise agreed in writing) their rights under s.17 to 19 of the Copyright, Designs and Patents Act 1988.

DO NOT SCALE THIS DRAWING.

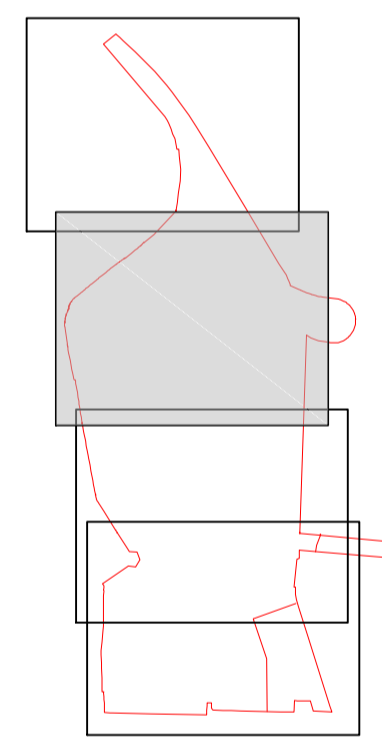
HEALTH AND SAFETY INFORMATION
 IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING CONSTRUCTION.

MAINTENANCE/CLEANING/OPERATION.

DECOMMISSIONING/DEMOLITION.

NOTES

LEGEND
 - - - - - THAMES SIDE WEST SITE BOUNDARY
 - - - - - PROPOSED FOUL WATER DRAINAGE
 - - - - - EXISTING FOUL WATER DRAINAGE



B FOR INFORMATION	05.03.20	JF	LJ	
A FOR INFORMATION	01.11.18	DJ	LJ	
Rev	Description	Date	Drn	Chd

INFORMATION

Status of drawing

BUROHAPPOLD ENGINEERING

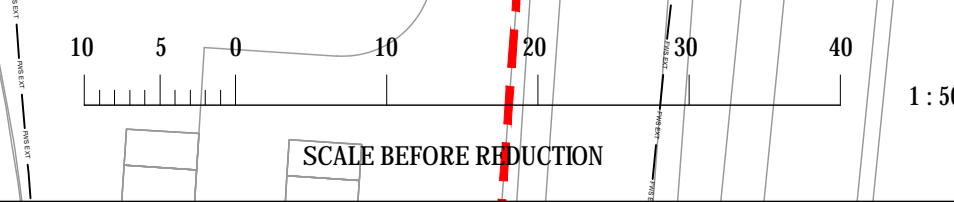
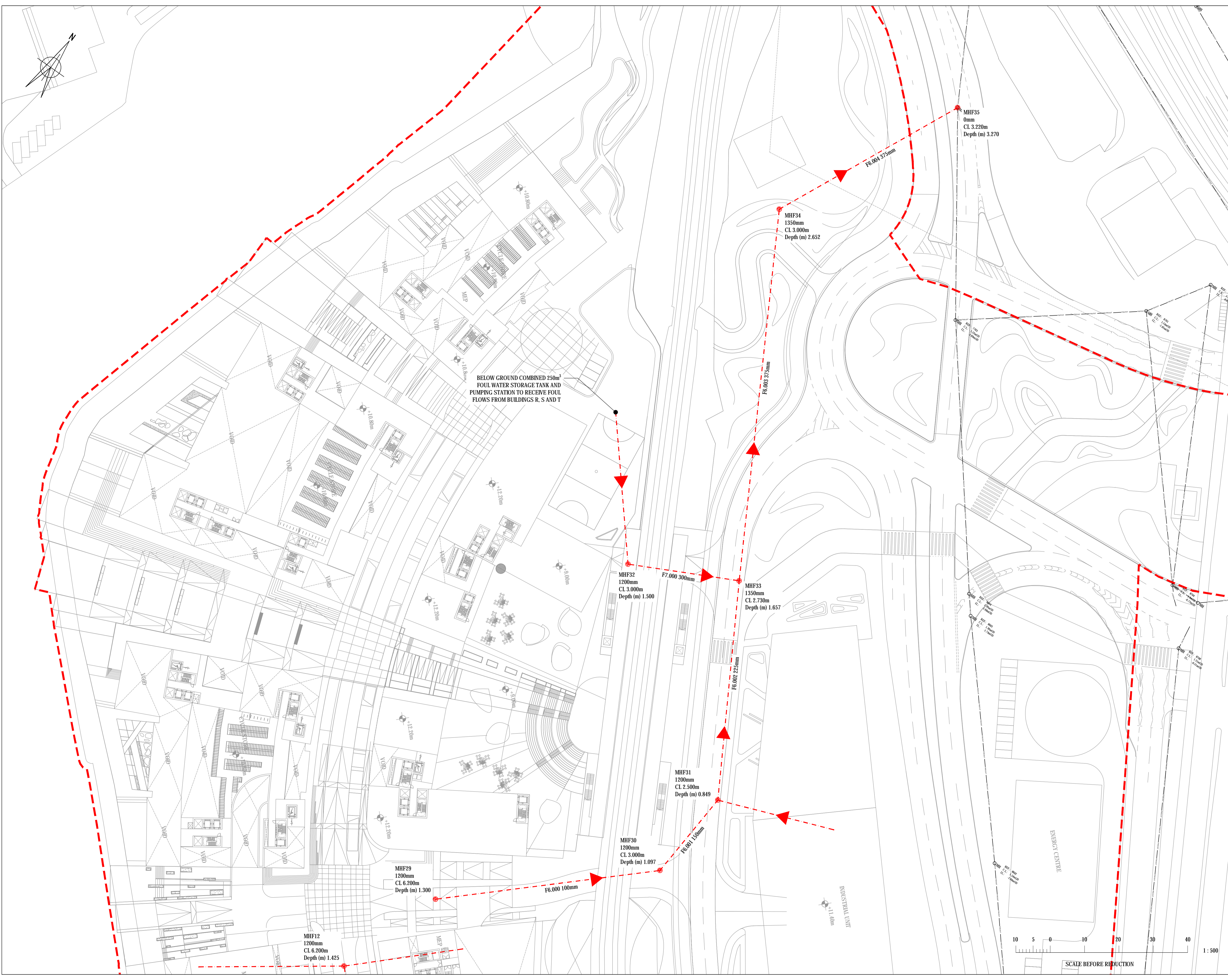
17 Newman Street
 London
 W1T 1PD
 UK

Tel: +44 (0)20 7927 9700
 Fax: +44 (0)870 787 4145
 Email: 035668@burohappold.com
 Web: www.burohappold.com

Architect
THAMESIDE WEST
 Drg Title
PROPOSED FOUL WATER DRAINAGE PLANS
SHEET 3 OF 4

Scales @ A1 1:500
 Drawn by DJ
 Checked by LJ
 Date MARCH 2020

Job No.
035668
 Drawing No.
C3103
 Rev
B



© Buro Happold Limited or its group companies.
All Rights reserved. Buro Happold and its group companies assert (unless otherwise agreed in writing) their rights under s.17 to 19 of the Copyright, Designs and Patents Act 1988.

DO NOT SCALE THIS DRAWING.

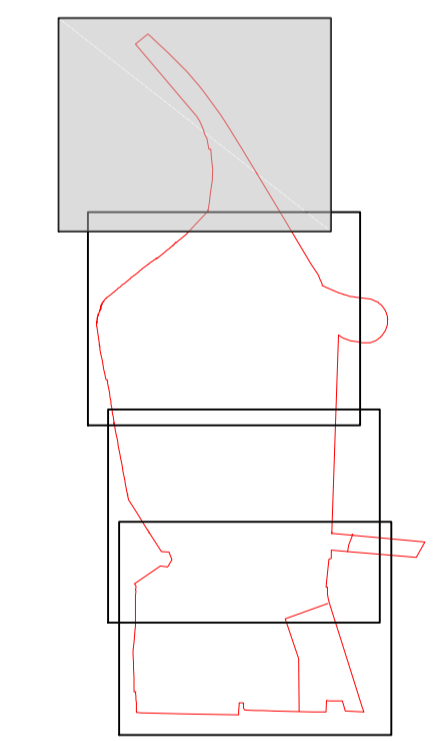
HEALTH AND SAFETY INFORMATION
IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING CONSTRUCTION.

MAINTENANCE/CLEANING/OPERATION.

DECOMMISSIONING/DEMOLITION.

NOTES

- LEGEND**
- THAMES SIDE WEST SITE BOUNDARY
 - - - - - PROPOSED FOUL WATER DRAINAGE
 - EXISTING FOUL WATER DRAINAGE



B FOR INFORMATION	05.03.20	JF	LJ	
A FOR INFORMATION	01.11.18	DJ	LJ	
Rev	Description	Date	Dm	Chd

INFORMATION

Status of drawing

**BUROHAPPOLD
ENGINEERING**

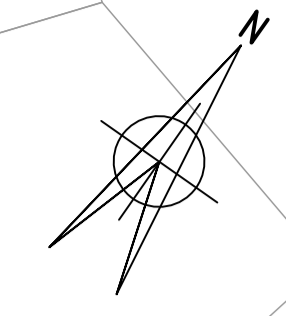
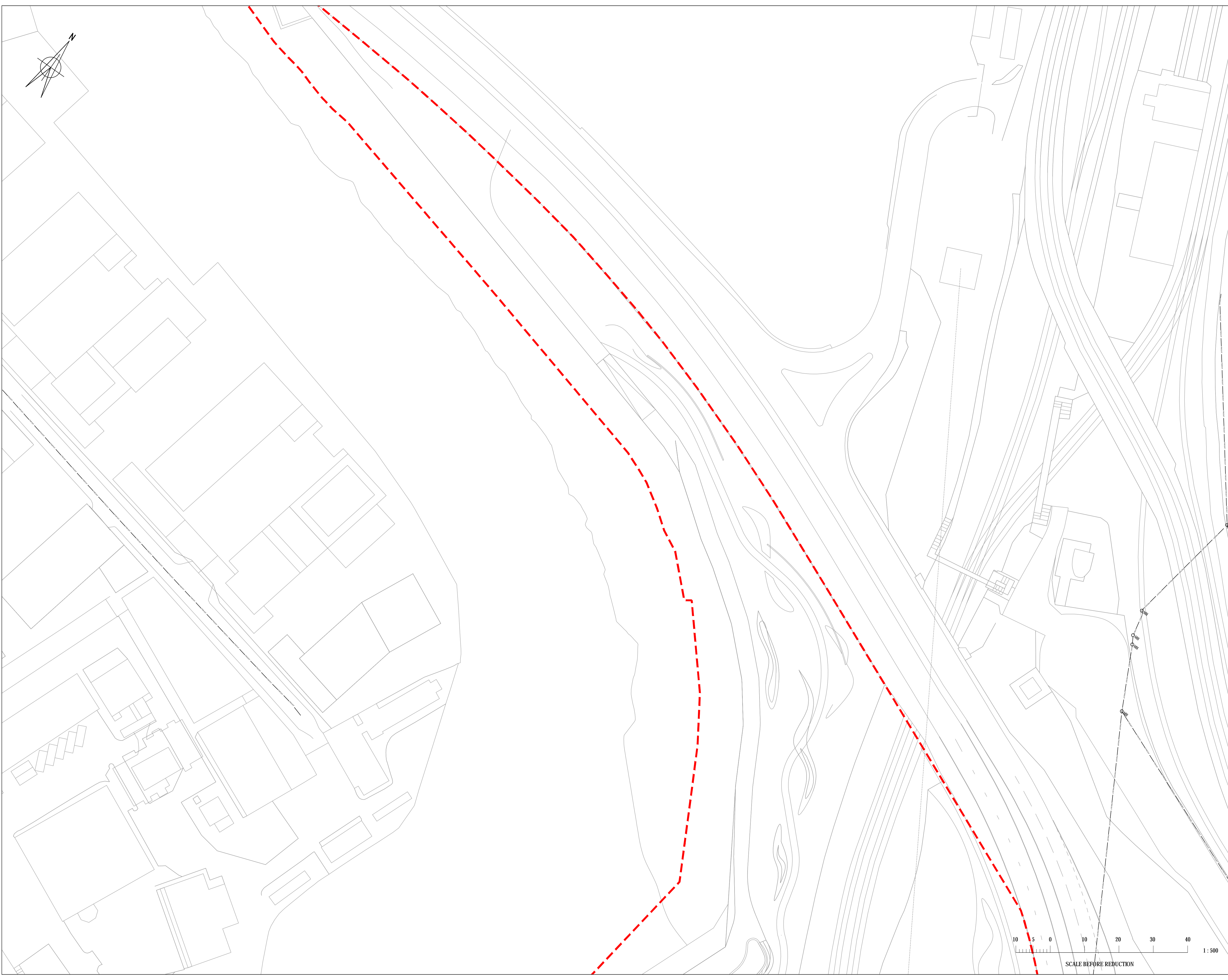
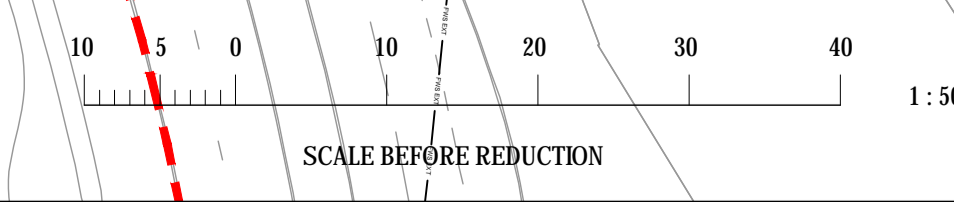
17 Newman Street
London
W1T 1PD
UK

Tel: +44 (0)20 7927 9700
Fax: +44 (0)870 787 4145
Email: 035668@burohappold.com
Web: www.burohappold.com

Architect
Project **THAMESIDE WEST**
Drg Title **PROPOSED FOUL WATER
DRAINAGE PLANS
SHEET 4 OF 4**

Scales @ A1 1:500
Drawn by DJ
Checked by LJ
Date MARCH 2020

Job No **035668**
Drawing No **C3104**
Rev **B**



© Buro Happold Limited or its group companies. All Rights reserved. Buro Happold and its group companies assert (unless otherwise agreed in writing) their rights under s.17 to 19 of the Copyright, Designs and Patents Act 1988.

DO NOT SCALE THIS DRAWING.

HEALTH AND SAFETY INFORMATION
 IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING CONSTRUCTION:

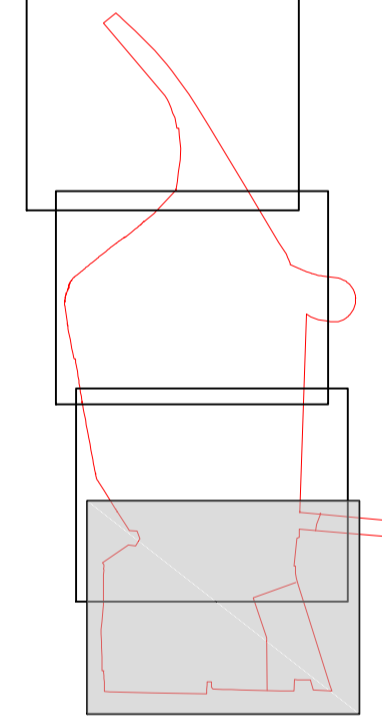
MAINTENANCE/CLEANING/OPERATION.

DECOMMISSIONING/DEMOLITION.

NOTES

LEGEND

- - - THAMES SIDE WEST SITE BOUNDARY
- - - PROPOSED SURFACE WATER DRAINAGE
- - - EXISTING SURFACE WATER DRAINAGE



D FOR INFORMATION	05.03.20	JF	LJ	
C FOR INFORMATION	21.06.19	JF	LJ	
B FOR INFORMATION	08.05.19	JF	LJ	
A FOR INFORMATION	01.11.18	DJ	LJ	
Rev	Description	Date	Dm	Chd

INFORMATION

Status of drawing

BUROHAPPOLD ENGINEERING

17 Newman Street
 London
 W1T 1PD
 UK

Tel: +44 (0)20 7927 9700
 Fax: +44 (0)870 787 4145
 Email: 035668@burohappold.com
 Web: www.burohappold.com

Project: **THAMESIDE WEST**
 Drg Title: **PROPOSED SURFACE WATER DRAINAGE PLANS**
 SHEET 1 OF 4

Scales @ A1: 1:500	Job No: 035668
Drawn by: DJ	Drawing No: C3121
Checked by: LJ	Rev: D
Date: MARCH 2020	

