



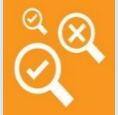





# Utilities Report

## Utility Type

	Electricity	AFFECTED
	Gas	AFFECTED
	Water and Sewerage	AFFECTED
	Telecoms	AFFECTED
	Other	AFFECTED

## Report Information

	Works Description: Legal Conveyancing
	This is Batch B - Responses Enclosed
	Complete - Please see 'Understanding This Report'

This report is issued for the site described as:

Site at Balcorne Street, London

Report Reference:

227180194\_1

National Grid Reference:

535400,184170

Customer Reference:

LM / 81802

Report Date:

02 January 2020

## CONTACT DETAILS

-----  
If you require any assistance please contact our customer services team on:

**0844 844 9966**

-----  
or by email at:

[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

# Utilities Report



## Understanding This Report

We have asked a comprehensive list of Utility companies whether they have any apparatus or underground services in the vicinity of the site.

### Location Map

This shows the plan that was dispatched to the Utility companies. The companies have been asked to return information on the area outlined, which will encompass your chosen site.

### Request Status Report

This will confirm the current status of the information requests. We list which responses we have received and whether the company is affected. The Status Report will be divided into the following sections.

**Affected Utilities - We have received plans/information**

**No response received - We are still awaiting a full response**

**Not affected utilities - We have received a not affected/no plant present response**

### Responses

Affected responses are listed by company.

Any responses from companies confirming they are not affected are provided at the back of the report for your records.



### 'Awaiting Further Responses' or 'Pack Complete'?

We do not include Local Authority requests when indicating if the pack is 'Complete' or 'Awaiting Further Responses' as Local Authorities are not obliged to reply to these enquiries.

The local authority for the area is contacted to see if they have any council owned property that may be affected by works. In general, these plant enquiries go to the highways department for responses regarding street lighting and drainage. However, the responses we receive can vary each time depending on resources available at the council and we often don't receive replies from local authorities at all.

### Response Times

We endeavour to obtain as much of the information as possible within the timescale of this report. Unfortunately, there are occasions when the response times of the utility companies mean we do not receive all information within the chosen timescale.

In these scenarios we will send all the information that is available as a first report. When we receive any remaining responses, the report will be re-issued in full incorporating the new information. This will continue until the report is complete. The front page of the report will confirm the batch (e.g. A, B or C) and whether responses are outstanding.

### Terms and Conditions

Full Terms and Conditions can be found on the following link: <http://www.landmarkinfo.co.uk/Terms/Show/515>

Please note that Utility reports have a validity of 3 months from the date of purchase.

If you experience difficulties accessing our Terms and Conditions, please copy and paste the link directly into your browser, you will then be able to access our Terms and Conditions from there. Should you still experience difficulties, please telephone our Customer Service Team on 0844 844 9966.

### Next Steps:

For any queries regarding the report content, or help with the report, contact your Landmark Customer Services team.

# Utilities Report



## Landmark Utilities Report Service PAS 128 Statement

Prepared for: **Landmark Information Group Ltd**

Practitioner: Atkins

Order Number: 81802

Site Name: Site at Balcorne Street, London

Date of Order: 04 December 2019

Date of Issue: 02 January 2020

Thank you for using our Utility Report Service.

This report has been completed in accordance with the standards defined under Survey Category D of PAS128, a Publicly Available Specification for underground utility detection, verification and location published by the British Standards Institution.

Positional accuracy of plant is not guaranteed from information presented in a desktop search alone and the location of underground utilities should be verified through other means prior to breaking ground.

Information relating to the presence of Radio Frequency Identification Devices (RFIDs) has been requested from relevant utility companies or taken from mapping systems where available.

Utility companies who have not responded to enquiries are referenced on the enclosed Status Report accordingly. Their response will be chased and forwarded on for a period of up to four working weeks. Whilst we cannot guarantee that a utility company will respond to our enquiries, we endeavour to obtain responses from those that have not responded.

Any responses contained within this report have been obtained between the start date of the order and the date of issue.

If you want to discuss your report further with us please contact Landmark Customer Services.

# Utilities Report

Our Reference:	LM / 81802	Checked by:	SNM
Site Name:	Site at Balcorne Street, London	Site size (ha):	0.02

## Overview of Site



Map Scale:	1:1000
Defining Coordinates (& postcodes):	535395 184165,535408 184166,535382 184163,535404 184175,535387 184155 E9 7AY,E9 7BD

Note:Utility asset information has been requested for the whole area demarcated by the red boundary.



Site at Balcorne Street, London

E9 7AU

OSGR: 535400,184170

Date Requested: 04 December 2019

Client Reference:

227180194\_1

**Affected Utilities** We have received plans/information from the following companies. Please see the enclosed response.

Utility	Category	Date Issued	Late Response Issue Date	Notes
Cadent Gas Ltd	Gas	02 January 2020		
Environment Agency	Environmental Agency	02 January 2020		See response.
LinesearchbeforeUdig	Other	02 January 2020		UK Power Networks, Zayo Group UK Ltd c/o JSM Group Ltd - identified as affected. See separate responses.
London Underground - Power Distribution	Rail		02 January 2020	Supplied in Batch B.
Openreach - [British Telecommunications]	Telecom	02 January 2020		
Thames Water	Water, Sewerage	02 January 2020		
UK Power Networks	Electric	02 January 2020		
Utility Assets	Electric	02 January 2020		See response.

**No Response Received** We are still awaiting a full response from the following companies.

Utility	Category	Date Issued	Late Response Issue Date	Notes
London Underground	Rail			Not ordered as requested*

\* You have ordered a report without London Underground Ltd plans due to the nature of your works. An additional search of London Underground Ltd is available on request from £200 + VAT from your search provider customer services team.

Not Affected Utilities

We have received a not affected/no plant present response from the following companies.

Utility	Category	Date Issued	Late Response Issue Date	Notes
C.A. Telecom UK - [Colt Technology Services]	Telecom	02 January 2020		
CityFibre	Telecom	02 January 2020		
Energetics	Gas, Electric	02 January 2020		
ENGIE	District Energy	02 January 2020		
GTC	Telecom, Gas, Electric, Water	02 January 2020		
High Speed 1 (HS1)	Rail	02 January 2020		
Instalcom - [CenturyLink, Global Crossing, Fibernet & Fiberspan]	Telecom	02 January 2020		
London Borough Of Hackney	Council	02 January 2020		
Network Rail	Rail	02 January 2020		
SKY Telecommunications Services	Telecom	02 January 2020		
Transport for London	Highways	02 January 2020		
Verizon	Telecom	02 January 2020		
Virgin Media	Telecom	02 January 2020		
Vodafone	Telecom	02 January 2020		
Zayo Group UK Ltd c/o JSM Group Ltd	Telecom	02 January 2020		

Checked and Validated By TT

Date 02 January 2020

Definition of Terms

**Affected** - Utility supplier is expected to be affected by any work carried out in the area searched as their records indicate their plant is in or close to the area searched. It is recommended to anybody carrying out works in the area that they should consult with the utility company as soon as possible and in any event prior to carrying out any works.

**No Response Received** - At the date of sending the report no response has been received from the utility supplier.

**Not Affected** - Utility supplier is not expected to be affected by any work carried out in the area searched as their records indicate their plant is not in or close to the area searched.

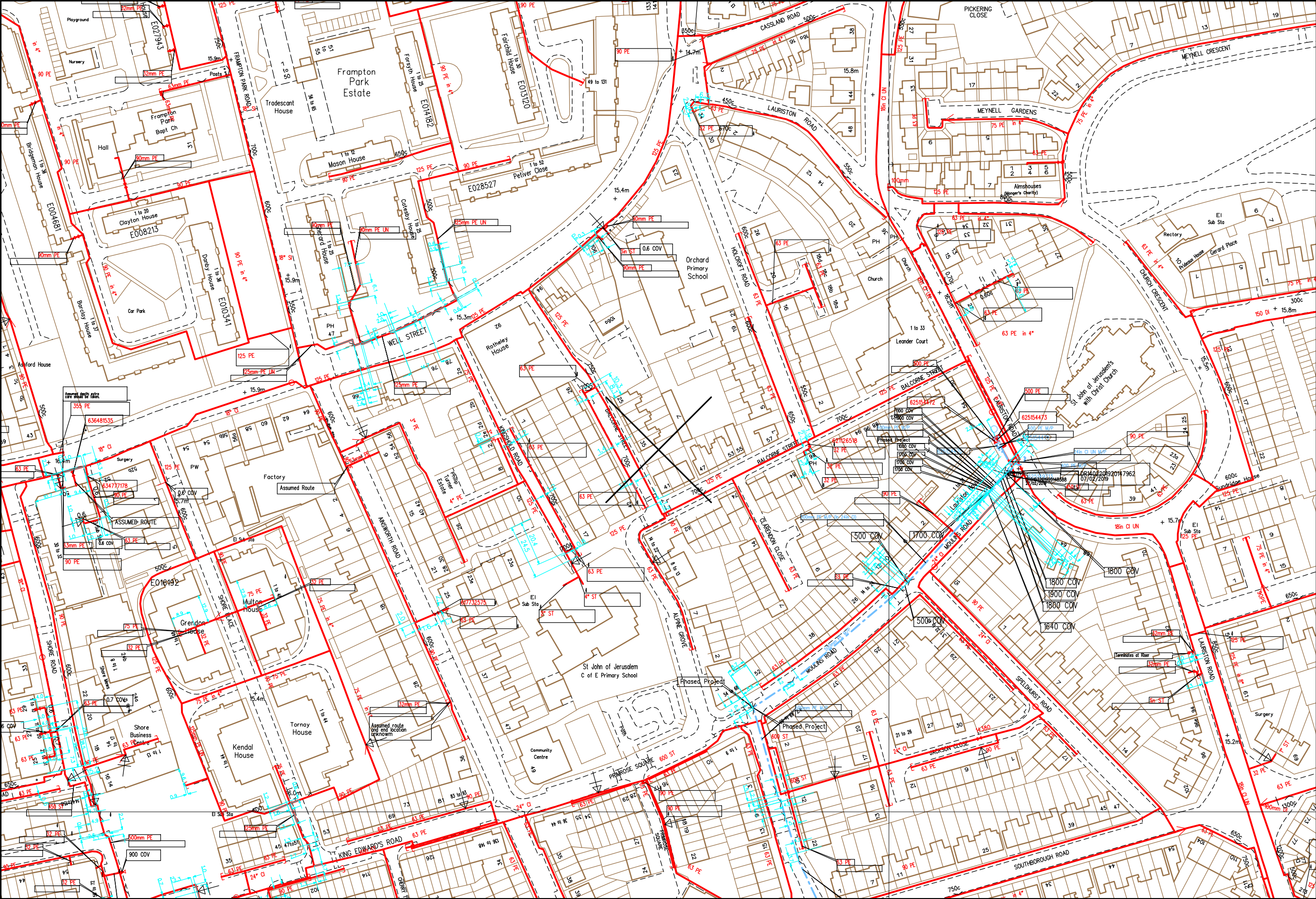
# Utilities Report



## Affected Utilities

Cadent Gas Ltd





SCALE: Not to scale

USER ID: LHAR9040

DATE: 12/12/2019

EXTRACT DATE: 02/09/2019

MAP REF: TQ3584

CENTRE: 535395, 184165

LP MAINS

MP MAINS

IP MAINS

LHP MAINS

Valve

Depth of Cover

Syphon

Diameter Change

Material Change

Out of Standard Service

This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Ltd or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm) A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.

MAPS Viewer Version 5.8.0.1

Local Machine

This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.



# Utilities Report



Affected Utilities

Environment Agency

**From:** Enquiries, Unit <enquiries@environment-agency.gov.uk>  
**Sent:** 08 December 2019 19:44  
**To:** Utility Solutions GDC Requests  
**Subject:** RE: Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

To whom it may concern,

You may need an environmental permit if you intend to carry out work in, under, over or near to a main river flood or sea defence. You can find more information about this at:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Although the Environment Agency is classed as a statutory undertaker for certain purposes, we do not generally have plant equipment or pipelines situated in the public highway.

We have drafted this reply without conducting a specific search of our records. We ask that you make the necessary checks and if you have reason to think that your proposal will affect land or equipment which we own or is close to a watercourse as defined above, please resubmit your enquiry making this clear in your reply.

Best Regards

Jonathan

**From:** requests.utilitysolutions@atkinsglobal.com  
[mailto:requests.utilitysolutions@atkinsglobal.com]  
**Sent:** 05 December 2019 06:45  
**Cc:** requests.utilitysolutions@atkinsglobal.com  
**Subject:** Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

Our Reference: 81802  
Site Name: Site at Balcorne Street, London  
Works Description: Development Appraisal  
Site Grid References: 535395 184165,535408 184166,535382 184163,535404 184175,535387 184155

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

**We request plans showing the location of your company's affected plant in relation to the [entire site area shown within the boundary on the attached map](#). Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.**

Within your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that

## Standard notice [not for use with Special Data, Personal Data or unlicensed 3<sup>rd</sup> party rights]



### Information warning

We (The Environment Agency) do not promise that the Information supplied to You will always be accurate, free from viruses and other malicious or damaging code (if electronic), complete or up to date or that the Information will provide any particular facilities or functions or be suitable for any particular purpose. You must ensure that the Information meets your needs and are entirely responsible for the consequences of using the Information. Please also note any specific information warning or guidance supplied to you.




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-  adapt the Information
-  exploit the Information commercially, for example, by combining it with other Information, or by including it in your own product or application

### You must (where you do any of the above):

-  acknowledge the source of the Information by including the following attribution statement:  
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-  ensure that you do not mislead others or misrepresent the Information or its source or use the Information in a way that is detrimental to the environment, including the risk of reduced future enhancement
-  ensure that your use of the Information does not breach the Data Protection Act 1998 or the Privacy and Electronic Communications (EC Directive) Regulations 2003

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### Governing Law

This licence is governed by the laws of England and Wales.

### Definitions

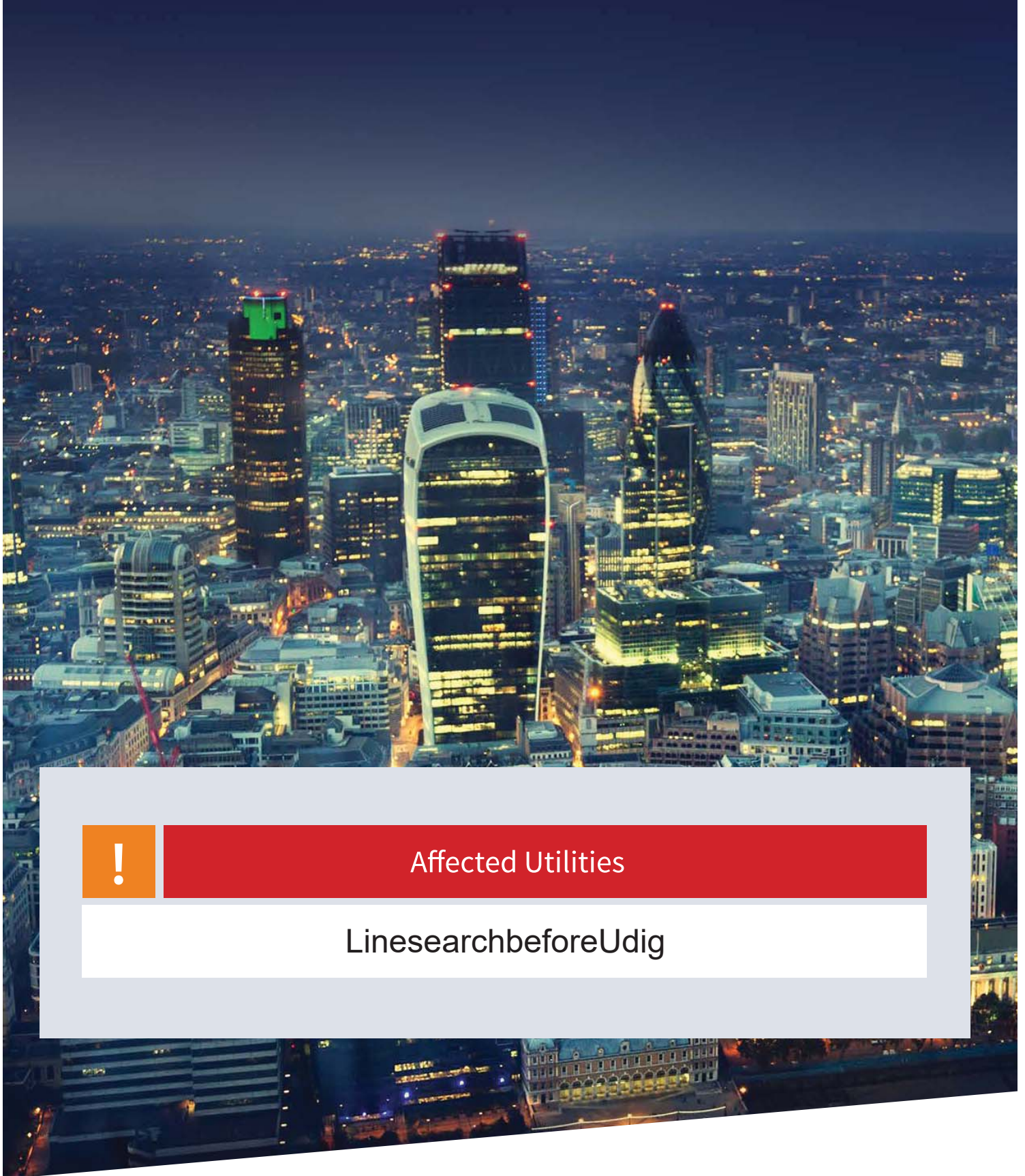
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- internal use for any purpose, or offering a product or service based on the Information for indirect commercial advantage, by an organisation that is primarily engaged in trade, commerce or a profession.



# Utilities Report



Affected Utilities

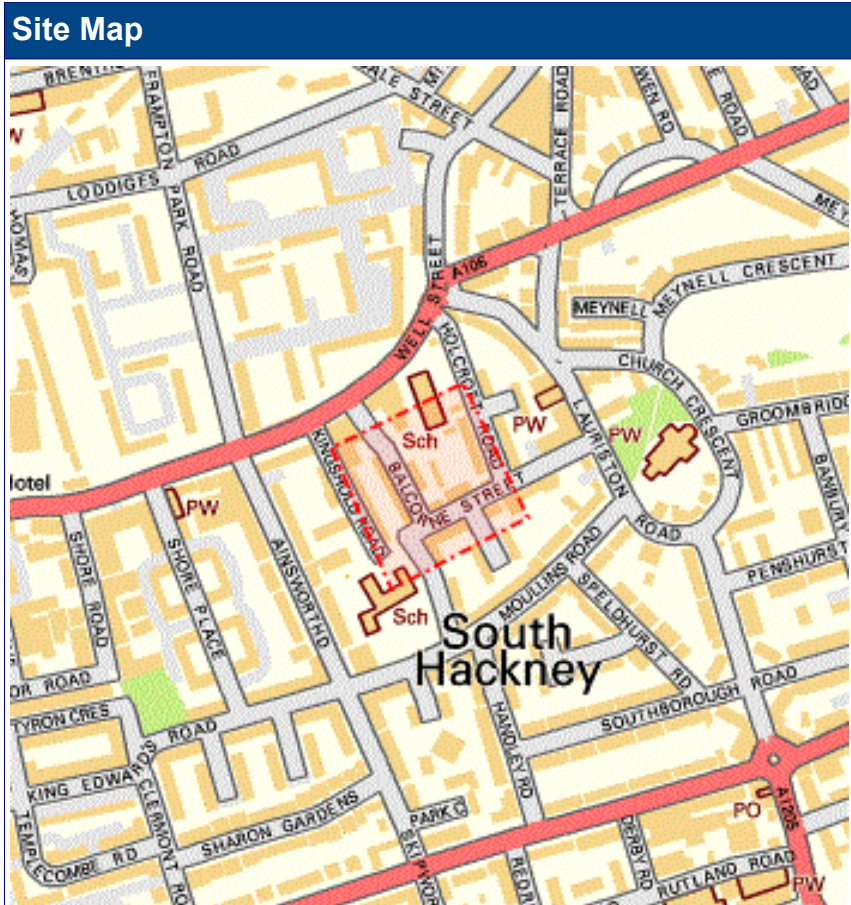
LinesearchbeforeUdig



Enquirer			
Name	Ms Christina Elliott	Phone	01454 662397
Company	Atkins	Mobile	Not Supplied
Address	500 Park Avenue Aztec West Almondsbury Bristol BS32 4RZ		
Email	stat.enquiries@atkinglobal.com		

Enquiry Details			
Scheme/Reference	LM 81802/RJ		
Enquiry type	Initial Enquiry	Work category	Utility Works
Start date	24/12/2019	Work type	Single excavation site
End date	24/03/2020	Site size	15888 metres square
Searched location	XY= 535395, 184165	Work type buffer*	25 metres
Confirmed location	535396 184174		
Site Contact Name	Not Supplied	Site Phone No	Not Supplied
Description of Works	Not Supplied		

\* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.



**LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.**

### List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
UK Power Networks	08000565866	08000565866	Await response
Zayo Group UK Ltd c/o JSM Group Ltd	01992 655 919	0800 169 1646	Await response

**LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.**

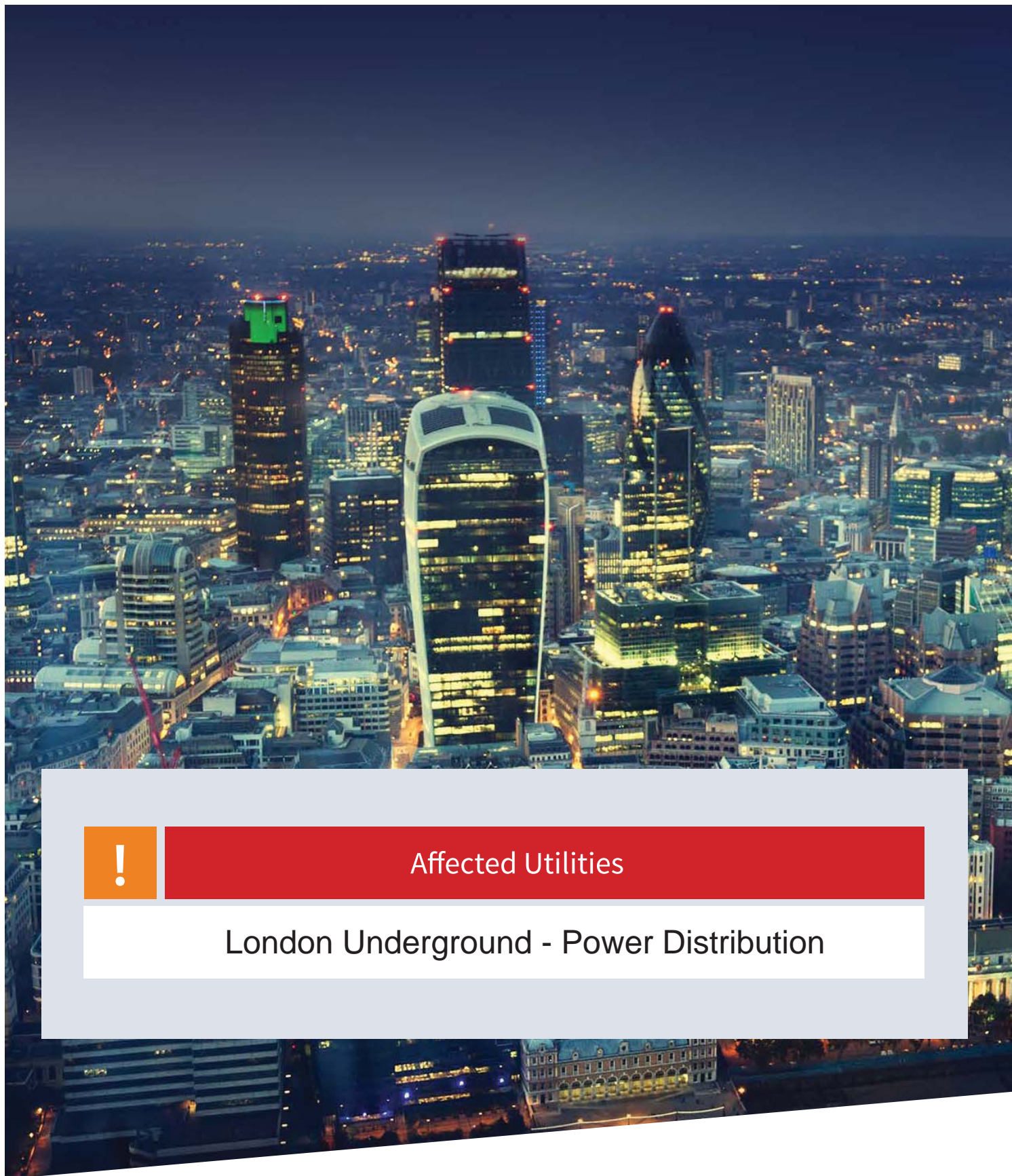
### List of not affected LSBUD members

AWE Pipeline	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
BP Exploration Operating Company Limited	BPA	Carrington Gas Pipeline
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CLH Pipeline System Ltd	CNG Services Ltd	Concept Solutions People Ltd
ConocoPhillips (UK) Ltd	DIO (MOD Abandoned Pipelines)	Drax Group
E.ON UK CHP Limited	EirGrid	Electricity North West Limited
ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited	EP Langage Limited
ESP Utilities Group	ESSAR	Esso Petroleum Company Limited
Fulcrum Pipelines Limited	Gamma	Gateshead Energy Company
Gigaclear Ltd	Gtt	Hafren Dyfrdwy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)	INOVYN Enterprises Limited
Intergen (Coryton Energy or Spalding Energy)	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
Murphy Utility Assets	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Northumbrian Water Group
NPower CHP Pipelines	Oikos Storage Limited	Ørsted
Perenco UK Limited (Purbeck Southampton Pipeline)	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Premier Transmission Ltd (SNIP)	Redundant Pipelines - LPDA
RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals
Scottish and Southern Electricity Networks	Scottish Power Generation	Seabank Power Ltd
SES Water	Severn Trent (Chester area only)	SGN
Shell (St Fergus to Mossmorran)	Shell Pipelines	SSE (Peterhead Power Station)
SSE Enterprise Telecoms	SSE Utility Solutions Limited	Tata Communications (c/o JSM Construction Ltd)
Total (Colnbrook & Colwick Pipelines)	Total Finaline Pipelines	Transmission Capital
Uniper UK Ltd	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	Wales and West Utilities	Western Power Distribution





# Utilities Report



## Affected Utilities

London Underground - Power Distribution

**Thatcher, Laiska**

---

**From:** LULHVpowerassets <LULHVpowerassets@tfl.gov.uk>  
**Sent:** 02 January 2020 08:48  
**To:** Utility Solutions Searches  
**Subject:** NRSWA Request Response - Your Reference 81802  
**Attachments:** R6314.pdf; Map Shot.png

Our Ref: JE554L9D  
Your Ref: **81802**  
Date: **02 January 2020**

Name: **Utility Solutions**  
Company Name: **Atkins Global**

Dear Sir/Madam .

We acknowledge receipt of your Letter / New Roads & Street Works Act Enquiry dated **05/12/19** relating to the following enquiry:

**Site Name:** Site at Balcorne Street, London  
**Site Grid References:** 535395,184165

We do have apparatus in the immediate area in question, please see the attached drawings and map snapshot:

Drawing No(s):

**R6314**

Please note we only manage High Voltage, Pilot and Fibre Optic cables for London Underground distribution network.

For further assistance please contact **Sylvie Stroud on 0203 054 8354**.

Please ensure that any contractors or sub-contractors engaged by you for these works are made aware of this response and its contents. In some cases our cable ducts may be used by a third party, for which we have no information or drawing records.

Yours sincerely,

On Behalf of the H.V. Cables Manager

Title: NRSWA co-ordinator

Email: **LULHVpowerassets@tfl.gov.uk**

London Underground NRSWA  
Power & Electrical  
Units 7 & 8, Station Road  
Drawing Office  
Tufnell Park  
London  
N19 5UW  
Tel: 0203 054 8418





## Legend

Search result :  
Road and Track  
Cables



NRSWA  
Location



Road Cables



Track Cables



Road and Track  
Cables



0 0.075 0.15 Km

PRINTED BY:

SusanLuong@ONELONDON

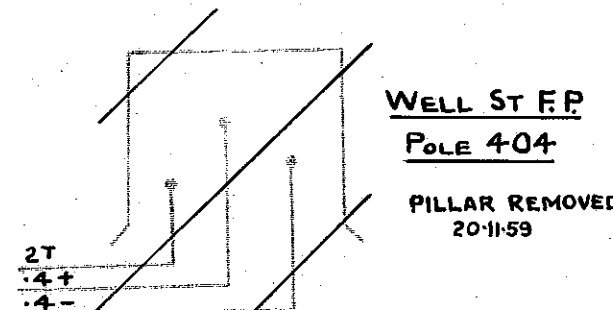
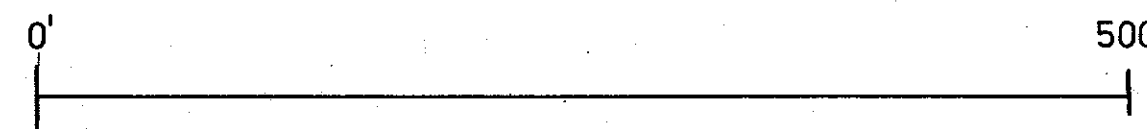
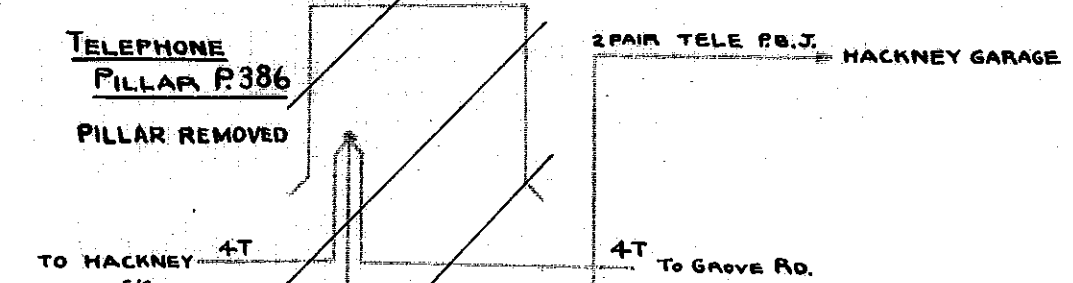
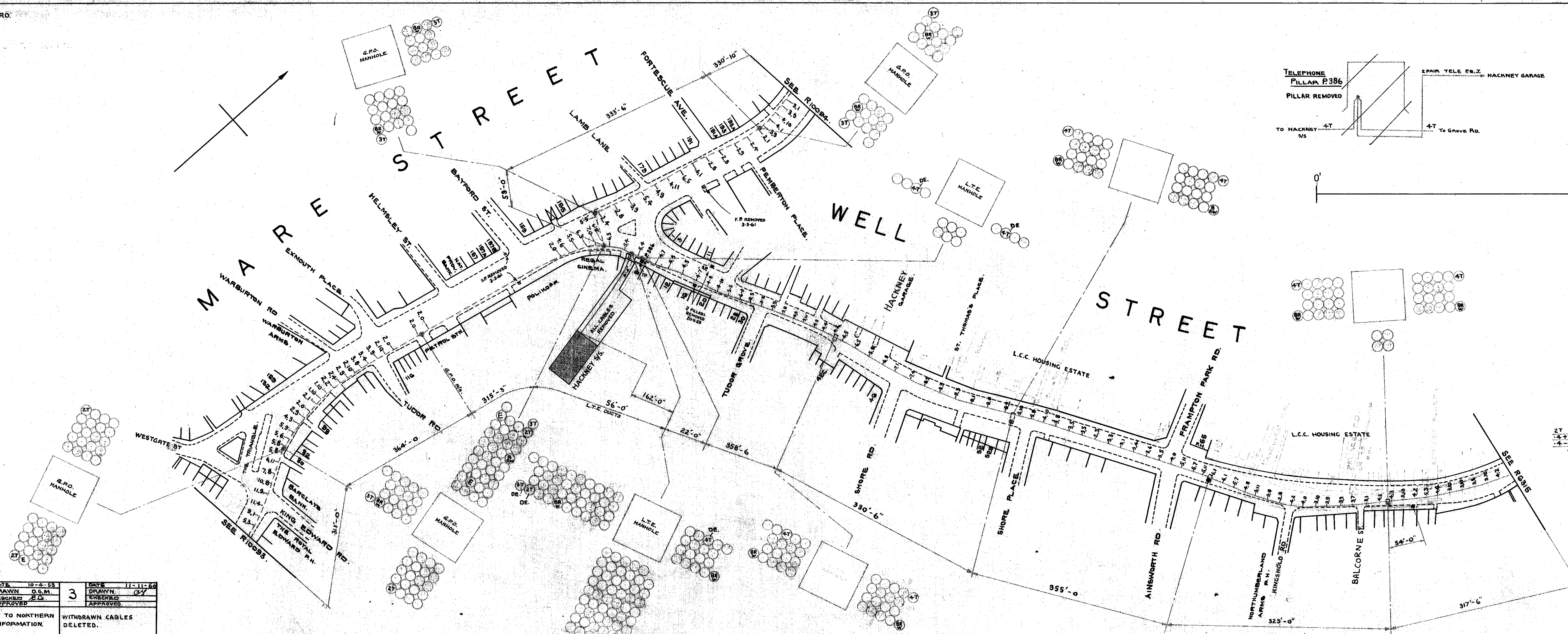
DATE:

02/01/2020





6	16-4-71	TRANSFER OF DUCTS TO G.P.O. RECORDED.
5	DATE 3-2-65	WELL ST. WIDENING RECORDED.
4	DATE 2-1-63	WITHDRAWN CABLES DELETED
1	DATE 18-5-41	TRACED P.O.S. CHECKED
2	DATE 10-4-53	DRAWN O.G.M. CHECKED APPROVED
3	DATE 11-11-60	DRAWN O.G.M. CHECKED APPROVED
		REVISED TO NORTHERN AREA INFORMATION.
		WITHDRAWN CABLES DELETED.



NOTE: DUCT LINE SHOWN DOTTED WAS TRANSFERRED TO G.P.O. 16<sup>TH</sup> APR 1971.

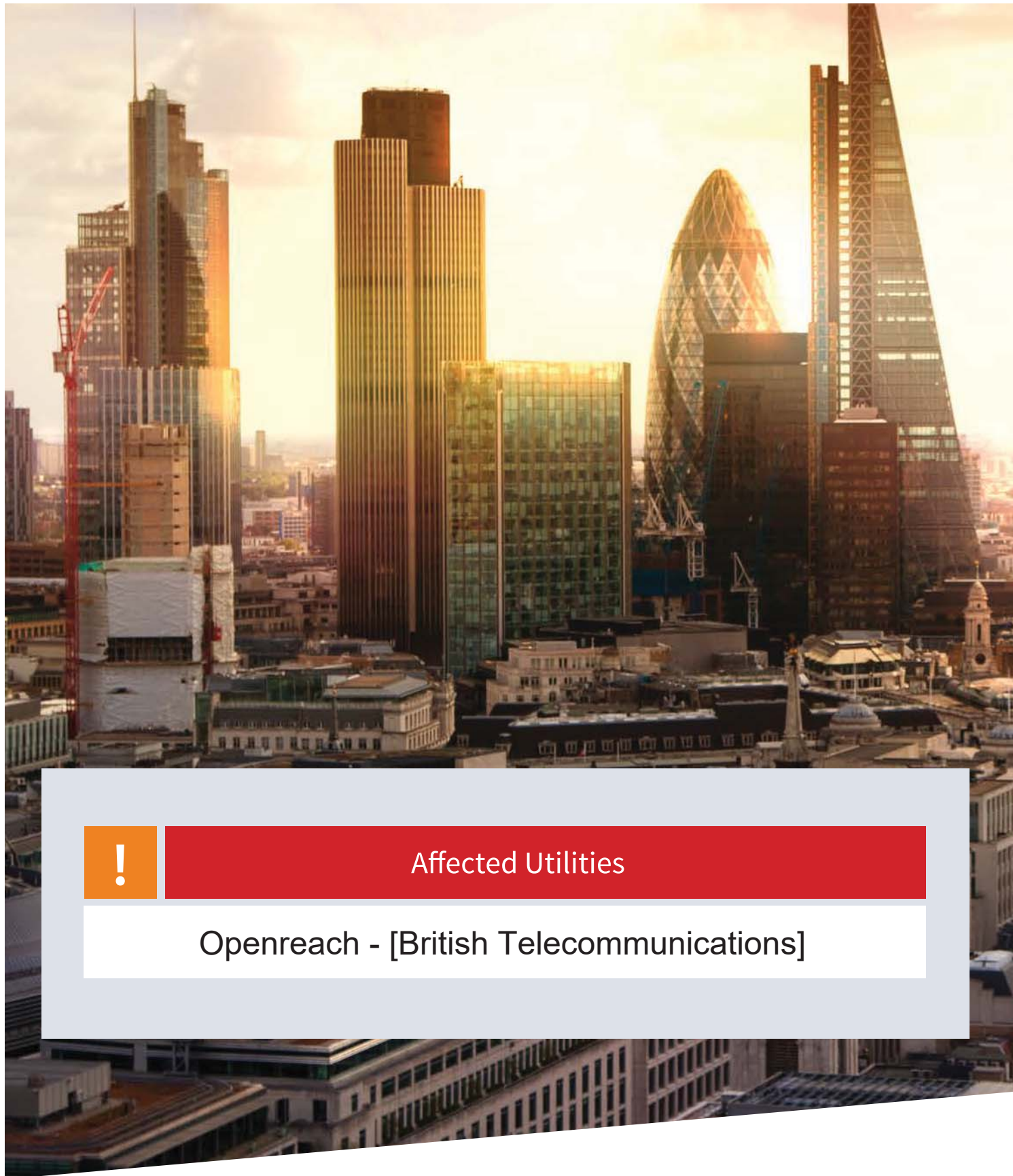
.....3.6 INDICATES DEPTH TO TOP OF WORK IN FEET AND INCHES.

SCALE 88 FT. TO 1 INCH.

R6314/V  
CABLES



# Utilities Report



## Affected Utilities

Openreach - [British Telecommunications]





Our Ref: Ref shown on map

Date of issue: shown on map

email: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)

Dear Customer,

**NR & SW ACT 1991 – PROPOSED WORKS AT: \*\*SITE LOCATION\*\***

Prior to commencement of work: For free onsite guidance and accurate up to date location of BT Apparatus please contact our Plant Protection Service by the following methods:-

Email the Click Before You Dig Team [CBYD@openreach.co.uk](mailto:CBYD@openreach.co.uk)

Visit the Click Before You Dig Website [www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

Thank you for your request of \*\*/\*\*/\*\* describing the above proposals.

Enclosed are copies of our drawings marked up to show the approximate locations of BT apparatus in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy.

The drawings are valid for 90 days from the date of issue and should not be relied upon after this time period has expired.

When planning excavation work or other works near to BT apparatus, please be mindful our apparatus may exist at various depths and may deviate from the marked route.

To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of BT apparatus. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

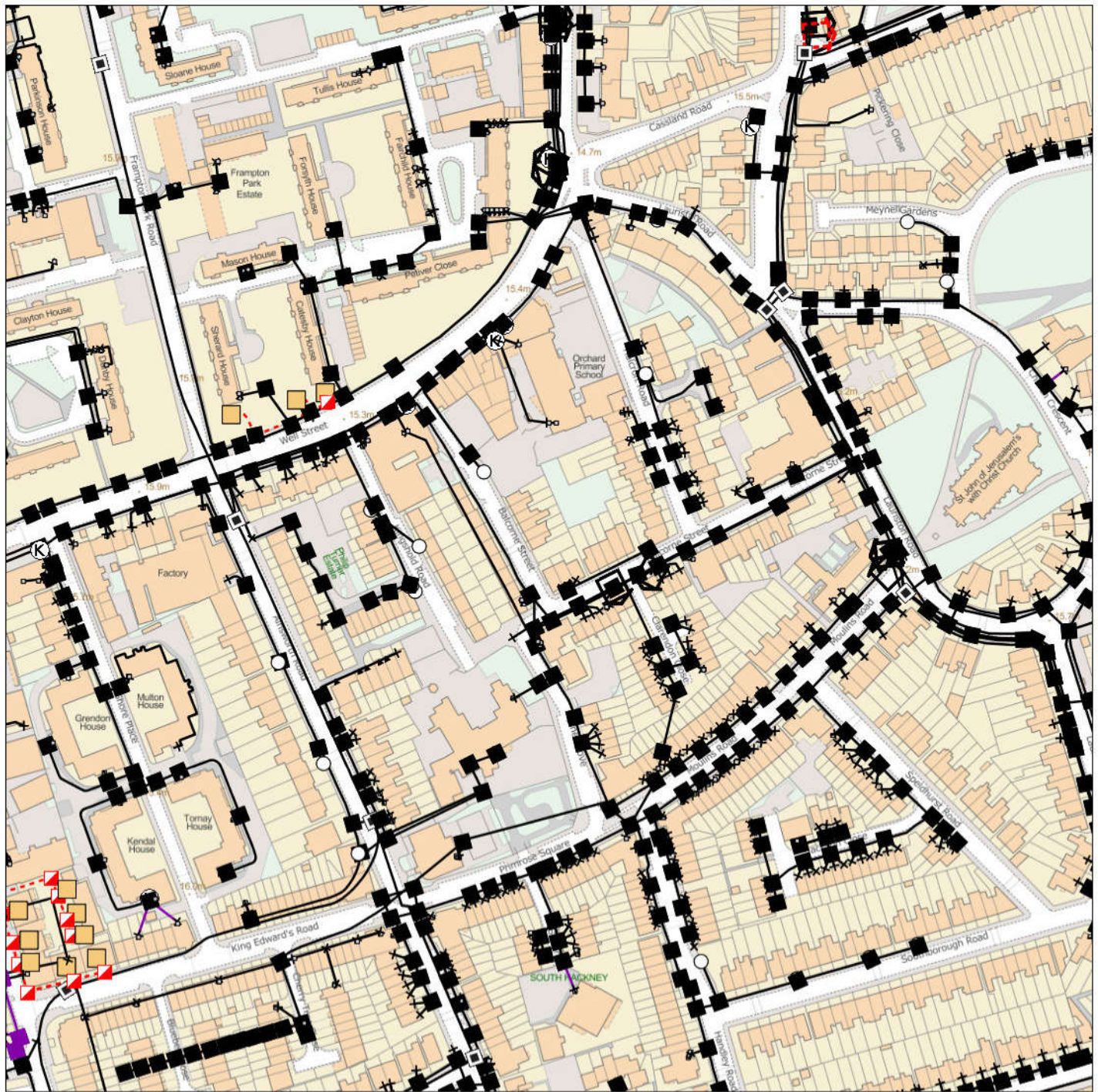
In the event of BT apparatus being in the area of your works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to our Network Relocation Team at <https://www.ournetwork.openreach.co.uk/altering-our-network.aspx>

Yours faithfully,

Jason Carrington  
NNHC & MBE Manager



# Maps by email Plant Information Reply



## IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



**openreach**

### CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email [cbyd@openreach.co.uk](mailto:cbyd@openreach.co.uk)

ADVANCE NOTICE REQUIRED

(Office hours: Monday - Friday 08.00 to 17.00)

[www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

### Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

## KEY TO BT SYMBOLS

Planned		Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
Pending Add		In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : HXF05309M

Map Reference : (centre) TQ3539584165

Easting/Northing : (centre) 535395,184165

Issued : 05/12/2019 17:30:32

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)**

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(C) Crown Copyright British Telecommunications plc 100028040

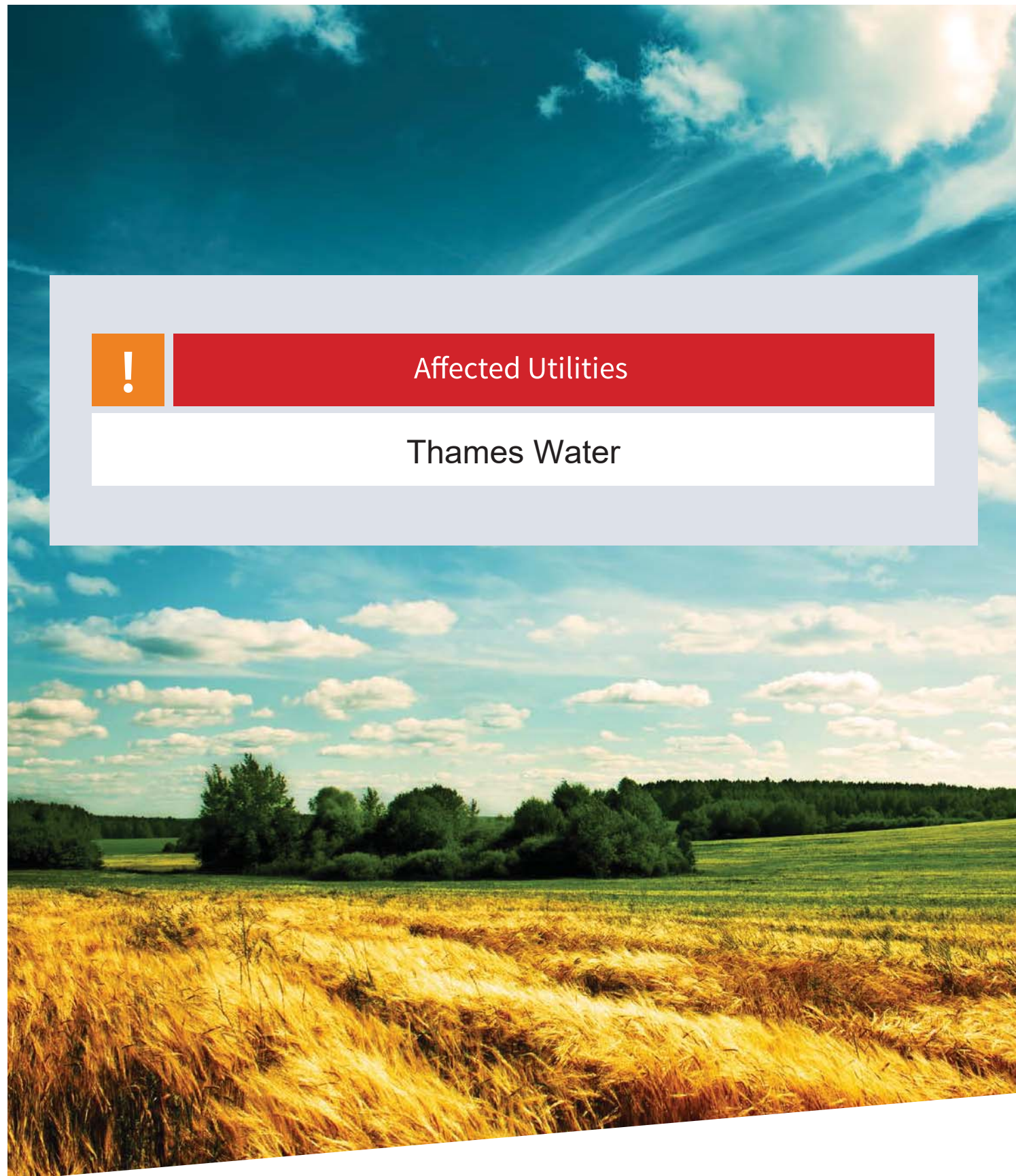


# Utilities Report



Affected Utilities

Thames Water



Atkins Telecoms  
Stats Enquiries Team The Hub  
500Park Avenue  
BRISTOL  
BS32 4RZ

**CHECKED**

**Search address supplied**      Site at Balcorne Street, London  
E9 7AU

**Your reference**                      81802

**Our reference**                      ALS/ALS Standard/2019\_4122916

**Search date**                          6 December 2019

### Keeping you up-to-date

#### Knowledge of features below the surface is essential for every development

The benefits of this knowledge not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility of any development.

Did you know that Thames Water Property Searches can also provide a variety of utility searches including a more comprehensive view of utility providers' assets (across up to 35-45 different providers), as well as more focused searches relating to specific major utility companies such as National Grid (gas and electric).

Contact us to find out more.



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



[searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



0845 070 9148



**Search address supplied:** Site at Balcorne Street, London, E9 7AU

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](mailto:searches@thameswater.co.uk)

Web: [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

### Waste Water Services

**Please provide a copy extract from the public sewer map.**

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

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

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

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

For your guidance:

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

### Clean Water Services

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

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.



For your guidance:

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

### **Payment for this Search**

A charge will be added to your suppliers account.



### Further contacts:

#### Waste Water queries

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

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

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

Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

#### Clean Water queries

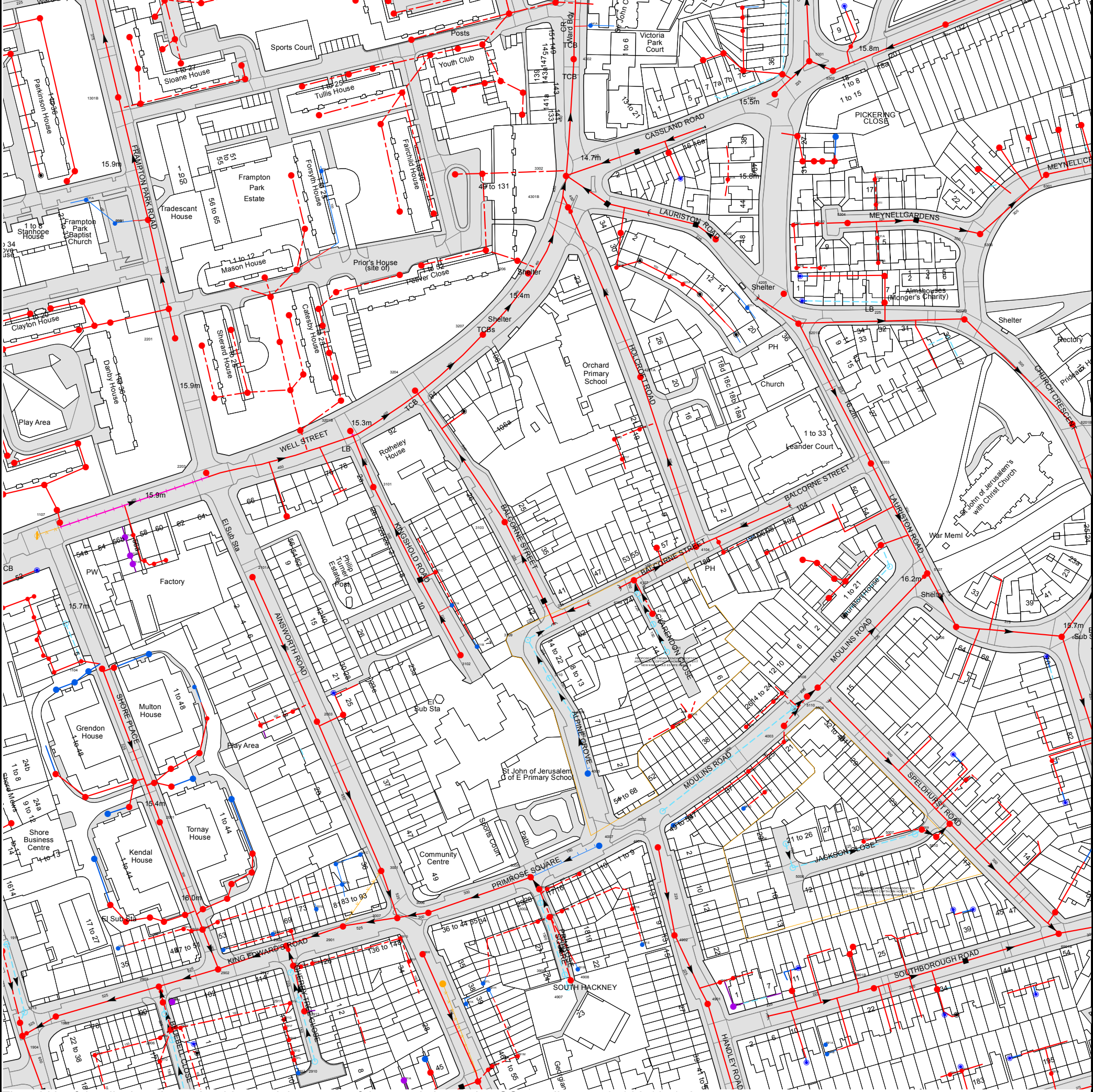
Should you require any advice concerning clean water operational issues or clean water connections, please contact:

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

Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)



Asset Location Search Sewer Map - ALS/ALS Standard/2019 4122916



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 535392,184172  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 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
63YY	n/a	n/a
63YV	n/a	n/a
5010	15.68	13.36
5007	15.72	13.71
5009	15.67	13.55
5011	n/a	n/a
501B	n/a	n/a
601A	n/a	n/a
6102	15.71	10.67
5106	15.96	11.14
5107	16.04	11.35
51YR	n/a	n/a
591C	n/a	n/a
691A	n/a	n/a
591D	n/a	n/a
59RX	n/a	n/a
6901B	15.17	11.05
60WZ	n/a	n/a
411B	n/a	n/a
51YV	n/a	n/a
5203	16.22	11.92
6201B	15.5	11.32
5201B	16.22	12.84
5202B	15.87	11.87
421I	n/a	n/a
52ZR	n/a	n/a
4205	15.91	13.48
52ZS	n/a	n/a
521A	n/a	n/a
521B	n/a	n/a
531B	n/a	n/a
531A	n/a	n/a
5306	16.25	13.3
531C	n/a	n/a
531D	n/a	n/a
5304	16.43	14.97
531I	n/a	n/a
531H	n/a	n/a
6301	16.13	12.93
53YZ	n/a	n/a
53XT	n/a	n/a
4304	15.6	n/a
44YV	n/a	n/a
53XQ	n/a	n/a
53XR	n/a	n/a
5301	15.79	10.63
53XS	n/a	n/a
5302	15.7	n/a
53XU	n/a	n/a
53XW	n/a	n/a
53YQ	n/a	n/a
5411	15.8	n/a
53YV	n/a	n/a
63ZR	n/a	n/a
34ZU	n/a	n/a
3302	14.64	10.17
4301B	14.92	10.27
4302	13.58	9.79
441A	n/a	n/a
421D	n/a	n/a
431B	n/a	n/a
43XZ	n/a	n/a
421F	n/a	n/a
421E	n/a	n/a
4201A	15.8	13.2
41ZQ	n/a	n/a
43XV	n/a	n/a
421B	n/a	n/a
421A	n/a	n/a
4104	16.04	14.25
43YV	n/a	n/a
4306	15.52	13.63
411A	n/a	n/a
43YU	n/a	n/a
431A	n/a	n/a
44YU	n/a	n/a
441B	n/a	n/a
441C	n/a	n/a
44YW	n/a	n/a
4002	16.55	13.7
401G	n/a	n/a
401J	n/a	n/a
4005	n/a	n/a
401D	n/a	n/a
401E	n/a	n/a
401H	n/a	n/a
401B	n/a	n/a
4003	16.54	14.68
401A	n/a	n/a
4004	n/a	n/a
5004	16.47	13.4



Manhole Reference	Manhole Cover Level	Manhole Invert Level
401I	n/a	n/a
5110	16.38	13.1
411C	n/a	n/a
5108	16.42	12.97
3110	n/a	n/a
4111	n/a	n/a
4110	n/a	n/a
4108	n/a	n/a
51YT	n/a	n/a
4109	n/a	n/a
51YW	n/a	n/a
4107	n/a	n/a
51YX	n/a	n/a
51YY	n/a	n/a
51YZ	n/a	n/a
591B	n/a	n/a
591A	n/a	n/a
491A	n/a	n/a
4901	16.16	12.99
59RR	n/a	n/a
5901B	15.6	n/a
4907	17	14.96
491C	n/a	n/a
4908	16.75	15.39
491D	n/a	n/a
3905	16.74	13.7
491B	n/a	n/a
59YT	n/a	n/a
59YU	n/a	n/a
491E	n/a	n/a
4902	16.53	13.34
3003	16.55	14.64
301B	n/a	n/a
401K	n/a	n/a
301A	n/a	n/a
401F	n/a	n/a
5006	16.45	14.58
4001	16.6	14.9
4007	16.65	15.2
4006	16.36	14.7
501A	n/a	n/a
401C	n/a	n/a
3902	16.49	14.03
391A	n/a	n/a
39YW	n/a	n/a
391I	n/a	n/a
391J	n/a	n/a
2910	n/a	n/a
39YY	n/a	n/a
391M	n/a	n/a
391K	n/a	n/a
391H	n/a	n/a
391L	n/a	n/a
391F	n/a	n/a
3906	16.5	15
391G	n/a	n/a
2901	16.84	12.55
391E	n/a	n/a
3007	16.74	12.75
3006	16.68	13.07
201E	n/a	n/a
3002	16.65	13.52
3004	16.69	13.5
33ZU	n/a	n/a
33ZT	n/a	n/a
33ZS	n/a	n/a
34YU	n/a	n/a
34XW	n/a	n/a
34ZV	n/a	n/a
34XV	n/a	n/a
34YV	n/a	n/a
22YZ	n/a	n/a
22ZU	n/a	n/a
22XW	n/a	n/a
32YY	n/a	n/a
3206	15.28	n/a
22YU	n/a	n/a
32YZ	n/a	n/a
32ZR	n/a	n/a
33ZW	n/a	n/a
23ZV	n/a	n/a
33YV	n/a	n/a
33YX	n/a	n/a
23ZW	n/a	n/a
33YS	n/a	n/a
33YT	n/a	n/a
231A	n/a	n/a
33YW	n/a	n/a
23ZR	n/a	n/a
33YR	n/a	n/a
33ZQ	n/a	n/a
33ZV	n/a	n/a
33YQ	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
23ZS	n/a	n/a
33XZ	n/a	n/a
33ZR	n/a	n/a
33YZ	n/a	n/a
33YY	n/a	n/a
2915	16.24	n/a
20YU	n/a	n/a
291R	n/a	n/a
2902	17.01	12.36
291H	n/a	n/a
20YV	n/a	n/a
291S	n/a	n/a
291G	n/a	n/a
291F	n/a	n/a
2904	16.77	12.55
291E	n/a	n/a
291A	n/a	n/a
2912	16.57	13.97
291I	n/a	n/a
291D	n/a	n/a
2914	16.65	13.95
291L	n/a	n/a
291T	n/a	n/a
2911	n/a	n/a
291C	n/a	n/a
2913	n/a	n/a
291B	n/a	n/a
2001	15.61	13.44
21YT	n/a	n/a
20XT	n/a	n/a
20ZS	n/a	n/a
20ZT	n/a	n/a
21XY	n/a	n/a
20XU	n/a	n/a
20XV	n/a	n/a
20YZ	n/a	n/a
20YW	n/a	n/a
20YX	n/a	n/a
2101A	15.38	13.28
20YY	n/a	n/a
201C	n/a	n/a
201B	n/a	n/a
2003	15.85	13.07
201D	n/a	n/a
201A	n/a	n/a
20XQ	n/a	n/a
301C	n/a	n/a
3001	16.43	12.81
311C	n/a	n/a
311A	n/a	n/a
3102	16.37	13.49
311B	n/a	n/a
3109	n/a	n/a
3005	16.81	13.4
111A	n/a	n/a
21ZU	n/a	n/a
3103	15.87	14
21YU	n/a	n/a
3101	15.52	12.12
2203	15.73	n/a
12ZU	n/a	n/a
3201B	15.17	n/a
22ZR	n/a	n/a
22YV	n/a	n/a
22YS	n/a	n/a
22YR	n/a	n/a
3204	14.97	n/a
22ZS	n/a	n/a
22YW	n/a	n/a
22XX	n/a	n/a
22YX	n/a	n/a
22YT	n/a	n/a
22ZT	n/a	n/a
2201	15.77	13.94
3207	15.18	10.74
22XV	n/a	n/a
12YW	n/a	n/a
22YY	n/a	n/a
12YV	n/a	n/a
22XY	n/a	n/a
22XT	n/a	n/a
12YT	n/a	n/a
131A	n/a	n/a
131B	n/a	n/a
1301B	15.71	12.81
24ZQ	n/a	n/a
23YY	n/a	n/a
23ZX	n/a	n/a
2301	15.93	13.28
24YZ	n/a	n/a
23YW	n/a	n/a
24ZW	n/a	n/a
24ZX	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
23YX	n/a	n/a
24YX	n/a	n/a
22XZ	n/a	n/a
24YY	n/a	n/a
23ZQ	n/a	n/a
23YZ	n/a	n/a
22YQ	n/a	n/a
11WX	n/a	n/a
11WV	n/a	n/a
11WW	n/a	n/a
11WT	n/a	n/a
11WU	n/a	n/a
11WS	n/a	n/a
11WR	n/a	n/a
11WQ	n/a	n/a
10ZS	n/a	n/a
11XZ	n/a	n/a
11VX	n/a	n/a
11XY	n/a	n/a
11VZ	n/a	n/a
10ZR	n/a	n/a
11XX	n/a	n/a
10ZQ	n/a	n/a
1104	15.22	13.9
10YY	n/a	n/a
11XU	n/a	n/a
20XW	n/a	n/a
211B	n/a	n/a
211A	n/a	n/a
20YR	n/a	n/a
21YQ	n/a	n/a
21XZ	n/a	n/a
21YS	n/a	n/a
20ZR	n/a	n/a
1912	n/a	n/a
1904	16.25	11.08
1913	n/a	n/a
1903	16.23	12.01
191C	n/a	n/a
10YZ	n/a	n/a
191D	n/a	n/a
19YY	n/a	n/a
20XZ	n/a	n/a
2903	16.48	12.28
291Q	n/a	n/a
291M	n/a	n/a
2908	16.45	13.95
29ZW	n/a	n/a
2909	n/a	n/a
2907	n/a	n/a
2906	n/a	n/a
291N	n/a	n/a
291U	n/a	n/a
291O	n/a	n/a
20XY	n/a	n/a
291P	n/a	n/a
12YZ	n/a	n/a
11YZ	n/a	n/a
12ZT	n/a	n/a
13YZ	n/a	n/a
12ZW	n/a	n/a
12YS	n/a	n/a
14YX	n/a	n/a
11YY	n/a	n/a
12YU	n/a	n/a
11YX	n/a	n/a
1107	15.99	n/a
13YY	n/a	n/a
13YX	n/a	n/a
12ZV	n/a	n/a
12YY	n/a	n/a
11WY	n/a	n/a
1909	n/a	n/a
1911	n/a	n/a
10YU	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)

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

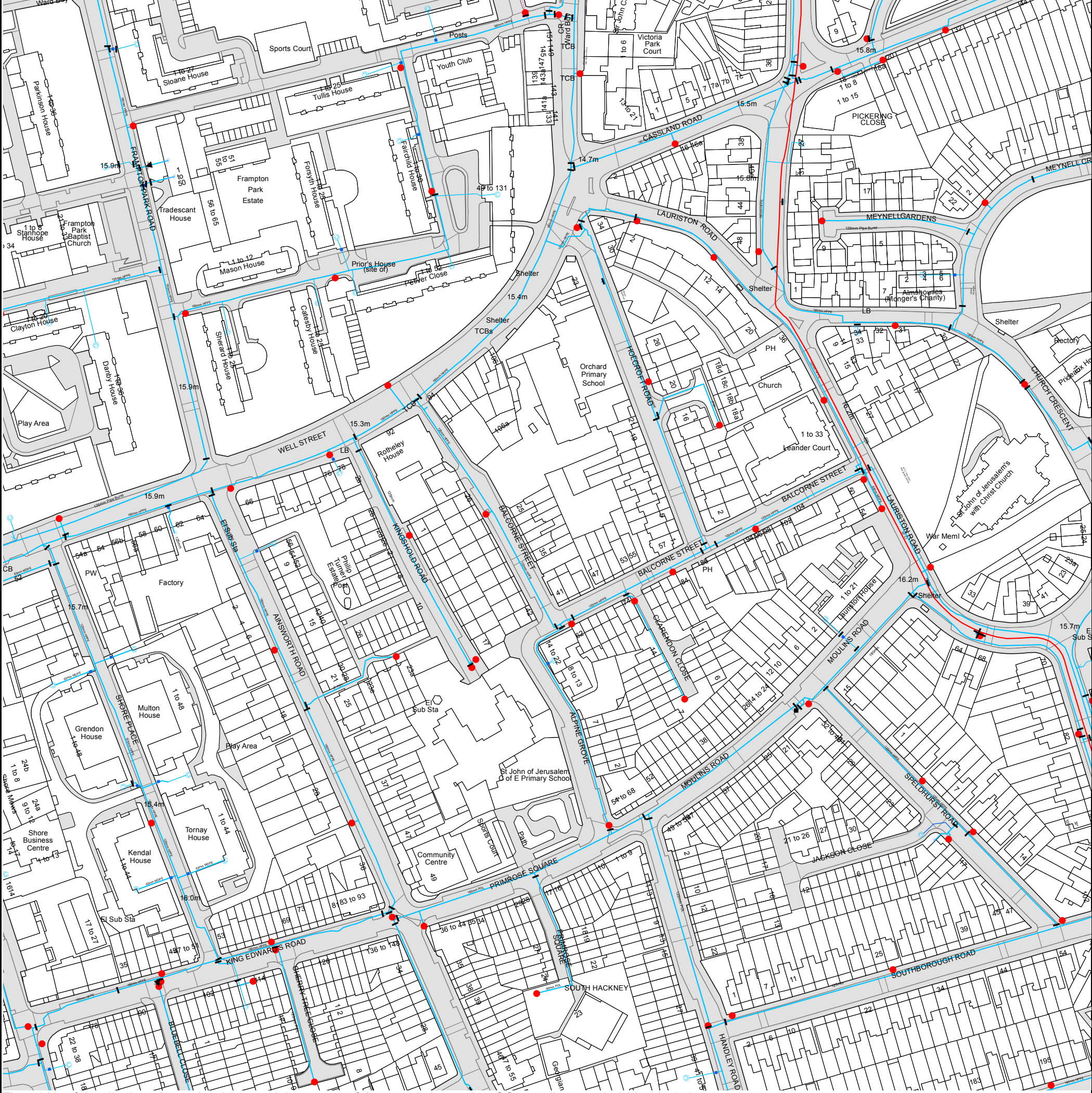
	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

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

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



Asset Location Search Water Map - ALS/ALS Standard/2019 4122916



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 535392, 184172.  
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## ALS Water Map Key

### Water Pipes (Operated & Maintained by Thames Water)

4"	<b>Distribution Main:</b> The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
16"	<b>Trunk Main:</b> 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.
3" SUPPLY	<b>Supply Main:</b> A supply main indicates that the water main is used as a supply for a single property or group of properties.
3" FIRE	<b>Fire Main:</b> Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
3" METERED	<b>Metered Pipe:</b> 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.
	<b>Transmission Tunnel:</b> 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.
	<b>Proposed Main:</b> 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' 8")
600mm and bigger (24" plus)	1200mm (4')

### 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)

	<b>Other Water Company Main:</b> Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
	<b>Private Main:</b> 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.



## Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

### Ways to pay your bill

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

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



### Search Code

#### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

#### The Search Code:

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

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

#### The Code's core principles

Firms which subscribe to the Search Code will:

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

#### Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

#### TPOs Contact Details

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Web site: [www.tpos.co.uk](http://www.tpos.co.uk)  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

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

# Utilities Report



Affected Utilities

UK Power Networks



Our Ref: 17166642      Your Ref: LM 81802/RJ

Thursday, 05 December 2019

Christina Elliott  
500 Park Avenue Aztec West  
Almondsbury  
Bristol  
BS32 4RZ



Dear Christina Elliott

Thank you for contacting us regarding UK Power Networks equipment at the above site. I have enclosed a copy of our records which show the electrical lines and/or electrical plant. I hope you find the information useful.

I have also enclosed a fact sheet which contains important information regarding the use of our plans and working around our equipment. Safety around our equipment is our number one priority so please ensure you have completed all workplace risk assessments before you begin any works.

Should your excavation affect our Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

If you have any further queries do not hesitate to contact us.

Plan Provision  
0800 056 5866





This information is made available to you on the terms set out below. If you do not accept the terms of use set out in this fact sheet please do not use the plans and return them to UK Power Networks.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the plans are not definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.
6. Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.
7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may not be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. Trial holes should be dug by hand only.

Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health and Safety Executives website.

All electric lines discovered must be considered LIVE and DANGEROUS at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.

The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.

Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040



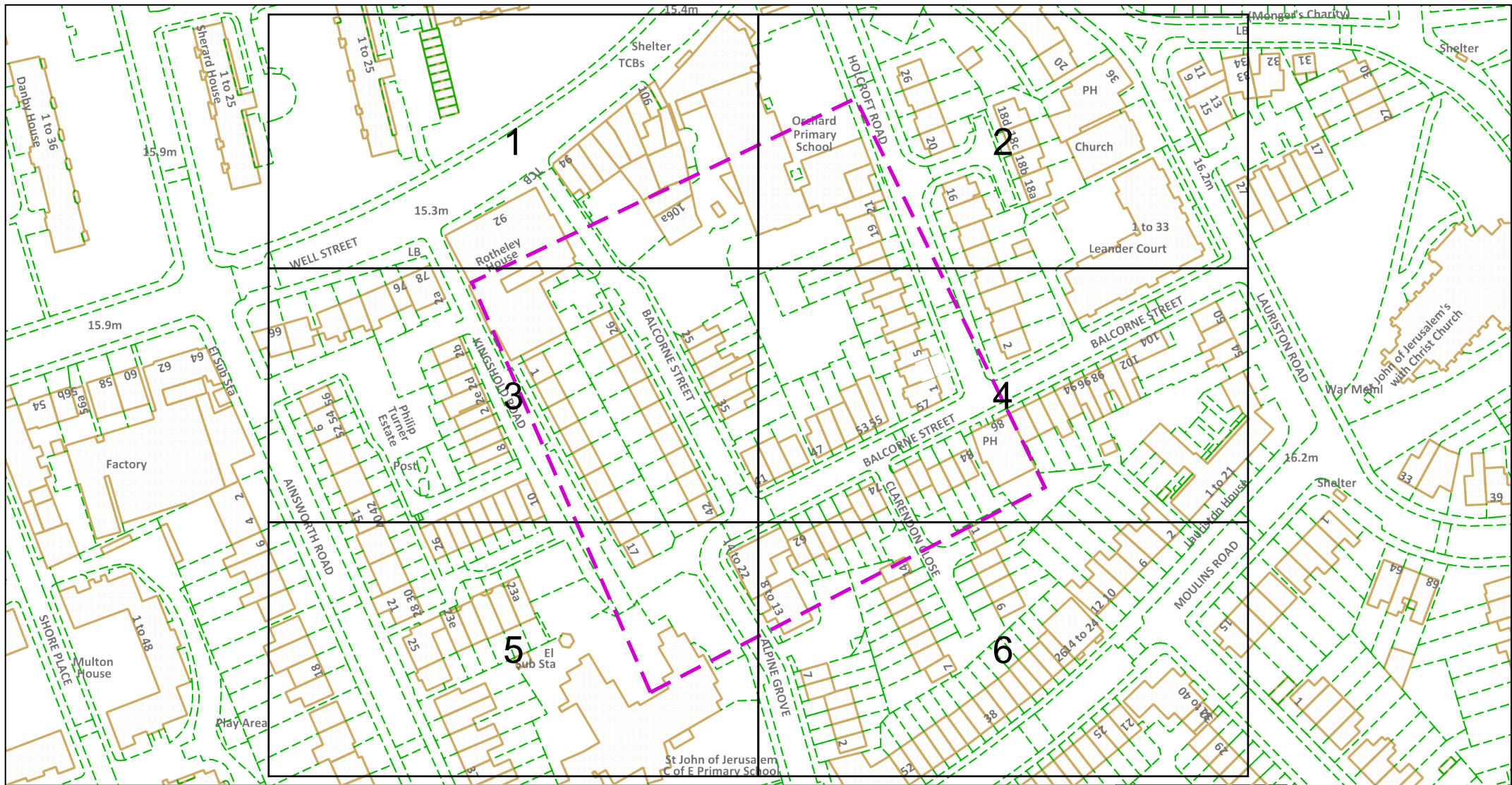
- 9 Any work near to any overhead electricity lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to use this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by our emergency 24 hour three digit telephone number **105** providing;
- your name, address and telephone number;
  - the date, time and place at which such damage was caused;
  - a description of the electric line and/or electrical plant to which damage was caused;
  - the name of the person whom it appears to you is responsible for that damage;
  - the nature of the damage.
12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.





Dig Sites Area: - - - - - Line: - - - - -

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This plan must be used with the attached 'Symbols' document.

Date Requested: 05/12/2019  
Job Reference: 17166642  
Site Location: 535226 184044  
Requested by:  
Ms Christina Elliott  
Your Scheme/Reference: LM  
81802/RJ  
Scale: 1:1538 (When plotted at A4)

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3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
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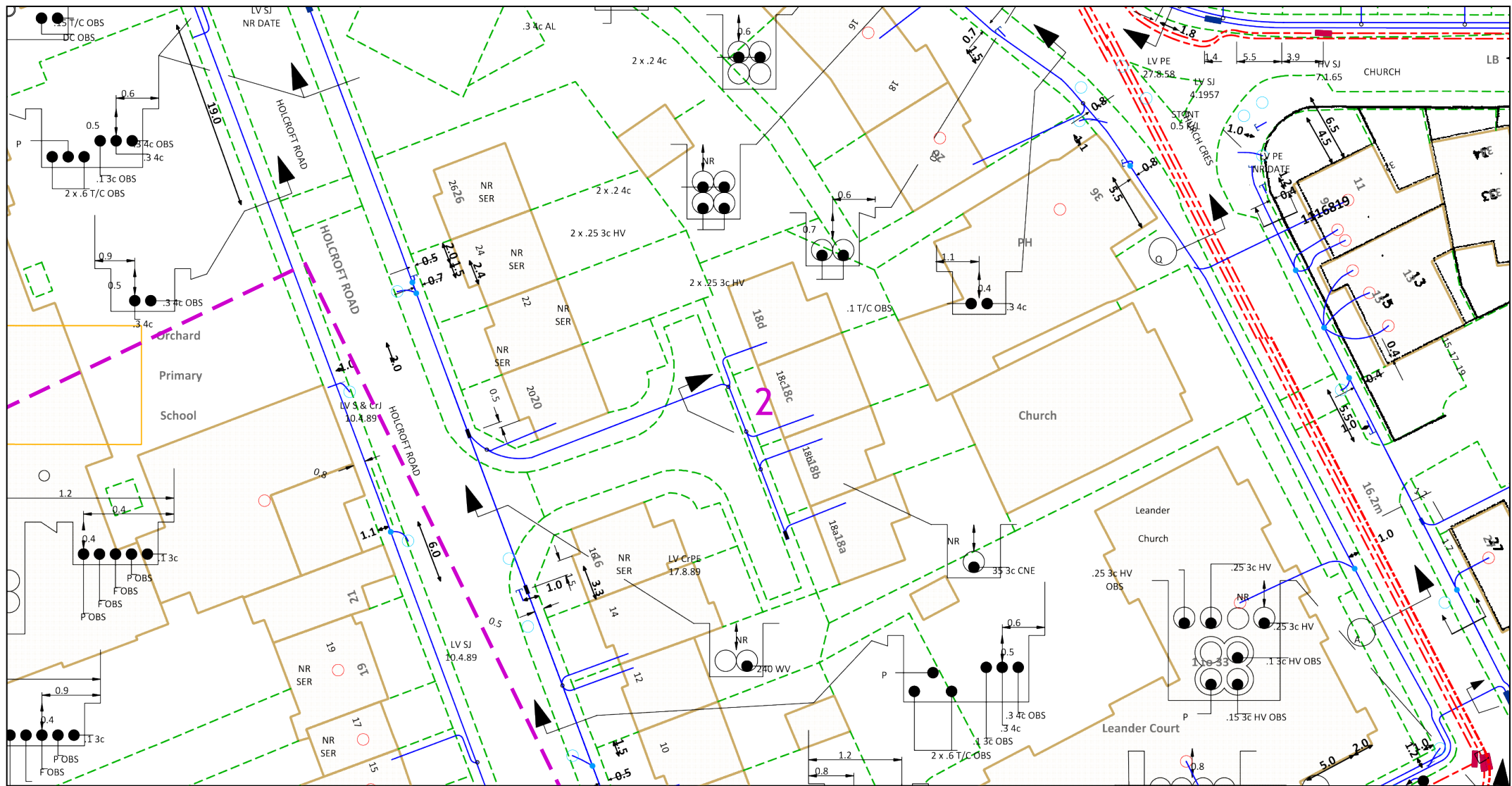


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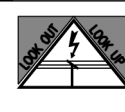
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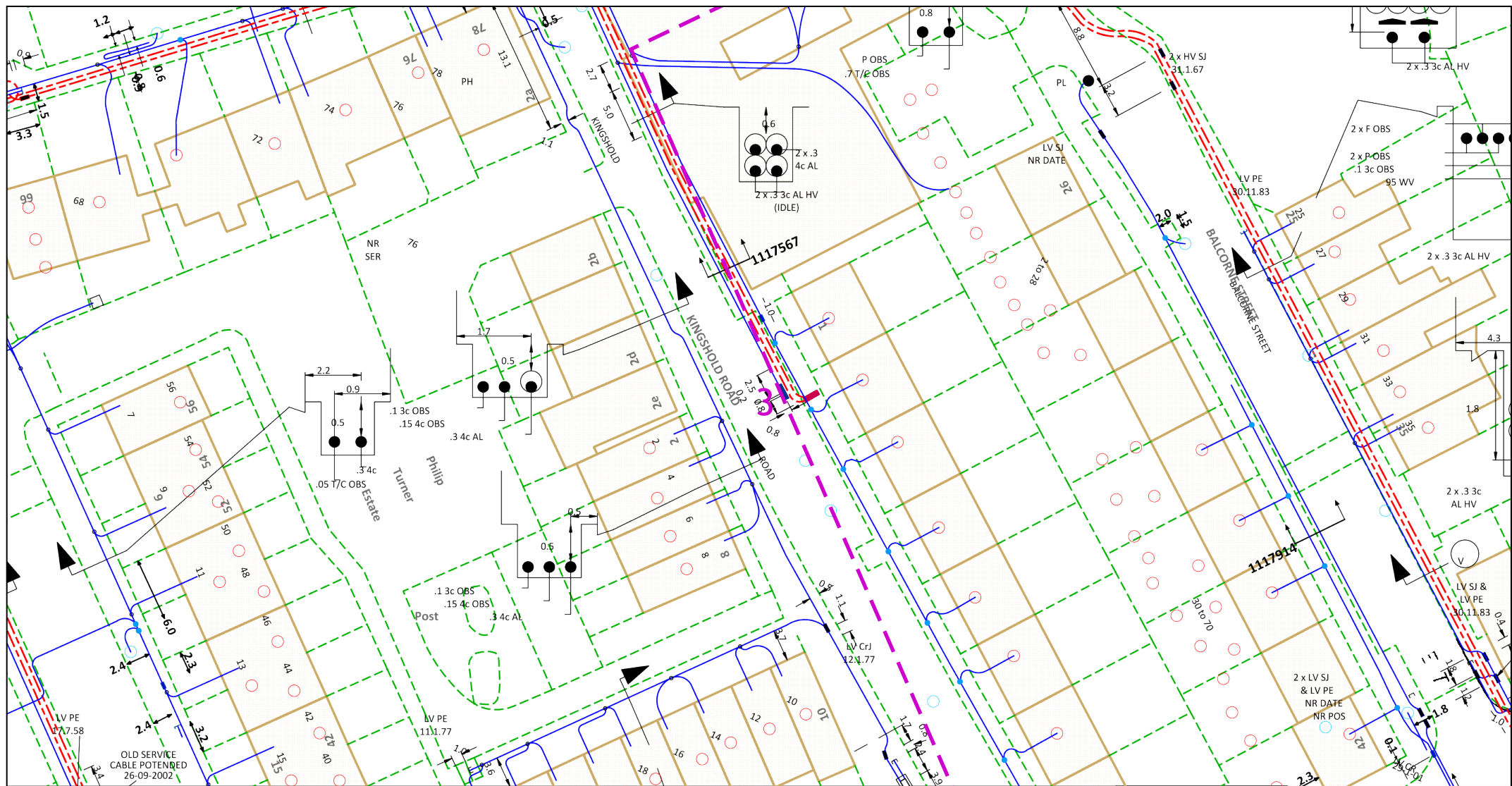
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0 12.5 25  
metres

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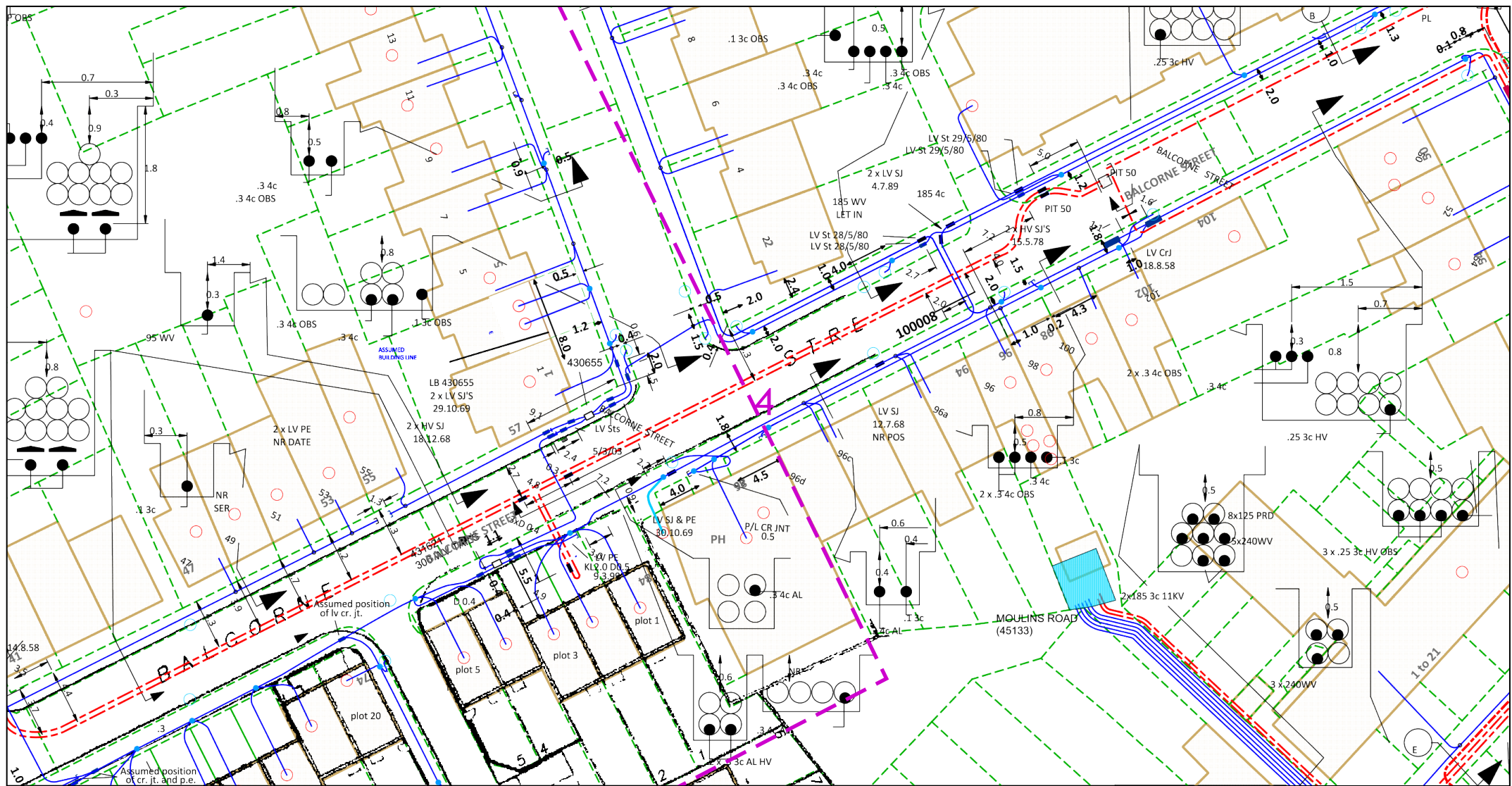
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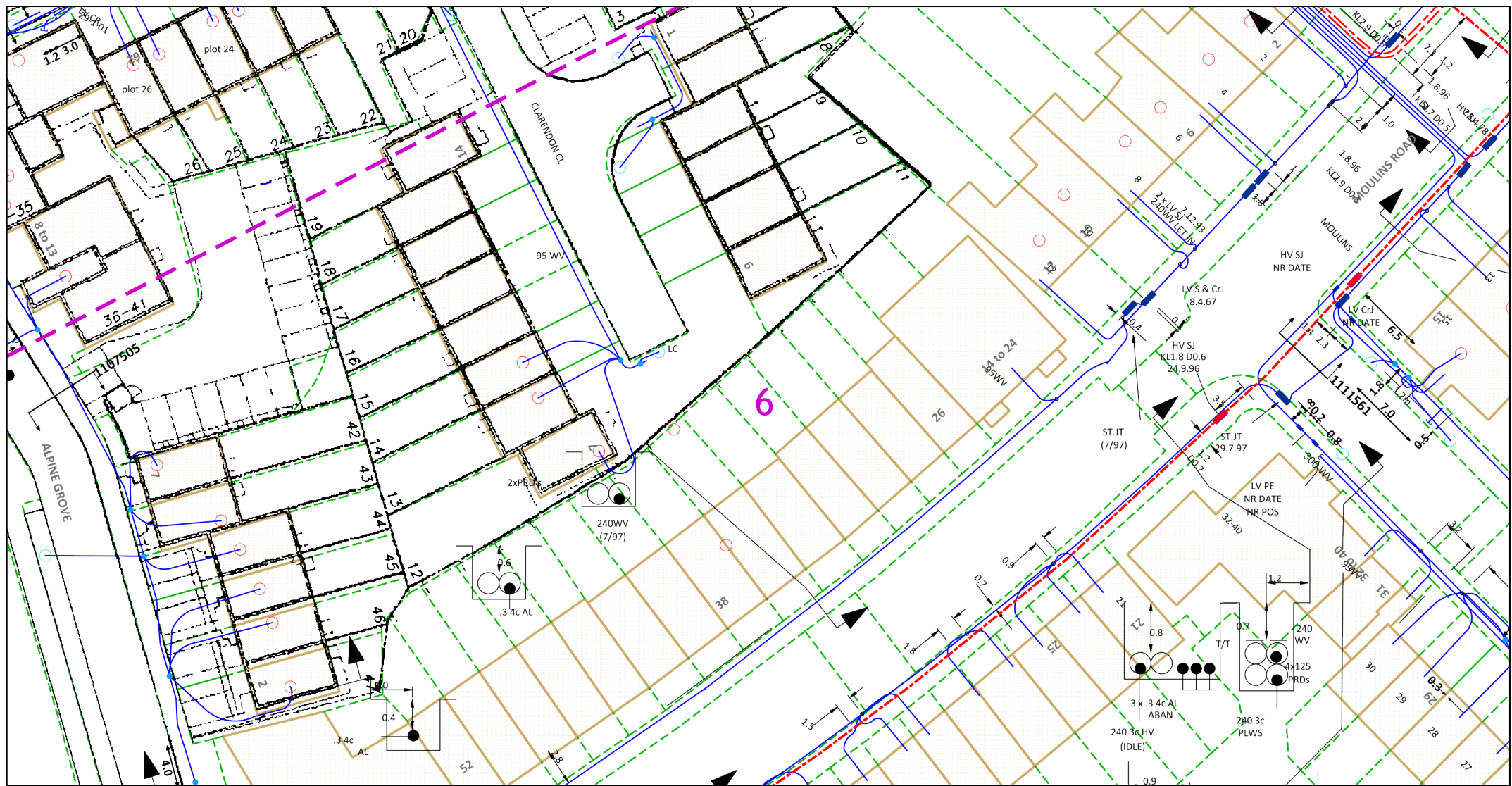


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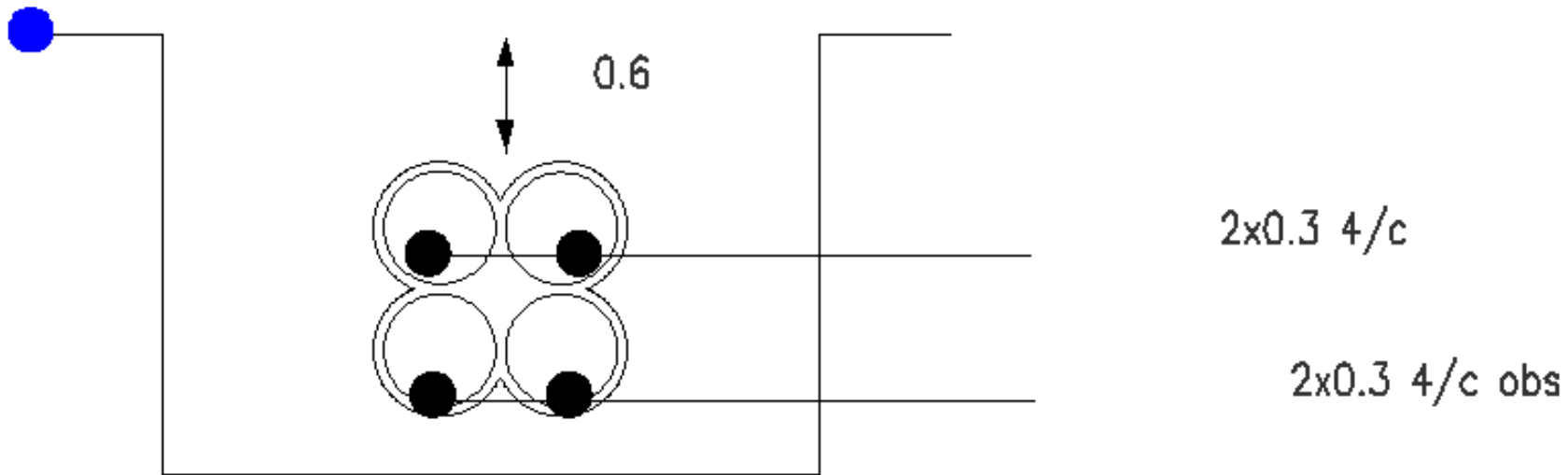


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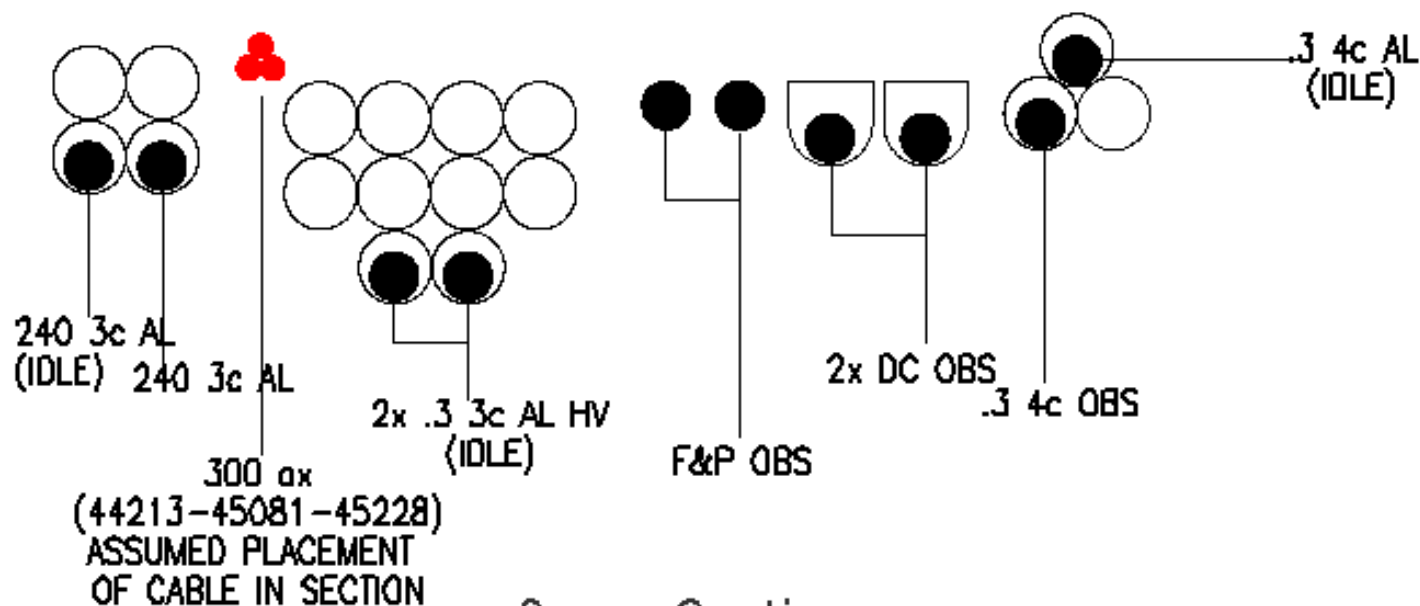
Cross Section : 100008



Cross Section  
100008

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# Cross Section : 2036271



## Cross Section 2036271

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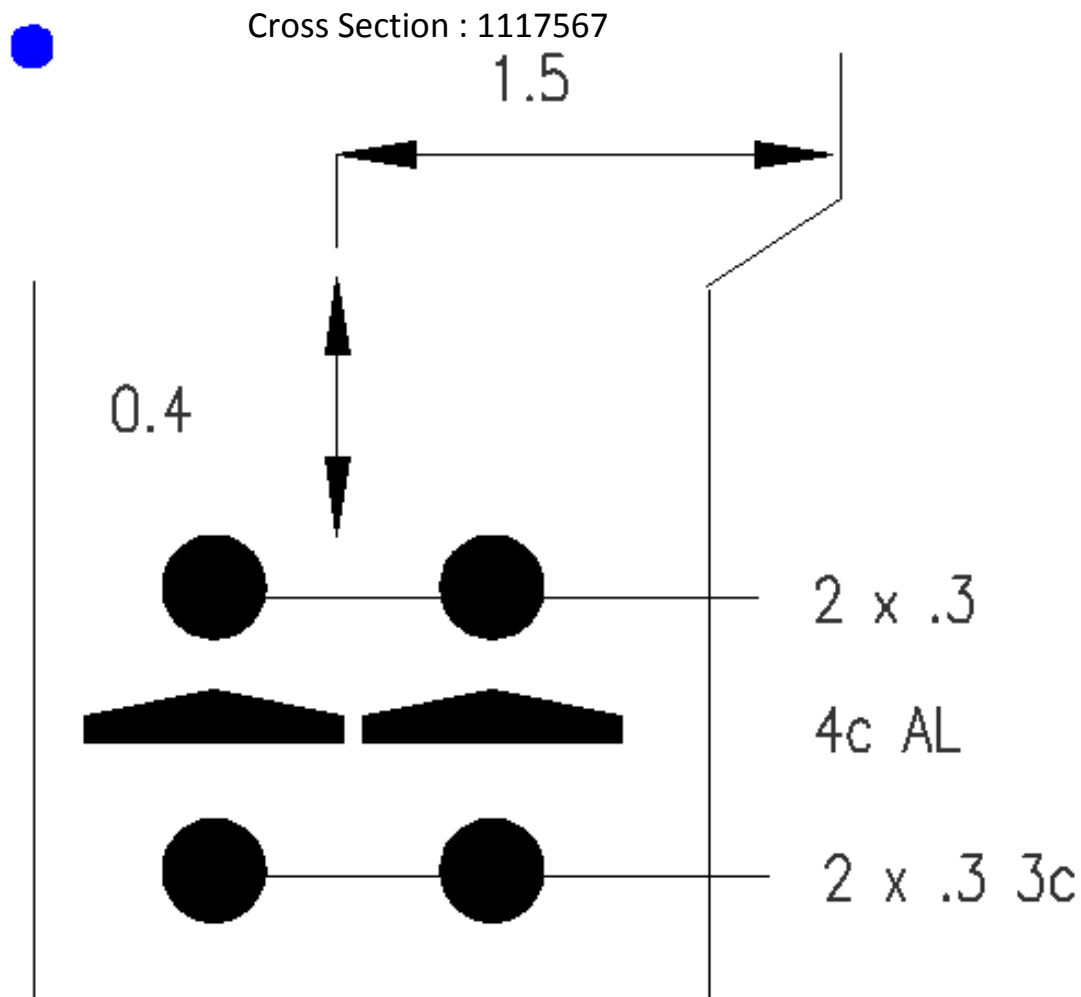
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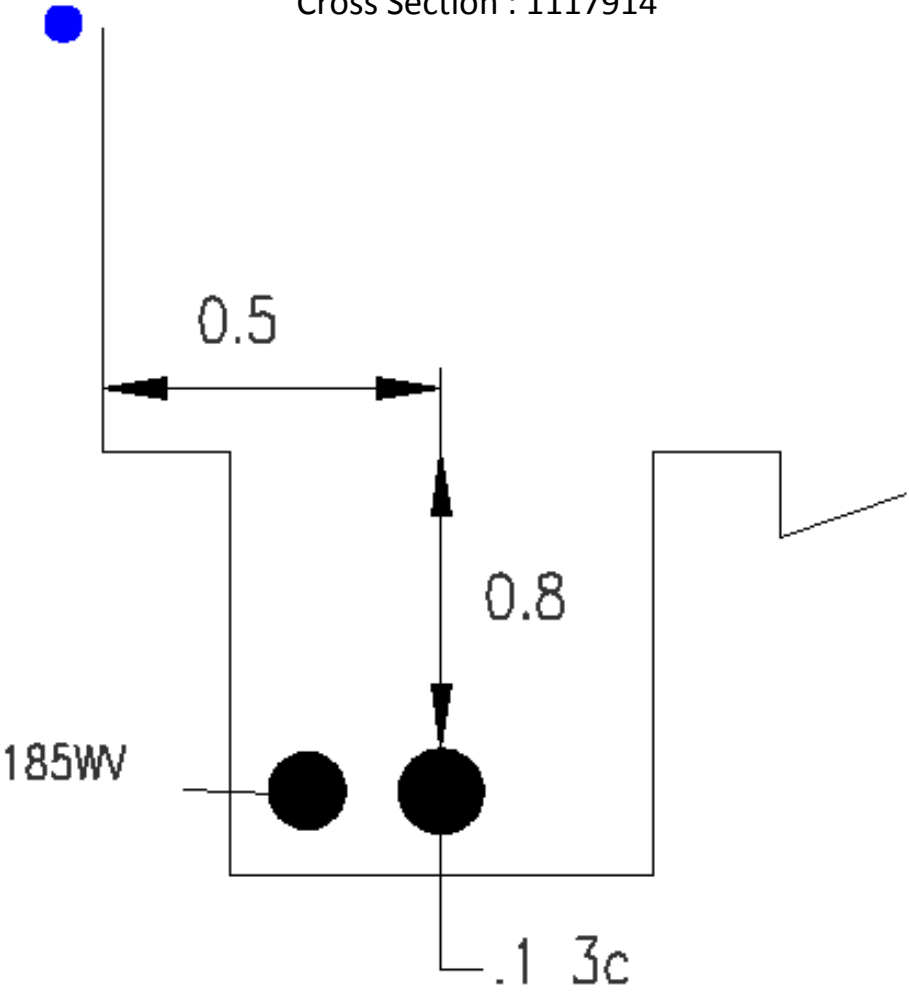


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Cross Section : 1117914



Cross Section

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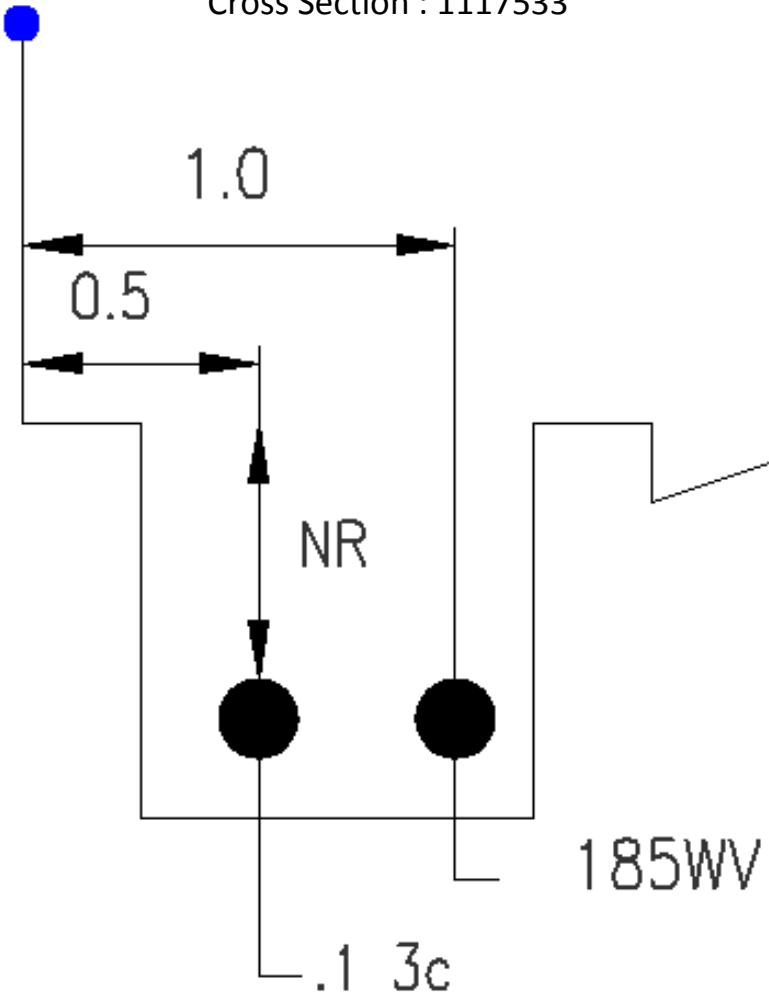
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Cross Section : 1117533



Cross Section  
1117533

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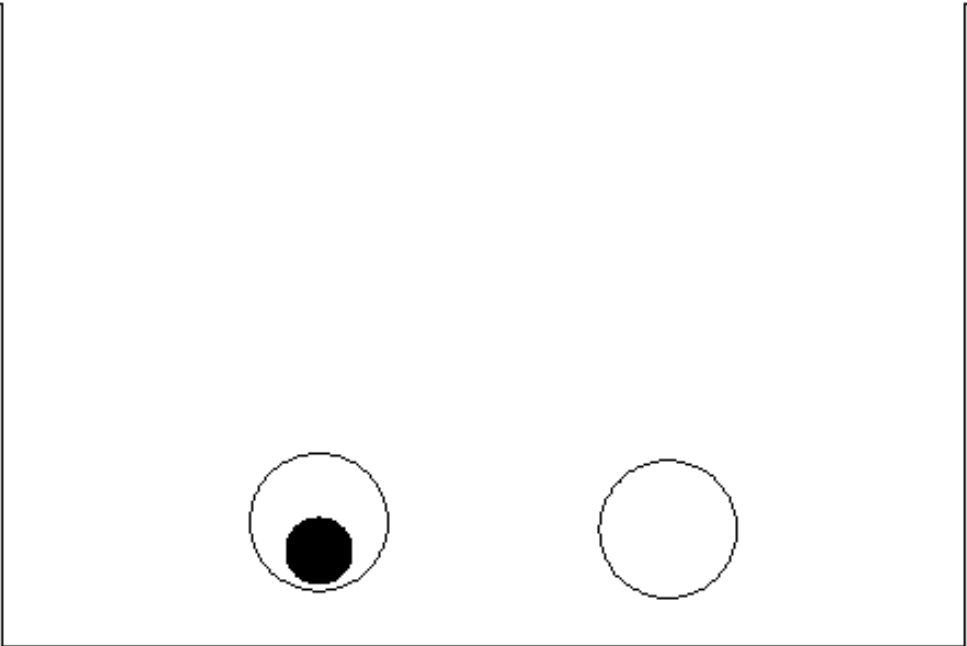
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Cross Section : 1107505



125

PRD

s

Cross Section  
1107505

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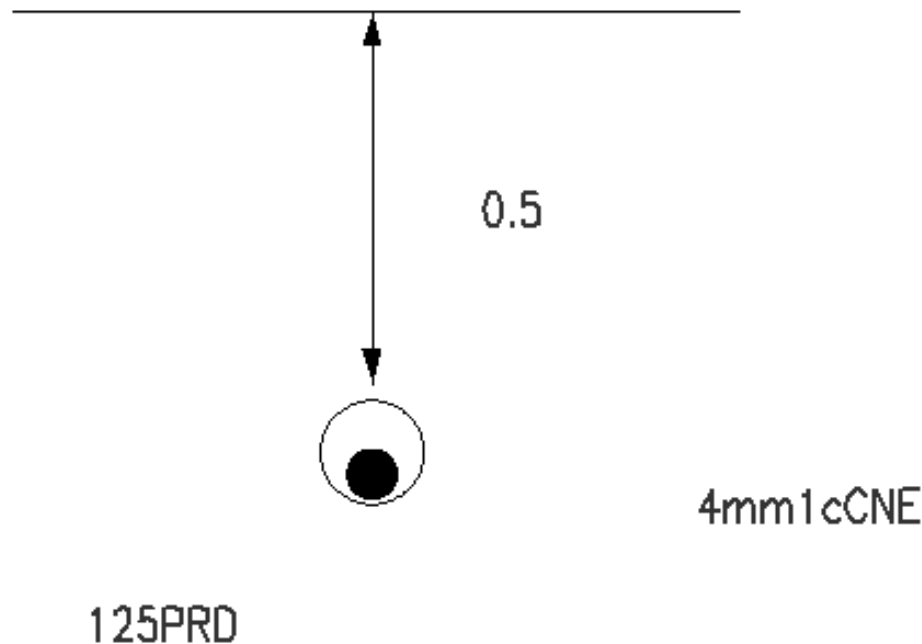
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# Cross Section : 1111263

## ASSUMED SECTION



## Cross Section

### 1111263

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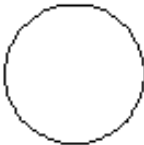
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Cross Section : 1107451



240wv



2 x PRDs

Cross Section

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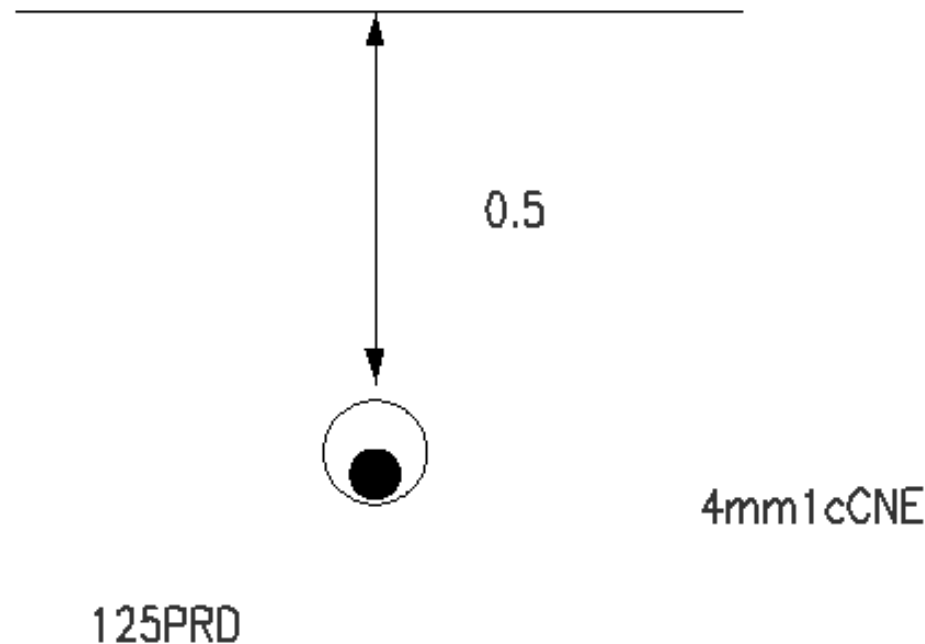
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# Cross Section : 1111262

## ASSUMED SECTION



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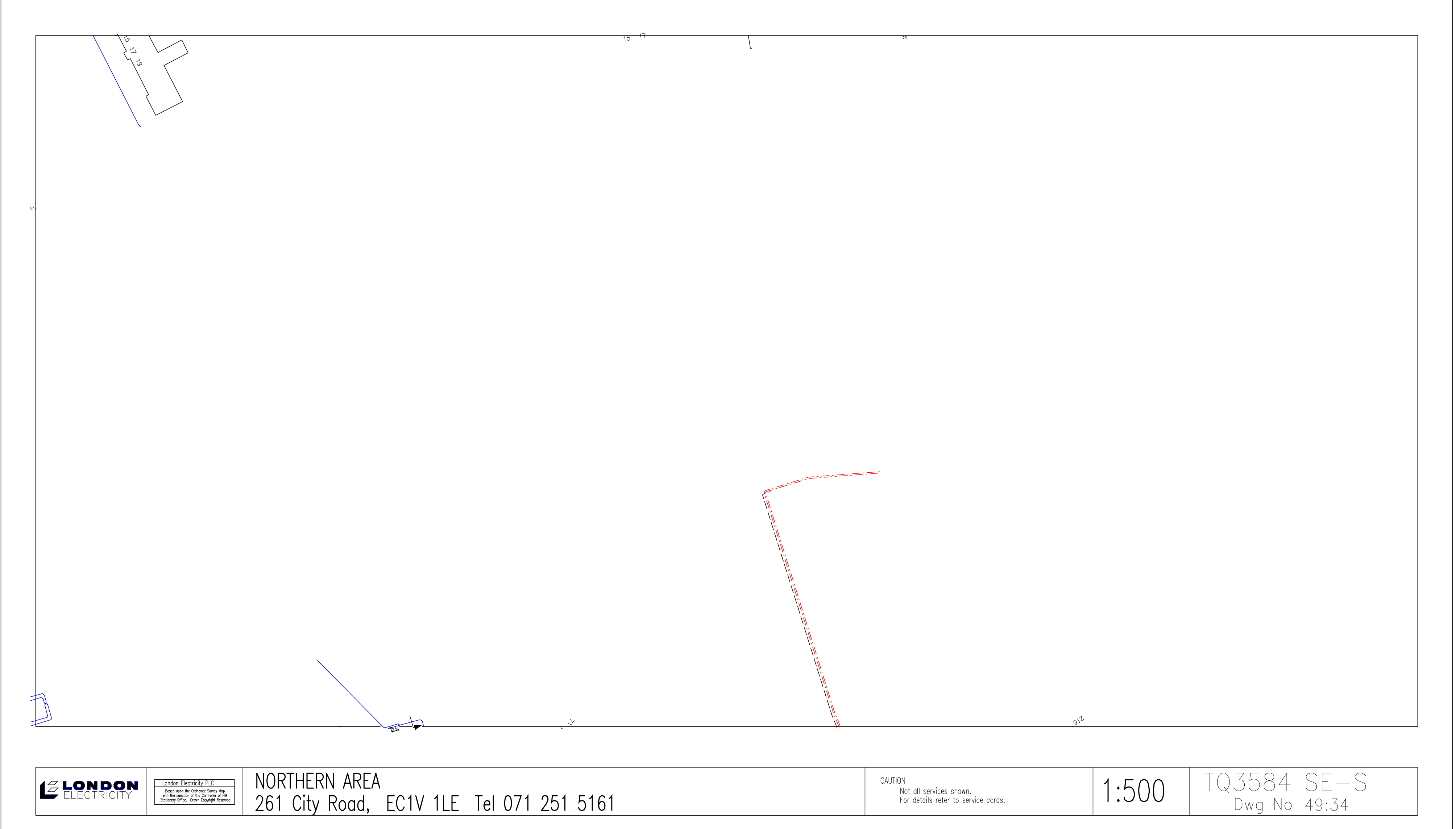
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**LONDON**  
ELECTRICITY

LONDON ELECTRICITY PLC  
261 City Road, EC1V 1LE  
Tel 071 251 5161

**NORTHERN AREA**  
261 City Road, EC1V 1LE Tel 071 251 5161

CAUTION  
Not all services shown.  
For details refer to service cards.

1:500

TQ3584 SE-S  
Dwg No 49:34



# Network Records NetMAP Symbols Booklet - London

This symbol booklet is intended as a general guide only - some local variations of these symbols may be found.

**Version 1.2**

Released October 2010

Always check with your local Network Records office or the UK Power Networks server to ensure that you are using the most up to date copy of this booklet. Tel: 08000 565866

## Index:-

Page no:	Contents:
1	Guidance notes.
2	The area covered by this guide.
3	Scenery.
4	Scenery (UK Power Networks use only-boxed red)
7	Primary distribution cables (EHV).
8	Secondary distribution cables (LV/HV).
9	Cable terminology.
10	Cable size abbreviations.
11	Cable ducts.
12	Other NetMAP symbols.
15	Services.
17	Symbols used in cross sections.
19	Abbreviations used in cross sections.
20	Typical plan and cross section representations: <ul style="list-style-type: none"><li>All areas: NetMAP/vector.</li><li>All areas: composite raster style 1.</li><li>Ex-Western area and Holborn: main and ways.</li><li>The City of London: single line.</li><li>Finsbury and Shoreditch: multi-single line style 1.</li><li>Ex-North Eastern area: HV/LV.</li><li>Ex-North Eastern area: multi-single line style 2.</li><li>Ex-North Eastern area: composite raster style 2.</li></ul>
23	Regional NetMAP anomalies - general overview.
24	Region 1: ex-Western area.
25	Region 2: ex-Northern area.
27	Region 3: ex-North eastern area.
29	Region 4: ex-South Eastern area.
30	Region 5: ex Southern area.

## Guidance notes.

### **Important notice:**

If you do not understand the NetMAP record that you are using, please contact UK Power Networks Network Records for guidance

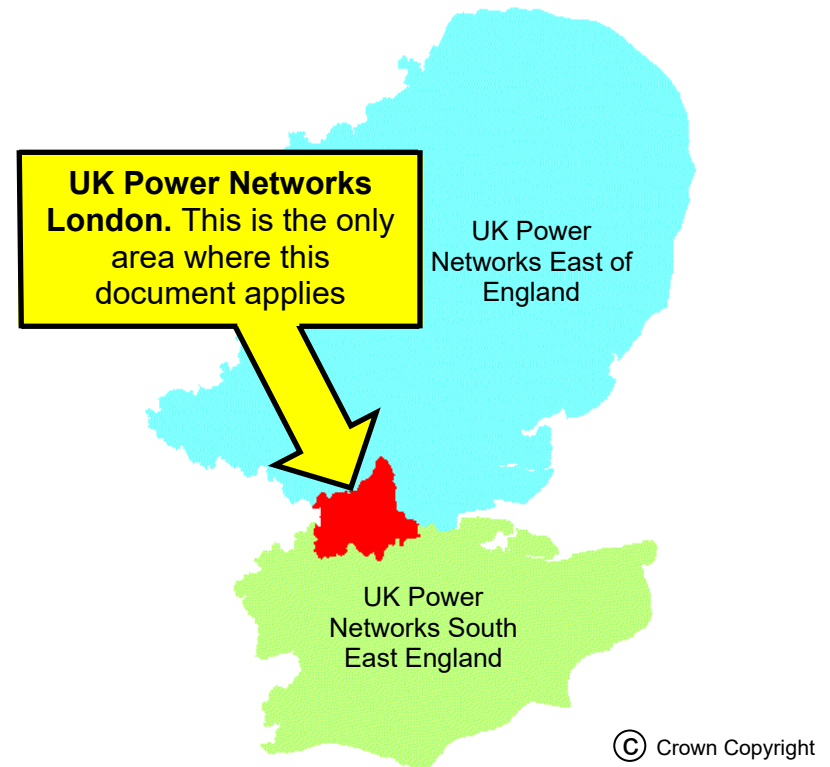
**Tel: 08000 565866.**

- The position of apparatus shown on NetMAP is believed to be correct, but the original landmarks may have altered since the apparatus was installed.
- It must be assumed that there is at least one service to each property, lamp column, street sign etc. A separate record may be available.
- When excavations are to be carried out near Extra High Voltage (EHV) cables, further details must be obtained before commencement of work.
- Third party cables are not usually shown.
- When two or more maps are supplied for the same area, the maps must be read in conjunction with each other and with this symbol booklet.
- All LV cables are assumed to be 4 core, and all HV cables assumed to be 3 core – unless otherwise stated.
- All Imperial cable sizes are assumed to be copper and all metric cable sizes are assumed to be aluminium – unless otherwise stated.


















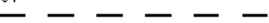
**Plan Provision Team  
Fore Hamlet  
Ipswich  
Suffolk IP3 8AA  
Tel: 08000 565866**




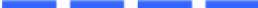



## **The area covered by this guide:**










Please see the anomalies map at the end of this safety booklet for greater map area detail, and a breakdown of the more significant anomalies within the London area.











Scenery		
NetMAP system	Scanned image	Description
		100 metre Ordnance Survey grid line (on O/S based maps only)
		Property fence line
		Building line
		Kerb line
		Kerb line on majority of ways & mains maps
		Cable tunnel or subway
NOT APPLICABLE		Borough or City boundary and UK Power Networks boundary
	or 	
		UK Power Networks or Electrical boundary
	or 	








Scenery for UK Power Networks use only - boxed in red		
NetMAP system	Scanned image	Description
 Inset Network – Contact xxxx IDNO for further information	Not applicable	Area of inset network - not the asset of UK Power Networks (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Proposed Cross Rail route (only visible to of UK Power Networks and their immediate contractors)
	Not applicable	High pressure pipelines in the general vicinity (only visible to of UK Power Networks and their immediate contractors)
<p>Note: Pipelines are only viewable on NetMAP by UK Power Networks staff and their immediate contractors. Do not carry out any excavation without consent from the relevant agency - legally protected high pressure petroleum products pipeline route in the general vicinity - consult <a href="http://www.linewatch.co.uk">www.linewatch.co.uk</a> for contacts and guidance. Pipeline contact numbers can also be found on the intranet – out of hours, contact our Control Centre.</p>		
	Not applicable	Water - surface water (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Water - Source Protection Zone 1 (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Water - Source Protection Zone 2 (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Water - Source Protection Zone 3 (only visible to UK Power Networks and their immediate contractors)

section continued on next page

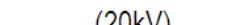
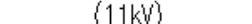
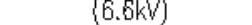







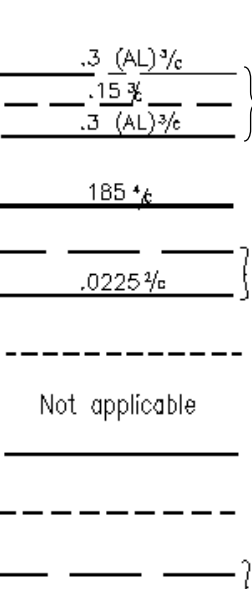
Scenery for UK Power Networks use only - boxed in red		
NetMAP system	Scanned image	Description
	Not applicable	Historical - Scheduled Monuments (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Historical - Parks and Gardens (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Historical - Areas of Archaeological Potential (AAP) (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Nature - Ramsar Wetlands of International Importance (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Nature - Special Area of Conservation (SAC) (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Nature - Special Protected Area (SPA) (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Nature - Site of Special and Scientific Interest (SSSI) (only visible to UK Power Networks and their immediate contractors)
section continued on next page		

Scenery for UK Power Networks use only - boxed in red		
NetMAP system	Scanned image	Description
	Not applicable	Nature - Local Nature Reserve (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Nature - National Nature Reserve (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Nature - Area of Outstanding Natural Beauty (AONB) (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Nature - National Park (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Fluid filled cables - very high sensitivity (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Fluid filled cables - high sensitivity (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Fluid filled cables - medium sensitivity (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Fluid filled cables - low sensitivity (only visible to UK Power Networks and their immediate contractors)

## Primary distribution cables

NetMAP system	Scanned image	Description
 Solid  Gas  Oil  Cable stop  Shallow	 EHV Cable Route 259  Not applicable  	UK Power Networks route (11,000 , 22,000 to 132,000 volts)  Oil/gas cable stop Part of UK Power Networks cable route where cover is less than normal

## Secondary distribution cables

NetMAP system	Scanned image	Description
 (20kV)  (11kV)  (6.6kV)        		HV cable (up to 20kV)  3 phase LV cable (230V or 400/230V) 1 or 2 phase LV cable (230V or 400/230V) Pilot or Telephone cable, often not shown in plan if running with other cables Fibre-optic cable Earth cable HV or LV cable in duct Duct route(s) not containing live cables



Cable terminology		
NetMAP system	Scanned image	Description
PL	PL	Paper Lead
PLS	PLS	Paper Lead Served
PLST or PLSW	PLA	Paper Lead Armoured
PLSTS	PLTS	Paper Lead Steel Tape Served
PLSTS	PLDT	Paper Lead Double Tape
PLSWS	PLWS	Paper Lead Steel Wire Served
PLSW	PLBW	Paper Lead Bright Wire
PLS	LC & H	Lead Covered & Hessian
PLST or PLSW	LC & A	Lead Covered & Armoured
PLSW	LC & BA	Lead Covered & Bright Armoured
PLST	DSTA	Double steel tape armoured
PLST	STA	Steel Tape Armoured
PLSW	SWA	Steel Wire Armoured
Al	Al	Aluminium
Cu	Cu	Copper
WV	WV	Waveconal
CS	CS	Consac
PVC	PVC	Polyvinyl Chloride
EPR	EPR	Ethylene Propylene Rubber
XLPE	XLPE	Cross Linked Polyethylene
SOL	SOLIDAL	Solid Aluminium
ax	TRIPLEX	Triplex (aluminium)
cx	TRIPLEX	Triplex (copper)


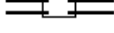

























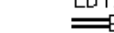




Cable size abbreviations		
NetMAP system	Scanned image	Description
1c	$\frac{1}{c}$	Single core.
c/c	$\frac{9}{c}$	Concentric cores
t/c	$\frac{T}{c}$ or $\frac{T}{cc}$	Triple concentric cores
4c	$\frac{4}{c}$	Four cores
3c CNE	$\frac{3}{c}$ (CNE)	Three cores and concentric neutral – not of the Waveconal type
2c	$\frac{2}{c}$ (or Tw)	Two cores (or twin)
s/c	$\frac{s}{c}$	Split concentric cores
3c	$\frac{3}{c}$	Three cores
DC	DC	Direct current
P	P	Pilot
Pr	Pr	Number of telephone pairs

Cable ducts		
NetMAP system	Scanned image	Description
		Single empty ducts
		Cluster of empty ducts (two or more)
		Cable in single duct
		Group of cables shown in a cluster of ducts, plus one or more empty (shown in section)
		Ex-Western area 'ways' maps: This symbol indicates one or more ducts. On City of London area maps "extent of ducts" symbols are not in general use as most duct runs are between pits or boxes

Other NetMAP symbols		
NetMAP system	Scanned image	Description
<u>0.3 4c AL PLSWS</u> (Details also in cable attributes and/or section)		Cable size (and year laid)
		Cable capped end
		Cable pressure (or pot) end or signal end
		Pressure/pot end & earth cable/electrode
		Earth rod (vertical)
		Earth rod (horizontal)
		Earth plate
		Earth plate or end
		Bottle or trouser joint or combined crutch & pressure end - (CPE)
		Straight joints
		Tee joints
		Crutch (or spur) joints (CJ) straight & crutch joints combined (S&CJ)
		Double crutch (or spur) joint
		Sleeve
		Disconnected universal tee


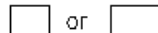



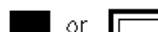

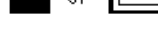

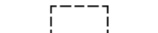

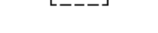




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## Other NetMAP symbols

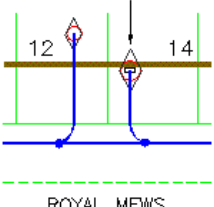
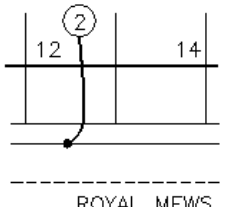
NetMAP system	Scanned image	Description
		Four way underground disconnecting boxes(DB)
		Link boxes(LB)
		Network boxes(NB) or (NWB)
		4 way 6 entry
		6 way box
		6 way 8 entry
		Split bus-bar
		Link box with identification number
		3 way underground disconnecting boxes
		2 way underground disconnecting boxes
		1 way underground disconnecting boxes
		Feeder pillars
		Split bus-bar distribution pillar
		Double bus-bar distribution pillar
		Blind pit/pit
		Pit with access

section continued on next page

## Other NetMAP symbols

NetMAP system	Scanned image	Description
		Transformer chambers (T/C) & transformer compounds
		Underground transformer chamber
		Missing data in or near this location
		Underground tank
		Indicates service between separate buildings is looped
		Jointing schedule numbers or phasing diagram
		Contaminated land reference
		Instrument traced cable or ITC - cable traced electronically using Cable Avoidance Tool (CAT) or similar





























Services		
NetMAP system	Scanned image	Description
<p>SRC = Service Record Card</p> <p>To a property/metered supply (also see SRC)</p> <p>Address point ◇</p> <p>Supply point ○</p> <p>Also see SRC and joint/cable attributes</p> <p>Service in external cabinet</p>  <p>Also see SRC and joint/cable attributes</p>		
	<p>Also see SRC</p> <p>① (W) Single phase service</p> <p>① Connected to 1 core &amp; neutral</p> <p>① (R) Connected to red core &amp; neutral</p> <p>① (Three phase service</p> <p>① (+) Connected to inner &amp; outer cores of triple conc cable</p> <p>① (-) Connected to middle &amp; outer cores of triple conc cable</p> <p>① (+) Connected to all three cores of triple conc cable</p> 	<p>Existence of a service with its core connection shown in circle</p>

section continued on next page













Services		
NetMAP system	Scanned image	Description
<p>To street furniture/un-metered supply (also see SRC)</p> <p>Please note that newly edited street furniture no longer has an address point or an SRC</p> <p>(Street furniture general)</p> <p>(Street furniture feeder pillar or cabinet)</p>		
	<p>P.L.S.261</p> <p>S.L.261</p> <p>WB</p> <p>TL</p> <p>FB</p> <p>TS</p> <p>B IGP</p> <p>TK TCB</p> <p>TK,TC FP</p>	<p>Public lighting</p> <p>Street lighting</p> <p>Wall bracket</p> <p>Traffic light control</p> <p>Flashing beacon</p> <p>Traffic sign</p> <p>Bollard/illuminated guard post</p> <p>Telephone kiosk, traffic controller, feeder pillar</p>

## Symbols used in cross sections

NetMAP system	Scanned image	Description
		Cable laid direct
		Cable laid in duct
		Blocked duct (sometimes used for unidentified cables)
		Single earthenware duct
		Single steel pipe
		Square cable duct
		Group of circular ducts
		Group of circular ducts (Sykes)
		Group of square ducts (Doulton)
		Cable trough
		Bitumen casing (Crompton)
		Bitumen filled iron trough (Trunks)
		Bitumen casing (Tri-case)

section continued on next page

## Symbols used in cross sections

NetMAP system	Scanned image	Description
		Protective slab
		Tiles.
		Concrete slabs
		Steel plate
		Plastic tile tape
Timber 		Timber

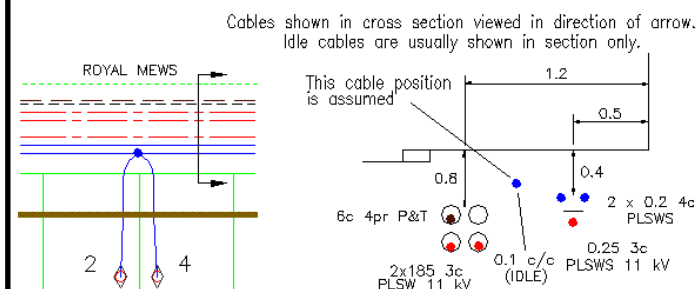
## Abbreviations used in cross sections

NetMAP system	Scanned image	Description
EW	E.W.D(s) or EW.	Earthenware ducts
F	F.P or F or F.D	Fibre duct
A	ASB or A	Asbestos
P	P	Plastic or pitch fibre
S	S.P or S	Steel
C	C.I or C or C.I.P	Cast iron
WI	W.I	Wrought iron pipe
F	F or F.D	Fibre duct
PRD	PRD	Plastic Rigiduct
Left blank – means NR	{ D.N.K or D:NR N.R or (N.R)	Depth not known No record
E.V	E.V.P or E.V	Everite pipe
T/T	T/T	Tape Tile
N/A	3/62 or NOV 79	Date cable laid
N/A—destination now only shown in cable attribute	ABCD etc	HV cable destination (See section sheet HV ref)
	Please note: Ducts are assumed to be 4"/100mm earthenware – unless otherwise stated	

## Typical plan and cross section representations

### Multi-line composite NetMAP/vector representation

All areas – drawn/redrawn using NetMAP GIS

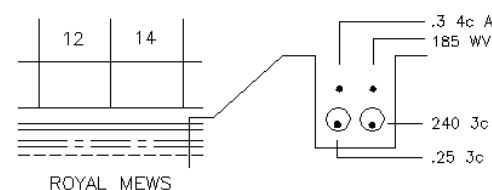


Applies to all composite vector records in both shaded and unshaded areas of the anomalies map.

### Multi-line representation - general composite raster (style 1)

All areas

All cables are shown on plan and represented in section.  
Sections may be shown in plan view or on a supplementary sheet.

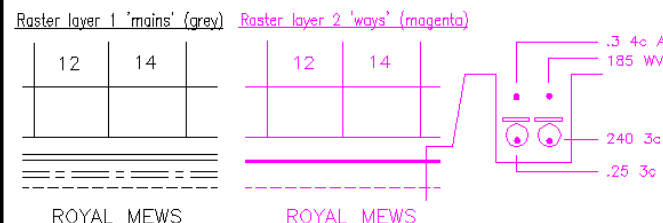


Applies to all composite raster records within the unshaded areas of the anomalies map.  
Can also be found in some shaded areas – in particular the ex-North Eastern shaded areas 3 (b) and 3 (c)

### Main and ways representation – dual layer raster

Ex Western area Holborn and parts of Ex-South Eastern Area only

All cables are shown on plan and represented in cross section on a separate (ways) sheet.



Applies to area 1(a) of the anomalies map.



Applies to area 2(a) of the anomalies map.





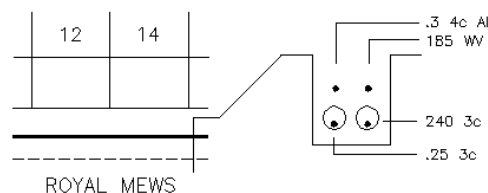
## Typical plan and cross section representations

### Single line representation - raster or vector data

The City of London only

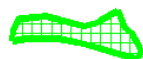
All cables are shown as a single line in plan.  
Sections may be written and not drawn.

OR this style may be used.



1-3 way Tricase  
2-2½" steel pipes  
1-6 way Doulton  
4% (L.V. cable)

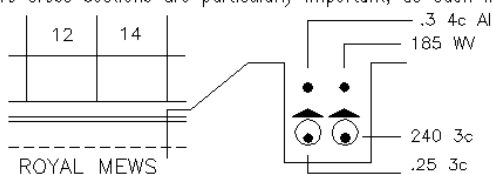
Applies to area 2(b)  
on the anomalies map.



### Multi-single line representation general (style 1)

Finsbury and Shoreditch only

Only the top cables in a vertical cable run are shown in the plan view. See the example below.  
Note that the two lower cables that are in ducts (in this instance), are not shown in plan.  
Therefore cross sections are particularly important, as each line represents one or more cables.



Applies to area 2 (c)  
of the anomalies map.

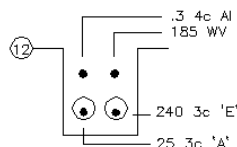
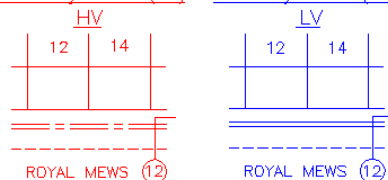


### HV and LV map representation – dual layer raster

Ex-North Eastern area only

HV and LV cables are shown on separate raster layers. These layers MUST be read in conjunction with each other. Sections are shown on a combined supplementary section sheet in numerical sequence.

Raster layer 1 HV (red) Raster layer 2 LV (blue) Separate raster section sheet



Applies to area 3(a)  
of the anomalies map.

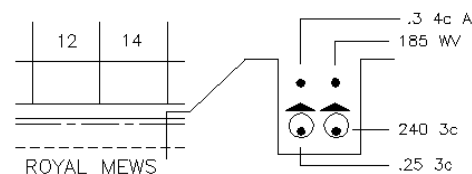


## Typical plan and cross section representations

### Multi-single line representation general (style 2)

Ex-North Eastern area only

In this area each voltage (HV and LV) is represented as an individual line. For example, three HV cables and four LV cables in the same run will be indicated by a single HV line and a single LV line. Therefore cross sections are particularly important, as each line represents one or more cables of that voltage.



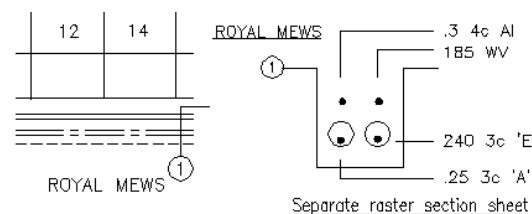
Applies to area 3 (b)  
of the anomalies map.



### Multi-line representation - composite raster (style 2)

Ex North Eastern area only

All cables are individually shown in plan.  
Sections are shown on a supplementary section sheet and recorded under the relevant road name.



Applies to area 3(c)  
of the anomalies map.



### Important note regarding sections:

It does not follow that if the number of cables shown in the cross section have been located, that all live cables have been found. You may have found an unrecorded cable, or a cable belonging to another authority.

## Regional NetMAP Anomalies - general overview:

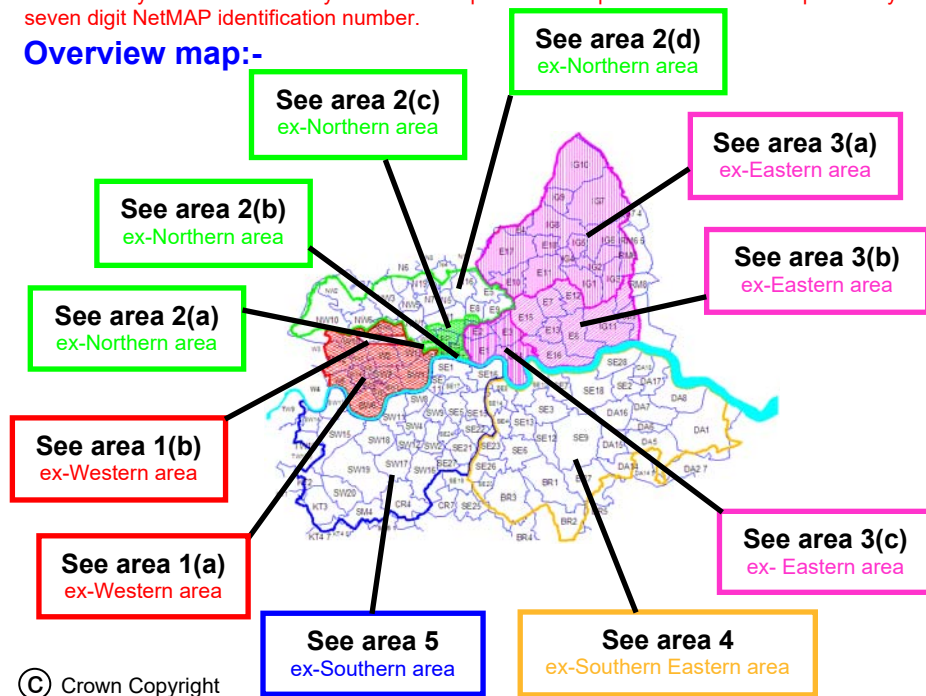
The following pages explain the various major map style anomalies found within the London area. These styles are a legacy from the five individual London Electricity areas which were again formed from seventeen separately organised LEB districts. Areas with significant anomalies are shown in the following pages as cross-hatched areas. Areas with standard composite vector and raster layer information are shown as un-hatched areas.

**Cautionary note:** - any region or sub-region, either shaded or un-shaded, may contain some local anomalies not mentioned in the following pages – if in doubt, please contact the UK Power Networks Plan Provision team on telephone number 08701 963797.

**All regions (1-5) will contain recently created composite vector (NetMAP/AutoCAD) data.**

Recent work created using the NetMAP system and previously created using the AutoCAD system (as opposed to raster/scanned data) are recorded in the composite vector style shown on the UK Power Networks London area symbol sheet - see the first example on page 18 of this document. Recent data will be indicated by the existence of multi-coloured cables on the NetMAP system, but this may not be reflected on printed matter produced with a black and white printer. AutoCAD data looks similar to the coloured NetMAP data, but does not hold any cable 'attributes' when selected using the NetMAP system. These cables will be represented individually (multi-line representation). New NetMAP cross sections may be accessed electronically on the NetMAP system and are presented in printed format accompanied by a seven digit NetMAP identification number.

### Overview map:-



See following pages for further details.

## Region 1 ex-Western area

This region includes Westminster, Kensington, Chelsea, Hammersmith and Fulham. The region is covered by two map layer systems – **region 1(a)** mains and ways dual layer raster, and **region 1(b)** composite raster. The following explains this in greater detail.

### Region 1(a) (hatched )

#### Mains and ways representation:

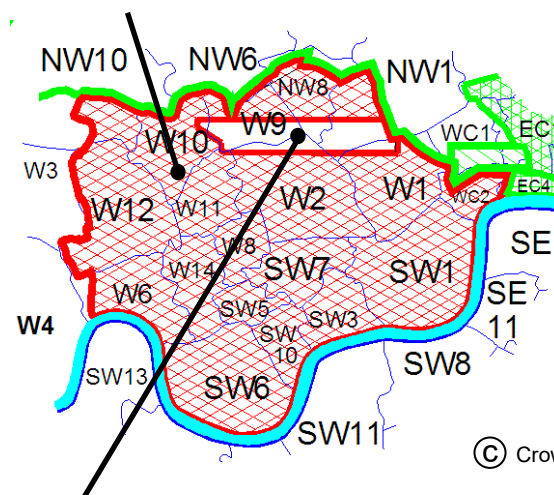
This system consists of two maps layers for the same area.

- The mains map shows all cable routes.
- The ways map shows pipe and duct routes with cross sections.

There are some enlargement sheets, cross sections and jointing details. EHV routes are shown on either the mains or the ways map.

**It is important that all these maps are read in conjunction with each other.**

**Caution:** - It is also important to note that the kerb line detail on these maps is a dash/dot line, which on the majority of UK Power Networks Central (London) records would refer to an HV cable route. HV cables are shown as a solid line when laid direct and a dashed line when in a duct.



### Region 1(b) (un-hatched )

#### Composite single layer (style 1) maps:

Whenever possible, all the information is on one map layer. There are some enlargement sheets in the Aberdeen Place area. Please note that the kerb line is shown as a dotted line and HV cables are shown as dash/dot lines.

## Region 2 ex-Northern area

This region includes Islington, Hackney, the City of London and parts of Brent, Camden and Ealing. The region is covered by four map layer systems - **Region 2(a)** - mains and ways dual layer raster (Holborn area), **Region 2(b)** - single line representation (City of London), **Region 2(c)** - multi-single line representation (Finsbury and Shoreditch) and **Region 2(d)** - composite multi-line maps (all other areas). This following explains this in greater detail.

### Region 2(a) (hatched )

Covers part of WC1 and WC2 (Holborn).

#### Mains and ways representation:

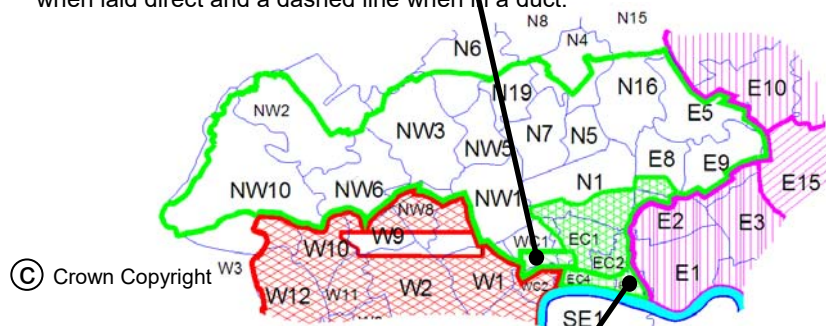
This system consists of two maps layers for the same area.

- i) The mains map shows all cable routes.
- ii) The ways map shows pipe and duct routes with cross sections.

Where needed, extra sheets have been added for enlargements, cross sections and jointing details. EHV routes are shown on the mains map layer.

**It is important that all these maps are read in conjunction with each other.**

**Caution:** - It is also important to note that the kerb line detail on these maps is a dash/dot line, which on the majority of UK Power Networks Central (London) records would refer to an HV cable route. HV cables are shown as a solid line when laid direct and a dashed line when in a duct.



### Region 2(b) (hatched )

Covers parts of postal areas EC1, EC2 and all of postal areas EC3 and EC4.

#### Single line representation maps:

Whenever possible, all the information is on one map layer. One line can represent any number of cables or ducts. It is therefore very important to use cross sections. In some cross sections details may be written and not drawn. In complex and redrawn areas, some detail may be drawn using multi-line representation. There are some enlargement sheets.

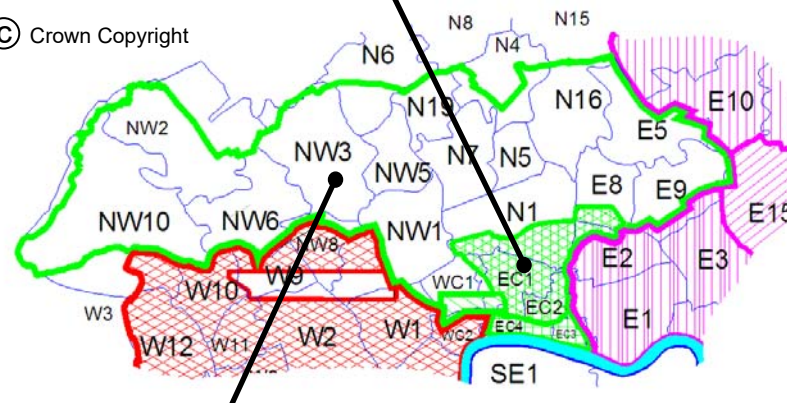
### Region 2(c) (hatched )

Covers parts of postal areas EC1, EC2, N1, E1, E2 and E8.

#### Multi-single line representation (style 1) maps:

Whenever possible, all the information is on one map layer. When cables lay immediately above/below each other, it is shown as a single line. For example if six cables lay three on three, only three lines would indicate the six cables. If the cables were laid flat, six separate lines would be shown. It is therefore important not to assume that the lines drawn indicate the number of cables, at any point. **Cross sections must be used.**

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### Region 2(d) (un-hatched)

Covers all other postal areas in this region

#### Composite single layer (style 1) maps:

Whenever possible, all the information is on one map layer. There are some enlargement sheets.

## Region 3 ex-North Eastern area

This region includes Tower Hamlets, Newham, Redbridge, Waltham Forest, Loughton (Epping) and Barking and Dagenham. This region is covered by three mapping systems.

### Region 3(a) (hatched )

#### Separate HV and LV representation maps:

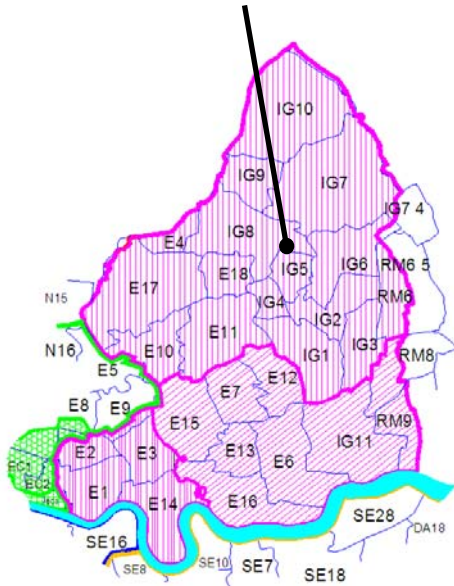
This system consists of two maps layers for the same area.

- The HV map layer showing HV cables and duct routes.
- The LV map layer showing LV cables and duct routes.

Cross sections for both HV and LV cable routes are shown on a separate sheet.

EHV cable routes are shown on the HV map layer.

**It is important that all these maps are read in conjunction with each other.**

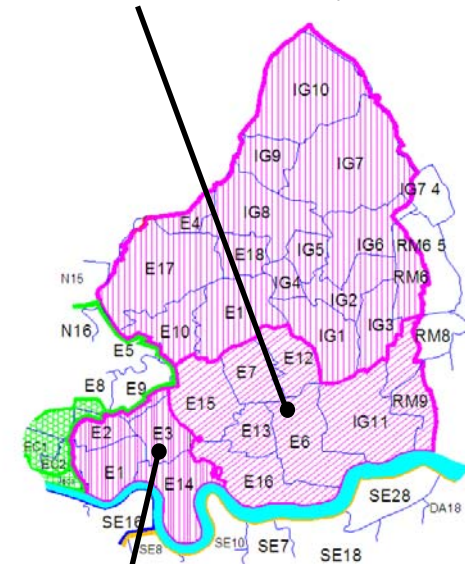


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### Region 3(b) (hatched )

#### A combination of composite single layer (style 1) and multi-single line (style 2):

Whenever possible, all the information is on one map layer. There are some enlargement sheets. There is a combination of map styles used in this area. Some areas may be conventional multi-line line representation with many areas of multi-single line representation. In the multi-line areas each (live) cable is shown individually in plan. In the multi-single line map areas, there is a single line for each voltage type, with a single HV line and a single LV line representing more than one cable run of each voltage (when applicable). Therefore a cable run containing three HV cable and four LV cables will be represented by one HV line and one LV line.



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### Region 3(c) (hatched )

#### A combination of composite single layer (style 2) and multi-single line (style 2):

Whenever possible, all the information is on one map layer. There are some enlargement sheets. In this area (postal code areas E1, E2, E3, E14 and part of E9), the cross sections are listed under each road name. It is therefore extremely important that you have the correct cross sections for the road you are working in.

There is a combination of map styles used in this area. Most areas are composite single layer (style 2) with some areas of multi-single line representation, as described in region 3(b).



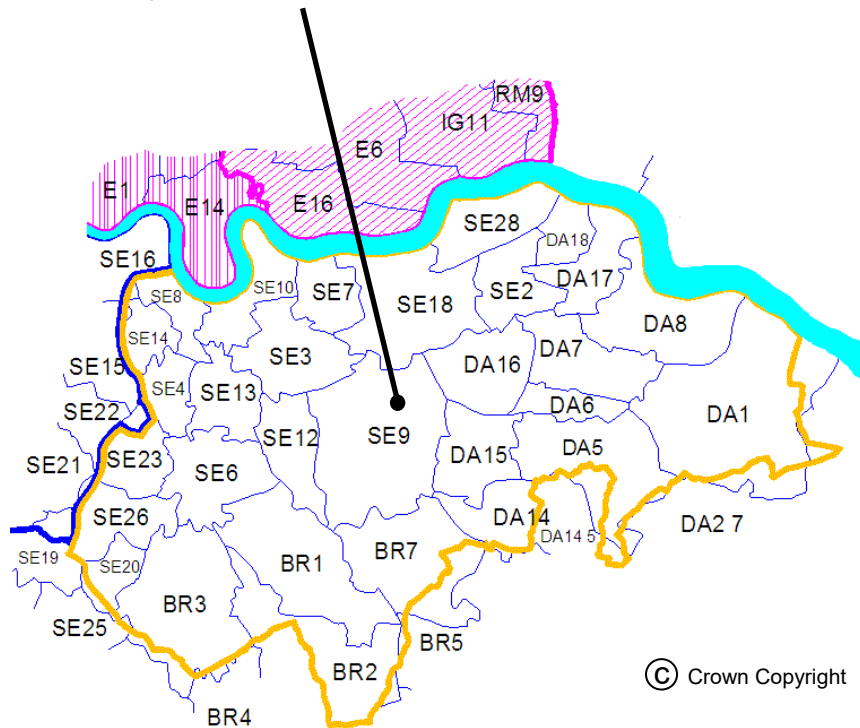
## Region 4 ex-South Eastern area

This region includes Lewisham, Greenwich, Bromley, Bexley and Dartford.  
Nearly all maps are drawn in one style – single layer composite raster/vector.

### Region 4 (un-hatched)

#### Composite single layer (style 1) with a small number of mains and ways representation maps :

Mainly composite maps - whenever possible, all the information is on one map layer. There are some enlargement and cross section sheets. Some maps do not show single phase services unless they are long and deviating. There are however some maps drawn using the mains and ways style. These are rare, but please be aware that they exist.



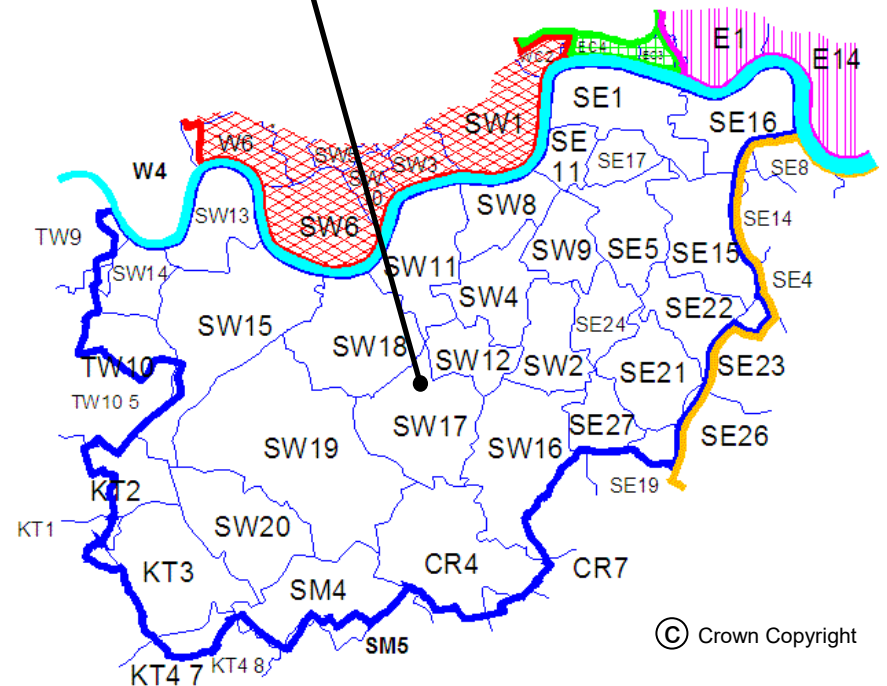
## Region 5 ex-Southern area

This region includes Southwark, Lambeth, Wandsworth, Merton, Kingston upon Thames and Richmond upon Thames. All maps are drawn to one style - single layer composite raster/vector.

### Region 5 (un-hatched)

#### Composite single layer (style 1) maps:

Composite maps - whenever possible, all the information is on one map layer. There are some enlargement and cross section sheets. A small number of maps may not show services.





**Think**  
before you...



**DIG UNDER GROUND**



# THINK . . .

**Every year people are killed or seriously injured in incidents involving underground electricity cables.**



## THE DANGER

Underground cables carry a powerful electrical charge which can be conducted through machinery and equipment with fatal consequences. Anyone working close to live underground cables should take time to read this simple safety leaflet and identify the precautions they should be taking.



## WHO IS AT RISK?

People in construction, demolition, agriculture, infrastructure or anywhere else where excavation is taking place. That is why it is vital everyone working on or visiting a working site is fully aware of the hazards and the steps that must be taken to avoid them.



## HOW INCIDENTS HAPPEN

Sadly, accidents where excavators, breakers or other tools make contact with power cables are not uncommon. Where equipment or machinery is used near underground cables the risk must be considered and controlled in the interests of everyone.

# **THINK AHEAD**

Get the basics right. Familiarise yourself with the site. Mark the route of underground cables running across the site on all plans circulated to staff. Find out if the work could be carried out away from the cables, or avoided all together.

UK Power Networks is committed to safety and actively encourages anyone undertaking work to contact us in advance for advice and free cable locating maps.

These will help you avoid our underground cables during your work, which is vital for your safety as well as ensuring we can provide a reliable supply of electricity.

For free maps and advice call **0800 056 5866** or write to:

Plan Provision

UK Power Networks

Fore Hamlet

Ipswich

IP3 8AA

[plans@ukpowernetworks.co.uk](mailto:plans@ukpowernetworks.co.uk)

We can advise you on what steps to take if essential work is necessary close to underground cables and help ensure safe working practises are implemented.

Good management reduces the risk of accidents. With proper planning and control, workers should not come into contact with underground cables.

If excavation work forms a part of your day-to-day activities obtain a copy of the Health & Safety Executive's Guidance Note "Avoiding Danger from Underground Services" HSG47, which is free to download from the HSE's website - **[www.hse.gov.uk/pubns/priced/hsg47.pdf](http://www.hse.gov.uk/pubns/priced/hsg47.pdf)**





# WHAT TO DO

- **Have cable drawings and records on site**, know how to read them and check them before starting work. Be aware that not all cables may be shown on the records.
- **Look around for anything in the vicinity** that would have an electricity service, such as street lights, CCTV cameras, phone boxes, etc. as well as the more obvious things like houses and industrial units.
- **Always** use a cable avoidance tool (CAT) to survey the entire site before digging commences. Once found, mark cable positions with spray paint or similar. Do not forget to use encroachment lines as well.
- **Dig trial holes**, by hand, alongside the indicated route of the cables(s).
- Use spades and shovels with **insulated handles** in preference to forks and picks.
- **Make sure everyone** on site, including visitors, **understand the risks**.
- If there is a **cable encased in concrete** contact **UK Power Networks to agree a safe method of work**. This may mean making the cable dead.
- Before demolishing a building **make sure that supplies are disconnected**, preferably well clear of the work area.  
For guidance on how to arrange a disconnection visit [www.ukpowernetworks.co.uk](http://www.ukpowernetworks.co.uk) – Our Services
- Have the **emergency contact telephone number** easily available on site.



## WHAT NOT TO DO

- Never allow anyone near a damaged or suspected damaged cable or joint.
- Do not handle or attempt to alter the position of a cable or joint.
- Never assume that cables run in straight lines, they may be deflected around underground obstacles.
- Do not use mechanical excavator or powered digging tool within the vicinity of known cables.
- Never knock a road pin, or forcibly throw a spiked digging tool into the ground, without checking what is below the surface.





# IF A CABLE IS DAMAGED

**Notify UK Power Networks immediately:**

**London 0800 028 0247**

**East of England 0800 783 8838**

**South East 0800 783 8866**

**Call the emergency services if anyone is injured.** Anyone who has received an electrical shock should go to hospital as damage may have occurred to the heart.

Always **treat the cable(s) as live** even if they are not sparking.  
Cables can be re-energised at any time without warning.

**Never remove anything** that is stuck **in a cable**.

**Keep everyone well away** from the area of the damage.

**Do NOT** attempt to remove anything that is in contact with the cable.



**PLAN IT OUT**

**CHECK IT OUT BEFORE  
YOU DIG UNDER GROUND**







# DANGER OF DEATH

THINK BEFORE  
YOU DIG

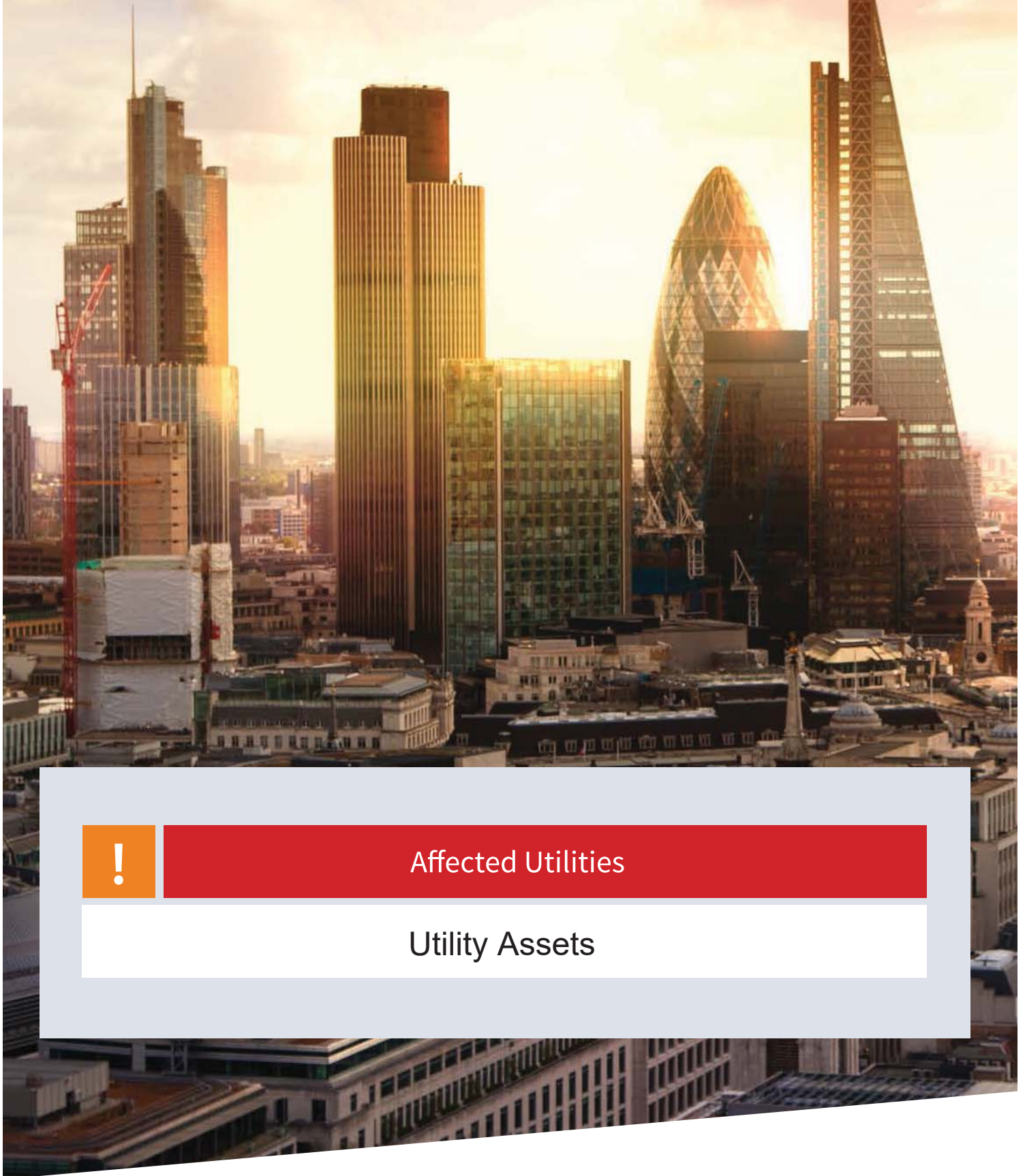
Call the network operator

0800 587 3243

[www.ukpowernetworks.co.uk](http://www.ukpowernetworks.co.uk)

If you are unsure of your network operator then please  
visit [www.energynetworks.org](http://www.energynetworks.org)

# Utilities Report



Affected Utilities

Utility Assets

## ADVISORY NOTICE

### SUPPLIER UPDATE: Utility Assets

On 05/12/19, an enquiry was sent to Utility Assets' plant record department. As of the date of issue of this Utilities Report, we have not received a formal response from Utility Assets in regards to owning any equipment on this site. Utility Assets have however advised the following:

*"Thank you for recently contacting Utility Assets plant record department. We will check whether we have any plant present at your site and contact you within 5 - 7 working days ONLY if we own any plant in the vicinity.*

*If we do not reply, we do not have any apparatus in the area of your works. However, PLEASE TAKE CARE when excavating around electricity cables in the event that not all cables present may be accurately shown. We recommend you use detecting equipment to map the site before excavating and fully comply with HSG47. DO NOT assume that a cable is dead if you don't have a record of its presence. The cable must be treated as live unless PROVEN DEAD by the cable owner. In case of emergency please contact your local electricity distribution company.*

*This is an automated reply from our dedicated asset records email address. If you receive further correspondence from us it will be from [asset.manager@utilityassets.co.uk](mailto:asset.manager@utilityassets.co.uk) quoting a site reference number.*

*Asset Manager - Utility Assets Ltd"*

If a formal response is received within 3 months of the date of this search it will be forwarded onto you as per our usual service. However, without formal communication from Utility Assets it remains unconfirmed that your site will not be affected by their network. Utility Assets will not acknowledge receipt of this enquiry, or any subsequent chases, unless their network will be affected.

## Terms and Conditions

Full Terms and Conditions can be found on the following URL:  
<http://www.landmarkinfo.co.uk/Terms/Show/515>

Please note that Utilities Reports have a validity of 3 months from the date of purchase.

If you experience difficulties accessing our Terms and Conditions, please telephone our Customer Service Team on 0844 844 9966.

# Utilities Report



## Not Affected Utilities

Some Utility Companies have replied to confirm they would not be affected by work on, or close to, the search area. Their responses are enclosed in the following pages for your records.



**From:** Plantenquiries <plantenquiries@catelecomuk.com>  
**Sent:** 14 December 2019 14:42  
**To:** Utility Solutions GDC Requests  
**Subject:** RE: Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

**Please Note: Our search criteria has changed. We previously searched for Colt Network which was within 200 metres, this has now changed to 50 metres. The negative response will be for all enquiries that the network is 50 metres or more away from the place of enquiry.**

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location as presented on your submitted plan, if any development or scheme amendments fall outside the 50 metre perimeter new plans must be submitted for review.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance please do not hesitate to contact us.

Kind regards,

**Plant Enquiry Team**



**Please consider the environment before printing this email.**

*This e-mail and any files transmitted with it are confidential and are intended solely for the use of the intended recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action based on this communication. If you have received this communication in error please contact [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com) and delete this communication and any copies of it. Any views or opinions presented are solely those of the author and do not necessarily represent those of C A Telecom LTD. C A Telecom LTD monitors e-mails to ensure that its systems operate effectively and to minimise the risk of viruses.*

**From:** requests.utilitysolutions@atkinsglobal.com <requests.utilitysolutions@atkinsglobal.com>  
**Sent:** 05 December 2019 06:45



We have checked CityFibre's website and in this instance your area is not affected.

**From:** Plant Enquiries <plantenquiries@lastmile-uk.com>  
**Sent:** 05 December 2019 13:54  
**To:** Utility Solutions GDC Requests  
**Subject:** RE: Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

Based on the information provided, I can confirm that Energetics **does not** have any plant within the area(s) specified in your request.

If you require further assistance with outstanding enquiries, please call 03300 587 443.

Please ensure all plant enquiries are sent to [plantenquiries@lastmile-uk.com](mailto:plantenquiries@lastmile-uk.com)

Regards

**From:** requests.utilitysolutions@atkinglobal.com <requests.utilitysolutions@atkinglobal.com>  
**Sent:** 05 December 2019 06:45  
**Cc:** requests.utilitysolutions@atkinglobal.com  
**Subject:** Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

Our Reference: 81802  
Site Name: Site at Balcorne Street, London  
Works Description: Development Appraisal  
Site Grid References: 535395 184165,535408 184166,535382 184163,535404 184175,535387 184155

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

**We request plans showing the location of your company's affected plant in relation to the entire site area shown within the boundary on the attached map. Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.**

Within your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that no apparatus is affected. Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.

**It would be greatly appreciated if you could respond to this enquiry by 24/12/2019.** Your prompt response will assist with our clients proposals in your interests of plant protection.

If you have any queries in relation to this plant enquiry please do not hesitate to contact us.

Kind regards,

**ATKINS - Utility Solutions**

**From:** nrswa.uk@engie.com  
**Sent:** 05 December 2019 21:21  
**To:** Utility Solutions GDC Requests  
**Subject:** RE: Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

*To whom it may concern*

*With regard to your request for details of existing services in the specified area;*

Reference: 81802  
Site Name: Site at Balcorne Street, London  
Works Description: Development Appraisal  
Site Grid References: 535395 184165,535408 184166,535382 184163,535404 184175,535387 184155

*We can confirm that, based on the details provided to us, we have no buried plant or equipment in the identified area.*

#### **ENGIE Document Control**

Urban Energy  
UK & Ireland  
[nrswa.uk@engie.com](mailto:nrswa.uk@engie.com)

Cofely GDF SUEZ is now ENGIE



[engie.co.uk](http://engie.co.uk)

Kings Yard,  
1 Waterden Road,  
Queen Elizabeth Olympic Park  
London E15 2GP - UK

Please consider the environment before printing this message



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**From:** Utility Solutions GDC Requests <requests.utilitysolutions@atkinsglobal.com>  
**Sent:** 05 December 2019 06:45  
**To:** NRSWA (ENGIE UK) <nrswa.uk@engie.com>; pelham.walker@highspeed1.co.uk; debra.iveson@networkrail.co.uk; cctv.repairs@hackney.gov.uk; cctv.leader@hackney.gov.uk; streetworks@hackney.gov.uk; luhvpowerassets@tfl.gov.uk  
**Subject:** Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

Our Reference: 81802  
Site Name: Site at Balcorne Street, London  
Works Description: Development Appraisal  
Site Grid References: 535395 184165,535408 184166,535382 184163,535404 184175,535387 184155

To whom it may concern,



**From:** plantenquiryservice@gtc-uk.co.uk  
**Sent:** 05 December 2019 11:55  
**To:** Utility Solutions GDC Requests  
**Subject:** GTC Plant Enquiry - Ref- 1192709  
**Attachments:** 1192709.png

## **GTC Apparatus Not Found In Search Area**

**Our Plant Enquiry Service Ref: 1192709**  
**Your Enquiry Ref: LM 81802/RJ**

Dear Chrissy,

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. GTC can confirm that we have no apparatus in the vicinity but please note that other asset owners may have and ensure all utility owners have been consulted. For your records, the search area is shown in the attached map.

Please note our assets now include those owned and operated by:

- GTC Pipelines Limited
- Independent Pipelines Limited
- Quadrant Pipelines Limited
- Electricity Network Company Limited
- Independent Power Networks Limited
- Independent Water Networks Limited
- Independent Fibre Networks Limited
- Independent Community Heating Limited

If you have any queries or require any further information please do not hesitate to contact us.

**Your sincerely,**

GTC Plant Enquiry Service.

GTC  
Synergy House  
Woolpit Business Park  
Woolpit  
Bury St Edmunds  
Suffolk, IP30 9UP  
Tel: 01359 240363  
plant.enquiries@gtc-uk.co.uk

**NOTE:**

This E-Mail originates from GTC, Synergy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP  
VAT Number: GB688 8971 40. Registered No: 029431.







**From:** Iveson Debra <Debra.Iveson@networkrail.co.uk>  
**Sent:** 09 December 2019 15:05  
**To:** Utility Solutions GDC Requests  
**Cc:** CTRL0P; Pelham Walker (Pelham.Walker@highspeed1.co.uk)  
**Subject:** OP-5002 Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

Hi

HS1 do not have any assets in this search location

Kind Regards

**Debra Iveson**

Asset Protection Co-ordinator

Network Rail High Speed, Southern Region

**M 07734 647 737**

SIMD, Henhurst Road, Cobham, Gravesend, Kent, DA12 3AN



---

**From:** Utility Solutions GDC Requests <requests.utilitysolutions@atkinsglobal.com>  
**Sent:** 05 December 2019 06:45  
**To:** nrsua.uk@engie.com; pelham.walker@highspeed1.co.uk; Iveson Debra <Debra.Iveson@networkrail.co.uk>; cctv.repairs@hackney.gov.uk; cctv.leader@hackney.gov.uk; streetworks@hackney.gov.uk; luhvpowerassets@tfl.gov.uk  
**Subject:** Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

Our Reference: 81802

Site Name: Site at Balcorne Street, London

Works Description: Development Appraisal

Site Grid References: 535395 184165,535408 184166,535382 184163,535404 184175,535387 184155

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

**We request plans showing the location of your company's affected plant in relation to the entire site area shown within the boundary on the attached map. Grid references and**

**From:** Plantenquiries <Plantenquiries@instalcom.co.uk>  
**Sent:** 11 December 2019 15:43  
**To:** Utility Solutions GDC Requests  
**Subject:** RE: E12-19-1877 Plant Enquiry - 81802 - Site at Balcorne Street,  
London - Please respond by 24/12/2019

Dear Sir or Madam,

Thank you for your plant enquiry below.

We can confirm that CenturyLink Communications UK Limited (formerly Level 3), Global Crossing (Uk) Ltd, Global Crossing PEC, Fibernet UK Ltd and Fibrespan Ltd do not have any apparatus within the indicated works area.

Instalcom responds to plant enquiries for all of the above and therefore you only need send one plant enquiry to cover all of these companies.

**Please note that this response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.**

Regards

**Plant Enquiries Administrator**



Instalcom Limited  
Borehamwood Ind Park  
Rowley Lane  
Borehamwood  
WD6 5PZ

Office: +44 (0)208 731 4613  
Fax: +44 (0)208 731 4601  
Email: [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk)  
Web: <http://www.instalcom.co.uk>



**From:** requests.utilitysolutions@atkinsglobal.com  
[mailto:requests.utilitysolutions@atkinsglobal.com]  
**Sent:** 05 December 2019 06:45



**From:** jennifer.hills@hackney.gov.uk on behalf of CCTV Repairs (Shared Mailbox)  
<cctv.repairs@hackney.gov.uk>  
**Sent:** 18 December 2019 19:04  
**To:** Utility Solutions GDC Requests  
**Subject:** Re: Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019  
**Attachments:** Cameras and Cables.jpg

Hello,

Please see attached

Regards

CCTV Team

London Borough of Hackney,

Civil Protection Service,  
Stoke Newington Town Hall,  
184 Stoke Newington Church Street,  
London N16 0JR.

0208 356 2358 / 0208 356 2492 / 0208 356 6135

On Thu, 5 Dec 2019 at 06:44, Utility Solutions GDC Requests

<[requests.utilitysolutions@atkinsglobal.com](mailto:requests.utilitysolutions@atkinsglobal.com)> wrote:

Our Reference: 81802

Site Name: Site at Balcorne Street, London

Works Description: Development Appraisal

Site Grid References: 535395 184165,535408 184166,535382 184163,535404 184175,535387 184155

To whom it may concern,

Please find enclosed a plant enquiry for your attention.





**We request plans showing the location of your company's affected plant in relation to the entire site area shown within the boundary on the attached map. Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.**

Within your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that no apparatus is affected. Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.

**It would be greatly appreciated if you could respond to this enquiry by 24/12/2019.** Your prompt response will assist with our clients proposals in your interests of plant protection.

If you have any queries in relation to this plant enquiry please do not hesitate to contact us.



-  PIT Hackney
-  Cabinet Camera
-  Cabinet Fibre Node
-  Tower Hamlets Cameras



Scale: 1:1000 at A4



## Plant Enquiry - 81802 - Site at Balcarne Street, London - Please respond by 24/12/2019

Ref:

18 December 2019

Produced by: unspecified

email: [cctv.repairs@hackney.gov.uk](mailto:cctv.repairs@hackney.gov.uk)

This product includes mapping data licensed from Ordnance Survey with the permission of HMSO © Crown Copyright 2018. All rights reserved. License number. 100019635.

**From:** McKenna Thomas <Thomas.McKenna@networkrail.co.uk> on behalf of  
OP Buried Services Enquiries  
<OPBuriedServicesEnquiries@networkrail.co.uk>  
**Sent:** 05 December 2019 13:19  
**To:** Utility Solutions GDC Requests  
**Subject:** RE: Plant Enquiry - 81802 - Site at Balcorne Street, London - Please  
respond by 24/12/2019

Dear Sir/Madam,

With regards to your enquiry, Network Rail does not believe there is any Network Rail owned apparatus or underground services within the area you have defined. As there is always the possibility that new works could be planned and undertaken in this area by Network Rail this information is valid as at today's date and is supplied for general guidance only.

Please be aware that this response is based on Network Rail's records and knowledge and no guarantee can be given regarding accuracy or completeness. CAT scans, safe digging practices (as contained in HSE publications) and other appropriate investigative techniques should always be carried out.

There may be other apparatus or underground services owned or operated by Utility Companies and accordingly you should contact individual utilities for information.

If, in connection with your investigations and/or work, you become aware of Network Rail apparatus or underground services within your area of work, please ensure these are notified to our Asset Protection team via the following link as a matter of urgency so that appropriate measures for avoidance of risk and damage can be put in place.

Contact details can be found in the following link: [Network Rail Asset Protection Teams](#)

If you require any further clarification on any of the information please contact [opburiedservicesenquiries@networkrail.co.uk](mailto:opburiedservicesenquiries@networkrail.co.uk).

Regards,

**Thomas McKenna**  
Distribution Administrator



**From:** NRSWA <nrswa.nrswa@sky.uk>  
**Sent:** 05 December 2019 22:03  
**To:** Utility Solutions GDC Requests  
**Subject:** Plant Enquiry - 81802 - Site at Balcorne Street, London - 24/12/2019



Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by your proposal.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us by email at [nrswa@sky.uk](mailto:nrswa@sky.uk).

Regards



---

**From:** requests.utilitysolutions@atkinsglobal.com <requests.utilitysolutions@atkinsglobal.com>  
**Sent:** 05 December 2019 06:45  
**Cc:** requests.utilitysolutions@atkinsglobal.com  
**Subject:** [EXTERNAL] Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

Our Reference: 81802  
Site Name: Site at Balcorne Street, London  
Works Description: Development Appraisal  
Site Grid References: 535395 184165,535408 184166,535382 184163,535404 184175,535387 184155

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

**We request plans showing the location of your company's affected plant in relation to the entire site area shown within the boundary on the attached map.** Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.

Within your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that





**Your ref:** 81802

**Our Ref:** AD/NRS46197WA/ENQ/TFL: 55349

9<sup>th</sup> December 2019

Dear Sir/Madam

**Plant Enquiry:** Site at Balcorne Street, London

Thank you for your email dated 5<sup>th</sup> December 2019.

Our records show no traffic control equipment, within the sites of your anticipated works.

Should you vary the location of the works, please inform us so that further checks can be made.

The information relates to traffic control equipment, owned by Transport for London and believed to be correct.

Yours faithfully

Viv Lloyd  
Plant Enquiries Officer  
Network Performance - Regulation  
[Transport for London](#)  
Surface Transport | Network Management Directorate  
Email: [plantenquiries@tfl.gov.uk](mailto:plantenquiries@tfl.gov.uk)

**From:** UK OSP-Team <osp-team@uk.verizon.com>  
**Sent:** 05 December 2019 13:24  
**To:** Utility Solutions GDC Requests  
**Cc:** UK OSP-Team  
**Subject:** RE: [E] Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to get in touch.

Yours faithfully

Plant Protection Officer (GB) Email osp-team@uk.verizon.com

**From:** requests.utilitysolutions@atkingglobal.com [mailto:requests.utilitysolutions@atkingglobal.com]  
**Sent:** 05 December 2019 06:45  
**Cc:** requests.utilitysolutions@atkingglobal.com  
**Subject:** [E] Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

Our Reference: 81802  
Site Name: Site at Balcorne Street, London  
Works Description: Development Appraisal  
Site Grid References: 535395 184165,535408 184166,535382 184163,535404 184175,535387 184155

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

**We request plans showing the location of your company's affected plant in relation to the entire site area shown within the boundary on the attached map. Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.**

Within your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that no apparatus is affected. Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.



As of 05/12/2019, Virgin Media are deemed to be not affected by your site.

An additional response from Virgin Media in relation to your area of interest is available on request from Landmark Customer Services with prices starting from £43 + VAT.

No liability of any kind whatsoever is accepted by Landmark Information Group, its servants or agents, for any error or omission in respect of information contained in this report. The underground services must be verified and established on site before any excavation is carried out.

**From:** Bhaaskar, Aadhithyaa  
**Sent:** 16 December 2019 13:40  
**To:** Utility Solutions GDC Requests  
**Subject:** RE: Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

Please accept this email as confirmation that Vodafone: Fixed **does not** have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

Plant Enquiries Team  
T: +44 (0)1454 662881  
E: [osm.enquiries@atkinsglobal.com](mailto:osm.enquiries@atkinsglobal.com)

ATKINS working on behalf of Vodafone: Fixed



This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

#### **PLEASE NOTE:**

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

#### **IMPORTANT - PLEASE READ:**

Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to [c3requests@vodafone.com](mailto:c3requests@vodafone.com). These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).



Please consider the environment before printing this e-mail

**From:** requests.utilitysolutions@atkinsglobal.com <requests.utilitysolutions@atkinsglobal.com>  
**Sent:** 05 December 2019 12:15  
**Cc:** Utility Solutions GDC Requests <requests.utilitysolutions@atkinsglobal.com>  
**Subject:** Plant Enquiry - 81802 - Site at Balcorne Street, London - Please respond by 24/12/2019

Our Reference: 81802  
Site Name: Site at Balcorne Street, London  
Works Description: Development Appraisal  
Site Grid References: 535395 184165,535408 184166,535382 184163,535404 184175,535387 184155

To whom it may concern,

Please find enclosed a plant enquiry for your attention.





Ms Christina Elliott  
Atkins  
500 Park Avenue Aztec West  
Almondsbury Bristol  
BS32 4RZ

Date: 05/12/2019

**Zayo Plant Protection Centre**

c/o JSM Group Ltd  
Plant Protection Department  
Sterling House  
Mutton Lane  
Potters Bar  
Herts, EN6 3AR

Our Reference: 17166642  
Your Reference: LM 81802/RJ

Dear Ms Christina Elliott,

**ZAYO GROUP UK LTD NOT AFFECTED C2 PRELIMINARY PLANT ENQUIRY**

We acknowledge with thanks your request dated 05/12/2019 06:47:37 AM for information on the location of our services.

Having examined our records, we can confirm that **ZAYO GROUP UK LTD** has no owned apparatus within the search area of your enquiry detailed in the reference/location provided.

Please do not hesitate to contact us for further assistance.

Regards,

Zayo Group UK Ltd c/o JSM Group Ltd  
JSM Plant Protection Department  
T: 01992 655 919  
[zayoplantenquiries@jsmgroup.com](mailto:zayoplantenquiries@jsmgroup.com)

Overview

1

2

Date Requested: 05/12/2019

Requested by: Christina Elliott

Company: Atkins

Job Reference: 17166642

Your Scheme/Reference: LM 81802/RJ

— ZAYO DUCT  
■ or ▣ ZAYO CHAMBER  
Dig Sites: Line — Area ■■■  
Scale on A4 paper: 1:1000

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Protecting Lives, Cables & Pipes

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In Emergency Only and if Zayo Plant or Cables damaged call: 0800 169 1646

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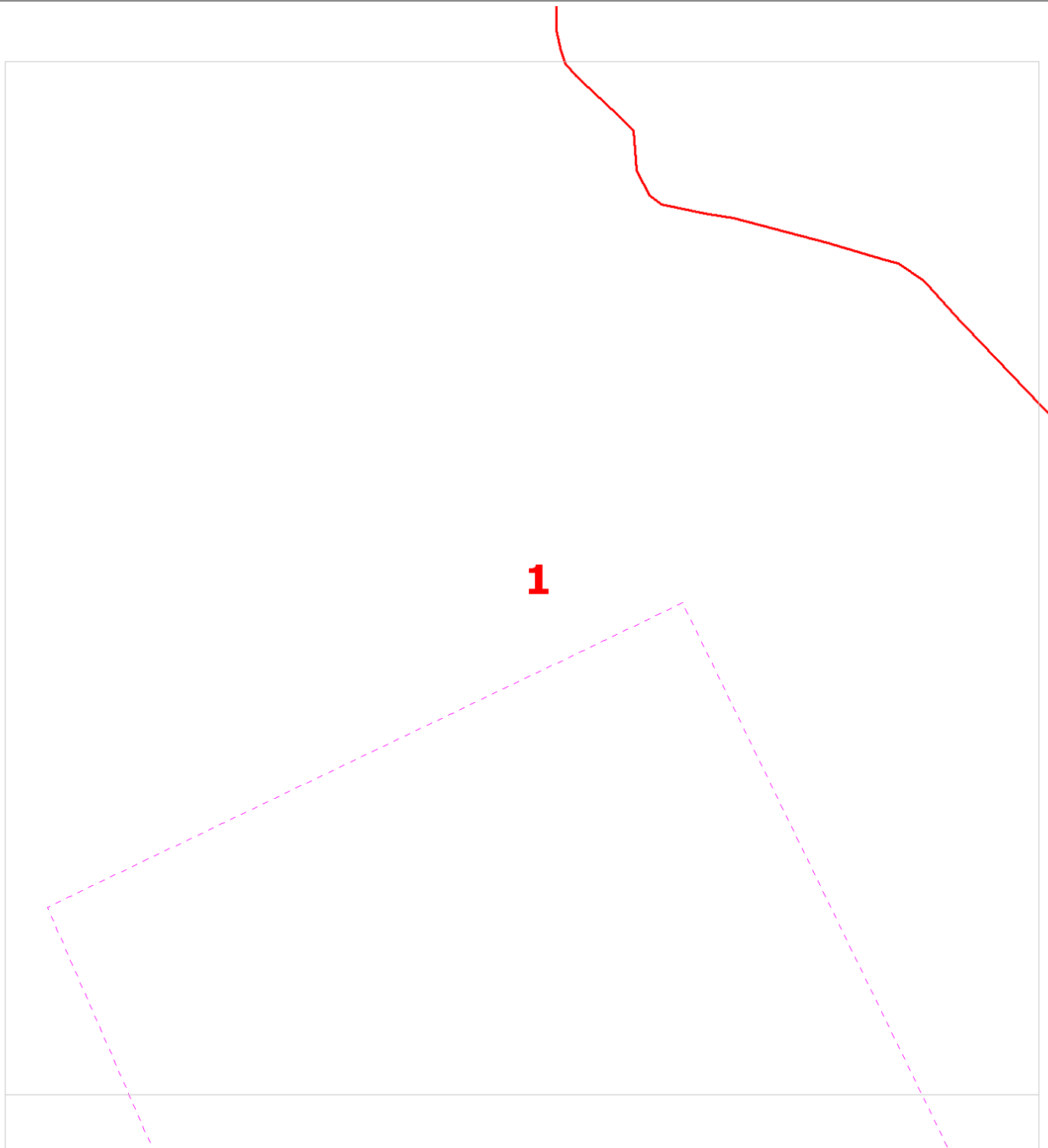
**zayo**  
GROUP

4th Floor Harmsworth House  
13-15 Bouverie Street  
London EC4Y 8DP



JSM Group Ltd  
Sterling House  
Mutton Lane, Potters Bar  
Hertfordshire, EN6 3AR  
T: 01992 788 019

[zayoplantenquiries@jsmgroup.com](mailto:zayoplantenquiries@jsmgroup.com)








Date Requested: 05/12/2019

Requested by: Christina Elliott

Company: Atkins

Job Reference: 17166642

Your Scheme/Reference: LM 81802/RJ

 ZAYO DUCT  
 or  ZAYO CHAMBER  
 Dig Sites: Line  Area   
 Scale on A4 paper: 1:1000

**zayo**  
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[zayoplantenquiries@jsmgroup.com](mailto:zayoplantenquiries@jsmgroup.com)

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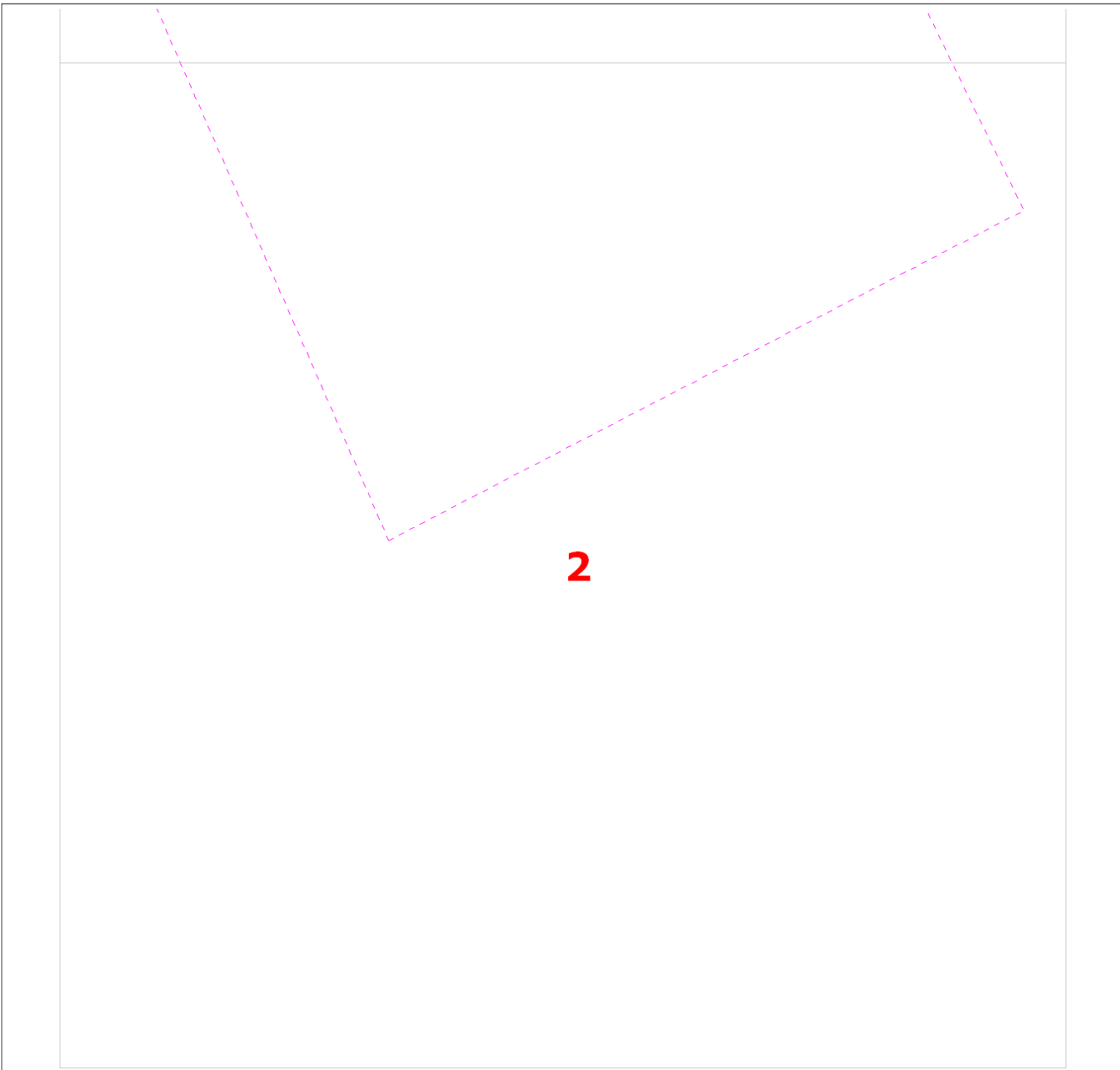
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Date Requested: 05/12/2019

Requested by: Christina Elliott

Company: Atkins

Job Reference: 17166642

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— ZAYO DUCT  
■ or ▣ ZAYO CHAMBER  
Dig Sites: Line - - - Area ■■■  
Scale on A4 paper: 1:1000



4th Floor Harmsworth House  
13-15 Bouverie Street  
London EC4Y 8DP



JSM Group Ltd  
Sterling House  
Mutton Lane, Potters Bar  
Hertfordshire, EN6 3AR  
T: 01992 788 019  
[zayoplantenquiries@jsmgroup.com](mailto:zayoplantenquiries@jsmgroup.com)

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## Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD.

Tel: 0844 844 9966

Fax: 0844 844 9980

Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

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## The Search Code:

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- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

## Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Web site: [www.tpos.co.uk](http://www.tpos.co.uk)

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

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

## Complaints Procedure

If you want to make a complaint, we will:

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

Complaints should be sent to:

Landmark Information Group Ltd  
Landmark UK Property  
Imperium  
Imperial Way  
Reading  
RG2 0TD

Tel: 0844 844 9966  
Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)  
Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.