

Appendix 2

Asset Location Search



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

Search address supplied Osidge Lane
Brunswick Park
London
N14 5DR

Your reference URO2933.1SL

Our reference ALS/ALS Standard/2009_1673208

Search date 9 December 2009

Credit card payments are available. Please phone 01189 251509

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504
F 0118 923 6655/57
E searches@thameswater.co.uk
I www.twpropertyinsight.co.uk

Registered in England and Wales
No 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 6DB

Asset Location Search



Search address supplied: Osidge Lane, Brunswick Park, London, N14 5DR

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.

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 0118 925 1504, or use the address below:

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

Tel: 0118 925 1504
Fax: 0118 923 6657

Email: searches@thameswater.co.uk
Web: www.twpropertyinsight.co.uk

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Asset Location Search



Waste Water Services

Please provide a copy extract from the public sewer map.

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.
- Sewers 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 that these details are checked with the developer.

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Asset Location Search



Clean Water Services

Please provide a copy extract from the public water main map.

With regard to the fresh water supply, this site falls within the boundary of another water company. For more information, please redirect your enquiry to the following address:

Veolia Water Three Valleys
Tamblin Way
Hatfield
AL10 9EZ
Tel: 01707 277404
Fax: 01707 277104

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

An invoice is enclosed. Please send remittance to Thames Water Utilities Ltd., PO Box 223, Swindon, SN38 2TW.

Thames Water Utilities Ltd

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PO Box 3189
Slough SL1 4WW

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I www.twpropertyinsight.co.uk

Registered in England and Wales
No. 236651, Registered office
Clearwater Court, Vaseley Road
Reading RG1 8DB

Asset Location Search



Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, 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
Clear Water Court
Vastern Road
Reading
RG1 8DB

Tel: 0845 850 2777
Fax: 0118 923 6613
Email: developer.services@thameswater.co.uk

Should you require any further information regarding budget estimates, diversions or stopping up notices then please contact:

DevCon Team
Asset Investment
Thames Water
Maple Lodge STW
Denham Way
Rickmansworth
Hertfordshire
WD3 9SQ

Tel: 01923 898 072
Fax: 01923 898 106
Email: devcon.team@thameswater.co.uk

Clean Water queries

Thames Water Utilities Ltd

Property Insight
PO Box 3189
Slough SL1 4VWW

DX 151280 Slough 13

T 0118 925 1504
F 0118 923 6655/57
E searches@thameswater.co.uk
I www.twpropertyinsight.co.uk

Registered in England and Wales
No 2365661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Asset Location Search



Should you require any advice concerning clean water operational issues or clean water connections, please contact our Kew Service Desk by writing to:

Clean Water Design
Thames Water Utilities
1 Kew Bridge Road
Brentford
Middlesex
TW8 0EF

Tel: 0845 850 2777
Fax: 0208 213 8833
Email: developer.services@thameswater.co.uk

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Reading RG1 8DB

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. WU298557 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
4101	41.57	37.49
4106	41.49	36.6
4102	42.08	40.5
4104	39.62	37.39
4105	39.68	36.99
3002	47.19	42.42
3001	42.64	40.53
3003	.01	n/a
3004	.01	n/a
3103	40.02	37.72
3107	40.1	38.2
5106	38.16	37.45
5110	42.56	40.52
5109	42.59	36.46
1805	59.66	57.74
1801	56.57	n/a
1908	n/a	n/a
1104	50.44	48.53
1101	48.47	43.72
1105	48.72	n/a
1103	48.01	44.18
1203	48.03	44.66
2905	48.53	45.56
2007	.01	n/a
1807	52.48	50.74
1006	46.54	43.16
1804	52.35	50.04
1918	49.87	46.98
2201	43.21	41.1
2903	49.8	47
2203	43.28	40.5
2803	n/a	n/a
2006	46.38	44.74
2004	44.83	42.48
2102	44.12	n/a
2001	44.56	40.98
1803	53.53	53.22
1802	53.4	52.11
1903	51.2	48.04
1916	49.85	47.4
1902	49.8	47.05
1917	50	47.39
1901	48.44	45.49
1007	48.47	45.53
1005	46.36	43.79
1002	45.88	44.41
1004	45.82	43.94
2902	49.75	46.84
2901	49.06	48.24
2101	44.71	41.07
2103	.01	n/a
0010	50.38	48.94
0011	50.18	48.67
0009	.01	n/a
1102	49.19	46.66
1806	59.34	n/a
1107	50.65	46.33
3104	39.77	38.05
3101	39.77	38.05
3902	46.87	44.48
1907	52.62	n/a
1913	50.83	n/a
1003	46.95	45.95
1906	51.53	n/a
1001	46.92	45.8
1912	48.84	46.98
4108	39.91	35.23
4001	n/a	35.2
4802	.01	n/a
4205	41.7	n/a
4103	38.89	37.45
4006	39.82	35.01
4007	40.4	34.5
1914	50.2	47.42
1011	46.61	n/a
4801	.01	n/a
4002	41.12	n/a
4003	40.93	39.32
4008	40.17	34.5
511A	n/a	34.45
4901	.01	n/a
4004	42.85	n/a
3108	.01	40.19
3102	38.64	n/a
3106	38.64	35.82
3109	38.66	n/a
3803	n/a	34.89
2804	n/a	n/a
2003	43.02	n/a
2005	.01	40.96
3901	.01	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
3105	38.94	37.66
3203	38.35	37.45
3202	38.35	n/a
3207	38.38	35.22
2002	43.14	40.31
<p>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.</p>		



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
	Vent Pipe
	Proposed Thames Surface Water Sewer
	Proposed Thames Foul Sewer
	Gallery
	Surface Water Rising Main
	Sludge Rising Main
	Vacuum

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 'U' on a manhole level indicates that data is unavailable.

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
	Proposed
	Abandoned Sewer

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 (TW.cashoperations@npower.com).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0845 9200 800.

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to him at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to WaterVoice Thames on 0845 758 1658 (it will cost you the same as a local call) or write to them at 4th Floor (South), High Holborn House, 52-54 High Holborn, London WC1V 6RL.

Ways to pay your bill

By Post – Cheque only, made payable to 'Thames Water Utilities Ltd' writing your Thames Water account number on the back. Please fill in the payment slip below and send it with your cheque to Thames Water Utilities Ltd., PO Box 223, Swindon SN38 2TW	By BACS Payment direct to our bank on account number 90478703, sort code 60-00-01 may be made. A remittance advice must be sent to Thames Water Utilities Ltd., PO Box 223, Swindon SN38 2TW. Or fax to 01793 424599 or email: cashoperations@thameswater.co.uk	Telephone Banking By calling your bank and quoting your invoice number and the Thames Water's bank account number 90478703 and sort code 60-00-01	By Swift Transfer You may make your payment via SWIFT by quoting NWBKGB2L together with our bank account number 90478703, sort code 60-00-01 and invoice number
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Thames Water Utilities Ltd Registered in England & Wales No. 2368861 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



Veolia Water Three Valleys

Asset Search : Osidge Lane, Brunswick Park, London, N14 5DR

Ref: UR030311.01

- Legend
- Service Pipe
 - 100mm
 - 150mm
 - 200mm
 - 225mm
 - 300mm
 - 375mm
 - 450mm
 - 500mm
 - 600mm
 - 750mm
 - 900mm
 - 1050mm
 - 1200mm
 - 1350mm
 - 1500mm
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 - 83100mm
 - 83400mm
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 - 84000mm
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Department, Tameside Water, Tameside, N14 5DR
Created on 08/12/2009 15:02:59

Map Centre
520304, 194072

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