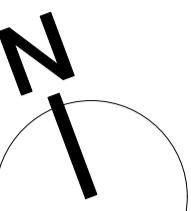
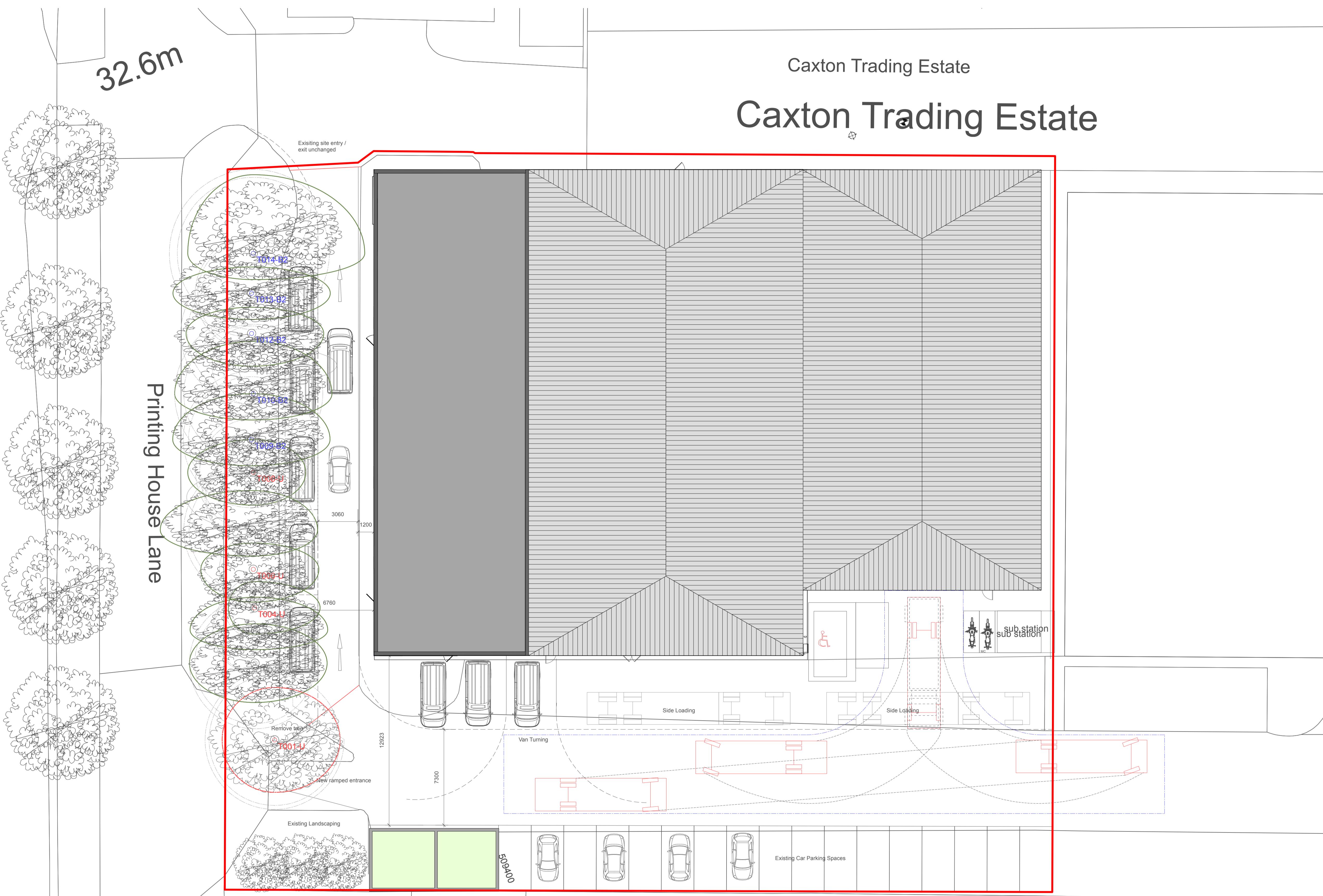


0 10 20 m



Caxton Trading Estate

Caxton Trading Estate

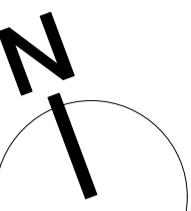


PLANNING		
REV.	DATE	DESCRIPTION
PROJECT		
		Unit 1, Caxton Trading Estate Printing House Hayes, UB3 1AP
DRAWING		
		Proposed Roof Plan
CLIENT		
		Zongwise Limited
SCALE	1:150	DRAWN PW
DATE	December 2025	CHECKED MM
DRAWING No		2519 PL1 13
© copyright retained		

WAMM

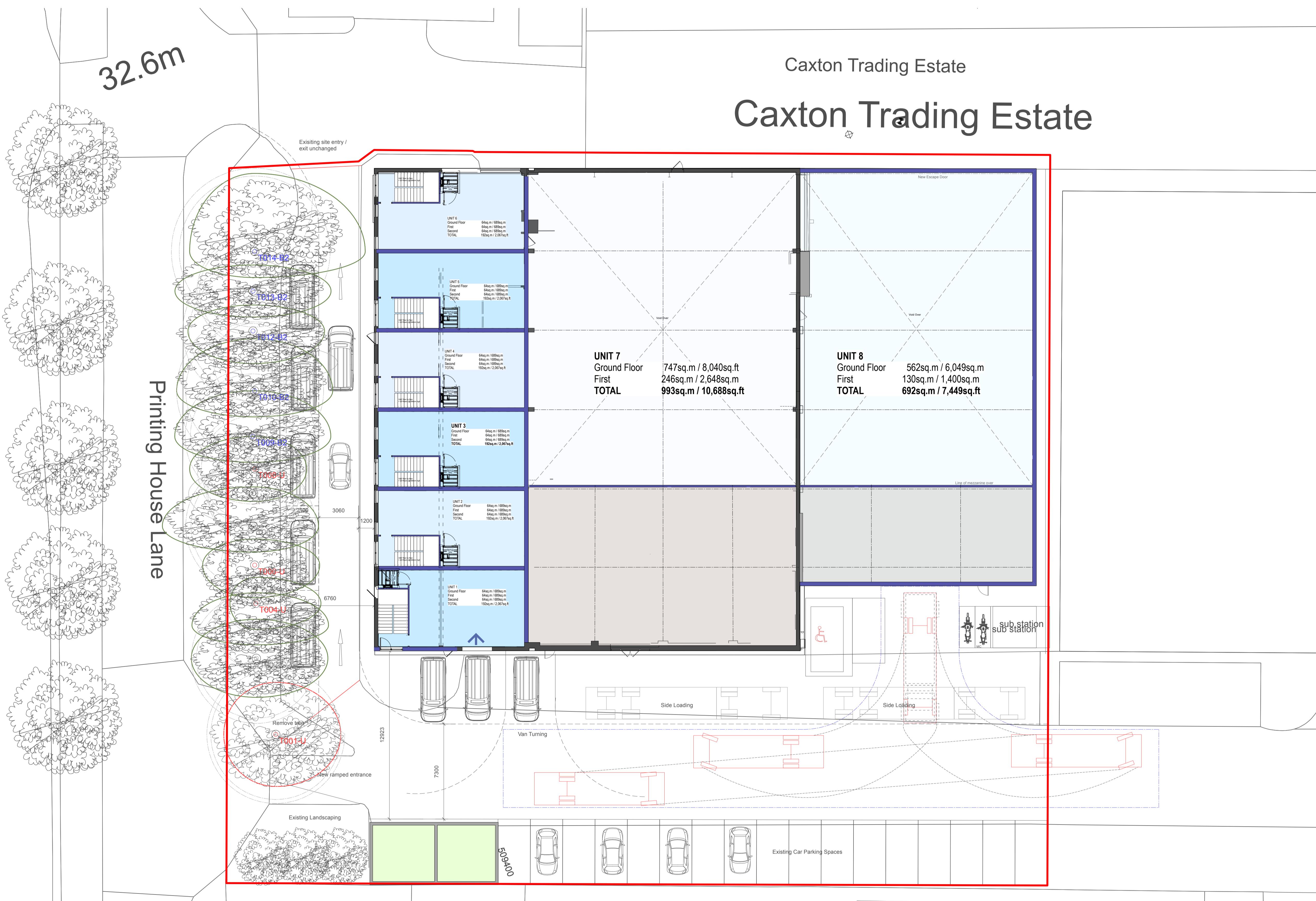
Architecture & Building Consultants
WAMM Consulting Limited
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH
www.wammconsulting.com
+44 (0)1483 825700

0 10 20 m



Caxton Trading Estate

Caxton Trading Estate



PLANNING

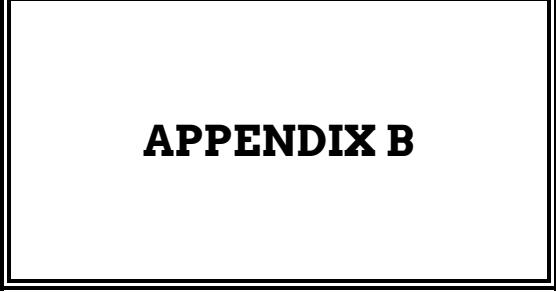
REV.	DATE	DESCRIPTION
------	------	-------------

PROJECT	Unit 1, Caxton Trading Estate Printing House Hayes, UB3 1AP	
DRAWING	Proposed Second Floor Plan	
CLIENT	Zongwise Limited	
SCALE	1:150	DRAWN PW
DATE	December 2025	CHECKED MM
DRAWING No	2519 PL1 17	

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WAMM
Architecture & Building Consultants

WAMM Consulting Limited
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH
www.wammconsulting.com
+44 (0)1483 829700



APPENDIX B

Asset Location Search



Property Searches

Arbtech
3 WELL HOUSE BARNS, CHESTER RO
BROUGHTON
CH4 0DH

Search address supplied Stonewood Lawyers
Unit 1a
Britannia Trading Estate
Printing House Lane
Hayes
UB3 1AP

Your reference UB3 1AP

Our reference ALS/ALS Standard/2025_5264553

Search date 11 December 2025

Keeping you up-to-date

Notification of price changes

We're changing our report prices from 4th June 2025. The price will increase by 3.5% based on Retail Price Index (RPI).

Find our new prices on our website thameswater.co.uk/property-searches

Any Questions? We're happy to talk through the changes with you – give our Property Searches team a call on 0800 009 4540 .



Thames Water Utilities Ltd
Property Searches,
Clearwater Court, Vastern Road, Reading RG1 8DB



property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches



0800 009 4540

Asset Location Search



Property Searches

Search address supplied: Stonewood Lawyers, Unit 1a, Britannia Trading Estate, Printing House Lane, Hayes, UB3 1AP

Dear Sir / Madam

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

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

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

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

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

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

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the contact details below:

Thames Water Utilities Ltd
Property Searches
Clearwater Court
Vastern Road
Reading
RG1 8DB

Email: property.searches@thameswater.co.uk

Web: thameswater.co.uk/propertysearches

Asset Location Search



Property Searches

Waste Water Services

Please provide a copy extract from the public sewer map.

The following quartiles have been printed as they fall within Thames' sewerage area:

TQ0979NW
TQ0980SE
TQ0980SW
TQ0979NE

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. The public sewer map 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.

Asset Location Search



Property
Searches

Following examination of our statutory maps, Thames Water has been unable to find any plans of water mains within this area. If you require a connection to the public water supply system, please write to:

Diversions	Thames Water	New Connections /
Business Centre	Brentford	Network Services
TW8 0EE	Tel: 0845 850 2777	Middlesex
developer.services@thameswater.co.uk		Email:

The following quartiles have not been printed as they are out of Thames' water catchment area. For details of the assets requested please contact the water company indicated below:

TQ0979NW Affinity Water
TQ0980SE Affinity Water
TQ0980SW Affinity Water
TQ0979NE Affinity Water

Affinity Water Ltd
Tamblin Way
Hatfield
AL10 9EZ

Tel: 0345 3572401

For your guidance:

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



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. You can do this by emailing customer.feedback@thameswater.co.uk with the email subject header 'Enquiry – TWOSA', along with details of the request.

If you have any questions regarding sewer connections, budget estimates, diversions or building over 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

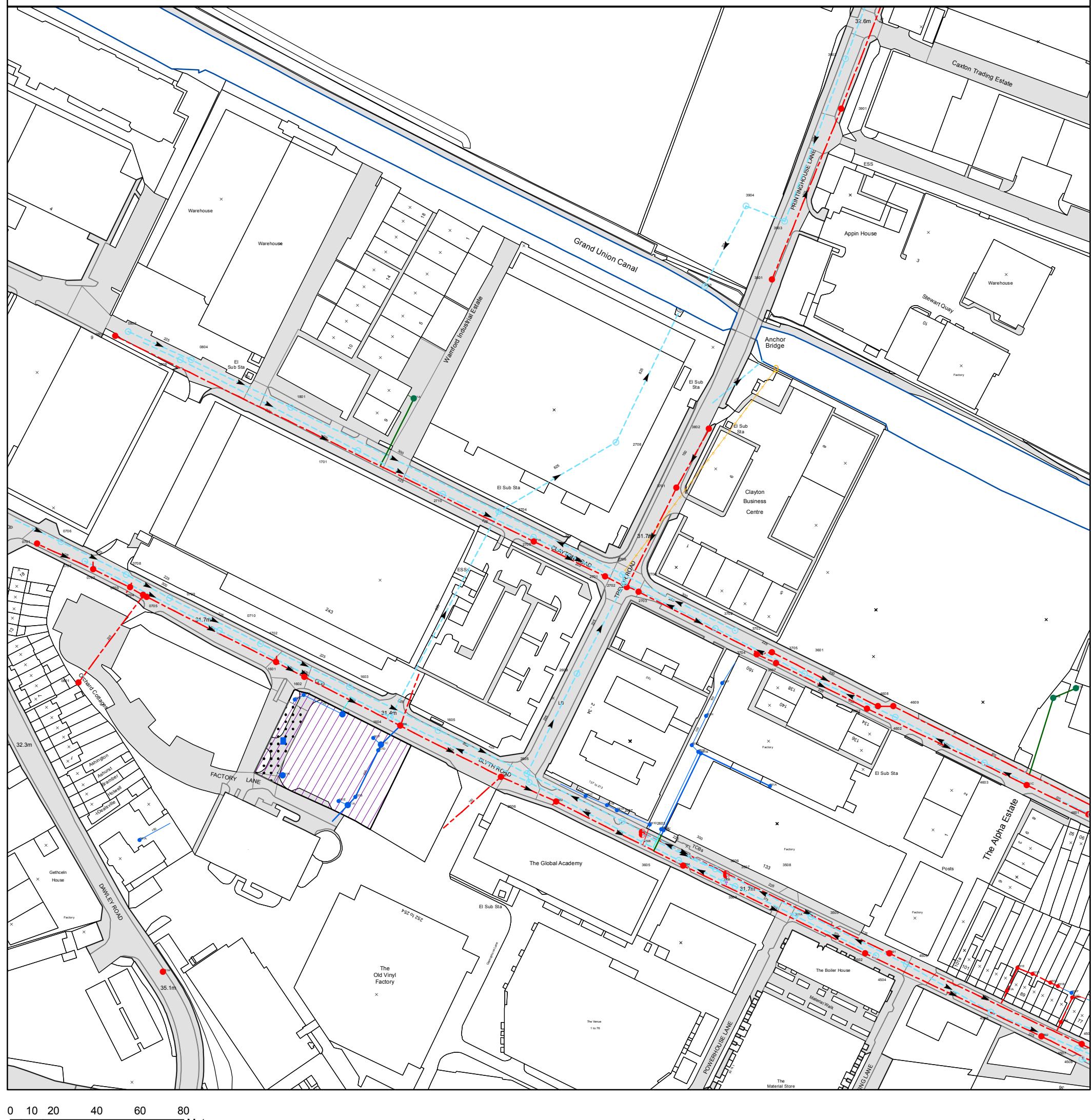
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water 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



0 10 20 40 60 80
Meters

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: 1:1789
Width: 500m
Printed By: SEswara1
Print Date: 11/12/2025
Map Centre: 509250,179750
Grid Reference: TQ0979NW

Comments:

ALS/ALS Standard/2025_5264553

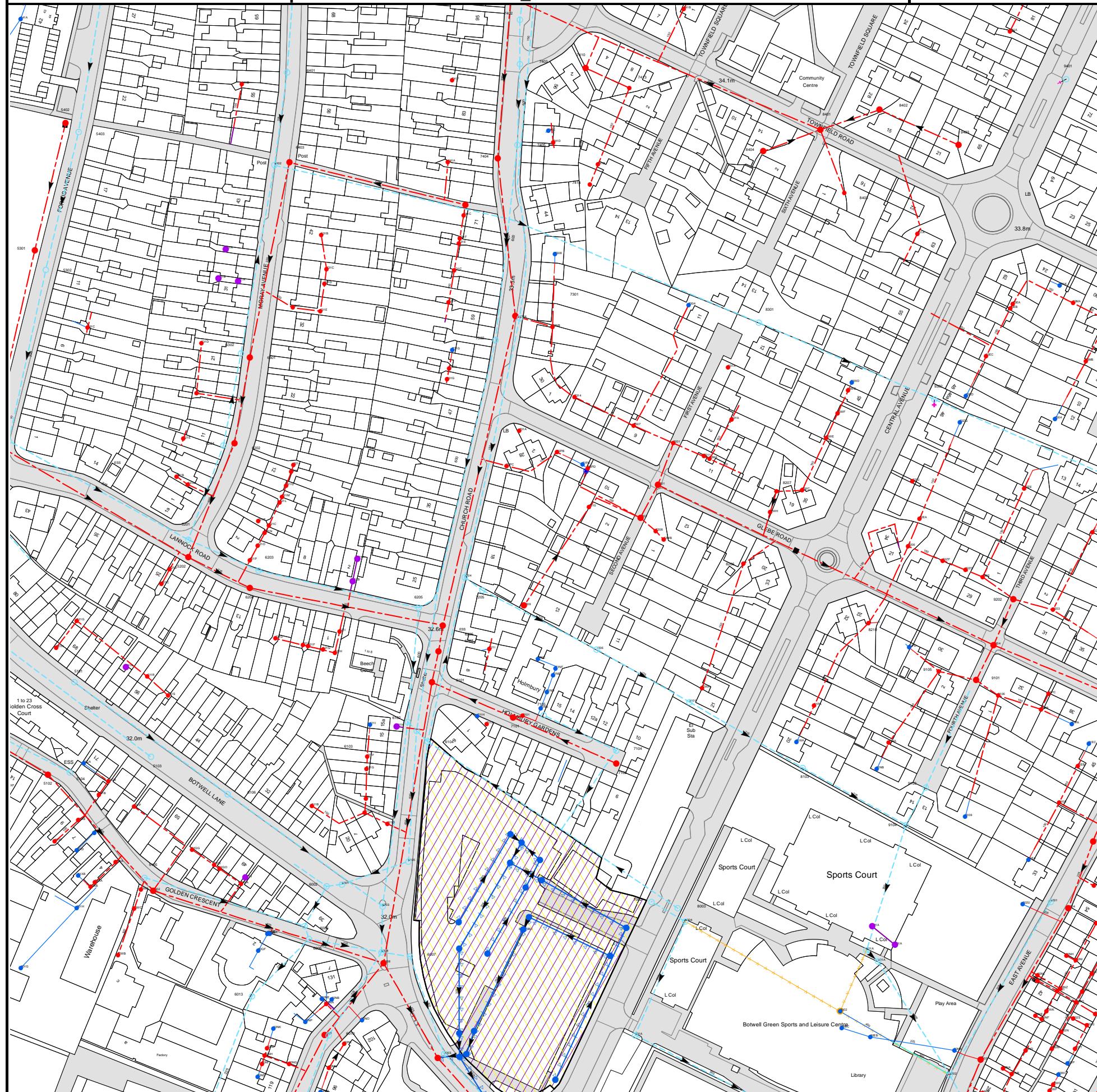
NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
0701		
1603	31.4	29.84
0707	31.91	29.93
0601		
0804	31.99	30.33
0801	32.07	30.82
2710	31.83	30.01
3702	31.76	29.74
0709	31.65	30.07
0802	32.1	31
2704	31.64	29.41
4601	31.73	29.53
4503	31.52	28.59
2702	31.58	30.18
3703	31.67	29.71
4501	31.68	28.98
4504	31.68	30.13
2706	31.66	29.46
3701	31.6	30.87
2605	31.68	29.6
2705	31.67	29.66
181A		
2703	31.44	30.18
4609	31.73	29.75
051A		
1601	31.391	30.051
1602	31.352	30.002
4502	31.403	29.123
451B		
451D		
451F		
3903		
3901	33.15	31.95
3904		
061A		
1606		
261A		
261C		
361B		
461B		
3607	31.81	29.93
3508	31.73	29.21
2609	31.58	29.63
2610	31.63	29.68
3502	31.431	29.321
2607		
3604	31.435	29.545
3601	31.87	29.97
0705	31.611	30.221
261D		
361E		
351A		
361H		
461C		
161K	31.56	29.79
161E	32.04	30.42
161A	31.88	30.39
161C	31.72	30.2
161H	32.24	28.75

REFERENCE	COVER LEVEL	INVERT LEVEL
1801	32.02	30.1
1701	32.04	30.22
0708	31.74	30.09
0706	31.93	30.2
1702	31.46	29.94
1605	31.47	29.77
3802	31.93	31.13
0808	32.08	30.7
0710	31.61	29.81
1604	31.58	29.56
3705	31.86	29.96
4508	31.57	29.92
4505	31.67	30.37
4506	31.64	30.11
4507	31.55	29.95
4602	31.8	30.28
4608	31.79	29.8
2709	31.63	29.43
3704	31.79	29.99
2606	31.66	29.66
2701	31.55	30.18
4603		
2708	32.05	29.28
381A		
0702	31.741	30.281
0703	31.647	30.227
0704	31.614	30.224
451H		
451C		
451E		
451A		
3801	33.3	32.38
3902		
451G		
2602	31.377	29.717
2601	31.398	29.778
261B		
361A		
461A		
3606		
3506	31.73	29.83
3507	31.73	29.21
2608	31.63	29.68
2603	31.63	29.68
3602	31.85	29.79
3605	31.71	29.81
3503	31.73	29.81
3505	31.72	30.02
361C		
361D		
361F		
361G		
271A		
161F	31.8	30.22
161B		
161J	31.46	30.06
161I	31.66	30.84
161D	31.48	30.2

Asset Location Search Sewer Map - ALS/ALS Standard/2025_5264553

TQ0980SE



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 509750, 180250

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

Based on the Ordnance Survey Map (2024) with the Sanction of the controller of H.M. Stationery Office, License no. AC0000849556 Crown Copyright Reserved.

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
93MA	n/a	n/a
641B	n/a	n/a
8401	n/a	n/a
93EA	n/a	n/a
731G	n/a	n/a
841B	n/a	n/a
n/a	n/a	n/a
711H	n/a	n/a
721I	n/a	n/a
631G	n/a	n/a
731H	n/a	n/a
911A	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
9002	n/a	n/a
60NZ	n/a	n/a
60ND	n/a	n/a
60NN	n/a	n/a
60NI	n/a	n/a
60NH	n/a	n/a
7402	n/a	n/a
941A	n/a	n/a
541A	n/a	n/a
5404	n/a	n/a
631D	n/a	n/a
631A	n/a	n/a
531B	n/a	n/a
731C	n/a	n/a
631C	n/a	n/a
7308	n/a	n/a
531A	n/a	n/a
731E	n/a	n/a
731F	n/a	n/a
631B	n/a	n/a
741C	n/a	n/a
741A	n/a	n/a
7414	n/a	n/a
6402	n/a	n/a
741B	n/a	n/a
6403	n/a	n/a
641A	n/a	n/a
7404	n/a	n/a
7405	n/a	n/a
741D	n/a	n/a
741E	n/a	n/a
7413	n/a	n/a
741F	n/a	n/a
6401	n/a	n/a
7410	n/a	n/a
7403	n/a	n/a
92ZA	n/a	n/a
902Q	n/a	n/a
90WJ	n/a	n/a
902O	n/a	n/a
00WI	n/a	n/a
00ZH	n/a	n/a
90NI	n/a	n/a
00ZI	n/a	n/a
90NJ	n/a	n/a
00ZE	n/a	n/a
01NA	n/a	n/a
91EB	n/a	n/a
90NK	n/a	n/a
90WF	n/a	n/a
90WG	n/a	n/a
90WC	n/a	n/a
90NB	n/a	n/a
90NA	n/a	n/a
902P	n/a	n/a
9003	n/a	n/a
90ND	n/a	n/a
90HA	n/a	n/a
902M	n/a	n/a
902T	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
8103	n/a	n/a
8002	n/a	n/a
80EC	n/a	n/a
801A	31.4	30.37
80EB	n/a	n/a
801A	31.4	n/a
81NB	n/a	n/a
901A	31.46	30.35
901A	31.46	n/a
9104	n/a	n/a
9103	n/a	n/a
9109	n/a	n/a
902U	n/a	n/a
91EA	n/a	n/a
90NE	n/a	n/a
90NL	n/a	n/a
90WH	n/a	n/a
90NF	n/a	n/a
90WK	n/a	n/a
9001	n/a	n/a
90WI	n/a	n/a
9108	n/a	n/a
90NZ	n/a	n/a
902N	n/a	n/a
90NH	n/a	n/a
9004	n/a	n/a
902S	n/a	n/a
8211	n/a	n/a
82MA	n/a	n/a
831A	n/a	n/a
82YA	n/a	n/a
8301	n/a	n/a
8404	n/a	n/a
83WE	n/a	n/a
83WF	n/a	n/a
8403	n/a	n/a
83WG	n/a	n/a
83WD	n/a	n/a
8402	n/a	n/a
921J	n/a	n/a
931A	n/a	n/a
9302	n/a	n/a
9403	n/a	n/a
93ZG	n/a	n/a
93ED	n/a	n/a
93EC	n/a	n/a
93EB	n/a	n/a
92ZE	n/a	n/a
9304	n/a	n/a
931K	n/a	n/a
9401	n/a	n/a
93MB	n/a	n/a
91EC	n/a	n/a
91NA	n/a	n/a
81WA	n/a	n/a
91PA	n/a	n/a
91PB	n/a	n/a
81PA	n/a	n/a
8101	n/a	n/a
9106	n/a	n/a
91PC	n/a	n/a
82WA	n/a	n/a
9101	n/a	n/a
9105	n/a	n/a
91PD	n/a	n/a
9204	n/a	n/a
8210	n/a	n/a
9203	n/a	n/a
9202	n/a	n/a
9205	n/a	n/a
92ZC	n/a	n/a
8206	n/a	n/a
92ZF	n/a	n/a
9206	n/a	n/a
92ZB	n/a	n/a
92EA	n/a	n/a
82WH	n/a	n/a
8207	n/a	n/a
82WC	n/a	n/a
6004	n/a	n/a
6003	n/a	n/a
6008	32.78	30.24
611D	n/a	n/a
611H	n/a	n/a
6102	n/a	n/a
6105	n/a	n/a
6007	n/a	n/a
6103	n/a	n/a
6104	n/a	n/a
6101	n/a	n/a
6207	n/a	n/a
711A	n/a	n/a
7101	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
7101	n/a	n/a
71NC	n/a	n/a
71NB	n/a	n/a
7105	n/a	n/a
71ND	n/a	n/a
71NE	n/a	n/a
71NF	n/a	n/a
7206	n/a	n/a
7102	n/a	n/a
7104	n/a	n/a
7002	n/a	n/a
8003	n/a	n/a
8004	31.5	30.3
621I	n/a	n/a
621B	n/a	n/a
621A	n/a	n/a
6205	n/a	n/a
6206	n/a	n/a
731D	n/a	n/a
7204	n/a	n/a
7205	n/a	n/a
7302	n/a	n/a
72PC	n/a	n/a
7301	n/a	n/a
731A	n/a	n/a
7304	n/a	n/a
7209	n/a	n/a
73NB	n/a	n/a
72PB	n/a	n/a
7314	n/a	n/a
71PA	n/a	n/a
72PD	n/a	n/a
7210	n/a	n/a
7307	n/a	n/a
7202	n/a	n/a
7208	n/a	n/a
7201	n/a	n/a
82WB	n/a	n/a
8201	n/a	n/a
8304	n/a	n/a
60NJ	n/a	n/a
60NG	n/a	n/a
60NM	n/a	n/a
6010	n/a	n/a
60NL	n/a	n/a
6012	31.59	29.2
7003	n/a	n/a
701A	31.34	30.09
521D	n/a	n/a
521B	n/a	n/a
521E	n/a	n/a
521A	n/a	n/a
5202	n/a	n/a
5201	n/a	n/a
531E	n/a	n/a
531D	n/a	n/a
5204	n/a	n/a
6202	n/a	n/a
6302	n/a	n/a
621P	n/a	n/a
6301	n/a	n/a
6204	n/a	n/a
621O	n/a	n/a
621R	n/a	n/a
6203	n/a	n/a
621N	n/a	n/a
621C	n/a	n/a
621D	n/a	n/a
621L	n/a	n/a
621M	n/a	n/a
621Q	n/a	n/a
621K	n/a	n/a
631F	n/a	n/a
621J	n/a	n/a
631E	n/a	n/a
6009	n/a	n/a
60NK	n/a	n/a
60NP	n/a	n/a
60NO	n/a	n/a
60NA	n/a	n/a
60NB	n/a	n/a
60NE	n/a	n/a
6013	n/a	n/a
50WB	n/a	n/a
60QF	n/a	n/a
6006	n/a	n/a
60QA	n/a	n/a
60QE	n/a	n/a
60QC	n/a	n/a
6005	n/a	n/a
50WC	n/a	n/a
501H	n/a	n/a
5002	33.28	31.05

Manhole Reference	Manhole Cover Level	Manhole Invert Level
50WA	n/a	n/a
50XB	n/a	n/a
6002	n/a	n/a
6001	n/a	n/a
60GA	n/a	n/a
50XA	n/a	n/a
5105	n/a	n/a
611J	n/a	n/a
51XB	n/a	n/a
51QO	n/a	n/a
51QI	n/a	n/a
51XA	n/a	n/a
51XD	n/a	n/a
51QG	n/a	n/a
51XC	n/a	n/a
51XE	n/a	n/a
611E	n/a	n/a
511P	n/a	n/a
611B	n/a	n/a
611A	n/a	n/a
511B	n/a	n/a
6106	n/a	n/a
51GB	n/a	n/a
611G	n/a	n/a
51GA	n/a	n/a
5103	n/a	n/a
611F	n/a	n/a
611I	n/a	n/a
511S	n/a	n/a
5101	n/a	n/a
511R	n/a	n/a
511A	n/a	n/a
621H	n/a	n/a
621G	n/a	n/a
621F	n/a	n/a
621E	n/a	n/a
501G	n/a	n/a
5102	33.27	31.14
51XF	n/a	n/a
521H	n/a	n/a
5104	n/a	n/a
521G	n/a	n/a
521C	n/a	n/a
5203	n/a	n/a
531C	n/a	n/a
5302	n/a	n/a
5301	n/a	n/a
5403	n/a	n/a
5402	n/a	n/a

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

Asset Location Search Sewer Map - ALS/ALS Standard/2025_5264553

TQ0980SW



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

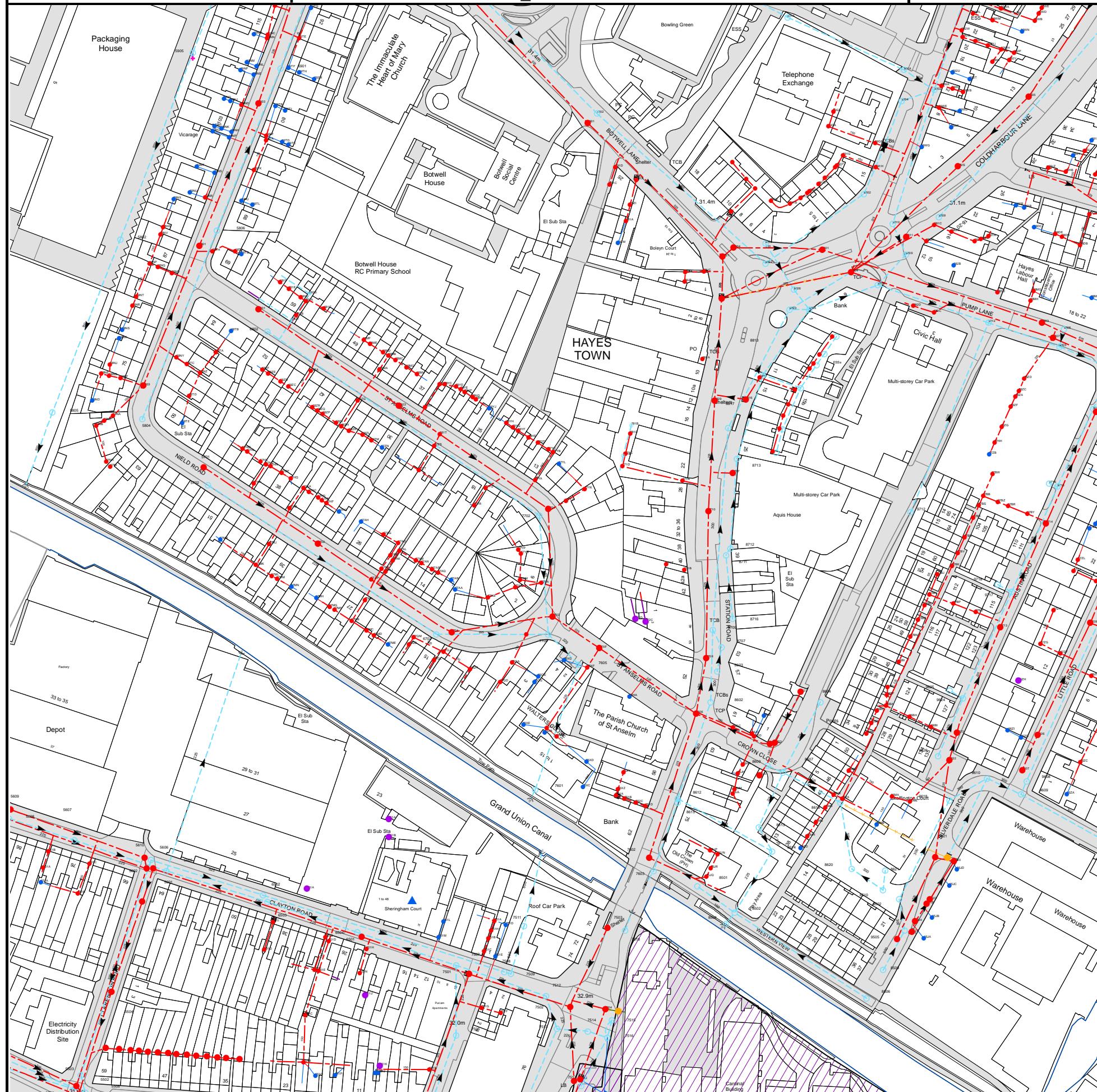
Manhole Reference	Manhole Cover Level	Manhole Invert Level
341M	n/a	n/a
421A	n/a	n/a
35A1	n/a	n/a
241B	n/a	n/a
2404	34.53	32.04
341A	n/a	n/a
24EA	n/a	n/a
24EB	n/a	n/a
2402	n/a	n/a
241A	n/a	n/a
24EC	n/a	n/a
2403	n/a	n/a
24ED	n/a	n/a
2401	n/a	n/a
24EE	n/a	n/a
24EF	n/a	n/a
4401	n/a	n/a
4406	n/a	n/a
4114	32.27	30.77
4113	n/a	n/a
41DC	n/a	n/a
41DA	n/a	n/a
4109	n/a	n/a
4112	32.29	30.48
4110	n/a	n/a
4108	32.38	30.25
4104	n/a	n/a
41WB	n/a	n/a
41WE	n/a	n/a
41WC	n/a	n/a
4103	32.25	30.09
41WD	n/a	n/a
41WA	n/a	n/a
4102	n/a	n/a
4213	n/a	n/a
41XB	n/a	n/a
41XD	n/a	n/a
41XE	n/a	n/a
41XA	n/a	n/a
41XF	n/a	n/a
4208	n/a	n/a
4211	n/a	n/a
4210	n/a	n/a
4205	n/a	n/a
4212	n/a	n/a
4203	n/a	n/a
4209	n/a	n/a
4204	n/a	n/a
4202	n/a	n/a
4306	32.95	31.05
4304	n/a	n/a
4303	n/a	n/a
4302	33.31	31.48
4405	n/a	n/a
4404	33.65	31.69
4403	n/a	n/a
4407	n/a	n/a
44EA	n/a	n/a
44EB	n/a	n/a
441A	n/a	n/a
441B	n/a	n/a
31NB	n/a	n/a
31NH	n/a	n/a
31NX	n/a	n/a
31NW	n/a	n/a
31NF	n/a	n/a
31NC	n/a	n/a
31NG	n/a	n/a
31NA	n/a	n/a
3101	n/a	n/a
31NE	n/a	n/a
31NM	n/a	n/a
4105	n/a	n/a
411T	n/a	n/a
41ND	n/a	n/a
4001	n/a	n/a
4004	32.87	31.47
41NE	n/a	n/a
41NB	n/a	n/a
41NA	n/a	n/a
41NC	n/a	n/a
4003	32.82	31.18
411N	n/a	n/a
4002	32.57	30.95
4111	n/a	n/a
4107	n/a	n/a
0002	n/a	n/a
3402	33.94	32.42
2405	n/a	n/a
34EA	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
34ED	n/a	n/a
34EB	n/a	n/a
34EC	n/a	n/a

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Asset Location Search Sewer Map - ALS/ALS Standard/2025_5264553

TQ0979NE



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 509750,179750

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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
9813	n/a	n/a
982H	31.23	28.4
982E	n/a	n/a
982F	31.22	29.07
751K	133.14	131.67
751J	133.54	131.84
651T	n/a	n/a
651S	n/a	n/a
7516	133.28	131.86
651U	n/a	n/a
97BW	n/a	n/a
97ZB	n/a	n/a
97HH	n/a	n/a
98ZG	n/a	n/a
9815	n/a	n/a
98ZF	n/a	n/a
98ZA	n/a	n/a
98ZC	n/a	n/a
98ZD	n/a	n/a
9805	n/a	n/a
9807	31.128	28.788
9808	n/a	n/a
9812	n/a	n/a
9803	n/a	n/a
982B	n/a	n/a
981B	n/a	n/a
98GB	n/a	n/a
981A	n/a	n/a
981D	n/a	n/a
992R	n/a	n/a
991B	n/a	n/a
98MH	n/a	n/a
98MG	n/a	n/a
98DC	n/a	n/a
98DE	n/a	n/a
98DD	n/a	n/a
98DB	n/a	n/a
99DA	n/a	n/a
98MF	n/a	n/a
98ME	n/a	n/a
99WC	n/a	n/a
992S	n/a	n/a
99WD	n/a	n/a
992W	n/a	n/a
99WB	n/a	n/a
992T	n/a	n/a
99WI	n/a	n/a
992V	n/a	n/a
9905	n/a	n/a
99JZ	n/a	n/a
99HB	n/a	n/a
99JY	n/a	n/a
99JJ	n/a	n/a
991F	n/a	n/a
99WP	n/a	n/a
99WA	n/a	n/a
96BL	n/a	n/a
97BP	n/a	n/a
9710	n/a	n/a
97BH	n/a	n/a
9717	n/a	n/a
9718	n/a	n/a
97ZI	n/a	n/a
97BJ	n/a	n/a
97ZJ	n/a	n/a
97BK	n/a	n/a
97ZL	n/a	n/a
97BV	n/a	n/a
97BU	n/a	n/a
97ZK	n/a	n/a
98ZC	n/a	n/a
9714	n/a	n/a
97BX	n/a	n/a
97BY	n/a	n/a
9712	31.98	29.49
97BR	n/a	n/a
97BS	n/a	n/a
97BZ	n/a	n/a
97BB	n/a	n/a
9715	n/a	n/a
9716	n/a	n/a
9622	n/a	n/a
9626	n/a	n/a
96ZG	n/a	n/a
9606	n/a	n/a
9623	n/a	n/a
96ZI	n/a	n/a
86BI	n/a	n/a
96ZD	n/a	n/a
96BH	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
9624	n/a	n/a
9625	n/a	n/a
96ZH	n/a	n/a
96ZF	n/a	n/a
97ZF	n/a	n/a
97ZG	n/a	n/a
97BN	n/a	n/a
9713	n/a	n/a
9709	n/a	n/a
97BM	n/a	n/a
97BO	n/a	n/a
97ZH	n/a	n/a
95JA	n/a	n/a
951A	n/a	n/a
9501	n/a	n/a
9504	n/a	n/a
95JB	n/a	n/a
951B	n/a	n/a
9503	31.83	31.42
95JC	n/a	n/a
96JD	n/a	n/a
9620	n/a	n/a
9621	n/a	n/a
96ME	n/a	n/a
9618	n/a	n/a
9609	n/a	n/a
96ZA	n/a	n/a
9608	n/a	n/a
9610	n/a	n/a
9607	n/a	n/a
96ZC	n/a	n/a
8835	n/a	n/a
8836	n/a	n/a
8827	n/a	n/a
8818	n/a	n/a
8834	n/a	n/a
8831	n/a	n/a
8832	n/a	n/a
8833	n/a	n/a
8830	n/a	n/a
8820	n/a	n/a
8819	n/a	n/a
982C	n/a	n/a
8823	n/a	n/a
8825	n/a	n/a
982D	n/a	n/a
8826	n/a	n/a
8828	n/a	n/a
8824	n/a	n/a
9809	n/a	n/a
8801	n/a	n/a
98GA	n/a	n/a
9811	n/a	n/a
98GC	n/a	n/a
981C	n/a	n/a
9810	n/a	n/a
9909	n/a	n/a
891B	n/a	n/a
8607	n/a	n/a
8622	31.39	n/a
86ZD	n/a	n/a
86MH	n/a	n/a
86MG	n/a	n/a
8604	31.45	30.69
86MD	n/a	n/a
86HE	n/a	n/a
8619	31.89	n/a
8616	n/a	n/a
86MC	n/a	n/a
8620	n/a	n/a
8506	34.04	32.65
86BB	n/a	n/a
86BD	n/a	n/a
86MB	n/a	n/a
86BC	n/a	n/a
8510	n/a	n/a
8509	n/a	n/a
8621	n/a	n/a
86BA	n/a	n/a
96BF	n/a	n/a
86BU	n/a	n/a
96MA	n/a	n/a
9505	n/a	n/a
96BI	n/a	n/a
9502	n/a	n/a
8903	n/a	n/a
8904	n/a	n/a
8905	n/a	n/a
88GE	n/a	n/a
891A	31.22	29.79
891C	n/a	n/a
8907	n/a	n/a
8908	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
891D	n/a	n/a
891E	n/a	n/a
89GA	n/a	n/a
89GC	n/a	n/a
8911	n/a	n/a
891F	n/a	n/a
891G	n/a	n/a
8902	n/a	n/a
89GB	n/a	n/a
891H	n/a	n/a
9904	n/a	n/a
991A	31.19	29.6
99WG	n/a	n/a
9902	31.11	29.51
99WE	n/a	n/a
99WA	n/a	n/a
99WF	n/a	n/a
992U	n/a	n/a
76XC	n/a	n/a
7503	32.86	31.26
761A	n/a	n/a
76XZ	n/a	n/a
76XY	n/a	n/a
761B	n/a	n/a
7518	33.02	31.77
762C	n/a	n/a
761D	n/a	n/a
7602	n/a	n/a
7603	n/a	n/a
8615	n/a	n/a
8612	32.06	30.86
8501	n/a	n/a
85JQ	n/a	n/a
86JP	n/a	n/a
86JR	n/a	n/a
86JN	n/a	n/a
8504	30.77	28.73
86JL	n/a	n/a
86JM	n/a	n/a
8502	33.25	29.64
86JH	n/a	n/a
86HH	n/a	n/a
8613	31.49	30.27
86JJ	n/a	n/a
8609	31.33	30.53
8614	31.51	30.2
76XA	n/a	n/a
7704	32.45	31.11
7703	n/a	n/a
762B	n/a	n/a
76XG	n/a	n/a
7605	n/a	n/a
76XD	n/a	n/a
76XF	n/a	n/a
77XF	n/a	n/a
76HA	n/a	n/a
772D	n/a	n/a
772C	n/a	n/a
771E	n/a	n/a
871B	n/a	n/a
8606	n/a	n/a
8708	n/a	n/a
8602	n/a	n/a
8709	n/a	n/a
8603	n/a	n/a
8707	n/a	n/a
8716	n/a	n/a
86GC	n/a	n/a
86JG	n/a	n/a
86JD	n/a	n/a
86JE	n/a	n/a
8624	n/a	n/a
8623	n/a	n/a
8711	n/a	n/a
77YN	n/a	n/a
77YP	n/a	n/a
8712	n/a	n/a
7702	n/a	n/a
8710	n/a	n/a
7701	n/a	n/a
77YR	n/a	n/a
77YJ	n/a	n/a
77YK	n/a	n/a
77YQ	n/a	n/a
871A	n/a	n/a
77YA	n/a	n/a
8717	32.02	n/a
771D	n/a	n/a
77YL	n/a	n/a
8713	n/a	n/a
771B	n/a	n/a
771C	n/a	n/a
8715	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
77YB	n/a	n/a
8714	n/a	n/a
77YC	n/a	n/a
77YD	n/a	n/a
78HE	n/a	n/a
781C	n/a	n/a
78YF	n/a	n/a
8838	n/a	n/a
8837	n/a	n/a
8817	n/a	n/a
78YG	n/a	n/a
781B	n/a	n/a
78YH	n/a	n/a
78YJ	n/a	n/a
8829	n/a	n/a
78HH	n/a	n/a
8816	n/a	n/a
78HG	n/a	n/a
78HF	n/a	n/a
8815	n/a	n/a
8813	n/a	n/a
881A	n/a	n/a
8808	n/a	n/a
88JB	n/a	n/a
88JA	n/a	n/a
88JC	n/a	n/a
8822	n/a	n/a
8821	n/a	n/a
8804	n/a	n/a
8802	n/a	n/a
781M	n/a	n/a
781A	n/a	n/a
8906	n/a	n/a
79ZI	n/a	n/a
651C	n/a	n/a
651F	n/a	n/a
651O	n/a	n/a
651E	n/a	n/a
651P	n/a	n/a
651N	n/a	n/a
651J	n/a	n/a
651K	n/a	n/a
7507	32.14	30.51
7506	32.08	30.78
7501	32.24	30.29
751G	n/a	n/a
751C	n/a	n/a
751E	n/a	n/a
751F	n/a	n/a
7508	32.23	29.38
7509	32.23	29.11
7512	32.51	30.79
7513	33.03	31.21
7502	32.83	30.82
751I	n/a	n/a
7517	33.25	31.75
7514	33.27	31.62
7504	33.14	31.32
7515	33.38	31.88
67AM	n/a	n/a
67AE	n/a	n/a
67AL	n/a	n/a
6702	n/a	n/a
67AD	n/a	n/a
67AG	n/a	n/a
67AH	n/a	n/a
67HG	n/a	n/a
67AB	n/a	n/a
67HF	n/a	n/a
67hE	n/a	n/a
67HD	n/a	n/a
67AC	n/a	n/a
67AA	n/a	n/a
67HQ	n/a	n/a
67ZP	n/a	n/a
67ZT	n/a	n/a
67ZN	n/a	n/a
67ZS	n/a	n/a
67ZM	n/a	n/a
68ZL	n/a	n/a
681T	n/a	n/a
68ZK	n/a	n/a
68ZH	n/a	n/a
68ZJ	n/a	n/a

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Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

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

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

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

Notes:

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

Sewer Fittings

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

	Air Valve
	Meter
	Dam Chase
	Vent

Operational Controls

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

	Ancillary
	Drop Pipe
	Control Valve
	Weir

End Items

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

	Inlet
	Outfall
	Undefined End

Other Symbols

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

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

Areas

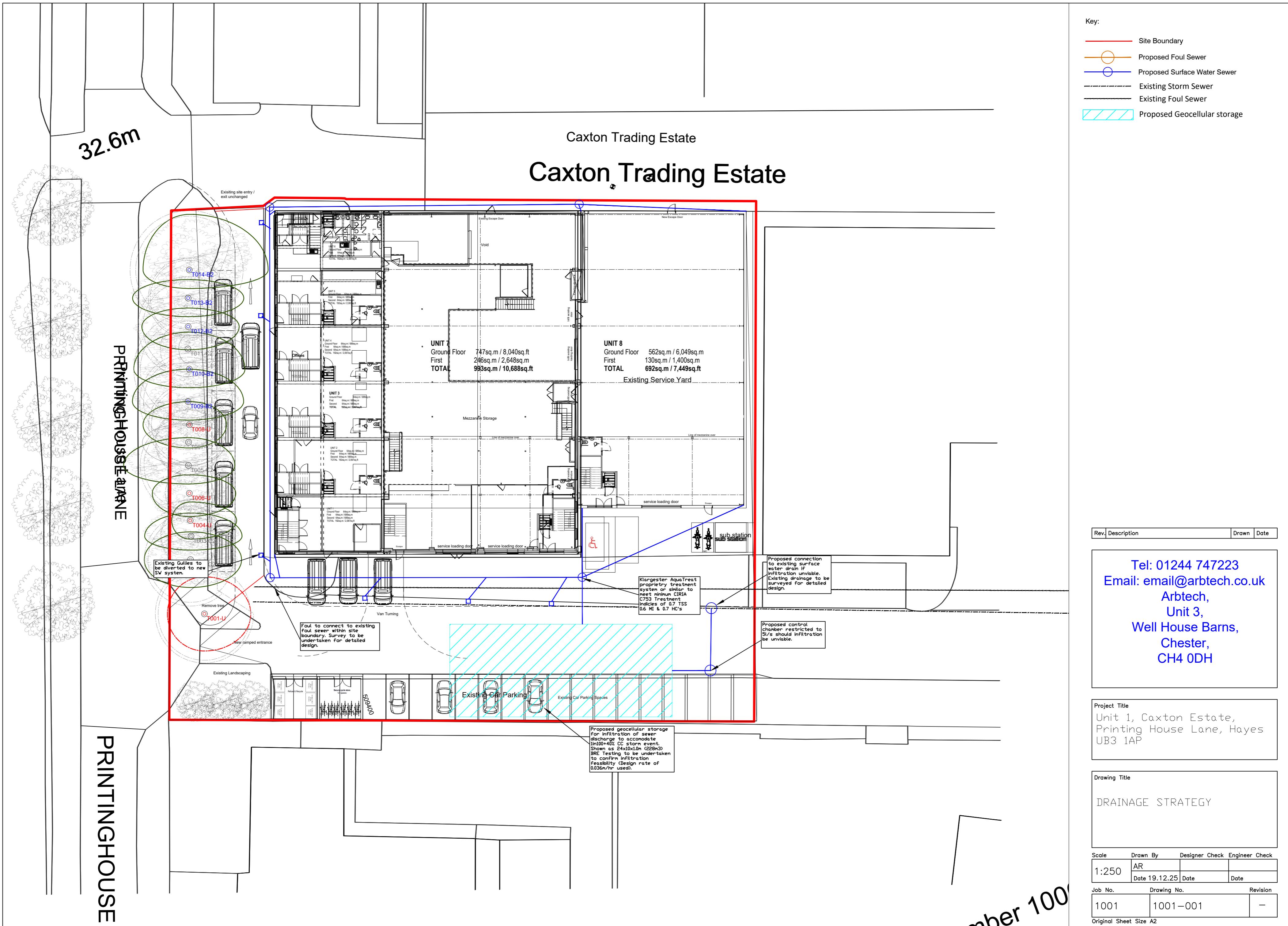
Lines denoting areas of underground surveys, etc.

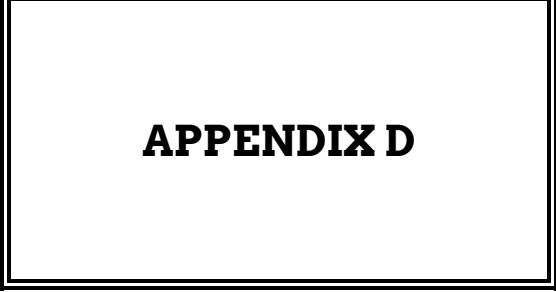
	Agreement
	Chamber
	Operational Site

Ducts or Crossings

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

APPENDIX C





APPENDIX D

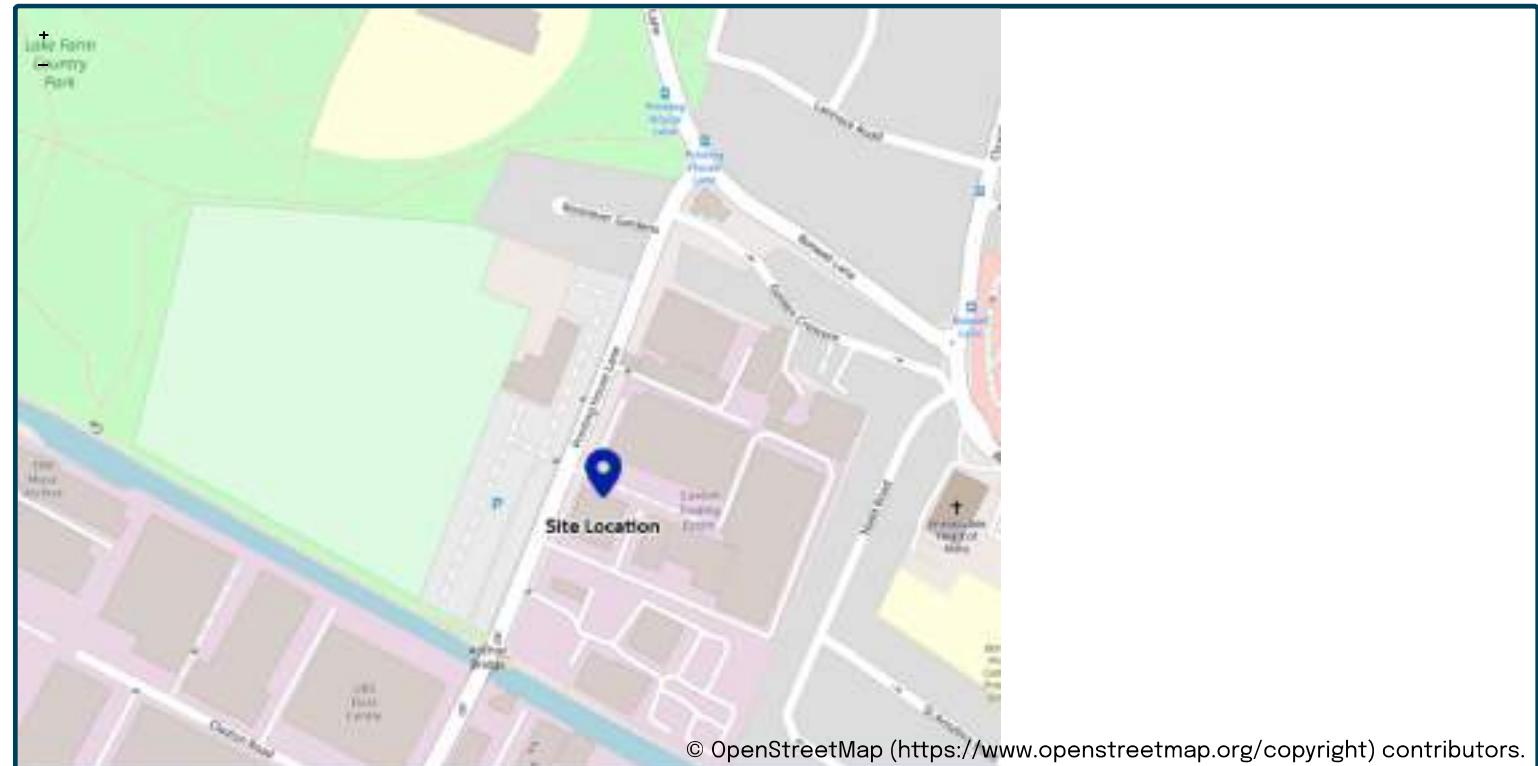
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	19/12/2025
Calculated by	
Reference	
Model version	2.2.2

Location

Site name	
Site location	



Site easting (British National Grid)	509425
Site northing (British National Grid)	179955

Site details

Total site area (ha)	1	ha
----------------------	---	----

Greenfield runoff

Method

Method	IH124
--------	-------

IH124

	<u>My value</u>	<u>Map value</u>
SAAR (mm)	616	mm
How should SPR be derived?	WRAP soil type	
WRAP soil type	2	2
SPR	0.3	
QBar (IH124) (l/s)	1.6	l/s

Growth curve factors

	<u>My value</u>	<u>Map value</u>
Hydrological region	6	6
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

Method	IH124
Flow rate 1 year (l/s)	1.3 l/s
Flow rate 2 year (l/s)	1.4 l/s
Flow rate 10 years (l/s)	2.5 l/s
Flow rate 30 years (l/s)	3.6 l/s
Flow rate 100 years (l/s)	5.0 l/s
Flow rate 200 years (l/s)	5.9 l/s

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent 'zero' figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.2) developed by HR Wallingford and available at [uksuds.com](https://www.eksuds.com/) (<https://www.eksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at [uksuds.com/terms-conditions](https://www.eksuds.com/terms-conditions) (<https://www.eksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.



APPENDIX E

Storage Estimate

Return Period (years)	<input type="text" value="100"/>
Climate Change (%)	<input type="text" value="40"/>
Impermeable Area (ha)	<input type="text" value="0.325"/>
Peak Discharge (l/s)	<input type="text" value="0.000"/>
Infiltration Coefficient (m/hr) (leave blank if no infiltration)	<input type="text" value="0.00360"/>
Required Storage (m ³)	<input type="button" value="Calc"/>
from	<input type="text" value="338"/>
to	<input type="text" value="338"/>
With infiltration (m ³)	
from	<input type="text" value="206"/>
to	<input type="text" value="330"/>

Storage Estimate

Return Period (years)	100
Climate Change (%)	40
Impervious Area (ha)	0.325
Peak Discharge (l/s)	5.000
Infiltration Coefficient (m/hr) (leave blank if no infiltration)	0.00000
Required Storage (m ³)	<input type="button" value="Calc"/>
from	188
to	250
With infiltration (m ³)	
from	188
to	250