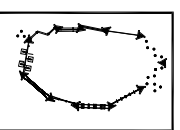
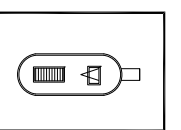
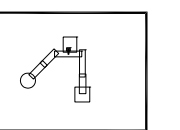
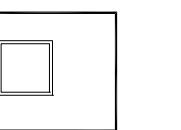
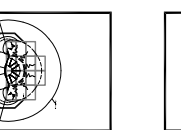


KEY - PROPOSED Play Equipment

	TIMBER TRAIL
	WOODEN PIRATE SHIP
	TIMBER WATER PLAY
	COVERED SAND PITS
	TUNNEL BURIED IN MOUND
	CHALK BLACKBOARD WALL
	NAME: TIMBER TRAIL PRODUCT REFERENCE: TYRE WALK MANUFACTURER: PLAYDALE
	NAME: TIMBER TRAIL PRODUCT REFERENCE: MONEY BARS MANUFACTURER: PLAYDALE
	NAME: TIMBER TRAIL PRODUCT REFERENCE: NET WALK MANUFACTURER: PLAYDALE
	NAME: TIMBER TRAIL PRODUCT REFERENCE: BALANCE BEAM ROPE WALK MANUFACTURER: PLAYDALE
	NAME: TIMBER TRAIL PRODUCT REFERENCE: SLIT WALK MANUFACTURER: PLAYDALE
	NAME: TIMBER TRAIL PRODUCT REFERENCE: WOBBLE BEAM MANUFACTURER: PLAYDALE
	NAME: TIMBER TRAIL PRODUCT REFERENCE: BALANCE STEPS MANUFACTURER: PLAYDALE
	NAME: TIMBER TRAIL PRODUCT REFERENCE: MUSHROOM STEPS MANUFACTURER: PLAYDALE
	NAME: MUSIC EQUIPMENT PRODUCT REFERENCE: BONGOS, XYLOPHONE, CHIMES SHELL STRUM, MANUFACTURER: PLAYDALE

NOTE: Timber Trail items are to be indicated from either part of the school
Please refer to Playdales Product Reference and Material Report: St. Helen's
School, March 2019. All items to be relocated and installed in accordance with
EN 1176.

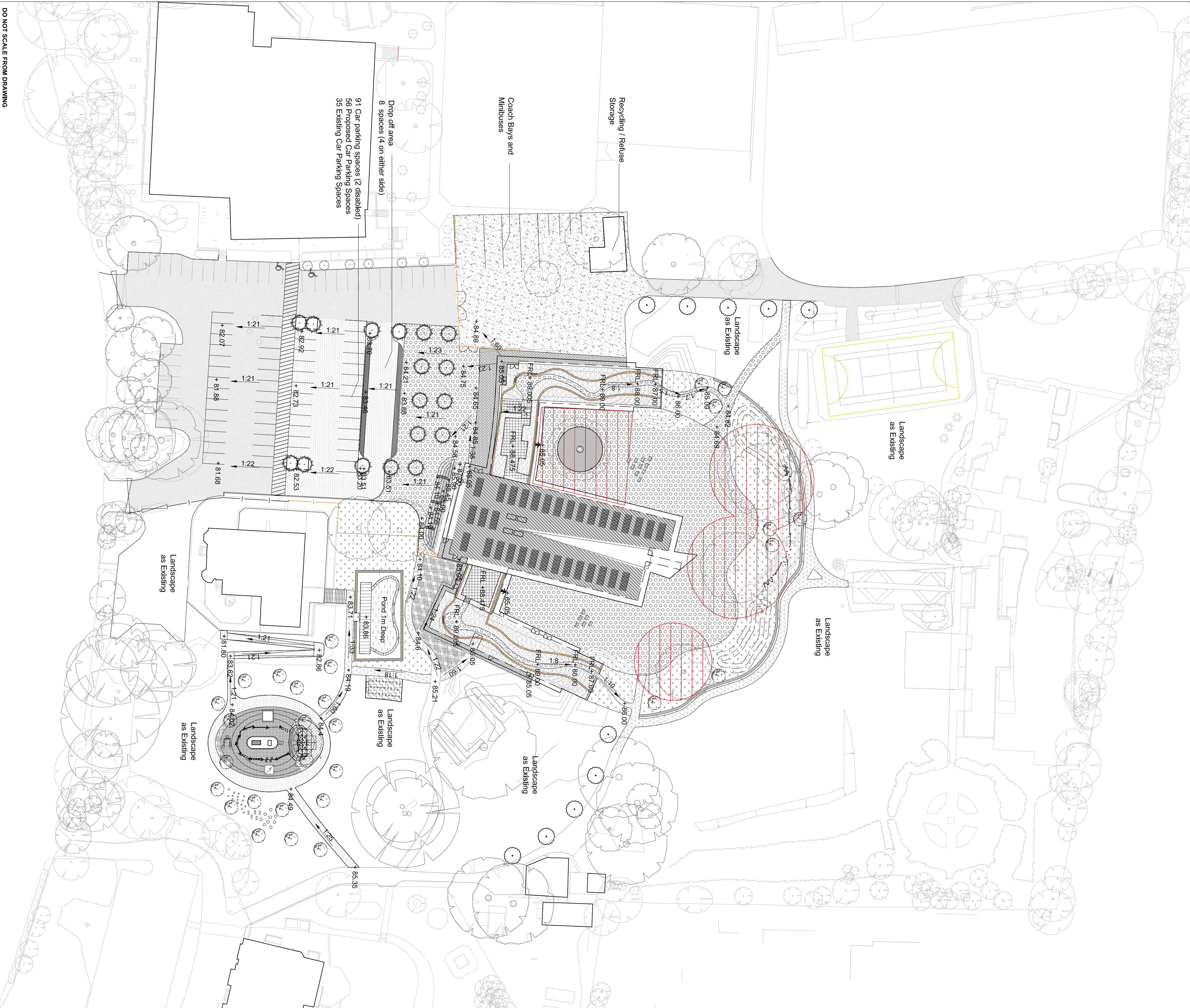
KEY - Hard Landscape

	PROPOSED CAR PARKING BAYS Macadam, Vehicular Trafficking
	EXISTING CAR PARKING BAYS Macadam, Vehicular Trafficking
	PAVEMENT
	COLOURED MACADAM
	EXISTING CAR PARK ROUTE Vehicular Trafficking
	PROPOSED CAR PARK ROUTE Vehicular Trafficking
	ENTRANCE PLAZA Vehicular Trafficking
	SLOPE SLABS
	IN-SITU CONCRETE EDGES with artificial turf
	TIMBER DECKING OVER POND
	FOOTPATH Bespoke Sand Gravel
	RUBBER PLAY SURFACE
	RESIN BOUND GRAVEL
	ROOF TERRACE PAVING Concrete Slabs
	EXISTING LANDSCAPE
	EXISTING FENCE
	PROPOSED FENCE To match existing
	PLANTED SECURITY SCREEN*
	NON-PLANTED AREAS IN SECURITY FENCE Allowing Views out over the roof
	PROPOSED GATES
	EXISTING GATES
	FURNITURE - CUBE SEATING
	TEMPORARY CLASSROOM, TBC
	SEATS MADE FROM TREE STUMPS FROM THE FILLED TREES
	BOULDER FOR CLIMBING AND PLAYING
	RECYCLED TYRES FOR PLAY
	STOOLS FOR PLAY BALANCE MADE FROM TREE STUMPS FROM THE FILLED TREES
	ROOF LINE
	GROUND AND SECOND STOREY WALLS
	PROPOSED LEVELS + 85.21

*NOTE: Dead planting will be replaced on the Planned Green Screen.

KEY - Soft Landscape

	SINGLE P.V. MEMBRANE
	INTENSIVE GREEN ROOF
	MIXED SPECIES SHRUB PLANTING
	HEDGE PLANTING
	GRASS COVER
	GROUND COVER PLANTING
	MARGINAL PLANTING
	WATER
	NO DIG ZONE
	PROPOSED CONTOURS
	PROPOSED COURTYARD TREE (Extra Heavy Standard)
	PROPOSED LARGE TREE (Heavy Standard)
	PROPOSED MIXED NATIVE SPECIES TREE (Heavy Standard)
	EXISTING TREES To be retained



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PLEASE NOTE: Figure dimensions take precedent over scale, do not scale from drawings.
Inform Place Design + Planning Ltd of any discrepancies before works commence on site.
All dimensions to be checked on site

SIGNIFICANT HEALTH, SAFETY & ENVIRONMENTAL INFORMATION RELATING TO CDM	RECALL IT
SAFETY:	
ENVIRONMENTAL:	
IT IS ASSUMED ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN AGREED METHOD STATEMENT	

No.	Revision	Date	By	Checked
01	Issued for Client and Architect comments	22/07/24	MK	TE

Client
St. Helen's Northwood

Client Address Here

Project Title
St Helen's Junior School

Design Title
Site Wide Landscape GA Plan

Scale: 1:500 at A1
532_GA_001

Place Design + Planning Ltd
35 West Garsins Lane
London, SE20 8BL, UK
+44 208844 1940

Scale: 1:500 at A1
532_GA_001

Drawn By: MK
Checked By: GH
Date: 23/07/24

Asset Location Search



Thames Water Property Searches
12Vastern Road
READING
RG1 8DB

Search address supplied St. Helens School
Eastbury Road
Northwood
HA6 3AS

Your reference 213434

Our reference ALS/ALS Standard/2014_2689196

Search date 17 February 2014

You are now able to order your Asset Location Search requests online by visiting
www.thameswater-propertysearches.co.uk



Asset Location Search



Search address supplied: St. Helens School, Eastbury Road, Northwood, HA6 3AS

Dear Sir / Madam

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

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

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

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

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

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

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 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

Asset Location Search



Waste Water Services

Please provide a copy extract from the public sewer map.

TQ0991NW
TQ0991NE
TQ0991SW
TQ0991SE

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

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.

TQ0991NW Affinity Water

Asset Location Search



TQ0991NE Affinity Water
TQ0991SW Affinity Water
TQ0991SE Affinity Water

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:

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:

New Connections / Diversions
Thames Water
Network Services Business Centre
Brentford
Middlesex
TW8 0EE

Tel: 0845 850 2777
Fax: 0207 713 3858
Email: developer.services@thameswater.co.uk

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.

Asset Location Search



Further contacts:

Waste Water queries

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

If you have any questions regarding sewer connections, 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: 0845 850 2777
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: 0845 850 2777
Email: developer.services@thameswater.co.uk



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 509250,191750

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.

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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
4902	78.28	75.26
3916	n/a	n/a
4901	78.26	75.72
3917	76.19	74.69
0903	80.09	77.49
0902	80	76.67
3901	76.27	74.78
3903	76.1	72.96
3918	76.11	74.16
4806	n/a	n/a
4803	n/a	n/a
4805	n/a	n/a
4802	n/a	n/a
3803	n/a	n/a
3802	n/a	n/a
4801	n/a	n/a
4804	n/a	n/a
4906	n/a	n/a
4907	n/a	n/a
3912	n/a	n/a
4905	n/a	n/a
4908	n/a	n/a
3913	n/a	n/a
4904	n/a	n/a
4903	n/a	n/a
3911	n/a	n/a
3914	n/a	n/a
391D	n/a	n/a
3910	n/a	n/a
3908	n/a	n/a
3907	n/a	n/a
3909	n/a	n/a
391C	n/a	n/a
391B	n/a	n/a
391A	n/a	n/a
3915	n/a	n/a
2804	81.16	78.08
0809	n/a	n/a
2803	81.14	78.44
2802	77.7	72.12
3801	81.02	71.77
0803	79.23	75.89
0804	79	76.73
0808	n/a	n/a
0802	79.89	76.47
0805	79.93	77.66
0810	80.51	78.31
3805	80.57	78.37
3804	80.44	78.71
2801	79.09	76.98
0806	n/a	n/a
0807	n/a	n/a
0906	30.34	28.96
3902	79.11	76.97
3919	78.99	76.71
2902	78.73	72.42
3905	78.21	72.49
3906	n/a	n/a
2901	78.43	76.53
0904	82.01	79.73
0905	30.53	29.45
0901	80.95	77.7
3904	77.28	75.66
061I	n/a	n/a
171A	n/a	n/a
1701	72.25	70.62
1602	71.93	71.07
1603	72.18	69.25
2702	76.73	75.62
2701	76.63	76.12
2710	76.89	71.84
2709	75.43	71.81
2501	82.29	80.29
2505	82.15	70.61
2504	81.74	80.2
2602	83.15	82.01
2601	83.55	81.87
2604	83.5	81.55
2603	83.58	70.94
2703	82.48	80.61
2705	82.16	79.86
2704	82.47	80.49
2707	82.67	71.21
2708	82.6	79.58
2706	n/a	n/a
3701	82.26	80.8
3702	n/a	n/a
3703	n/a	n/a
4704	n/a	n/a
4701	82.59	81.02
4703	83.24	80.57

Manhole Reference	Manhole Cover Level	Manhole Invert Level
4702	83.58	80.87
1505	n/a	n/a
1502	71.25	68.5
1506	n/a	n/a
2502	80.36	78.42
2503	79.77	70.34
0607	71.72	69.95
0606	70.93	69.24
0603	72.93	70.18
061F	n/a	n/a
0505	68.1	65.37
0509	69.39	66.96
0507	n/a	n/a
0604	72.97	70.27
0506	68.24	66.74
0705	n/a	n/a
061D	n/a	n/a
061E	n/a	n/a
061C	n/a	n/a
0704	n/a	n/a
061B	n/a	n/a
061A	n/a	n/a
0710	n/a	n/a
0709	n/a	n/a
061G	n/a	n/a
061H	n/a	n/a
0605	72.55	70.35
0712	n/a	n/a
0713	n/a	n/a
0711	n/a	n/a
0706	n/a	n/a
1601	72.33	70.68
1504	71.33	69.49
0801	80.57	77.15
0502	66.77	65.27
1501	70.22	66.55
1503	70.36	67.64
0504	68.11	65.2
0503	68.03	66.48
0701	76.18	73.65
0707	76.28	74.28
0702	74.4	71.22
0609	73.7	69.22
0608	73.65	71.97
0708	n/a	n/a
0703	n/a	n/a
0610	72	68.94
0601	71.12	68.3
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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 509750,191750
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.

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Manhole Reference	Manhole Cover Level	Manhole Invert Level
8905	97.75	96.45
8906	97.81	96.76
Z02	104.46	103.75
Z03	106.52	104.83
8505	88.14	86.23
8504	90.63	88.13
8503	92.5	90.92
8502	92.54	90.92
9503	89.4	88
9502	89.66	88.56
8501	93.55	91.14
9501	91.09	90.24
9601	91.98	91.04
8606	94.45	92.95
8604	95.95	93.6
8603	94.98	93.23
8605	96.48	95.11
8601	94.63	92.38
8602	94.21	92.71
7602	94.41	92.39
9704	99.32	96.97
971E	n/a	n/a
781A	n/a	n/a
8701	93.99	92.14
8702	94.11	92.18
8703	94.3	92.7
8704	94.32	93.17
8705	96.34	92.71
8706	96.15	93.47
971D	n/a	n/a
971C	n/a	n/a
971B	n/a	n/a
971A	n/a	n/a
9701	101.15	99.4
9801	103.17	100.67
9803	102.82	100.92
9802	103.17	100.92
9702	101.75	99.48
9804	103.41	101.99
9703	102.25	100.57
9805	104.54	103.27
6501	n/a	n/a
6503	n/a	n/a
6502	n/a	n/a
7501	90.5	89.5
7502	89.63	88.88
7504	n/a	n/a
7503	88.73	87.73
7401	88.32	86.48
7505	89.39	87.3
7506	n/a	n/a
781B	n/a	n/a
7901	91.65	90.29
7902	91.66	90
8904	95.78	93.55
8903	95.68	93.81
8902	94.1	92.47
8901	94.15	92.82
7908	n/a	n/a
891A	n/a	n/a
6906	n/a	n/a
7909	n/a	n/a
7911	n/a	n/a
6908	n/a	n/a
6907	n/a	n/a
5813	n/a	n/a
5806	n/a	n/a
7802	88.52	85.31
5812	n/a	n/a
5801	n/a	n/a
7801	88.37	86.13
5805	n/a	n/a
7814	n/a	n/a
5810	n/a	n/a
7817	n/a	n/a
5811	n/a	n/a
5803	n/a	n/a
5804	n/a	n/a
5802	n/a	n/a
5904	n/a	n/a
5903	n/a	n/a
7904	n/a	n/a
6904	83.97	81.03
6903	84.05	82.05
6902	n/a	n/a
7905	n/a	n/a
6901	n/a	n/a
7906	n/a	n/a
7907	n/a	n/a
5902	80.72	77.88
5901	80.58	78.35

Manhole Reference	Manhole Cover Level	Manhole Invert Level
6905	n/a	n/a
6701	n/a	n/a
7707	90.76	89.44
7702	90.71	89.56
7809	91.01	89.41
7810	90.22	88.9
6809	n/a	n/a
6806	n/a	n/a
7808	n/a	n/a
7812	91.45	89.25
6805	n/a	n/a
7807	n/a	n/a
7811	91.63	88.63
7813	n/a	n/a
6807	n/a	n/a
6808	n/a	n/a
5814	n/a	n/a
5809	n/a	n/a
6804	n/a	n/a
6803	n/a	n/a
5808	n/a	n/a
5807	n/a	n/a
7806	91.13	87.91
7805	91	88.68
6810	n/a	n/a
6801	n/a	n/a
7804	n/a	n/a
7803	89.91	87.51
7603	95.1	93.69
7604	94.09	92.23
6605	n/a	n/a
7607	92.47	90.66
7606	92.22	90.42
7605	92.19	89.93
6604	n/a	n/a
6609	n/a	n/a
6611	90.47	88.7
6603	n/a	n/a
6608	n/a	n/a
6602	n/a	n/a
6607	89.15	87.39
6601	n/a	n/a
7601	94.36	92.16
5601	87.22	85.52
5703	86.75	84.83
671A	n/a	n/a
7703	94.23	92.13
7704	94.21	91.81
5701	84.95	83.25
5702	84.56	81.7
571D	n/a	n/a
571C	n/a	n/a
571B	n/a	n/a
571A	n/a	n/a
7701	n/a	n/a
6606	n/a	n/a
6610	n/a	n/a
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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 509250,191250

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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
141D	n/a	n/a
1403	74.69	72.89
1404	76.1	74.36
2407	77.2	75.59
2406	77.43	75.93
2404	78.33	76.17
2405	78.01	76.17
241F	n/a	n/a
241H	n/a	n/a
241E	n/a	n/a
241G	n/a	n/a
241D	n/a	n/a
1301	71.24	69.41
1302	71.18	69.5
2301	71.65	69.52
2302	n/a	n/a
2305	72.04	70.51
2304	72.09	69.84
2306	73.5	72.27
2408	75.69	74.13
141A	n/a	n/a
2409	78.85	77.93
2402	78.88	69.91
141B	n/a	n/a
2401	77.02	70.1
2403	77.41	74.76
241I	n/a	n/a
141C	n/a	n/a
3301	75.36	69.76
3302	73.7	69.64
3303	72.37	69.48
331A	n/a	n/a
3403	80.47	79.65
331B	n/a	n/a
3401	80.11	76.37
3305	76.07	74.64
3402	76.36	74.47
3306	n/a	n/a
3304	n/a	n/a
3404	80.53	79.21
3307	n/a	n/a
3308	n/a	n/a
3309	71.96	70.5
4301	71.99	69.88
4405	80.14	79.22
4406	79.97	78.96
4401	80.03	76.14
4407	n/a	n/a
4408	n/a	n/a
4303	n/a	n/a
4304	n/a	n/a
4404	79.88	78.89
4403	79.67	78.53
4307	73.2	71.03
4302	73.29	70.58
4402	79.61	75.84
3001	67.34	66.34
3005	67.03	65.56
1101	71.43	68.57
4103	72.48	70.86
4107	n/a	n/a
4106	n/a	n/a
2108	70.26	68.7
4105	n/a	n/a
4104	n/a	n/a
2107	72.03	70.77
2103	71.14	69.59
3102	71.27	68.73
2101	71.46	68.86
2106	71.19	70.02
4101	71.83	68.78
4102	71.79	70.14
2104	71.49	70.05
2102	71.49	69.03
411A	n/a	n/a
3101	71.52	68.89
2105	71.1	70.14
3201	71.77	68.98
4201	70.92	68.95
1202	72.34	70.78
1201	71.35	69.22
4202	71.01	69.31
1203	71.24	69.38
2008	n/a	n/a
2007	n/a	n/a
201A	n/a	n/a
201B	n/a	n/a
2005	65.97	64.42
2003	67.12	65.7
2002	68.61	67.56
1002	70.56	69.03

Manhole Reference	Manhole Cover Level	Manhole Invert Level
2006	70.17	69.34
2004	70.63	69.03
3004	n/a	n/a
3002	66.89	65.57
3003	n/a	n/a
4001	71.76	68.48
401A	n/a	n/a
4002	72.34	71.12
0202	n/a	n/a
0114	n/a	n/a
0109	n/a	n/a
0113	n/a	n/a
0203	n/a	n/a
0103	n/a	n/a
0112	n/a	n/a
0110	n/a	n/a
0104	n/a	n/a
0111	n/a	n/a
0005	n/a	n/a
0105	n/a	n/a
0211	n/a	n/a
0106	n/a	n/a
0101	n/a	n/a
0107	n/a	n/a
0102	n/a	n/a
0004	n/a	n/a
0108	n/a	n/a
1006	n/a	n/a
1001	69.84	67.53
1003	69.83	68.09
1004	n/a	n/a
1008	n/a	n/a
0001	n/a	n/a
0002	n/a	n/a
1007	n/a	n/a
0003	n/a	n/a
1005	n/a	n/a
0201	69.37	65.42
0204	n/a	n/a
0303	69.32	68.14
0301	69.42	65.64
0302	69.43	68.34
1406	70.83	66.77
1402	70.89	69.45
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.		



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 509750,191250

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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
8101	71.89	70.27
8150	71.89	70.57
8351	76.71	75.97
8301	77.31	74.76
8050	69.43	67.92
8001	69.43	67.58
8350	77.05	75.32
8203	n/a	n/a
9150	71.77	69.96
9101	71.77	69.5
9250	75.88	74.64
9050	n/a	n/a
9201	76.08	73.8
8354	78.54	77.29
8353	80.36	79.44
9350	79.24	77.21
831C	n/a	n/a
9301	79.29	76.5
831B	n/a	n/a
831A	n/a	n/a
9351	80.58	77.73
9302	80.57	77.26
8451	83.99	82.32
9401	82.75	79.81
9450	83.19	81.47
9402	85.75	82.68
9451	85.75	83.81
8450	87.38	85.4
6302	78.57	75.73
6301	78.75	75.82
6350	78.79	76.93
6401	82.06	78.89
6451	82.19	81.09
7356	81.1	80.23
7355	81.64	80.52
7450	81.85	81.21
7354	81.99	81
7353	n/a	n/a
7303	81.91	79.92
7452	88.13	86.5
7352	82.29	80.86
7402	88.15	86.25
7451	87.99	86.25
7403	87.7	85.73
7453	87.44	86.08
8054	n/a	n/a
701A	n/a	n/a
701B	n/a	n/a
7055	n/a	n/a
7052	69.44	68.31
601C	n/a	n/a
7051	69.98	69.19
601D	n/a	n/a
8002	70.12	68.19
8152	71.81	70.83
8153	n/a	n/a
8102	72.74	70.59
8151	72.78	71.67
711A	n/a	n/a
8252	73.19	71.83
8251	73.29	71.94
8201	73.47	71.54
7252	73.87	72.87
7201	75.04	73.06
8250	74.2	73.48
7250	75.06	73.84
8202	74.74	73.02
7251	77.61	76.34
7202	77.62	75.79
7302	77.81	75.85
7351	77.84	76.38
8352	77.49	76.8
7350	78.2	75.97
8355	78.06	76.62
5308	74.96	71.8
5357	74.93	73.61
5353	74.29	72.77
5356	74.66	73.3
5302	75.23	n/a
5451	79.55	78.56
5352	74.13	73.22
5307	n/a	n/a
5358	n/a	n/a
5401	79.6	n/a
5450	79.8	77.83
5452	79.81	78.39
5306	76.58	75.67
5355	76.59	75.96
5453	81.66	80.56
5354	77.23	76.01
5303	77.27	76.3

Manhole Reference	Manhole Cover Level	Manhole Invert Level
5304	77.42	76.6
6304	77.44	76.65
6452	80.95	79.7
6402	80.94	77.39
6352	77.83	76.94
6303	78	77.38
6450	81.44	80.63
6351	78.56	76.71
5002	71.95	68.5
5351	74.16	73.44
5102	73.88	71.86
5151	73.87	72.34
5301	75.01	72.68
5350	75.39	74.19
5201	76.43	74.43
5101	72.58	70.63
6255	76.53	75.59
6050	68.12	66.67
6001	68.64	66.67
6204	76.05	73.76
6254	76.04	74.77
6253	75.93	74.63
6203	75.76	73.55
6151	71.24	69.54
6252	75.7	74.42
6102	71.22	69.26
601A	n/a	n/a
6251	76.12	74.62
6202	76.2	73.85
601B	n/a	n/a
6201	76.68	74
6250	76.6	74.78
6101	72.87	71.09
6150	73.01	71.43
7301	78.21	75.49
7001	67.91	66.18
8052	n/a	n/a
8051	n/a	n/a
7050	67.96	67.13
5001	71.33	68.01
5050	71.34	69.92
8053	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



ALS 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

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.

Sewer Fittings

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

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column

Operational Controls

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

	Control Valve
	Drop Pipe
	Ancillary
	Weir

End Items

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

	Outfall
	Undefined End
	Inlet

Other Symbols

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

	Public/Private Pumping Station
	Change of characteristic indicator (C.O.C.I.)
	Invert Level
	Summit

Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

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

	Foul Sewer
	Surface Water Sewer
	Combined Sewer
	Gully
	Culverted Watercourse
	Proposed
	Abandoned Sewer

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. 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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Ways to pay your bill

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Call 0845 070 9148 quoting your invoice number starting CBA or ADS.	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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- 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.

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- display the Search Code logo prominently on their search reports
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- 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

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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 loss as a result of your search provider failing to keep to the Code.

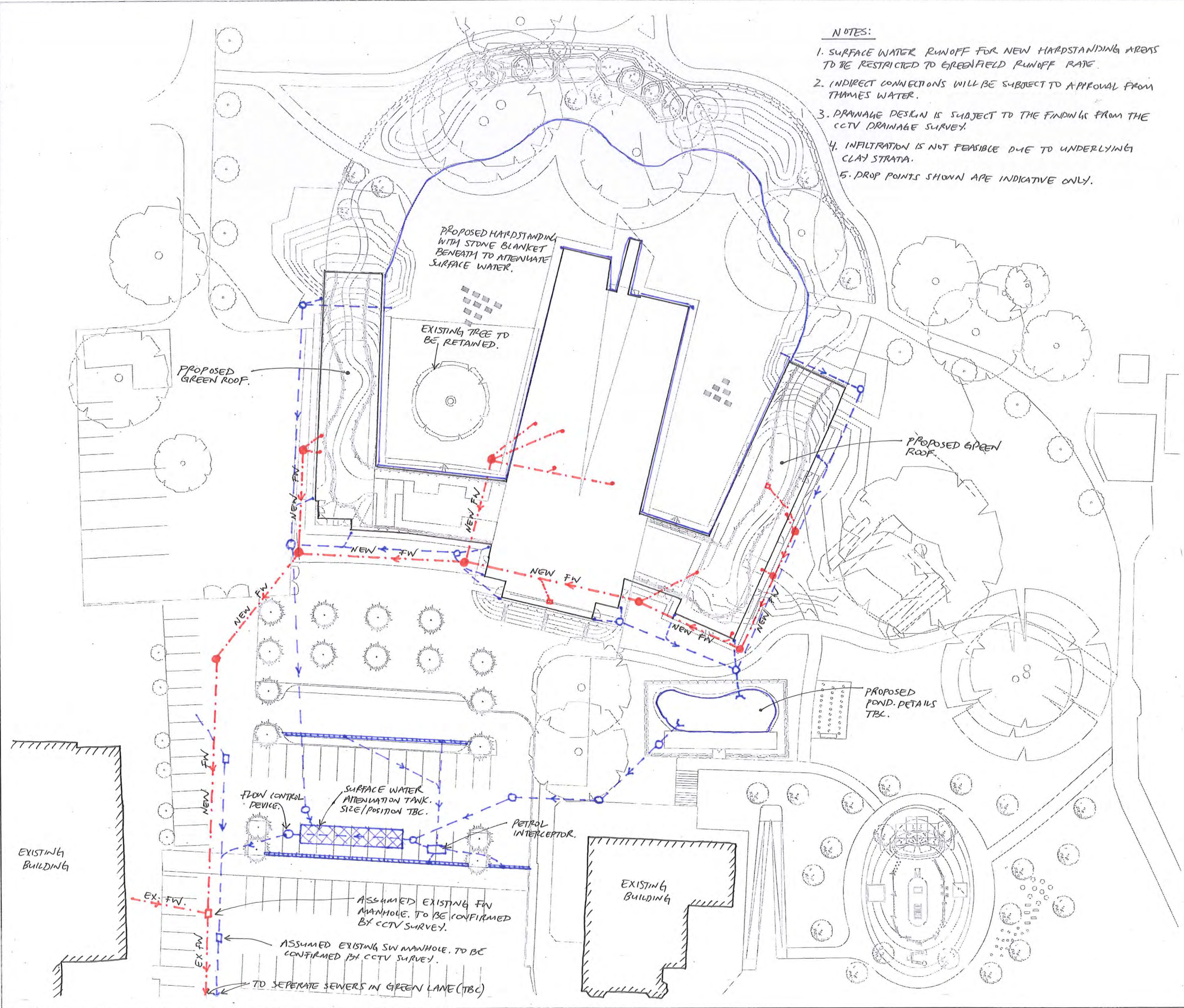
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TPOs Contact Details

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
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



- NOTES:**
1. SURFACE WATER RUNOFF FOR NEW HARDSTANDING AREAS TO BE RESTRICTED TO GREENFIELD RUNOFF RATE.
 2. INDIRECT CONNECTIONS WILL BE SUBJECT TO APPROVAL FROM THAMES WATER.
 3. DRAINAGE DESIGN IS SUBJECT TO THE FINDINGS FROM THE CCTV DRAINAGE SURVEY.
 4. INFILTRATION IS NOT FEASIBLE DUE TO UNDERLYING CLAY STRATA.
 5. DROP POINTS SHOWN ARE INDICATIVE ONLY.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.

- LEGEND.**
- FOUL DRAIN
 - SURFACE WATER DRAIN
 - FOUL MANHOLE/INSPECTION CHAMBER
 - SURFACE WATER MANHOLE/INSPECTION CHAMBER

PI	24.7.14	TK	ISSUED FOR INFORMATION	
rev	date	by	chk	description

elliottwood

Elliott Wood Partnership LLP, 241 The Broadway, London SW19 1SD
Consulting Structural and Civil Engineers. www.elliottwood.co.uk
tel: (020) 8544 0033 fax: (020) 8544 0066 info@elliottwood.co.uk

job title
**ST HELEN'S SCHOOL
NORTHWOOD HA6 3AS**

drawing title
**PROPOSED BELOW GROUND
DRAINAGE STRATEGY**

scale(s) date drawn
1:500 @ A3 JULY 14 Tke

drawing status
PRELIMINARY

job no	drawing no	revision
213434	SK-DO1	PI