

Appendix G Sewer Asset Map Data

UK Flood Risk
Shepherds Lane
Shepherds Lane
DARTFORD
DA1 2NL

Search address supplied 7
Dorset Way
Uxbridge
UB10 0JR

Your reference n/a

Our reference ALS/ALS Standard/2022_4612310

Search date 23 March 2022

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
www.thameswater-propertysearches.co.uk



0800 009 4540

Search address supplied: 7, Dorset Way, Uxbridge, UB10 0JR

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 0800 009 4540, 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.

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.

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:

Affinity Water Ltd
Tamblin Way
Hatfield
AL10 9EZ
Tel: 0345 3572401



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

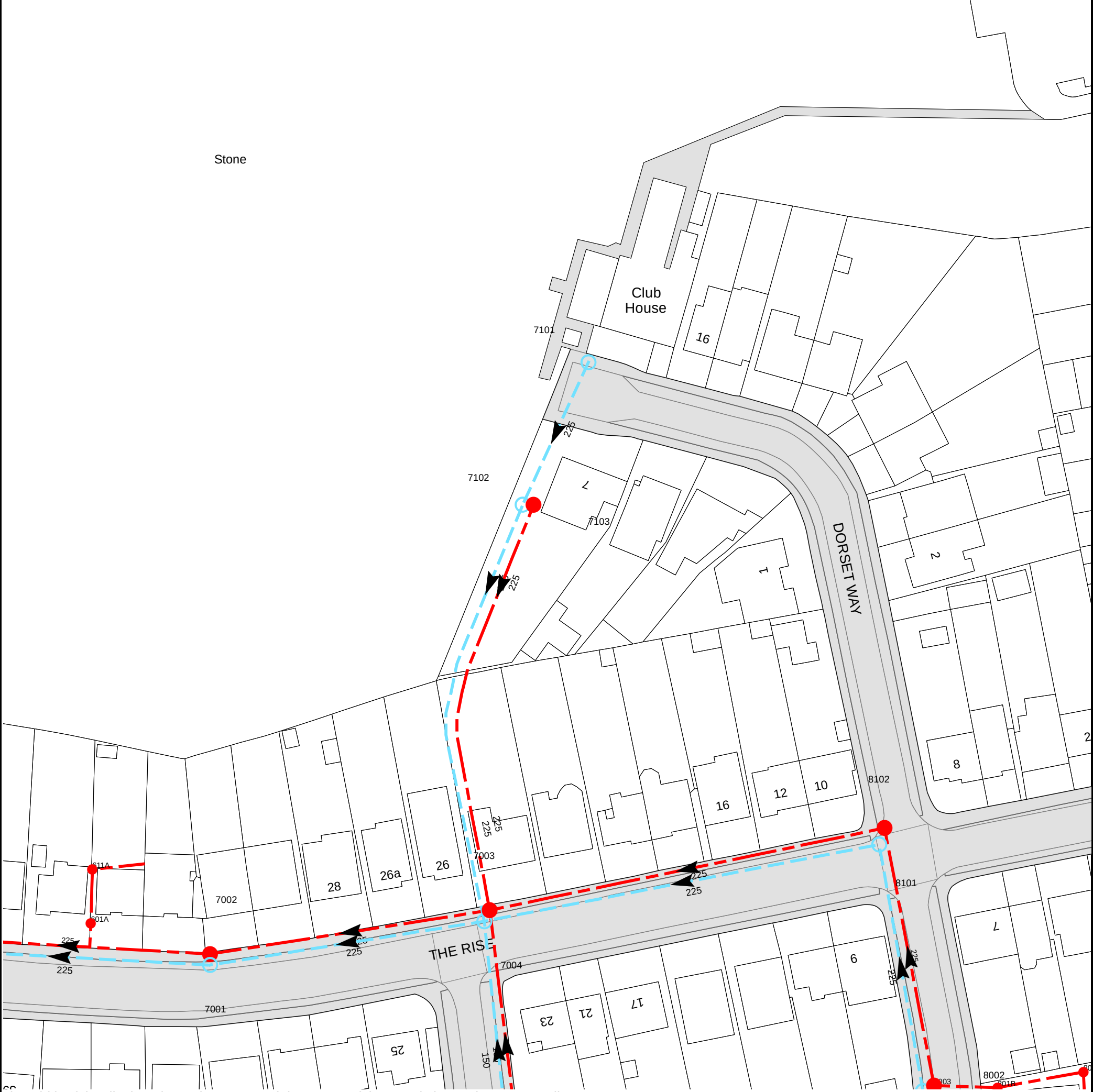
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

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 200 m and the centre of the map is located at OS coordinates 506765,183162
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 (2020) 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
7103	51.95	50.17
7102	51.99	50.46
7101	51.89	50.77
601A	n/a	n/a
611A	n/a	n/a
7002	49.83	48.36
7001	49.84	48.12
7003	51.97	49.82
7004	52.02	49.56
8102	54.65	53.26
8101	54.66	52.97
8002	55.11	53.64
8003	55.11	53.3
801B	n/a	n/a
801C	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/ALS Standard/2022_4612310



A scale bar labeled 'Meters' with markings at 0, 12.5, 25, 50, 75, and 100.

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 before any works are undertaken. Crown copyright Reserved

Scale: 1:2059
Width: 575m
Printed By: Rveldhur
Print Date: 23/03/2022
Map Centre: 506843,183123
Grid Reference: TQ0683SE

Comments:

ALS/ALS Standard/2022_4612310

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
001A		
6902	47.62	46.48
0103	57.17	55.34
6801	52.24	50.04
8306	51.57	50.83
0114	57.04	54.29
0801	57.01	55.84
7902	53.63	51.45
9904	57.46	56.02
9901	56.94	55.18
9307	54.06	52.36
7006	52.67	50.98
7102	51.99	50.46
8303	51.3	48.69
9102	56.67	53.72
7003	51.97	49.82
9905	57.32	54.22
0202	55.44	53.7
9308	54.45	52.34
6002	47.39	45.46
0111	57.39	54.67
0105	56.65	53.51
0102	56.95	55.03
8403	52.68	50.42
8302	51.43	48.38
0106	56.66	54.01
6003	47.37	45.16
8901	54.39	52.56
8907	55.01	52.23
0109	56.64	54.64
7007		
8305	51.7	48.38
1011	57.6	54.65
9106	56.99	55.09
9902	57.33	55.04
1015	57.3	55
6906	49.2	47.86
8102	54.65	53.26
0004	57.45	54.3
0108	56.63	55.13
8002	55.11	53.64
0301	54.74	52.51
0305	54.73	52.49
0113	57.01	54.18
9105	56.76	55.82
9305	53	51.56
1014	57.3	55.7
7101	51.89	50.77
0307	54.94	53.42
5006	43.69	42.23
8904	54.73	53.49
9908	57.2	55.75
5004	42.85	40.33
7001	49.84	48.12
8203	54.18	50.83
0902	56.94	53.8
7008		
8301	52.67	50.7
0303	55.5	53.87
0002	57.25	54.25
601B		
991A		
7002	49.83	48.36
5001	42.95	39.93
9301	52.12	51.14
9306	53.14	51.93
6901	45.79	44.66
8905	54.96	53.88
501D		
001C		
091A		
191B		
501A		
801C		
911B		
601A		
031A		
911E		
581A		
021B		

REFERENCE	COVER LEVEL	INVERT LEVEL
6004	46.78	44.96
0007	57.27	55.16
6903	48.51	47.34
8804		
8201	52.11	50.69
0104	56.95	53.94
7903	53.34	50.84
9304	54.48	52.73
9101	55.32	53.35
5902	45.14	43.88
9104	57.05	55.59
7005	52.68	50.62
7103	51.95	50.17
8304	51.36	49.01
5903	43.33	42.17
7004	52.02	49.56
0201	55.45	52.85
8903	54.9	53.07
0901	57.31	56.13
8803	55.91	52.83
0203	55.51	53.11
0110	56.54	54.61
6905	49.39	46.9
8908	55.83	53.33
8307	51.46	50.71
0205	55.73	54.43
6001	46.75	44.96
8902	54.31	52.34
8909		
7301	43.93	41.63
7901	53.09	50.98
0204	55.7	53.71
1012	57.52	54.52
9001	57.25	56.13
0001	57.29	54.54
1013	57.28	55.6
6904	48.8	47.55
8101	54.66	52.97
0107	56.65	54.55
0006	57.45	54.68
8001	55.22	54.19
0304	55.71	53.81
0206	55.97	53.2
0207	56	54.3
9903	56.88	54.43
9302	53.08	51.52
5904	44.63	42.42
0112	57.2	54.44
0306	54.98	53.19
5003	43.69	41.8
9003	57.39	55.5
9907	57.2	55.45
5002	42.74	40.87
8906	56.81	54.76
8204	54.41	53.18
5005	42.73	41.28
7009		
0101	57.07	55.22
0003	57.29	54.86
9103	57.24	54.09
1801	56.87	53.41
8202	52.34	51.06
9002	57.39	55.2
591A		
911A		
0302	55.49	53.29
9303	53.97	51.94
501B		
001B		
8003	55.11	53.3
191A		
991B		
801B		
801D		
911C		
611A		
911D		
911F		
021A		
921A		



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

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

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer		Culverted Watercourse
	Proposed		Decommissioned Sewer
	Content of this drainage network is currently unknown		Ownership of this drainage network is currently unknown

Notes:

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

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		Meter
	Dam Chase		Vent
	Fitting		

Operational Controls

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

	Ancillary		Drop Pipe
	Control Valve		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.

	Inlet		Outfall
	Undefined End		

Other Symbols

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

	Change of Characteristic Indicator		Public / Private Pumping Station
	Invert Level		Summit

Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Chamber
	Operational Site

Ducts or Crossings

	Casement	Ducts may contain high voltage cables. Please check with Thames Water.
	Conduit Bridge	
	Subway	
	Tunnel	

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. 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, please contact Property Searches on 0800 009 4540.

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 0800 009 4540 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.