

28 February 2019
LAUB/VG/097420.00024/63580910.01

**Report on title – Land on the South side of Western
Avenue, Ealing**

Dated 28 February 2019

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1 Interpretation

The following terms are used in this report:

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

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

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

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

2 Scope of the review and limitation of liability

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

3 Executive Summary

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

- 3.1 Pursuant to a Transfer dated 25 February 1997 the Property was transferred together with all such mines and minerals (if any) under the Property. However, the title to the Property says that for the purpose of claiming indemnity pursuant to Section 83 of the Land Registration Act 1925, such mines and minerals are not deemed to be included in the title to the Property, please refer to paragraph 6 (a) below. ***We recommend title indemnity insurance be put in place.***
- 3.2 The plan marked "British Telecoms Infrastructure" at [Annex B](#) indicates that there is BT apparatus within the boundaries of the Property. Please see [Paragraph 7.6](#) below. ***The developer should contact BT with development proposals.***
- 3.3 The plans marked "Drainage and Water Search plans" at [Annex B](#) indicates that there are water mains, resource mains or discharge pipes within the boundaries of the Property. Please

see [Paragraph 7.4](#) below. **The developer should contact Thames Water with development proposals.**

4 The Property

- 4.1 The Property is the freehold land known as Land on the South side of Western Avenue, Ealing.
- 4.2 A plan showing the Property edged in red is attached as [Annex A](#) labelled "Property Plan".
- 4.3 The Property is registered at the Land Registry under freehold title number AGL55655. The class of title is absolute freehold title. Absolute title is the best class of title available.
- 4.4 The registered owner of the Property is the Owner.

5 Matters benefiting the Property

The Property enjoys the following Benefits:

- 5.1 A Transfer dated 25 February 1997 and made between (1) The Council of the London Borough of Ealing (Transferor) and (2) Secretary of State for Transport (Transferee) ("1997 Transfer") relates to a licence to enter.
- 5.2 Pursuant to the 1997 Transfer, the Transferor grants the Transferee a licence to enter on the Transferor's Licence Land shown coloured green, hatched red and pink and hatched green and marked Plots 47B, 47A and 47X on the plan marked "1997 Transfer Plan" at [Annex B](#) with his servants, agents and all necessary plant and equipment for the purpose of carrying out the "Licence Purposes". The Licence purposes means (i) in respect of Plot 47A the construction of a footpath (ii) in respect of Plot 47B the demolition of 1-18 Glendun Court, working space and temporary diversion of traffic and (iii) in respect of Plot 47X working space and the construction of a new staircase.
- 5.3 Pursuant to the 1997 Transfer the Transferor (in so far as he is able to) assigns the Transferee the benefit of a Deed of Grant dated 14 April 1950 and made between (1) Western Garages (Acton) Limited and (2) The Mayor Alderman and Burgesses of the Borough of Acton so far as the Property is capable of benefitting therefrom and so far as the same is still subsisting and capable of being enforced. **We have asked the Land Registry for a copy of this Deed of Grant however the Land Registry do not hold a copy.**

6 Matters burdening the Property

The Property is subject to the following Incumbrances:

- (a) pursuant to the 1997 Transfer the Property was transferred together with all such mines and minerals (if any) under the Property. However, title number AGL55655 says that for the purpose of claiming indemnity pursuant to Section 83 of the Land Registration Act 1925, such mines and minerals are not deemed to be included in the title to the Property; **Note: we recommend that indemnity insurance be put in place.**
- (b) the Transferee in the 1997 Transfer covenanted with the Transferor to carry out certain 'Accommodation Works' listed in [the 1997 Transfer](#) which once complete, form part of the adjoining land. These works are as follows:

- (i) Plot 47X: construction of a replacement access staircase to the remainder of Glendun Court on the plan marked "1997 Transfer Plan" at [Annex B](#) a new wall to match the existing pattern, such wall to be stepped to follow the gradient of the adjoining road and to vary in height from 2 metres at the eastern end to 0.6 metres at the western end. A gate is also to be provided at the eastern end at approximately the point marked C on the plan marked "1997 Transfer Plan" at [Annex B](#).
- (ii) Plot 47A: provide and construct a 1.6 metre high wall between the points marked B, N, E on the plan and construction of a dwarf wall 0.4 metres high between the points marked A and N on the plan marked "1997 Transfer Plan" at [Annex B](#).
- (iii) Plot 47B: regrade topsoil and seed
- (iv) Plot 47: provide and erect on the new highway boundary between points marked A, B and C on the plan marked "1997 Transfer Plan" at [Annex B](#).

The Transferee is not liable to maintain those works thereafter therefore there is no continuing liability on any future purchaser. The Owner confirms that it has not received notice of any breach of these covenants.

6.2 There are no other Incumbrances.

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 dated 21 January 2019 confirmed that the Property is registered under the title number(s) stated in [Paragraph 4.3](#) of this report.

7.2 Local land charges search

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 London Borough of Ealing on 6 December 2018. The result of the search revealed that the following local land charges are registered against the Property:

- (a) Conditional Planning Permission (P/20001/3924) dated 18 December 2001 for the erection of one 12.5 metre monopole mast with six panel antennas and two radio equipment cabins. An appeal was lodged (ref: P/2001/3924) although conditional planning permission was granted (ref: 40276).

- (b) The Property was designated as being within a Smoke Control Zone on 1 September 1966.

There are no other Land Charges.

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

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

The local authority search was provided by London Borough of Ealing on 6 December 2018. The result of the search revealed the following information:

The following two planning permissions have been granted:

- (a) Planning permission (P/2005/1992) dated 1 August 2006 for the installation of 15m telecommunications monopole to replace existing 12m telecommunications column and two equipment cabinets at base level (56 days notice);
- (b) Planning permission (P/2010/1519) dated 4 August 2010 for the installation of replacement 12m monopole and additional radio equipment cabinet (prior approval under part 24 of Schedule to the Town and Country Planning (General Permitted Development) Order 1995).

The Property is part of a designated development site and part of a designated Green Corridor. Green Corridors provide important links, between networks of strategic open spaces providing environmental, recreational and infrastructure facilities. They comprise roads, railways, walking and cycle routes, and corridors for the movement of wildlife, as well as green landmarks in their own right. Consequently, there will be little scope for development in Green Corridors, although limited opportunities within the newly defined A40 Acton Green Corridor in the eastern part of the borough will be assessed in the context of proposed revised Supplementary Guidance, and development adjoining these corridors will be expected to enhance their quality and continuity. The Council will seek to enhance the visual and environmental continuity between open areas, by planting and landscaping schemes and nature conservation management. Where feasible, footpaths and cyclepaths will be incorporated.

An extract from Ealing's Adopted 2004 Plan for the Environment/DCLG Direction 2007 can be found at [Annex C](#). Panel 1 refers to the Western Avenue A40 Green Corridor. Please also find attached the Green Corridor Plan at **Annex C**.

The location of this area on a Green Corridor may impact on any planning application for development and the conditions therein. Development of the site will be expected to deliver significant improvements to the Green Corridor. It is recommended that any enquiries relating to the Green Corridor designation are made direct with the Local Planning Authority.

Regeneration is underway or planned at the Green Man Lane, South Acton, Copley Close, Rectory Park, Allen Court, Sherwood Close, Golf Links and Havelock estates. For details please visit www.ealing.gov.uk/housingregen.

Western Avenue is maintained by Transport for London.

Parts of the NW10 and W3 postcode areas come under the Old Oak and Park Royal Development Corporation. For details please visit: www.london.gov.uk/about-us/organisations-we-work/old-oak-and-park-royal-developmentcorporation-opdc

Crossrail, the East-West cross-London railways service due to enter service in 2019, will run through the London Borough of Ealing on the route of the current Great Western Main Line with stations at Acton, Ealing Broadway, West Ealing, Hanwell and Southall. Please see plans at [Annex C](#) marked "Cross Rail Location Plan" with the Property approximate position shown edged red. For more information please visit www.crossrail.co.uk or call the Crossrail Helpline on 0845 602 3813.

High Speed Two (HS2) is a high speed railway due to enter service from London to Birmingham in 2026 and to Leeds and Manchester in 2032. The planned route includes a tunnel running through the London Borough of Ealing beneath The West Ruislip branch of the London Underground Central Line (North Acton, Hanger Lane, Perivale, Greenford and Northolt). Please see the plan attached at [Annex C](#) marked "HS2 Plan" which shows the approximate area of the Property as a red oval for information purposes only. For more information about High Speed 2 please call HS2 Ltd. on 08081 434434, e-mail hs2enquiries@hs2.org.uk or visit www.gov.uk/hs2.

Transport for London plans to create a Cycle Super Highway along the south side of the A40 Western Avenue running eastwards from Kathleen Avenue towards central London. This will include works at the junctions with roads running southwards from Western Avenue. For details please visit: <https://consultations.tfl.gov.uk/cycling/east-west-phase-2?cid=east-west-consult> or <https://tfl.gov.uk/travel-information/improvements-and-projects/cycle-superhighway-east-west> or call 0343 222 1155.

The Mayor of London has a CIL charging scheme which covers the London Borough of Ealing. The Council is considering the introduction of its own charging scheme. For details please visit: https://www.ealing.gov.uk/info/201161/planning_permission/1151/community_infrastructure_levy

From 1st January 2017 all privately rented houses in multiple occupation in the borough require a property licence. In some areas a licence is needed to rent out a house or flat to a single household. For details please call 020 8825 9512, e-mail prslicensing@ealing.gov.uk or visit: https://www.ealing.gov.uk/info/201086/housing_and_council_tax/2201/private_rented_property_licensing

From 1st October 2018 mandatory licensing will be extended to cover most HMOs. For details please visit: <http://ealingnewsextra.co.uk/features/hmo/>.

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

7.4 Drainage and water enquiries

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

Replies to the drainage and water enquiries were provided by Thames Water on 4 December 2018. The replies revealed the following information:

The search result does not confirm whether the Property is connected to the mains water supply on a metered basis as the Property is a plot of land. Please see the plans marked "Drainage & Water search plans" at [Annex B](#) which indicates that there are water mains, resource mains or discharge pipes within the boundaries of the Property.

The search result does not reveal whether foul and surface water from the Property drain to a public sewer as the Property is a plot of land. Please see the plans marked "Drainage & Water search plans" at [Annex B](#) which indicate that there are no public sewers, disposal mains or lateral drains within the boundaries of the Property.

7.5 Chancel repair search

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

The chancel repair search result was provided by CLS Chancel Check on 4 December 2018. 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.

7.6 Utility Search British Telecom Infrastructure

The BT Infrastructure search was provided by BT on 5 December 2018. Please see the plan marked "BT Infrastructure Plan" which reveals the location of the BT apparatus within the boundaries of the Property.

7.7 Utility Search National Grid Electric

The NG Electric search result was provided by National Grid on 6 December 2018 in respect of the National Grid Gas and Electricity Transmission apparatus. The results of the search concluded that National Grid Infrastructure is not affected. The Property is not subject to the provisions of an Easement or Wayleave agreement with regard to National Grid Gas plc's apparatus.

7.8 Utility Search National Grid Gas

The search was provided by Cadent on 7 December 2018. The results of the search concluded that Cadent Gas Ltd infrastructure is not affected. The Property is not subject to the provisions of an Easement or Wayleave agreement with regard to Cadent Gas Ltd's.

7.9 Utility Search Regional Electric

A search was provided by Scottish and Southern Energy on 7 December 2018. Please see the plans marked "Scottish and Southern Energy Plan" at [Annex B](#) which reveal that there are underground cables and an electricity substation within the vicinity of the Property although they appear to be in the public highway and are outside the boundaries of the Property.

7.10 Highway search

The results of the Highways Search confirms that the Property directly abuts Glendun Road which is a highway maintainable at public expense by Ealing Council. Please see the plan marked "Highways Search" at [Annex B](#) which reveals the extent of the adopted highway shaded green. The Property also abuts Western Avenue which is maintained by Transport for London and is shown shaded aqua on the plan marked "Highways Search" at [Annex B](#).

8 Replies to pre-contract enquiries

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

- 8.1 Reply 4.3 – there is an access route however this access is not supported by formal documentation.
- 8.2 Reply 7.2 – there are walls surrounding the Property and an accessible gate at the eastern end.
- 8.3 Reply 27 (a) and 28.1 – the Property has been VAT opted to tax.

9 Conclusion

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

Dentons UK and Middle East LLP

Dentons UK and Middle East LLP

Dated... *28 February 2019*

Annex A: Property Plan



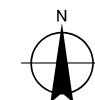
TRANSPORT
FOR LONDON

TfL Operational Property
Commercial Development
Finance Directorate
55 Broadway
London SW1H 0BD

MAYOR OF LONDON

Site I3
Western Avenue
W3 7EF

Date	21/12/2018
Initials	REM
Drg. No.	PAR
Rev	A
Scale	1:1,000 at A4

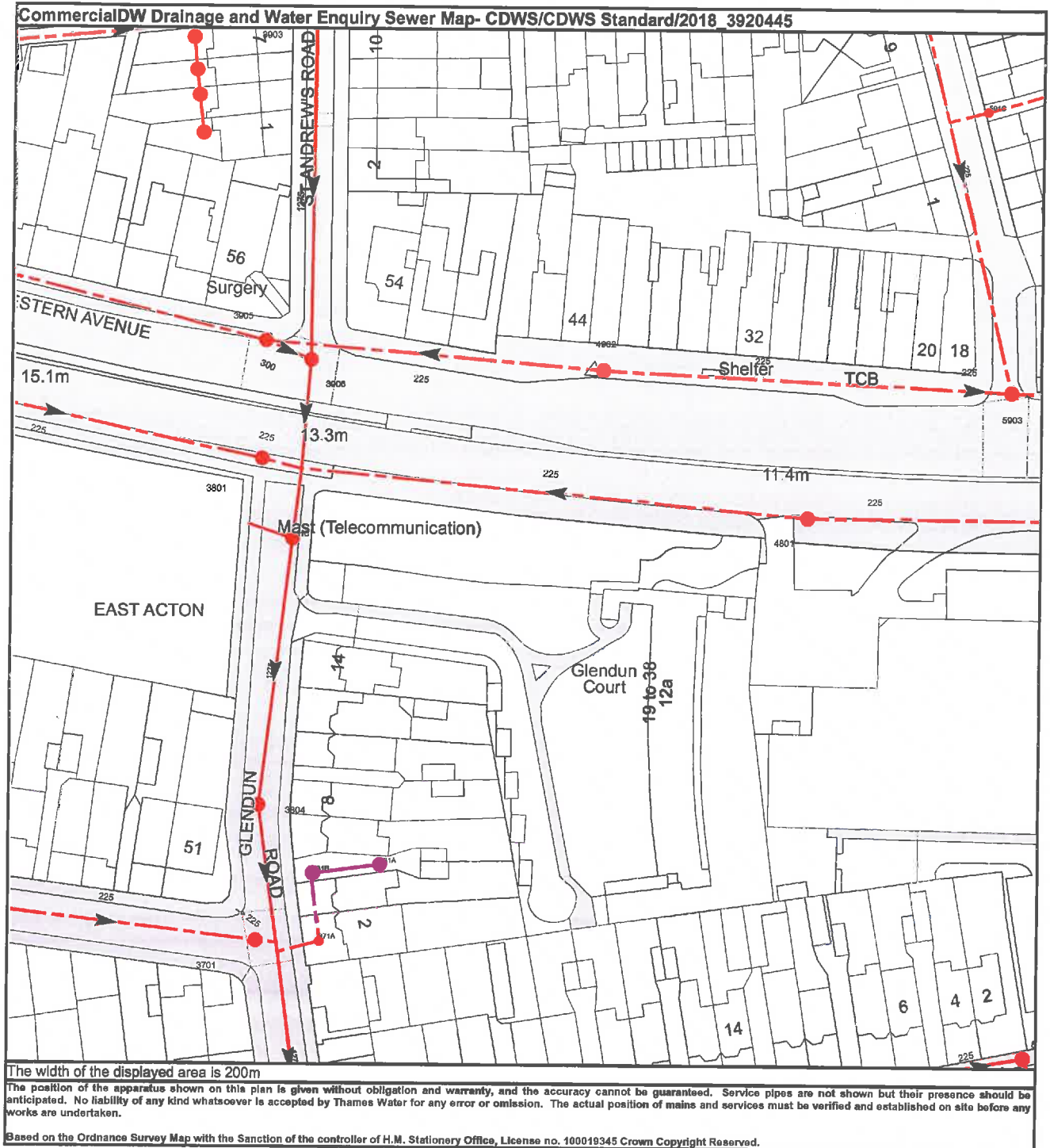


Neither this drawing nor
any of the information it
contains may be copied
or communicated to
third parties without
written permission.

Coordinate System: British National Grid

Annex B: Search Plans

Water and Drainage Plans



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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
591C	n/a	n/a
371A	n/a	n/a
381B	n/a	n/a
381A	n/a	n/a
3804	12.15	8.27
381C	n/a	n/a
4801	11.27	9.29
3801	13.49	11.29
4902	12.11	10.24
3906	13.35	8.4
3905	13.65	9.75
3701	11.81	10.2
3910	n/a	n/a
3907	n/a	n/a
3908	n/a	n/a
3909	n/a	n/a
5903	10.47	8.77
5708	9.15	7.35

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



Sewer Key - Commercial Drainage and Water Enquiry

Public Sewer Types (Operated & Maintained by Thames Water)

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

Notes:

- 1) All levels associated with the plans are to Ordinance 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

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Searches on 0118 925 1504.

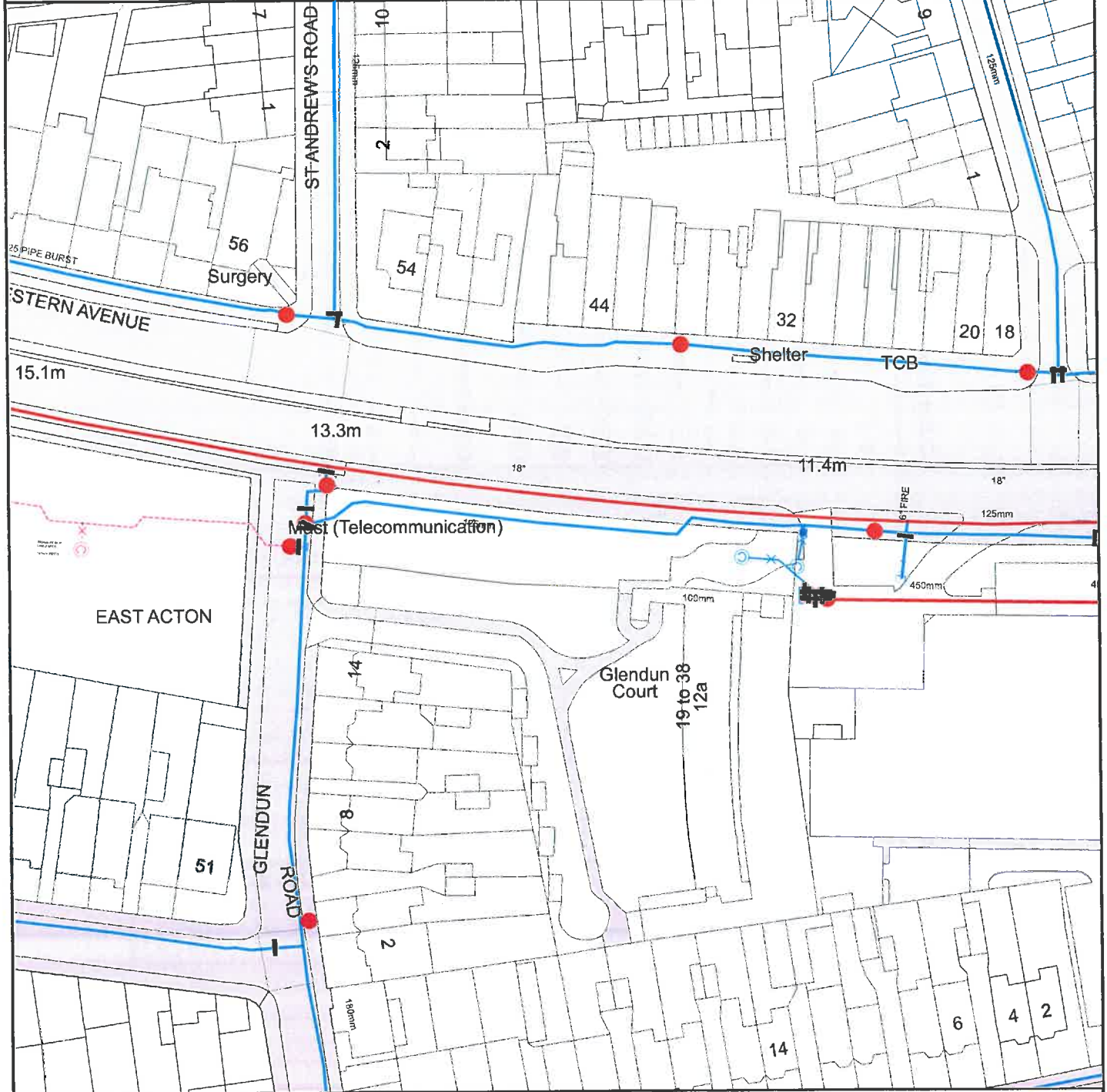
Other Symbols

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



The width of the displayed area is 200m

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

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



Waterworks Key - Commercial Drainage and Water Enquiry

Water Pipes (Operated & Maintained by Thames Water)

4" Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.

15" Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.

3" SUPPLY Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.

3" FIRE Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.

3" METERED Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.

Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.

Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 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)

Other Water Company Main: 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.

Private Main: Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

AGL 55655

A40
TERN AVENUE

WE



CUN ROAD

Plan attached to
Name of Council
Date 24/2/95

GLENDUN COU

THE COMMON SEAL OF THE COUNCIL OF
THE LONDON BOROUGH OF EALING was
hereunto affixed in the presence of:

Michael
Mayor

(Signature)
Proper Officer

TC161

Plot No.	Address	Requirement	Owner	Area #2
47	1-18, Glendun Court, Western Avenue, W3	Title	Council of the London Borough of Ealing	1206
47A	1-18, Glendun Court, Western Avenue, W3	Title	Ditto	32
47B	1-18, Glendun Court, Western Avenue, W3	Licence	Ditto	489
47X				

Cooper Macdonald
CONSULTING ENGINEERS

A40 WESTERN CIRCUS
JUNCTION IMPROVEMENT

Scale 1 : 500

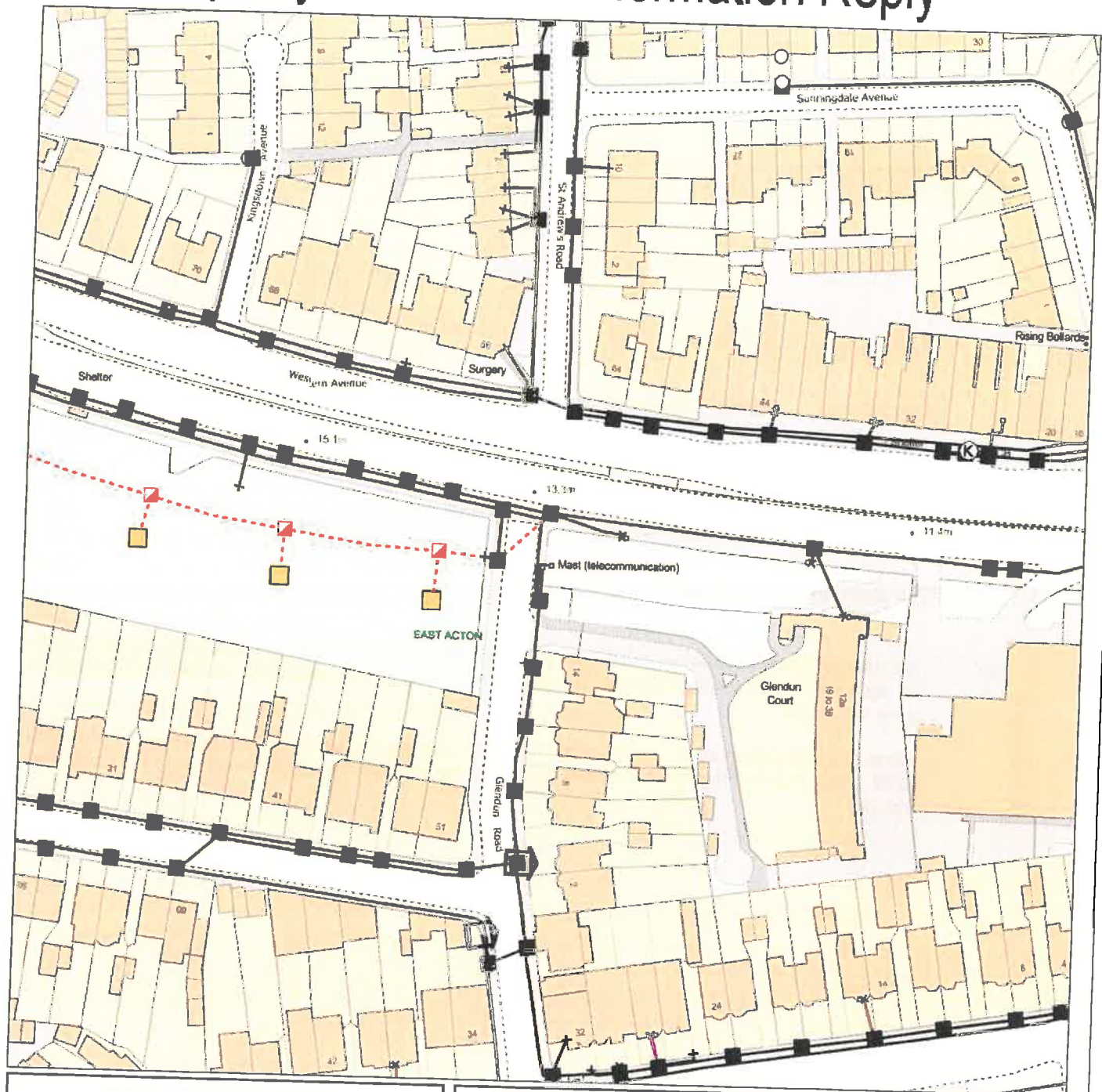
Org. No

5507/LI/47/1



PLAN

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

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

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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 : QPQ10524Y


Map Reference : (centre) TQ2138080880

Easting/Northing : (centre) 521380,180880

Issued : 05/12/2018 10:52:20

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





WARNING
 EHV CABLES & LINES IN PLOT AREA

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 Southern Electricity Networks Distribution plc.
 Registered in England No. 06650000 Registered Office:
 No. 1 Parkway Place, 43 Parkway Road, Reading RG1 3JA

WEST LONDON
 020-8606-6400
 HV
 Scale 1:1250
 Date: 07/12/2018
 Grid Ref: tq21418087
 YOR
 makala.jefferies
 Plot 1 of 2
 UNCONTROLLED COPY
 Subject to Revision without Notice
 Template: SUS NRSWA BW A4 plot4
 NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID.
 FOOTPATH 0.40m 0.45m 0.60m 0.75m
 ROAD CROSSING 0.65m 0.60m 0.75m 0.90m
 L.V./services -up to 1000V
 H.V. -over 1000V to 11,000V
 e.h.v -22,000V and 132,000V

WARNING
 There may have been subsequent alterations to the survey level. Trial holes must be taken to determine the position and depth of cables. HS (c) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing any excavation work. (available from HSE)
 WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY DISTANCE NOTES G56 SHOULD BE CONSULTED.
 (AVAILABLE FROM THE HSE)



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Southern Electricity Networks plc
Registered in England No. 04040990
No. 1 Forbury Place, 43 Forbury Road, Reading, RG1 5BT

WEST LONDON

020-8606-6400

LV

Scale 1:1250

Date: 07/12/2018

Grid Ref: tq21418087

YOR

makala.jefferies

Plot 2 of 2

UNCONTROLLED COPY

Subject to Revision without Notice

Template: SIAS NESTA BW A4 plot4

NORMAL DEPTH TO THE TOP OF THE
CABLE WHEN LAID.

FOOTPATH 0.40m 0.45m 0.60m 0.75m
ROAD CROSSING 0.85m 0.90m 0.75m 0.90m

L.V./services -up to 1000V
-over 1000V to 11,000V
h.v.
e.h.v


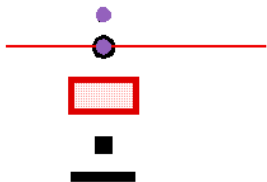






































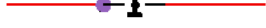




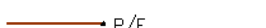
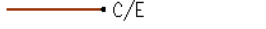





WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine the position and depth of cables. HS (c) 47 Boddie from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing any excavation work. (available from THE HSE)






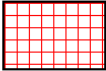


















WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)













GIS ELECTRIC SYMBOLS (SOUTH)

	LV UNDERGROUND SERVICE CABLE		POLE
	LV UNDERGROUND MAINS CABLE		POLE MOUNTED TRANSFORMER
	2KV-3.3KV UNDERGROUND CABLE		SUBSTATION
	6.6KV UNDERGROUND CABLE		LINK BOX
	11KV UNDERGROUND CABLE		PILLAR
	22KV UNDERGROUND CABLE		MAJOR PIPELINE
	33KV UNDERGROUND CABLE		ASSUMED ROUTE
	66KV UNDERGROUND CABLE		CROSS SECTION
	132KV UNDERGROUND CABLE		DUCTING
	LV OVERHEAD LINE		FLYING STAY
	2-3.3KV OVERHEAD LINE		PME EARTH
	6.6KV OVERHEAD LINE		NEUTRAL EARTH
	11KV OVERHEAD LINE		OIL/GAS GAUGE
	22KV OVERHEAD LINE		OIL/GAS TANK
	33KV OVERHEAD LINE		BALANCER
	66KV OVERHEAD LINE		REGULATOR
	132KV OVERHEAD LINE		PIT
	FIBRE OPTIC CABLE		SCHEMATIC CONNECTOR
	PILOT CABLE		SUPPLY LOCATION-PROPERTY
	CIRCUIT BREAKER		SUPPLY LOCATION-OTHER
	SWITCH DISCONNECTOR		SUPPLY LOCATION-STREET FURNITURE
	POLE BOX		
	STRAIGHT JOINT		
	TEE JOINT		
	TRIFURCATING JOINT		
	POT END JOINT		
	CAPPED END JOINT		
	SEALING END JOINT		
	SERVICE CONNECTOR JOINT		
	O/H CONNECTOR JOINT		
	WALL BOX JOINT		

GIS ELECTRIC SYMBOLS (NORTH)

	FIBRE OPTIC CABLE		LINK BOX
	PILOT CABLE		PILLAR
	6.6/11kV UNDERGROUND CABLE		SUBSTATION
	33kV UNDERGROUND CABLE		WATER PIPELINE
	132kV UNDERGROUND CABLE		OIL PIPELINE
	LOW VOLTAGE UNDERGROUND CABLE		GAS PIPELINE
	6.6/11kV OVERHEAD LINE		SWITCH DISCONNECTOR
	33kV OVERHEAD LINE		CIRCUIT BREAKER
	132/275kV OVERHEAD LINE		SUPPLY POINT
	LOW VOLTAGE OVERHEAD LINE		
	POLES		
	TOWER		
	POLE TERMINATION		
	JOINTS		
	DUCTING		

GIS Gas Symbols

	Medium Pressure Pipe
	Low Pressure Pipe
	Gas Ducting
	
	Gas Supply Point
	Gas Joint
	End Closure
	Pressure Reduction Station
	Gas Utility Connection Point
	Valve


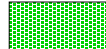


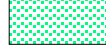


Highways Search Plan

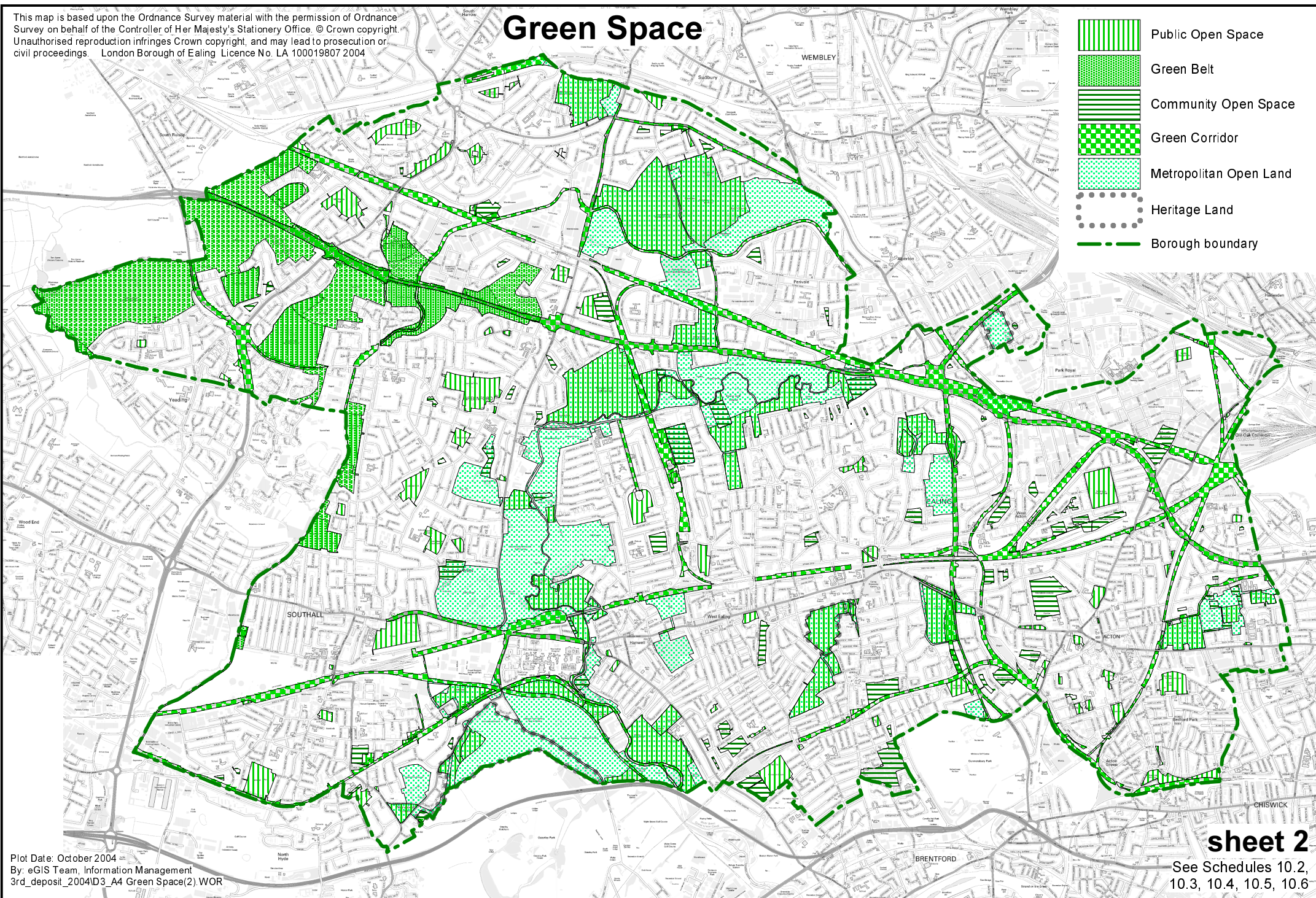


Annex C: Development and Rail Plans

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Green Space

-  Public Open Space
-  Green Belt
-  Community Open Space
-  Green Corridor
-  Metropolitan Open Land
-  Heritage Land
-  Borough boundary



3.2 Green Corridors and the Waterway Network

1. **The Council will not normally permit development within Green Corridors, and development adjoining or affecting the setting of these corridors will be expected to enhance their visual, nature conservation and recreational qualities, and their visual and environmental continuity.**
2. **The Council will promote the environmental and amenity aspects of the Green Corridors along the Grand Union Canal, and land along the river corridors of the Borough.**
3. **The Council will not permit development that would have an adverse impact on the water environment, particularly in relation to canals, rivers, ponds, wetlands, public access in river corridors and water related recreation; or which would result in any adverse changes in the flows or levels in any watercourses in the vicinity, or the quality of surface or underground water.**

2004 Plan

See Map Sheet 2,
Sites and Areas Schedule
10.3, Table 3B – River and
Waterway Corridors

SPG/SPD

SPG 22 A40 Acton: Green
Corridor Strategy

Govt Documents

PPS 9 Biodiversity and
Geological Conservation; PPG
17 Planning for Open Space,
Sport and Recreation; PPS 25
Development and Flood Risk

The London Plan 2008

3D.10, 4A.17, 4C.1-34

Green Corridors provide important links, between networks of strategic open spaces providing environmental, recreational and infrastructure facilities. They comprise roads, railways, walking and cycle routes, and corridors for the movement of wildlife, as well as green landmarks in their own right. Consequently, there will be little scope for development in Green Corridors, although limited opportunities within the newly defined A40 Acton Green Corridor in the eastern part of the borough will be assessed in the context of proposed revised Supplementary Guidance, and development adjoining these corridors will be expected to enhance their quality and continuity. The Council will seek to enhance the visual and environmental continuity between open areas, by planting and landscaping schemes and nature conservation management. Where feasible, footpaths and cyclepaths will be incorporated.

3.2-J1

The Grand Union Canal is a waterway which functions as an unbroken Green Corridor and pedestrian link through the borough. The Council will promote its use for recreation, leisure and nature conservation, and encourage improvements. There are 10 miles of canals in the Borough, and together with the Rivers Brent and Crane and smaller rivers and streams, these waterways form an integral part of the Green Corridors in the Borough. Railway and major road arteries also have valuable Green Corridor functions, and some operational development may need to proceed along railway lines, to support their primary transport function.

3.2-J2

10.3 Green Corridors**See Policy 3.2 and Map Sheets 1, 2 and 15****1. Western Avenue A40**

The greening of this important transport route from the western boundary of the borough along the A40 to Park Royal station (linking Major Open Areas and branching northwards along Horsenden Lane South) and extending to the borough boundary at East Acton on land originally acquired for road widening. Along the A40, the road and footway/cycleway will be separated by landscaping and mounding where possible, and improvement made to the landscaping of the boundaries of the corridor.

2. North Circular Road NW10 and W5

Where it links Major Open Areas between Twyford Abbey, Hanger Hill Park, Ealing Common and Gunnersbury Park. The road and footway/cycleway will be separated by landscaping where possible, and improvements made to the landscaping of the boundaries of the corridor. The area of the former road improvement line is retained as Green Corridor and all of Gunnersbury Ave is now included.

3. Grand Union Canal

Including the towpath, associated land and small related areas. This is also defined as a Green Chain and as a nature conservation Site of Metropolitan Importance by the London Ecology Unit.

4. Ruislip Road Northolt

From Down Barns to Rectory Park where landscaping of the Hayes By-pass extends the corridor southwards.

5. Greenford Branch Line

Including embankment and adjoining uses from Greenford Station Viaduct through Perivale Park in the Brent River Park to the junction with the London to Swansea main line (see 12d). This area could incorporate open land, footpath and cycle routes, it forms a natural boundary between Ealing and Hanwell.

6. Uxbridge Road/Iron Bridge Southall

Comprising the broad dual carriageway between Southall Park and Hanwell Bridge, with open frontages and some good views where landscaping is important, also including a spur down Windmill Lane to Three Bridges.

7. Greenford Road Greenford

From Greenford Station to Ealing Northern Major Open Area and along Whitton Avenue East to Sudbury Golf Course.

8. East Churchfield Road/East Acton Lane W3

From Acton Town Centre to Acton Park Major Open Area. Open and attractive frontages are to be maintained.

9. Cuckoo Avenue W7

From the boundary of the Brent River Park on Ruislip Road East to the grounds of Hanwell Community Centre. Grass verges and a central island with many large trees connect the two prominent landscape features; Brent flood plain and an important viewing point, Hanwell Community Centre.

10. Uxbridge Road W7

Frontage between entrances of the two cemeteries in Hanwell. Mature plane trees on either side of the road form an important visual link between the two cemeteries.

11. River Brent

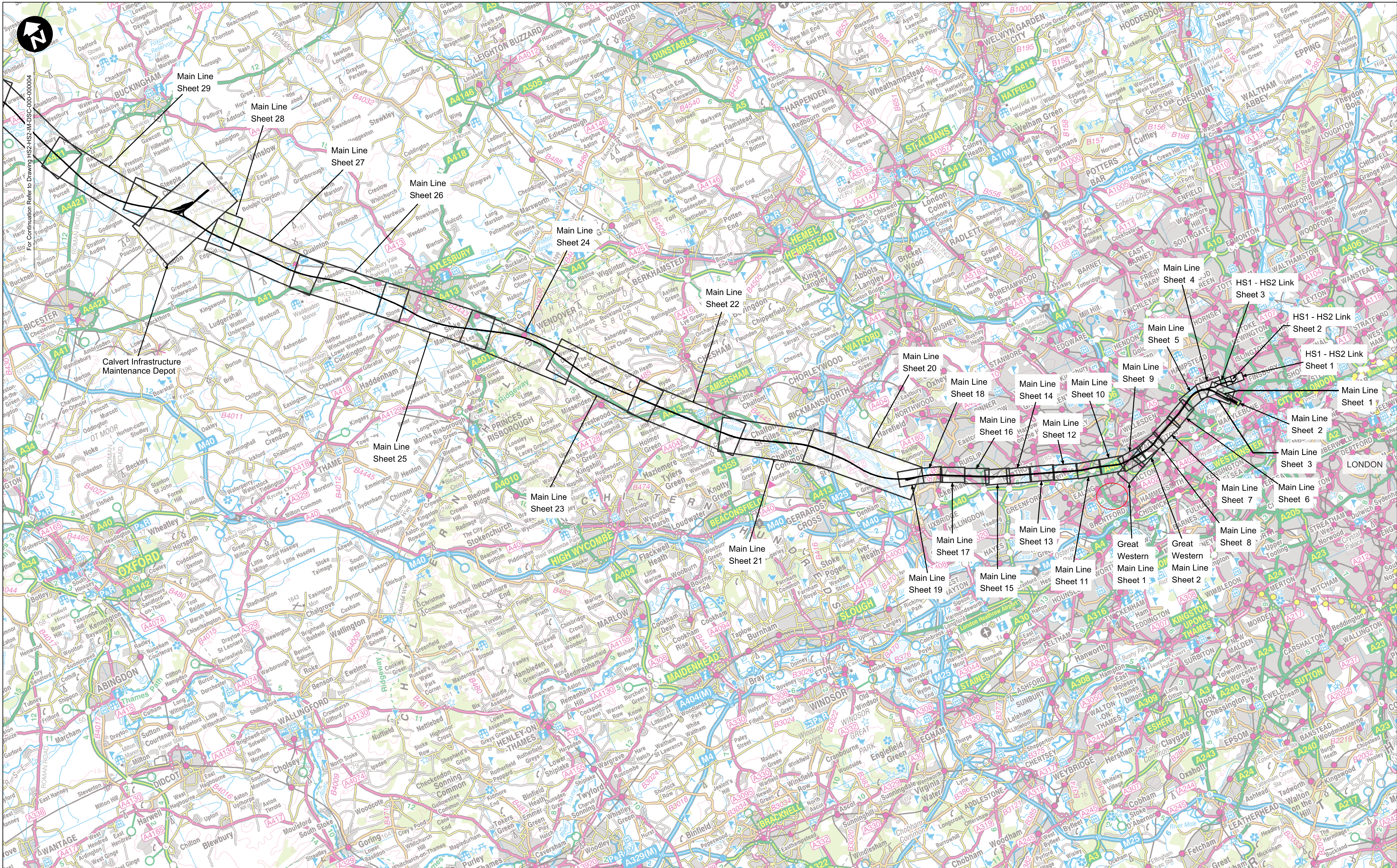
From the northern boundary of Brent River Park to the Borough boundary; also a Green Chain.

10.3 Green Corridors *continued*

12. Other Railway Lines:

Gaps in any of these corridors represent sections of hard surfaces where there is, at present, inadequate space for development of vegetation. It is noted that implementation of this policy will have regard to the problem of leaf fall on railway tracks.

a) Central Line	LRT) W of Northolt Station to North Acton Station.
b) North London Line	(Rail Track) S of Willesden Junction to N of Gunnersbury Station where a new station is proposed at junction with 12f.
c) Land at Halsbury Road East and West and the Marylebone Line	(Rail Track) Northolt Park Station eastward.
d) British Rail and Central Line	(LRT) From the canal W of Southall Station to E of Acton Main Line Station at Wormwood Scrubs. It includes corridor adjoining Hanwell Cemeteries and Conolly Dell.
e) Piccadilly-Heathrow Line	(LRT) Acton Town to Boston Manor Station.
f) District Line with Piccadilly-Rayners Lane	(LRT) Chiswick Park to Ealing Broadway and Park Royal.
g) Brentford Line	(Rail Track) Southall Station southeastwards to the M4.



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P01	Fit for hybrid bill submission	16/12/13	16/12/13	16/12/13				Design Stage	hybrid bill submission			Discipline/Function Civil		
								Drawing Title	Engineering Plan & Profile			Drawn	Checked	Approved
									Drawing Index			JM	SB	TG
									Sheets 2 of 3			Date	Scale	Size
Rev	Description	Drawn	Checked	Con App	HS2 App				16/12/2013	NTS	A1			
									Drawing No. HS2-HS2-CV-DSC-000-000003		Rev. P01			

Cross Rail Location Plan

