FLOOD RISK ASSESSMENT & SuDS REPORT FOR FORMER REGAL CINEMA, 233 HIGH STREET, UXBRIDGE, UB8 1LD

DOCUMENT NUMBER: C3565-R1-REV-A

PREPARED BY

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APPENDICES

1. SITE DETAILS

Site Name	Former Regal Cinema
Site Address	Former Regal Cinema, 233 High Street, Uxbridge, UB8 1LD
Purpose of Development	Commercial
Existing Land Use	Brownfield
County	Greater London
Country	England
Local Planning Authority	London Borough of Hillingdon

1.1 Site Location

The location of the project site is provided in Appendix A.

1.2 Existing Site Description

The Site comprises of the former Regal Cinema, as well as the paved area surrounding this, which forms the access road and entrance to the listed building.

The existing site is 100% impermeable, and this can be seen in drawing ‘C3565-01’ located within Appendix A.

1.3 Proposed Development Description

The proposed development consists of the construction of a new hotel building to the western flank of the listed building, the change of use of the former regal cinema to a banqueting suite and kitchen space involving the refurbishment of the existing entrance, and a new car parking area located within the basement of the new hotel.

The proposals can be located within Appendix A in drawing ‘C3565-02’.

1.4 Geology of The Area

According to the British Geological Survey, the superficial deposit at the Site is of the Langley Silt Member, consisting of clay and silt, as shown in Figure 2 below. The bedrock at the area is of the London Clay Formation, consisting of clay, silt and sand, as shown in Figure 3, overleaf.

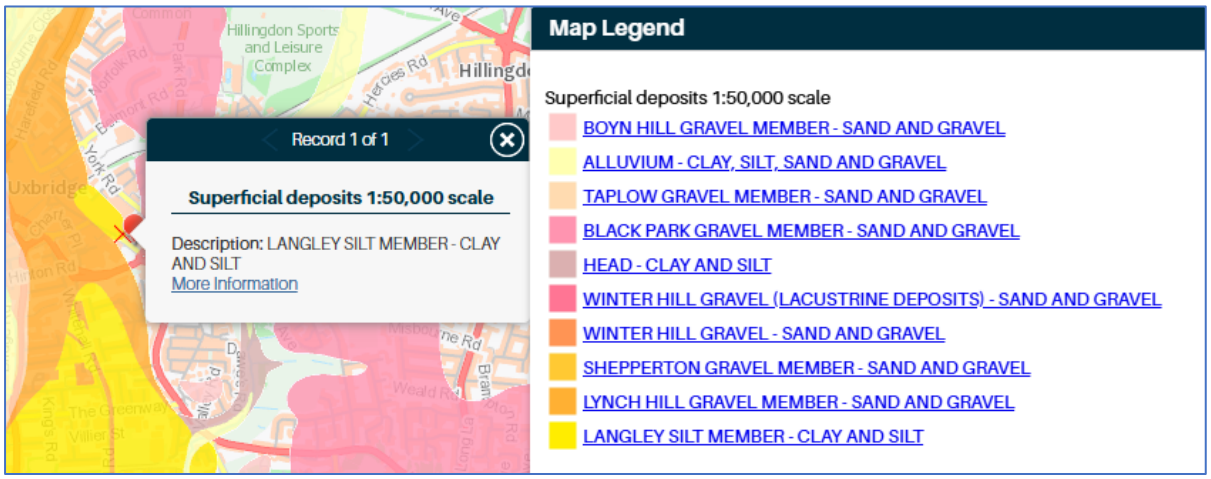


Figure 1 - Superficial Deposits at the Site. (Source: British Geological Survey website (contains British Geological Survey materials © NERC2025).

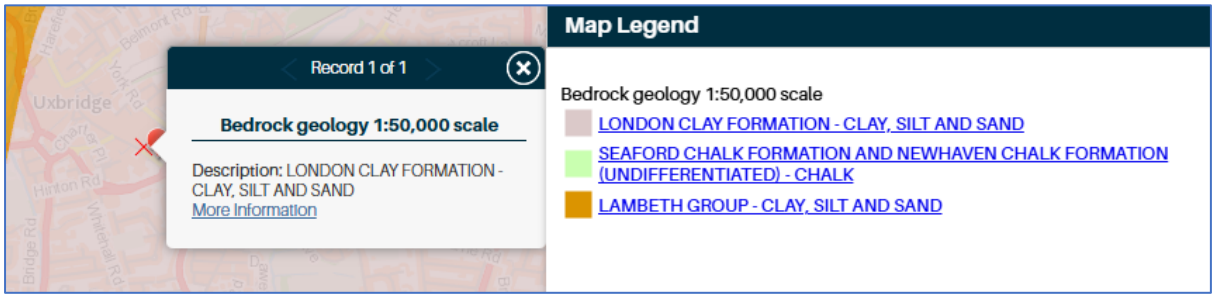


Figure 2 - Bedrock at the Site. (Source: British Geological Society Website (contains British Geological Survey materials © NERC2025).

2. PLANNING POLICIES

2.1 National Planning Policies

- National Planning Policy Framework (December 2024)

- National Planning Practice Guidance Suite (August 2022)

- CIRIA SuDS Manual C753

2.2 Local Planning Policy

The report has been written in conjunction with the following local planning policies:

- London Borough of Hillingdon Local Plan, adopted November 2012 - 2026;

- London Borough of Hillingdon Local Flood Risk Management Strategy (June 2024);

- West London Strategic Flood Risk Assessment;

- The London Plan (2021), Policy S1 12, which states:

A Current and expected flood risk from all sources (as defined in paragraph 9.2.12) across London should be managed in a sustainable and cost-

effective way in collaboration with the Environment Agency, the Lead Local Flood Authorities, developers and infrastructure providers.

B Development Plans should use the Mayor's Regional Flood Risk Appraisal and their Strategic Flood Risk Assessment as well as Local Flood Risk Management Strategies, where necessary, to identify areas where particular and cumulative flood risk issues exist and develop actions and policy approaches aimed at reducing these risks. Boroughs should cooperate and jointly address cross-boundary flood risk issues including with authorities outside London.

C Development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.

D Developments Plans and development proposals should contribute to the delivery of the measures set out in Thames Estuary 2100 Plan. The Mayor will work with the Environment Agency and relevant local planning authorities, including authorities outside London, to safeguard an appropriate location for a new Thames Barrier.

E Development proposals for utility services should be designed to remain operational under flood conditions and buildings should be designed for quick recovery following a flood.

F Development proposals adjacent to flood defences will be required to protect the integrity of flood defences and allow access for future maintenance and upgrading. Unless exceptional circumstances are demonstrated for not doing so, development proposals should be set back from flood defences to allow for any foreseeable future maintenance and upgrades in a sustainable and cost-effective way.

G Natural flood management methods should be employed in development proposals due to their multiple benefits including increasing flood storage and creating recreational areas and habitat.

- The London Plan, Policy SI 13 Sustainable drainage, which states:

A Lead Local Flood Authorities should identify – through their Local Flood Risk Management Strategies and Surface Water Management Plans – areas where there are particular surface water management issues and aim to reduce these risks. Increases in surface water run-off outside these areas also need to be identified and addressed.

B Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:

1. Rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)

2. Rainwater infiltration to ground at or close to source

3. Rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)

4. Rainwater discharge direct to a watercourse (unless not appropriate)

5. Controlled rainwater discharge to a surface water sewer or drain

6. Controlled rainwater discharge to a combined sewer.

C Development proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable, including on small surfaces such as front gardens and driveways.

D Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.

- The London Local Plan, Core Strategic Policy CS 18 Flood Risk, which states:

A. Minimising river flooding risk, requiring development in the City Flood Risk Area to seek opportunities to deliver a reduction in flood risk compared with the existing situation:

1. applying the sequential test and exception test as set out in the NPPF and Planning Practice Guidance and requiring Flood Risk Assessments to be submitted, in support of all planning applications in the City Flood Risk Area (Environment Agency Flood Zones 2 and 3 and surface water flood risk hotspots) and for major development proposals elsewhere;
2. protecting and enhancing existing flood defences along the riverside, particularly those identified as fair or poor in the current City of London SFRA. Development adjacent to the River Thames must be designed to allow for maintenance of flood defences.

B. Reducing the risks of flooding from surface water throughout the City, ensuring that development proposals minimise water use and reduce demands on the combined surface water and sewerage network by applying the London Plan drainage hierarchy.

C. Reducing rainwater run-off, through the use of suitable Sustainable Drainage Systems (SuDS), such as green roofs and rainwater attenuation measures throughout the City.

D. Ensuring that wider flood defences afford the highest category of protection for the City, participating in the development and implementation of the Environment Agency's Thames Estuary 2100 project.

E. Reviewing and updating the City of London's Strategic Flood Risk Assessment at least every 5 years or more frequently if circumstances require, to ensure that changes in flood risk are identified and suitable responses implemented.

- The London Local Plan, Policy DM 18.1 Development in the City Flood Risk Area, which states:

  - Where development is proposed within the City Flood Risk Area evidence must be presented to demonstrate that:

    A. the site is suitable for the intended use (see table 18.1), in accordance with Environment Agency and Lead Local Flood Authority advice;

    B. the benefits of the development outweigh the flood risk to future occupants;

    C. the development will be safe for occupants and visitors and will not compromise the safety of other premises or increase the risk of flooding elsewhere.

- Development proposals, including change of use, must be accompanied by a site-specific flood risk assessment for:
    1. all sites within the City Flood Risk Area as shown on the Policies Map; and
    2. all major development elsewhere in the City.

- Site-specific flood risk assessments must address the risk of flooding from all sources and take account of the City of London Strategic Flood Risk Assessment. Necessary mitigation measures must be designed into and integrated with the development and may be required to provide protection from flooding for properties beyond the site boundaries, where feasible and viable.

- Where development is within the City Flood Risk Area, the most vulnerable uses must be located in those parts of the development which are at least risk. Safe access and egress routes must be identified.

- For minor development outside the City Flood Risk Area, an appropriate flood risk statement may be included in the Design and Access Statement.

- Flood resistant and resilient designs which reduce the impact of flooding and enable efficient recovery and business continuity will be encouraged.

- The London Local Plan, Policy DM 18.2 Sustainable drainage systems (SuDS), which states:

A. The design of the surface water drainage system should be integrated into the design of proposed buildings or landscaping, where feasible and practical, and should follow the SuDS management train and London Plan drainage hierarchy.

B. SuDS designs must take account of the City's archaeological heritage, complex underground utilities, transport infrastructure and other underground structures, incorporating suitable SuDS elements for the City's high density urban situation.

C. SuDS should be designed, where possible, to maximise contributions to water resource efficiency, biodiversity enhancement and the provision of multifunctional open spaces.

- The London Local Plan, Policy DM 18.3 Flood Protection and climate change resilience, which states:

  A. Development must protect the integrity and effectiveness of structures intended to minimise flood risk and, where appropriate, enhance their effectiveness.

  B. Wherever practicable, development should contribute to an overall reduction in flood risk within and beyond the site boundaries, incorporating flood alleviation measures for the public realm, where feasible.

- The London City Plan, Policy CR2 Flood Risk, which states:

All development within the City flood risk area, and major development elsewhere, must be accompanied by a site-specific flood risk assessment demonstrating that:

A. the site is suitable for the intended use, in accordance with the sequential and exception tests (see tables 4 and 5) and with Environment Agency and Lead Local Flood Authority advice;

B. the development will be safe for occupants and visitors and will not compromise the safety of other premises or increase the risk of flooding elsewhere;

C. safe access and egress routes are identified; and

D. flood resistance and resilience have been designed into the proposal.

- The London City Plan, Policy CR3 Sustainable drainage systems (SuDS), which states:

A. All development, transportation and public realm proposals must incorporate SuDS principles and be designed to minimise the volume and discharge rate of rainwater run-off into the combined drainage network in the City, ensuring that rainwater is managed as close as possible to the development.

B. The design of the surface water drainage system should be integrated into the design of proposed buildings and landscaping, unless there are exceptional circumstances which make this impractical. Proposals should demonstrate that run-off rates are as close as possible to greenfield rates and the number of discharge points has been minimised.

C. SuDS designs must take account of the City's archaeological and other heritage assets, complex underground utilities, transport infrastructure and other underground structures, incorporating suitable SuDS elements for the City's high density urban situation.

D. SuDS should be designed, where possible, to maximise contributions to water resource efficiency, water quality, biodiversity enhancement and the provision of multifunctional open spaces.

E. An operation and maintenance plan will be required to ensure that the SuDS elements will remain viable for the lifetime of the building.

- The London City Plan, Policy CR3 Flood protection and flood defences, which states:

A. Development must protect the integrity and effectiveness of structures intended to minimise flood risk and, where appropriate, enhance their effectiveness.

B. Wherever practicable, development should contribute to an overall reduction in flood risk within and beyond the site boundaries, incorporating flood alleviation measures for the public realm.

3. FLOOD RISK

The possible causes of flooding set out in NPPF are considered in this section in relation to flood risk to the Site itself and the effects of the development of the Site on the flood risk elsewhere.

3.1 Flood Zones

The Environment Agency has developed a flood risk map which shows the relative risk of flooding for different return periods. Flood zones assume that no defences are present and so where these do exist, they are only indicative of the potential for flooding.

The Environment Agency's Flood Map for Planning (Rivers and Sea), shown in Figure 3 overleaf, indicates the Site is in Flood Zone 1, and not at risk of flooding from rivers or the sea.

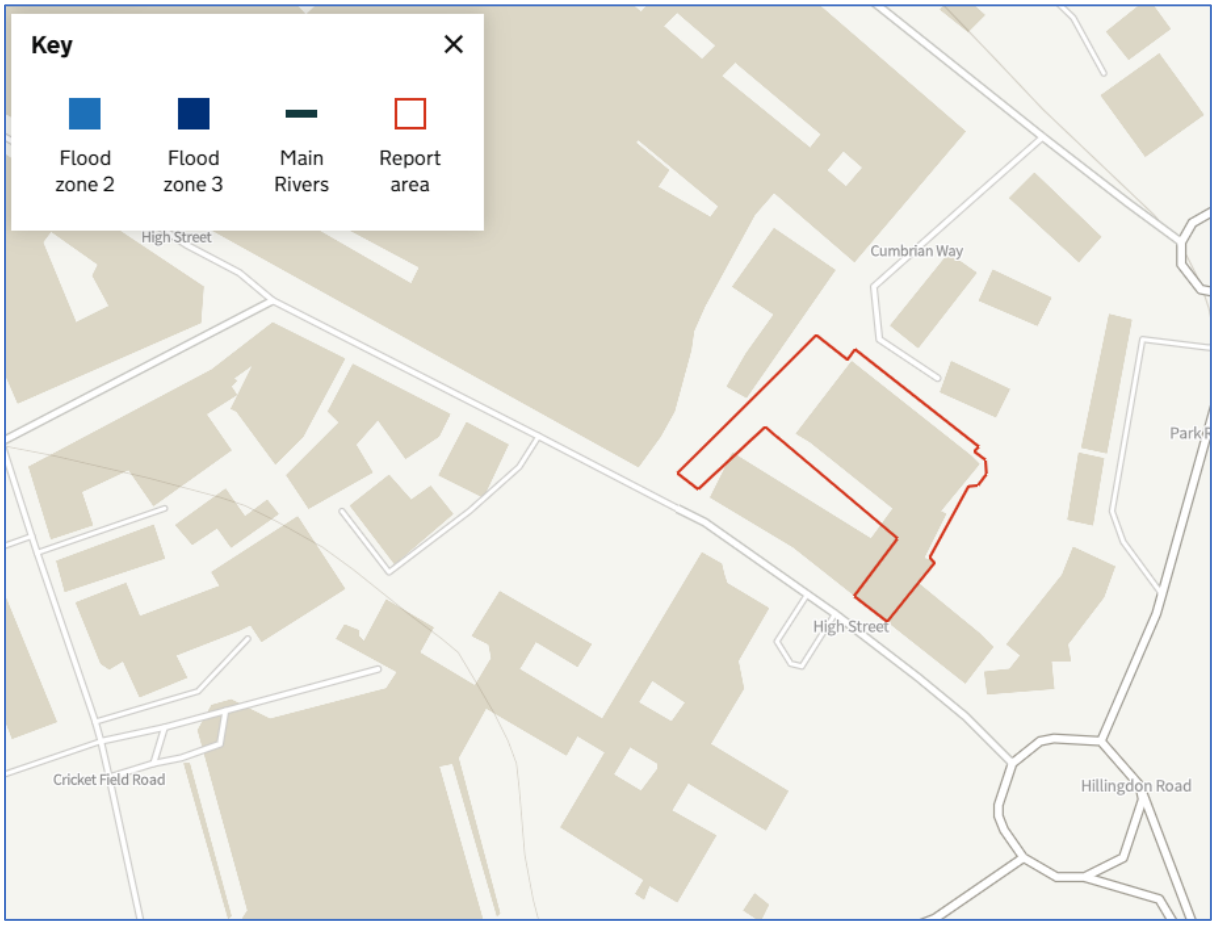


Figure 3 – Environment Agency Flood Map for flooding extent from rivers and sea for the Proposed Development.

4. FLOOD RISK ASSESSMENT

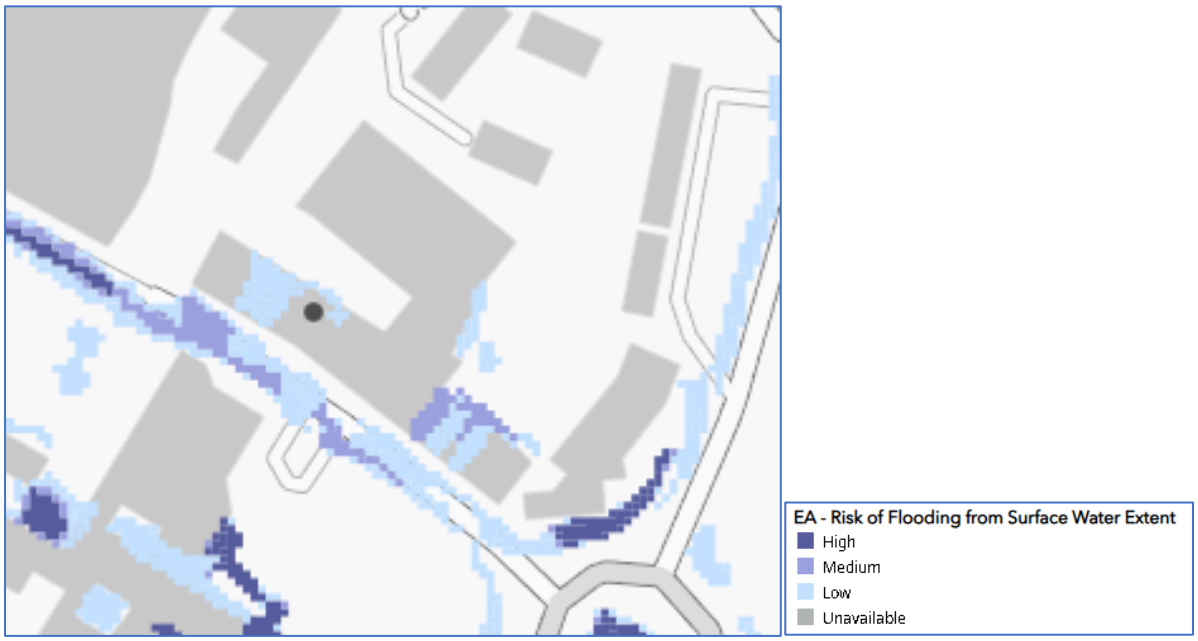
The possible causes of flooding set out in NPPF's technical guidance are considered in this section in relation to the flood risk to the Site itself and the effects of the development of the Site on flood risk elsewhere.

4.1 Flooding from Land (Overland Flow)

The majority of the Proposed Development Site is shown as having a low risk of flooding from surface water, with only a small section at risk for a 1:1000 year storm as can be seen in the Environmental Agency's flood map in Figure 4 below.

Figure 4 – Environment Agency Surface Water Flood Map for the Proposed Development.

To assess this in further detail, surface water flood maps were created and overlayed on to the proposed site plan. These can be located in Appendix A, drawings 'C3565-05/06.' With this information, we can conclude that there is a very small area at a low risk of flooding to 0.3m, however, it should be noted that this is in an area of already existing impermeable land that will not be developed further, and most likely due to topographical dips causing slight ponding in the area. This can also be confirmed by the West London SFRA's Surface Water Extents map, as can be seen in Figure 5, below.



4.2 Flooding from Groundwater

The EA's Susceptibility to Groundwater Flooding Map, shown below, and extracted from the West London SFRA shows that the Site is within an area with high risk for groundwater flooding to occur at the surface. However, there have been no recorded instances of groundwater flooding at the Site or within the vicinity of the Site.

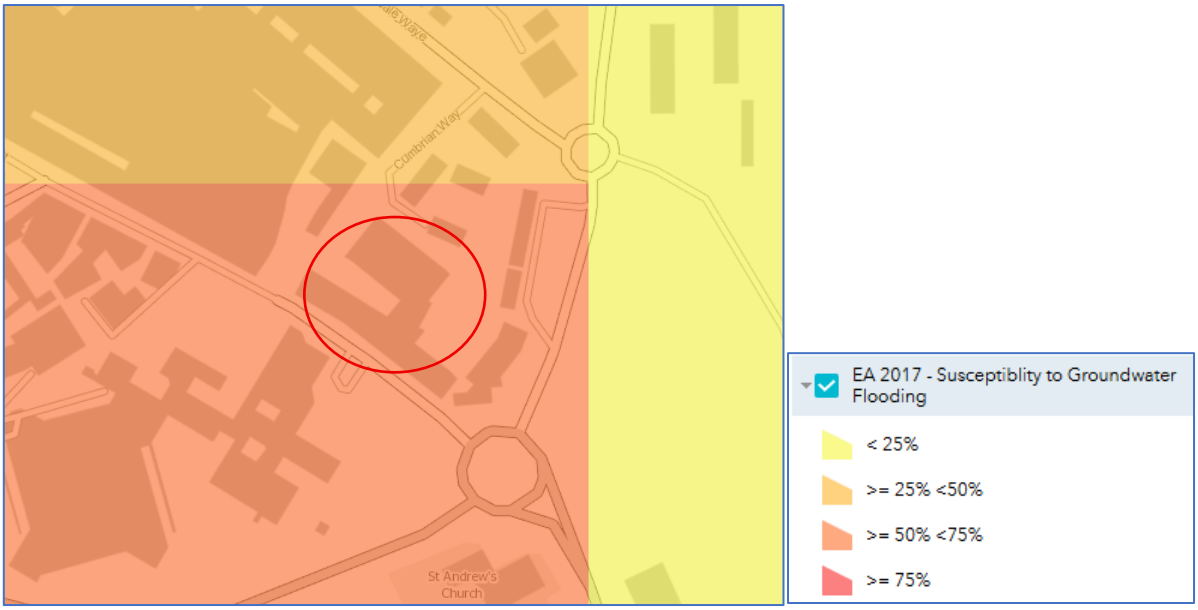


Figure 5 – Susceptibility to Groundwater Flooding Map – Extracted from the West London SFRA

Due to the construction of a lower ground floor, the client will undertake long term groundwater monitoring to ascertain the depth of standing groundwater at the site.

The following mitigation and resilience measures will be provided, in line with BS 8102:2009 code of practice for "protection of below ground structures against water from the ground" and current best practice:

- The proposed structures will be designed to resist any potential hydrostatic uplift forces which may be imparted by the presence of groundwater.

- The basement will be designed as a watertight element. It should also be appreciated that the soils at likely foundation/basement depth will deteriorate rapidly in the prolonged presence of water, therefore a waterproof membrane such as delta membrane or equivalent should be used. Consequently, it may be prudent to apply a blinding layer of lean-mix concrete to all excavations, if continuous working cannot be achieved.

- Pumps will also be provided to remove excess water should the lower ground floor flood.

Additional mitigation measures will include:

- Fixtures and fittings for the basement will be located to ensure that if any flood water does enter the building, the impact of floodwater on the property will be minimal;

- Electricity sockets for the basement will be 1000mm above the finished floor level and wired from the ceiling down;

- Non-return valves will be employed in the drainage design for the basement, to prevent back up of flow;

- Water resistant paint to be used for internal walls.

4.3 Flooding from Sewers

According to the West London Strategic Flood Risk Assessment (SFRA), the proposed site is at no risk of flooding from sewers. Furthermore, there have been no recorded instances of sewer flooding at the Site.

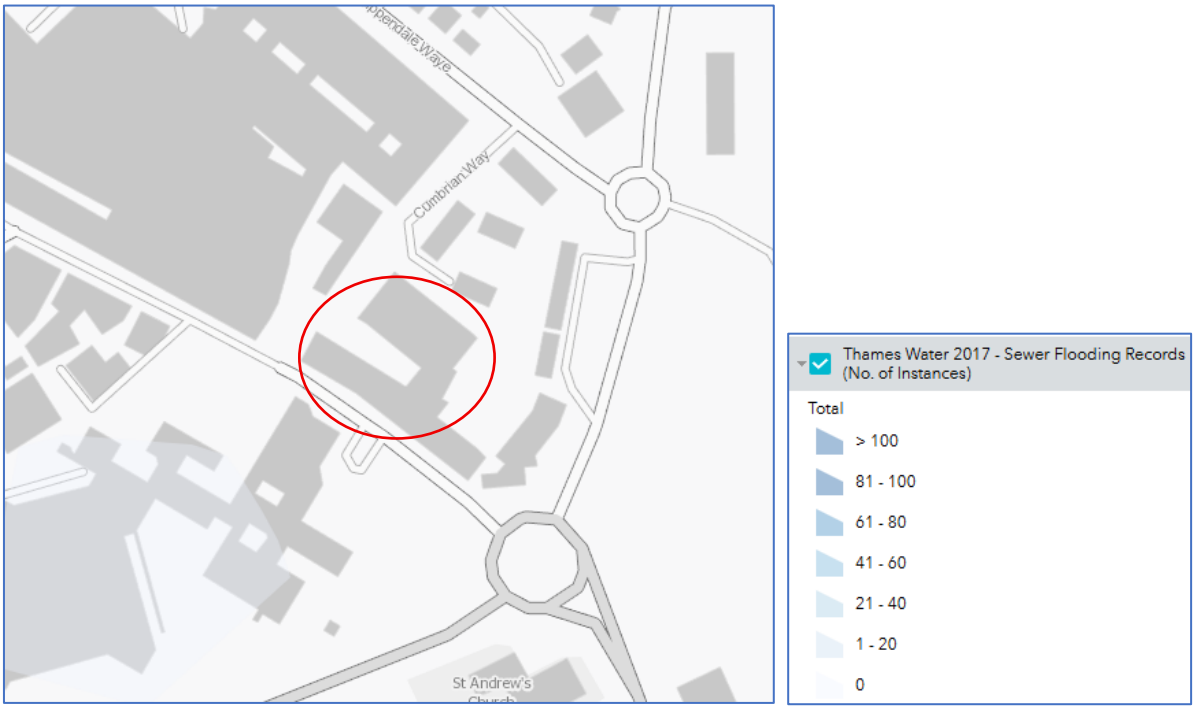


Figure 6 – Thames Water Sewer Flooding Records – Extracted from the West London SFRA

4.4 Flooding from Reservoirs, Canals or Other Artificial Sources

The Environment Agency's Flood map shown in Figure 7 below, shows the site not to be at risk of any reservoir, canal or other artificial flooding.

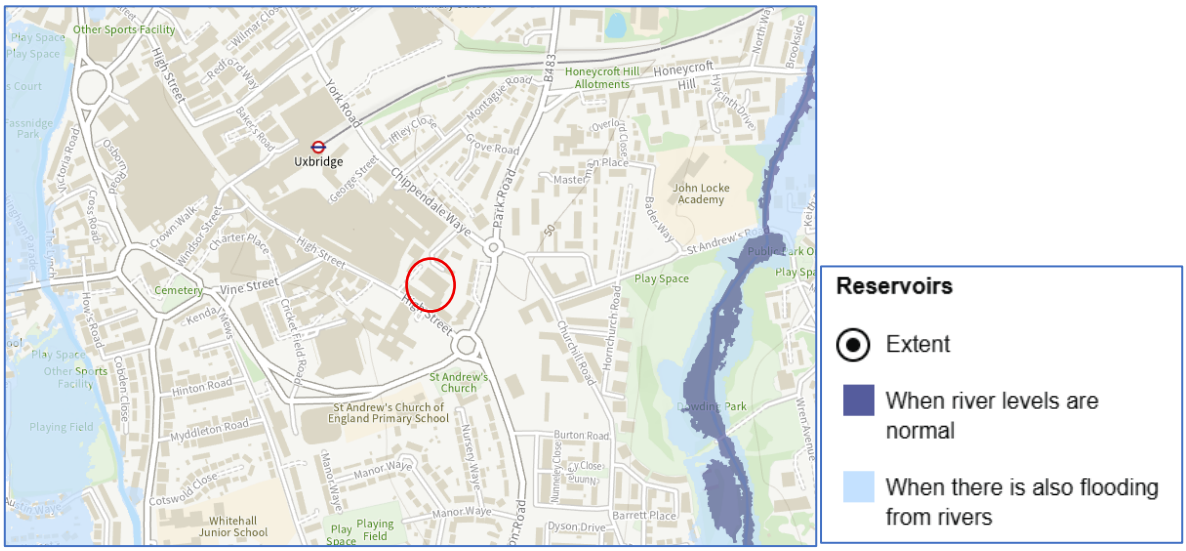


Figure 7 – Environment Agency Flood Map from reservoirs for the Proposed Development

5 SUSTAINABLE URBAN DRAINAGE SYSTEMS

The total Site area is 3321m^2, and the impermeable areas of the Site prior to development are 3221m^2. Following the development at this Site, the impermeable areas will reduce to 3137m^2, and of this only 413m^2 will be altered and considered in the hydraulic model, consisting of the new hotel building, prior to any mitigation by using Sustainable Urban Drainage Systems (SuDS).

Pre and post development surface water runoff calculations showing the peak flow rate leaving the Site can be found in Appendix B.

Surface water arising from a developed Site should, as far as practicable, be managed in a sustainable manner to mimic the surface water flows arising from the Site prior to the Proposed Development, while reducing the flood risk to the Site itself and elsewhere, taking climate change into account.

Reducing the rate of surface water discharge from Urban Sites is one of the most effective ways of reducing and managing flood risk.

Traditional piped surface water systems work by removing the surface water from our developments as quickly as possible, however this can cause various adverse impacts:

- Increased downstream flooding, and sudden rises in flow rates and water levels in local water courses.

- Reduction in groundwater levels dry weather flows in watercourses.

- Reduce amenity and adversely affect biodiversity due to the surface water run-off containing contaminants such as oil, organic matter and toxic materials.

SuDS are defined as a sequence of management principles and control structures designed to drain surface water in a more sustainable fashion than conventional piped drainage techniques. SuDS should utilise the environmental, ecological and social benefits.

These include:

- Protection and enhancement of water quality – As well as providing on-site attenuation, SuDS treat the water, resulting in an improved quality of water leaving the Site. This is achieved when the water passes through the fine soils and the roots of specially selected plants, pollutants washed of the hard landscaping by rainfall will be safely removed before the water reaches the natural water course.

- A sympathetic approach to the environmental setting by providing the opportunities to create habitats for flora and fauna in urban watercourses and open spaces.

- Meeting the amenity and social needs of the local community and residents in the creation of attractive green spaces.

The various types of SuDS include:

Permeable paving	
Soakaways;	
Swales and basins;	
Bioretention/ rain gardens;	
Green roofs and rainwater re-use;	
Infiltration trenches and filter drains	
Ponds and wetlands	

Preferably a combination of these techniques should be used as part of the surface water management train, and it is important for all stakeholders; such as developers, architects, landscape architects and engineers, to work together at the planning stage in order to determine a feasible solution.

The SuDS management train is shown in Figure 8 below, this has been followed when proposing the proposed Sustainable Urban Drainage Systems for this Site.

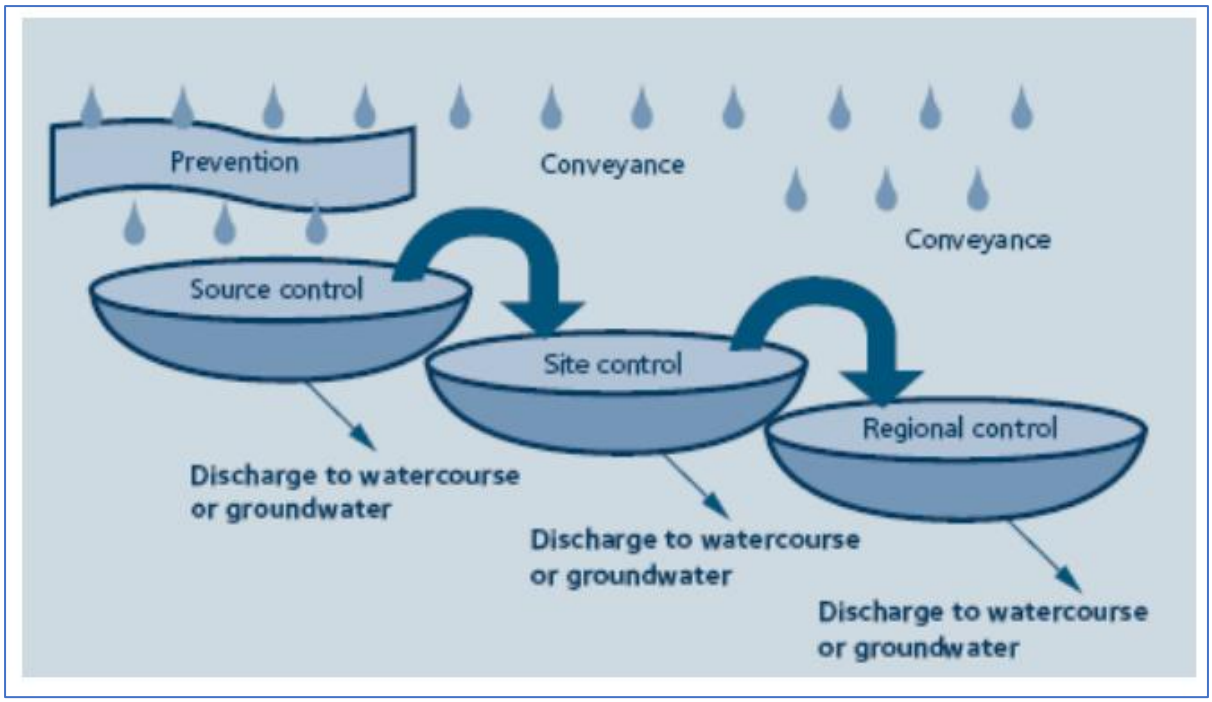


Figure 8 – SuDS Management Train

6 PROPOSED SuDS SOLUTION

Our proposed SuDS solution increases biodiversity and amenity space and lessens the burden on the existing Thames Water infrastructure by promoting rainwater re-use and the intention of treating rainfall at source across the Site.

In order to ensure that the SuDS management train has been followed, our proposed solution involves the addition of two rainwater harvesting tanks to promote rainwater re-use. Furthermore, a 257m^2 area of Blue Roof will be provided in 1026 permavoid units at the roof level, in order to provide an attenuation volume of 20.33m^3.

Additionally, any new hardstanding areas will be formed of permeable paving to treat rainfall as close to the source as possible. The locations of these can be seen on our SuDS Layout and location plan drawings, provided in Appendix A.

Hydrograph storage calculations were carried out for the 1 in 100 year plus 45% climate change event, with restricted discharge set to 0.6l/s, which is the lowest flow rate achievable in order to provide attenuation at this site.

These calculations show that 20.33m^3 of storage is required, and this has been provided as per the solution provided in Appendix A, with all surface water run off calculations provided in Appendix B.

The restricted surface water runoff will be conveyed via a gravity to the existing Surface Water chamber within the vicinity of the site, as shown on the asset plans provided in Appendix C and drawing C3565-03, located within Appendix A.

The Sustainable Urban Drainage System hierarchy has been considered fully, with as much of the surface water runoff to be treated at source, and any overflows from these SuDS components will then be attenuated and restricted to a lower rate of 0.6 l/s, which is proportionate to the nature and scale of this redevelopment of an existing building.

This reduction in flow rate represents a 99.81% reduction in surface water run off for the post-development 1 in 100 year + 45% CC storm event, and a 99.73% reduction for the pre-development 1 in 100 year + 45% CC storm event.

7 TIMESCALE AND MAINTENANCE OF DRAINAGE WORKS

All drainage works shall be completed prior to first occupation and there shall be no adoption of any of the drainage works within the site, and the managers of this building will be responsible to oversee the long-term maintenance of the communal drains.

The following outline maintenance strategy sets out recommended timescales for maintenance of the proposed drainage works, in line with CIRIA SuDS Design Guide:

- Regular inspection will comprise the inspection and cleaning of catchment, gutters, filters and tanks to reduce the likelihood of contamination, this is recommended to be carried out every 3 to 6 months.

- The catchpit chamber and flow control chambers for the attenuation tanks should be checked and cleaned every 3 months for the accumulation of debris/ silt, in order to ensure that there are no blockages.

- Jet washing of permeable surfaces should be undertaken every 3 to 6 months in order to ensure that the system works properly.

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockages by sediment, algae or other matter: remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/ or internal forebays	Annually, or as required
Remedial actions	Repair/ rehabilitate inlets, outlet, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that the are in good condition and operating as designed	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

Table 1: Operation and maintenance requirements for attenuation storage tanks.

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over the whole surface	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations or clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto the pervious surface from adjacent impermeable areas as this is the most likely to collect the most sediment
Occasional maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying.	As required
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the paving level.	As required
	Remedial work to any depressions, rutting, cracked, or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material.	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)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action.	Three-monthly, 48 hours after large storms in six months
	Inspect slit accumulation rates and establish appropriate brushing frequencies.	Annually
	Monitor inspection chambers	Annually

Table 2: Operation and maintenance requirements for pervious pavements

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Inspect from surface and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then 6 monthly intervals
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	Orifice plates within plastic chambers or vortex controls to be jetted from the surface after heavy rainfall events to remove any debris or silt	As required
	Empty catchpits upstream of SuDS features to ensure no debris is passed downstream	3 months or as required
Remedial actions*	In the event of a blockage, a vortex flow control can be removed from the chamber via the lifting cabled located at the access, this will be cleaned at surface level and reinstalled into its original location	As required
	In the event of a blockage, the orifice plate should be jetted from surface, and if blockage is not cleared the orifice plate can be removed by removing fixing bolts. These fixing bolts should be checked and replaced if needed.	As required
Monitoring	Following installation it is important that any extraneous materials i.e. building materials: granular backfill, in-situ pour concrete etc are removed from the unit and the new flow control chamber is fully jetted down	Upon installation
	Inspect/check chamber channel for any debris or silt build-up. Upstream chambers should be checked at the same time as these monitoring works to ensure network is operating at full capacity.	Annually

Table 3: Operation and maintenance requirements for flow control chambers

*All Remedial Works should be carried out by a competent and certified contractor, with no access to chambers or removal of parts to be undertaken by managers.

If the upstream network of the flow control chamber is regularly maintained, little maintenance is required within the chamber as there are no moving parts.

8 CONCLUSIONS

The site is at very low risk from flooding from tidal, fluvial, sewer and reservoir flooding. However, there is a low risk of surface water flooding during the 1 in 1000 year storm event, and a potential for groundwater flooding below the ground level. Appropriate mitigation measures have been provided for these.

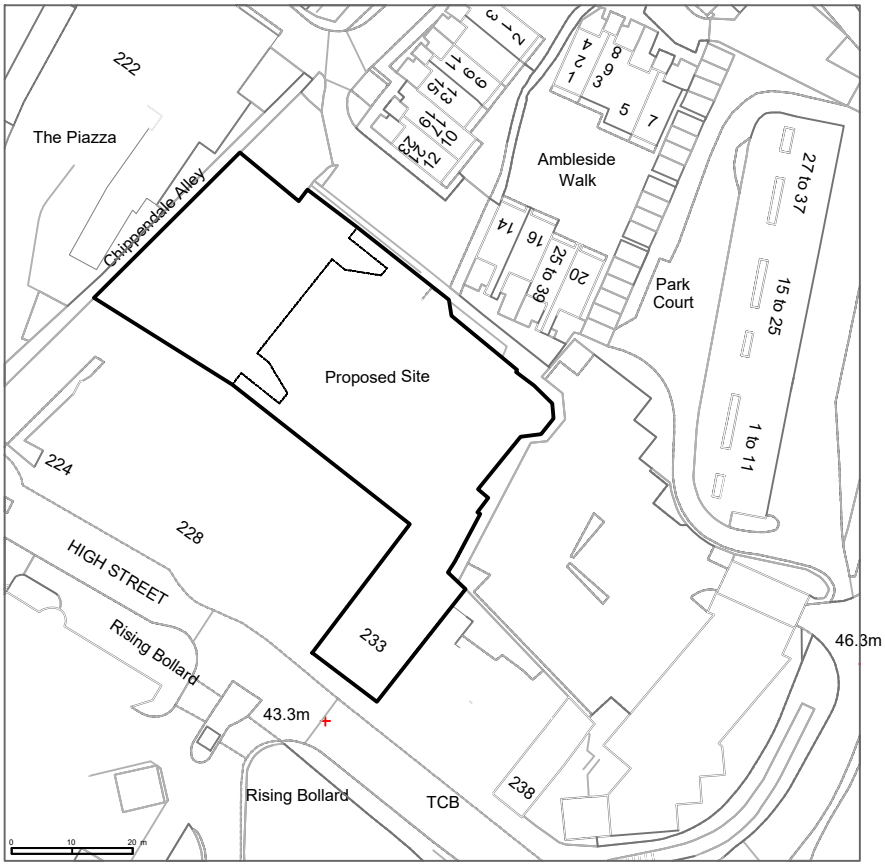
The proposed development will not impact on any known flood flow route or flood storage area.

A suitable Sustainable Urban Drainage systems solution has been proposed which follows the SuDS hierarchy, and reduced the peak flow rate of surface water runoff from the Site to 0.6l/s, which represents a 99.73% reduction in surface water runoff for the 1 in 100 year storm event, therefore, it is considered that the proposed SuDS strategy conforms with all relevant national, regional and local planning policy.

APPENDIX A – DRAWINGS

Nick Willson Architects

+44 (0)20 7012 1674 www.nickwillsonarchitects. com



PROJECT
233 Uxbridge High St

PROJECT No.
242

DRAWING No.
001

REVISION

DATE
-/-/-

Scale
0 10 20 50m

DRAWING TITLE
SITE LOCATION PLAN
PLAN

STAGE
Pre Application

SCALE
1:1250

DRAWN BY
NW

CHECKED BY
NW

NORTH
Indicative

Existing Red Boundary Total Area is Approx. 3221m²
Existing Impermeable Total Area is Approx. 3221m²
Existing Areas excluded from the hydraulic assessment as it is considered they will be kept as existing Total Area is Approx. 2469m²
Existing Areas to be considered in the hydraulic assessment or altered in the proposed development Approx. 752m²
Existing Permeable Total Area is Approx. 0m²
Existing Impermeable Area represent Approx. 100% from Total Considered Area.

DRAWING TO BE PRINTED IN COLOUR.

KEY:

- Existing Hardstanding Area
- Any Area Remaining Unchanged
- Proposed Site Boundary
- Exceedance Route Arrow

NOT FOR CONSTRUCTION

IMPORTANT

DRAWING MUST BE PRINTED IN COLOUR.
NO DEVIATION MAY BE MADE FROM THE CONTENTS OF THIS DRAWING WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
THIS DRAWING IS TO BE REMOVED FROM CURRENCY IMMEDIATELY AFTER A REVISED EDITION HAS BEEN ISSUED.

REV	DATE	DRAWN	DESCRIPTION	CHECK	APPR.
A	18-06-25	M.HAM	For Information.	S.L	S.L

Former Regal Cinema, 233 High Street, Uxbridge, UB8

Pre-Development Impermeable Areas & Exceedance Routes Plan

Frough Ltd

Nimbus ENGINEERING CONSULTANTS

S.L	18-06-25	S.L	18-06-25
M.HAM	1:200	C3565-01	A
18-06-25	A1		

HIGH STREET

Rising Bollard

46.216m
46.931m
46.367m
46.803m
46.564m
45.608m
45.979m
45.401m
45.692m
46.587m
45.237m
48.607m
44.989m
46.384m
61.592m
44.673m
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42.102m
42.496m
45.567m
42.225m
45.748m
42.301m
42.361m
54.936m
42.400m
42.566m
42.692m
54.427m
42.794m
44.102m
42.945m
46.533m
43.275m
43.062m
43.234m
43.443m

NORTH
Indicative

Approx. 413m² of New Building Area.

HIGH STREET

Rising Bollard

Proposed Red Boundary Total Area is Approx. 3221m²
Proposed Impermeable Total Area is Approx. 3137m²
Proposed Areas excluded from the hydraulic assessment as it is considered they will be kept as existing Total Area is Approx. 2469m²
Proposed Areas to be considered in the hydraulic assessment or altered in the proposed development Approx. 584m²
Permeable Total Area is Approx. 84m²
Proposed Impermeable Area represent Approx. 97% from Total Considered Area.

DRAWING TO BE PRINTED IN COLOUR.

KEY:

- Proposed Roof & Hardstanding Areas
- Any Area Remaining Unchanged
- Proposed Site Boundary
- Exceedance Route Arrow

NOT FOR CONSTRUCTION

REV	DATE	DRAWN	DESCRIPTION	CHECK	APPR.
A	18-06-25	M.HAM	For Information.	S.L	S.L

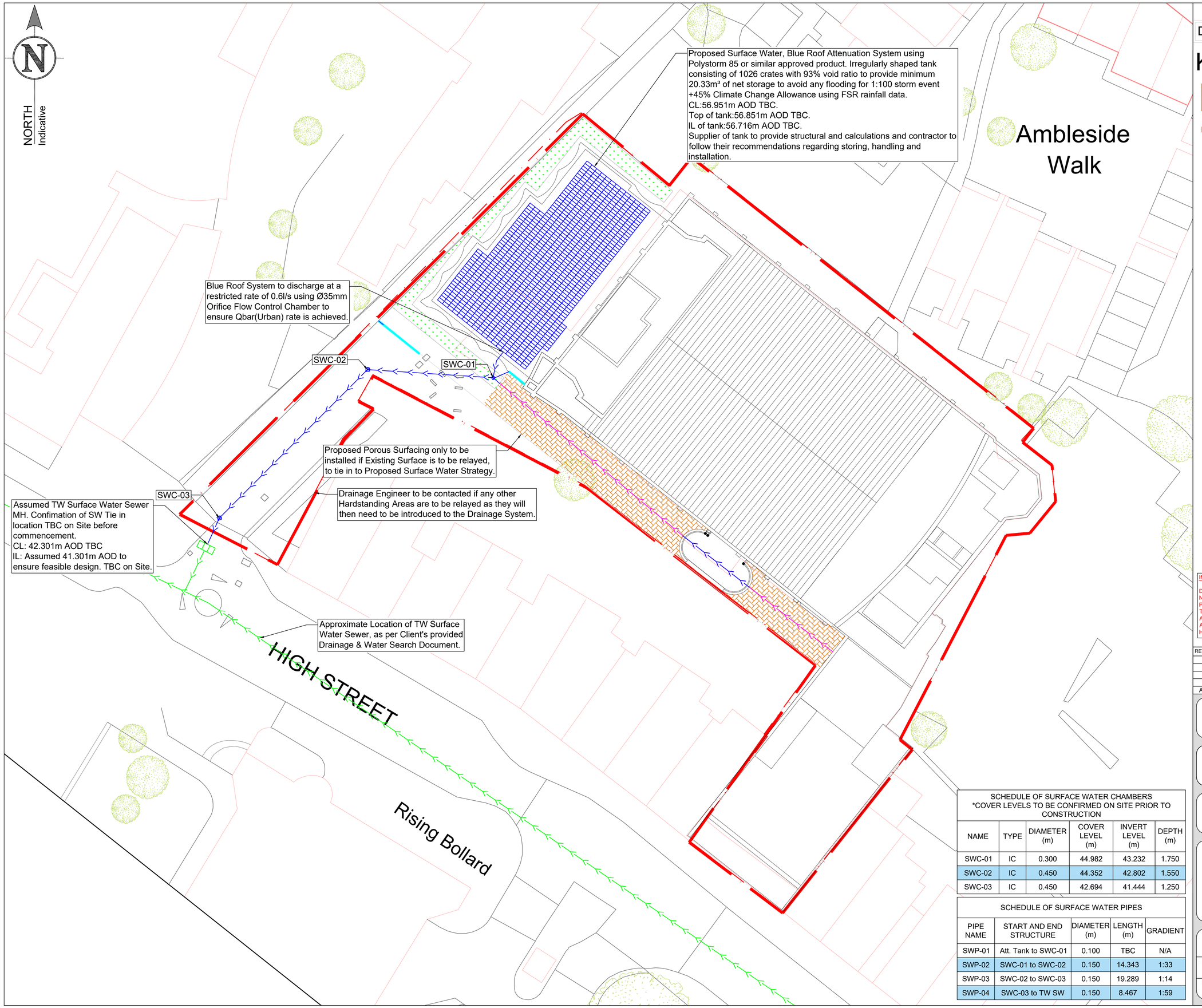
Former Regal Cinema, 233 High Street, Uxbridge, UB8

Post-Development Impermeable Areas & Exceedance Routes Plan

Frough Ltd

Nimbus ENGINEERING CONSULTANTS

S.L	18-06-25	S.L	18-06-25
M.HAM	1:200	C3565-02	A
18-06-25	A1		



DRAWING TO BE PRINTED IN COLOUR.

KEY:

- Proposed Permeable Paving
- Proposed Site Boundary
- Surface Water Inspection Chambers
- Surface Water UPVC Pipe
- Perforated Surface Water UPVC Pipe
- Foul Water Pipe
- Surface Water Pipe
- Proposed Channel Drain

NOT FOR CONSTRUCTION

REV	DATE	DRAWN	DESCRIPTION	CHECK	APPR.
A	19-06-25	M.HAM	For Information.	S.L	S.L

SCHEDULE OF SURFACE WATER CHAMBERS
*COVER LEVELS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

NAME	TYPE	DIAMETER (m)	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH (m)
SWC-01	IC	0.300	44.982	43.232	1.750
SWC-02	IC	0.450	44.352	42.802	1.550
SWC-03	IC	0.450	42.694	41.444	1.250

SCHEDULE OF SURFACE WATER PIPES

PIPE NAME	START AND END STRUCTURE	DIAMETER (m)	LENGTH (m)	GRADIENT
SWP-01	Att. Tank to SWC-01	0.100	TBC	N/A
SWP-02	SWC-01 to SWC-02	0.150	14.343	1:33
SWP-03	SWC-02 to SWC-03	0.150	19.289	1:14
SWP-04	SWC-03 to TW SW	0.150	8.467	1:59

Former Regal Cinema, 233 High Street, Uxbridge, UB8

Detailed SUDS & Surface Water Layout Plan

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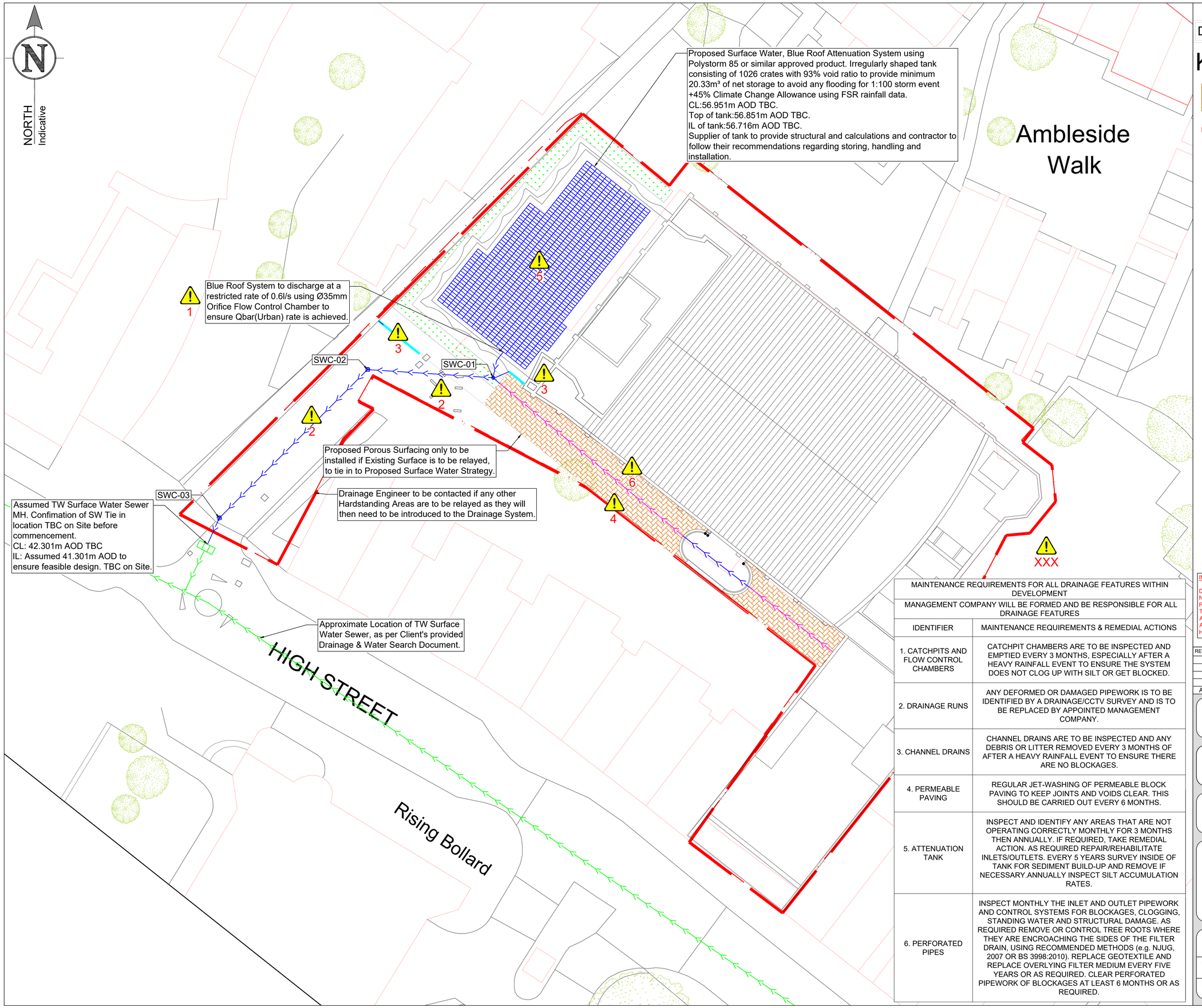
S.L	19-06-25	S.L	19-06-25
M.HAM	1:200	C3565-03	A
19-06-25	A1		



DRAWING TO BE PRINTED IN COLOUR.

KEY:

- Proposed Permeable Paving
- Proposed Site Boundary
- Surface Water Inspection Chambers
- Surface Water UPVC Pipe
- Perforated Surface Water UPVC Pipe
- Foul Water Pipe
- Surface Water Pipe
- Proposed Channel Drain

NOT FOR CONSTRUCTION

REV	DATE	DRAWN	DESCRIPTION	CHECK	APPR.
A	19-06-25	M.HAM	For Information.	S.L	S.L

MAINTENANCE REQUIREMENTS FOR ALL DRAINAGE FEATURES WITHIN DEVELOPMENT	
MANAGEMENT COMPANY WILL BE FORMED AND BE RESPONSIBLE FOR ALL DRAINAGE FEATURES	
IDENTIFIER	MAINTENANCE REQUIREMENTS & REMEDIAL ACTIONS
1. CATCHPITS AND FLOW CONTROL CHAMBERS	CATCHPIT CHAMBERS ARE TO BE INSPECTED AND EMPTIED EVERY 3 MONTHS, ESPECIALLY AFTER A HEAVY RAINFALL EVENT TO ENSURE THE SYSTEM DOES NOT CLOG UP WITH SILT OR GET BLOCKED.
2. DRAINAGE RUNS	ANY DEFORMED OR DAMAGED PIPEWORK IS TO BE IDENTIFIED BY A DRAINAGE/CCTV SURVEY AND IS TO BE REPLACED BY APPOINTED MANAGEMENT COMPANY.
3. CHANNEL DRAINS	CHANNEL DRAINS ARE TO BE INSPECTED AND ANY DEBRIS OR LITTER REMOVED EVERY 3 MONTHS OF AFTER A HEAVY RAINFALL EVENT TO ENSURE THERE ARE NO BLOCKAGES.
4. PERMEABLE PAVING	REGULAR JET-WASHING OF PERMEABLE BLOCK PAVING TO KEEP JOINTS AND VOIDS CLEAR. THIS SHOULD BE CARRIED OUT EVERY 6 MONTHS.
5. ATTENUATION TANK	INSPECT AND IDENTIFY ANY AREAS THAT ARE NOT OPERATING CORRECTLY MONTHLY FOR 3 MONTHS THEN ANNUALLY. IF REQUIRED, TAKE REMEDIAL ACTION. AS REQUIRED REPAIR/REHABILITATE INLETS/OUTLETS. EVERY 5 YEARS SURVEY INSIDE OF TANK FOR SEDIMENT BUILD-UP AND REMOVE IF NECESSARY.ANNUALLY INSPECT SILT ACCUMULATION RATES.
6. PERFORATED PIPES	INSPECT MONTHLY THE INLET AND OUTLET PIPEWORK AND CONTROL SYSTEMS FOR BLOCKAGES, CLOGGING, STANDING WATER AND STRUCTURAL DAMAGE. AS REQUIRED REMOVE OR CONTROL TREE ROOTS WHERE THEY ARE ENCROACHING THE SIDES OF THE FILTER DRAIN, USING RECOMMENDED METHODS (e.g. NJUG, 2007 OR BS 3998:2010). REPLACE GEOTEXTILE AND REPLACE OVERLYING FILTER MEDIUM EVERY FIVE YEARS OR AS REQUIRED. CLEAR PERFORATED PIPEWORK OF BLOCKAGES AT LEAST 6 MONTHS OR AS REQUIRED.

Former Regal Cinema, 233 High Street, Uxbridge, UB8

Surface Water & SuDS Management & Maintenance Plan

Frough Ltd

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S.L	19-06-25	S.L	19-06-25
M.HAM	1:200	C3565-04	A
19-06-25	A1		

NORTH
Indicative

Ambleside
Walk

HIGH STREET

Rising Bollard

DRAWING TO BE PRINTED IN COLOUR.

KEY:

- High
- Medium
- Low
- Very Low

NOT FOR CONSTRUCTION

IMPORTANT

DRAWING MUST BE PRINTED IN COLOUR.
NO DEVIATION MAY BE MADE FROM THE CONTENTS OF THIS DRAWING WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
THIS DRAWING IS TO BE REMOVED FROM CURRENCY IMMEDIATELY AFTER A REVISED EDITION HAS BEEN ISSUED.

REV	DATE	DRAWN	DESCRIPTION	CHECK	APPR.
A	19-06-25	M.HAM	For Information.	S.L	S.L

Former Regal Cinema, 233 High Street, Uxbridge, UB8

Surface Water Flood Risk for 0.2m Flood Depth on Proposed Site Plan

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S.L	19-06-25	S.L	19-06-25
M.HAM	1:200	C3565-05	A
19-06-25	A1		

NORTH
Indicative

Ambleside
Walk

HIGH STREET

Rising Bollard

DRAWING TO BE PRINTED IN COLOUR.

KEY:

- High
- Medium
- Low
- Very Low

NOT FOR CONSTRUCTION

REV	DATE	DRAWN	DESCRIPTION	CHECK	APPR.
A	19-06-25	M.HAM	For Information.	S.L	S.L

Former Regal Cinema, 233 High Street, Uxbridge, UB8

Surface Water Flood Risk for 0.3m Flood Depth on Proposed Site Plan

Frough Ltd

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S.L	19-06-25	S.L	19-06-25
M.HAM	1:200	C3565-06	A
19-06-25	A1		

APPENDIX B – SURFACE WATER RUNOFF CALCULATIONS & HYDRAULIC MODELLING REPORTS

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Job No.	C3565
Sheet no.	1
Date	18/06/25
By	M.HAM
Checked	
Reviewed	

MasterDrain
HY 10.01

Project: Former Regal Cinema, 233 High Street, Uxbridge, UB8

Title: Pre & Post Development Surface Water Runoff Calcs

Data:-

Hydrology (FSR):-

Location	= UXBRIDGE	WRAP	= 4
Long reference	= 505183	Grid reference	= TQ0583
M5-60 (mm)	= 20	SAAR (mm/yr)	= 675
r	= 0.43	Soil	=0.47
Hyd. area	= 6	Hyd. zone	= 8
Hydrograph	= Winter	Area	= England & Wales

Site values used in design:-

Total site area	= 0.3221 ha	Climate change factor	= 45%
Pre-dev area drained	= 0.3221 ha	Post-dev area drained	= 0.3137 ha
Imperm runoff factor	= 100%	Perm runoff factor	= 20%

Pre-development

Area to soakaways	= 0.0000 ha	Area to other SUDS	= 0.0000 ha
Perv. area to SUDS	= 0.0000 ha	Pre-dev flow to drain	= 0.00 l/s

Post-development

Area to soakaways	= 0.0000 ha	Area to other SUDS	= 0.0000 ha
Perv. area to SUDS	= 0.0000 ha	Post-dev flow to drain	= 0.00 l/s

Calculations:-

Revised Post-dev Imperm. area = 0.314 ha
Equiv. Post-dev Imperm. area = 0.314 ha
Equiv. Post-dev Perm. area = 0.002 ha
Total Pre-dev equiv. area ha = 0.322 ha
Total Post-dev equiv. area ha = 0.315 ha
100 yr 6 hour mean intensity = 10.13mm/hr

Results:-

Pre-dev peakflow runoff (l/s) (m^3/s)

R.P.	15	30	60	120	240	360	480	600	Max	CCF	Final	R.P.
1	71.5	46.9	28.6	17.6	10.7	8.1	6.5	5.4	71.5	N/A	71.5	1
30	174.3	112.1	68.9	41.1	24.0	17.4	13.9	11.6	174.3	N/A	174.3	30
100	226.4	146.8	90.6	54.1	31.4	22.6	18.0	15.0	226.4	N/A	226.4	100

Post-dev peakflow runoff (l/s)

R.P.	15	30	60	120	240	360	480	600	Max	CCF	Final	R.P.
1	70.0	45.9	28.0	17.3	10.5	7.9	6.3	5.3	70.0	45	101.5	1
30	170.6	109.8	67.5	40.3	23.5	17.1	13.6	11.4	170.6	45	247.4	30
100	221.7	143.7	88.7	52.9	30.7	22.2	17.6	14.7	221.7	45	321.4	100

100 year 6 hour (x Climate Change Factor) storm gives:-
Pre-dev runoff volume m^3 = 195.7m^3
Post-dev rainfall volume = 277.8m^3
Post-dev volume m^3 (excess above SUDS) = 277.8m^3
100 yr 6 hour mean intensity = 10.13mm/hr
Pre-dev volume to drain at 0 l/s = 0.0 m^3
Post-dev volume to drain at 0 l/s = 0.0 m^3
Post-dev storage volume = 277.8m^3
Post-dev 5mm imperm volume = 15.7 m^3
Post-dev 5mm perm volume = 0.4 m^3

$Q_{BAR(rural)}$ = 1.490 l/s or 4.627 l/s/ha or 0.001 cumecs - from IoH 124.

The rainfall rates are calculated using the location specific values above in accordance with the Wallingford procedure.

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Job No.	C3565
Sheet no.	2
Date	18/06/25
Project	Former Regal Cinema, 233 High Street, Uxbridge, UB8
Title	Pre & Post Development Surface Water Runoff Calcs

By	Checked	Reviewed
M.HAM		

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HY 10.01

Data summary.

Use the data below for the SUR1 form

Site areas:-

Total site area	=	0.3221 ha ;3221.0 m² [3A]
Pre-development impermeable area	=	0.3221 ha [3B]
Pre-development permeable area	=	0.0000 ha
Post-development impermeable area	=	0.3137 ha [3C]
Post-development permeable area	=	0.0084 ha

Peak runoff:-

Pre-development 1 year storm (15min)	=	71.5 l/s [6A]
Pre-development 100 year storm (15min)	=	226.4 l/s [6C]
Post-development 1 year storm (15min)	=	70.0 l/s [6B]
Post-development 100 year storm (15min)	=	221.65 l/s [6D]

Greenfield runoff:-

$Q_{BAR(rural)}$ = 1.490 l/s or 4.627 l/s/ha or 0.001 cumecs - from IoH 124.

Climate change factor:-
CCF = 45%

Volumes:-
Pre-development 100 yr/6hr storm [12A]= 283.8m³
Post-development 100 yr/6hr storm (add. volume with no SUDS) [12B]= 277.8m³
Post-development 100 yr/6hr storm (add. volume with SUDS) = 277.8m³
Post-development add. predicted volume (No SUDS) [12C] = -5.9m³

You may also require
Data relating to the infiltration test calculations (if applicable)
Evidence to show runoff reduction (if applicable)
Information on calculation methods (if applicable see next sheet)

Note
Numbers in square brackets relate to the
Nov. 2010 v1.1 / issued 11/02/10 copy of SUR1

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Job No.	C3565
Sheet no.	3
Date	18/06/25

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HY 10.01

Project	Former Regal Cinema, 233 High Street, Uxbridge, UB8	By	Checked / Reviewed
Title	Pre & Post Development Surface Water Runoff Calcs	M.HAM	

Definitions and methods

Hydrology

The hydrological constants are derived from the Wallingford maps. They are used to calculate location specific rainfall figures.

Site values and factors

Areas of the site should be entered in hectares (10000 m²). If the Pre-development site is a green field, this box is blank.
Climate Change Factor is initially set at 20% - this may be changed as required.
Greenfield runoff is calculated using the method described in IoH 124.
Runoff factors

The impermeable runoff factor is initially set at 98%
The permeable runoff factor is initially set at 20%

Note: the CCF and the runoff factors may be changed by the user to suit the development
The areas draining to soakaways and other SUDS are entered in the appropriate box (in hectares)

Calculations

The post-development area is reduced by subtracting the areas that drain to soakaways or other SUDS, to give a revised figure.
All areas are then multiplied by the appropriate runoff factor to give an equivalent area with 100% runoff.
These are then summated.
This gives a total pre-development equivalent area, and a similar figure for the post-development area.
The 'Post-dev volume to drain (no SUDS)' gives the total runoff to drain if no SUDS were used.

Results

The pre- and post-development areas are subjected to 1,30 and 100 year return period storms with a duration of 15 to 600 minutes.
The Revised Post-dev Imperm. area is the area (in ha) that is not going to SUDS x impervious runoff factor.
The runoff rates are calculated for the chosen hydrograph (Summer or Winter) as l/s. Figures in red indicate m³/s
The peak value is measured, multiplied by the CCF and the total maximum rate is shown.
The pre- and post-development volumes for a 100 year / 6 hour storm are calculated from the area under the hydrograph curve.
Post-dev volume (i.e. excess above SUDS) is that volume produced by the drained area that does not go to SUDS.
Qbar(rural) is calculated in accordance with the procedure laid down in IoH 124

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Sheet no.	1
Date	18/06/25

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HY 10.01

Project	Former Regal Cinema, 233 High Street, Uxbridge, UB8	By	Checked / Reviewed
Title	IoH 124 (Qbar(urban))Runoff Calcs for New Hotel Building Only	M.HAM	

Hydrological Data:-

FSR Hydrology:-

Location	= UXBRIDGE	Grid reference	= TQ0583
M5-60 (mm)	= 20	r	= 0.43
Soil runoff	= 0.45	SAAR (mm/yr)	= 675
WRAP	= 4	Area	= England & Wales
Hydrological area	= 6	Hydrological zone	= 8

Soil classification for WRAP type 4
Clayey, or loamy over clayey soils with an impermeable layer at shallow depth.

Design data:-

Area = 0.000413 Km² - 0.041 Ha - 413 m² % Urbanisation = 100.00%

Calculation method:-

Runoff is calculated from:-

$$Q_{BAR(urban);} = Q_{BAR(rural)} (1 + URBAN)^{2NC}[1 + URBAN\{(21/CIND) - 0.3\}]$$

where:-

NC varies with the value of SAAR:-
for 500<SAAR<1100 mm then NC = 0.92 - 0.00024SAAR
for 1100<SAAR<3000 mm then NC = 0.74 - 0.000082SAAR

CIND = 102.4SOIL + 0.28(CWI - 125) CWI = Catchment Wetness Index

so

CIND =31.046 CWI =71.307 NC =0.758

For areas less than 50Ha, a modified calculation which multiplies the 50Ha runoff value by the ratio of the site area to 50Ha is used
Reducing factor used for these calculations is 0.001

$Q_{BAR(rural)}$ = 0.174 (l/s)

$Q_{BAR(urban)}$ = 0.684 (l/s)

$Q_{BAR(urban)}$ is then multiplied by a growth factor - GC(T) - for different storm return periods derived from EA publication W5-074/A.

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Job No.	C3565
Sheet no.	2
Date	18/06/25
Project	Former Regal Cinema, 233 High Street, Uxbridge, UB8
Title	IoH 124 (Qbar(urban))Runoff Calcs for New Hotel Building Only
By	M.HAM
Checked	
Reviewed	

MasterDrain
HY 10.01
Calculated data:-

Mean Annual Peak Flow $Q_{BAR(urban)}$ = 0.68 l/s

Values for $Q_{BAR(urban)}$

Ret. per.	m³/hr	l/s	l/s/ha	Ret. per.	m³/hr	l/s	l/s/ha
1yr	0.001	0.582	14.087	100yr	0.002	2.156	52.205
2yr	0.001	0.602	14.584	100yr+20%	0.003	2.587	62.646
5yr	0.001	0.876	21.214	100yr+30%	0.003	2.803	67.867
10yr	0.001	1.109	26.848	200yr	0.003	2.533	61.321
30yr	0.002	1.526	36.958	200yr + 30%	0.003	3.292	79.717
50yr	0.002	1.793	43.422	500yr	0.003	3.073	74.413
				1000yr	0.004	3.532	85.517

Growth factors -

1yr	2yr	5yr	10yr	30yr	50yr	100yr	200yr	500yr	1000yr
0.85	0.88	1.28	1.62	2.23	2.62	3.15	3.70	4.49	5.16

The above is based on the Institute of Hydrology Report 124 to which you are referred for further details (see Sect 7). Note that the 200 year growth curve was taken from W5-074/A.

For WRAP type 1 soils, CIND can become negative for lower values of SAAR. In this case the CIND value is multiplied by -1 to return a positive value (CIND is very small at this point).

C3449 - Formal Regal Cinema, 233 High Street, UB8:	Date:		
Change of Use & New 4-Storey Hotel 1:100 Year Storm Event + 45% CC Restricted Flow Rate 0.6l/s (Qbar)	18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Stormwater Controls Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Cellular Storage

Type : Cellular Storage

Dimensions

Exceedance Level (m)	56.951
Depth (m)	0.085
Base Level (m)	56.716
Number of Crates Long	18
Number of Crates Wide	57
Number of Crates High	1
Porosity (%)	93
Crate Length (m)	0.708
Crate Width (m)	0.354
Crate Height (m)	0.085
Total Volume (m^3)	20.478

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:100 Year Storm Event + 45% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Manhole Schedule Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Name	Cover Level (m) Invert Level (m)	Manhole Size (m)	Connection Details				Type
Coordinates (m)	Depth (m)		Incoming Connections	Connection Type	Connection Invert (m)	Connection Size (mm)	Junction Type
			Outgoing Connections				Cover
SWC-01	44.982 43.232	Diameter / Length: 0.300	{1} SWP1	Pipe	43.232	Diam/Width:100	Manhole
E:505861.599 N:183961.043	1.750		{a} SWP2	Pipe	43.232	Diam/Width:150	Not Applicable
SWC-03	42.694 41.444	Diameter / Length: 0.450	{1} SWP3	Pipe	41.444	Diam/Width:150	Manhole
E:505833.322 N:183948.001	1.250		{a} SWP4	Pipe	41.444	Diam/Width:150	Not Applicable
TW SW	42.301 41.301	Diameter / Length: 0.600	{1} SWP4	Pipe	41.301	Diam/Width:150	Manhole
E:505828.652 N:183940.939	1.000						Not Applicable
SWC-02	44.352 42.802	Diameter / Length: 0.450	{1} SWP2	Pipe	42.802	Diam/Width:150	Manhole
E:505847.259 N:183961.336	1.550		{a} SWP3	Pipe	42.802	Diam/Width:150	Not Applicable

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:100 Year Storm Event + 45% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Inflow Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Cellular Storage		Time of Concentration	0.037	100	0	100	0.037
TOTAL		**0.0**		**0.037**				**0.037**

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:100 Year Storm Event + 45% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Title: Rainfall Analysis Criteria	Kemp House: 124 City Road London EC1V 2NX		

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Default
Urban Creep	Apply Global Value
Urban Creep Global Value (%)	0
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Rainfall

FSR

Type: FSR

Region	England And Wales
M5-60 (mm)	20.0
Ratio R	0.350
Summer	☑
Winter	☑

Return Period

Return Period (years)	Increase Rainfall (%)
100.0	45.000

Storm Durations

Duration (mins)	Run Time (mins)
15	30
30	60
60	120
120	240
180	360
240	480
360	720
480	960
600	1200

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:100 Year Storm Event + 45% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Junctions Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Critical Storm Per Item: Rank By: Max. Flooded Volume

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
SWC-01	FSR: 100 years: +45 %: 15 mins: Summer	44.982	43.232	43.244	0.012	0.3	0.001	0.000	0.3	0.373	OK
SWC-03	FSR: 100 years: +45 %: 15 mins: Summer	42.694	41.444	41.457	0.013	0.3	0.002	0.000	0.3	0.346	OK
TW SW	FSR: 100 years: +45 %: 15 mins: Summer	42.301	41.301	41.314	0.013	0.3	0.000	0.000	0.3	0.346	OK
SWC-02	FSR: 100 years: +45 %: 15 mins: Summer	44.352	42.802	42.811	0.009	0.3	0.001	0.000	0.3	0.362	OK

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:100 Year Storm Event + 45% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025			Nimbus ENGINEERING CONSULTANTS
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L	
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX			

Critical Storm Per Item: Rank By: Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Cellular Storage	FSR: 100 years: +45 %: 600 mins: Summer	56.799	56.799	0.083	0.083	3.3	19.968	0.000	0.000	0.6	24.784	354	2.490

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:100 Year Storm Event + 45% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025			Nimbus ENGINEERING CONSULTANTS
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L	
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX			

Status
OK

C3449 - Formal Regal Cinema, 233 High Street, UB8:	Date:		
Change of Use & New 4-Storey Hotel 1:100 Year Storm Event + 45% CC Restricted Flow Rate 0.6l/s (Qbar)	18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Stormwater Controls Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Cellular Storage

Type : Cellular Storage

Dimensions

Exceedance Level (m)	56.951
Depth (m)	0.085
Base Level (m)	56.716
Number of Crates Long	18
Number of Crates Wide	57
Number of Crates High	1
Porosity (%)	93
Crate Length (m)	0.708
Crate Width (m)	0.354
Crate Height (m)	0.085
Total Volume (m^3)	20.478

Name	Cover Level (m) Invert Level (m)	Manhole Size (m)	Connection Details				Type
Coordinates (m)	Depth (m)		Incoming Connections	Connection Type	Connection Invert (m)	Connection Size (mm)	Junction Type
			Outgoing Connections				Cover
SWC-01	44.982 43.232	Diameter / Length: 0.300	{1} SWP1	Pipe	43.232	Diam/Width:100	Manhole
E:505861.599 N:183961.043	1.750		{a} SWP2	Pipe	43.232	Diam/Width:150	Not Applicable
SWC-03	42.694 41.444	Diameter / Length: 0.450	{1} SWP3	Pipe	41.444	Diam/Width:150	Manhole
E:505833.322 N:183948.001	1.250		{a} SWP4	Pipe	41.444	Diam/Width:150	Not Applicable
TW SW	42.301 41.301	Diameter / Length: 0.600	{1} SWP4	Pipe	41.301	Diam/Width:150	Manhole
E:505828.652 N:183940.939	1.000						Not Applicable
SWC-02	44.352 42.802	Diameter / Length: 0.450	{1} SWP2	Pipe	42.802	Diam/Width:150	Manhole
E:505847.259 N:183961.336	1.550		{a} SWP3	Pipe	42.802	Diam/Width:150	Not Applicable

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:100 Year Storm Event + 45% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Inflow Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Cellular Storage		Time of Concentration	0.037	100	0	100	0.037
TOTAL		**0.0**		**0.037**				**0.037**

C3449 - Formal Regal Cinema, 233 High Street, UB8:	Date:		
Change of Use & New 4-Storey Hotel 1:100 Year Storm Event + 45% CC Restricted Flow Rate 0.6l/s (Qbar)	18/06/2025		
	Designed by:	Checked by:	Approved By:
	M.HAM	S.L	S.L
Report Title:	Kemp House:		
Rainfall Analysis Criteria	124 City Road London EC1V 2NX		

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Default
Urban Creep	Apply Global Value
Urban Creep Global Value (%)	0
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Rainfall

FSR

Type: FSR

Region	England And Wales
M5-60 (mm)	20.0
Ratio R	0.350
Summer	☑
Winter	☑

Return Period

Return Period (years)	Increase Rainfall (%)
100.0	45.000

Storm Durations

Duration (mins)	Run Time (mins)
15	30
30	60
60	120
120	240
180	360
240	480
360	720
480	960
600	1200

Summary Results for SWC-01: Rank By: Max. Flooded Volume

Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
FSR: 100 years: +45 %: 15 mins: Summer	44.982	43.232	43.244	0.012	0.3	0.001	0.000	0.3	0.373	OK
FSR: 100 years: +45 %: 15 mins: Winter	44.982	43.232	43.244	0.012	0.3	0.001	0.000	0.3	0.373	OK
FSR: 100 years: +45 %: 30 mins: Summer	44.982	43.232	43.245	0.013	0.4	0.001	0.000	0.4	1.068	OK
FSR: 100 years: +45 %: 30 mins: Winter	44.982	43.232	43.245	0.013	0.4	0.001	0.000	0.4	1.067	OK
FSR: 100 years: +45 %: 60 mins: Summer	44.982	43.232	43.246	0.014	0.5	0.001	0.000	0.5	2.619	OK
FSR: 100 years: +45 %: 60 mins: Winter	44.982	43.232	43.246	0.014	0.5	0.001	0.000	0.5	2.622	OK
FSR: 100 years: +45 %: 120 mins: Summer	44.982	43.232	43.247	0.015	0.6	0.001	0.000	0.6	5.875	OK
FSR: 100 years: +45 %: 120 mins: Winter	44.982	43.232	43.247	0.015	0.6	0.001	0.000	0.6	5.887	OK
FSR: 100 years: +45 %: 180 mins: Summer	44.982	43.232	43.247	0.015	0.6	0.001	0.000	0.6	9.053	OK
FSR: 100 years: +45 %: 180 mins: Winter	44.982	43.232	43.247	0.015	0.6	0.001	0.000	0.6	9.076	OK
FSR: 100 years: +45 %: 240 mins: Summer	44.982	43.232	43.247	0.015	0.6	0.001	0.000	0.6	12.036	OK
FSR: 100 years: +45 %: 240 mins: Winter	44.982	43.232	43.247	0.015	0.6	0.001	0.000	0.6	12.062	OK
FSR: 100 years: +45 %: 360 mins: Summer	44.982	43.232	43.247	0.015	0.6	0.001	0.000	0.6	17.386	OK
FSR: 100 years: +45 %: 360 mins: Winter	44.982	43.232	43.247	0.015	0.6	0.001	0.000	0.6	17.421	OK
FSR: 100 years: +45 %: 480 mins: Summer	44.982	43.232	43.247	0.015	0.6	0.001	0.000	0.6	21.620	OK
FSR: 100 years: +45 %: 480 mins: Winter	44.982	43.232	43.247	0.015	0.6	0.001	0.000	0.6	21.643	OK
FSR: 100 years: +45 %: 600 mins: Summer	44.982	43.232	43.247	0.015	0.6	0.001	0.000	0.6	24.773	OK
FSR: 100 years: +45 %: 600 mins: Winter	44.982	43.232	43.247	0.015	0.6	0.001	0.000	0.6	24.793	OK

Summary Results for SWC-03: Rank By: Max. Flooded Volume

Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
FSR: 100 years: +45 %: 15 mins: Summer	42.694	41.444	41.457	0.013	0.3	0.002	0.000	0.3	0.346	OK
FSR: 100 years: +45 %: 15 mins: Winter	42.694	41.444	41.457	0.013	0.3	0.002	0.000	0.3	0.346	OK
FSR: 100 years: +45 %: 30 mins: Summer	42.694	41.444	41.459	0.015	0.4	0.002	0.000	0.4	1.038	OK
FSR: 100 years: +45 %: 30 mins: Winter	42.694	41.444	41.459	0.015	0.4	0.002	0.000	0.4	1.037	OK
FSR: 100 years: +45 %: 60 mins: Summer	42.694	41.444	41.460	0.016	0.5	0.003	0.000	0.5	2.587	OK
FSR: 100 years: +45 %: 60 mins: Winter	42.694	41.444	41.460	0.016	0.5	0.003	0.000	0.5	2.590	OK
FSR: 100 years: +45 %: 120 mins: Summer	42.694	41.444	41.461	0.017	0.6	0.003	0.000	0.6	5.842	OK
FSR: 100 years: +45 %: 120 mins: Winter	42.694	41.444	41.461	0.017	0.6	0.003	0.000	0.6	5.854	OK
FSR: 100 years: +45 %: 180 mins: Summer	42.694	41.444	41.461	0.017	0.6	0.003	0.000	0.6	9.022	OK
FSR: 100 years: +45 %: 180 mins: Winter	42.694	41.444	41.461	0.017	0.6	0.003	0.000	0.6	9.044	OK
FSR: 100 years: +45 %: 240 mins: Summer	42.694	41.444	41.461	0.017	0.6	0.003	0.000	0.6	12.005	OK
FSR: 100 years: +45 %: 240 mins: Winter	42.694	41.444	41.461	0.017	0.6	0.003	0.000	0.6	12.032	OK
FSR: 100 years: +45 %: 360 mins: Summer	42.694	41.444	41.461	0.017	0.6	0.003	0.000	0.6	17.359	OK
FSR: 100 years: +45 %: 360 mins: Winter	42.694	41.444	41.461	0.017	0.6	0.003	0.000	0.6	17.395	OK
FSR: 100 years: +45 %: 480 mins: Summer	42.694	41.444	41.461	0.017	0.6	0.003	0.000	0.6	21.599	OK
FSR: 100 years: +45 %: 480 mins: Winter	42.694	41.444	41.461	0.017	0.6	0.003	0.000	0.6	21.621	OK
FSR: 100 years: +45 %: 600 mins: Summer	42.694	41.444	41.461	0.017	0.6	0.003	0.000	0.6	24.755	OK
FSR: 100 years: +45 %: 600 mins: Winter	42.694	41.444	41.461	0.017	0.6	0.003	0.000	0.6	24.775	OK

Summary Results for TW SW: Rank By: Max. Flooded Volume

Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
FSR: 100 years: +45 %: 15 mins: Summer	42.301	41.301	41.314	0.013	0.3	0.000	0.000	0.3	0.346	OK
FSR: 100 years: +45 %: 15 mins: Winter	42.301	41.301	41.314	0.013	0.3	0.000	0.000	0.3	0.346	OK
FSR: 100 years: +45 %: 30 mins: Summer	42.301	41.301	41.315	0.014	0.4	0.000	0.000	0.4	1.038	OK
FSR: 100 years: +45 %: 30 mins: Winter	42.301	41.301	41.315	0.014	0.4	0.000	0.000	0.4	1.037	OK
FSR: 100 years: +45 %: 60 mins: Summer	42.301	41.301	41.316	0.015	0.5	0.000	0.000	0.5	2.587	OK
FSR: 100 years: +45 %: 60 mins: Winter	42.301	41.301	41.316	0.015	0.5	0.000	0.000	0.5	2.590	OK
FSR: 100 years: +45 %: 120 mins: Summer	42.301	41.301	41.317	0.016	0.6	0.000	0.000	0.6	5.842	OK
FSR: 100 years: +45 %: 120 mins: Winter	42.301	41.301	41.317	0.016	0.6	0.000	0.000	0.6	5.854	OK
FSR: 100 years: +45 %: 180 mins: Summer	42.301	41.301	41.317	0.016	0.6	0.000	0.000	0.6	9.022	OK
FSR: 100 years: +45 %: 180 mins: Winter	42.301	41.301	41.317	0.016	0.6	0.000	0.000	0.6	9.044	OK
FSR: 100 years: +45 %: 240 mins: Summer	42.301	41.301	41.318	0.017	0.6	0.000	0.000	0.6	12.005	OK
FSR: 100 years: +45 %: 240 mins: Winter	42.301	41.301	41.318	0.017	0.6	0.000	0.000	0.6	12.032	OK
FSR: 100 years: +45 %: 360 mins: Summer	42.301	41.301	41.318	0.017	0.6	0.000	0.000	0.6	17.359	OK
FSR: 100 years: +45 %: 360 mins: Winter	42.301	41.301	41.318	0.017	0.6	0.000	0.000	0.6	17.395	OK
FSR: 100 years: +45 %: 480 mins: Summer	42.301	41.301	41.318	0.017	0.6	0.000	0.000	0.6	21.599	OK
FSR: 100 years: +45 %: 480 mins: Winter	42.301	41.301	41.318	0.017	0.6	0.000	0.000	0.6	21.621	OK
FSR: 100 years: +45 %: 600 mins: Summer	42.301	41.301	41.318	0.017	0.6	0.000	0.000	0.6	24.755	OK
FSR: 100 years: +45 %: 600 mins: Winter	42.301	41.301	41.318	0.017	0.6	0.000	0.000	0.6	24.775	OK

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:100 Year Storm Event + 45% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Junctions Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Summary Results for SWC-02: Rank By: Max. Flooded Volume

Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
FSR: 100 years: +45 %: 15 mins: Summer	44.352	42.802	42.811	0.009	0.3	0.001	0.000	0.3	0.362	OK
FSR: 100 years: +45 %: 15 mins: Winter	44.352	42.802	42.811	0.009	0.3	0.001	0.000	0.3	0.361	OK
FSR: 100 years: +45 %: 30 mins: Summer	44.352	42.802	42.812	0.010	0.4	0.002	0.000	0.4	1.055	OK
FSR: 100 years: +45 %: 30 mins: Winter	44.352	42.802	42.812	0.010	0.4	0.002	0.000	0.4	1.054	OK
FSR: 100 years: +45 %: 60 mins: Summer	44.352	42.802	42.813	0.011	0.5	0.002	0.000	0.5	2.605	OK
FSR: 100 years: +45 %: 60 mins: Winter	44.352	42.802	42.813	0.011	0.5	0.002	0.000	0.5	2.609	OK
FSR: 100 years: +45 %: 120 mins: Summer	44.352	42.802	42.814	0.012	0.6	0.002	0.000	0.6	5.861	OK
FSR: 100 years: +45 %: 120 mins: Winter	44.352	42.802	42.814	0.012	0.6	0.002	0.000	0.6	5.873	OK
FSR: 100 years: +45 %: 180 mins: Summer	44.352	42.802	42.814	0.012	0.6	0.002	0.000	0.6	9.040	OK
FSR: 100 years: +45 %: 180 mins: Winter	44.352	42.802	42.814	0.012	0.6	0.002	0.000	0.6	9.062	OK
FSR: 100 years: +45 %: 240 mins: Summer	44.352	42.802	42.814	0.012	0.6	0.002	0.000	0.6	12.023	OK
FSR: 100 years: +45 %: 240 mins: Winter	44.352	42.802	42.814	0.012	0.6	0.002	0.000	0.6	12.049	OK
FSR: 100 years: +45 %: 360 mins: Summer	44.352	42.802	42.814	0.012	0.6	0.002	0.000	0.6	17.375	OK
FSR: 100 years: +45 %: 360 mins: Winter	44.352	42.802	42.814	0.012	0.6	0.002	0.000	0.6	17.410	OK
FSR: 100 years: +45 %: 480 mins: Summer	44.352	42.802	42.814	0.012	0.6	0.002	0.000	0.6	21.611	OK
FSR: 100 years: +45 %: 480 mins: Winter	44.352	42.802	42.814	0.012	0.6	0.002	0.000	0.6	21.633	OK
FSR: 100 years: +45 %: 600 mins: Summer	44.352	42.802	42.814	0.012	0.6	0.002	0.000	0.6	24.765	OK
FSR: 100 years: +45 %: 600 mins: Winter	44.352	42.802	42.814	0.012	0.6	0.002	0.000	0.6	24.786	OK

Summary Results for Cellular Storage: Rank By: Max. Avg. Depth

Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
FSR: 100 years: +45 %: 15 mins: Summer	56.754	56.754	0.038	0.038	21.7	9.155	0.000	0.000	0.3	0.390	333	55.292	OK
FSR: 100 years: +45 %: 15 mins: Winter	56.754	56.754	0.038	0.038	20.4	9.172	0.000	0.000	0.3	0.390	332	55.212	OK
FSR: 100 years: +45 %: 30 mins: Summer	56.767	56.767	0.051	0.051	14.7	12.229	0.000	0.000	0.4	1.087	506	40.282	OK
FSR: 100 years: +45 %: 30 mins: Winter	56.767	56.767	0.051	0.051	13.8	12.223	0.000	0.000	0.4	1.086	493	40.312	OK
FSR: 100 years: +45 %: 60 mins: Summer	56.780	56.780	0.064	0.064	13.0	15.248	0.000	0.000	0.5	2.639	437	25.538	OK
FSR: 100 years: +45 %: 60 mins: Winter	56.780	56.780	0.064	0.064	10.5	15.249	0.000	0.000	0.5	2.642	408	25.531	OK
FSR: 100 years: +45 %: 120 mins: Summer	56.791	56.791	0.075	0.075	9.6	17.875	0.000	0.000	0.6	5.895	360	12.709	OK
FSR: 100 years: +45 %: 120 mins: Winter	56.791	56.791	0.075	0.075	6.9	17.928	0.000	0.000	0.6	5.907	341	12.451	OK
FSR: 100 years: +45 %: 180 mins: Summer	56.795	56.795	0.079	0.079	7.5	18.908	0.000	0.000	0.6	9.073	430	7.666	OK
FSR: 100 years: +45 %: 180 mins: Winter	56.795	56.795	0.079	0.079	5.2	18.998	0.000	0.000	0.6	9.096	381	7.223	OK
FSR: 100 years: +45 %: 240 mins: Summer	56.797	56.797	0.081	0.081	6.2	19.262	0.000	0.000	0.6	12.055	373	5.935	OK
FSR: 100 years: +45 %: 240 mins: Winter	56.797	56.797	0.081	0.081	4.2	19.386	0.000	0.000	0.6	12.081	342	5.329	OK
FSR: 100 years: +45 %: 360 mins: Summer	56.798	56.798	0.082	0.082	4.7	19.726	0.000	0.000	0.6	17.403	367	3.672	OK
FSR: 100 years: +45 %: 360 mins: Winter	56.798	56.798	0.082	0.082	3.1	19.667	0.000	0.000	0.6	17.438	362	3.957	OK

FSR: 100 years: +45 %: 480 mins: Summer	56.799	56.799	0.083	0.083	3.8	19.930	0.000	0.000	0.6	21.634	360	2.672	OK
FSR: 100 years: +45 %: 480 mins: Winter	56.799	56.799	0.083	0.083	2.5	19.735	0.000	0.000	0.6	21.656	342	3.626	OK
FSR: 100 years: +45 %: 600 mins: Summer	56.799	56.799	0.083	0.083	3.3	19.968	0.000	0.000	0.6	24.784	354	2.490	OK
FSR: 100 years: +45 %: 600 mins: Winter	56.798	56.798	0.082	0.082	2.1	19.606	0.000	0.000	0.6	24.804	346	4.256	OK

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 40% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Stormwater Controls Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Cellular Storage

Type : Cellular Storage

Dimensions

Exceedance Level (m)	56.951
Depth (m)	0.085
Base Level (m)	56.716
Number of Crates Long	18
Number of Crates Wide	57
Number of Crates High	1
Porosity (%)	93
Crate Length (m)	0.708
Crate Width (m)	0.354
Crate Height (m)	0.085
Total Volume (m^3)	20.478

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 40% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Manhole Schedule Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Name	Cover Level (m) Invert Level (m)	Manhole Size (m)	Connection Details				Type
Coordinates (m)	Depth (m)		Incoming Connections	Connection Type	Connection Invert (m)	Connection Size (mm)	Junction Type
			Outgoing Connections				Cover
SWC-01	44.982 43.232	Diameter / Length: 0.300	{1} SWP1	Pipe	43.232	Diam/Width:100	Manhole
E:505861.599 N:183961.043	1.750		{a} SWP2	Pipe	43.232	Diam/Width:150	Not Applicable
SWC-03	42.694 41.444	Diameter / Length: 0.450	{1} SWP3	Pipe	41.444	Diam/Width:150	Manhole
E:505833.322 N:183948.001	1.250		{a} SWP4	Pipe	41.444	Diam/Width:150	Not Applicable
TW SW	42.301 41.301	Diameter / Length: 0.600	{1} SWP4	Pipe	41.301	Diam/Width:150	Manhole
E:505828.652 N:183940.939	1.000						Not Applicable
SWC-02	44.352 42.802	Diameter / Length: 0.450	{1} SWP2	Pipe	42.802	Diam/Width:150	Manhole
E:505847.259 N:183961.336	1.550		{a} SWP3	Pipe	42.802	Diam/Width:150	Not Applicable

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 40% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Inflow Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Cellular Storage		Time of Concentration	0.037	100	0	100	0.037
TOTAL		**0.0**		**0.037**				**0.037**

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 40% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Title: Rainfall Analysis Criteria	Kemp House: 124 City Road London EC1V 2NX		

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Default
Urban Creep	Apply Global Value
Urban Creep Global Value (%)	0
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Rainfall

FSR

Type: FSR

Region	England And Wales
M5-60 (mm)	20.0
Ratio R	0.350
Summer	☑
Winter	☑

Return Period

Return Period (years)	Increase Rainfall (%)
30.0	40.000

Storm Durations

Duration (mins)	Run Time (mins)
15	30
30	60
60	120
120	240
180	360
240	480
360	720
480	960
600	1200

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 40% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Junctions Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Critical Storm Per Item: Rank By: Max. Flooded Volume

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
SWC-01	FSR: 30 years: +40 %: 15 mins: Summer	44.982	43.232	43.242	0.010	0.2	0.001	0.000	0.2	0.242	OK
SWC-03	FSR: 30 years: +40 %: 15 mins: Summer	42.694	41.444	41.455	0.011	0.2	0.002	0.000	0.2	0.220	OK
TW SW	FSR: 30 years: +40 %: 15 mins: Summer	42.301	41.301	41.311	0.010	0.2	0.000	0.000	0.2	0.220	OK
SWC-02	FSR: 30 years: +40 %: 15 mins: Summer	44.352	42.802	42.810	0.008	0.2	0.001	0.000	0.2	0.233	OK

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 40% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Critical Storm Per Item: Rank By: Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Cellular Storage	FSR: 30 years: +40 %: 600 mins: Summer	56.778	56.778	0.062	0.062	2.5	14.890	0.000	0.000	0.5	18.587	328	27.288

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 40% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025			Nimbus ENGINEERING CONSULTANTS
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L	
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX			

Status
OK

C3449 - Formal Regal Cinema, 233 High Street, UB8:	Date:		
Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 0% CC Restricted Flow Rate 0.6l/s (Qbar)	18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Stormwater Controls Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Cellular Storage

Type : Cellular Storage

Dimensions

Exceedance Level (m)	56.951
Depth (m)	0.085
Base Level (m)	56.716
Number of Crates Long	18
Number of Crates Wide	57
Number of Crates High	1
Porosity (%)	93
Crate Length (m)	0.708
Crate Width (m)	0.354
Crate Height (m)	0.085
Total Volume (m^3)	20.478

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 0% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Manhole Schedule Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Name	Cover Level (m) Invert Level (m)	Manhole Size (m)	Connection Details				Type
Coordinates (m)	Depth (m)		Incoming Connections	Connection Type	Connection Invert (m)	Connection Size (mm)	Junction Type
			Outgoing Connections				Cover
SWC-01	44.982 43.232	Diameter / Length: 0.300	{1} SWP1	Pipe	43.232	Diam/Width:100	Manhole
E:505861.599 N:183961.043	1.750		{a} SWP2	Pipe	43.232	Diam/Width:150	Not Applicable
SWC-03	42.694 41.444	Diameter / Length: 0.450	{1} SWP3	Pipe	41.444	Diam/Width:150	Manhole
E:505833.322 N:183948.001	1.250		{a} SWP4	Pipe	41.444	Diam/Width:150	Not Applicable
TW SW	42.301 41.301	Diameter / Length: 0.600	{1} SWP4	Pipe	41.301	Diam/Width:150	Manhole
E:505828.652 N:183940.939	1.000						Not Applicable
SWC-02	44.352 42.802	Diameter / Length: 0.450	{1} SWP2	Pipe	42.802	Diam/Width:150	Manhole
E:505847.259 N:183961.336	1.550		{a} SWP3	Pipe	42.802	Diam/Width:150	Not Applicable

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 0% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Inflow Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Cellular Storage		Time of Concentration	0.037	100	0	100	0.037
TOTAL		**0.0**		**0.037**				**0.037**

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 0% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025			Nimbus ENGINEERING CONSULTANTS
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L	
Report Title: Rainfall Analysis Criteria	Kemp House: 124 City Road London EC1V 2NX			

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Default
Urban Creep	Apply Global Value
Urban Creep Global Value (%)	0
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Rainfall

FSR

Type: FSR

Region	England And Wales
M5-60 (mm)	20.0
Ratio R	0.350
Summer	☑
Winter	☑

Return Period

Return Period (years)	Increase Rainfall (%)
30.0	0.000

Storm Durations

Duration (mins)	Run Time (mins)
15	30
30	60
60	120
120	240
180	360
240	480
360	720
480	960
600	1200

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 0% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Junctions Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Critical Storm Per Item: Rank By: Max. Flooded Volume

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
SWC-01	FSR: 30 years: +0 %: 15 mins: Summer	44.982	43.232	43.240	0.008	0.1	0.001	0.000	0.1	0.143	OK
SWC-03	FSR: 30 years: +0 %: 15 mins: Summer	42.694	41.444	41.452	0.008	0.1	0.001	0.000	0.1	0.126	OK
TW SW	FSR: 30 years: +0 %: 15 mins: Summer	42.301	41.301	41.309	0.008	0.1	0.000	0.000	0.1	0.126	OK
SWC-02	FSR: 30 years: +0 %: 15 mins: Summer	44.352	42.802	42.808	0.006	0.1	0.001	0.000	0.1	0.136	OK

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 0% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Critical Storm Per Item: Rank By: Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Cellular Storage	FSR: 30 years: +0 %: 600 mins: Summer	56.760	56.760	0.044	0.044	1.7	10.633	0.000	0.000	0.4	12.993	348	48.074

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:30 Year Storm Event + 0% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025			Nimbus ENGINEERING CONSULTANTS
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L	
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX			

Status
OK

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:1 Year Storm Event + 0% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Stormwater Controls Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Cellular Storage

Type : Cellular Storage

Dimensions

Exceedance Level (m)	56.951
Depth (m)	0.085
Base Level (m)	56.716
Number of Crates Long	18
Number of Crates Wide	57
Number of Crates High	1
Porosity (%)	93
Crate Length (m)	0.708
Crate Width (m)	0.354
Crate Height (m)	0.085
Total Volume (m^3)	20.478

Name	Cover Level (m) Invert Level (m)	Manhole Size (m)	Connection Details				Type
Coordinates (m)	Depth (m)		Incoming Connections	Connection Type	Connection Invert (m)	Connection Size (mm)	Junction Type
			Outgoing Connections				Cover
SWC-01	44.982 43.232	Diameter / Length: 0.300	{1} SWP1	Pipe	43.232	Diam/Width:100	Manhole
E:505861.599 N:183961.043	1.750		{a} SWP2	Pipe	43.232	Diam/Width:150	Not Applicable
SWC-03	42.694 41.444	Diameter / Length: 0.450	{1} SWP3	Pipe	41.444	Diam/Width:150	Manhole
E:505833.322 N:183948.001	1.250		{a} SWP4	Pipe	41.444	Diam/Width:150	Not Applicable
TW SW	42.301 41.301	Diameter / Length: 0.600	{1} SWP4	Pipe	41.301	Diam/Width:150	Manhole
E:505828.652 N:183940.939	1.000						Not Applicable
SWC-02	44.352 42.802	Diameter / Length: 0.450	{1} SWP2	Pipe	42.802	Diam/Width:150	Manhole
E:505847.259 N:183961.336	1.550		{a} SWP3	Pipe	42.802	Diam/Width:150	Not Applicable

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:1 Year Storm Event + 0% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Inflow Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Cellular Storage		Time of Concentration	0.037	100	0	100	0.037
TOTAL		**0.0**		**0.037**				**0.037**

C3449 - Formal Regal Cinema, 233 High Street, UB8:	Date:		
Change of Use & New 4-Storey Hotel 1:1 Year Storm Event + 0% CC Restricted Flow Rate 0.6l/s (Qbar)	18/06/2025		
	Designed by:	Checked by:	Approved By:
	M.HAM	S.L	S.L
Report Title:	Kemp House:		
Rainfall Analysis Criteria	124 City Road London EC1V 2NX		

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Default
Urban Creep	Apply Global Value
Urban Creep Global Value (%)	0
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Rainfall

FSR

Type: FSR

Region	England And Wales
M5-60 (mm)	20.0
Ratio R	0.350
Summer	☑
Winter	☑

Return Period

Return Period (years)	Increase Rainfall (%)
1.0	0.000

Storm Durations

Duration (mins)	Run Time (mins)
15	30
30	60
60	120
120	240
180	360
240	480
360	720
480	960
600	1200

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:1 Year Storm Event + 0% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Junctions Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Critical Storm Per Item: Rank By: Max. Flooded Volume

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
SWC-01	FSR: 1 years: +0 %: 15 mins: Summer	44.982	43.232	43.236	0.004	0.0	0.000	0.000	0.0	0.035	OK
SWC-03	FSR: 1 years: +0 %: 15 mins: Summer	42.694	41.444	41.448	0.004	0.0	0.001	0.000	0.0	0.027	OK
TW SW	FSR: 1 years: +0 %: 15 mins: Summer	42.301	41.301	41.305	0.004	0.0	0.000	0.000	0.0	0.027	OK
SWC-02	FSR: 1 years: +0 %: 15 mins: Summer	44.352	42.802	42.805	0.003	0.0	0.000	0.000	0.0	0.032	OK

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:1 Year Storm Event + 0% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025		
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX		

Critical Storm Per Item: Rank By: Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)
Cellular Storage	FSR: 1 years: +0 %: 600 mins: Summer	56.738	56.738	0.022	0.022	0.8	5.348	0.000	0.000	0.2	5.493	429	73.883

C3449 - Formal Regal Cinema, 233 High Street, UB8: Change of Use & New 4-Storey Hotel 1:1 Year Storm Event + 0% CC Restricted Flow Rate 0.6l/s (Qbar)	Date: 18/06/2025			Nimbus ENGINEERING CONSULTANTS
	Designed by: M.HAM	Checked by: S.L	Approved By: S.L	
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Kemp House: 124 City Road London EC1V 2NX			

Status
OK

APPENDIX C – WATER AUTHORITY ASSET PLANS

Drainage and Water Search

Prepared for: Regents Associates <regentsolicitors@aol.com>

Property Address

233, High Street, Uxbridge, UB8 1LE.

Mains Water	Connected
Foul Water	Connected
Surface Water Sewer	Connected
Sewer Pipe Within Boundary	No
Water Pipe Within Boundary	No

About Your Search

Date:
17/07/2023

Search Type:
Drainage and Water Search

Sewer Undertaker
Thames Water Utilities Limited

Our Reference:
D02894800

Your Reference:
VP/Frough ltd

Report Prepared by:
Brian McGhee

Invoice Number:
E24733372

Legend

- **Typical response**
- **Caution - please refer to relevant question**
- **Needs attention**

If you have any questions about the contents of this Drainage and Water Search, please contact our Customer Service Team on:

Telephone 0800 052 0117 **Email** cs@onesearchdirect.co.uk

6th Floor, Skypark 1, 8 Elliot Place, Glasgow, G3 8EP
Freephone 0800 052 0117 Fax 0141 572 2033
www.onesearchdirect.co.uk @OneSearchDirect

Drainage and Water Search

Report Reference D02894800

233, High Street, Uxbridge, UB8 1LE.

Drainage Map

Enclosed

1.1 Where relevant, please include a copy of an extract from the public sewer map.

Please refer to the attached map. Where relevant, assets have been transcribed.

Map of Waterworks

Enclosed

1.2 Where relevant, please include a copy of an extract from the map of waterworks.

Please refer to the attached map. Where relevant, assets have been transcribed.

Foul Water

Connected

2.1 Does foul water from the property drain to a public sewer?

Records indicate that foul water from the property does drain to a public sewer.

Note: Please note that this answer has been inferred based on the location of the public sewer in relation to the property (refer to plan for details). In the event that this is incorrect our Professional Indemnity Cover will be applied. Please refer to section 10 of the Terms and Conditions.

Surface Water

Connected

2.2 Does surface water from the property drain to a public sewer?

Records indicate that surface water from the property does drain to a public sewer.

Note: Please note that this answer has been inferred based on the location of the public sewer in relation to the property (refer to plan for details). In the event that this is incorrect our Professional Indemnity Cover will be applied. Please refer to section 10 of the Terms and Conditions.

Surface Water

See Detail

2.3 Is a surface water drainage charge payable?

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

Drainage Assets within Boundary

No

2.4 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

The map indicates there are no public sewers, disposal mains or lateral drains within the boundaries of the property.

Notes

(1) It has not always been a requirement for public sewers, disposal mains or lateral drains to be recorded on the public sewer map. It is therefore possible for unidentified sewers, disposal mains or lateral drains to exist within the boundaries of the property. A full site inspection is recommended prior to any work commencing.

(2) Please note that from 1st October 2011 the majority of private sewers and lateral drains connected to the public network as of 1st July 2011 transferred into public ownership and it is therefore possible there may be additional public assets within or close to the boundary which may not be shown on the public sewer plan. The presence of public assets running within the boundary of the property may restrict further development. If there are any plans to develop the property further enquiries should be made to the undertaker.

(3) The undertaker has a legal right of access to carry out work on its assets, subject to notice. This may result in employees of the undertaker or its contractors needing to enter the property to carry out work.

Surface Water

Insured

2.4.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property. This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

Public Sewer

Yes

2.5 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property.

Note: From 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.

Public Sewer

Insured

2.5.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50m of any buildings within the property?

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property. This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

Adoption

No

2.6 Are any sewer or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

The property is part of an established development and is not subject to an adoption agreement.Please note the majority of private sewers and lateral drains subject to adoption agreements were transferred into public ownership from 1st October 2011 and there may therefore be additional public sewers other than those shown on the plan.

Note: In the case of recent or new developments, please refer to developer.

Building Over Agreements

See Detail

2.7 Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main o drain?

There is no statutory access to records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. Where an asset is shown within the boundary, you may wish to make additional enquiries of the relevant authority.

Notes: (1) Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.

(2) From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.

Internal Flooding

Insured

2.8 Is the building which is, or forms, part of the property at risk of internal flooding due to overloaded public sewers?

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property. This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

Sewage Treatment Works

Insured

2.9 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property. This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

Mains Water

Connected

3.1 Is the property connected to mains water supply?

Records indicate that the property is connected to mains water supply.

Note: Please note that this answer has been inferred based on the location of the public water in relation to the property (refer to plan for details). In the event that this is incorrect our Professional Indemnity Cover will be applied. Please refer to section 10 of the Terms and Conditions.

Water Assets within Boundary

No

3.2 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

The map indicates there are no water mains, resource mains or discharge pipes within the boundaries of the property.

Note: It has not always been a requirement for such water mains, resource mains or discharge pipes to be recorded on the public sewer map. It is therefore possible for water mains, resource mains or discharge pipes to exist within the boundaries of the property. A full site inspection is recommended prior to any work commencing.

Adoption

No

3.3 Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

Records indicate that water supply serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

Note: Where the property is part of an established development it would not normally be subject to an adoption agreement under Section 104 of the Water Industry Act 1991.

Drainage and Water Search

Report Reference D02894800

233, High Street, Uxbridge, UB8 1LE.

Water Pressure

Insured

3.4 Is the property at risk of receiving low water pressure or flow?

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property. This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

Water Supply Classification

See Detail

3.5 What is the classification of the water supply for the property?

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the classification for the property.

Water Meter

See Detail

3.6 Please include details of the location of any water meter serving the property.

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

Sewerage Undertaker

See Answer

4.1.1 Who is responsible for providing the sewerage services for the property?

Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB.
Telephone: 0845 9200 888 Web: www.thameswater.co.uk

Water Undertaker

See Answer

4.1.2 Who is responsible for providing the water services for the property?

Affinity Water, Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ.
Telephone: 01707 268 111 Web: www.veoliawater.co.uk/central

Sewerage Service Billing

See Detail

4.2 Who bills the property for sewerage services?

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

Water Service Billing

See Detail

4.3 Who bills the property for water services?

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

Charging Basis

See Detail

4.4 What is the current basis for charging for sewerage and water services at the property?

Please refer to vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

Drainage and Water Search

Report Reference D02894800

233, High Street, Uxbridge, UB8 1LE.

Public Sewer

Insured

4.5 Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property. This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

Drainage and Water Search

Report Reference D02894800

233, High Street, Uxbridge, UB8 1LE.

Terms and Conditions

The Search Company

1. This Search Report was prepared by:
OneSearch Direct Limited
2nd Floor
Skypark 1
8 Elliot Place
Glasgow
G3 8EP

Tel 0800 052 0117
Email cs@onesearchdirect.co.uk

(Referred to as "OneSearch").

2. OneSearch Direct is a Limited Company registered in Scotland, Company Number SC230285.

3. OneSearch maintain contractual relationships with various persons involved in the conveyancing process in the UK. OneSearch will disclose on the Search Report any personal or business relationship it has with individuals involved in the sale of the property as identified when the Search Report is ordered. OneSearch cannot accept liability for failing to disclose a relationship when a person's involvement in the transaction is not declared at the outset.

Terms for Preparation of Search

4. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to obtain the necessary documentation from the vendors.

5. The necessary searches to prepare this report were completed on the date of issue as specified on the coversheet. This report has been compiled by either a physical examination of public records or the firm's own current records.

Legal Issues

6. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch.
7. The seller of the subjects or the person acting as his/her estate agent may make copies of this Search Report subject to our prior agreement.

8. These terms are enforceable against OneSearch not only by the seller of the property but also by the purchaser of, or mortgage lender in respect of, the property, in their own right.

9. Any queries or complaints regarding the content of the Search Report; the manner in which the search was prepared or completed; or the service provided by staff of OneSearch should be submitted in the first instance to Customer Services as set out in paragraph 1. Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

Liability

10. This search is protected by Professional Indemnity Insurance arranged by Travelers Insurance Co Ltd, the limit of which is £10,000,000. This indemnity also provides cover for errors and omissions in local authority and water company data/ records which are used to compile our search reports. The search further benefits from 6 years run-off cover.

11. If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.

Complaints Procedure

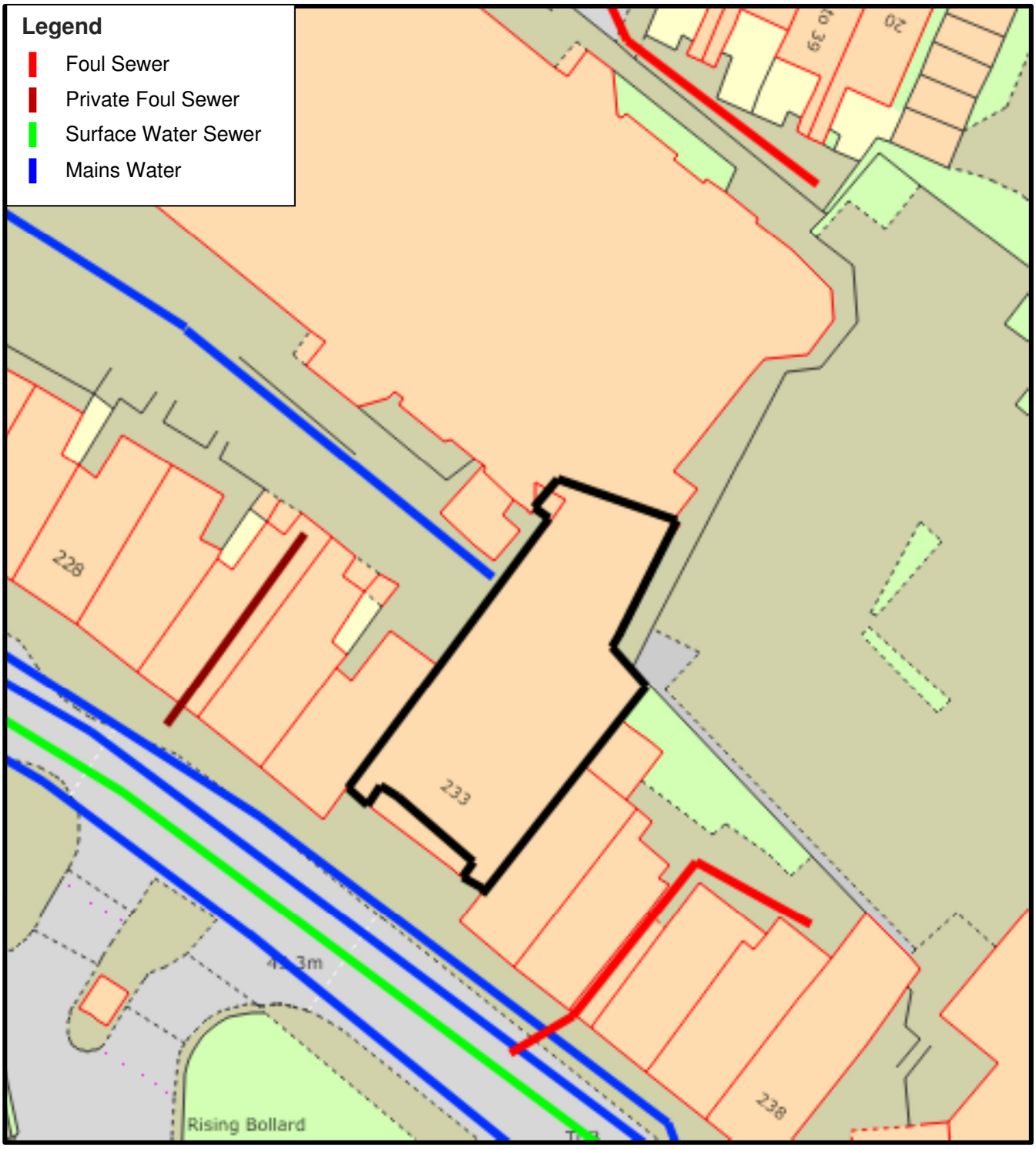
12. OneSearch is registered with the Property Codes Compliance Board as a subscriber to the Search Code. The Ombudsman can award up to £5000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

If you make a complaint, we will:
- Acknowledge your complaint within 5 working days of receipt;
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt;
- Keep you informed by letter, telephone or email, as you prefer, if we need more time;
- Provide a final response, in writing, at the latest within 40 working days of receipt;
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be addressed to Customer Services as set out in paragraph 1, either by letter, email, or telephone.

If you are not satisfied with our final response, you may refer the complaint to **The Property Ombudsman** scheme:
Tel 01722 333306
Email admin@tpos.co.uk
Web http://www.tpos.co.uk/
We will cooperate fully with the Ombudsman during any investigation and comply with his decision.

Drainage and Water Map



THIS MAP IS PROVIDED FOR INDICATIVE PURPOSES ONLY

NOTES

1. The position of any apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. No liability is accepted by OneSearch Direct for any error or omission. Assets are indicated for reference purposes only.
2. Private drains and sewers connecting the property to the public system may not be shown as water companies have not historically held these details. Only those assets indicated on the publicly available statutory maps are reproduced on this plan.
3. Section 104 sewers may not be shown on this plan.
4. On 1st October 2011 some private assets transferred to water company ownership, including private sewers and lateral drains. These assets will be indicated where they have been added to the statutory sewer maps, but may not be shown due to the historical nature of private sewers (See note 2).
5. The presence of service pipes should be anticipated and the actual position of mains should be verified and established on site prior to commencing any work
6. For searches in the Wessex Water area, where we are aware that public sewer pipes are 300mm or larger in diameter, these will be shown as strategic sewers.

PERSONAL SEARCH (DW ERRORS AND OMISSIONS AND MISSING ANSWERS)

ISSUED BY
STEWART TITLE LIMITED

stewart title®

POLICY SUMMARY

keyfacts

POLICY TYPE Personal Search (DW Errors and Omissions and Missing Answers)	THE INSURER Stewart Title Limited
POLICY TERM In Perpetuity from the Policy Date	INSURER'S ADDRESS 6 Henrietta Street, London, WC2E 8PS

TO THE POLICYHOLDER

We assume the need to purchase this policy has resulted from legal advice provided to you. You should read this summary in conjunction with the full policy wording to ensure you are fully aware of the terms and conditions of the cover.

TO THE INTERMEDIARY

We recommend this document is provided to the Insured before the conclusion of the insurance contact.

SIGNIFICANT CONDITIONS OR EXCLUSIONS UNDER THIS POLICY

Full details of conditions and exclusions are detailed in the policy, but we would draw your attention to the following:

You, or anyone acting on your behalf, must not:

a. disclose the existence of this policy to any third party other than prospective purchasers, lenders, lessees and their legal advisers without our prior written consent
b. take or fail to take action which results in a Claim as this may prejudice your position and void the policy
c. take any steps to settle a Claim without our prior written consent.

UPDATING THE COVER

Requests to increase or extend cover can be considered. We are not permitted to provide advice or recommend how you proceed as you will need to make your own choice about this, with guidance from your intermediary.

RIGHTS TO CANCEL POLICY

This policy can be cancelled by contacting us within 14 days of the policy date, provided all interested parties (such as lenders holding a mortgage or charge on the Property) consent to cancellation. If you wish to cancel this policy, please write (quoting your policy number) to 'The Underwriting Manager' at the Insurer's Address.

HOW TO CLAIM

Please write (quoting your policy number) to 'The Claims Counsel' at the Insurer's Address or by e mail to ukclaims@stewart.com. You must provide details to us of any potential Claim without delay, please read the full Claims conditions within the policy.

COMPLAINTS

Any complaint should be raised in the first instance with our General Counsel by

- Writing to the General Counsel at the Insurer's Address
- Telephoning 0207 010 7820

Details of our complaints handling procedure are available by contacting our General Counsel

If we are unable to resolve your complaint to your satisfaction, you may have the right to refer your complaint to the Financial Ombudsman Service at Exchange Tower, London E14 9SR. The Financial Ombudsman Service website address is http://www.financial-ombudsman.org.uk/.

THE FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the Claim.

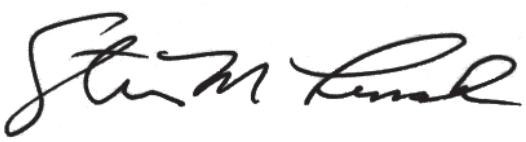
Further information about compensation scheme arrangements is available from the FSCS who can be contacted at Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St Botolph Street, London EC3A 7QU. The FSCS website may be viewed at www.fscs.org.uk.

BASIS OF COVER

The Insured has paid or agreed to pay the Premium for this indemnity cover.

The Insured agrees to comply with the terms and conditions of the policy. Failure by the Insured to comply can lead to invalidation of the policy in whole or in part or reduce the amount of any Claim subsequently made.

Signed for and on behalf of Stewart Title Limited



Steven Lessack
CEO, Stewart Title Limited

Authorised Signatory

POLICY SCHEDULE

POLICY NUMBER 160482	PROPERTY Each property which is noted on the bordereau
POLICY DATE As referred to on the bordereau per Property	LIMIT OF INDEMNITY See Additional Policy Clause(s) section below
POLICY TERM In Perpetuity from the Policy Date	PREMIUM See Additional Policy Clause(s) section below

THE INSURED

The party purchasing the Property at the Policy Date and any bank, building society or other similar lending institution holding a mortgage or charge on the Property('the Lender') whether as a result of the purchase or as the result of the owner of the Property remortgaging it to the Lender

THE INSURER

STEWART TITLE LIMITED - (Company Reg 2770166), 6 Henrietta Street, Covent Garden, London, WC2E 8PS

THE DEFECT

The Insured has been provided with a Regulated Drainage and Water Search ('the Search') by the Organisation which may contain an Adverse Entry which materially affects the market value of the Property.

INSURED USE

Continued use of the Property for residential or commercial uses as in existence at the Policy Date

EXCLUSION(S)

Any Claim arising from or relating to:
(i) any matter revealed in any other searches made available to the Insured or anyone acting on the Insured's behalf prior to the Policy Date (ii) any matter otherwise known to the Insured or anyone acting on the Insured's behalf prior to the Policy Date
(iii) consequential loss
(iv) environmental or contamination matters (including but not limited to the Environmental Protection Act 1990
(v) any matter where the Insured or their legal advisors have not followed or acted upon the guidance notes provided in the Search

ADDITIONAL POLICY CLAUSE(S)

Definitions:-
Adverse Entry - Any matter or matters which would have been disclosed in the Search and which were in existence on or before the Policy Date
which adversely affect the market value of the Property but which were not disclosed in the Search due to:-
(i) the absence in the Search of answers to questions 2.5.1, 2.8,2.9,3.4 and 4.5 and/or
(ii) incorrect information being given to the Organisation by the statutory authority or authorities responsible for maintaining the registers forming
the subject matter of the Search and/or
(iii) incorrect information being given by the Organisation to the Insured in respect of Questions 2.1,2.2,2.4.1 and 3.1.where the Organisation has
interpreted data obtained from the statutory authority or authorities responsible for maintaining the registers but that interpretation is incorrect
due to the negligence of, or an error by, the Organisation.
Organisation - One Search Direct
Regulated Search - A search requested by or on behalf of the Insured in the course of a purchase or remortgage transaction relating to the Property
in response to which the Organisation in accordance with the Council of Property Search Organisations' search code has undertaken enquiries and
provided a report upon which the Insured relies.

LIMIT OF INDEMNITY (Up to £ per Property) £ 2,000,000.00	PREMIUM (£ inclusive of I.P.T) £1.15

MEMORANDUM OF ENDORSEMENT For Seller Cover

Definitions:
The definitions referred to below shall be read as being in addition to those given or where repeated for the purpose of the cover provided to the seller under the Policy as an alternative to those in the Policy.

Seller:	The Seller of the Property who has requested and paid for the Regulated Search in order to enable the sale of the Property to the Buyer;
Buyer:	The person(s), corporate or incorporate body, named as Buyer in the exchanged contract for the purchase of the Property on whose behalf a Regulated Search has been undertaken or who relies upon a Regulated Search carried out on behalf of the seller of the Property by the Organisation and who has subsequently purchased the Property following receipt of the Regulated Search.
Completion Date:	The date upon which the sale of the Property to the Buyer completed.
Offer Price:	The lower of (i) the price agreed between the Seller and the Buyer for the sale of the Property prior to the completion Date (ii) the highest valuation of the Property obtained by the Seller from and estate agent prior to marketing the property with the estate agent.
Sale Price:	The price actually paid by the Buyer to the Seller for the Property on the Completion Date as detailed in the exchanged contract.

Seller Cover
The cover under this Policy will be extended to provide the additional cover referred to below namely that:-

The Seller shall have cover starting on the Completion Date for the matters referred to in sub paragraph (ii) under the definition of Adverse Entry in this policy by revealing an Adverse Entry which should not have been revealed ('the Error') and which is the sole and direct cause of the Buyer renegotiating the Offer Price of the Property to the Sale Price and as a result of which renegotiation the Seller has suffered loss.

Exclusions
The Company shall be not liable to indemnify the Seller for any Error:

(i) not disclosed in the Search

(ii) in respect of any matter of which the Seller or his legal representative had Knowledge as at the date that contracts are exchanged with the Buyer
for the purchase of the Property.

(iii) Any Adverse Entry which arises after the Effective Date

(iv) The cover for the Seller shall not apply where the transaction is a remortgage or the Property is used for commercial purposes

Conditions
All conditions referred to in the Policy shall apply

This policy document and the bordereau form the basis of the Insured's policy, and the contract between the Insured and the Insurer. Please read the documents and keep them safe.

COVER

In the event there is an Adverse Entry affecting the Property on the Policy Date directly arising from the Search which materially affects the market value of the Property as detailed in the Defect ("Claim") the Insurer will indemnify the Insured against:

a. The cost of remedying the Adverse Entry (including but not limited to the provision of a further indemnity policy to cover the specific risk(s) revealed by the Adverse Entry) and/or any sums paid pursuant to any voluntary settlement or compromise of a Claim with the prior written consent of the Insurer or any final order, decision, judgment or permanent injunction awarded against the Insured to free the Property from the Claim
b. Reduction in the market value of the Property used in accordance with the Insured Use the market value being the average of the estimates of two independent Valuers of the market value of the Property as defined from time to time in the guidelines issued by the Royal Institute of Chartered Surveyors at the date of a final order, decision, judgment or permanent injunction awarded against the Insured, or where the Insurer otherwise accepts liability, and being the difference between the market value of the Property as at the Policy Date on the assumption the Adverse Entry is unenforceable and the market value of the Property as at the Policy Date to the extent the Adverse Entry is held to be enforceable
c. Any shortfall in the amount required to discharge the outstanding debt under the mortgage or charge where the Insured is a mortgagee and exercises its rights under the mortgage or charge, or where the Insurer otherwise accepts liability.
d. Any damages or compensation (including costs and expenses) awarded against the Insured in any proceedings brought against the Insured or agreed in any voluntary settlement or compromise of a Claim with the prior written consent of the Insurer
e. All other costs and expenses incurred by the Insured with the prior written consent of the Insurer including the costs of the Insurer in defending or settling the Claim on the Insured's behalf

GENERAL PROVISIONS

a. Any act or omission by the Insured, or anyone acting on the Insured's behalf, which in whole or in part induces a Claim under the policy may prejudice the Insured's position and could invalidate the policy in whole or in part or reduce the amount of any Claim.
b. The Insurers liability under this policy will not exceed the Limit of Indemnity (as increased by the Inflation Provision if applicable).
c. This policy shall be governed by and construed in accordance with the law of England and Wales and is subject to the jurisdiction of the courts of England and Wales.
d. The policy and any endorsement issued in respect of it are one contract and shall be read together.
e. The insured will not be entitled to abandon the Property to the Insurer.
f. Your information may be used for the purposes of insurance administration by the Insurer, its associated companies, by reinsurers and your intermediary. It may be disclosed to regulatory bodies for the purposes of monitoring and/or enforcing the Insurer's compliance with any regulatory rules/codes.
g. Your information may also be used for offering renewal, research and statistical purposes and crime prevention. It may be transferred to any country, including countries outside the European Economic Area for any of these purposes and for systems administration. Where this happens, we will ensure that anyone to whom we pass your information agrees to treat your information with the same level of protection as if we were dealing with it.
h. If you give us information about another person, in doing so you confirm that they have given you permission to provide it to us to be able to process their personal data (including any sensitive personal data) and also that you have told them who we are and what we will use their data for, as set out in this notice.
i. In the case of personal data, with limited exceptions, and on payment of the appropriate fee, you have the right to access and if necessary rectify information held about you.

NON INVALIDATION

The interest in this policy of any Insured will not be invalidated by a breach of the policy terms or conditions by any other party, unless

a. Such party acted on the Insured's behalf or with the Insured's knowledge and consent
b. Where the Insured is a successor in title, they had knowledge of a breach of the policy terms or conditions or of previous non-disclosure or misrepresentation to the Insurer.

IMPORTANT CONDITIONS

In respect of each Property:-

a. In deciding to accept this policy in exchange for the Premium and in setting the terms and premium, the Insurer has relied on the assumptions made being correct and any information given by the Insured (or anyone acting on the Insured's behalf). The Insured must ensure that, when answering any questions asked by the Insurer, any information provided is accurate and complete and the Insurer is informed of any assumptions which cannot be met.
b. If the Insured deliberately or recklessly provides the Insurer with false or misleading information, the Insurer may treat this policy as if it never existed and decline all claims.
c. If the Insured provides the Insurer with false or misleading information carelessly, the Insurer may:
    a. treat this policy as if it had never existed, and refuse to pay all claims and return the premium paid. However, the Insurer may only do so if it would not otherwise have provided the Insured with insurance cover at all;

b. amend the terms of this insurance, and apply the amended terms as if they were already in place, if a claim has been adversely affected by the Insured's carelessness;
c. reduce the amount the Insurer will pay on a claim in the proportion the premium the Insured has paid bears to the premium the Insurer would have charged for the policy; or
d. take a similar proportionate action.

The Insurer, or anyone acting on the Insurer's behalf, will write to the Insured if the Insurer intends to treat this policy as if it had never existed, or amend the terms of the policy.

d. If the Insured becomes aware that the information given to the Insurer is inaccurate, the Insured must inform the Insurer as soon as practicable.
e. The Insured (or anyone acting on the Insured's behalf) shall not at any time disclose the existence of this policy to any third party other than bona fide prospective purchasers, their lenders, lessees and respective legal advisers without the Insurers written consent
f. The Insured shall not discuss the Defect with any party without the Insurer's written consent, who, it is reasonable to believe can as a result of the discussion make a Claim.
g. A bordereau is provided to the Insurer by the Policyholder in Excel format setting out the address of the Property, the Limit of Indemnity (being the purchase price of the Property) and the Policy Date (being the date of exchange of contracts for the purchase of the Property by the Insured) and that the bordereau is sent to the Insurer at the Insurer's Address within 14 days of the month end following the Policy Date and payment for all properties listed on the bordereau paid either by cheque payable to Stewart Title Limited or by BACS to HSBC Bank Plc, 60 Queen Victoria Street, London EC4N 4TR Account Name: Stewart Title Premium Collection Account, Sort Code 40-05-30, Account Number: 94573269 Reference: 160482

In respect of Conditions e, f and g above where the Insured fails to comply with these conditions the Insurer's liability under this policy may be limited to the extent the Insurer is compromised by any breach of these conditions

COMPLAINTS PROCEDURE

Any complaint should be raised in the first instance with our General Counsel by

- Writing to the General Counsel at the Insurer's Address
- Telephoning 0207 010 7820

Details of our complaints handling procedure are available by contacting our General Counsel.

If we are unable to resolve your complaint to your satisfaction, you may have the right to refer your complaint to the Financial Ombudsman Service at Exchange Tower, London E14 9SR. The Financial Ombudsman Service website is http://www.financial-ombudsman.org.uk/.

The existence, and your use of, this complaints process is without prejudice to your other rights under this policy and your rights in law.

RIGHT TO CANCEL POLICY

This Policy can be cancelled by contacting us within 14 days of the policy date, provided all interested parties (such as lenders holding a mortgage or charge on the Property) consent to cancellation. If you wish to cancel this policy, please write (quoting your policy number) to 'The Underwriting Manager' at the Insurer's Address.

We may at our discretion charge you for the time that you have been on cover including Insurance Premium Tax.

Any refund of premium will be made to the party who paid the premium.

CLAIMS CONDITIONS

On becoming aware of any potential or actual Claim, the Insured will:

a. provide written notice and details to the Insurer at the Insurer's Address immediately of all known facts including all communications, correspondence and all court documents.
b. not admit any liability whatsoever or take steps to compromise or settle the Claim, without the written consent of the Insurer.
c. provide all information and assistance that the Insurer and/or any party professional or otherwise acting on the Insurer's behalf require at the Insured's own expense doing everything reasonably practicable with the Insurer's prior written consent to minimise any loss.

The Insured will not make any

a. admission, promise of payment or indemnity
b. application to a court, Upper Tribunal (Land Chamber) or the Land Registry without the written consent of the Insurer

DEALING WITH THE CLAIM

a. In dealing with the Claim the Insurer will at its discretion and cost be entitled to (whether or not the Insurer is liable under this policy):-
   i. take or defend proceedings in any court or tribunal in the name of the Insured in any proceedings including the right to abandon or submit to judgment

ii. exercise, in the name of the Insured, any rights or remedies available to the Insured in any proceedings including the right to abandon or submit to judgment
iii. compromise, settle or compound the Claim and deal in such manner as it thinks fit
iv. pay at any time to the Insured the amount of the Limit of Indemnity (as increased by the Inflation Provision if applicable) or any lesser amount for which the Claim can be settled and then relinquish control of and have no further involvement with the Claim.

b. The Insurer shall be under no obligation to pay the proceeds of any Claim paid under this Policy to any party other than the Insured and that the proceeds of any Claim shall be incapable of assignment.
c. If, at the time of the Claim, there is other insurance (whether incepted by the Insured or any other party) under which the Insured may be entitled to make a Claim, either wholly or partly in respect of the same interest or risk covered by this policy, the Insurer will not be liable to pay or contribute more than their rateable proportion of the Claim.
d. If the Insured shall make any Claim knowing the same to be false or fraudulent, as regards amount or otherwise, this policy shall become void and the Claim shall be forfeited.
e. The Insurer will be entitled to all rights and defences it may have in respect of a Claim notified by any Insured against any successor to that Insured.
f. Where the Insurer and the Insured cannot agree to the amount to be paid under this policy the matter shall be referred to an arbitrator to be appointed by the parties (or in default of agreement, in accordance with the law in force at the time). The making of an award by the arbitrator shall be a condition precedent to any right of action against the Insurer. The Insured will afford to the Insurer every reasonable assistance in this respect.
g. If the Insurer agrees or is obliged to make any payment to or on behalf of an Insured because of the risk insured by this policy the Insurer will immediately be subrogated to any rights which the Insured may have in relation to that risk.

THE FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the Claim.

Further information about the compensation scheme arrangements is available from the FSCS who can be contacted at Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St Botolph Street, EC3A 7QU. The FSCS website may be viewed at www.fscs.org.uk.

Important Consumer Protection Information

This search has been produced by Onesearch Direct (Address: Skypark SP1, 8 Elliot Place, Glasgow G3 8EP Telephone: 0800 052 0117 Fax: 0141 572 2033 or E-mail: cs@onesearchdirect.co.uk) 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 practice 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 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 all search services comply with the law, registration rules and standards.
- 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 financial loss, and/or aggravation, distress or inconvenience 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
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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