NOTES:

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SUBJECT TO SURVEY

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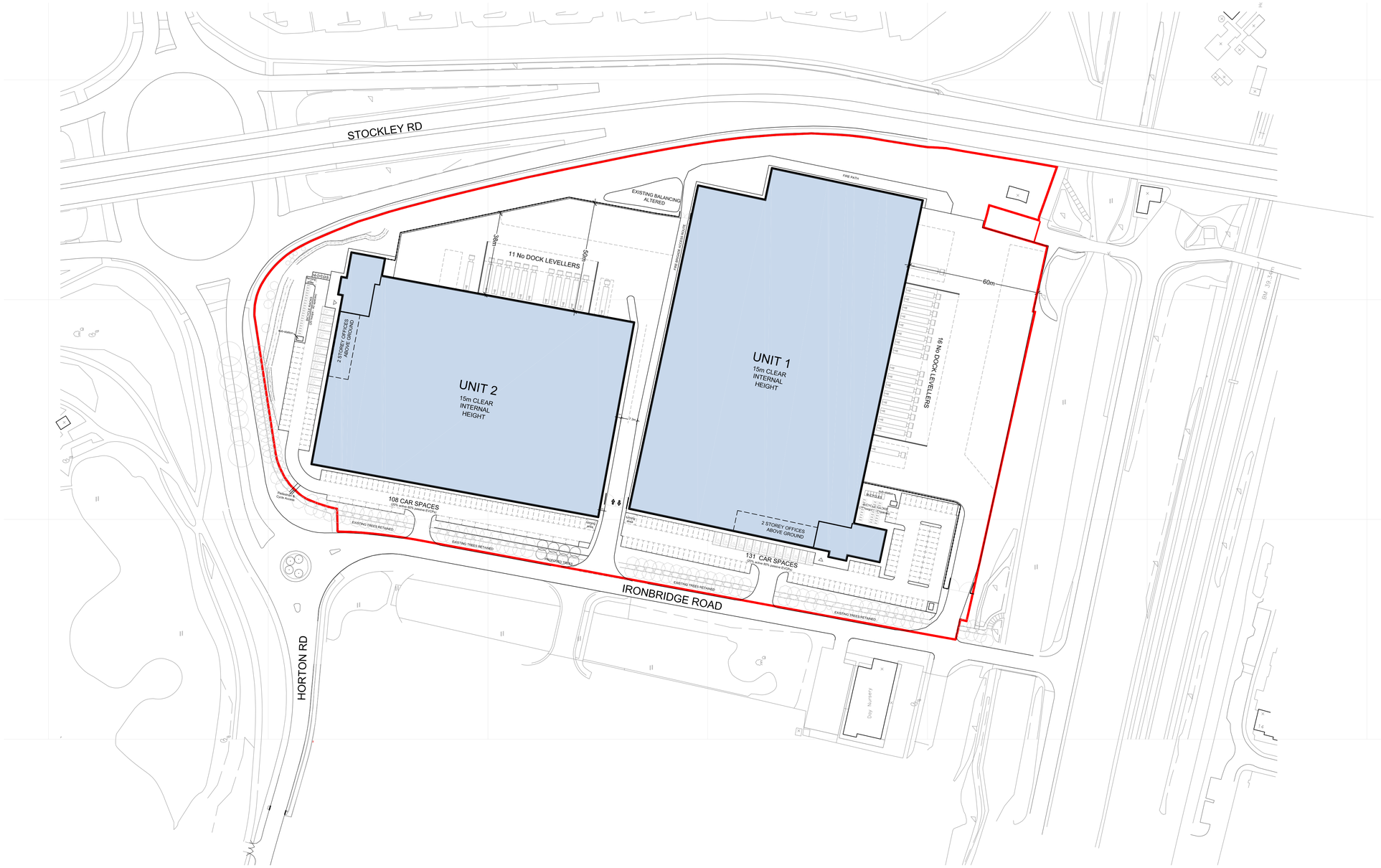
N

BASED ON GREENHATCH SURVEY
REF: 33865_T REV 0
DATED: 24.06.19



01/201 SITE LAYOUT
1:1000

0 25 50 100m

AREA SCHEDULE

GIA

1	sqm	sqft
Unit	15,843	170,535
Offices Gnd	403	4,340
Offices 1st	677	7,285
Offices 2nd	750	8,075
Sub total	**17,673**	**190,235**

2	sqm	sqft
Unit	11,463	123,390
Offices Gnd	387	4,165
Offices 1st	512	5,510
Offices 2nd	592	6,370
Sub total	**12,954**	**139,435**

	sqm	sqft
TOTAL FLOOR AREA	**30,627**	**329,670**

	Ha	acres
SITE AREA	6.321	15.62

REV	DATE	NOTE	DRAW	CHCK
A	23.06.20	Office areas amended.	sd	ss/ms

MICHAEL SPARKS ASSOCIATES
CHARTERED ARCHITECTS
11 PLATO PLACE
ST.DIONIS ROAD
LONDON SW6 4TU
TELEPHONE 020 7736 6162
www.msa-architects.co.uk

PROLOGIS

TITLE
IRONBRIDGE ROAD, HAYES

DRAWING
SITE LAYOUT PLAN

CLIENT
PROLOGIS UK LTD

DATE	SCALE	DRAWN
JUNE 2020	1:1000@A1	PF
	STATUS: PLANNING	CHECKED: MS/GZ/SD

DRAWING NUMBER
30928-PL-201A

NOTES:

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N

BASED ON GREENHATCH SURVEY
REF: 33865_T REV 0
DATED: 24.06.19

01/83 SITE LAYOUT
1:1000

0 25 50 100m

..	..	..	..	..
REV	DATE	NOTE	DRAW	CHCK

MICHAEL SPARKS ASSOCIATES
CHARTERED ARCHITECTS
11 PLATO PLACE
ST.DIONIS ROAD
LONDON SW6 4TU
TELEPHONE 020 7736 6162
www.msa-architects.co.uk

PROLOGIS

TITLE
IRONBRIDGE ROAD, HAYES

DRAWING
COLOUR SITE LAYOUT PLAN

CLIENT
PROLOGIS UK LTD

DATE	SCALE	DRAWN
MAY 2020	1:1000@A1	PF
	STATUS	CHECKED
	FEASIBILITY	MS/GZ/SD

DRAWING NUMBER
30928-FE-083

NORTH

KEY

EXISTING TREES AND HEDGEROWS TO BE RETAINED
(Refer to the Pre Development Tree Survey for detail)

EXISTING TREES AND HEDGEROWS TO BE REMOVED
(Refer to the Pre Development Tree Survey for detail)

SEMI-MATURE TREE
(*Tree pit size: 2000x2000x1000mm*)
25-30cm stem girth
6.0-7.0m height
2.5m clear stem
Rootballed

EXTRA HEAVY STANDARD TREES
(*Tree pit size: 1500x1500x900mm*)
18-20cm stem girth
4.5-5.5m height
1.8-2.1m clear stem
Rootballed

FEATHERED TREES
2.1-2.4m height
6-8cm stem girth
Well furnished with lateral shoots to the base

PROPOSED FORMAL NATIVE HEDGE
(*300mm depth of topsoil*)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart

%	Species	Common Name	Supply Size	
	Carpinus betulus #	Hornbeam	1000-1250mm	1+2 B

PROPOSED INDIGENOUS HEDGEROW
(*300mm depth of topsoil*)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

%	Species	Common Name	Size	Age	Root
50%	Acer campestre +	Field maple	400-600mm	1+1	OG
10%	Carpinus betulus #	Hornbeam	400-600mm	1+1	OG
30%	Corylus avellana #	Hazel	400-600mm	1+1	OG
5%	Crataegus monogyna #	Hawthorn	400-600mm	1+1	OG 'B'
5%	Salix caprea #	Goat Willow	400-600mm	1+1	OG

PROPOSED THICKET MIX PLANTING
(*300mm depth of topsoil*)
Where thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge.

Transplants planted in groups of 7-15 of the same species on a 1.0m grid.

%	Species	Common Name	Supply Size		
20%	Acer campestre +	Field Maple	400-600mm	1+1	OG
35%	Corylus avellana #	Hazel	400-600mm	1+1	OG
5%	Crataegus monogyna #	Hawthorn	400-600mm	1+1	OG 'B'
10%	Frangula alnus #	Alder buckthorn	600-800mm	1+1	B
10%	Ligustrum vulgare #	Privet	400-600mm	1+1	OG
5%	Prunus spinosa #	Blackthorn	400-600mm	1+1	OG
10%	Salix caprea #	Goat Willow	400-600mm	1+1	OG
5%	Ulex europeaus #	Gorse	400-600mm	1+1	OG

PROPOSED SPECIMEN SHRUBS
(*450mm depth of topsoil*)

Species	Supply Size	Pot Size
Amelanchier canadensis	900-1200mm	15L
Mahonia x media 'Winter Sun'	900-1200mm	15L
Viburnum x burkwoodii	900-1200mm	15L

PROPOSED ORNAMENTAL SHRUB PLANTING
(*450mm depth of topsoil*)
Ultimate plant height is above 1m.

Species	Supply Size	Pot Size	Spacing
Cornus alba 'Sibirica'	400-600mm	3L	600mm cts
Cornus stolonifera 'Flaviramea'	600-800mm	3L	600mm cts
Corylus avellana	600-800mm	OG	600mm cts
Corylus maxima 'Purpurea'	400-600mm	3L	750mm cts
Photinia fraseri 'Red Robin'	400-600mm	3L	750mm cts
Pyracantha 'Saphyr Red'	400-600mm	3L	600mm cts
Viburnum x burkwoodi	300-400mm	3L	600mm cts

PROPOSED ORNAMENTAL GROUND COVER SHRUB PLANTING
(*450mm depth of topsoil*)
Ultimate plant height is below 1m.

Species	Supply Size	Pot Size	Spacing
Cotoneaster dammeri 'Coral Beauty'	400-600mm	3L	500mm cts
Berginia cordifolia 'Silver Light'	150-200mm	2L	450mm cts
Escallonia 'Red Dream'	300-400mm	3L	500mm cts
Euonymus 'Emerald 'n' Gold'	200-300mm	2L	500mm cts
Hebe pinguifolia 'Sutherlandii'	200-300mm	3L	500mm cts
Hypericum x moserianum	300-400mm	3L	600mm cts
Lonicera nitida 'Maygreen'	300-400mm	2L	500mm cts
Luzula sylvatica	150-200mm	2L	500mm cts
Persicaria affinis 'Darjeeling Red'	150-200mm	2L	450mm cts
Potentilla dalmunica 'Abbotswood'	300-400mm	3L	500mm cts
Prunus laurocerasus 'Cherry Brandy'	300-400mm	3L	500mm cts
Rosa 'Kent'	300-400mm	3L	450mm cts
Spiraea 'Gold Mound'	300-400mm	3L	500mm cts
Stephenandra incise 'Crispa'	300-400mm	3L	500mm cts

PROPOSED AMENITY GRASS AREAS
(*150mm depth of topsoil*)

PROPOSED WILDFLOWER AREAS
(200mm depth subsoil)

PROPOSED ECOLOGICAL GRASSLAND AREAS
(*150mm depth of topsoil*)

PROPOSED INUNDATION GRASSLAND AREAS
(Cultivated subsoil to a depth of 200mm)
EP1 – Pond edge mixture sown at 4g/m2 supplied by Emosgate Seeds

PROPOSED MARGINAL PLANTING
(Cultivated subsoil to a depth of 200mm)

10%	Caltha palustirs	Marsh marigold	9cm pot 600c/s	0-100mm
10%	Filipendula ulmaria	Meadowsweet	9cm pot 600c/s	0-100mm
10%	Galium palustre	Marsh bedstraw	9cm pot 600c/s	0-100mm
10%	Lythrum salicaria	Purple Loosestrife	9cm pot 600c/s	0-50mm
10%	Mentah aquatica	Water mint	9cm pot 600c/s	0-100mm
10%	Myosotis scorpioides	Water-forget-me-not	9cm pot 600c/s	0-100mm
10%	Ranunculus sceleratus	Celery-leaved buttercup	9cm pot 600c/s	0-100mm
10%	Scrophularia auriculata	Water Figwort	9cm pot 600c/s	0-100mm
10%	Sparganium erectum	Branched Bur Reed	9cm pot 600c/s	0-200mm
10%	Veronica beccabungo	Brooklime	9cm pot 600c/s	0-100mm

PROPOSED REED BED
(Cultivated subsoil to a depth of 200mm)
100% Phragmites australis 9cm pot 500c/s 0-900mm

PROPOSED TIMBER POST AND 4 RAIL FENCE WITH 3.6M VEHICULAR MAINTENANCE ACCESS GATE

INDICATIVE CONTOURS

REV	NOTE	DATE	AUTH
REV B	Unit 1 layout updated	04-05-20	MAB
REV A	General updates across the site	14-04-20	MAB

BCA BARRY CHINN associates Landscape Architects

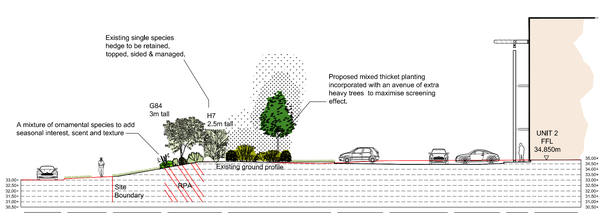
PROLOGIS®

PROJECT
FORMER GSK SITE,
PROLOGIS PARK,
WEST LONDON

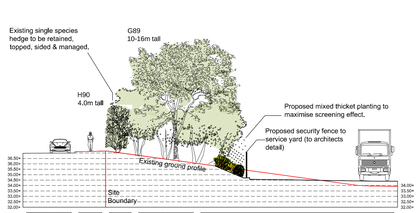
DRAWING
LANDSCAPE CONCEPT PLAN

				DRG NO.
CONTRACT	1982-19			05
DATE	12-02-20	DRAWN	MAB	
ISSUE	Comment	CHECKED	MAB	
SCALE	1:500	ORIG SHEET	A0	REV B
CAD FILE	1982-19-05.dwg			

Barry Chinn Associates Limited Harbury Road, Deppers Bridge, Southam, Warwickshire CV47 2SZ
T +44 (0)1926 614031 F +44 (0)1926 614433 E:gen@bca-landscape.com W:www.bca-landscape.com



SECTION A-A 1:200



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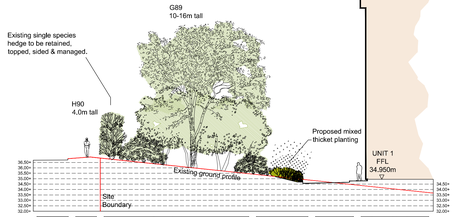

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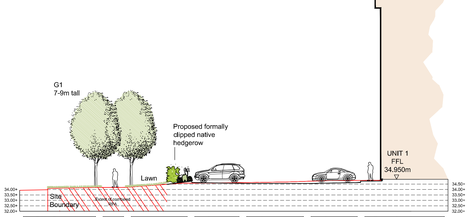

SECTION D-D 1:200

Notes

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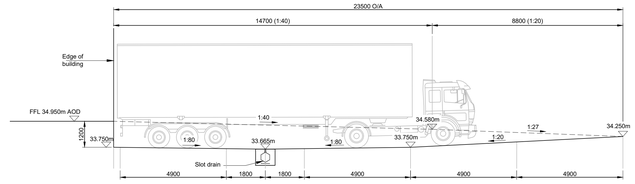
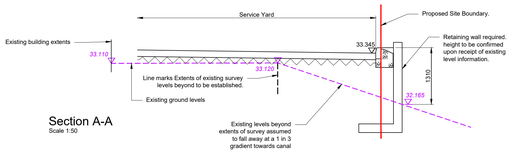
Key :

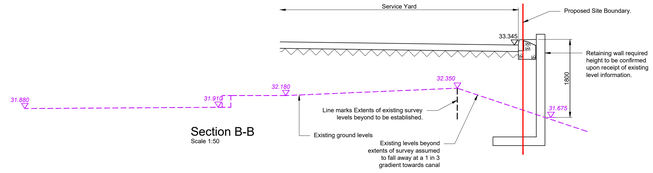
- : Indicates Retaining Wall Extents
- 34.530 + : Indicates Proposed Levels
- 34.530 + : Indicates Existing Road Tie In Levels
- : Indicates Major Contours 0.250m Intervals
- : Indicates Minor Contours 0.050m Intervals



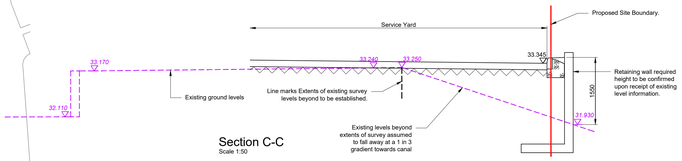
Indicative Section Through Loading Dock
(Scale 1:100)



Section A-A
Scale 1:50



Section B-B
Scale 1:50



Section C-C
Scale 1:50

P02	Levels & sections revised to suit updated site layout.	ST	MH	28.05.20
P01	First Issue	ST	MH	18.02.20
Rev	Description	By	Ckd	Date

RPS MAKING COMPLEX EASY
Sherwood House, Sherwood Avenue, Newark, Nottinghamshire, NG24 1QQ
T: 01636 605 700 E: rpsnewark@rpsgroup.com

Client: PROLOGIS®

Project: Prologis Park West London Expansion

Title: Proposed Levels

Status	Scale @ A0	Date Created
Preliminary	1:500	18.02.20
Task Team Manager	**Information Author**	**Task Information Manager**
MH	ST	MH

Document Number: PPWLE-RPS-SI-XX-DR-C-1600
Project Code - Originator - Zone - Level - Type - Role - Drawing Number

RPS Project Number	Suitability	Revision
NK019749	S0	P02

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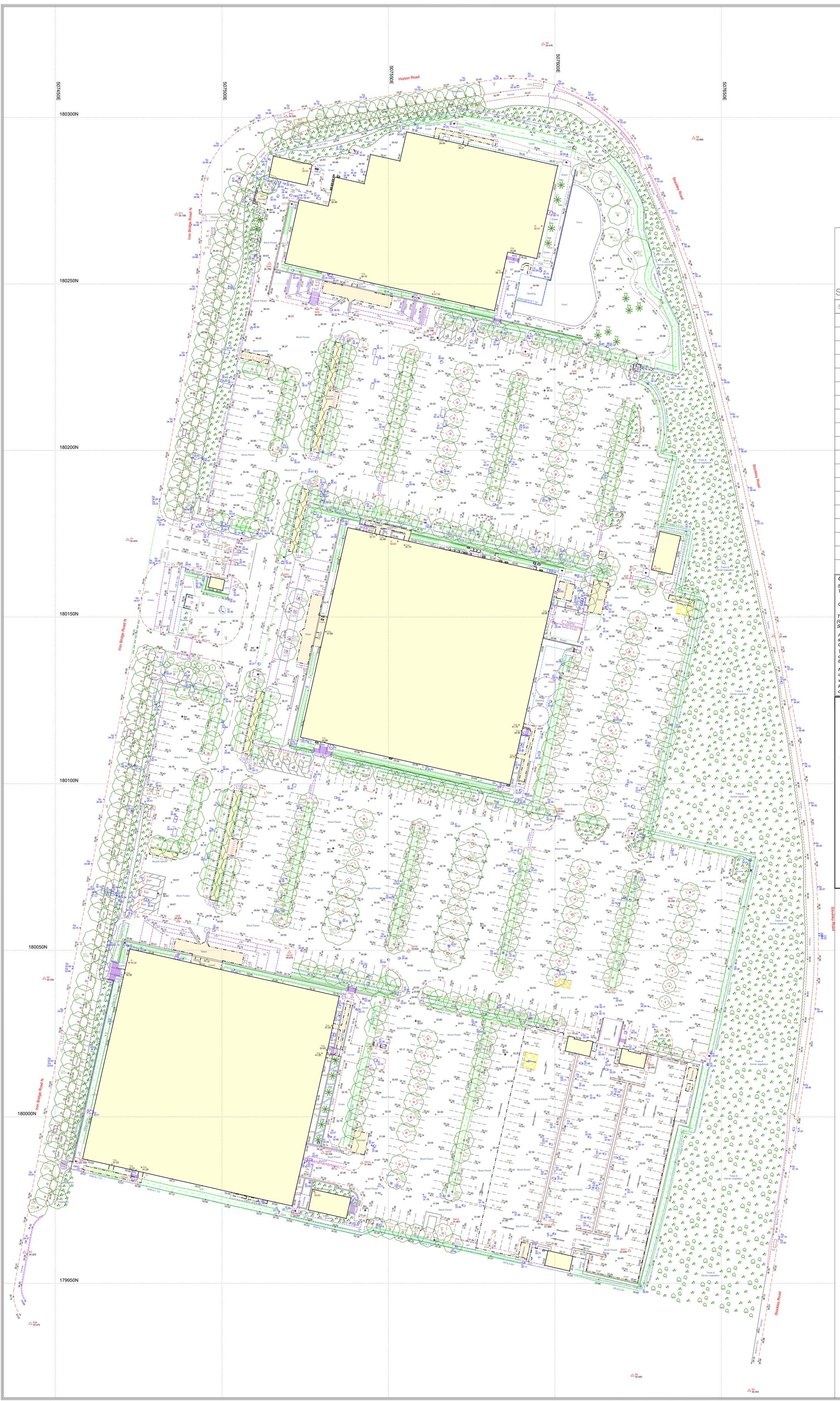
Appendix C.2

TOPOGRAPHICAL SURVEY



N

Station Information:

Station	Easting (m)	Northing (m)	Level (m)
GH1	507518.211	180162.745	35.322
GH2	507486.864	180058.701	34.835
GH3	507528.668	180242.494	36.503
GH4	507514.349	180256.116	35.769
GH5	507563.793	180235.127	36.198
GH6	507607.288	180224.714	34.831
GH7	507622.943	180161.958	33.771
GH8	507600.085	180091.801	33.504
GH9	507636.936	180064.823	34.292
GH10	507627.854	180016.318	33.400
GH11	507622.357	179959.826	33.498
GH12	507599.399	179967.726	31.969
GH13	507569.066	179967.932	31.901
GH14	507542.077	179986.088	31.942
GH15	507530.345	179989.189	32.334
GH16	507521.223	179971.564	33.097
GH17	507456.742	179986.241	33.195
GH18	507520.339	180049.371	34.876
GH19	507556.184	180049.961	33.834

OS Note:

Some services may have been omitted due to parked vehicles. The Ordnance Survey tile is to be used as a guide only.

OS Buildings *Surveyed Buildings*

This survey has been orientated to the Ordnance Survey (O.S) National Grid OSGB36(15) via Global Navigation Satellite Systems (GNSS) and the O.S. Active Network (OS Net).

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the on-site grid and datum.

Legend:

Rev	Date	Description	Drawn	Q. Ref.

greenhatch group

- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Measured Building Surveys
- 3D Laser Scanning
- Revit & BIM Models

Rowan House
Duffield Road
Little Eaton
Derby
DE21 5DR
Tel (01332) 830044 Fax (01332) 830055
admin@greenhatch-group.co.uk
www.greenhatch-group.co.uk

St Albans: Unit B, The Courtyard, Alban Park, St Albans, Hertfordshire, AL4 0LA, t. (01727) 854481
Newcastle: 24 Riverside Studios, Amethyst Road, Newcastle Bus. Park, Newcastle-U-Tyne, NE4 7YL, t. (01912) 736391
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CLIENT
ProLogis UK Ltd

PROJECT
Stockley Park
West Drayton, Uxbridge
UB11 1BT

TITLE
Topographical Survey

SCALE	DATE
A1@ 1: 500	24.06.19
DRAWN: LB	QUALITY REF: GH5472
Level datum: See note	
Grid orientation: See note	
Job number: 33865	
Drawing No.: 33865_T	Rev.: 0

Comments
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

Appendix C.3

WSP GEO-ENVIRONMENTAL REPORT

2. SITE SETTING

2.1. SITE DESCRIPTION AND CURRENT USE

Table 2 summarises the Site details presented in the PRA and obtained over the course of the intrusive works. A Site location plan and current layout plan are presented in Drawings 1 and 2 in **Appendix A.**

Table 2 - Summary of Site Details

Detail	Comment
Name of Site	Prologis Park West London: Expansion Land.
Address of Site	1-3 Ironbridge Road, Stockley Park West, Iron Bridge Road North, West Drayton, Uxbridge, UB11 1BT.
Location and National Grid Reference (NGR)	The Site is located in the west of London, approximately 4.5 km south-east of Uxbridge. The Site is situated on the Stockley Park business park at approximate NGR 507560, 180120. The Site can be accessed via Ironbridge Road North, adjacent to the west of the Site.
Site Area and Topography	The Site is broadly rectangular in shape and covers approximately 5.4 ha. The topography of the Site raises by approximately 1.5 m from the southern section towards the centre of the Site. The ground level in the north-west section of the Site reduces by approximately 1.5 m towards the northern Site boundary.
Site Description and Current Use	The Site is owned and occupied by GSK, a pharmaceutical company. The Site comprises the GSK offices, which includes four large buildings on-site; one in the north, one in the centre, one in the south-west and a multi-storey car park in the south-east corner. The remainder of the Site is covered in hardstanding (used as car parking) with limited landscaped areas. Two large surface waters feature are present; one located in the north of the Site and one in the east. It is understood the water feature in the east of the Site is a surface water balancing pond used to attenuate surface water car park discharge, prior to discharge to the Grand Union Canal. The surface water feature to the north is for aesthetic purposes. 3 x 30,000 litre underground diesel storage tanks (USTs) are present on-site; one associated with each building to power back-up generators (located on the roofs). The USTs were linked via underground fuel lines to fuel risers that were installed up the external side of the buildings. The fill points are located adjacent to the USTs. The USTs were reportedly installed in the early 1990s and decommissioned in 2014, which comprised emptying the tanks of fuel and filling each with foam. Each backup generator was served by a dedicated above ground tank (AGTs), approximately 500 litres in capacity. Reportedly the AGTs were emptied at the same time as the USTs were decommissioned. It is unknown whether the ancillary fuel pipes have been decommissioned or foam filled. Three electrical substations present on-site; located in the north-west, east and south. It is not known whether these substations contained polychlorinated biphenyls (PCBs).

Detail	Comment
	Waste storage areas are present to the east of Building 10 (in the centre of the Site), to the east of Building 11 (in the south of the Site) and to the west of Building 9 (in the north of the Site).
Ground Cover	The Site is predominantly covered by block paving with soft landscaping and trees between the parking bays. The block paving is generally in good condition.
Surrounding Area	The following land uses were observed in the area surrounding the Site: **North** – A408 junction with Horton Road and Bennetsfield Road with Stockley Park golf course beyond. **East** – A408 with further industrial units of Stockley Park beyond. **South** – Grand Union Canal, Iron Bridge Road South, railway line and residential properties. **West** – Iron Bridge Road North and industrial units of Prologis Park: West London beyond.
Observations of Impact	During the Site walkover, no external staining of the ground was observed. No evidence of vegetation stress was noted.

2.2. ANTICIPATED GEOLOGY AND HYDROGEOLOGY

A review of the publicly available geological information has been undertaken, with sources including the regional British Geological Survey (BGS) 1:50,000 maps, information available on the BGS on-line Geology of Britain Viewer and local BGS borehole logs. These indicate that the underlying superficial geology on Site comprises “worked ground” above natural superficial deposits comprising the Lynch Hill Gravel Member (sand and gravel) across the majority of the Site and the Langley Silt Member (clay and silt) along the southern and eastern boundaries. The bedrock geology comprises the London Clay Formation (clay, silt and sand).

According to Council records obtained by Ramboll Environ, anticipated ground conditions beneath the structures comprises 1.75 m thick structural fill (compacted granular fill), 0.4 m approved fill (excavated gravel/site won/imported material) over unexcavated Lynch Hill Gravel above the London Clay. Anticipated ground conditions in external areas were likely to comprise 150 mm hardstanding/paving; over 450 mm sub-base; over a 300 mm reported capping layer; over landfill material; all over unexcavated Lynch Hill Gravel (approximately 450 mm thick) and London Clay.

The Lynch Hill Gravel Member is classified as a Principal Aquifer and the Langley Silt Member and London Clay Formation are designated as Unproductive Strata. The Site is not situated within a groundwater Source Protection Zone (SPZ) and there are no operational groundwater abstraction licences for potable water supply within 1 km of the Site. The closest abstraction is approximately 42 m north-west of the Site and relates to abstracting groundwater for make-up or top-up water (i.e. to make up water levels in ponds, canals, boilers, lagoons). It is understood this abstraction was used to maintain water levels in the surface water features located to the west of Ironbridge Road North.

2.3. HYDROLOGY

Two surface water ponds are present on-site; located in the north and east. The nearest off-site surface water feature is the Grand Union Canal, which lies adjacent to the southern boundary. The section of the canal between Iron Bridge and Brent was given a General Quality Assessment (GQA) Grade of D (i.e. Fair) in 2000. No recent water quality data for the canal is available from the Environment Agency. The River Crane is located approximately 3 km east of the Site and has an overall water body quality classification of poor (2016).

The closest surface water abstraction point (for process water) is located approximately 156 m south-east of the Site.

2.4. SITE HISTORY

ON-SITE

The following summary of the Site history has been produced from a review of the historical mapping provided in the PRA and regulatory information provided in the Ramboll Environ report.

The earliest available historical maps from 1868 indicate the majority of the Site to be undeveloped, comprising three fields.

By 1895 a gravel pit is present in the south-east corner of Site. The central field is shown as an orchard with three small buildings constructed; one in the centre and two on the eastern boundary. An additional building is present in the south-east corner of Site.

By 1914, the southern two thirds of the Site is a gravel pit with a flooded excavation in the west. By 1934, further excavation has occurred along the western half of the Site. The previously flooded section of the gravel pit in the west of the Site has been extended north and formed into a navigable channel connected to the canal to the south.

Historical reports indicate that the gravel extraction was followed by progressive filling in the 1930s to 1940s and again in the 1960s.

In 1960 the channel is no longer connected to the canal and the building at the northern end is no longer present. The Site is marked as rough pasture. The northern ends of two long buildings cross the western boundary.

By the mid 1960s, the channel had been backfilled and a depot had been constructed in the south of the Site. The long building that crossed the western boundary is part of a piggery with additional related buildings present in the eastern half of the Site. By 1975 a plant hire works has been built cross boundary to the south of the piggery.

By the early 1990s, the Site is redeveloped into its current day configuration with the exception of the multi-story carpark in the south-east corner (constructed in the late 1990s).

The Envirocheck report indicates the majority of the Site to be infilled land with a small area of landfill in the north-west.

Council records obtained by Ramboll Environ suggest remediation occurred on-site and at the adjacent (west) site from 1987 to 1988 involving the removal of 1,116,000 m^3 of landfill material. Further information is provided in the Ramboll Environ Phase 1 report and the WSP PRA.

3. GROUND AND GROUNDWATER CONDITIONS ASSESSMENT

3.1. GROUND CONDITIONS

SUMMARY

An exploratory hole location plan is presented in Drawing 3 in **Appendix A**. The exploratory logs are provided in **Appendix D** with a photographic record in **Appendix E**. Geological cross-sections are included as Drawings 4 and 5 in **Appendix A**.

The ground investigation carried out between February and March 2019 is consistent with the ground conditions provided by the BGS regional maps. A summary of the strata recorded across the Site during the investigation is provided in **Table 5**. All the exploratory holes were drilled in areas of hardstanding (outside of the existing building footprints).

Table 5 - Summary of Strata Encountered During Investigation

Stratum	Depth to Base of Strata (m bgl)	Level at Base of Strata (m AOD)	Thickness (m)
Hardstanding	0.08	36.27 to 31.76	0.08
Made Ground (sand and limestone aggregate subbase)	0.15 to 0.50	36.15 to 31.54	0.07 to 0.42
Made Ground (infilled material)	0.52 to 6.00 (1.50)	33.94 to 28.72 (30.54)	0.20 to 5.70 (1.35)
Made Ground (reworked natural)	3.00 to 6.20 (6.50)	30.54 to 28.36 (28.72)	0.20 to 4.60 (2.70)
Langley Silt Member	2.65 to 3.00	32.84 to 29.10	0.40 to 1.00
Lynch Hill Gravel Member	3.60 to 6.50 (6.45)	29.64 to 28.22 (27.91)	0.30 to 2.70 (0.50)
London Clay Formation	Not proven (>14.95)	Not proven (<16.95)	Not proven (>12.15)

** Brackets indicate maximum proven depth/ thickness and the minimum elevation at the base, in exploratory holes terminated within the stratum.*

HARDSTANDING

Brick block paving was encountered at the surface in all exploratory hole locations.

MADE GROUND

Both granular and cohesive Made Ground was recorded during the ground investigation as detailed below in Table 6. However, the source of this Made Ground is further defined as highlighted in Table 5 and the Sections below. For the purpose of the geotechnical assessment in Section 7, the Made Ground has been differentiated into Granular Made Ground (GMG) (which includes the granular

subbase and some infilled material) and Cohesive Made Ground (CMG) (which includes the majority of the infilled material and the reworked natural clay).

Table 6 - Summary of Made Ground

Geotechnical Unit	Description	Minimum and Maximum Thickness [Average] (m)
Granular Made Ground (GMG)	Light brownish yellow slightly gravelly medium and coarse sand (subbase) and dark brownish black gravelly fine and medium sand with frequent wood and ash and rare ceramic and glass (regular GMG). Gravel is fine and medium angular of flint. This layer is located over the Cohesive Made Ground (CMG), it forms the pavement build-up of the areas of hardstanding (found in every exploratory hole).	0.18 – 4.62 [0.72]
Cohesive Made Ground (CMG)	Soft locally firm brown slightly gravelly slightly sandy clay, containing wood, bricks, concrete, asphalt, and other manmade material. CMG was recorded below the GMG in all exploratory holes except boreholes BH03, WS10 and WS13.	0.57 – 6.05 [3.02]

GRANULAR MADE GROUND

The proven thickness of GMG ranged from 0.18 m in WS03 to 4.62 m in BH03. Typically, the greatest thicknesses of Made Ground were encountered towards the south-east of the Site.

COHESIVE MADE GROUND

The full thickness of the CMG was proven in 14 exploratory hole locations. The proven thickness of Made Ground ranged from 0.57 m in WS03 to 6.05 m in WS06. Typically, the greatest thicknesses of CMG were encountered towards the north and centre of the Site.

MADE GROUND (SUBBASE)

The block paving was underlain by a thin layer of light yellow / light brown / light yellowish brown fine to coarse sand over a granular subbase typically comprising pinkish or reddish brown gravelly sand or sandy fine to coarse angular to subrounded gravel of limestone.

A black geotextile membrane was encountered in the majority of locations underlying the subbase over the current road and parking areas.

MADE GROUND (INFILLED MATERIAL)

Made Ground was encountered in all exploratory hole locations and was variable in composition and thickness across the Site. Typically, the Made Ground was cohesive comprising soft to firm brown / orangish brown gravelly sandy silty clay; gravel is fine to coarse angular to sub-rounded of flint, brick, concrete and limestone. The cobble content was typically low; cobbles are angular of brick, flint and limestone. Rare inclusions of plastic, glass, wood, clinker, metal, bone, ceramic and ash were also noted.

The full thickness of the infilled material was proven in 13 exploratory hole locations. The proven thickness of Made Ground ranged from 0.20 m in WS01 to 5.70 m in BH01.

MADE GROUND (REWORKED NATURAL)

Possible reworked natural clay was encountered beneath Made Ground in eight exploratory hole locations (BH01, WS01, WS04, WS06, WS07, WS08, WS09 and WS11) as soft locally firm brown / orangish brown sandy silty occasionally slightly gravelly clay. The greatest proven thickness (4.38 m) was encountered in WS01 in the north-west corner of the Site.

LANGLEY SILT MEMBER (LASI)

The Langley Silt Member (LASI) is not very well represented in the area and was only recorded in four locations, namely; BH02 and WS15 in the west of the Site and BH04 and WS12 in the south-east. Despite the BGS maps showing LASI along the east and south of the Site, it was recorded along the west and south-east of the Site. The LASI was typically described as firm or stiff orangish brown or greyish brown mottled orangish brown slightly gravelly silty clay; gravel is fine to coarse angular to rounded of flint. The average thickness of the Langley Silt Member was 0.61 m, ranging from 0.40 m in WS15 to 1.00 m in BH04.

LYNCH HILL GRAVEL MEMBER (LHGR)

The Lynch Hill Gravel Member (LHGR) was encountered in nine of the twenty exploratory hole locations (BH01, BH02, BH03, WS07, WS08, WS09, WS11, WS12 and WS15). LHGR was found below the LASI or CMG units and overlying the London Clay. The Lynch Hill Gravel Member was typically described as brown / light brown sandy fine to coarse angular to rounded gravel of flint or yellowish brown / orangish brown slightly gravelly silty fine to coarse sand; gravel is fine to coarse angular and subangular of flint. The average proven thickness of the Lynch Hill Gravel Member was 0.70 m, ranging from 0.30 m in BH01 and BH03 (in the north and east, respectively) to 2.70 m in BH02 towards the west of the Site. The thin layer of gravel is consistent with records which indicates the majority of the Site to have been subject to historical gravel extraction.

LONDON CLAY FORMATION (LC)

The London Clay Formation was encountered in eight exploratory hole locations (BH01, BH02, BH03, BH04, WS01, WS09, WS11 and WS12) and was proven to 15 m bgl, although the thickness was not confirmed. The London Clay was typically described as stiff locally very stiff dark grey or brownish grey silty clay with occasional pyrite nodules and gypsum crystals. Claystone was encountered between 8.30 m and 8.60 m bgl and between 10.75 m and 10.87 m bgl in BH04.

EVIDENCE OF CONTAMINATION

Selected soil samples were collected during the advancement of investigation locations for headspace screening. Photo Ionisation Detector (PID) readings were typically below the limit of detection (< LOD) for the equipment with the highest reading recorded in BH02 at 4.00 m bgl (9.3 ppm), located to the west of Building 10.

The following visual or olfactory evidence of contamination was recorded during the ground investigation:

- Strong hydrocarbon odour at 4.00 m bgl within the Lynch Hill Gravel Member in BH02;
- Black leachate recorded between 3.00 m and 4.00 m bgl within Made Ground in WS04; and

- Strong hydrocarbon odour and black staining between 2.40 m and 2.75 m bgl within the Made Ground in WS06.

Organic odours were recorded within Made Ground in BH02, WS04, WS06, WS08, WS12 and WS14.

OBSTRUCTIONS

Obstructions encountered during the ground investigation are summarised in **Table 7**.

Table 7 – Obstructions Encountered During Ground Investigation

Exploratory Hole Location	Depth Obstruction Encountered (m bgl)	Elevation Obstruction Encountered (m AOD)	Remarks
BH03	0.60	33.11	Concrete
WS02	1.20	34.77	Concrete
WS03	0.83	33.49	Concrete
WS10	0.75	33.80	Concrete
WS10A	0.30	34.29	Concrete
WS13	0.65	33.61	Concrete
WS13A	0.67	33.59	Concrete
WS14	1.30	30.54	Concrete

3.2. GROUNDWATER CONDITIONS

GROUNDWATER CONDITIONS ENCOUNTERED DURING INVESTIGATION

Groundwater strikes recorded during the investigation are summarised in **Table 8**.

Table 8 – Groundwater Encountered During the Ground Investigation

Exploratory Hole Location	Depth Groundwater Encountered (m bgl)	Elevation Groundwater Encountered (m AOD)	Remarks
BH01	4.50	30.22	Seepage in Made Ground.
BH03	4.50	29.21	Strike in Made Ground.
WS04	3.10	30.74	Strike in Made Ground.
WS01	5.00	29.46	Strike in London Clay Formation.
WS06	5.50	29.72	Strike in Made Ground.

Exploratory Hole Location	Depth Groundwater Encountered (m bgl)	Elevation Groundwater Encountered (m AOD)	Remarks
WS07	3.00	30.79	Strike in Made Ground. Rising to 2.90 m bgl after 20 minutes.
WS11	4.00	29.55	Strike in Made Ground. Rising to 1.10 m bgl after 20 minutes.
WS14	1.30	30.54	Slight seepage in Made Ground.

MONITORED GROUNDWATER ELEVATIONS

Groundwater was recorded in 12 wells during monitoring. A summary is provided in **Table 9**.

Table 9 – Summary of Groundwater Levels During Monitoring

Exploratory Hole Location	Stratum	Groundwater Level Recorded (m bgl)		Groundwater Level Recorded (m AOD)	
		Min	Max	Min	Max
BH01	Made Ground	2.18	2.27	32.45	32.45
BH02	Lynch Hill Gravel Member	3.61	3.67	31.17	31.23
BH03	Made Ground	2.78	2.83	30.88	30.93
BH04	Made Ground / Langley Silt Member	0.49	1.32	30.58	31.41
WS01	Made Ground / London Clay Formation	1.89	2.09	32.37	32.57
WS02	Made Ground	DRY	1.03	DRY	34.94
WS04	Made Ground	2.83	2.85	30.99	31.01
WS06	Made Ground	3.64	3.74	31.48	31.62
WS08	Made Ground	3.48	4.95	29.41	30.88
WS09	Made Ground	2.57	2.65	30.89	30.97

Exploratory Hole Location	Stratum	Groundwater Level Recorded (m bgl)		Groundwater Level Recorded (m AOD)	
		Min	Max	Min	Max
WS10	Made Ground	DRY	DRY	DRY	DRY
WS11	Made Ground **Groundwater level may be associated with the Lynch Hill Gravel Member based the location of the strike and the installation details.*	2.65	2.74	30.81	30.90
WS12	Made Ground	DRY	DRY	DRY	DRY
WS14	Made Ground	0.71	0.76	31.08	31.13
Grand Union Canal	N/A	-	-	29.30	29.42

During monitoring, the water within WS04 had a strong organic odour and was black in colour and may be representative of landfill leachate. Groundwater recorded in WS02 (on one occasion) and WS14 is not considered to be representative of groundwater elevations at the Site since these exploratory hole locations have shallow response zones (<1.20 m bgl) and the levels within these installations may be due to surface infiltration or perched groundwater. This is supported by the monitoring records which indicate that the water levels at these two locations were significantly different to nearby installations and did not correlate to the estimated flow direction discussed below.

Insufficient groundwater (<0.50 m) was present within WS09 and WS14 for sampling.

During sampling, drawdown of the water level was observed in BH04, WS08. Groundwater in WS06. WS08 also became dry during the first round of sampling and demonstrated a low rate of recharge, thus potentially suggesting that the groundwater within these locations is perched.

HYDRAULIC GRADIENT AND CONTINUITY

Groundwater contour plots for the four monitoring visits are included as Drawings 6, 7, 8 and 9 in **Appendix A**. Based on the monitoring undertaken and contour plots, it appears that groundwater within the Made Ground may flow towards the south. Since only one monitoring well was installed within the Lynch Hill Gravel, it has not been possibly to infer a groundwater flow direction within this stratum. Groundwater elevation data from WS01, BH01, BH03, BH04, WS04, WS06, WS09 and WS11 (all installed within Made Ground) has been used in the production of these drawings. BH04 has been excluded from the contour plot for visit 1 since the groundwater level is considered to have been influenced by the water used during the drilling process. Groundwater data from BH02 has been excluded since the response zone is within the Lynch Hill Gravel and data from WS02, WS08 and WS14 have been excluded since the groundwater is either considered to be perched or due to surface water infiltration.

Hydrographs are included in **Appendix F**. The groundwater level within WS06 and WS08 continued to rise throughout the monitoring visit following sampling, indicating a low rate of recharge. Groundwater within BH04 also took over 24 hours to return to pre-sampling level. Groundwater within BH01, BH02 and WS01 was faster to recharge whilst limited drawdown was noted during sampling of BH03, WS04 and WS11. During the monitoring period, the water level within the canal rose slightly (by about 50 mm), assumed to be due to rainfall. An overall rise in groundwater level was also observed in BH01, BH04 and WS01.

The groundwater level within the canal was typically lower than groundwater levels recorded on-site, which may provide the potential for hydraulic conductivity with the groundwater beneath the Site. However, there is also evidence to suggest that the groundwater may be perched and the cohesive nature of the Made Ground and presence of the sheet pile wall along the canal would limit lateral migration.

It is should be noted that the groundwater present beneath the adjacent Prologis Park: West London site has been demonstrated to be hydraulically disconnected from the Grand Union Canal during previous ground investigations.

Further groundwater level data will be required to fully establish the hydrogeology at the Site.

IN-SITU GEOCHEMISTRY MEASUREMENTS

Geochemical parameters were recorded during low flow purging in nine exploratory hole locations prior to groundwater sampling. The results are included in **Appendix G** and the stabilised readings are summarised in **Table 10**.

Table 10 - Recorded In-situ Geochemistry Measurements

Exploratory Hole	Stratum	Temperature (°C)	pH (pH units)	Dissolved Oxygen (mg/l)	Specific Conductivity (µS/m)	Redox Potential (mV)
BH01	Made Ground	12.42 to 13.37	7.66 to 7.72	0.38 to 0.88	1193 to 1260	-98.77 to -95.11
BH02	Lynch Hill Gravel Member	12.97 to 13.04	6.74 to 6.84	0.39 to 0.57	2716 to 2767	+41.75 to +56.45
BH03	Made Ground	11.78 to 13.73	6.79 to 6.80	0.36 to 0.38	1861 to 1906	-47.33 to -42.57
BH04	Made Ground / Langley Silt Member	9.71 to 10.13	7.02 to 7.08	0.54 to 0.95	1293 to 1320	+97.51 to +100
WS01	Made Ground / London Clay Formation	11.39 to 11.79	6.95 to 7.01	0.55 to 2.75	2204 to 2260	-22.99 to -12.17
WS04	Made Ground	11.25 to 12.39	6.85 to 6.89	0.28 to 1.30	3185 to 3336	-109.5 to -103
WS06	Made Ground	13.08 to 13.91	7.55 to 7.56	0.44 to 0.70	3341 to 3638	-28.05 to -18.15

Exploratory Hole	Stratum	Temperature (°C)	pH (pH units)	Dissolved Oxygen (mg/l)	Specific Conductivity (µS/m)	Redox Potential (mV)
WS08	Made Ground	14.22 to 14.64	6.63 to 6.70	0.63 to 1.17	2001 to 2271	+56.51 to +68.22
WS11	Made Ground	11.11 to 12.67	6.98 to 6.99	0.33 to 0.34	2410 to 2430	-41.66 to -37.05

The measured pH was near neutral across the Site, ranging from 6.63 in WS08 to 7.72 in BH01. Specific conductivity was more variable ranging from 1,193 µS/m in BH01 to 3,638 µS/m in WS06. The dissolved oxygen concentration was typically low and redox potential ranged from -109.5 mV in WS04 to 100 mV in BH04; indicative of anaerobic conditions.

3.3. SUMMARY OF FINDINGS

The ground conditions encountered across the Site were broadly consistent with Council records and BGS maps for the area. Block paving underlain by an average thickness of 0.31 m of granular subbase (comprising sand over limestone) was encountered across the Site. The underlying capping layer reported within Council records was not evident during the ground investigation. However, a black geotextile membrane was encountered in the majority of exploratory hole locations between the subbase and underlying Made Ground (infilled material). This Made Ground was identified in all exploratory hole locations, underlain by reworked natural clay in eight locations.

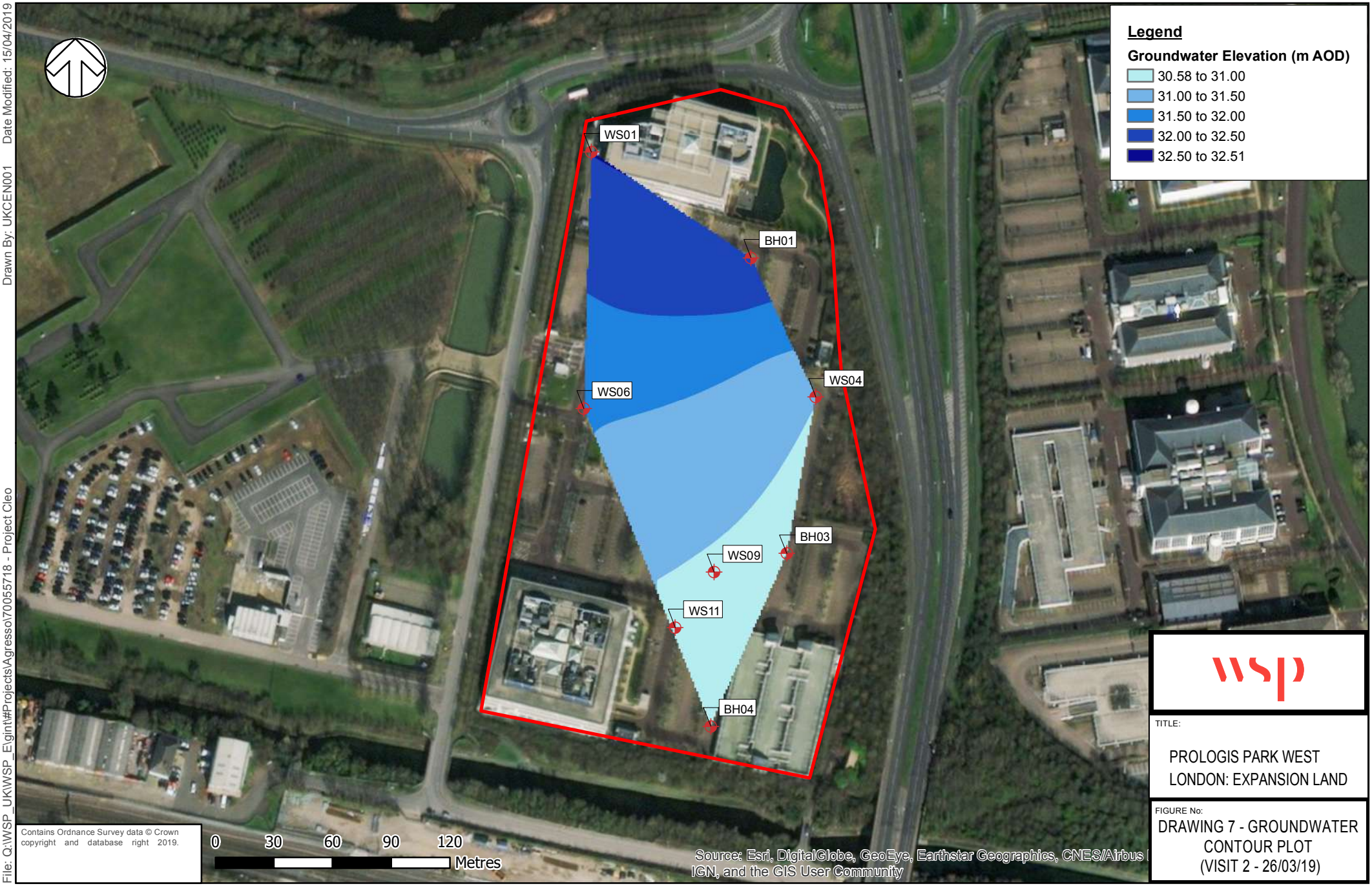
Where the full depth of the Made Ground was proven, the Lynch Hill Gravel Member was encountered in six locations and averaged 0.70 m thick where proven. The Langley Silt was encountered in two locations in the south-east of the Site in accordance with BGS maps and also in two locations in the west; the average thickness was 0.61 m.

During the ground investigation, groundwater was encountered as a seepage or strike within Made Ground in seven exploratory hole locations. Groundwater was also recorded at the top of the London Clay Formation in WS01. During monitoring, groundwater was recorded in 12 locations, of which nine had sufficient water to sample. Based on the monitoring undertaken to date, a southerly groundwater flow direction (towards the Grand Union Canal) has been inferred. However, it is inconclusive as to whether the water recorded within the boreholes on-site is representative of a truly hydraulically continuous groundwater body beneath the Site given the cohesive nature of the Made Ground. There is also evidence to suggest that the groundwater may be perched and the cohesive nature of the Made Ground and presence of the sheet pile wall along the canal would limit lateral migration in a similar way to that present beneath the adjacent Prologis Park: West London site where hydraulically disconnection from the Grand Union Canal was demonstrated.

Limited Lynch Hill Gravel Member was recorded on Site and a monitoring installation was placed within this stratum, which recorded groundwater. Although the majority of the Lynch Hill Gravel Member has been removed from the Site, given it is classified as a Principal Aquifer the risk to this aquifer has been further assessed in Section 4.


Key
Site Boundary
Cone Penetration Test (CPT) Location
Window Sampler Location
Rotary Borehole Location
WS01
CPT01
WS02
BH01
CPT03 / WS15
CPT02
WS03
CPT04
CPT05
WS04
WS06
BH02
WS07
CPT06
CPT07
WS08
WS10
CPT08
BH03
WS09
CPT09
WS11
WS12
WS13
CPT10
BH04
WS14
0 10 20 30 40
m
Imagery ©2019 , Bluesky, DigitalGlobe, Getmapping plc, Infoterra Ltd & Bluesky, The GeoInformation Group
Imagery ©2019 , Bluesky, DigitalGlobe, Getmapping
wsp
TITLE:
Prologis Park West London: Expansion Land
FIGURE No:
Drawing 3 - Exploratory Hole Location Plan
File: Created using iGIS, WSP's Online Mapping System
Drawn By: UKCEN001
Date Modified: 12/04/2019 10:55

BH04 excluded due to groundwater elevation interference from water flush used during drilling



wsp

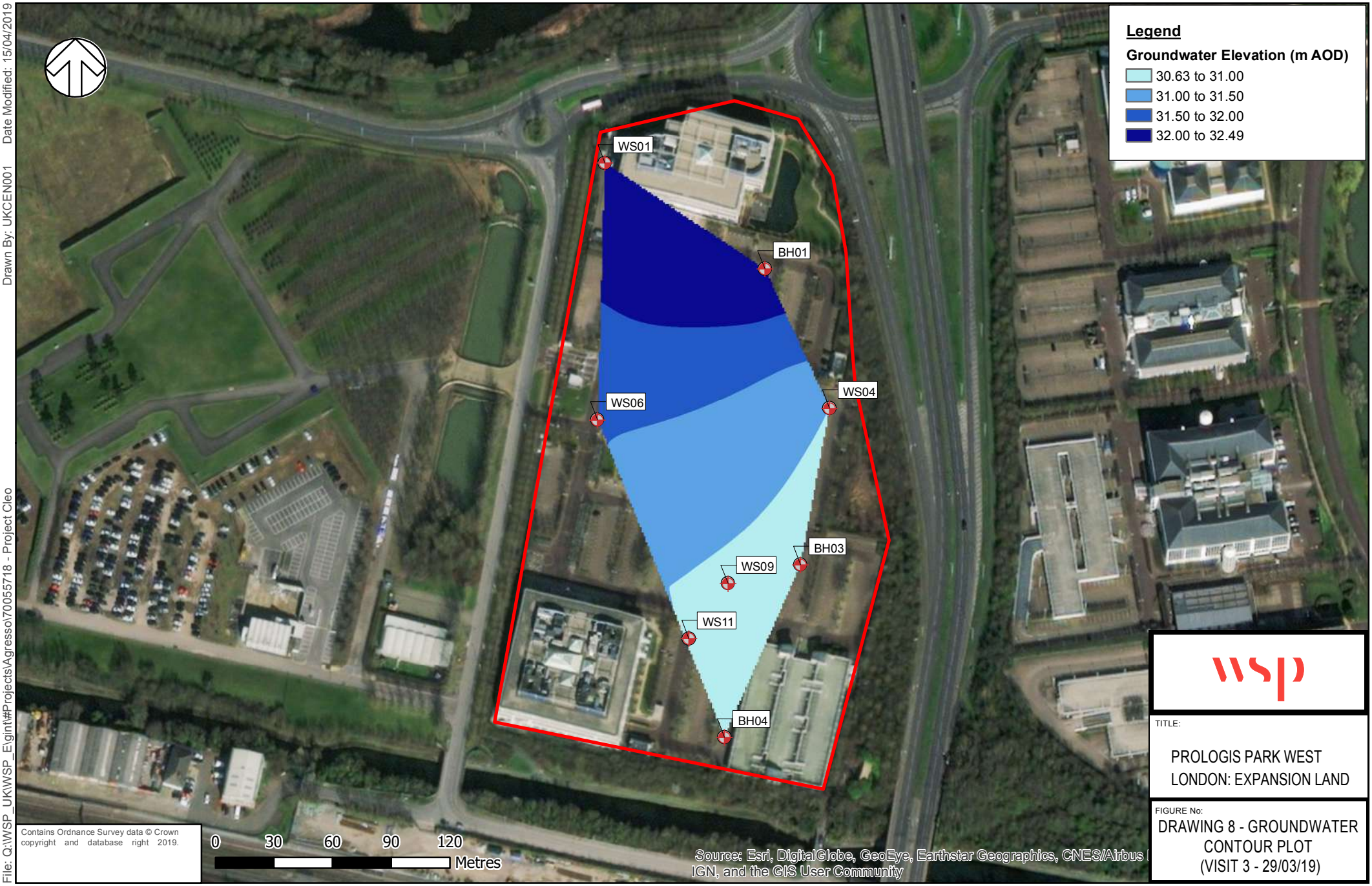
TITLE:

PROLOGIS PARK WEST
LONDON: EXPANSION LAND

FIGURE No:

DRAWING 7 - GROUNDWATER CONTOUR PLOT
(VISIT 2 - 26/03/19)

File: Q:\WSP_UK\WSP_E\gint\#Projects\Agresso\70055718 - Project Cleo Drawn By: UKCEN001 Date Modified: 15/04/2019



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Drawn By: UKCEN001
Date Modified: 15/04/2019

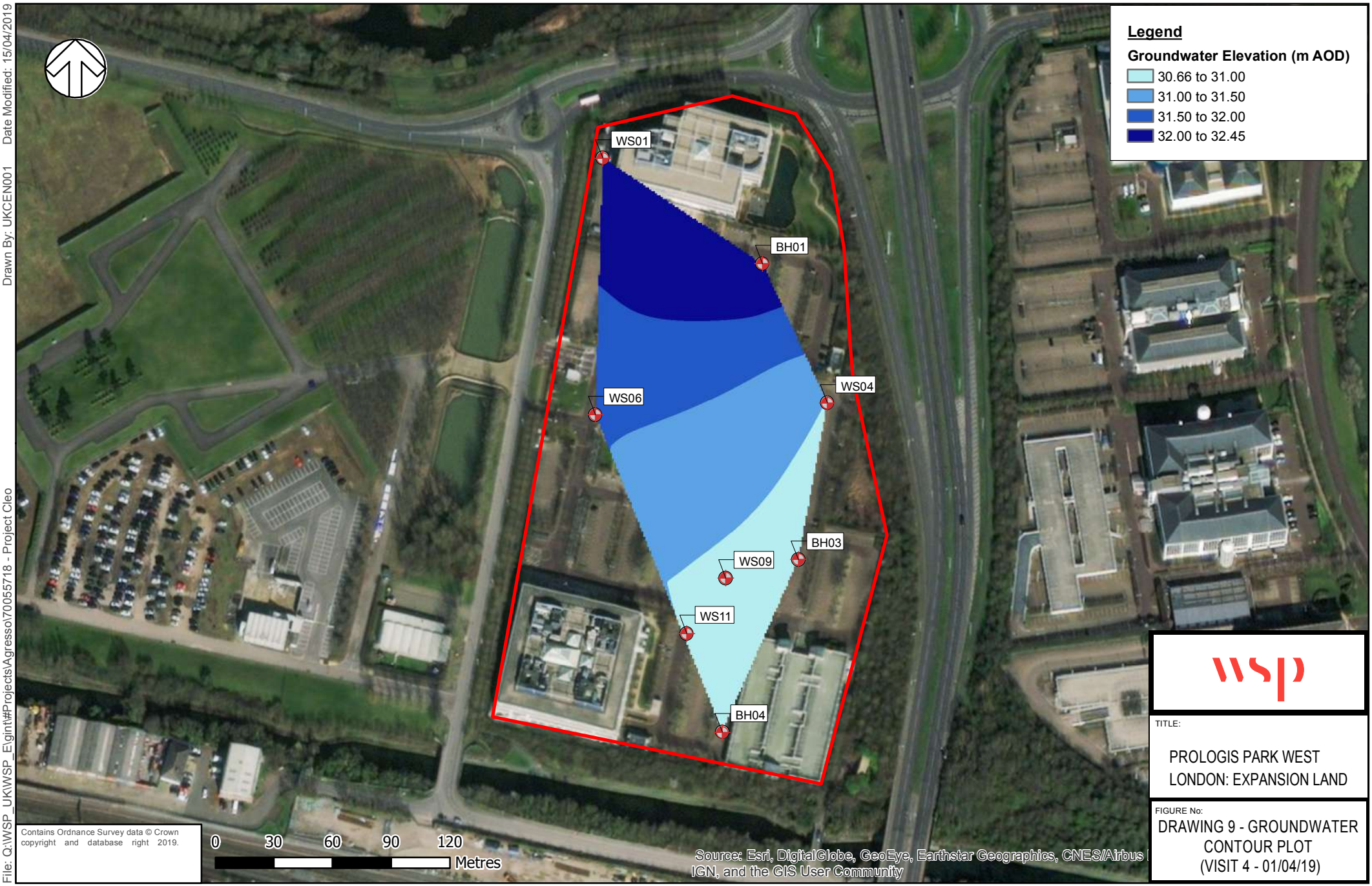
wsp

TITLE:

PROLOGIS PARK WEST
LONDON: EXPANSION LAND

FIGURE No:

DRAWING 8 - GROUNDWATER CONTOUR PLOT
(VISIT 3 - 29/03/19)



File: Q:\WSP_UK\WSP_E\gint\#Projects\Agresso\70055718 - Project Cleo
Drawn By: UKCEN001
Date Modified: 15/04/2019

wsp

TITLE:

PROLOGIS PARK WEST
LONDON: EXPANSION LAND

FIGURE No:

DRAWING 9 - GROUNDWATER CONTOUR PLOT
(VISIT 4 - 01/04/19)

Appendix C.4

THAMES WATER ASSET PLANS

Asset location search

Thames Water Property Searches

WSP
Mountbatten House
Basing View
BASINGSTOKE
RG21 4HJ

Search address supplied Glaxo Smithkline Uk Ltd
1-3
Stockley Park
Iron Bridge Road
Uxbridge
UB11 1BT

Your reference Prologis Park Expansion Land

Our reference ALS/ALS Standard/2019_4102534

Search date 1 November 2019

Keeping you up-to-date

Notification of Price Changes

From 1 September 2018 Thames Water Property Searches will be increasing the price of its Asset Location Search in line with RPI at 3.23%.

For further details on the price increase please visit our website: www.thameswater-propertysearches.co.uk
Please note that any orders received with a higher payment prior to the 1 September 2018 will be non-refundable.

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

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

0845 070 9148

searchcode

Asset location search

Property Searches

Search address supplied: Glaxo Smithkline Uk Ltd, 1-3, Stockley Park, Iron Bridge Road, Uxbridge, UB11 1BT

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This searchprovides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

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

Email: searches@thameswater.co.uk
Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an ‘as constructed’ record. It is recommended these details be checked with the developer.

Clean Water Services

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

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

Affinity Water Ltd
Tamblin Way
Hatfield

AL10 9EZ
Tel: 0845 7823333

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

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

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

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

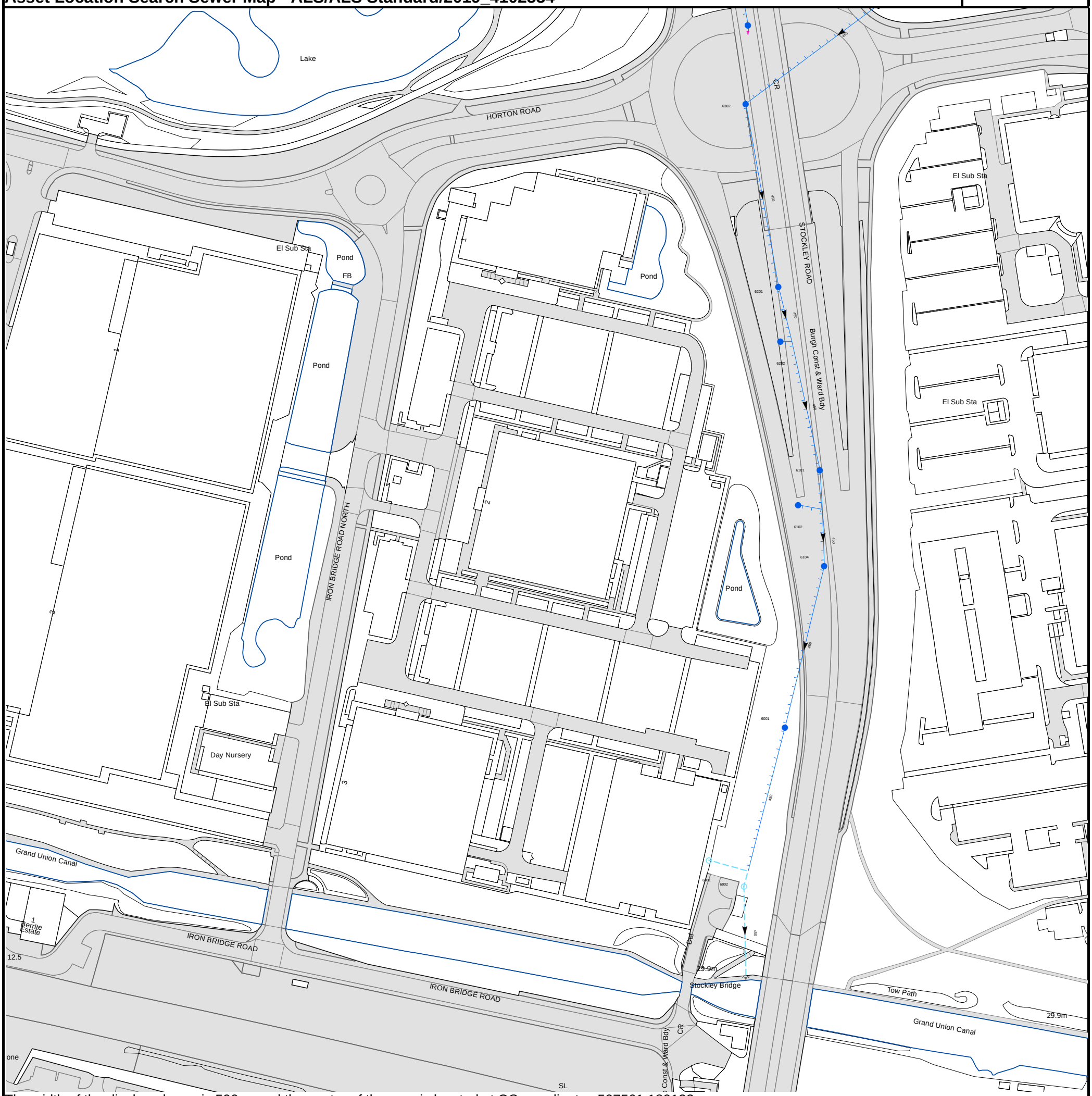
Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

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

Asset Location Search Sewer Map - ALS/ALS Standard/2019_4102534



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 507561,180123

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

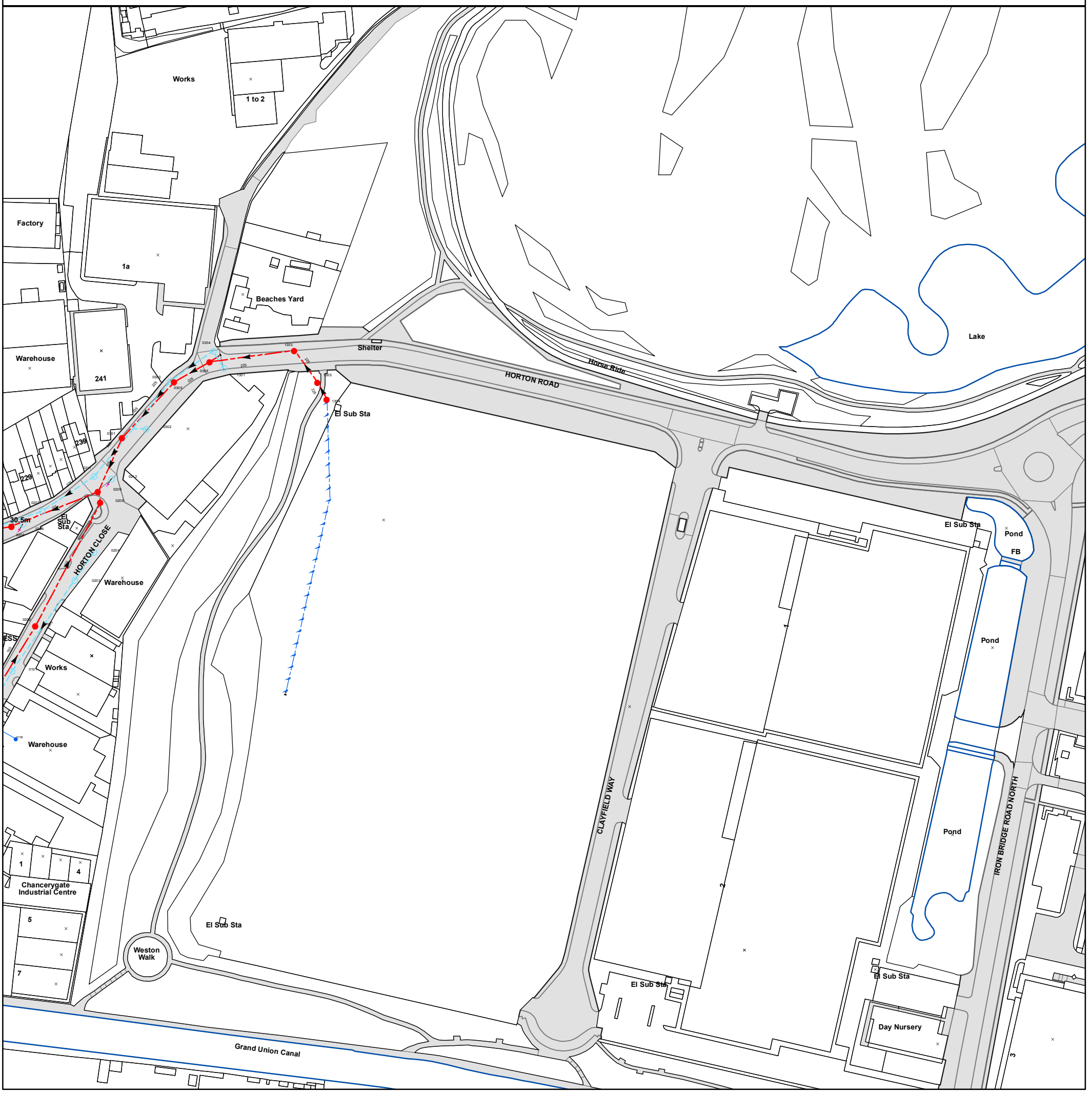
NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
6902	29.83	29.82
6901	n/a	n/a
6001	n/a	n/a
6104	n/a	n/a
6102	n/a	n/a
6101	n/a	n/a
6202	n/a	n/a
6201	n/a	n/a
6302	n/a	n/a
6301	35.4	34.48

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

Based on the Ordnance Survey Map with the sanction of the Controller of H.M Stationary Office License Number 10019345

ALS/ALS Standard/2019_4102534



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

Scale:	1:1792
Width:	500m
Printed By:	G1KANAGA
Print Date:	01/11/2019
Map Centre:	507250,180250
Grid Reference:	TQ0780SW

Comments:

ALS/ALS Standard/2019_4102534

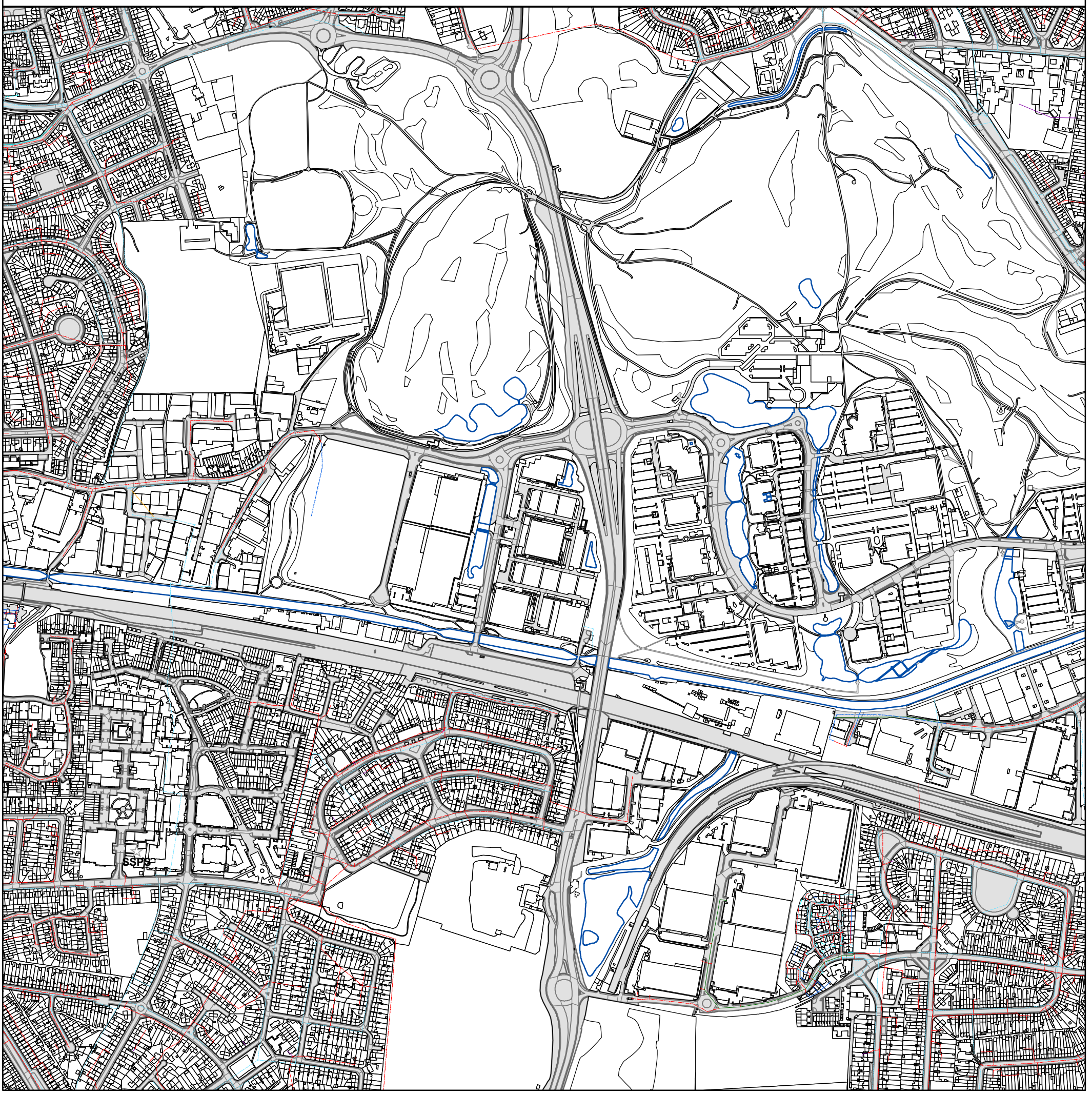
NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
0301		30.1
1303	33.08	31.29
0208	31.21	29.51
0305	32.19	30.92
0211	31	29.36
0306	32.48	31.11
0206	30.56	29.24
0207	30.67	29.58
0302	31.72	30.46
1304	34.9	32.28
0209	31.29	30.55

REFERENCE	COVER LEVEL	INVERT LEVEL
0212	31.64	30.19
1305	33.24	32.17
0303	32.13	30.3
0204	30.97	30.27
1301		
0101	30.65	29.68
0202	30.79	29.81
0203	30.99	30.14
011B		
0304		
0205	31.51	29.66

Based on the Ordnance Survey Map with the sanction of the Controller of H.M Stationary Office License Number 10019345

ALS/ALS Standard/2019_4102534



0 45 90 180 270 360
Meters

Scale:	1:7158
Width:	2000m
Printed By:	G1KANAGA
Print Date:	01/11/2019
Map Centre:	507561,180123
Grid Reference:	TQ0780SE

Comments:

ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.

Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.

Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.

Trunk Surface Water

Trunk Foul

Storm Relief

Trunk Combined

Vent Pipe

Bio-solids (Sludge)

Proposed Thames Surface Water Sewer

Proposed Thames Water Foul Sewer

Gallery

Foul Rising Main

Surface Water Rising Main

Combined Rising Main

Sludge Rising Main

Proposed Thames Water Rising Main

Vacuum

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

Air Valve

Dam Chase

Fitting

Meter

Vent Column

Operational Controls

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

Control Valve

Drop Pipe

Ancillary

Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

Outfall

Undefined End

Inlet

Other Symbols

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

Public/Private Pumping Station

Change of characteristic indicator (C.O.C.I.)

Invert Level

Summit

Areas

Lines denoting areas of underground surveys, etc.

Agreement

Operational Site

Chamber

Tunnel

Conduit Bridge

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

Foul Sewer

Surface Water Sewer

Combined Sewer

Gulley

Culverted Watercourse

Proposed

Abandoned Sewer

Notes:

1) All levels associated with the plans are to Ordnance Datum Newlyn.
2) All measurements on the plans are metric.
3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
5) 'na' or '0' on a manhole level indicates that data is unavailable.
6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in milimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.

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3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL`s terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
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Ways to pay your bill

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

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual 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
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

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

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

Mountbatten House
Basing View
Basingstoke, Hampshire
RG21 4HJ

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