

TRI BE AVONMOUTH HOUSE LTD

AVONMOUTH HOUSE, 6 AVONMOUTH STREET, LONDON

UTILITIES AND SERVICES STATEMENT

REPORT REF.

2102760-05

October 2021

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Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	Draft	MRH	MNR	DRAFT ONLY	14/09/21
-	Final	MRH	AD	KM	21/10/21

Distribution

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1. Introduction

1.1. Ardent Consulting Engineers (ACE) has been appointed by Tribe Avonmouth House Ltd to prepare a Utilities and Services Statement for the proposed student-housing led development at Avonmouth House, 6 Avonmouth Street, Southwark, London, SE1 6NX.

1.2. This report has been undertaken to provide further details on the utilities in the vicinity and those which will serve the proposed development comprising:

*"Demolition of existing building and structures and erection of a part 2, part 7, part 14, part 16 storey plus basement mixed-use development comprising 1733sqm (GIA) of space for Class E employment use and/or community health hub and 233 purpose-built student residential rooms with associated amenity space and public realm works, car and cycle parking, **and ancillary infrastructure.**"*

1.3. For a more detailed description of the proposed development please refer to the Design and Access Statement and the Planning Statement.

1.4. In preparation of this report, Ardent Consulting Engineers has consulted with the relevant Statutory Undertakers that cover the area. It should be noted that existing utilities may have their capacity reduced by future third-party connections from other schemes at any time. The advice given within this report may therefore be subject to change and supplies cannot be guaranteed until formal quotations have been accepted and paid for.

1.5. It should also be noted that elements of this report have been produced on the basis of information received from relevant service companies and as such, Ardent Consulting Engineers cannot accept responsibility for the accuracy of the information received.

1.6. Copies of the correspondence received from the Statutory Undertakers have been provided in the appendices of this report for further reference.

1.7. This report aims to provide an outline summary of the provision of utilities to serve the development and demonstrate that the site can be suitably served without having a detrimental impact on the surrounding networks and environment.

- 1.8. Please note that there may be private utilities present within the site which would not be picked up within this report.

Report Structure

1.9. The baseline parameters of the site are outlined in Section **2.0**, Section **3.0** describes the proposed scheme and anticipated utility demands, and Section **4.0** defines the provision of utilities including both supply and extent of any potential diversionary requirements.

2. Baseline Parameters

Site Location

- 2.1. The site is bound by Avonmouth Street to the north, south and east and existing mixed land uses fronting Newington Causeway to the west. It is situated on the Western edge of Newington Gardens within the London Borough of Southwark. The location of the development site is shown below in Plate 2.1.

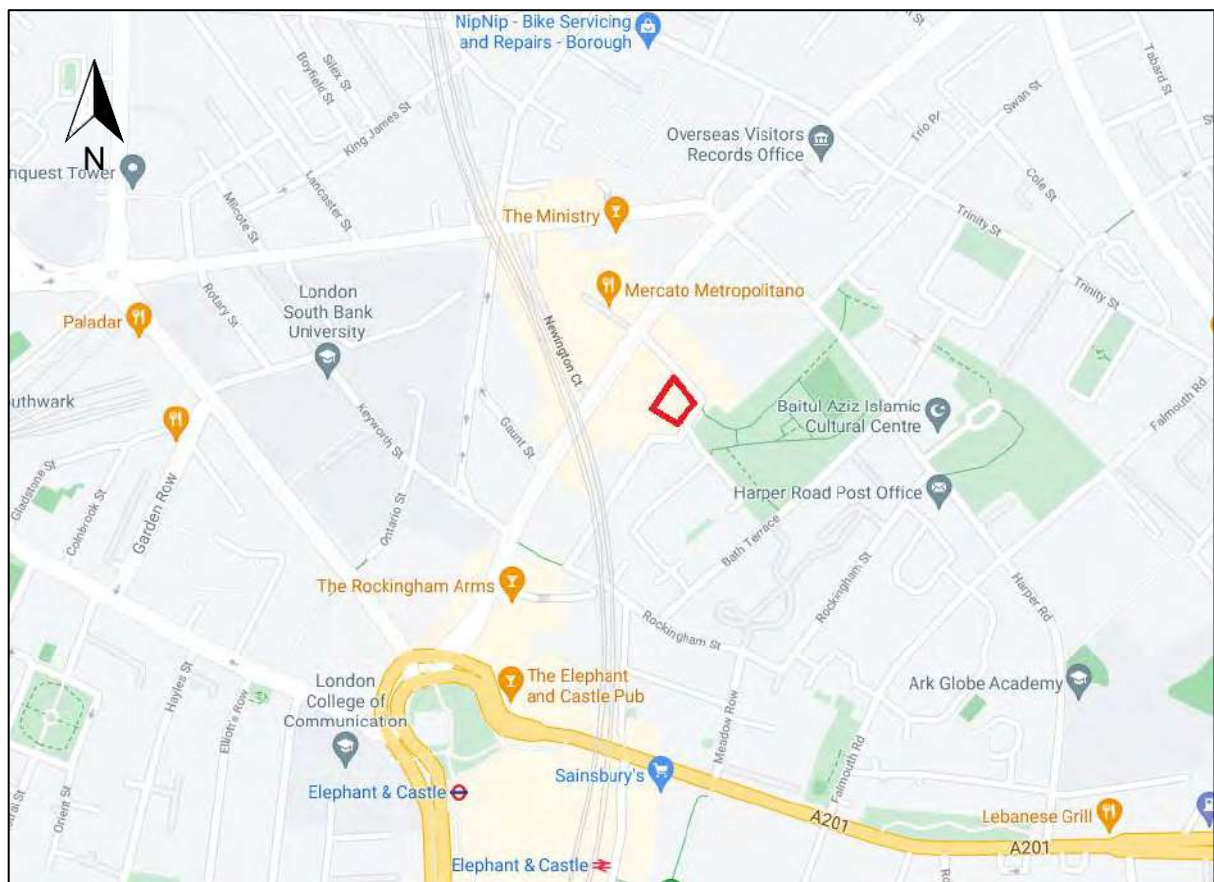


Plate 2.1: Site Location (Source: Open Street Map)

Existing Land Use

- 2.2. The site currently comprises a conference centre with meeting rooms and other associated commercial uses.

Existing Survey Information

- 2.3. A topographical survey was carried out by LRM Survey Services in May 2021, drawing REF: 21/AG/882/01. The full topographical survey for the site can be found in Appendix A.

- 2.4. A search was carried out by Groundwise in July 2021 contacting all potential utility providers in the area. The search covers the majority of the potential utilities that maybe present and as such gives a good degree of confidence there are no other services in the vicinity of the site other than those discussed below.

3. The Proposed Development

Introduction

- 3.1. The scheme proposals comprise the redevelopment of the site to provide 233 student bedspaces along with 1,733sqm commercial floorspace, servicing provision, and landscaping. The proposed site layout plan is included in Appendix A.

- 3.2. Plate 3.1 below, sets out the current outline plan along with proposed land uses.



Plate 3.1: Development Proposals (GF Extract)

- 3.3. The development layout can be found in full within Appendix B.

- 3.4. It should be noted that the original enquiries for the site were for a slightly different development make up with 223 units and 1,307sqm of commercial floorspace. The increase in the final design is not likely to have a significant impact on the enquiries already carried out with capacities based on high level assumptions.
- 3.5. It is recommended that a detailed enquiry based on the final demands is carried out when this information is available and nearer to construction time to ensure the **available capacity hasn't changed and** to enable a final connection to be confirmed.
- 3.6. No works are proposed within the adopted highway at this time and as such it is assumed that no diversion works are required. Any utilities entering the site serve the existing development and therefore any works would be part of the demolition/new supply design rather than a diversion.

4. Utility Service Provision

Gas Supply

4.1. The asset record plans provided by Scotia Gas Networks (SGN) illustrate the presence of existing supply networks in the vicinity of the site, to the north, east and west as shown at Plate 4.1, below.

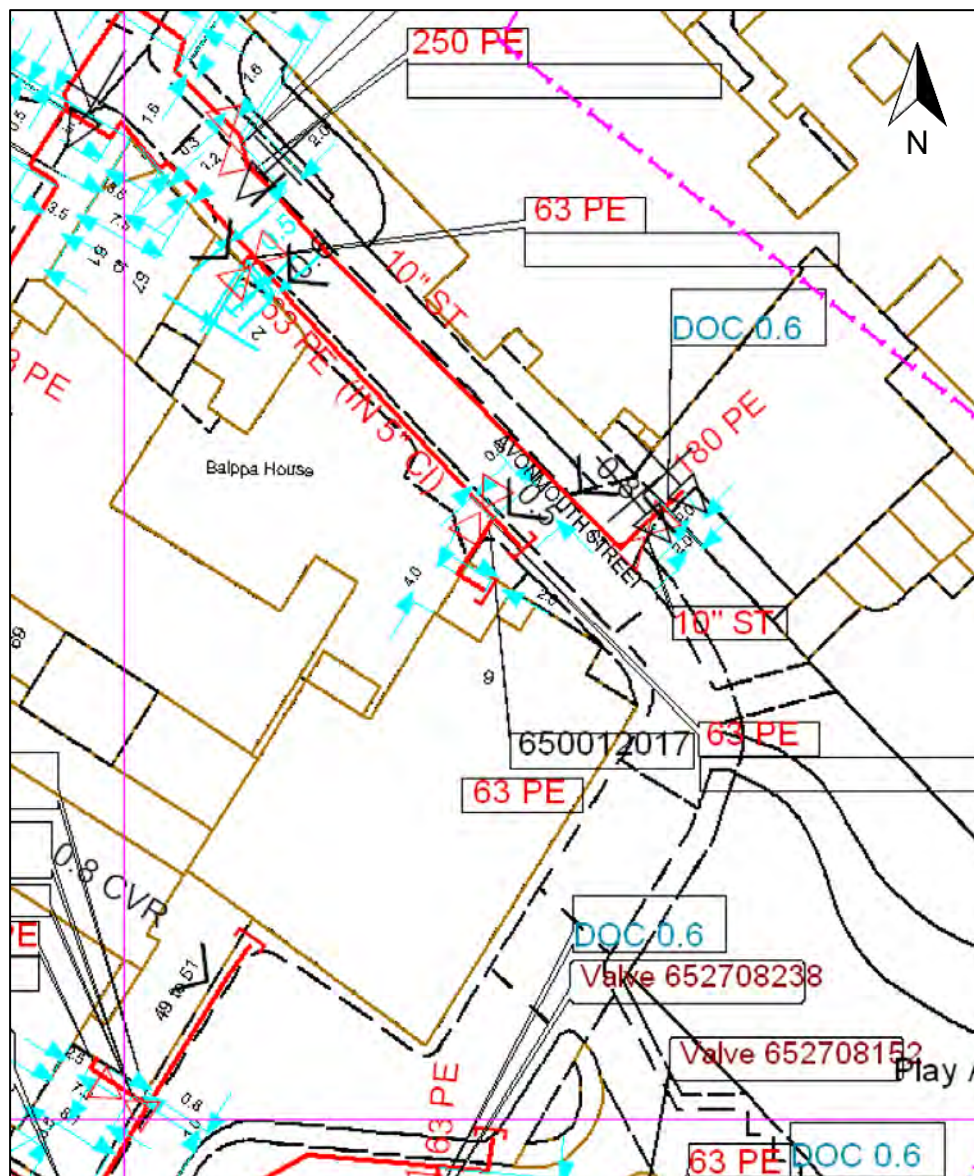


Plate 4.1: SGN Asset Mapping (Extract)

4.2. The SGN asset plans show a 63mm PE low pressure (LP) main beneath Avonmouth Street to the north of the site, as well as a 63mm PE LP main beneath Tiverton Street that terminates at the southern boundary of the site.

4.3. A LP main is defined as being between 0-75 mbar.

4.4. At the time of writing we are awaiting confirmation from SGN that there is capacity within their network, to be accessed from one of the connection points shown in Plate 4.1.

4.5. SGN asset maps and correspondence can be found within Appendix C.

Foul and Surface Water Drainage

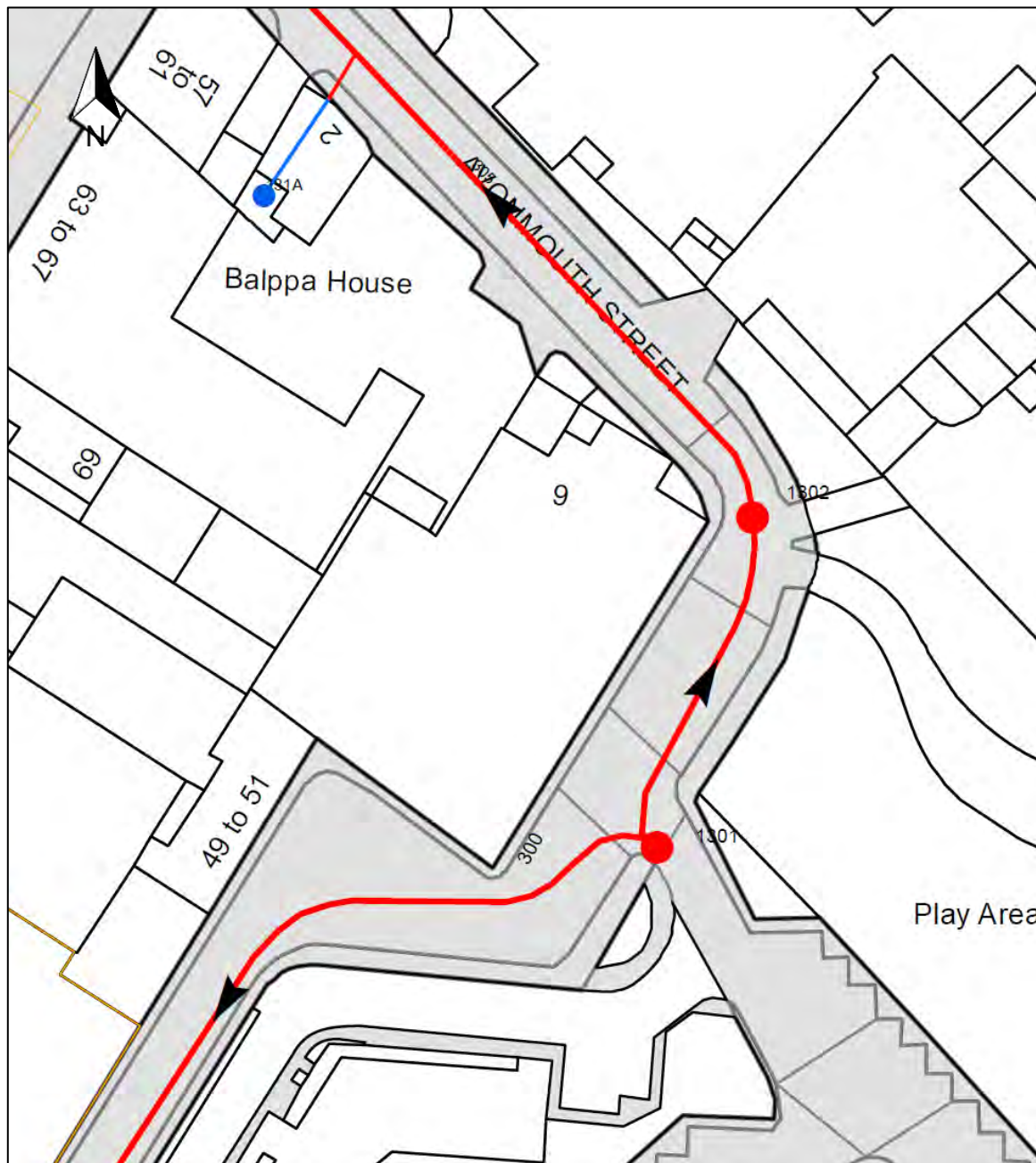


Plate 4.2: Thames Water Asset Mapping
(Waste and Surface Water)

- 4.6. The local Water Authority, Thames Water (TW), has provided asset plans of the existing foul and surface water network around the site, as shown in to Plate 4.2 above.
- 4.7. There is a combined sewer main that flows from east to west along Avonmouth Street.
- 4.8. It is proposed that a new connection from within the site will be utilised to drain the proposed development for both Foul and Surface water.
- 4.9. Manhole reference 1302 will be utilised with a foul, however a new surface water connection and manhole has been proposed in the accompanying FRA and Water Strategy.
- 4.10. TW have confirmed that their network has adequate capacity within the combined sewer in Avonmouth Street.
- 4.11. TW sewer records can be found in Appendix D.

Potable water Supply

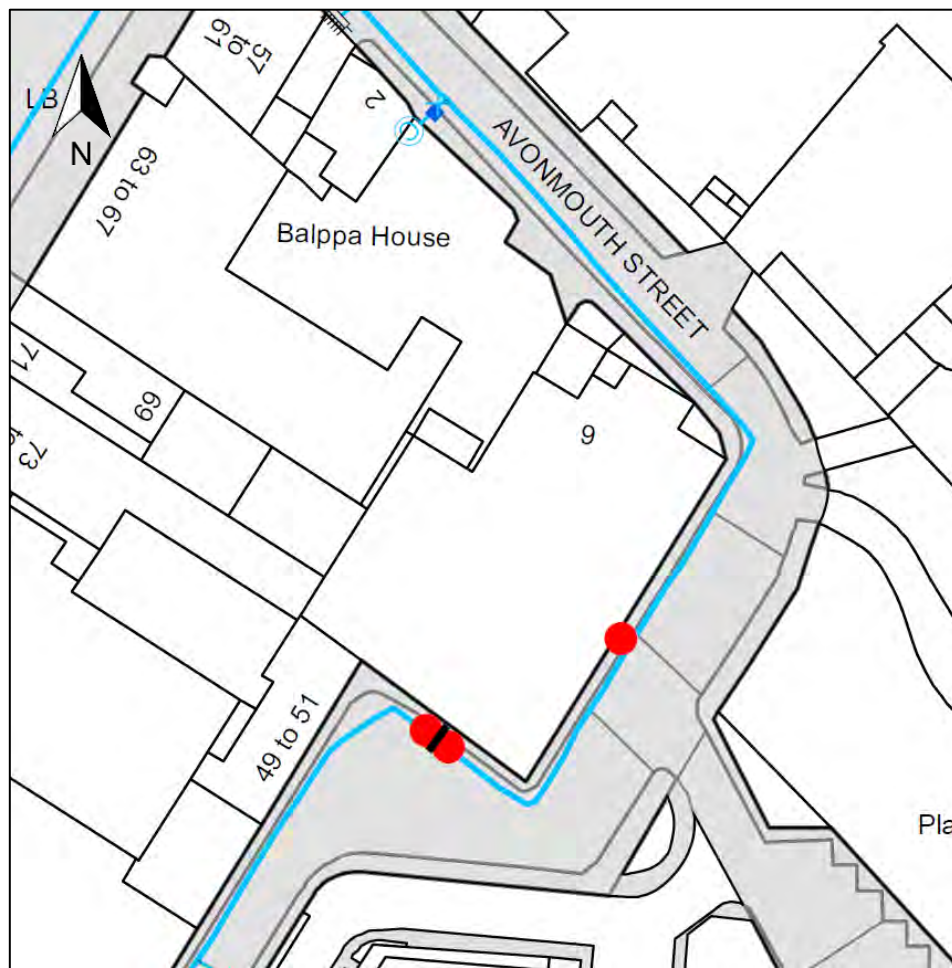


Plate 4.3: TW Asset Mapping (Water supply)

4.12. Asset plans of the existing water supply network have been obtained from TW which indicate there are water supply mains to the north, east and south of the site, as shown in Plate 4.3 above.

4.13. TW have confirmed that their network has adequate capacity to service the site from the main on Avonmouth Road at the east of the site.

4.14. Details of the TW correspondence and detailed record plans can be found in Appendix D.

Electricity

4.15. A utility search of the existing electricity distribution network has been obtained from UK Power Networks (UKPN) which illustrates that there are both high voltage (HV) low voltage (LV) cables within the vicinity of the site as shown in Plate 4.4 below and Appendix E.

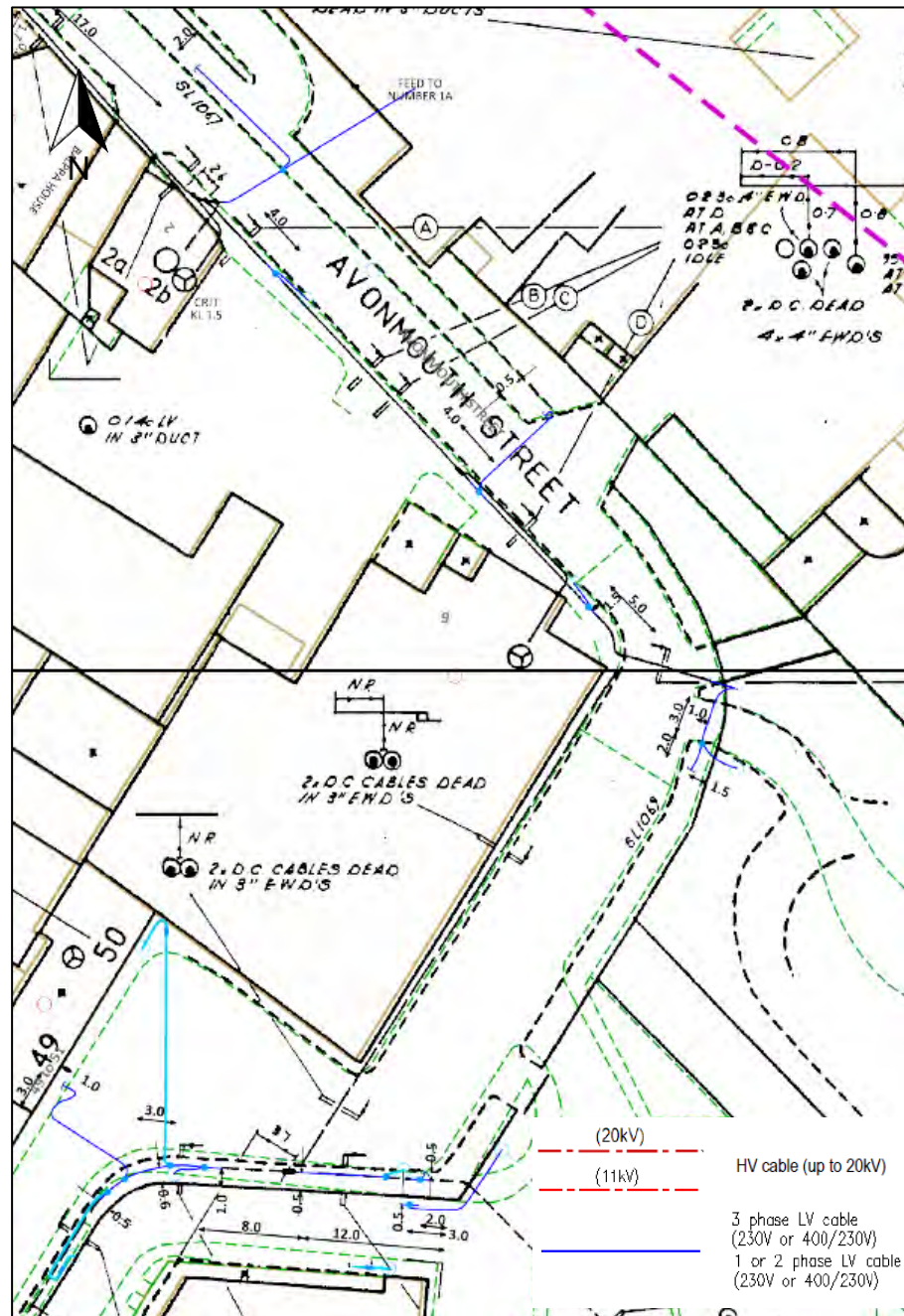


Plate 4.4: UKPN utility search (Extract)

4.16. HV cables terminate at a substation approximately 31m to the south of the site on Tiverton Street.

4.17. UKPN have confirmed that their network has adequate capacity and have provided a budget quote of £111,350 for a new High Voltage connection along Newington Causeway. This budget quote was undertaken for a quantum of development of 223 student bedrooms and 1,307sqm of commercial space and will therefore require a minor update.

4.18. A copy of all the correspondence with UKPN is contained at Appendix E.

Telecommunications Connections

4.19. The asset record plans provided by BT Openreach as shown in Plate 4.5 below, and within Appendix F, shows BT equipment located to the north, south, east and west of the development.

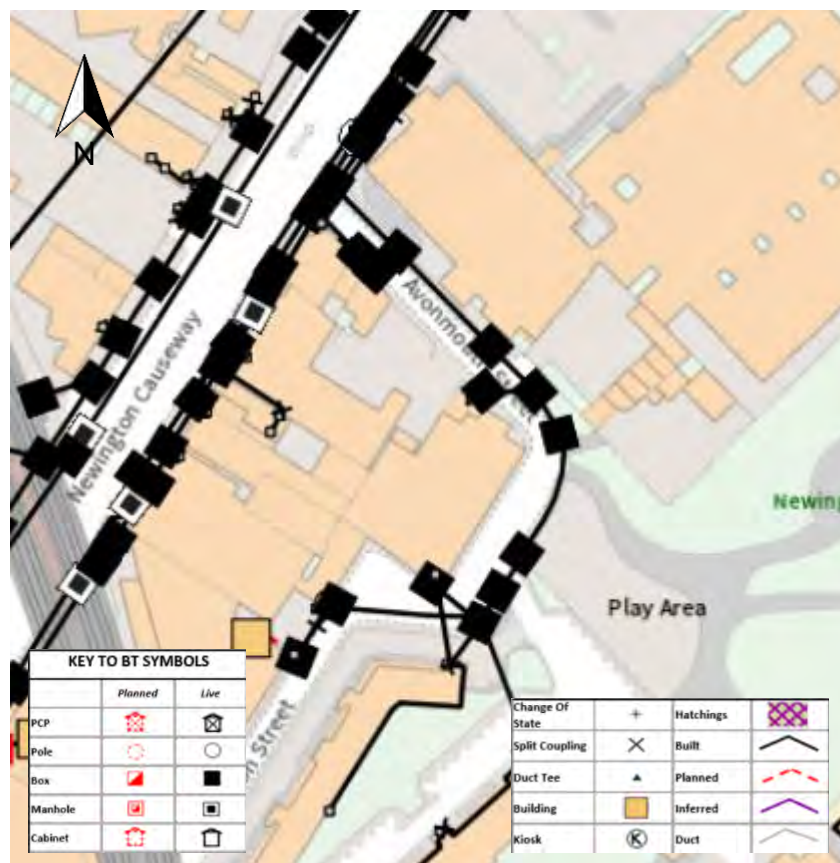


Plate 4.5: Utility Asset Plans (Extract)

4.20. In terms of supplying the site BT are legally obliged to serve the development proposals. Once a planning application has been approved, detailed costs and a specification of works can be provided by BT Openreach Newsites.

Virgin Media

4.21. The asset record plans provided by Virgin Media as shown in Plate 4.6 below, and within Appendix G, shows Virgin Media equipment is located to the north and west of the site.

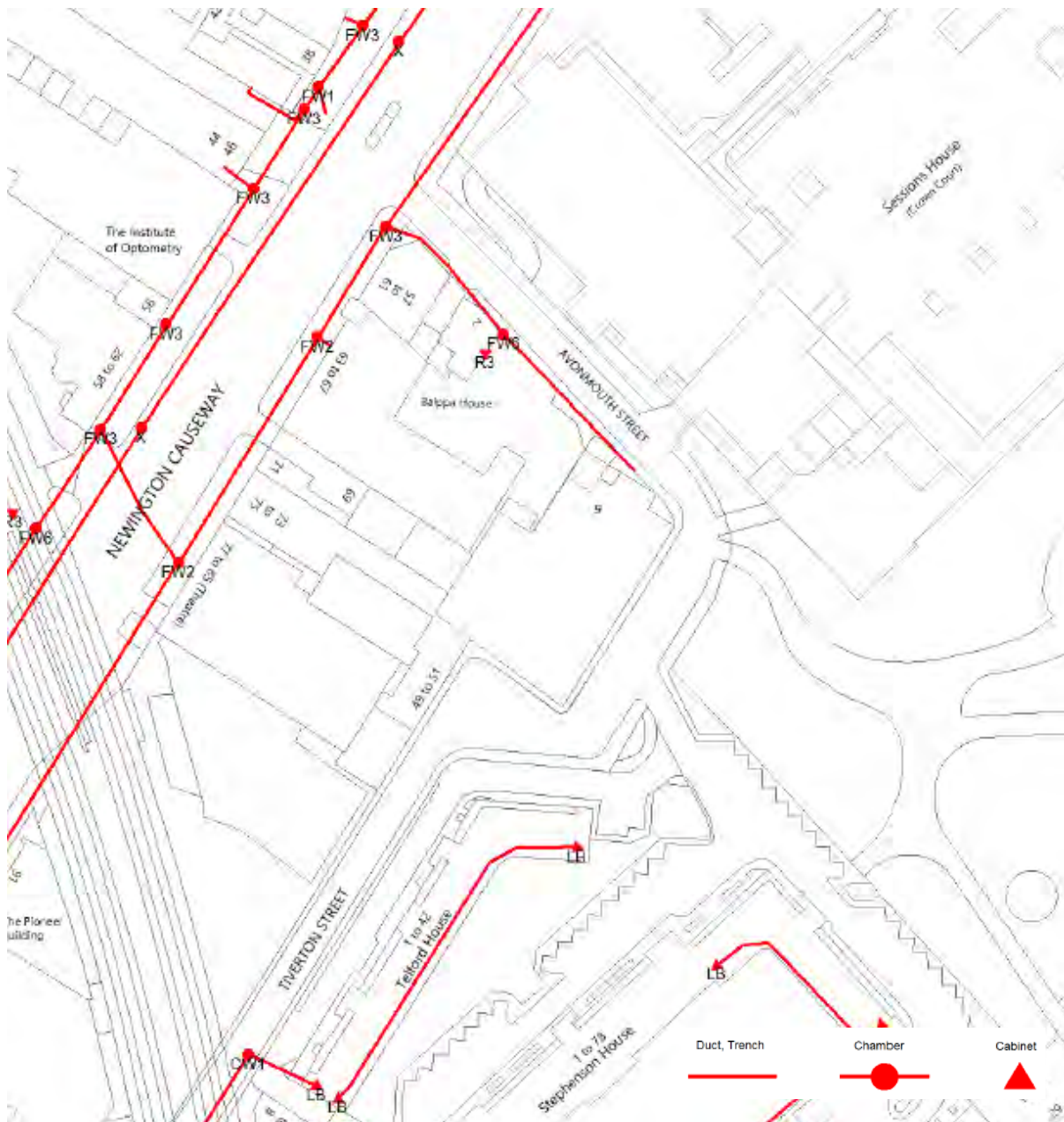


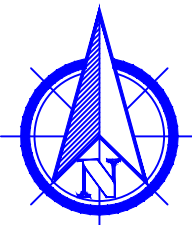
Plate 4.6: Virgin Media Asset Plans (Extract)

4.22. Miscellaneous utilities in the vicinity of the site are contained at Appendix H.

5. Conclusion

- 5.1. Enquiries have been made to all relevant utility companies to obtain asset plans, identify any diversionary work required and to confirm if capacity is available to serve the proposed development.
- 5.2. In addition to the utilities outlined within this report there may be private utilities present within the site which have not been assessed.
- 5.3. Some services are anticipated to need diverting, with further detail of these requirements, subject to detailed design.
- 5.4. In conclusion, it has been demonstrated the development can be served by electricity, gas, potable water and wastewater.

Appendix A



ABBREVIATIONS

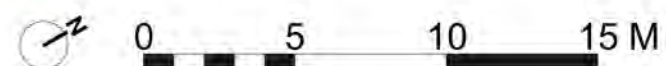
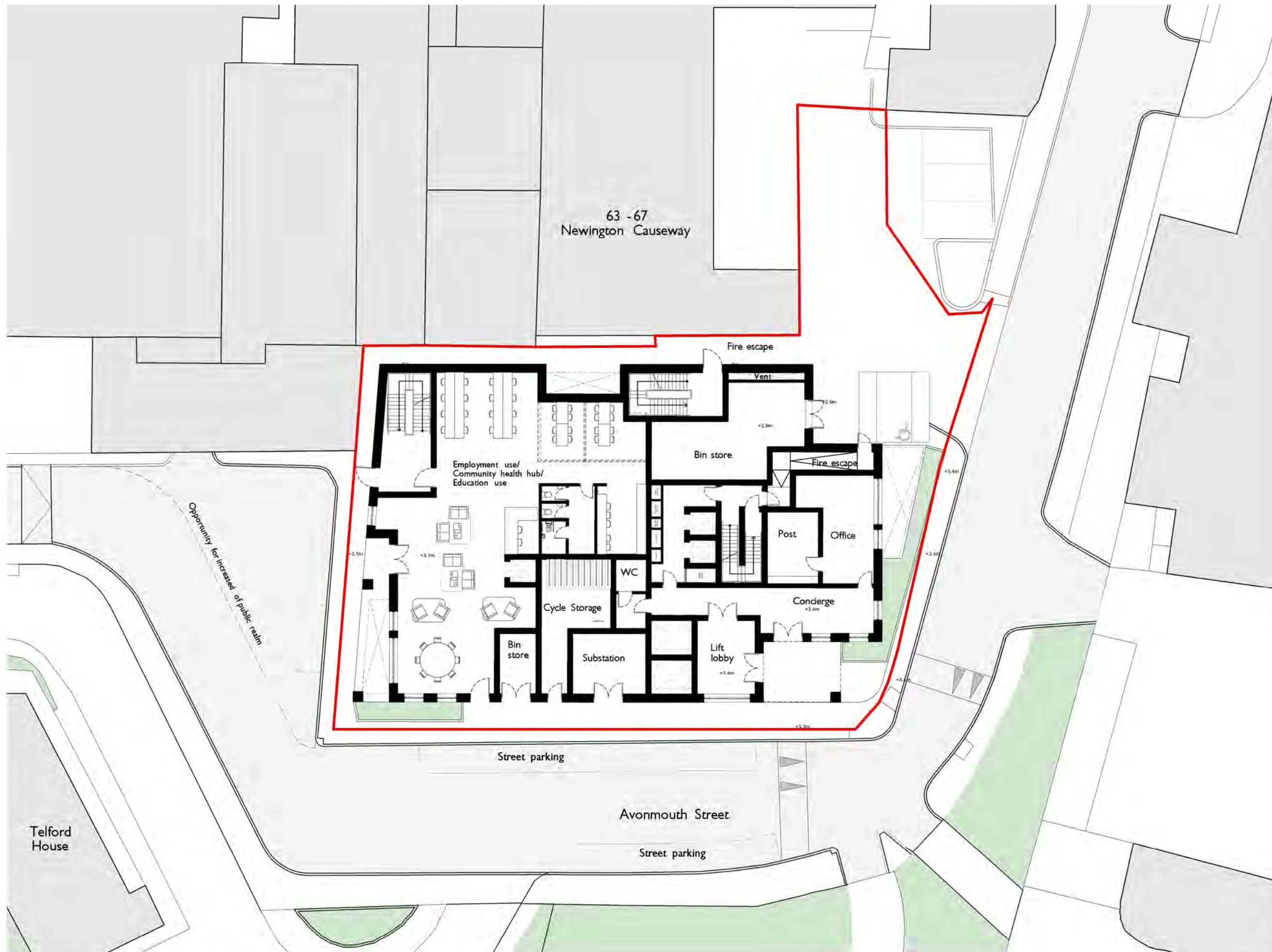
B	Bollard
BT	British Telecom Cover
CATV	Cable Communications Cover
CC	Coal Chute
Colt	Colt Communications
E	Electricity
FH	Fire Hydrant
G	Gully
GV	Gas Valve
IC	Inspection Cover
LP	Lamp Post
M	Mercury Communications
MH	Manhole
P	Post
RE	Roding Eye
RS	Road Sign
RWP	Rain Water Pipe
SP	Soil Pipe
SVP	Soil Vent Pipe
T	Tree
TP	Telegraph Pole
U	Unidentified
UTL	Unable To Lift
WV	Water Valve
WM	Water Meter
Bm.Lvl.	Beam Level
Cl.Lvl.	Ceiling Level
Fir.Lvl.	Floor Level
Hd.Lvl.	Head Level
Lvl.	Spot level
Spr'g Lvl.	Springing Level
W.Lvl	Wall level

Rev.	Date	Description
Architect Aitch Group Ironwood Works, Suite 4 19 Willow Street London EC2A 4BH		
Site Address Avonmouth House London SE1 6NX		
<div><div></div><div>7F Suttons Lane, Hornchurch, RM12 6RD M: 07793 741997 T: 01708 606854 Web: www.lrm-surveysservices.co.uk E-mail: enquires@lrm-surveysservices.co.uk</div></div>		
Title Topographical Survey		
Date 04-05-21	Scale 1:200	Surveyed LRM
Drawing No. 21/AG/882/01		Drawn LRM
		Rev

179410N 532090E

179330N 532200E

Appendix B



Do not scale from this drawing. This drawing is based on dimensional survey information provided by others. The architect cannot accept responsibility for the accuracy of this survey information. All dimensions are shown in metric. This drawing remains the copyright of Stitch Studio Ltd.

DRAWING NOTES

CC Cleaner's Cupboard

Riser

CP Condenser Pipework
KE Kitchen Extract

ISSUE	REASON FOR ISSUE	DATE
A	Design updates	24/08/2021
B	Design updates after structural feedback	13/08/2021
C	Design updates after pre app.	18/08/2021
D	Design coordination updates	06/09/2021
E	Annotation updates	18/09/2021
F	Annotation updates	19/10/2021

KEY PLAN

stitch.

Suite B, Fusion House, 28 Rochester Place
London NW1 9DF
www.stitcharchitects.co.uk
+44 (0)20 3617 8725

PROJECT

Avonmouth House

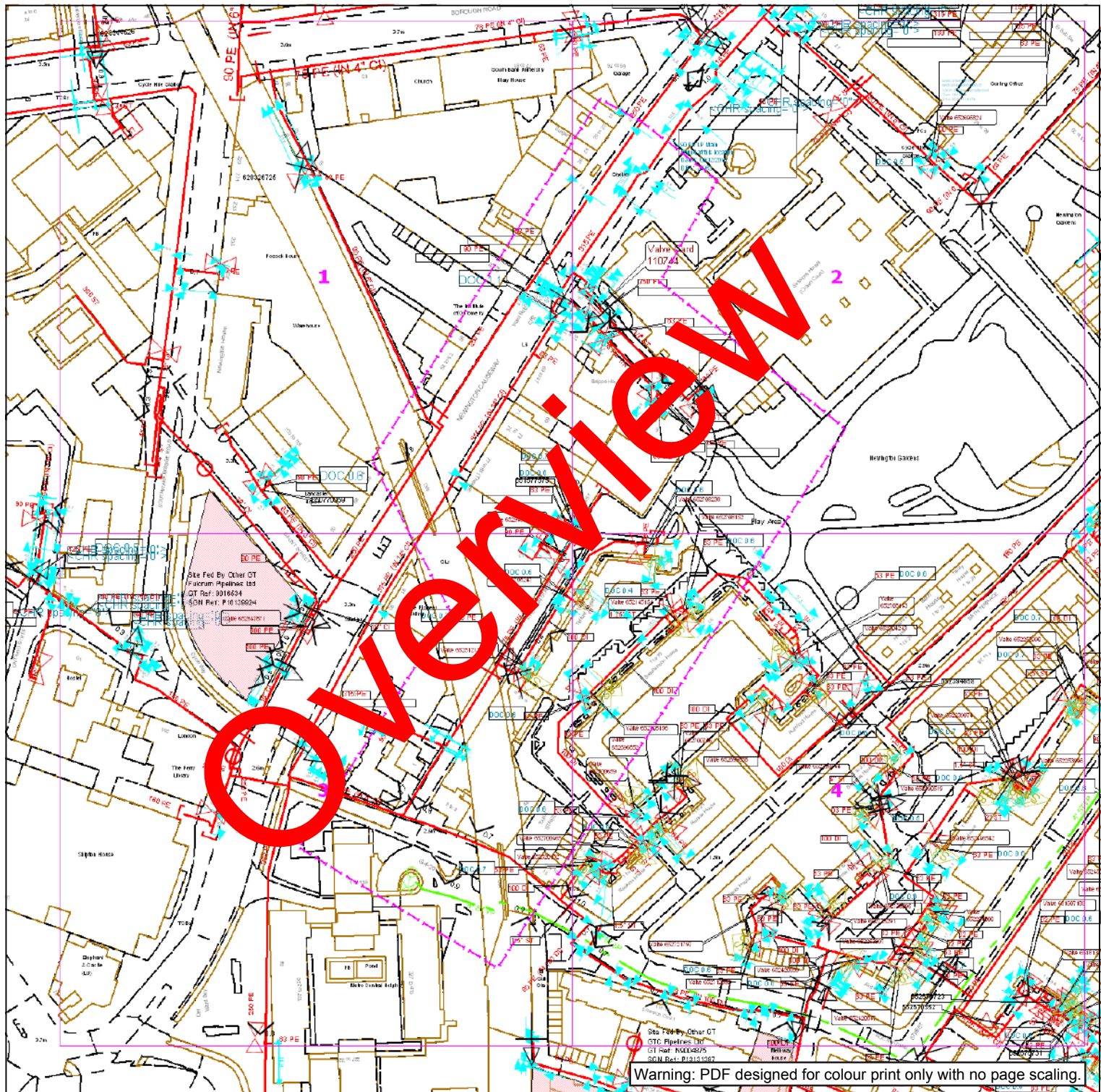
PROJECT CODE 21235 CLIENT Tribe Student Housing

DRAWING TITLE STATUS
Ground Floor Draft

SCALE SHEET DATE OF FIRST ISSUE
1:250 A3 04.06.21

DRAWING NUMBER REVISION
21235-STCH-XX-00-DR-A-0101 F

Appendix C



Contact Us

SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Valve

Syphon

Depth of Cover

Valve

Syphon

Depth of Cover

Valve

Syphon

Depth of Cover

Valve

Syphon

Depth of Cover

Valve

Syphon

Depth of Cover

Digsite:

Line:

Area:

LAS

GTs

SSSIs

Diameter Change

Material Change

Material Change

Material Change

Material Change

Material Change

Material Change

Material Change

Material Change

Material Change

Material Change



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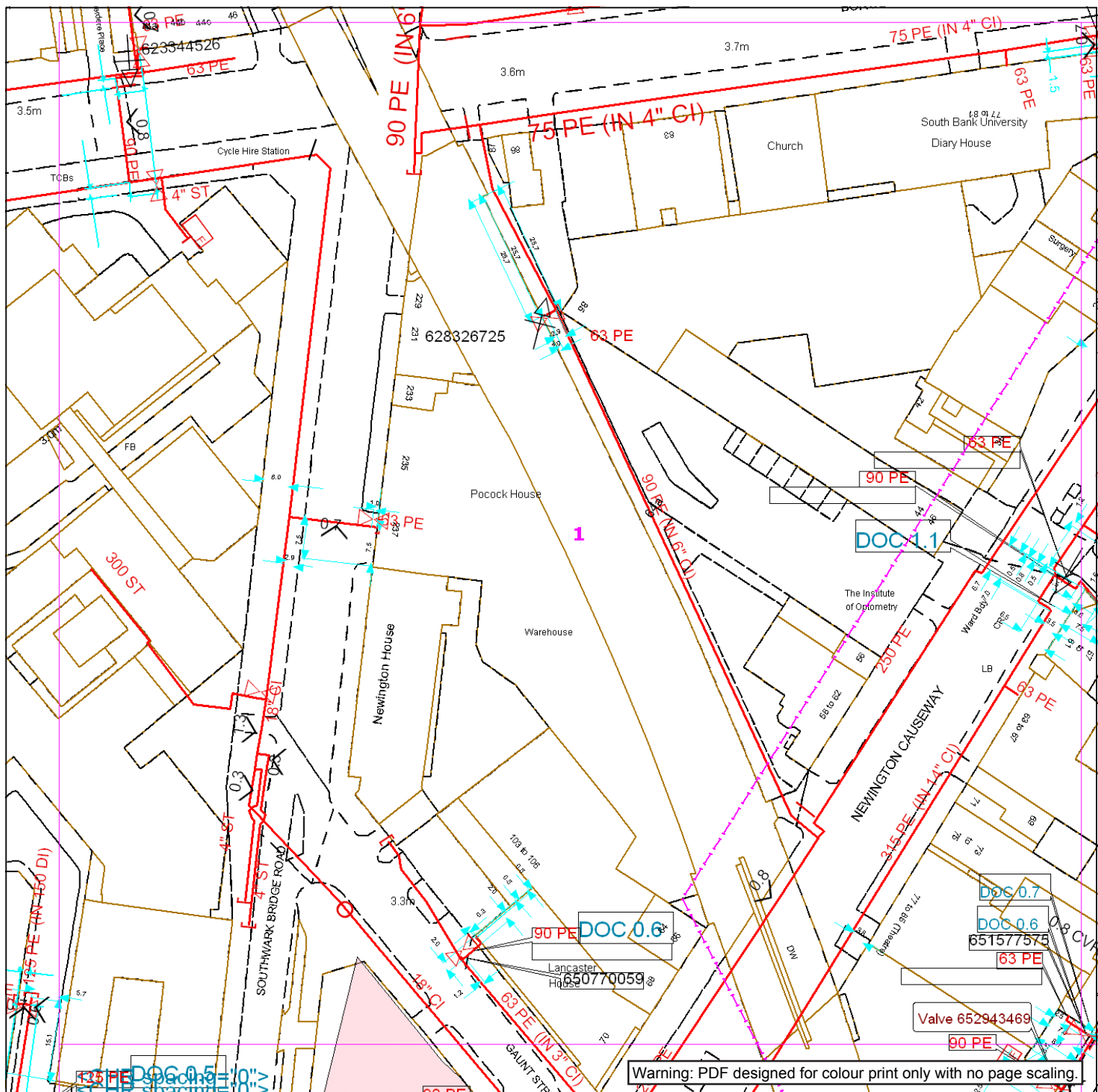


This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, syphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. 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 plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

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Plans generated by DigSAFE Pro (tm) software provided by LineasearchbeforeUdig



Warning: PDF designed for colour print only with no page scaling.



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Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

✓

Digsite:

Line:

Las

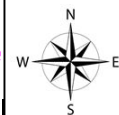
GTs

Diameter Change

Area:

SSSIs

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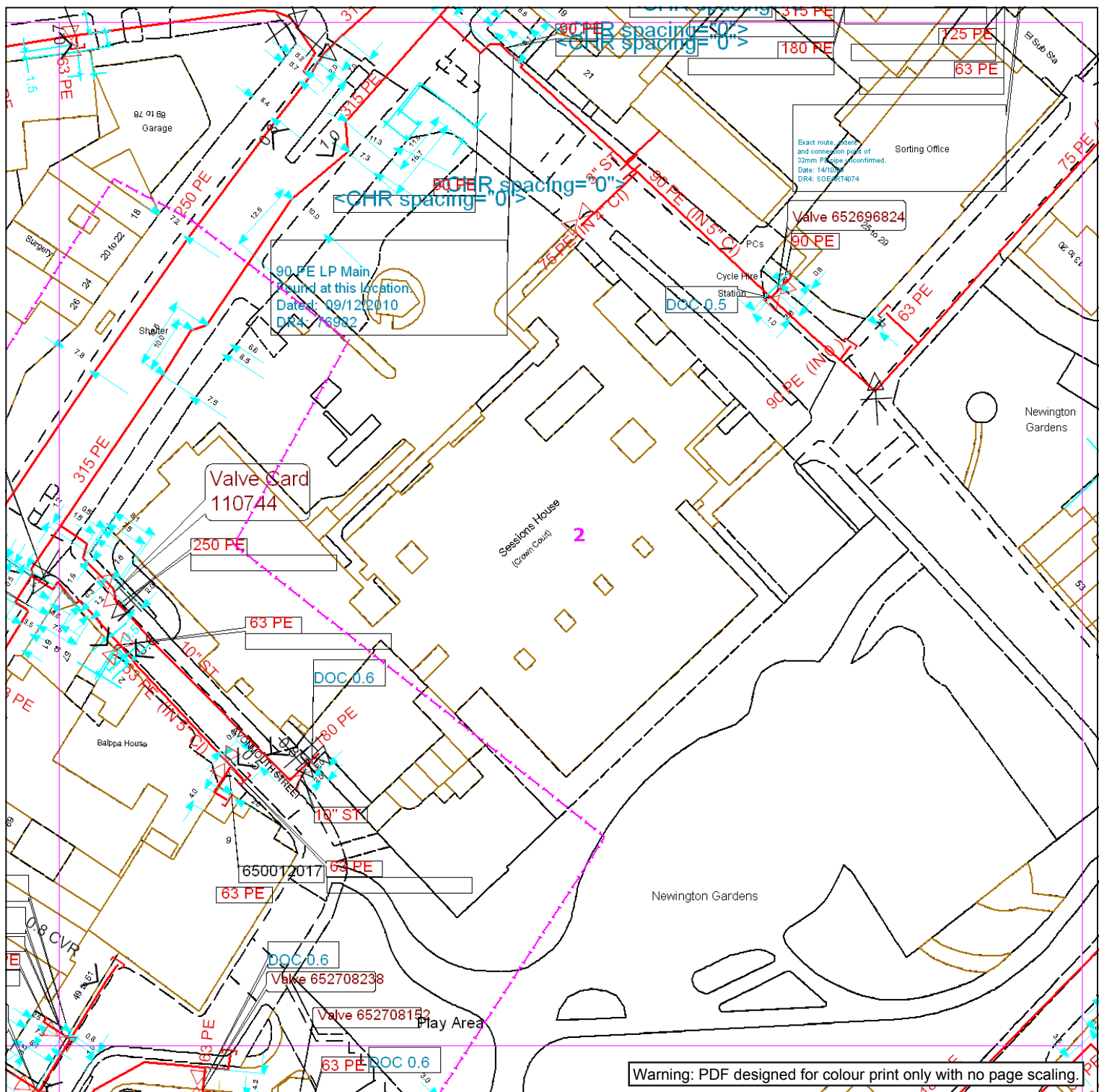
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Date Requested: 08/07/2021
Job Reference: 22549466
Site Location: 532125 179318
Requested by:
Mr Joe Shawyer
Your Scheme/Reference:
URO7385.1JS

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site



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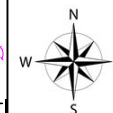
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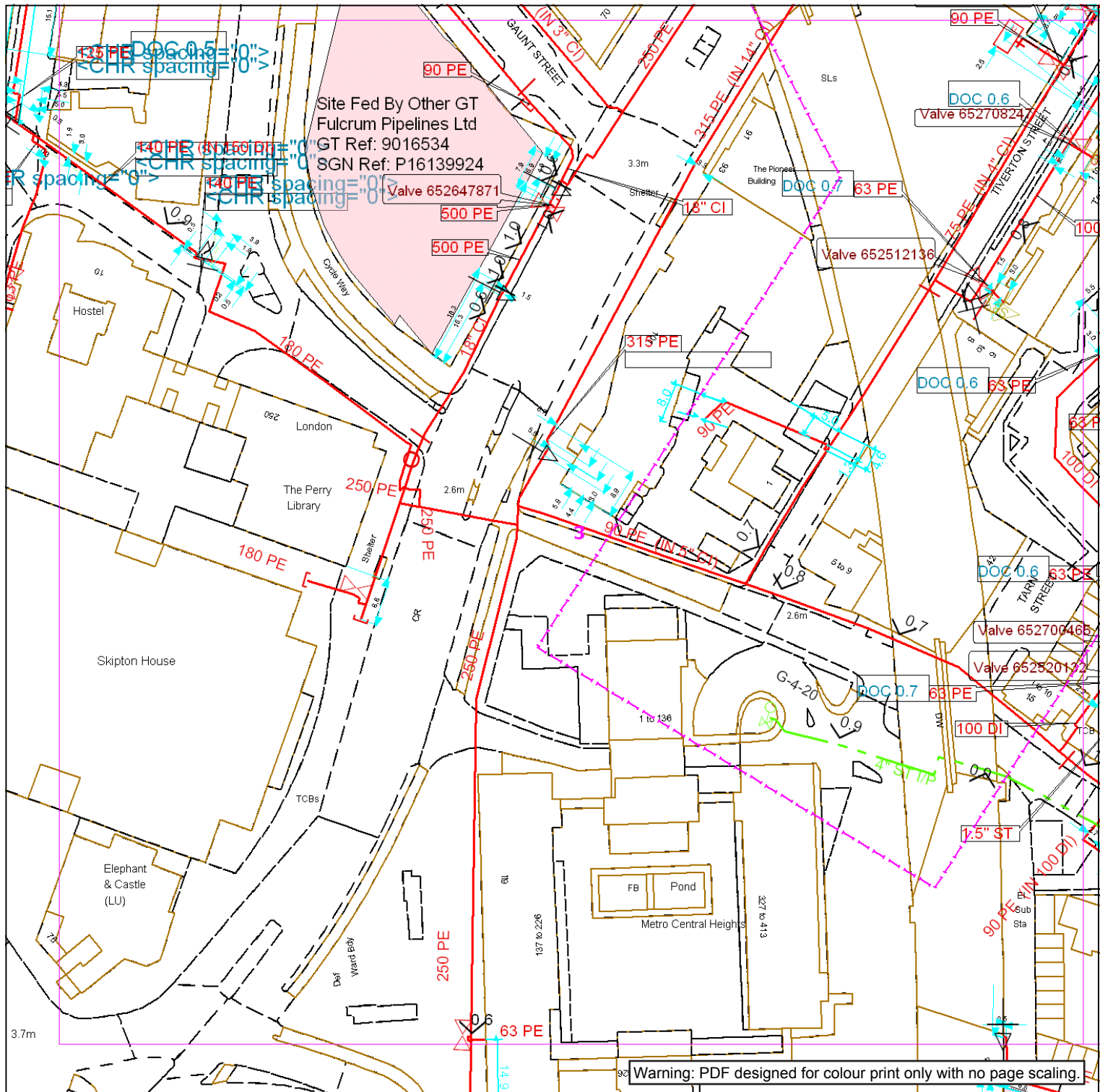
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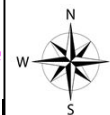
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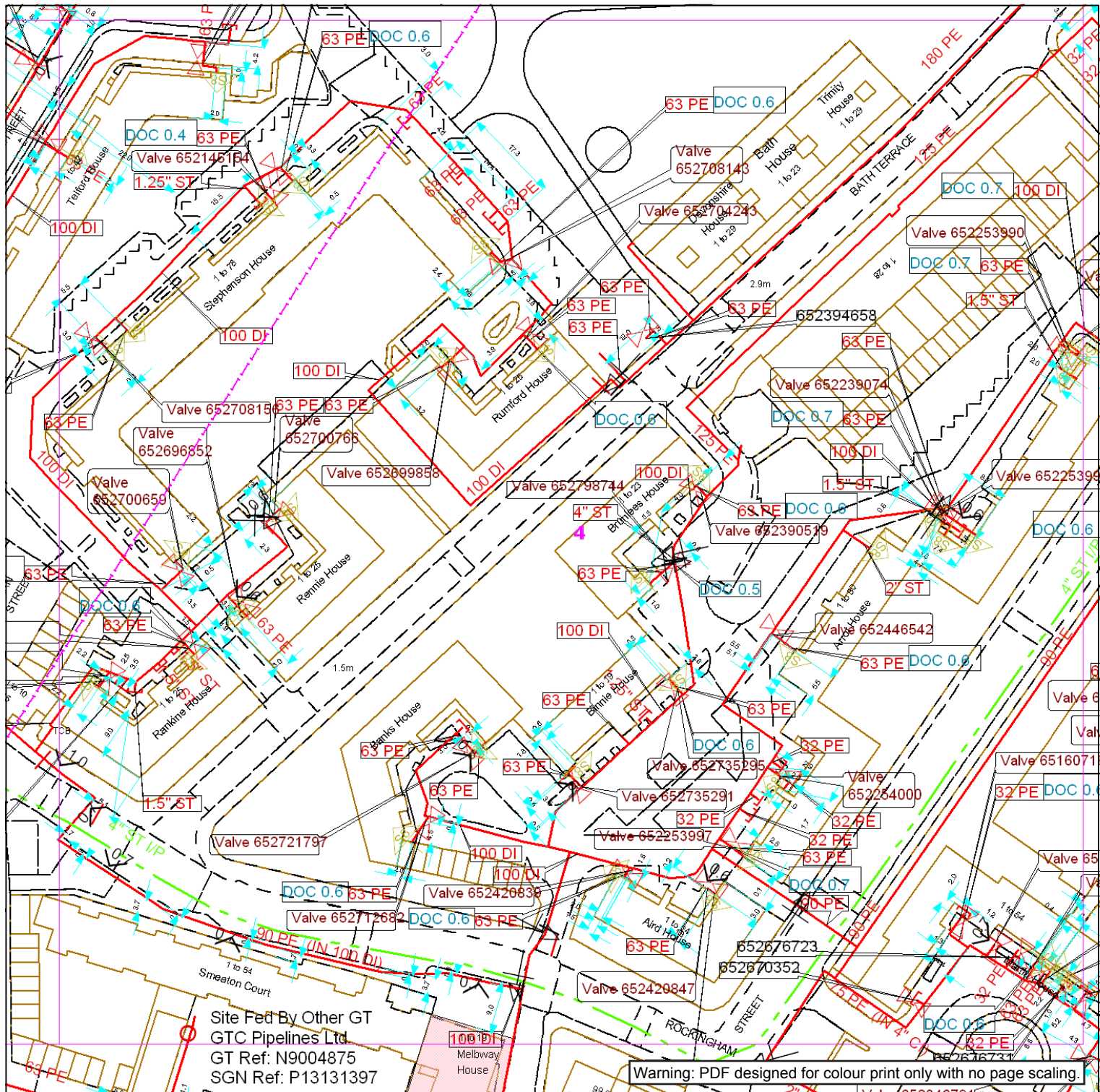
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Syphon

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Valve

Syphon

Depth of Cover

Digsite:

Line:

Area:

Line:

Area:

Line:

Area:

Line:

Area:

Line:

Area:

Line:

Area:

LAS

GTs

SSSIs

LAS

GTs

SSSIs

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Diameter Change

Material Change

Diameter Change

Material Change

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Job Reference: 22549466
Site Location: 532125 179318
Requested by:
Mr Joe Shawyer
Your Scheme/Reference:
URO7385.1JS

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

Map Symbols

VALVE OPEN	VALVE CLOSED	GOVERNOR	END CLOSURE	SYPHON	REDUCER	TEE
TEST POINT	CATHODIC PROTECTION	GENERAL REFERENCE	FLOW MEASURE	DIP POINT	MONO ETHYLENE GLYCOL	OILING POINT
FLOW STOP	PRESSURE MEASUREMENT	STAND PIPE	OFFICIAL MINISTRY RECORD	PURGE POINT	GAS CONDITIONER	DRAIN POINT
					LP MAINS	
SKETCH BUBBLE	DEPTH OF COVER	METER	MATERIAL CHANGE		MP MAINS	
					IP MAINS	
					LHP MAINS	
					HISTORY DATA	
					SSSI	
PIG TRAP	CROSSOVER CONNECTION	CHANGE OF DIAMETER	PIPE JOINT		CONTACT ZONE	
						LTS

Our Ref: 22549466 Your Ref: URO7385.1JS

Thursday, 08 July 2021

Joe Shawyer
Suite 6 Princess Caroline House 1 High Street
Southend on Sea
Essex
SS1 1JE

Dear Joe Shawyer

Thank you for your enquiry dated Thursday, 08 July 2021

Thank you for your '**planning application/property conveyance works**' plant location/mapping enquiry.

Please find an extract from our mains records for your search area, any SGN assets are described in the map legend. On the mains record you may see the low/medium/intermediate pressure gas main within or near your site. On some occasions maps may be sent that do not contain any gas pipes, this is due to the location of your proposed work area within our depot/office boundaries.

Please note this response and any attached map(s) are only valid for 28 days.

This response is for planning/proposed work only.

In the event that gas pipes are present within your site, there may be restrictions on the work being undertaken to ensure the safety of your site and the protection of the gas pipes.

When works on site are due to start, another request for information and updated maps must be made via our on-line system.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

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

Yours sincerely,

The Safety Admin Team

For more information, visit our Dig Safely pages on sgn.co.uk

Tel: 0800 912 1722

Appendix D

Groundwise Searches Ltd
Suite 6 Princess Caroline Hous
1 High Street
SOUTHEND-ON-SEA
SS1 1JE

Search address supplied Avonmouth House, 6 Avonmouth St, London SE1 6NX

Your reference URO7385.1JS

Our reference ALS/ALS Standard/2021_4456785

Search date 28 June 2021

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
www.thameswater-propertysearches.co.uk



0800 009 4540

Search address supplied: Avonmouth House, 6 Avonmouth St, London SE1 6NX,

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 0800 009 4540, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

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

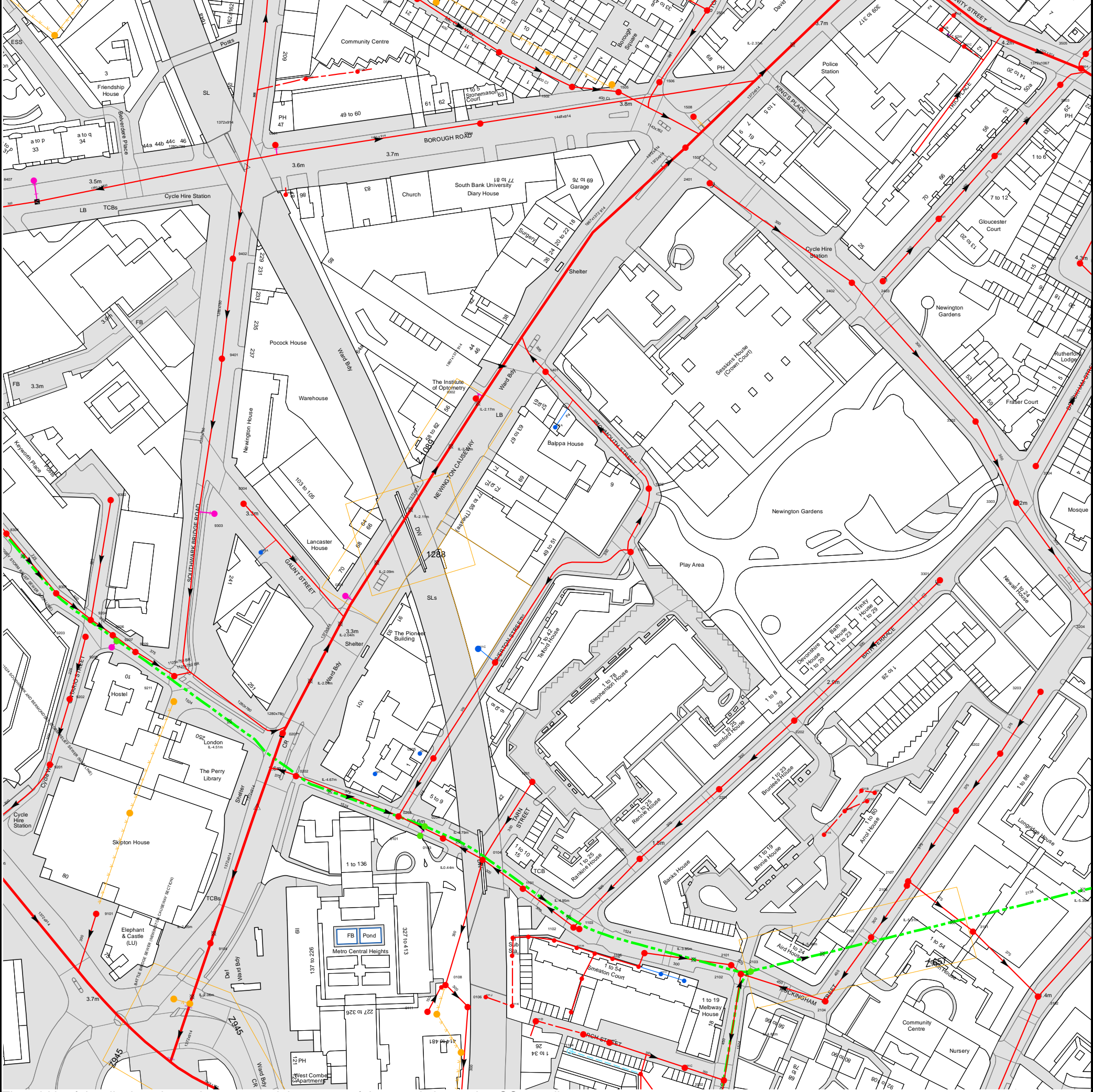
Clean Water queries

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

Asset Location Search Sewer Map - ALS/ALS Standard/2021 4456785



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 532130,179331
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
3401	3.71	.85
3502	n/a	n/a
351B	n/a	n/a
2501	n/a	n/a
0101	n/a	n/a
0204	2.51	-4.73
0205	2.61	-1.04
0103	2.46	-1.28
021C	3	.42
121A	3	-.78
1201	n/a	n/a
1301	2.81	.21
1302	3.14	-.46
2201	1.74	-.75
2202	2.27	-.45
211A	n/a	n/a
221D	n/a	n/a
221B	n/a	n/a
221C	n/a	n/a
221A	n/a	n/a
3301	2.97	.11
3201	1.16	-1.49
3202	1.47	-1.39
3303	3.38	-.94
3304	3.67	.28
3203	2.01	-1.23
3305	3.3	-.15
0502	n/a	n/a
8407	3.25	.5
9201	3.41	-.81
9301	2.68	.55
9202	3.23	n/a
9203	3.06	n/a
9204	2.98	.37
9302	3.26	1.08
9205	3.11	n/a
9206	n/a	n/a
9207	3.02	-4.41
9209	n/a	n/a
9211	3.09	n/a
9303	3.34	.3
9401	3.4	.3
9402	3.5	.35
9304	3.25	-.37
931A	n/a	n/a
0501	n/a	n/a
0201	2.94	-2.11
041B	n/a	n/a
0202	2.71	-1.61
051C	n/a	n/a
0301	3.1	-.71
051B	n/a	n/a
021A	n/a	n/a
0203	2.51	-1.39
021B	n/a	n/a
8304	2.68	1.05
351A	n/a	n/a
0302	3.19	n/a
0504	n/a	n/a
1501	n/a	n/a
1401	2.91	-.96
131A	n/a	n/a
1502	n/a	n/a
1505	n/a	n/a
1506	n/a	n/a
1507	3.33	n/a
1508	3.55	n/a
2401	3.28	-.23
2402	3.66	-.49
2403	3.83	1.18
351C	n/a	n/a
3302	3.4	-.74
3503	4.19	n/a
3402	4.31	-.81
3504	4.31	-2.44
3505	4.29	n/a
10XU	n/a	n/a
1106	.86	-1.49
111I	n/a	n/a
11ZS	n/a	n/a
101C	n/a	n/a
2002	1.72	-1.71
2101	.2	-1.53
2102	.32	-1.68
2103	.14	-5.39
2104	.51	-1.77
2105	.21	-1.69
2106	.63	-1.52
2107	.66	-1.73
3101	1.31	-1.73
3102	1.55	-1.77


Manhole Reference	Manhole Cover Level	Manhole Invert Level
10XR	n/a	n/a
111C	n/a	n/a
1104	1.9	-1.14
111D	n/a	n/a
11YX	n/a	n/a
0111	2.63	-.24
0106	2.65	-1.6
111K	n/a	n/a
111J	n/a	n/a
0108	2.49	-1.57
11YW	n/a	n/a
11ZR	n/a	n/a
111G	n/a	n/a
111E	n/a	n/a
11YV	n/a	n/a
111H	n/a	n/a
11YY	n/a	n/a
111F	n/a	n/a
11YZ	n/a	n/a
1103	1.51	n/a
1102	1.53	-1.13
1101	2.07	-1.18
0104	2.46	-1.33
1105	1.45	-1.06
9101	3.24	-1.46
9104	n/a	n/a
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ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

 **Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.

 **Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.

 **Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.


 Trunk Surface Water


 Trunk Foul


 Storm Relief

 Trunk Combined

 Vent Pipe


 Bio-solids (Sludge)

 Proposed Thames Surface Water Sewer

 Proposed Thames Water Foul Sewer


 Gallery

 Foul Rising Main

 Surface Water Rising Main

 Combined Rising Main

 Sludge Rising Main

 Proposed Thames Water Rising Main

 Vacuum

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or 'D' on a manhole level indicates that data is unavailable.

Sewer Fittings

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

-  Air Valve
-  Dam Chase
-  Fitting
-  Meter
-  Vent Column




Operational Controls

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

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir





End Items

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

-  Outfall
-  Undefined End
-  Inlet

Other Symbols

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








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

Areas

Lines denoting areas of underground surveys, etc.

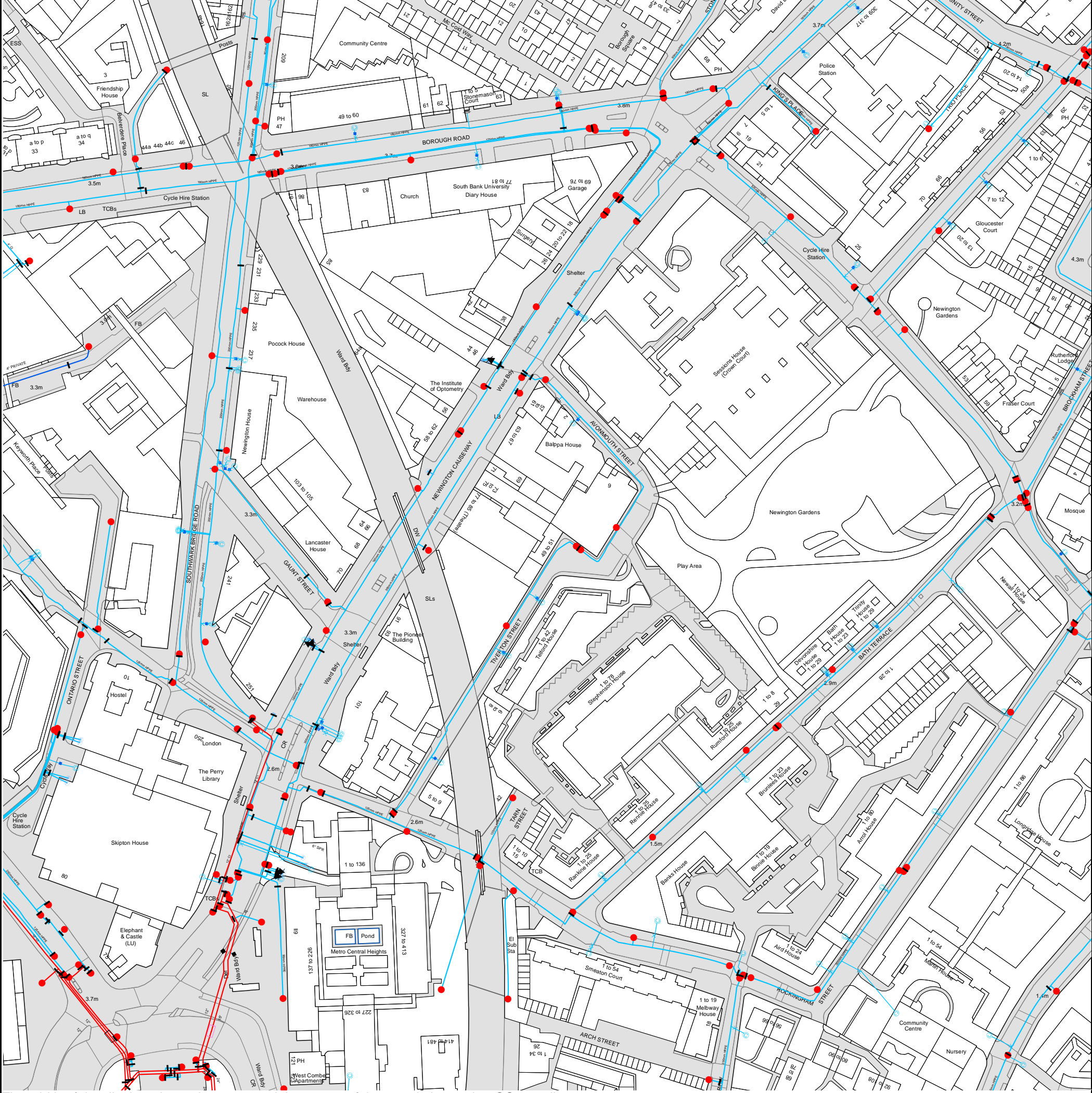
-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

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

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

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Searches on 0800 009 4540.

Asset Location Search Water Map - ALS/ALS Standard/2021 4456785



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 532130, 179331.
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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ALS Water Map Key

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.
16"	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.

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 0800 009 4540 quoting your invoice number starting CBA or ADS / OSS	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd ' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

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



Miss Faye Hammer
Ardent Consulting Engineers
Third Floor, The Hallmark Building
52-56 Leadenhall Street
London
EC3M 5JE



15 August 2021

Pre-planning enquiry: Capacity confirmation (Rev. A)

Site Address: Avonmouth House, 6 Avonmouth Street, Southwark, London, SE1 6NX

Dear Miss Hammer,

Thank you for providing information on your development for the proposed 233no. max capacity student accommodation and 1,300m² commercial premises. We have based our assessment on the information you provided to us and have copied below for clarity:-

Proposed foul and storm flows to discharge via gravity into manhole ref. 131A. Surface water runoff restricted to 2.0l/s.

From the information you have provided, we can confirm that the existing sewerage network does have sufficient capacity to accommodate the proposed **foul and surface water** discharge from the proposed development. This confirmation for capacity is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of 3 years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you have any questions, please do not hesitate to contact me.

Yours sincerely

Rahim Khan
Thames Water – Development Engineer
rahim.khan@thameswater.co.uk

Appendix E

Mr. Matt Haywood
ARDENT Consulting Engineers
City Point
Temple Gate
BRISTOL
BS1 6PL

Date: 27 July 2021

Our Ref: 8500185571 / QID 3000034883

Dear Mr. Haywood

Site Address: Avonmouth Street / LONDON SE1 6NX

Thank you for your recent enquiry regarding the above premises. I am writing to you on behalf of London Power Networks plc the licensed distributor of electricity for the above address trading as UK Power Networks.

I am pleased to be able to provide you with a budget estimate for the work.

It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the ground works. It is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks electricity distribution system.

Budget estimate:

The budget estimation for this work is: 434kVA

Description

It is proposed to install a new 11KV 1MVA Substation on site, with associated 11kV cabling to the site boundary from the HV point of connection on Newington Causeway, at a distance of approximately 61m, to provide a new service with a total load of 434kVA

High Voltage Point Of Connection

£111,350.00 (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network along Newington Causeway

Assumptions

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable or overhead line route exists along the route we have assumed between the Point of Connection (POC) and your site.
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed.

- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences.
- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches.
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably.
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the formal offer.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent quotation. You should note also that UK Power Networks' formal connection offer may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

Post estimate call

I will contact you within the next few days to discuss your estimate, to ensure you understand the work we will do for the estimated price, your responsibilities, any dependencies and the likely timescales for the work. UK Power Networks are always looking to improve our service offering and as such, the post estimate call may be recorded for training purposes. We will not share the recorded call with anyone outside of our connections business and it will be deleted as soon as we have completed the training review. However, if you do not want us to record the call please let me know at the beginning of the call.

If you would like to proceed

If you would like to proceed to a formal offer of connection then you should apply for a quotation. Please refer to our website [click here](#) for 'The connection process' which details our application process.

To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

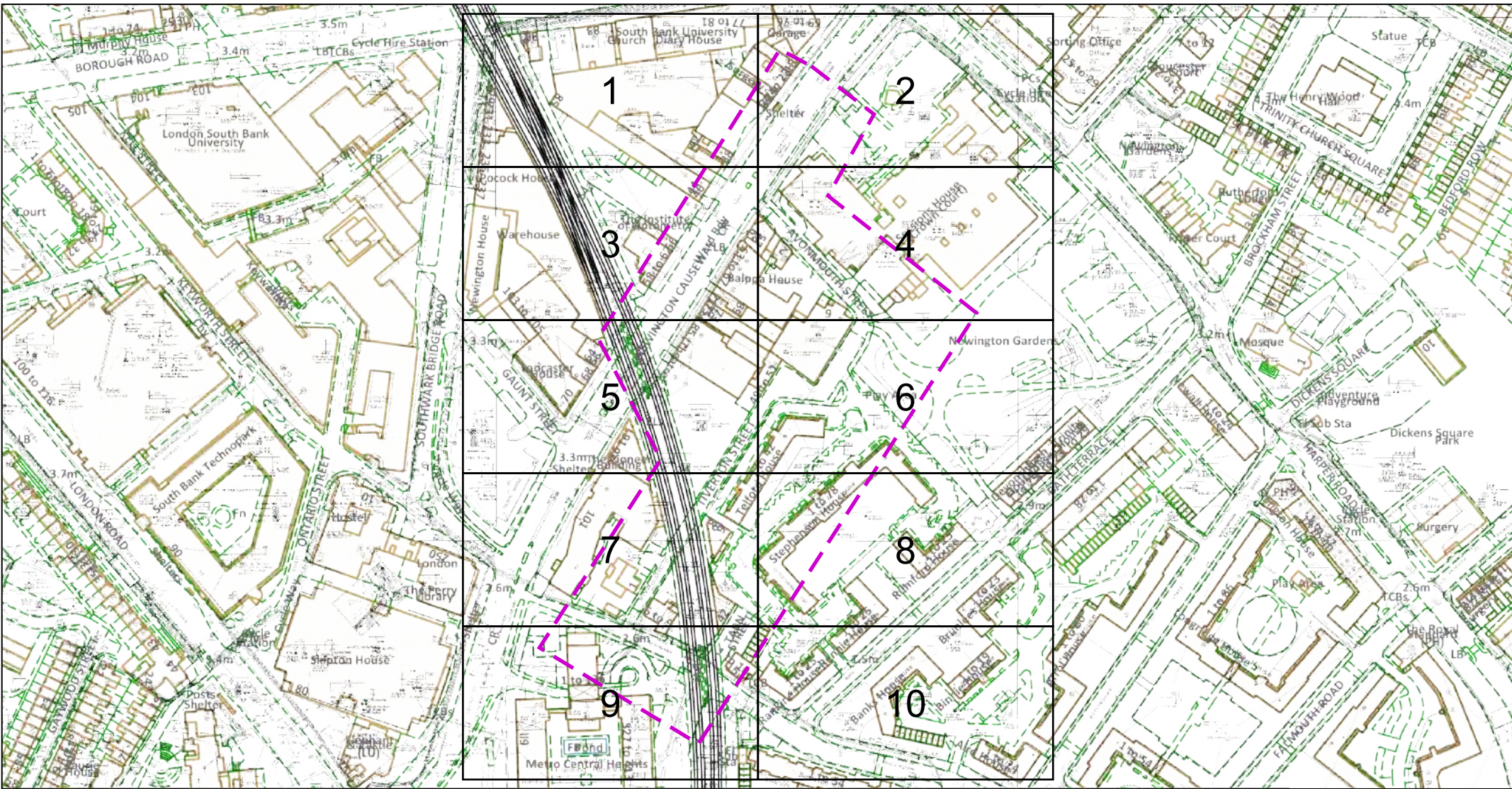
Any Questions?

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

Yours sincerely






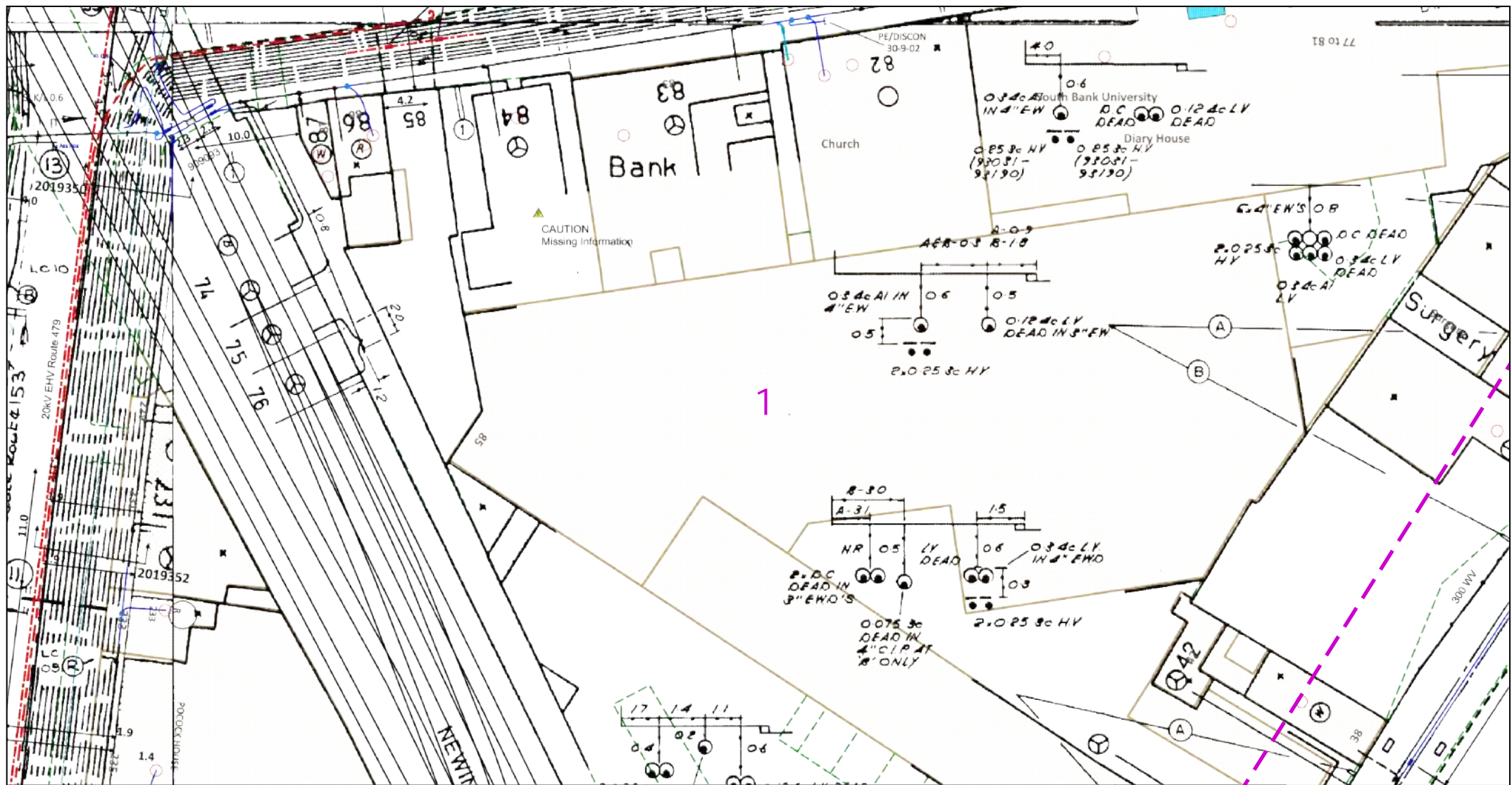
Ms. Hannah Peters
CENTENARY HOUSE
London, WEST HAM
E16 4ET
0207 055 4160
HANNAH.PETERS@UKPOWERNETWORKS.CO.UK



Dig Sites Area:  Line: 

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

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Date Requested: 08/07/2021

Job Reference: 22549466

Site Location: 531802 179076

Requested by: Mr Joe Shawyer

Your Scheme/Reference:

URO7385.1JS

Scale: 1:500 (When plotted at A4)

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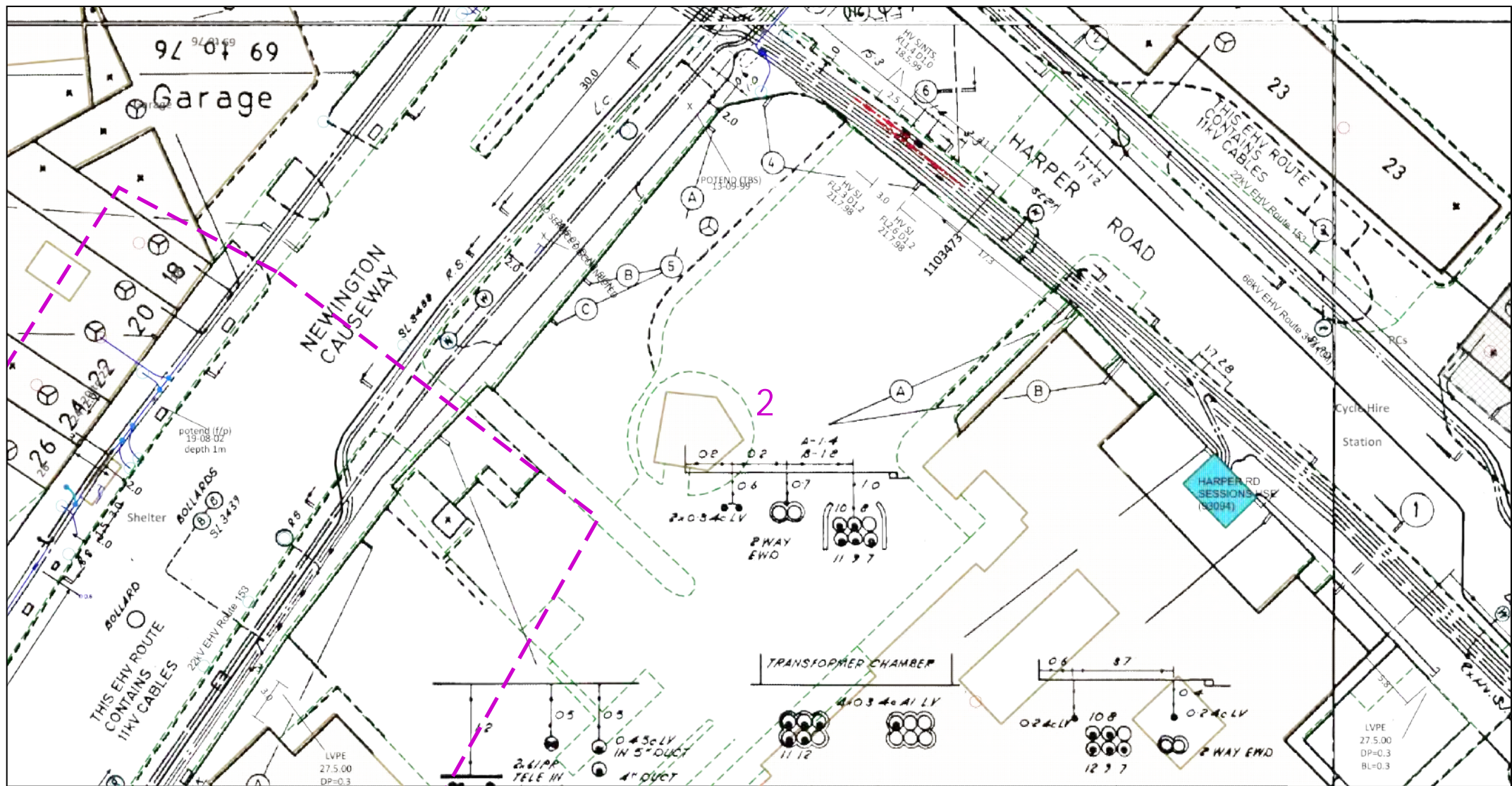
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0 12.5 25
metres

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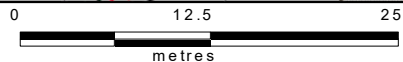
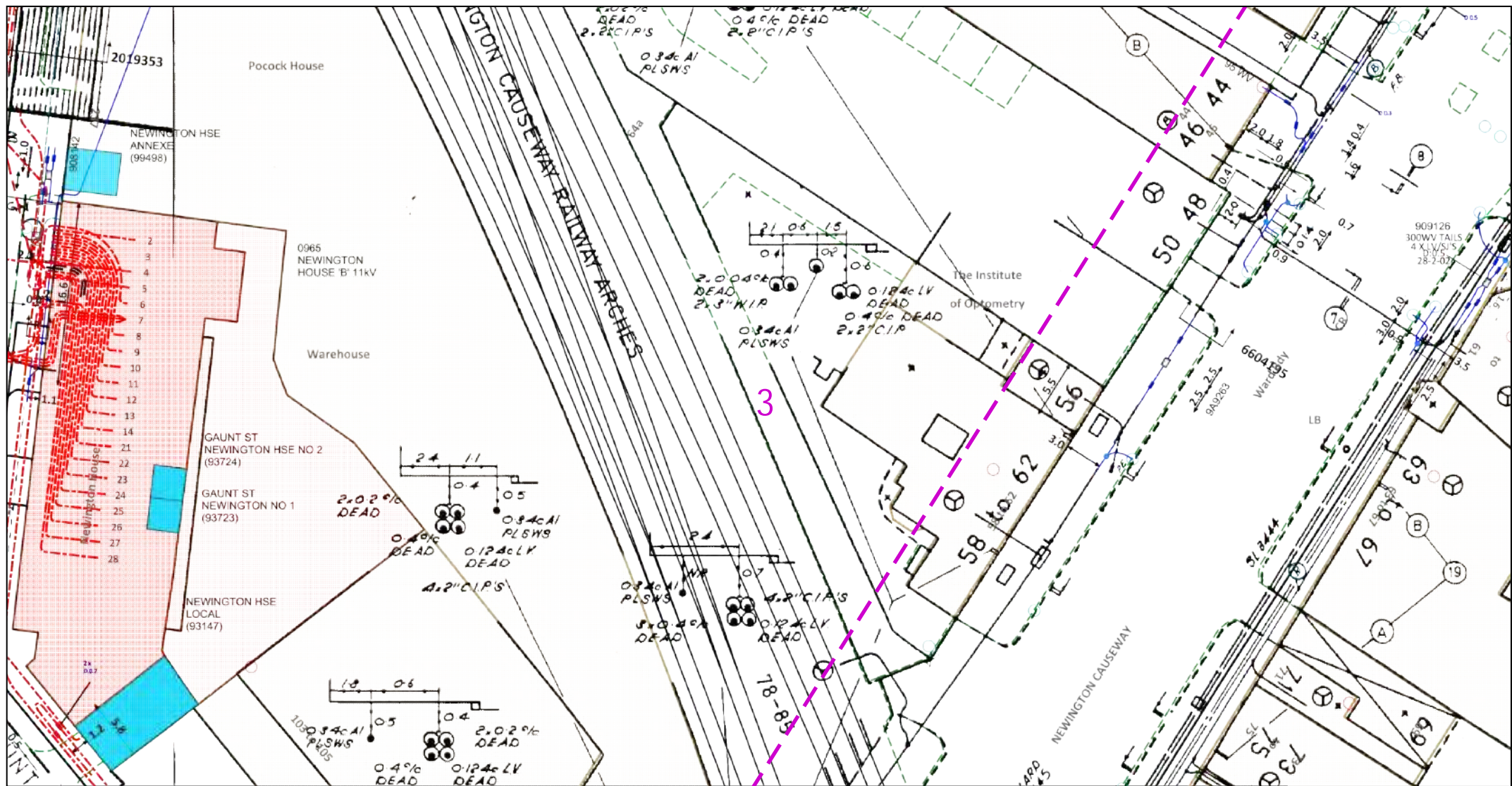


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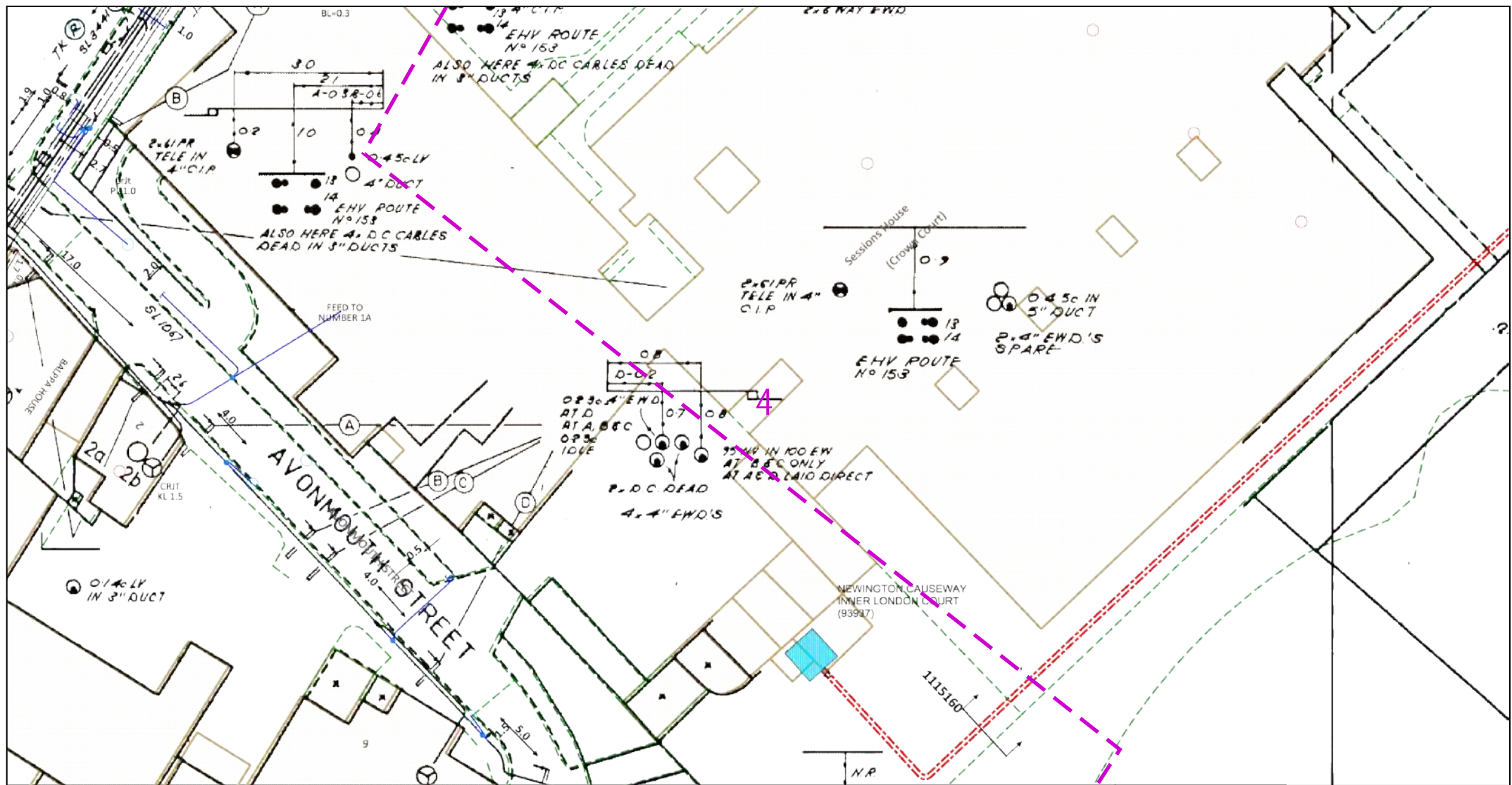


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