

Report on title – Land at Newham Way London

Dated / March 2019

Contents

| | | |
|----------|--|----------|
| 1 | Interpretation | 1 |
| 2 | Scope of the review and limitation of liability | 1 |
| 3 | Executive summary | 1 |
| 4 | The Property | 2 |
| 5 | Matters benefiting the Property | 3 |
| 6 | Matters burdening the property | 4 |
| 7 | Search results | 5 |
| 8 | Replies to pre-contract enquiries | 8 |
| 9 | Conclusion | 8 |

Report on title – Land at Newham Way London

1 Interpretation

The following terms are used in this report:

Benefits: any right, easement, restriction, stipulation, restrictive covenant, mining or mineral right, franchise or other interest that benefits the Property

Incumbrances: any right, easement, restriction, stipulation, restrictive covenant, mining or mineral right, franchise or other interest to which the Property is subject.

Property: The property described in [Paragraph 4.](#) of this report.

Owner: Transport for London of 55 Broadway, London SW1H 0BD.

2 Scope of the review and limitation of liability

- 2.1 This report has been prepared for the sole benefit of you, Transport for London, in connection with your proposed development and disposal of the Property and for no other purpose.
- 2.2 This report is addressed to the Owner for its exclusive use. It must not be relied on by or made available to any other party without our written consent.
- 2.3 The report is based on our review of the title documents, search results and replies to pre-contract enquiries you have provided.
- 2.4 We have not inspected the Property and are unable to advise on the physical condition of the Property.
- 2.5 We have made no enquiries of the actual occupiers of the Property and have not taken any steps to verify independently the information supplied by you in replies to enquiries.
- 2.6 We express no opinion on the commerciality of the transaction. We are unable to advise on the value of the Property. We recommend that you have the Property professionally valued. You should ensure that the valuer is aware of the matters mentioned in this report, as they may affect the value.

3 Executive summary

This is a summary of the major issues that we think should be brought to your attention:

- 3.1 That part of the Property with title number EGL233286 is subject to restrictive covenants as may have been imposed thereon before 30 December 1988 and are still subsisting and capable of being enforced as referred to in clause 6.4 below. ***Note: the restrictive covenants and the beneficiaries of the same are not detailed in the title register and we therefore recommend title indemnity insurance be put in place for the same.***
- 3.2 Those parts of the Property with title numbers EGL51233, EGL36006, NGL152998 has the benefit and is subject to easements and rights by virtue of section 10(2)(i) of the Leasehold Reform Act 1967 as referred to in paragraphs 5.1-5.3 & 6.1-6.3 below.

- 3.3 That part of the Property with title number NGL150274 is subject to restrictive covenants in the 1928 Conveyance as referred to in paragraph 6.5. ***Depending on the proposed development of the Property title indemnity insurance may be considered.***
- 3.4 That part of the Property with title numbers NGL152998 and EGL417256 contain restrictions on title (as referred to in clause 6.6 below) which requires no disposition to be registered without a certificate by a solicitor acting for Transport for London to confirm either that the disposition is not subject to section 163 of and/or paragraph 12(1) of Schedule 11 to the Greater London Authority Act 1999 or that, if the disposition is subject to either of these provisions, the necessary consent of the Secretary of State and/or opinion of the Mayor of London has been obtained. ***A certificate by the solicitor acting for Transport for London will be provided to confirm that the disposition is not subject to section 163 of and/or paragraph 12(1) of Schedule 11 to the Greater London Authority Act 1999.***
- 3.5 The search confirms that there are water mains, resource mains or discharge pipes within the boundaries of the Property. Please see the plans attached and labelled "Drainage and Water Search Plans" at [Annex B](#). ***Any development proposals should be discussed with Thames Water.***
- 3.6 The chancel repair search result showed that the Property is within the historical boundary of a parish which continues to have a potential chancel repair liability. ***We recommend chancel repair insurance be obtained.***
- 3.7 The highways search dated 5 December 2018 does not confirm that the Property directly abuts the public highway however the Owner confirms that it will apply for first registration of title to the Land Registry for the area between the Property and the adopted highway which falls within the Owners control as shown by the plan attached and labelled "Highways Search Plan" at [Annex B](#). ***Rights of way over will be required to connect the Property to the adopted highway.***
- 3.8 UK Power Networks search shows the electric lines and/or electric plant within the boundaries of the Property as shown on the plans attached and labelled "UK Power Networks Search Plan" at [Annex B](#)
- 3.9 Replies to enquiries, see paragraph 8 below, confirm that the Property contains paths accessible to the public. ***There is no registered public right of way on the highways authority search, see paragraph 7.7 and the plan attached and labelled "Highways Search Plan" at [Annex B](#).***

4 The Property

- 4.1 The Property is the freehold land and buildings known as part of Park Garage, 387 Beckton Road, 401 Beckton Road, Land at Newham Way London including 389 Newham Way, part of 391 Newham Way, 393 Newham Way, 397 Newham Way, 399 Newham Way and 403 Newham Way.
- 4.2 A plan showing the Property edged in red is attached at [Annex A](#).
- 4.3 The Property is registered at the Land Registry under title numbers NGL150274, EGL233286, EGL51233, EGL36006, EGL8713, NGL144590, NGL152998, EGL171817 and EGL417256 and plans of each of the title numbers are shown edged in red and attached at [Annex A](#). The class of title is absolute freehold title. Absolute title is the best class of title available.

- 4.4 The registered owner of the Property is the Owner.

5 Matters benefiting the Property

The Property enjoys the following Benefits:

- 5.1 That part of the Property with title number EGL51233 has the benefit of such easements and rights as the Conveyance dated 10 August 1976 and as referred to below in paragraph 6.1 has had the effect of granting by virtue of section 10(2)(i) of the Leasehold Reform Act 1967.
- 5.2 That part of the Property with title number EGL36006 has the benefit of such easements and rights as the Conveyance dated 4 March 1975 and as referred to below in paragraph 6.2 has had the effect of granting by virtue of section 10(2)(i) of the Leasehold Reform Act 1967.
- 5.3 That part of the Property with title number NGL152998 has the benefit such easements and rights as the Conveyance dated 10 December 1970 and as referred to below in paragraph 6.3 has had the effect of granting by virtue of section 10(2)(i) of the Leasehold Reform Act 1967.

Note: The Conveyances referred to are not held by the Land Registry and there is no further detail on the title registers however section 10(2)(i) of the Leasehold Reform Act 1967 relates to Section 8 of the Act ('Obligation to enfranchise') and applies to conveyances that give effect to this section. This section states that "where a tenant of a house has under this Part of this Act a right to acquire the freehold, and gives to the landlord written notice of his desire to have the freehold, then except as provided by this Part of this Act the landlord shall be bound to make to the tenant, and the tenant to accept, (at the price and on the conditions so provided) a grant of the house and premises for an estate in fee simple absolute, subject to the tenancy and to tenant's incumbrances, but otherwise free of incumbrances.

The rights set out in Section 10 (2) are as follows:

- (a) ***rights of support for any building or part of a building;***
- (b) ***rights to the access of light and air to any building or part of a building;***
- (c) ***rights to the passage of water or of gas or other piped fuel, or to the drainage or disposal of water, sewage, smoke or fumes, or to the use or maintenance of pipes or other installations for such passage, drainage or disposal;***
- (d) ***rights to the use or maintenance of cables or other installations for the supply of electricity, for the telephone or for the receipt directly or by landline of visual or other wireless transmissions;***

A conveyance executed to give effect to section 8 above shall have effect:

- (i) ***to grant with the house and premises all such easements and rights over other property, so far as the landlord is capable of granting them, as are necessary to secure to the tenant as nearly as may be the same rights as at the relevant time were available to him under or by virtue of the tenancy or any agreement collateral thereto, or under or by virtue of any grant, reservation or agreement made on the severance of the house and premises or any part thereof from other property then comprised in the same tenancy; and***

- (ii) ***to make the house and premises subject to all such easements and rights for the benefit of other property as are capable of existing in law and are necessary to secure to the person interested in the other property as nearly as may be the same rights as at the relevant time were available against the tenant under or by virtue of the tenancy or any agreement collateral thereto, or under or by virtue of any grant, reservation or agreement made as is mentioned in paragraph (i) above.***

- 5.4 That part of the Property with title numbers NGL150274, NGL144590, EGL233286, EGL8713, EGL171817 and EGL417256 do not have any Benefits listed on their title registers.

6 Matters burdening the property

The Property is subject to the following Incumbrances:

- 6.1 That part of the Property with title number EGL51233 is subject to such easements and rights as by a Conveyance dated 10 August 1976 made between (1) The Official Custodian for Charities (2) Lionel Harry Butler M.A. and others and (3) Stanley George Brown it was made subject to by virtue of section 10(2)(ii) of the Leasehold Reform Act 1967.
- 6.2 That part of the Property with title number EGL36006 is subject to such easements and rights as by a Conveyance dated 4 March 1975 made between (1) The Official Custodian For Charities (2) The Trustees of The Strode's Foundation and (3) Charles John Foss it was made subject to by virtue of section 10(2)(ii) of the Leasehold Reform Act 1967.
- 6.3 That part of the Property with title number NGL152998 is subject to such easements and rights as by a Conveyance dated 10 December 1970 made between (1) The Official Custodian For Charities (2) Malcolm John Glenney and others and (3) Albert Thomas Edward Bernard it was made subject to by virtue of section 10(2)(ii) of the Leasehold Reform Act 1967.

Note: Please see the notes above in paragraph 5. respect of section 10(2)(ii) of the Leasehold Reform Act 1967.

- 6.4 That part of the Property with title number EGL233286 is subject to restrictive covenants as may have been imposed thereon before 30 December 1988 and are still subsisting and capable of being enforced. ***Note: the restrictive covenants and the beneficiaries of the same are not detailed in the title register and we therefore recommend title indemnity insurance be put in place for the same.***
- 6.5 That part of the Property with title number NGL150274 is subject to restrictive covenants in a Conveyance of this part of the Property and other land dated 8 June 1928 between (1) Henry Dashwood Stuchley Leake (2) William Paice and others (Vendors) and (3) Arthur Ross (Purchaser) (1928 Conveyance). A copy of the title plan NGL150274 is attached at [Annex A](#):
- (a) Forthwith to make if not already in existence and afterwards maintain a good and sufficient fence to the approval of the Governors on the sides of the property marked T within the boundary. ***Note: there are no "T" marks on the title plan.***
- (b) No building is to project beyond the building line shown or referred to on the 1928 Conveyance plan. There is a note on the register to state that the western boundary of the Property with title number NGL150274 is so marked.

- (c) No house or other premises for human occupation to have less value than five hundred pounds. The value of the house or premises is the amount of the net first cost of materials and labour.
 - (d) No noxious or offensive trade or business to be carried on on any portion of the Property with title number NGL150274.
- 6.6 That part of the Property with title numbers NGL152998 and EGL417256 contain restrictions on title which requires no disposition to be registered without a certificate by a solicitor acting for Transport for London to confirm either that the disposition is not subject to section 163 of and/or paragraph 12(1) of Schedule 11 to the Greater London Authority Act 1999 or that, if the disposition is subject to either of these provisions, the necessary consent of the Secretary of State and/or opinion of the Mayor of London has been obtained.

Note: This is a title restriction on disposition. A certificate by the solicitor acting for Transport for London will be provided to confirm that the disposition is not subject to section 163 of and/or paragraph 12(1) of Schedule 11 to the Greater London Authority Act 1999 .

- 6.7 That part of the Property with title number EGL171817 as shown tinted pink on the title plan EGL171817 attached at [Annex A](#) is subject to highway rights however the Owner confirms the land tinted pink is not included in the Property.
- 6.8 That part of the Property with title numbers EGL8713, NGL144590 do not have any Incumbrances listed on their title registers.

7 Search results

7.1 Index map search

An index map search confirms whether a property is registered at the Land Registry (and, if so, the title number(s) under which it is registered). If a property is not registered, an index map search will show whether a property is subject to any pending applications for registration or any cautions against first registration.

The result of our index map search confirmed that the Property is registered under the title number(s) stated in [Paragraph 4.3](#) of this report.

7.2 Local land charges search

A search of the local land charges register shows matters such as compulsory purchase orders, tree preservation orders, planning enforcement notices and financial charges registered against a property. You should note that the search result provides a snapshot of the register on the date of the search. Local land charges registered after the date of the search will still bind a property.

The local land charges search was provided by London Borough of Newham on 4 December 2018. The result of the search revealed that the following local land charges are registered against the Property:

Direction under Article 4(1) which came into force on 31 July 2013 relating to planning controls over houses in multiple occupation applies to this Property and to the extent in the surrounding areas as shown edged red on the plan labelled "Map: HM01".

The London Borough of Newham in exercise of its powers under section 56 of the Housing Act 2004 on 15 June 2017 designated an area in its district as subject to Additional Licensing and it applies to all Houses in Multiple Occupation that are privately rented or occupied unless it is an HMO that is subject to mandatory licensing under section 55(2) of the Housing Act 2004. It came into force on 1 January 2018 and ceases on 31 December 2022.

The London Borough of Newham in exercise of its powers under section 80 of the Housing Act 2004 on 15 June 2017 designated an area in its district as Selective Licensing and it applies to all privately rented that is not licensable in multiple occupation and is occupied under a tenancy or a licence. It came into force on 1 March 2018 and ceases on 28 February 2023.

7.3 Local authority search (including any optional and additional enquiries)

A local authority search reveals important information about a property, such as planning permissions and building regulation consents, proposals for road schemes, environmental and pollution notices and whether any part of the property is registered as common land or as a town or village green. A local authority search only reveals matters that affect the property being searched against. It will not disclose matters that affect neighbouring properties.

The local authority search was provided by the London Bough of Newham on 4 December 2018. The result of the search did not show any entries that adversely affect the Property revealed the following information:

Newham Way/Egham Road and Salomons Road is a highway maintainable at public expense. There is residents parking controls noted as Prince Regent Controlled Parking Zone.

No part of the Property is registered as common land or as a town or village green.

Crossrail, DLR Dagenham Dock Extension are proposals within the local authorities boundary however the search confirms there is no proposed railway, tramway, light railway or monorail within 200 metres of the centre line. Please contact Cross London Rail Links, 1 Butler Place, London CW1H 0PT email: safeguarding@crossrail.co.uk ; www.crossrail.co.uk/pages/safeguarding. For Dagenham Dock extension: <http://www.newham.gov.uk/Pages/Services/Local-plan.aspx>

Since May 2009 the Council will not approve new applications for a vehicular crossover to a residential property.

7.4 Drainage and water enquiries

The replies to drainage and water enquiries show whether a property is connected to the mains water supply and mains drainage. The replies may also show the location of public sewers within the boundary of a property and other such matters that may restrict development.

Replies to the drainage and water enquiries were provided by Thames Water Commercial Drainage and Water Search on 4 December 2018. The replies did not show any entries that adversely affect the Property and revealed the following information:

The search does not confirm if the Property is connected to the mains water supply or that foul and surface water from the Property drains to a public sewer. This is bare land.

The search confirms that there are water mains, resource mains or discharge pipes within the boundaries of the Property.

Please see attached the plans attached and labelled "Drainage and Water Search Plans" at [Annex B](#).

7.5 Chancel repair search

A chancel repair search shows whether the owner of a property may be liable to contribute towards the cost of repairs to the chancel of a parish church. We would advise you not to contact any parish churches directly in relation to chancel repair liability, as this may limit the availability of indemnity insurance.

The chancel repair search was provided by Chancel Check on 4 December 2018. The result of the search showed that the Property is within the historical boundary of a parish which continues to have a potential chancel repair liability.

We recommend chancel repair insurance be obtained.

7.6 British Telecom Infrastructure Search

British Telecom Infrastructure Search dated 5 December 2018 - Please see the plan attached and labelled "BT Infrastructure Search Plan" at [Annex B](#) which shows BT apparatus located within the vicinity of the Property.

7.7 Highways Search

The highways search dated 5 December 2018 does not confirm if the Property directly abuts the public highway however the Owner confirms it will make an application for first registration of title at Land Registry of the area between the Property and the public highway.

Please see the plan attached and labelled "Highways Search Plan" at [Annex B](#) which shows the extent of the public highway located within the area.

7.8 National Grid Gas and Electricity

National Grid Gas and Electricity Search dated 6 December 2018 confirms that National Grid infrastructure is not Affected. No plans were attached to the search result.

7.9 Cadent Gas Ltd

Cadent Gas Ltd search dated 7 December 2018 confirms that the Cadent Gas Infrastructure is Affected land and maybe subject to the provisions of an Easement or Wayleave agreement which may prevent the erection of permanent or temporary buildings or structures with regard to Cadent Gas Ltd apparatus. Please see the plan attached and labelled "Cadent Gas Search Plan" at [Annex B](#). It does not appear that there are LP mains within the Property however there are LP mains either side of the Property. No Easement or Wayleave agreement has been noted on the register at the Land Registry and the Owner confirms it does not hold any such agreements.

7.10 UK Power Networks search

UK Power Networks search dated 7 December 2018 shows the electric lines and/or electric plant within the boundaries of the Property as shown on the plans attached and labelled "UK Power Networks Search Plan" at [Annex B](#).

7.11 Openreach BT search

Openreach BT search of their Wayleave archives confirmed that they had been unable to find any wayleaves for this location.

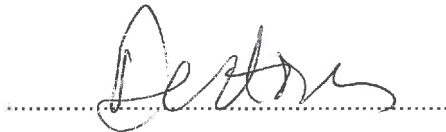
8 Replies to pre-contract enquiries

You should note the following information provided by the Seller in their replies to our pre-contract enquiries:

- 8.1 Reply 4.3 – The Property contains paths accessible to the public.
- 8.2 Reply 7.2 and 15.4 – the area is not enclosed and is landscaped open space.
- 8.3 Reply 27 (c) and 29.1 – the Owner has not exercised a VAT option to tax over the Property.

9 Conclusion

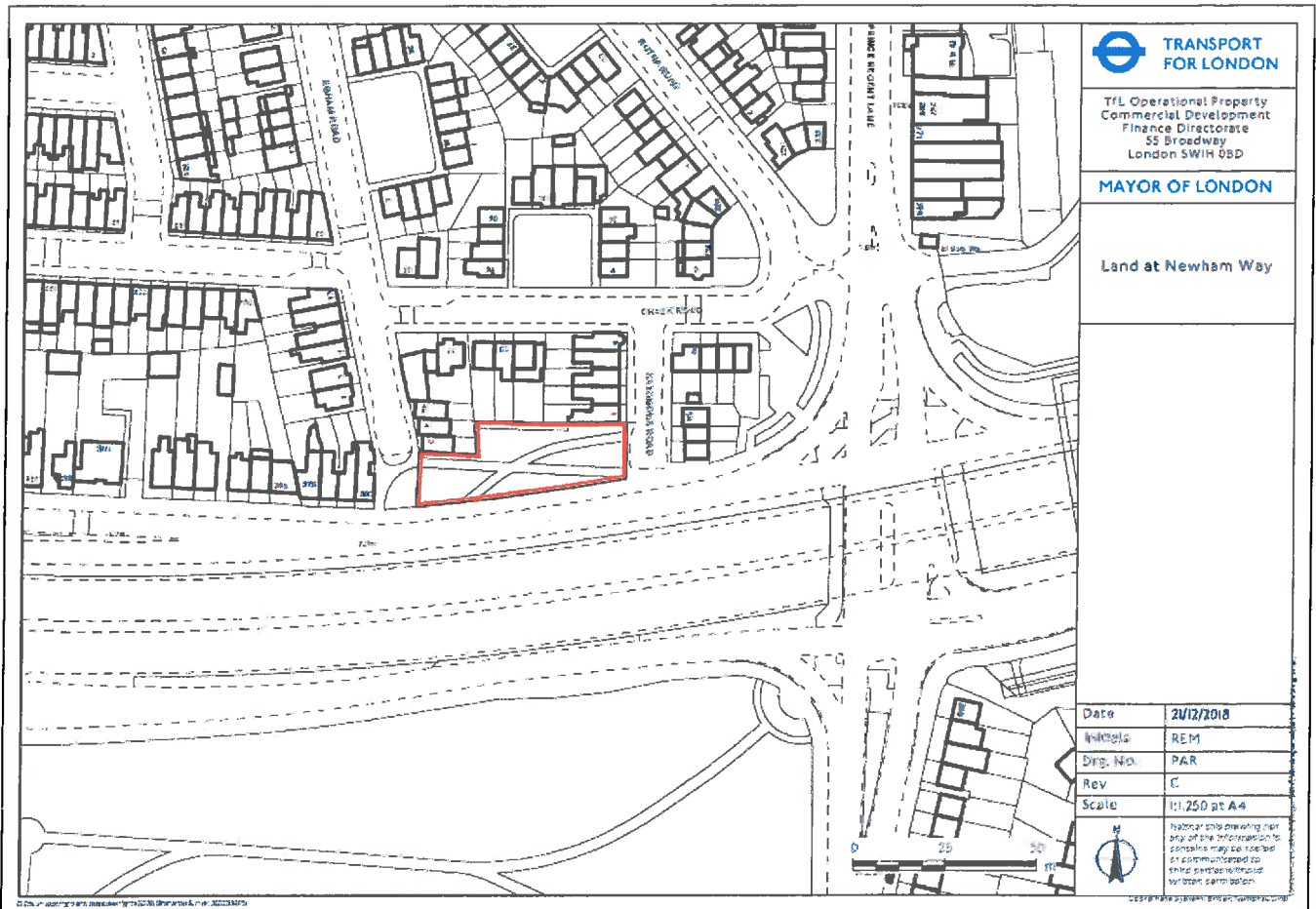
Subject to the matters referred to in this report, we are of the opinion that the Property has a good and marketable title.



Signed Dentons UK and Middle East LLP

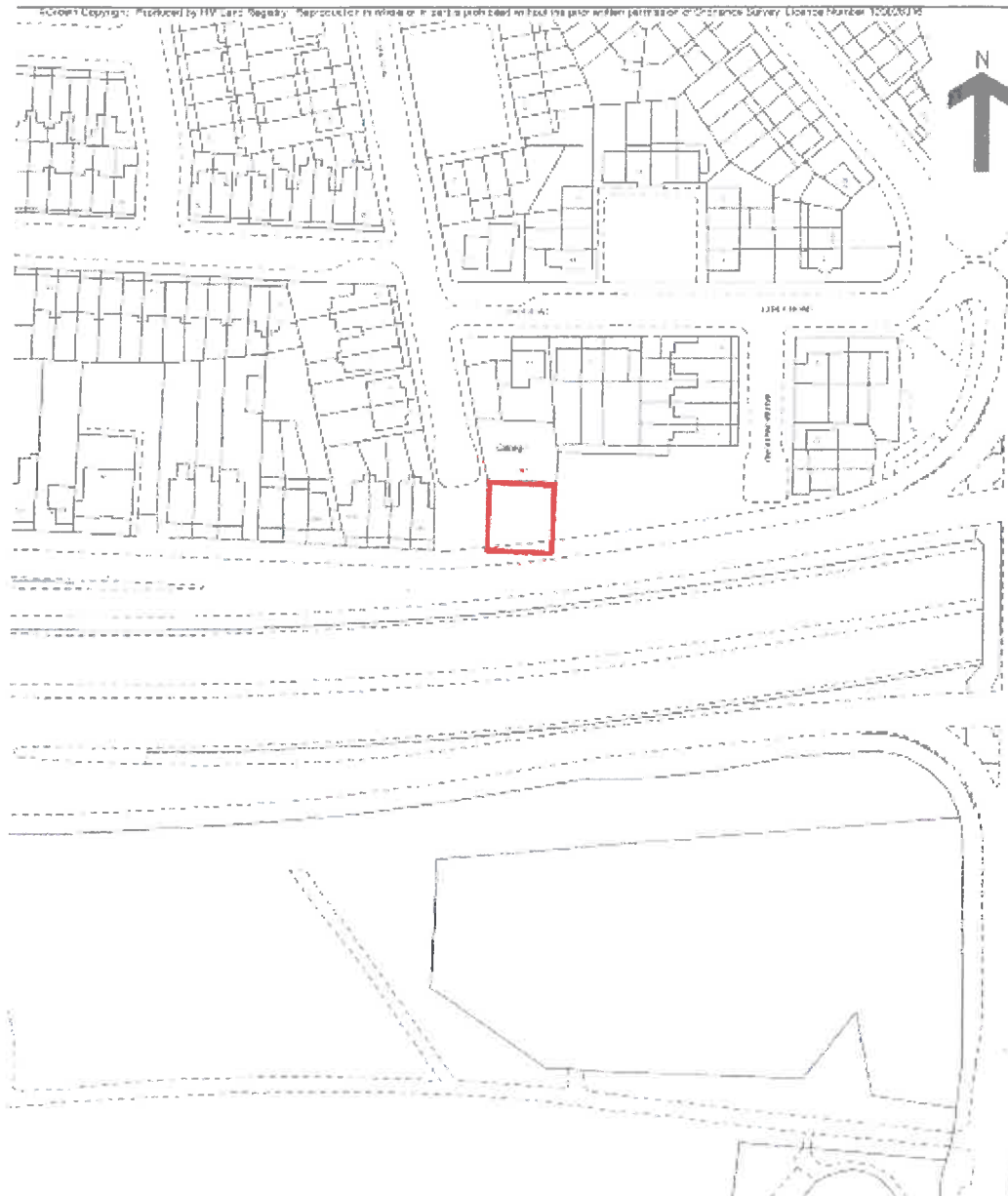
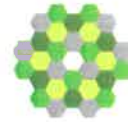
Dated 1 March 2019

Annex A: Plan of the Property



HM Land Registry
Official copy of
title plan

Title number **NGL150274**
Ordnance Survey map reference **TQ4081NE**
Scale **1:1250**
Administrative area **Newham**



H. M. LAND REGISTRY

NATIONAL GRID PLAN © TQ 4181 SECTION A
GREATER LONDON

Scale 1:1250



© Crown Copyright 1995

TITLE No. **EGL233286**



H. M. LAND REGISTRY

NATIONAL GRID PLAN TQ 481 SECTION A
GREATER LONDON

Scale 1:1250



TITLE No. EGL 51233

H. M. LAND REGISTRY

NATIONAL GRID PLAN TQ 4801 SECTION A
GREATER LONDON

Scale 1/1250



TITLE No. EGL 36006

H. M. LAND REGISTRY

NATIONAL GRID PLAN TO 4181 SECTION A
GREATER LONDON

Scale 1:1250



© Crown Copyright 1972

TITLE No EGL 8713

H. M. LAND REGISTRY

NATIONAL GRID PLAN TQ 4881 SECTION A
GREATER LONDON

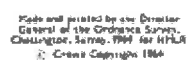
Scale 1:1250



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TITLE No. NGL144590

Scale 1: 250



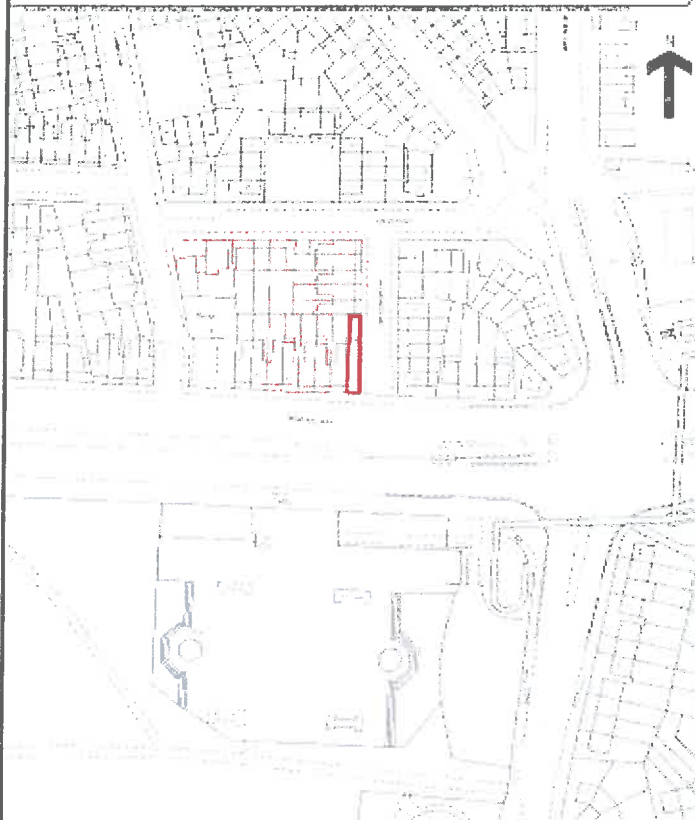
HM Land Registry
Official copy of
title plan

Title number EGL171817
Ordnance Survey map reference TQ4061NE
Scale 1:1250
Administrative area Newham



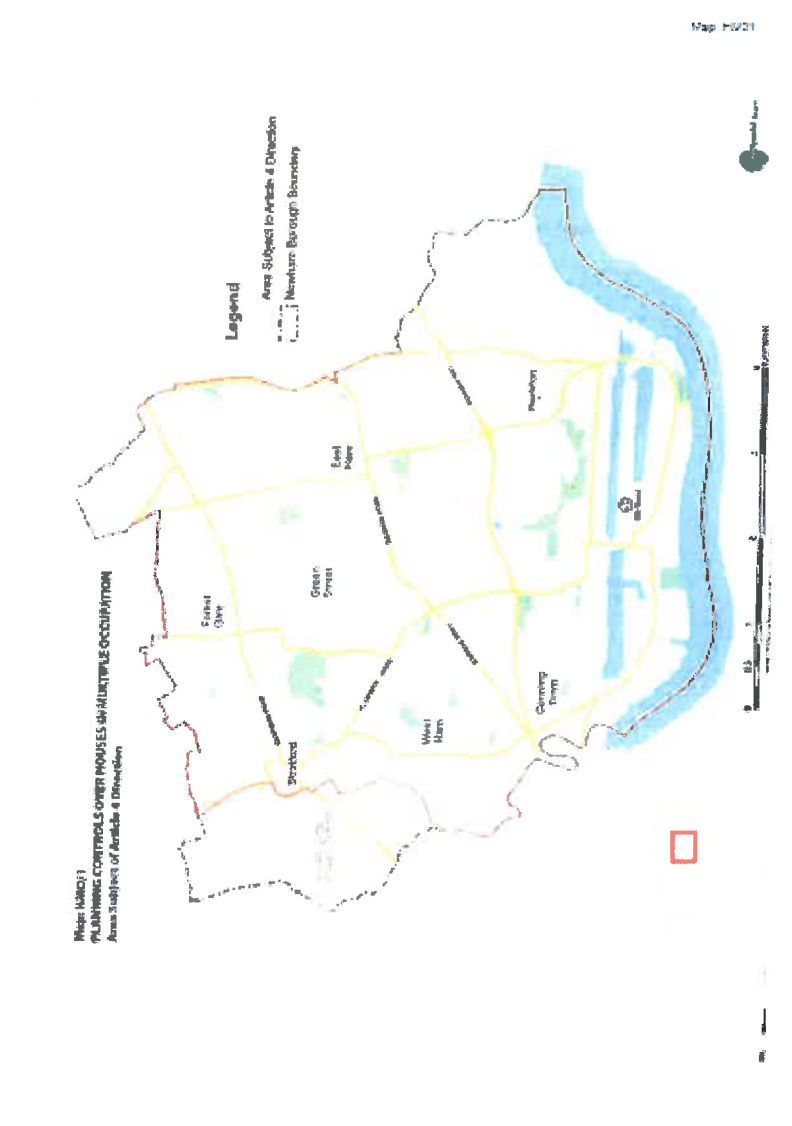
HM Land Registry
Official copy of
title plan

Title number EGL417256
Ordnance Survey map reference TQ4161NW
Scale 1:1250
Administrative area Newham

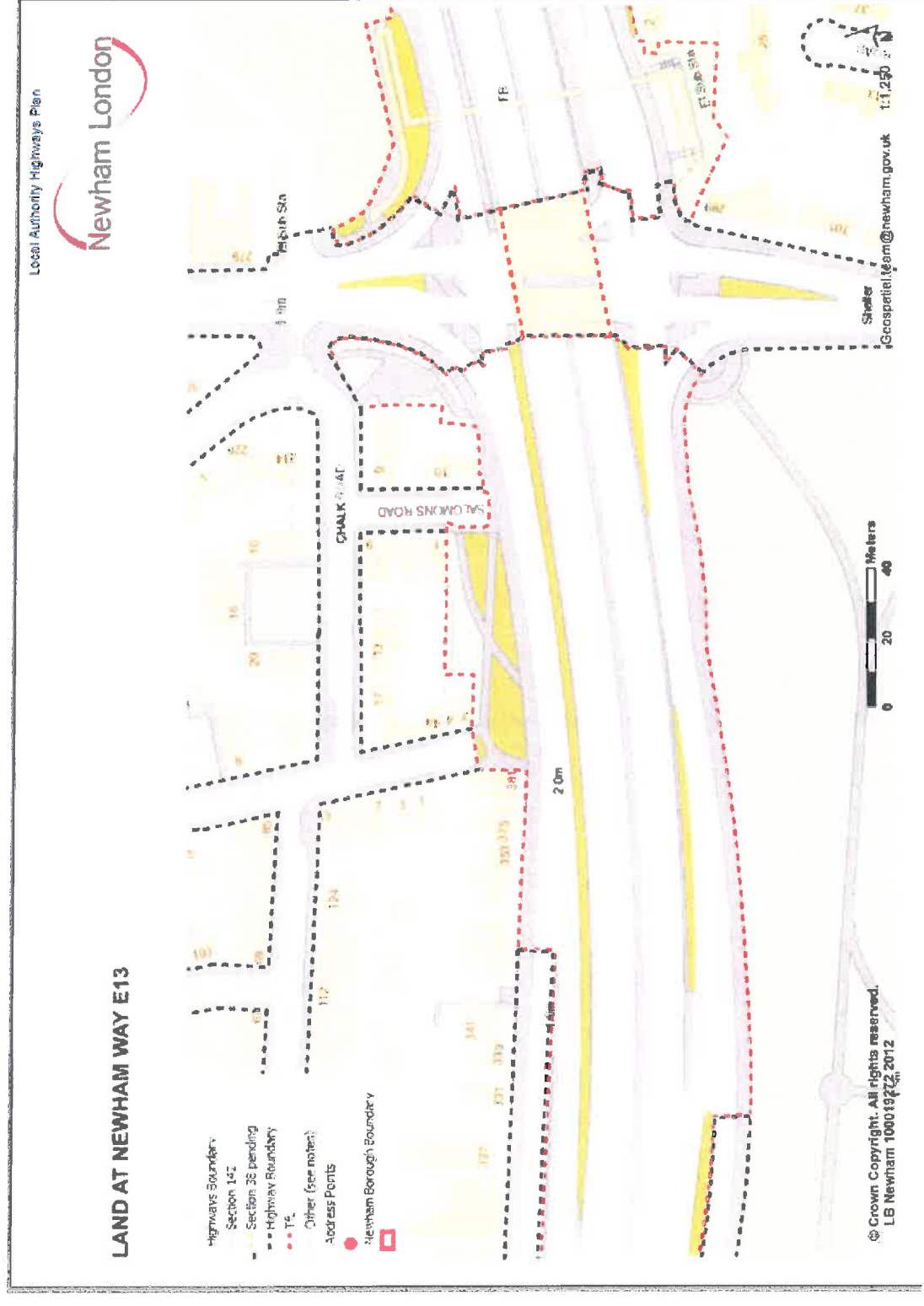


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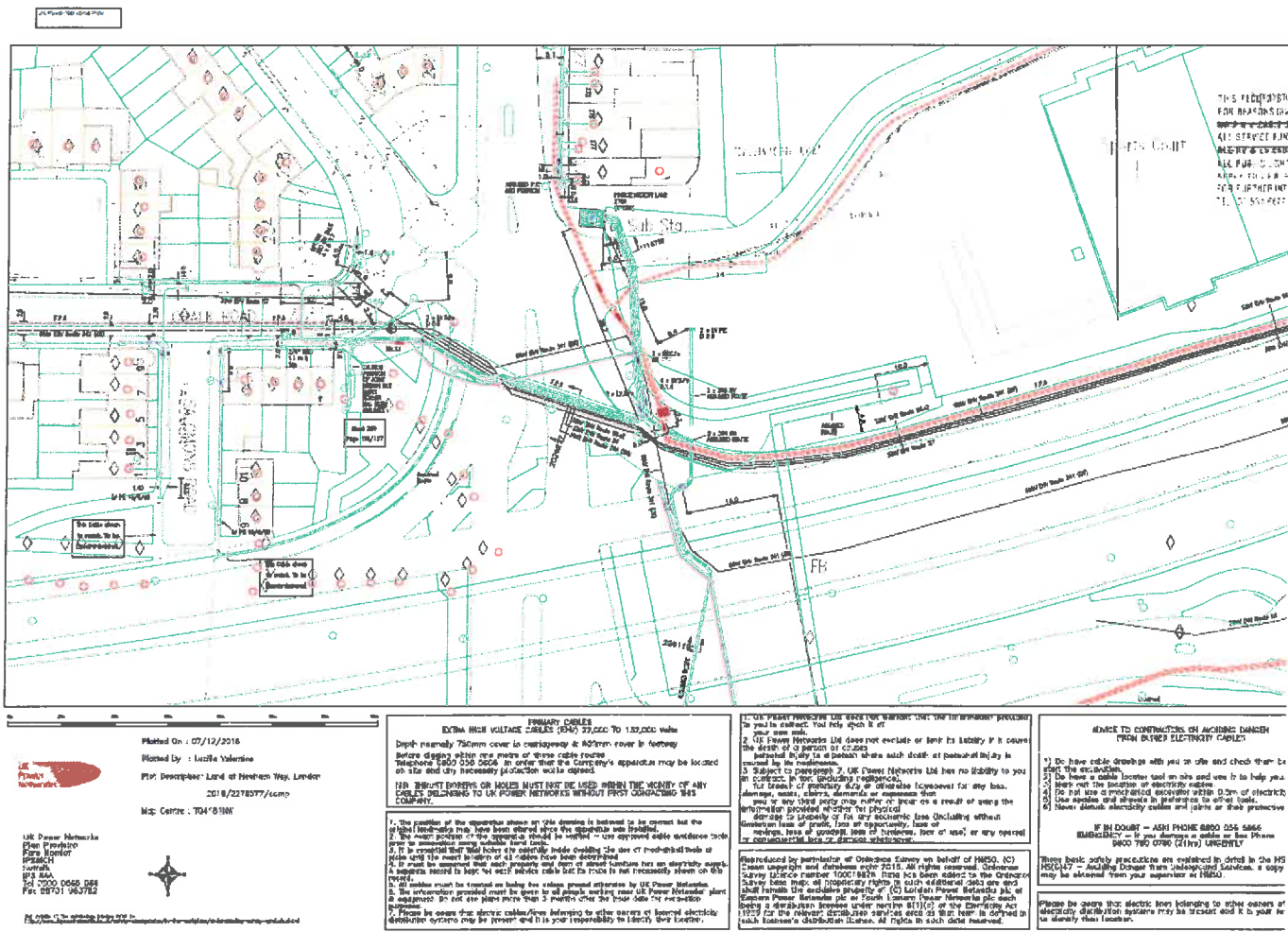
Annex B: Search Plans

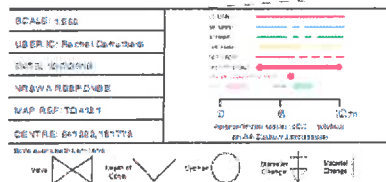


Highways Search Plan



UK Power Networks Plan



[illegible]

Cadent

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The map shows a residential area with yellow buildings and black roads. A network of black lines with square nodes is overlaid on the map. A specific path is highlighted with a thick black line, starting from a node labeled 'K' and ending at a node labeled 'X'. The map includes various street names and a compass rose.

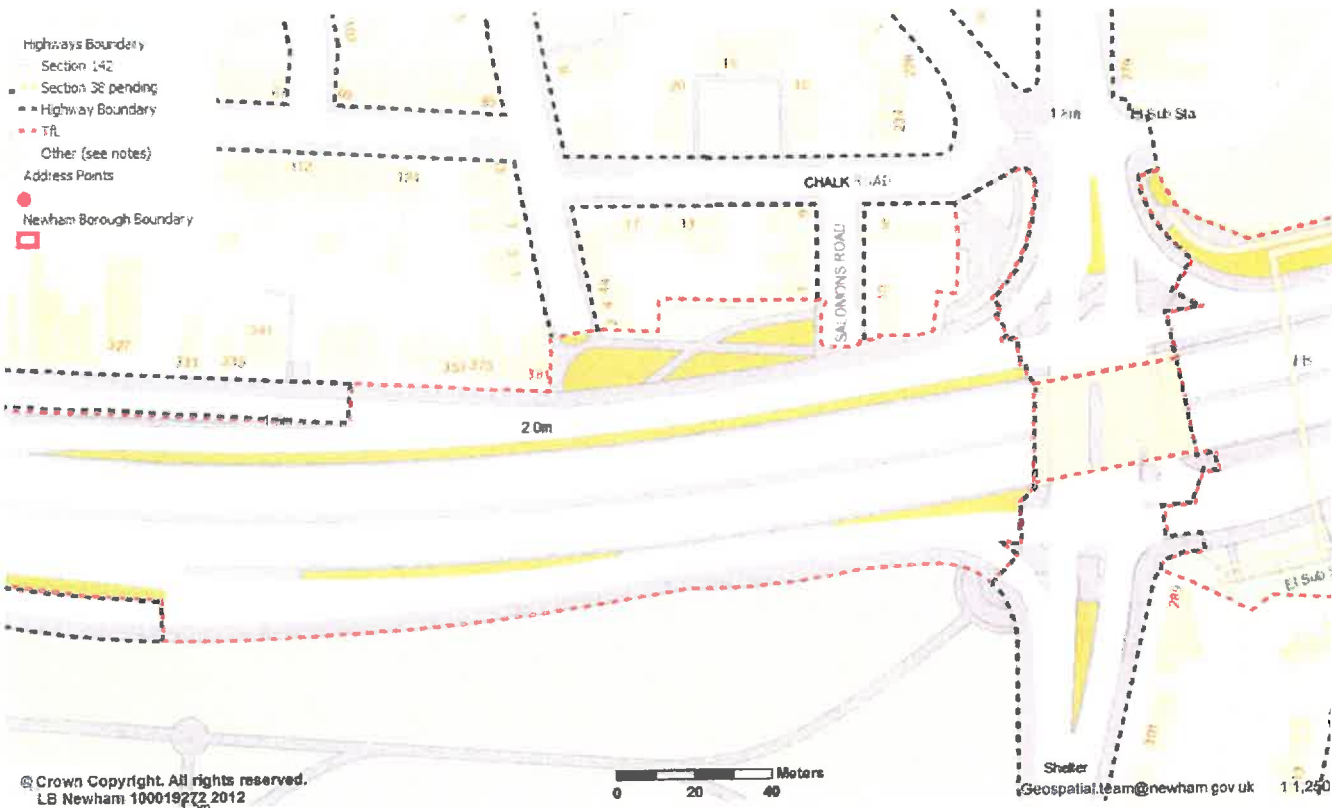
THE NATIONAL MOTICE HANDLING CENTRE PLEASE SEND EMAIL TO enquiries@nmc.co.uk

Local Authority Highways Plan

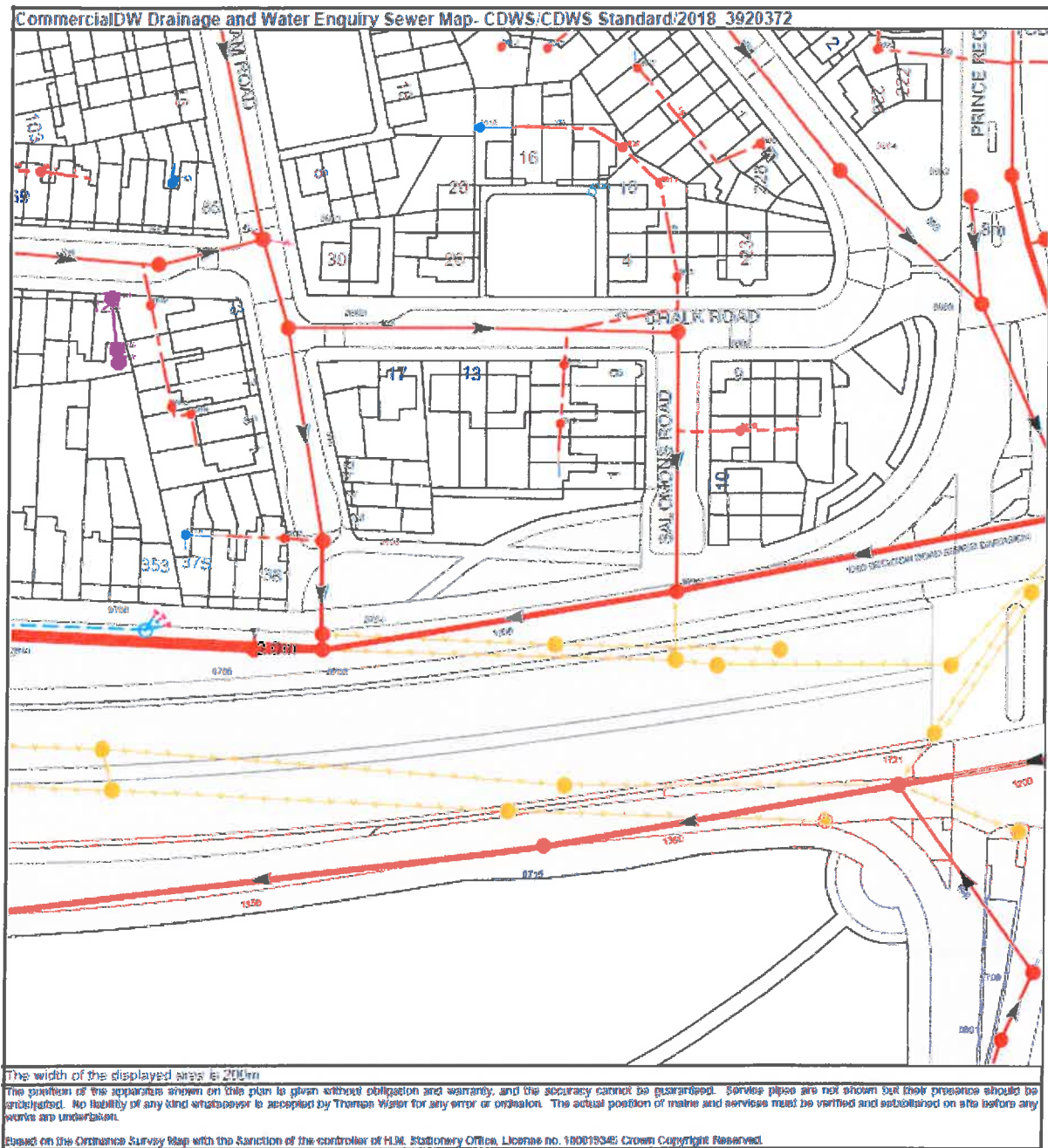
Local Authority Highways Plan



LAND AT NEWHAM WAY E13



Drainage and Water plans



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

| Manhole Reference | Manhole Cover Level | Manhole Invert Level |
|-------------------|---------------------|----------------------|
| 0801 | 1.34 | -1.2 |
| 1801 | 1.33 | -.16 |
| 081Z | n/a | n/a |
| 0806 | 1.36 | -.37 |
| 082B | n/a | n/a |
| 082D | n/a | n/a |
| 0804 | 1.47 | -.45 |
| 082C | n/a | n/a |
| 0802 | 1.55 | -.58 |
| 0803 | 1.71 | -.61 |
| 9801 | 1.37 | -.59 |
| 082G | n/a | n/a |
| 081Y | n/a | n/a |
| 981Q | n/a | n/a |
| 981L | n/a | n/a |
| 082F | n/a | n/a |
| 981B | n/a | n/a |
| 082E | n/a | n/a |
| 081T | n/a | n/a |
| 981J | n/a | n/a |
| 0715 | n/a | n/a |
| 9705 | 2.02 | -1.35 |
| 9703 | 2 | -1.34 |
| 9704 | 1.97 | -.21 |
| 9706 | 2.01 | -.73 |
| 9707 | 1.92 | -.85 |
| 971B | n/a | n/a |
| 971A | n/a | n/a |
| 081S | n/a | n/a |
| 981N | n/a | n/a |
| 981O | n/a | n/a |
| 081V | n/a | n/a |
| 981F | n/a | n/a |
| 981G | n/a | n/a |
| 9803 | 1.38 | -.72 |
| 981P | n/a | n/a |
| 981H | n/a | n/a |
| 9804 | 1.32 | -.44 |
| 0720 | n/a | n/a |
| 1721 | 2.32 | -1.75 |
| 0601 | 2.01 | -.78 |
| 1709 | 2.14 | -1.22 |

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.



Sewer Key - Commercial Drainage and Water Enquiry

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 |
| | Storm Relief |
| | Trunk Foul |
| | Trunk Combined |
| | Vent Pipe |
| | Biosolids (Sludge) |
| | Proposed Thames Water Surface Water Sewer |
| | Proposed Thames Water Foul Sewer |
| | Gully |
| | Foul Rising Main |
| | Surface Water Rising Main |
| | Combined Rising Main |
| | Sludge Rising Main |
| | Necrosol |

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 |
| | Dism Choke |
| | Fishing |
| | Miser |
| | Vent Column |

Operational Controls

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

| | |
|--|----------------------|
| | Control Valve |
| | Drop Pipe |
| | Anchorage |
| | 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 |

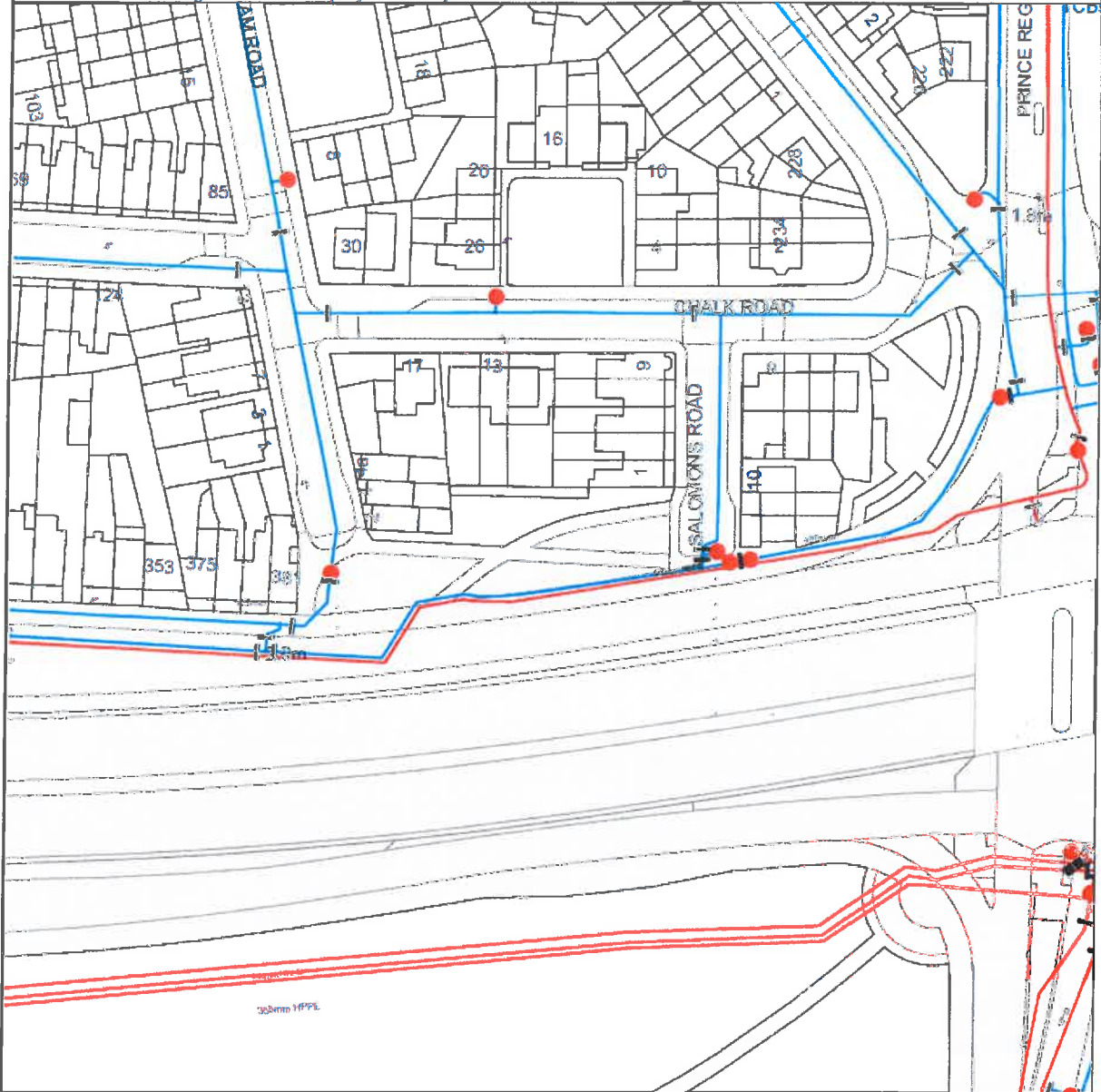
Other Sewer Types (Not Operated or Maintained by Thames Water)

| | |
|--|----------------------------|
| | Foul Sewer |
| | Surface Water Sewer |
| | Combined Sewer |
| | Gully |
| | Curved Watercourse |
| | Proposed |
| | Abandoned Sewer |

Notes:

- 1) All levels represented with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flags (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 'D' 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 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 Services on 0115 925 1004.



The width of the displayed area is 200m







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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Waterworks Key - Commercial Drainage and Water Enquiry

Water Pipes (Operated & Maintained by Thames Water)

-  **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
-  **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
-  **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
-  **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
-  **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
-  **Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
-  **Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

| PIPE DIAMETER | DEPTH BELOW GROUND |
|-----------------------------|--------------------|
| Up to 300mm (12") | 900mm (3') |
| 300mm - 600mm (12" - 24") | 1100mm (3' 6") |
| 600mm and bigger (24" plus) | 1200mm (4') |

Thames Water Utilities Ltd. Property Services, PO Box 1040, Slough SL1 4SE, UK. Tel: 01753 600000
T 01753 600000 A 0300 060 0000 E enquiries@thameswater.co.uk www.thameswater.co.uk

Valves

-  General Purpose Valve
-  Air Valve
-  Pressure Control Valve
-  Customer Valve

Hydrants








-  Single Hydrant

Meters

-  Meter

End Items

Symbol indicating what happens at the end of a water main

-  Blank Flange
-  Capped End
-  Emptying Pit
-  Undefined End
-  Manifold
-  Customer Supply
-  Fire Supply



Operational Sites

-  Booster Station
-  Other
-  Other (Proposed)
-  Pumping Station
-  Service Reservoir
-  Shaft Inspection
-  Treatment Works
-  Unknown
-  Water Tower

Other Symbols

-  Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

-  **Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are displayed in purple and in most cases have the owner of the pipe displayed along them.
-  **Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Page 13 of 27