

AAXC/MIB/097420.00066/69668372.4

Report on Title

Land at Portobello Road, London

Dated 25 February 2020

Prepared for Transport for London

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Report on Title

1 Interpretation

The following terms are used in this report:

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

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

Owner: London Underground Limited (company number 01900907).

Property: the property described in Paragraph 4 of this report.

2 Scope of the Review and Limitation on Liability

- 2.1 This report has been prepared for the sole benefit of you, Transport for London, in connection with your proposed development and disposal of the Property and for no other purpose.
- 2.2 This report is addressed to the Owner for its exclusive use. It must not be relied on by or made available to any other party without our written consent.
- 2.3 The report is based on our review of the title documents, search results and replies to pre-contract enquiries you have provided.
- 2.4 We have not inspected the Property and are unable to advise on the physical condition of the Property.
- 2.5 We have made no enquiries of the actual occupiers of the Property and have not taken any steps to verify independently the information supplied by you in replies to enquiries.
- 2.6 We express no opinion on the commerciality of the transaction. We are unable to advise on the value of the Property. We recommend you have the Property professionally valued. You should ensure that the valuer is aware of the matters mentioned in this report, as they may affect the value.
- 2.7 At the date of this report, the matters listed in Schedule 1 are outstanding. We will keep you informed as and when these matters are resolved.

3 Executive Summary

- 3.1 This is a summary of the major issues that we think should be brought to your attention:
 - 3.1.1 The roadways abutting the Property are private (although Ladbroke Grove and Portobello Road at either end of the Property are adopted highways).
 - 3.1.2 The Property is not currently connected to mains water or drainage.
 - 3.1.3 There are electricity lines and/or electrical plant within the boundaries of the Property.
 - 3.1.4 There is BT apparatus located within the boundaries of the Property.

4 The Property

- 4.1 The Property is the freehold land forming part of the land known as Ladbroke Grove Station, Ladbroke Gove, London W10 6HJ.
- 4.2 A plan showing the Property edged in red is attached as Appendix A.
- 4.3 The freehold title to the Property (along with the Larger Property as defined below) is registered at the Land Registry under title number BGL75494. The class of title is absolute freehold title. Absolute title is the best class of title available. The extent of the Larger Property is edged red on the plan attached as Appendix B.
- 4.4 The registered owner of the Property is the Owner.
- 4.5 **Note:** Title to the Property is subject to a number of registered leases; we have noted the principal terms of these leases at Appendix C Part 1. In addition, there are four pending applications for registration noted against title to the Larger Property set out at Appendix C Part 2. These may affect the Property, but can be collapsed if necessary.

5 Matters Benefiting the Property

The larger property of which the Property forms part (the **Larger Property**) has the benefit of the following:

- 5.1 Rights reserved in various conveyances of the properties known as 15-34 Ruston Mews (the **Adjoining Property**) all of which were reserved in the following identical terms:
 - 5.1.1 Free right to build on the Larger Property and to alter any existing buildings notwithstanding any obstruction or interference with the passage of light or air to any building on the Adjoining Property; any access of light and air over the Larger Property from the Adjoining Property is deemed to be enjoyed by licence/consent;
 - 5.1.2 A right of support from the Adjoining Property for the Larger Property;
 - 5.1.3 The right to have, maintain, repair, cleanse, use, reconstruct, alter and remove any service media on, over or under the Adjoining Property provided such rights do not diminish the services to the Adjoining Property through the existing service media.
 - 5.1.4 Rights of entry onto the Adjoining Property with/without workmen at all reasonable times to maintain, repair, renew, reinstate, alter or amend any fences, walls, railings, banks, abutments or retaining walls, bridges and other works, making good any damage caused thereby to the Adjoining Property.

Note: Rushton Mews appears to be some way from the Property but we report on these rights for completeness.

- 5.2 Rights reserved in the Conveyance of land adjoining the northern boundary of the Larger Property dated 3 August 1973 made between (1) London Transport Executive and (2) Greater London Council (the **Council**), relating to a roadway constructed by the Council (**Note:** the roadway to be constructed was to be known as the Western Avenue Extension, but appears to be the elevated road to the north of the Property now known as the Westway)):

Note: the property conveyed is shown coloured pink on the plan at Appendix D; again these rights do not appear directly relevant to the Property but are mentioned for completeness.

- 5.2.1 A right of support (but not from the roadway which was to be constructed pursuant to the conveyance);
- 5.2.2 The right of drainage for the railway and the Larger Property from the drains shown coloured blue on the plans (which we have not seen) through such other drains constructed and installed by or belonging to the Council as pass through the Council's adjoining land and connect with and discharge into their main drainage and sewage system;
- 5.2.3 Right to enter such part of the roadway as necessary and any adjoining land of the Council with or without workmen to carry out as agents of and at the expense of the Council such alterations and works of maintenance and renewal or repair to the roadway as considered necessary for the safety and protection of the railway and works together with the right to close the roadway or part for the purpose of carrying out any such alterations etc. to ensure the safety of the railway provided that reasonable notice is given to the Council (save in emergency);
- 5.2.4 The right to have, maintain, repair, cleanse, use, reconstruct, alter and remove any drains, pipes, wires, cables and works on, over or under the part of the roadway used for the benefit of the Larger Property with ancillary rights of entry with or without workmen;
- 5.2.5 Rights of entry with or without workmen at all reasonable times onto the part of the roadway for maintaining, repairing, renewing, reinstating, altering or amending any fences, walls, railway banks, abutment or retaining walls, bridges and other works on the Larger Property, subject to making good damage caused.
- 5.2.6 The following covenants are imposed on the property conveyed for the benefit of the Larger Property:
- (a) The proprietor of the roadway shall not (a) without previously submitting details plans to the proprietor of the Larger Property for approval and (b) without complying with reasonable conditions to erect or add to any building or structure or to execute any works on any part of the roadway within a distance of 50 feet from the Larger Property;
 - (b) At all times to repair, maintain and keep the roadway and the bridge on which it is carried and all pillars, arches and supports to the same in good and substantial repair, order and condition to the satisfaction of the proprietor of the Larger Property and in such state that no damage occurs to the railway or works.
 - (c) To comply with all or any provisions of section 42 of the London County Council (Improvements) Act 1963 which remains to be performed or which are of a continuing nature;
 - (d) To permit the owner of the Larger Property to enter with or without workmen on the adjoining lands of the Council for all purposes in respect of which a right has been reserved;
 - (e) To repay to the proprietors of the Larger Property all costs and expenses incurred by them in carrying out variations alterations and works referred to in paragraph 5.2.3 and in carrying out the necessary maintenance of the retaining wall and other features;

- (f) Not to use the premises or cause any interference to the operation or security of the Metropolitan Line Railway and not to use the elevated position of the roadway other than as part of the public highway.
- (g) To indemnify the proprietor of the Larger Property from all reasonable costs, claims, demands or expenses arising from the maintenance and existence of the roadway except to the extent the same may have been caused by or contributed to by the act, default or omission of the Executive.

6 Matters Burdening the Property

- 6.1 Pursuant to the conveyance dated 3 August 1973 referred to at paragraph 5.2 above the Larger Property is subject to a covenant to maintain and keep the retaining wall (surmounted by an unclimbable chainlink fence) along the line shown coloured red on the plans (which we have not seen) along with the drainage system associated with such retaining wall in good repair and condition.

Note: as this is a positive covenant, it may not continue to affect the Property as there does not appear to be a chain of indemnity covenants.

- 6.2 By a Deed of Easement dated 22 November 2010 between (1) London Underground Limited (**Grantor**) and (2) Notting Hill Preparatory School Limited (**Grantee**) relating to the passageway adjoining 124 Ladbroke Grove, London W1D 5NE (forming part of the Property) the following rights were granted for the benefit of the property known as 124 Ladbroke Grove (comprising the property registered under Title Number BGL46523) (**Grantee's Property**):

- 6.2.1 A right to install windows in the external wall of the building on the Grantee's Property provided they open inwards only and that locks are fitted to prevent opening by more than 3 inches. Any right of light is reserved to the Grantor;
- 6.2.2 The Grantor acknowledges that the windowsills on the windows above may protrude over the Larger Property by up to a 75mm and the plastic guttering and down pipes may protrude by up to 250mm and 150mm respectively and the Grantor grants the Grantee a right for these items to protrude. The Grantee is to keep all gutters etc. in good repair.
- 6.2.3 The Grantee may install a CCTV Unit on the Grantee's Property provided it is not less than 3.5 metres high and in a location previously agreed. The Grantor shall use reasonable care to prevent damage to such equipment and repair and replace damaged equipment as soon as possible;
- 6.2.4 The Grantor shall permit the Grantee, its employees, workmen and agents to enter the Larger Property at all reasonable times on reasonable prior written notice (except in an emergency) and with prior approval of the method to clean, repair, maintain and replace the windows, windowsills, guttering, downpipes and CCTV and the wooden cladding attached to the exterior of the building on the Grantee's Property.
- 6.2.5 The Grantee covenants not to cause any damage to the Larger Property or the property of any owner/ occupier and make good any damage caused to the Grantor's reasonable satisfaction. No obstruction will be made to the Larger Property nor shall any waste etc. be deposited on any part of the Larger Property. They shall not otherwise interfere with the same rights being exercised by any other person authorised by the Grantor. All gutters and downpipes will be kept in good repair.

6.2.6 In the event that the Grantee does not comply with their repairing obligation, the Grantor may enter the Grantee's Property to repair the gutters and downpipes at the cost of the Grantee.

6.3 [The Property is subject to the leases set out at Appendix C and easements granted and reserved in such leases.]

7 Search Results

7.1 Index map search

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

7.1.2 The result of our index map search confirmed that the Property is registered under the title number stated at Paragraph 4.3 of this report.

7.1.3 The search also discloses four pending applications for registration of leases (new titles BGL46522, BGL108815, BGL121501 and BGL132465) which we have reported on more fully at Appendix C Part 2. These may affect the Property but can be collapsed if necessary.

7.2 Local land charges search

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

7.2.2 The local land charges search was provided by the Royal Borough of Kensington and Chelsea on 13 January 2020. The replies revealed the following:

- (a) The Property is subject to an Article 4 direction meaning that permitted development rights may be restricted;
- (b) The Property is subject to a Smoke Control order;

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

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

7.3.2 The local authority search was provided by Royal Borough of Kensington and Chelsea on 13 January 2020. The result of the search revealed the following:

- (a) Planning proposal PP/11/0447 relating to land at the rear of Isaac Newton Centre, Lancaster Road, London – Development site to provide extension to existing terrace fronting western side of Portobello Road containing 2 retail units and 8 dwellings and provision of 10 houses along the northern side of the site (major application);

- (b) Planning proposal PP/18/8587 relating to land adjacent to 275 Portobello Road, London – provision of pedestrian access gate to Chepstow Nursery School and TFL land and vehicular access gate to TFL land and drop down kerb.
- (c) The land at the rear of the Isaac Newton Centre is not maintainable at public expense;
- (d) The Property is subject to the following proposals for a railway, tramway, light railway or monorail:
 - (i) The proposed East/ West Crossrail;
 - (ii) The Crossrail 2 Underground Line;
 - (iii) The High Speed Two;
- (e) There are 2 charging schedules in relation to the Community Infrastructure Levy:
 - (i) Mayor of London CIL Charging Schedule (MCIL2) (1 April 2019)
 - (ii) Royal Borough of Kensington and Chelsea CIL Charging Schedule (April 2015).

7.4 Drainage and water enquiries

- 7.4.1 The replies to drainage and water enquiries show whether a property is connected to the mains water supply and mains drainage. The replies may also show the location of public sewers within the boundary of a property and other such matters that may restrict development.
- 7.4.2 Replies to the drainage and water enquiries were provided by Thames Water Property Searches on 13 December 2019. The replies revealed the following:
 - (a) As the search area is a plot of land, it is suggested that all drainage, water proposals etc. are checked with the developer. No further details are given.
 - (b) There are no public mains/sewers/drains within the boundary of the Property;

7.5 Highways search

- 7.5.1 The highways search was provided by TM Group on 13 January 2020. This indicates that the Property does not directly abut the public highway.
- 7.5.2 Please see the plan attached and labelled "Highways Search Plan" at Appendix I which shows the extent of the public highways unshaded/shaded light grey. The areas shown coloured various shades of green and brown are private.

7.6 Chancel repair search

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

- 7.6.2 The chancel repair search was provided by CLS ChancelCheck on 12 December 2019. The result of the search showed that the Property is not within the historical boundary of a parish which continues to have a potential chancel repair liability.

7.7 Cadent Gas search

- 7.7.1 Cadent Gas search result dated 16 December 2019 confirms that Cadent Gas infrastructure is not affected.

- 7.7.2 Please see the plan attached and labelled "Cadent Gas Search Plan" at Appendix J.

7.8 UK Power Networks search

- 7.8.1 UK Power Networks search result dated 13 December 2019 shows the location of electricity lines and/or electrical plant affecting the Property. There appears to be equipment lying within the bounds of the Property.

- 7.8.2 Please see the plans attached and labelled "UK Power Networks Plans" at Appendix K.

7.9 National Grid Gas and Electricity search

- 7.9.1 National Grid Gas and Electricity search result dated 16 December 2019 confirms that National Grid infrastructure is not affected.

- 7.9.2 Please see the plans attached and labelled "National Grid and Electricity Plans at Appendix L

7.10 British Telecoms Infrastructure search

- 7.10.1 British Telecoms Infrastructure search result dated 13 December 2019 confirms BT apparatus is located within the boundaries of the Property.

- 7.10.2 Please see the plan attached and labelled "British Telecoms Infrastructure Plan" at Appendix M.

7.11 BT Openreach Wayleave search

Undated BT Openreach Wayleave search result confirmed there are no wayleaves in respect of the Property.

8 Replies to Pre-Contract Enquiries

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

- 8.1 Nothing material disclosed.

9 Conclusion

Subject to the matters referred to in this report and to any issues arising out of the outstanding matters listed in Schedule 1 we are of the opinion that the Property has good and marketable title.

.....

Signed **Dentons UK and Middle East LLP**

Dated

Schedule 1 – Outstanding matters and matters with TfL

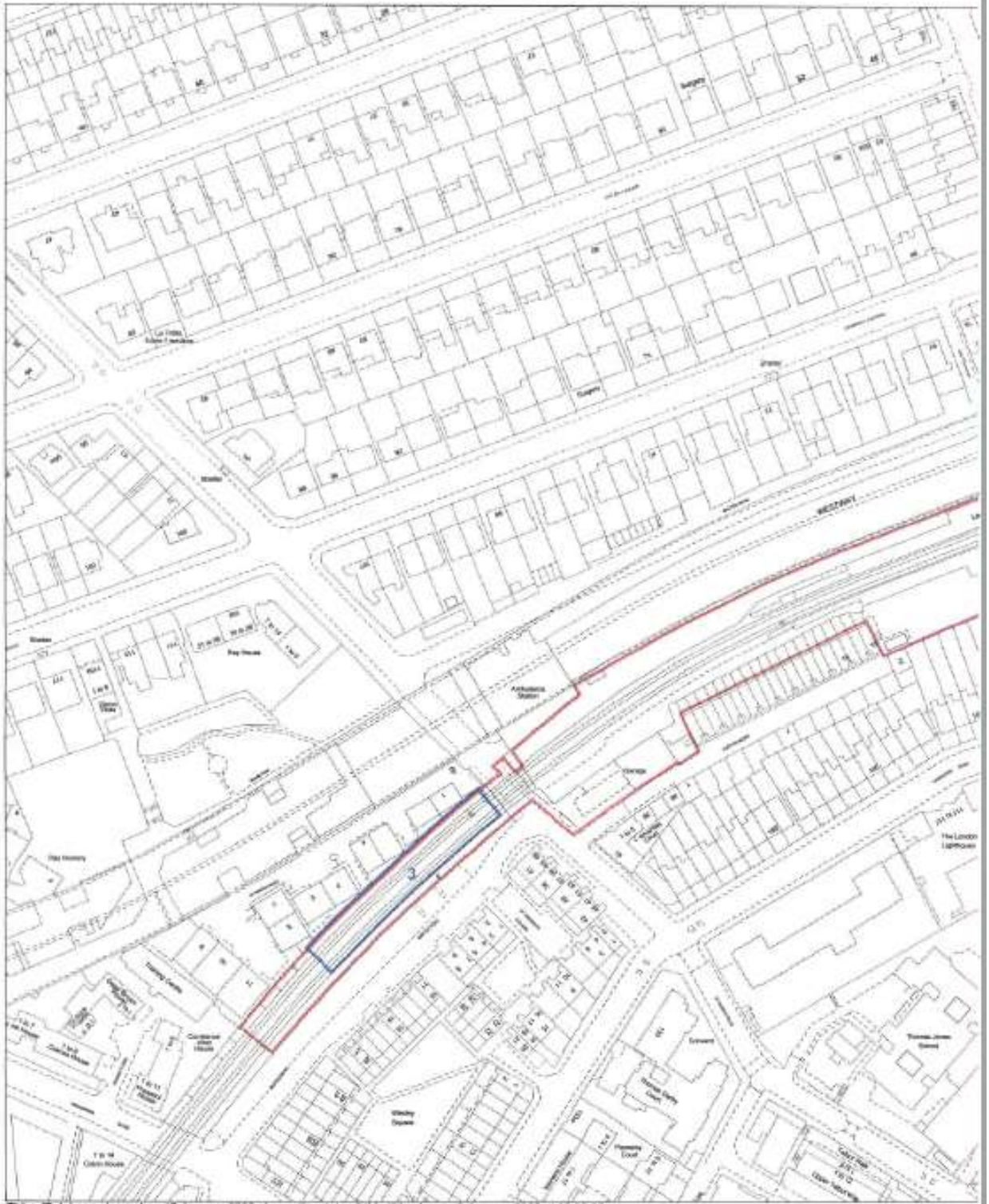
None.

Appendix A – Plan of the Property



Appendix B – Title Plan BGL75494





Appendix C – Schedule of Leases

Part 1 – Current Registered Leases

Property	Parties	Date	Duration	Break Options	Initial Rent	Title Number	Proprietor of tenant's interest	Other deeds affecting	Contracted out of 1954 Act?
Land Adjoining 124 Ladbroke Grove shown edged red on the plan at Appendix E	(1) London Underground Limited; and (2) Belgo Group Plc	9 October 1998	25 years from 9 October 1998	<p>Landlord is entitled to terminate the lease on 6 months' prior written notice if the premises are required:</p> <p>(a) For the purposes of the landlord's statutory undertaking and duties and ;lawful business activities (Landlord's Undertaking);</p> <p>(b) For the purposes of demolition or reconstruction or redevelopment of the premises shown edged red on the plan at Appendix E or Ladbroke Grove Station or any part of the railway premises and works (comprising the Station and</p>	£6,000 (subject to review)	BGL46522	Notting Hill Preparatory School Limited (registered number 4677024)	(I) Deed of Variation dated 22 November 2010 between (1) London Underground Limited and (2) Notting Hill Preparatory School Limited; and (II) Deed of Easement dated 31 October 2011 between (1) Euston Trust Limited and (2) Notting Hill Preparatory School Limited	No.

Property	Parties	Date	Duration	Break Options	Initial Rent	Title Number	Proprietor of tenant's interest	Other deeds affecting	Contracted out of 1954 Act?
				<p>other railway buildings works, service media, lifts, escalators, tunnels, plant and equipment etc) being used in connection with the Landlord's Undertaking or any substantial works of construction whether or not in common with other premises and whether or not intended to be carried out by the Landlord.</p> <p>Landlord is entitled to terminate the lease on 28 days' prior written notice where the Minister or Board in charge of any Government Department certifies that possession of the premises is urgently required for carrying out repairs on the premises or elsewhere which are needed for the proper operation of the Landlord's</p>					

Property	Parties	Date	Duration	Break Options	Initial Rent	Title Number	Proprietor of tenant's interest	Other deeds affecting	Contracted out of 1954 Act?
				<p>Undertaking and the notice contains a copy of the certificate and , after giving such notice, Part II of the Landlord and Tenant Act 1954 shall not apply to the Lease.</p> <p>However, note the lease is not excluded from the 1954 Act.</p>					
Land on the north side of 128a Lancaster Road shown edged red on the plan at Appendix F (and also shown edged and numbered 2 in blue on the Plan at Appendix B)	(1) London Underground Limited; and (2) Notting Hill Preparatory School Limited	13 October 2014	<p>10 years commencing on 13 October 2014</p> <p>[Note: this lease was intended to be temporary in nature pending the redevelopment of the landlord's property. To be confirmed whether it is</p>	<p>The landlord may terminate the lease at any time on giving to the Tenant:</p> <p>a) 6 months' written notice if the premises shown edged red on the plan at Appendix F (with or without any adjoining land) are required for redevelopment or for any other purpose whatsoever;</p> <p>b) 28 days' written notice if the engineer (appointed by the landlord to provide engineering</p>	£22,604 (subject to review)	BGL108 815	Notting Hill Preparatory School Limited (registered number 4677024)	Varied by lease dated 8 February 2016 between (1) London Underground Limited and (2) Notting Hill Preparatory School Limited (noted in the following row) [Note: variation to include additional premises on the same terms and conditions]	Yes.

Property	Parties	Date	Duration	Break Options	Initial Rent	Title Number	Proprietor of tenant's interest	Other deeds affecting	Contracted out of 1954 Act?
			still continuing]	<p>services) certifies that possession of the premises is urgently required for carrying out repairs (whether on the premises or elsewhere) which are needed for the proper operation of the Landlord's Undertaking and the notice contains a copy of the certificate.</p> <p>The tenant may terminate the lease upon giving not less than 6 months' prior written notice to the landlord provided that (i) vacant possession of the whole premises is given to the landlord; and (ii) the principal rent has been paid up to and including the date of expiry of the notice. The landlord may at its discretion waive any of the foregoing preconditions.</p> <p>[Note: the lease referred to in the following row permits the landlord to terminate this lease if that lease is terminated]</p>					

Property	Parties	Date	Duration	Break Options	Initial Rent	Title Number	Proprietor of tenant's interest	Other deeds affecting	Contracted out of 1954 Act?
<p>Land on the north side of 128a Lancaster Road shown edged red on the plan at Appendix G (and also shown edged and numbered 1 in blue on the Plan at Appendix B)</p> <p>[Note: Varies the premises in the lease in the previous row]</p>	(1) London Underground Limited; and (2) Notting Hill Preparatory School Limited	08 February 2016	8 February 2016 to 12 October 2024	<p>If the "Existing Lease" (i.e. the list referred to in the previous row) is brought to an end by the landlord under the provisions for re-entry, this lease will also end;</p> <p>If the landlord exercises its right of re-entry under this lease, the Existing Lease will also end;</p> <p>If the landlord validly exercises its break option referred to in the entry for the Existing Lease, this lease will end on the same date;</p> <p>If the tenant validly exercises its break under the Existing Lease, this lease will end on the same date. Any preconditions (i.e. vacant possession and payment of the principal rent) must be complied with in relation to both the premises under the Existing Lease and the Premises let under this lease).</p>	£16,400 (subject to review)	BGL121501	Notting Hill Preparatory School Limited (registered number 4677024)	Varies lease dated 13 October 2014 referred to in the previous row.	Yes

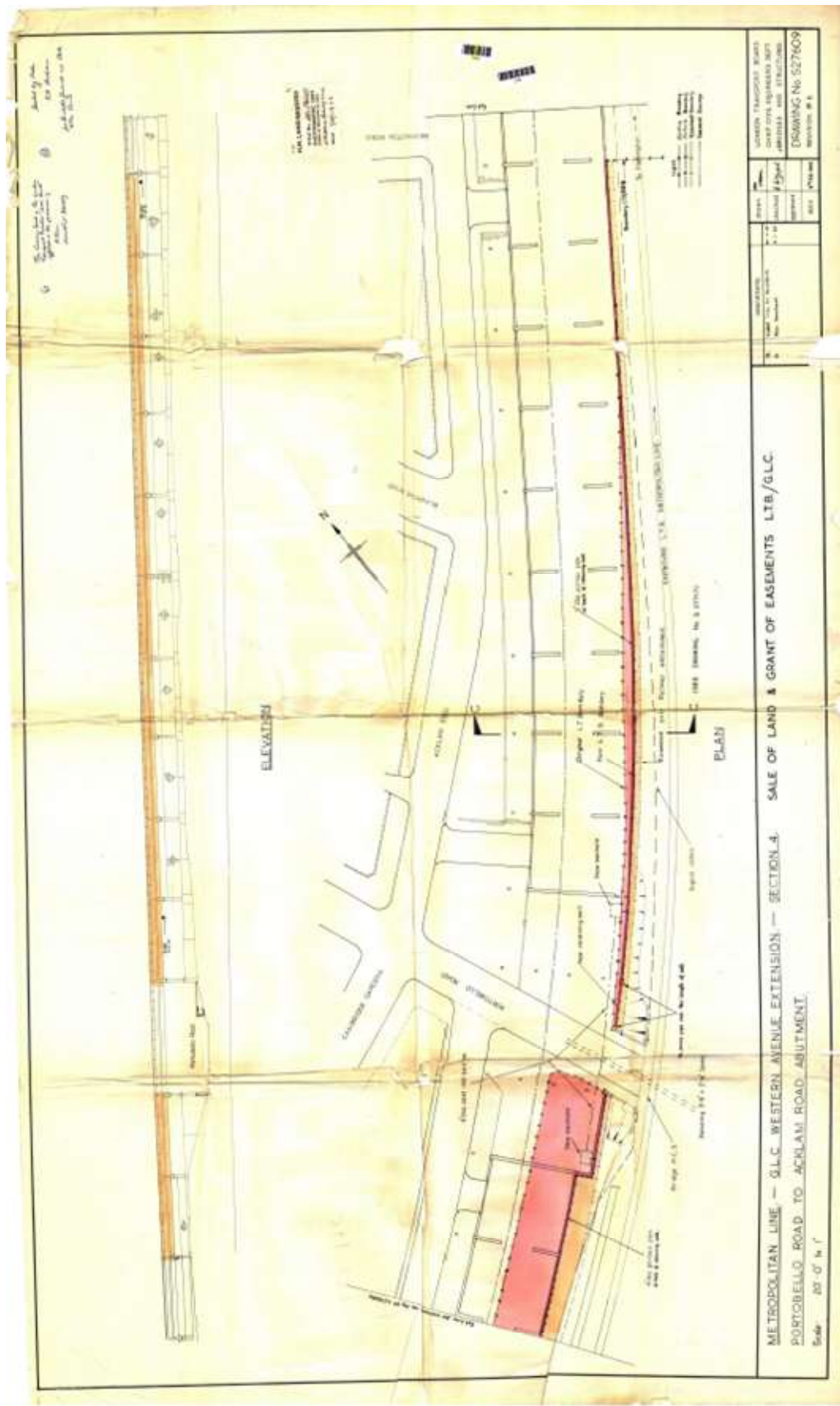
Property	Parties	Date	Duration	Break Options	Initial Rent	Title Number	Proprietor of tenant's interest	Other deeds affecting	Contracted out of 1954 Act?
Land on the north side of Sir Isaac Newton Centre shown edged red on the plan at Appendix H (and also shown edged and numbered 4 in blue on the plan at Appendix B)	(1) London Underground Limited; and (2) Alpha Plus Group Limited	2 May 2017	10 years commencing on 2 May 2017	<p>The lease states that the landlord may terminate at any time on serving written notice to the tenant. There is no reference to a required period of notice which requires to be served.</p> <p>The tenant may terminate the lease upon giving 6 months' prior written notice to the landlord provided that (i) vacant possession of the whole premises is given; and (ii) the principal rent has been paid up to and including the date of expiry of the notice. The landlord may waive any of the preconditions.</p>	£5,000 (subject to review)	BGL132 465	Alpha Plus Group Limited (registered number 0043811)	N/A	Yes

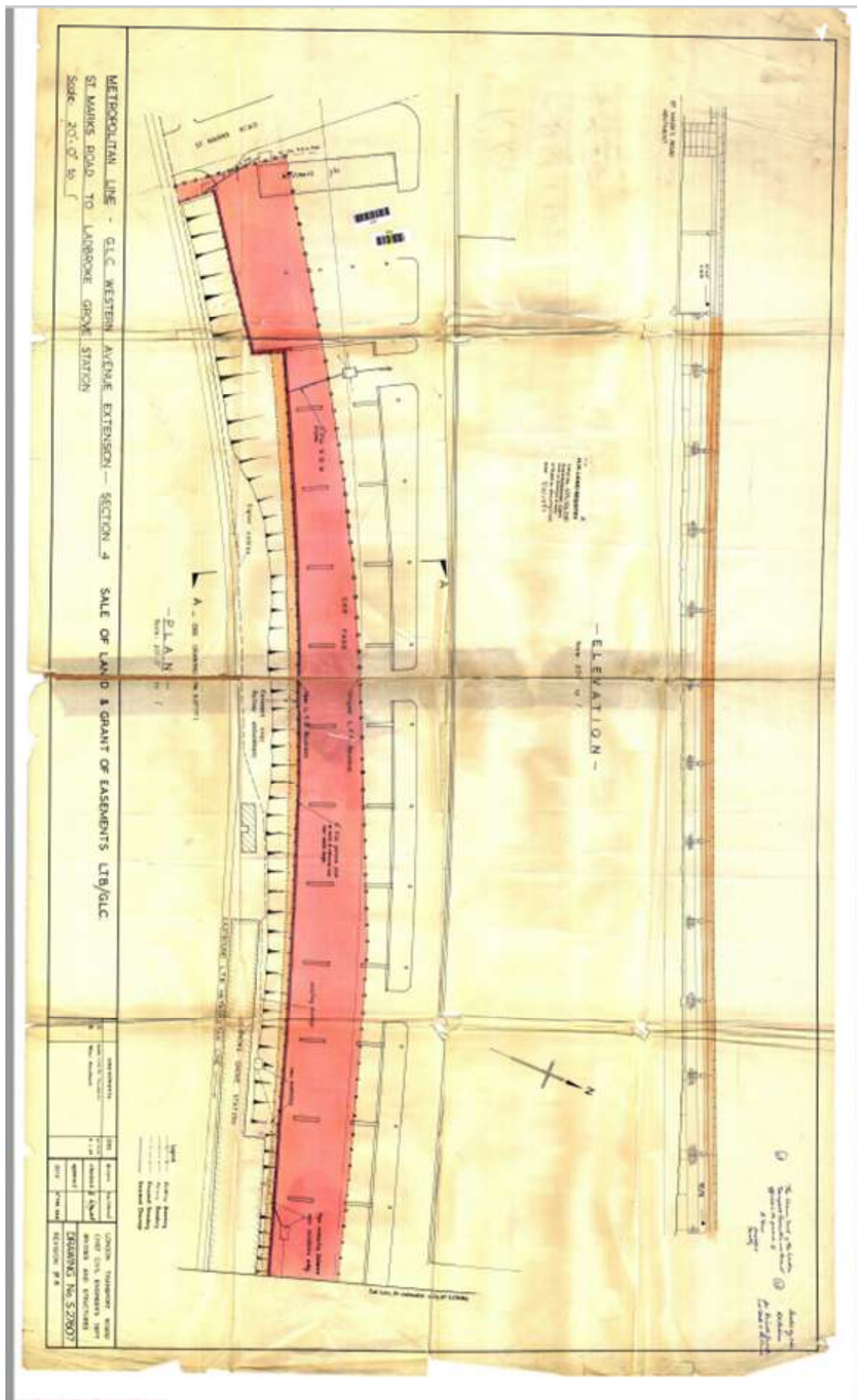
Part 2 – Pending applications

[Note: the following pending applications are showing against title to the Larger Property; we have not seen these. The tenant is a wholly owned subsidiary of Transport for London and the lease structure can be collapsed if necessary]

Property	Application type	Applicant	Date	Title Number	Application Progress
Project Trent	Lease	Transport for London	2 Jan 2020	BGL154201	Priority protected (priority date 2 January 2020)
Project Trent	Lease	Transport for London	2 Jan 2020	BGL154226	Priority protected (priority date 2 January 2020)
Project Trent	Lease	Transport for London	2 Jan 2020	BGL154243	Priority protected (priority date 2 January 2020)
Project Trent	Lease	Transport for London	2 Jan 2020	BGL154254	Priority protected (priority date 2 January 2020)

Appendix D – Plan from 1973 Conveyance

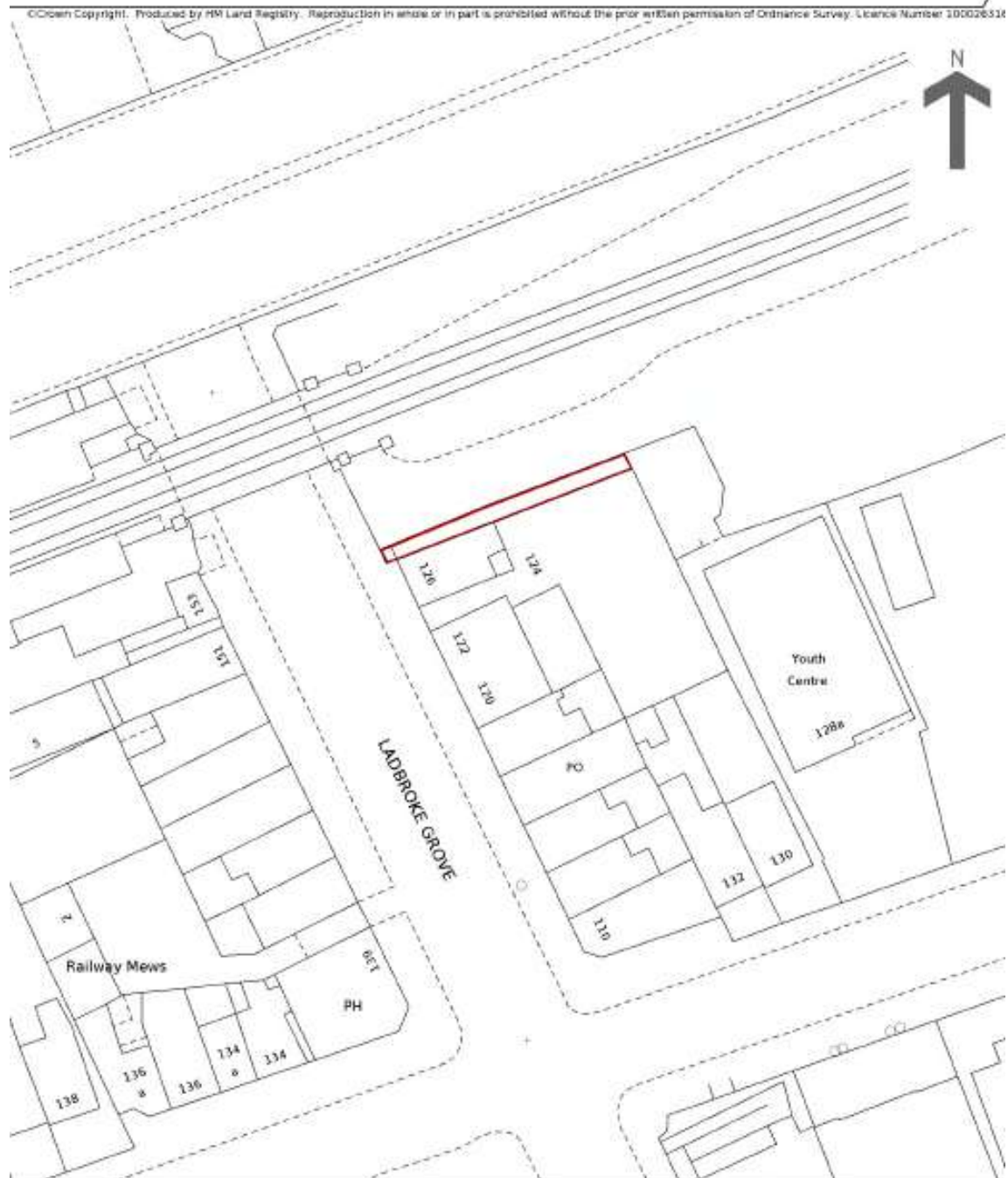




Appendix E – Plan from Title Number BGL46522

HM Land Registry
Official copy of
title plan

Title number **BGL46522**
Ordnance Survey map reference **TQ2481SW**
Scale **1:625 enlarged from 1:1250**
Administrative area **Kensington and Chelsea**



HM Land Registry
Official copy of
title plan

Title number **BGL108815**
Ordnance Survey map reference **TQ2481SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Kensington and Chelsea**

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The land in this title lies within the area edged red hereon and is more particularly described in the lease or leases referred to in the property register.

The figure is a title plan map from HM Land Registry. It shows a specific plot of land outlined in red. The map includes various labels such as 'Isaac Newton Centre', 'Eardley Grove Station', and 'PH'. A north arrow is located in the top right corner. The map is titled 'HM Land Registry Official copy of title plan' and includes the title number 'BGL108815', Ordnance Survey map reference 'TQ2481SW', scale '1:1250 enlarged from 1:2500', and administrative area 'Kensington and Chelsea'. A copyright notice at the bottom states: '© Crown copyright and database rights 2015 Ordnance Survey 100036516. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. The land in this title lies within the area edged red hereon and is more particularly described in the lease or leases referred to in the property register.'

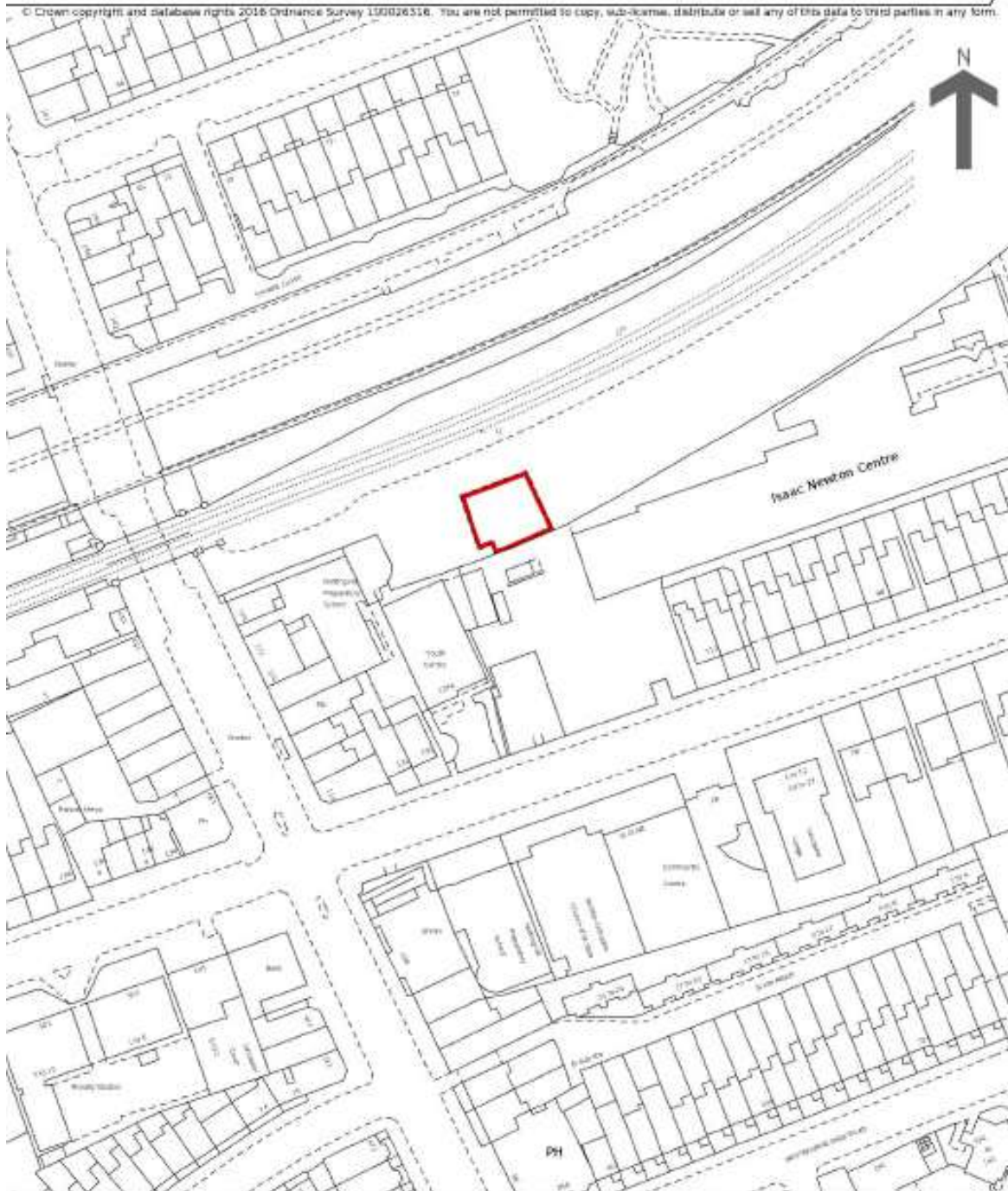
Appendix G – Title Plan BGL121501

HM Land Registry
Official copy of
title plan

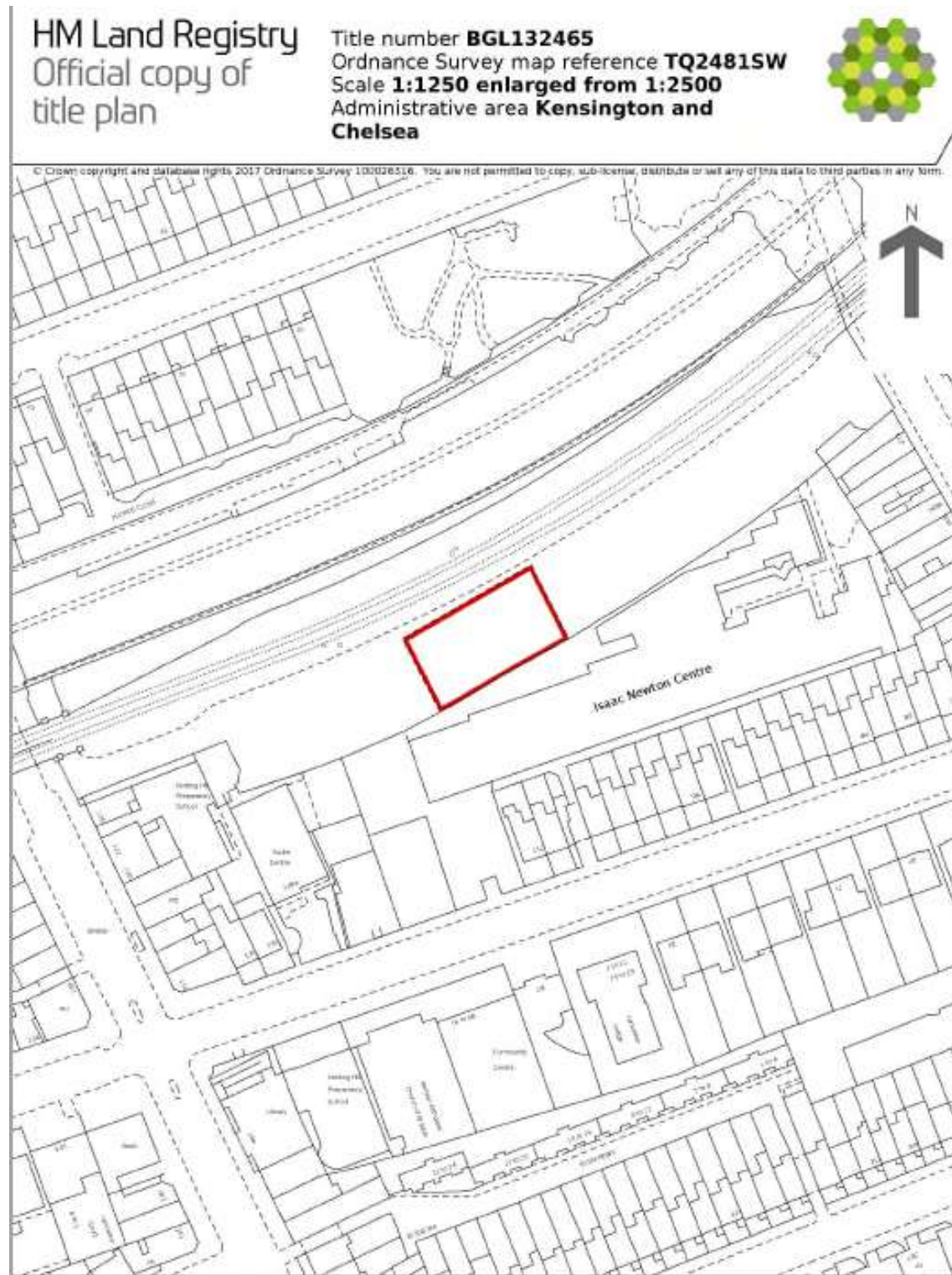
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Ordnance Survey map reference **TQ2481SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Kensington and Chelsea**



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Appendix H – Title Plan BGL132465



Appendix I – Highways Search Plan

Highways Department
Data Response

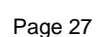
Highways Search



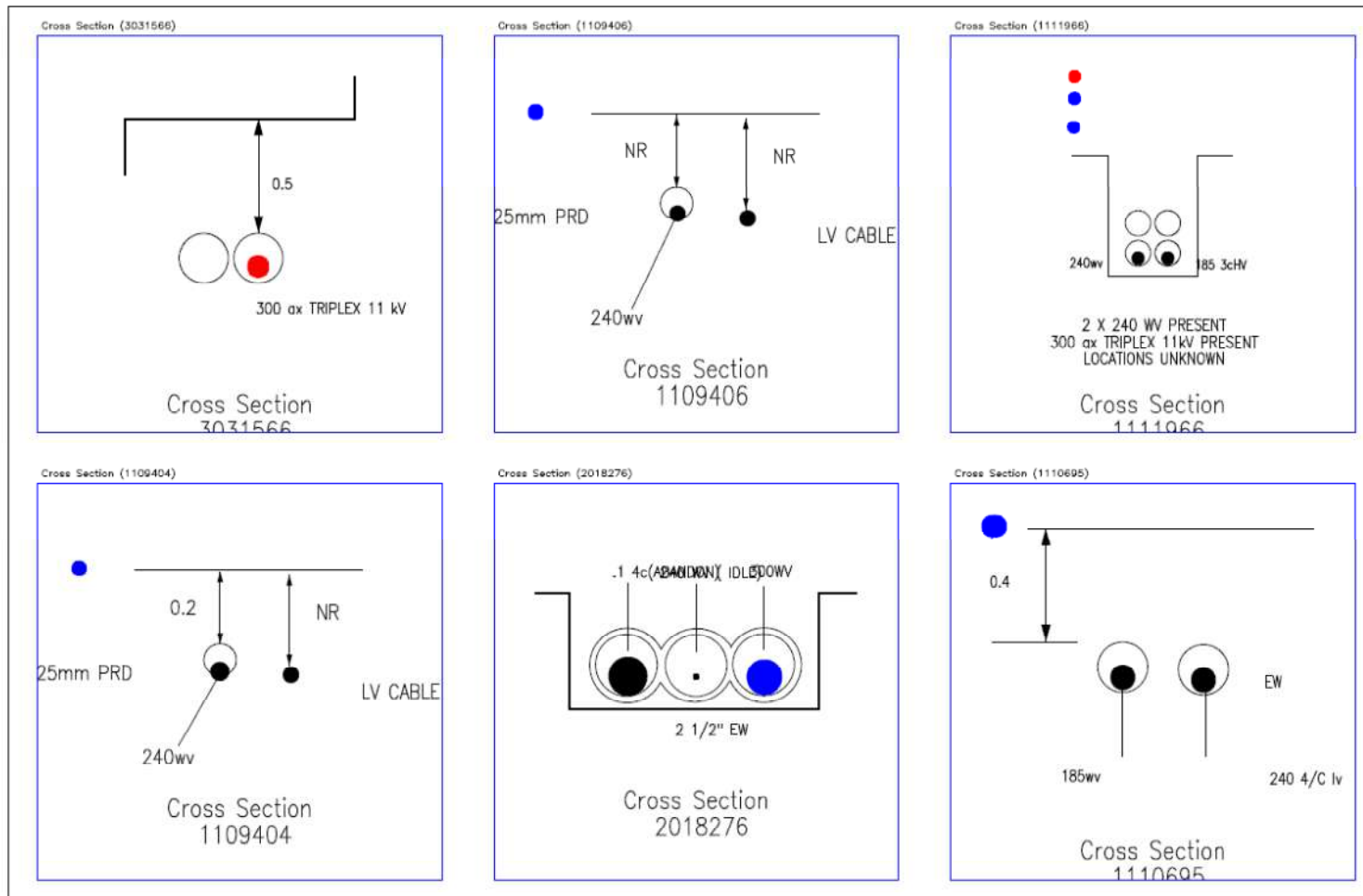
www.planval.co.uk
Incorporating Data from the Highways Department

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Appendix K – UK Power Networks Plans



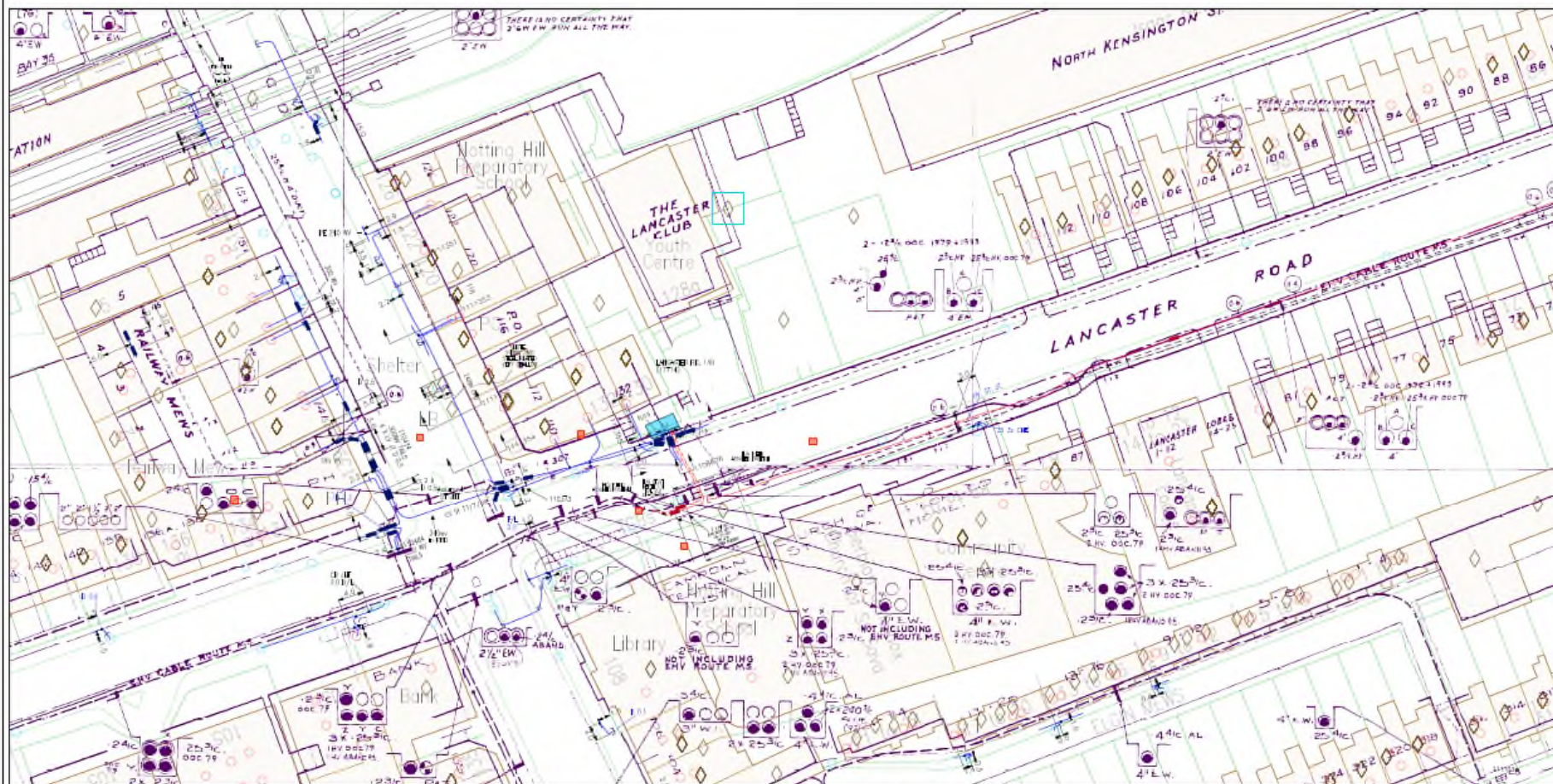
Plotted By: Tracy Gilbert

2019/2287524

Plotted On 13/12/2019

TQ2481SWANE





Filed On : 13/12/2019
 Filed By : Tracy Gilbert
 Plan Description: Portobello Road, Kensington & Chelsea, London W8 5HU
 2019/2267524/revs
 Map Centre : T224815W

UK Power Networks
 Plan Producer
 Paul Hunter
 0203 244 0000
 020 344 0000
 Tel: 0203 0565 966
 Fax: 02071 963762



For details of our planning process
 go to www.ukpower.co.uk/ehv

EHV CABLES EXTRA HIGH VOLTAGE CABLES (EHV) 220,000 to 132,000 volts

Depth normally 750mm cover in carriageway & 600mm cover in footways.
 Before digging, inform one metre of these cable routes.
 Telephone 0800 800 8000. In order that the Company's apparatus may be located on site and any necessary protection works agreed.

NEVER THREATEN BODIES OR HOUSES MUST NOT BE USED WITHIN THE VICINITY OF 4M CABLES BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONSULTING THE COMPANY.

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - any approved cable resistance tests prior to excavation using suitable hand tools.
3. It is essential that all cables are carefully marked using the use of mechanical tools or poles and the exact location of all cables have been determined.
4. It must be ensured that each property and none of street furniture has an electricity supply & separate record is kept for each service cable. This is not to be possibly done at the road.
5. All cables must be marked in being less unless proved otherwise by UK Power Networks.
6. The information provided must be kept & all people within reach of Power Networks plan & apparatus. Do not use plans more than 3 months after the issue date for excavation.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to clarify their location.

1. UK Power Networks Ltd does not warrant that the information provided to you is correct. You rely upon it at your own risk.
 2. UK Power Networks Ltd does not accept or limit its liability if it causes the death of a 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 Ltd has no liability to you in contract, tort or otherwise (including) for loss of or damage to property or for any economic loss (including without limitation loss of profits, loss of opportunity, loss of earnings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
 4. UK Power Networks Ltd has no liability to you in contract, tort or otherwise (including) for loss of or damage to property or for any economic loss (including without limitation loss of profits, loss of opportunity, loss of earnings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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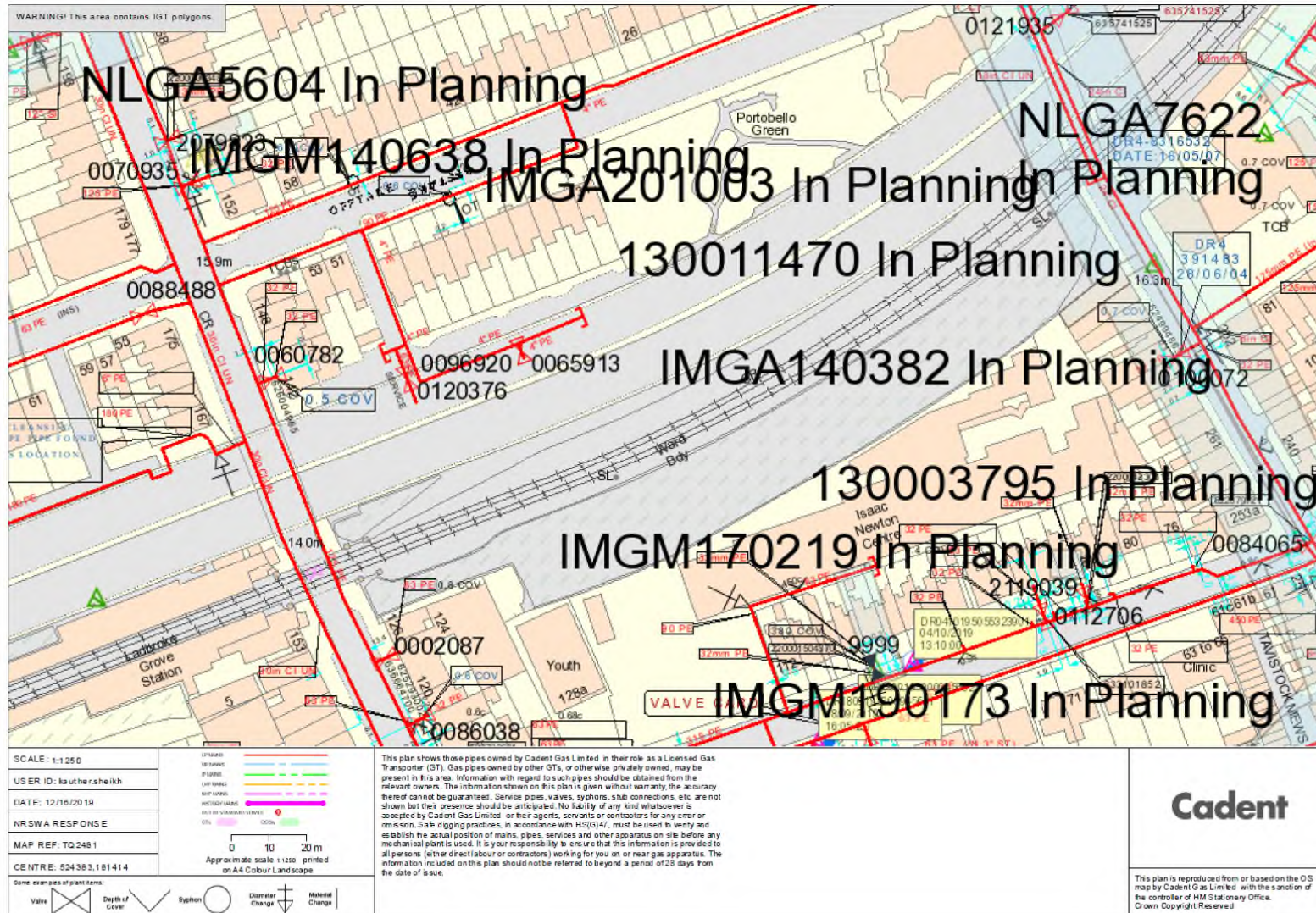
ADVICE TO CONTRACTORS ON AVOIDING DAMAGE FROM BURIED ELECTRICITY CABLES

- 1) Do have cable drawings with you on site and check them before you start the excavation.
 - 2) Do have a cable locator tool on site and use it to help you.
 - 3) Mark out the location of electricity cables.
 - 4) Do not use a mechanical excavator within 0.5m of electricity cables.
 - 5) Use spades and shovels in preference to other tools.
 - 6) Never disturb electricity cables and joints or their protective covers.
- FOR ENQUIRY - ASK PHONE 0800 056 5666
 0800-800-8000 - 24 hour emergency call or line phone
 0800 760 0760 (54hrs) 0800100**

These bank safety precautions are explained in detail in the HSE booklet H52(47) - Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor at HSE.

Please be aware that electric lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to clarify their location.

Appendix L – National Grid Gas and Electricity Plans



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