1 First Floor

1 : 100

Rev	Date	Revision Details	Dr	Ch
D	18/09/2020	Revised Drawing Package	NK	MN
C	09.09.2020	Revised scheme	NK	MN
B	04.09.2020	Draft Plans Issue	NK	MN
A	17.08.2020	Revit model issue	NK	MN

STONEGATE HOMES

Job Title
Oxford Road, Reading

Drawing Tittle
First Floor Plan

Scale
1:100 @ A1 / 1:200 @ A3

meters 2 4 6 8 10

Drawn	Checked	Date
NK	MN	15/06/2020
Project	**Drawing No**	**Rev**
6906	111	D

Status
PRELIMINARY

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T: 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

CAD Plot Date: 18/09/2020 17:16:06

CDM 2015 Health & Safety Information

This information relates only to 'Signigicant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.

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1 Second Floor(1)

1 : 100

STONEGATE HOMES

Job Title
Oxford Road, Reading

Drawing Tittle
Second Floor Plan

Scale
1:100 @ A1 / 1:200 @ A3

meters 2 4 6 8 10

Drawn	Checked	Date
NK	MN	15.06.2020

Project	Drawing No	Rev
6906	112	C

Status

PRELIMINARY

Rev	Date	Revision Details	Dr	Ch
C	18/09/2020	Revised Drawing Package	NK	MN
B	09.09.2020	Revised scheme	NK	MN
A	17.08.2020	Revit model issue	NK	MN

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Sussex: Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP
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1 **3rd Floor**
1 : 100

STONEGATE HOMES

Job Title
Oxford Road, Reading

Drawing Tittle
Third Floor Plan

Scale
1:100 @ A1 / 1:200 @ A3
meters 2 4 6 8 10

Drawn	Checked	Date
NK	MG	15/06/2020

Project	Drawing No	Rev
6906	113	D

Status
PRELIMINARY

Rev	Date	Revision Details	Dr	Ch
D	18/09/2020	Revised Drawing Package	NK	MN
C	09.09.2020	Revised scheme	NK	MN
B	04.09.2020	Draft Plans Issue	NK	MN
A	17.08.2020	Revit model issue	NK	MN

London: 76 Great Suffolk Street, London, SE1 0BL
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CAD Plot Date: 18/09/2020 17:17:06

CDM 2015 Health & Safety Information

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1 **Fourth Floor**
1 : 100

STONEGATE HOMES

Job Title
Oxford Road, Reading

Drawing Tittle
Fourth Floor Plan

Scale
1:100 @ A1 / 1:200 @ A3
meters 2 4 6 8 10

Drawn	Checked	Date
NK	MG	15/06/2020

Project	Drawing No	Rev
6906	114	D

Status
PRELIMINARY

Rev	Date	Revision Details	Dr	Ch
D	18/09/2020	Revised Drawing Package	NK	MN
C	09.09.2020	Revised scheme	NK	MN
B	04.09.2020	Draft Plans Issue	NK	MN
A	17.08.2020	Revit model issue	NK	MN

London: 76 Great Suffolk Street, London, SE1 0BL
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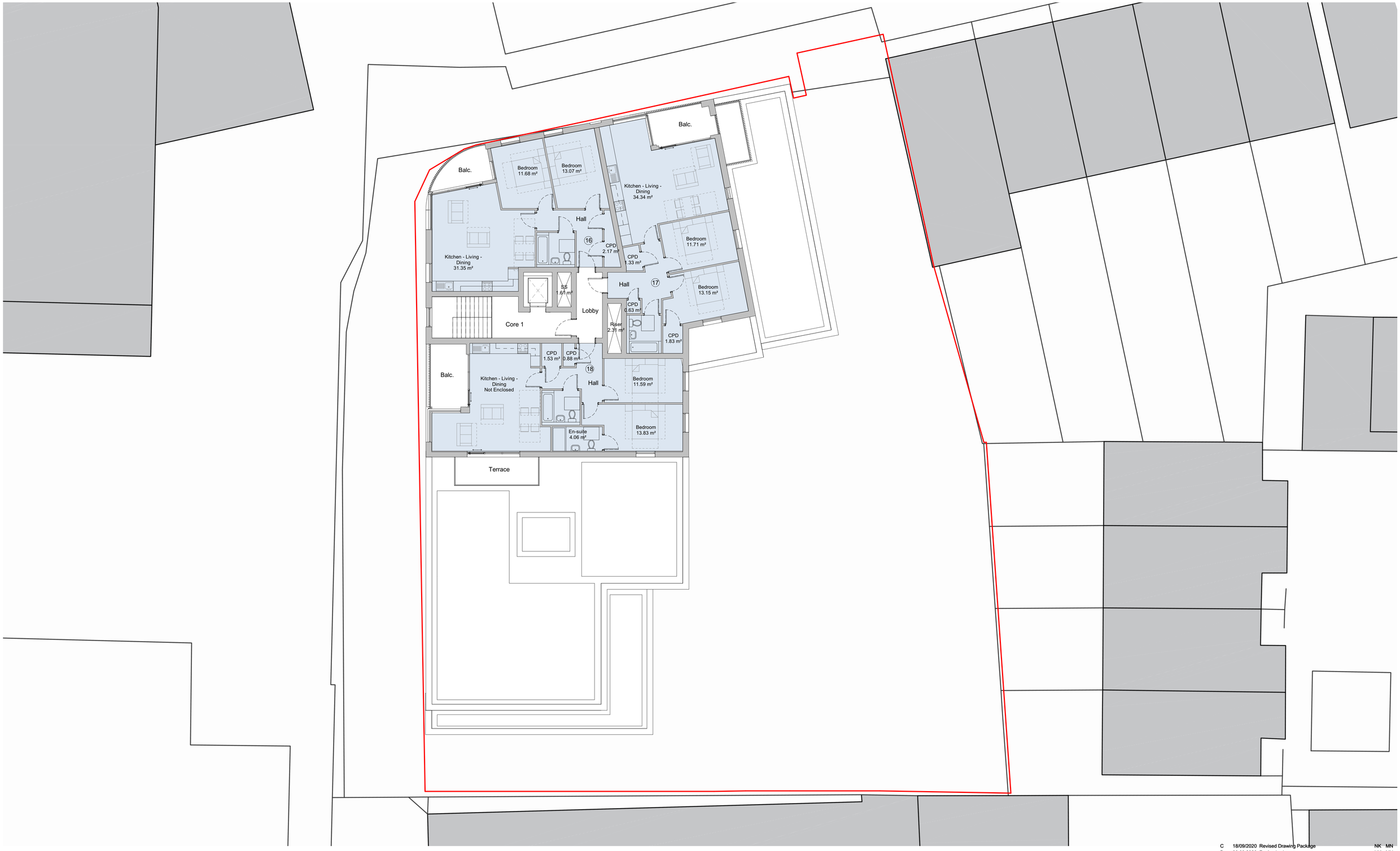

1 **Fifth Floor**
1 : 100

CDM 2015 Health & Safety Information

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STONEGATE HOMES

Job Title
Oxford Road, Reading

Drawing Tittle
Fifth Floor Plan

Scale
1:100 @ A1 / 1:200 @ A3

meters 2 4 6 8 10

Drawn	Checked	Date
Author	Checker	04/14/20

Project	Drawing No	Rev
6906	115	C

Status
PRELIMINARY

Rev	Date	Revision Details	Dr	Ch
C	18/09/2020	Revised Drawing Package	NK	MN
B	09.09.2020	Revised scheme	NK	MN
A	04.09.2020	Draft Plans Issue	NK	MN

London: 76 Great Suffolk Street, London, SE1 0BL
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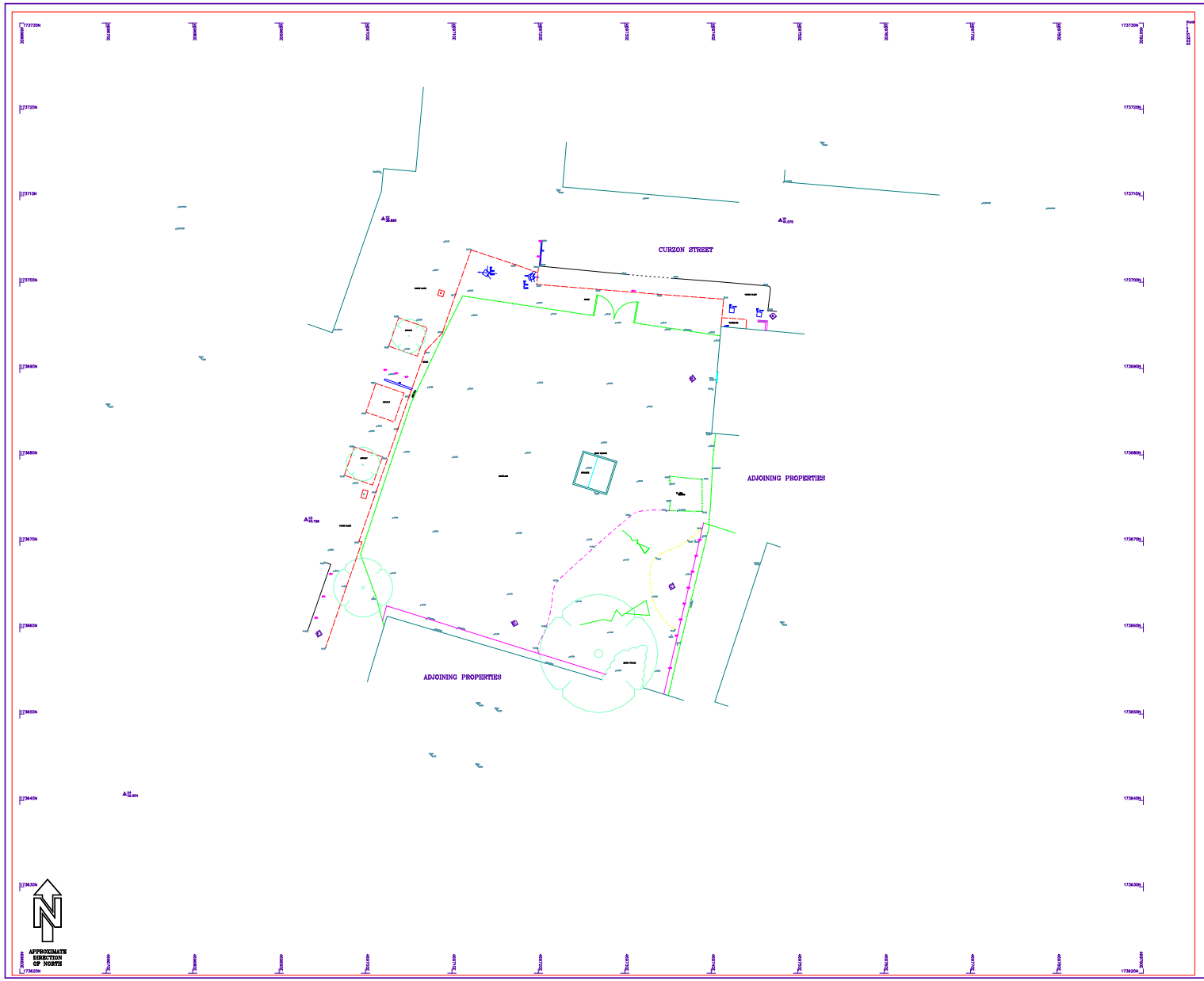
CAD Plot Date: 18/09/2020 17:18:11



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Drawing Naming Convention:

Job No\Code\Dwg type\Location\Ref

Code: 02 = Existing

Dwg Type: B = Building; S = Section; E = Elevation; T = Topographical

Location: B = Basement; E = External; G = Ground; 1 = First; R = Roof; M = Mezzanine; C = Ceiling Plan; F = Front; S = Side; R = Rear; GA = General Layout; AA = Section A-A

Ref: Ref to individual dwg I.D. (e.g. Revision)

Standard Abbreviations (where applicable):

Building Survey		Land Survey	
AB	AIR BRICK	B	BOLLARD
ACU	AIR CONDITIONING UNIT	BS	BRICK SETTS
AH	ACCESS HATCH	B.C.	B.T. COVER
AP	ACCESS PANEL	CAM	CAMERA
AV	AIR VALVE	CATV	CABLE TV COVER
BH	BEAM HT	CL	COVER LEVEL
BR	BOILER	EL	ELECTRIC COVER
BSL	BEAM SOFFIT LEVEL	EP	ELECTRIC POLE
CB	CUPBOARD	ER	EARTH ROD
CC	CEILING CHANGE	FB	FLOWERBED
CH	CLEAR INTERNAL HT	FH	FIRE HYDRANT
C-H	CILL TO HEAD HT	FW	FOUL WATER
C-H	CILL TO HEAD HT	GU	GULLY
C-S	CILL TO SPRING HT	GV	GAS VALVE
DB	DOOR BASE HT	IC	INSPECTION COVER
DH	DOOR HEAD HT	IL	INVERT LEVEL
FA	FIRE ALARM	LP	LAMP POST
FAB	FIRE ALARM BELL	MH	MANHOLE
F.X.	FIRE EXTINGUISHER	PHT	PHONE/HEAD TELECOM
F-B	FLOOR TO BASE HT	PO	POST
F-C	FLOOR TO CILL HT	PM	PARKING METER
F-H	FLOOR TO HEAD HT	PI	PIPE
F-S	FLOOR TO SPRING HT	RO	RODDING EYE
GEA	GROSS EXTERNAL AREA	RS	ROAD SIGN
GIA	GROSS INTERNAL AREA	RTW	RETAINING WALL
GU	GULLY	RWP	RAIN WATER PIPE
HT	HEATER	SA	SITE AREA
HW	HOT WATER TANK	SB	SIGN
NIA	NET INTERNAL AREA	STU	TREE STUMP
NTS	NOT TO SCALE	SV	STOP VALVE
RAD	RADIATOR	SVP	SOIL VENT PIPE
RE.	RECESS HEAD HEIGHT	SW	STORM WATER
RFV	RAISED FLOOR VOID	TOF	TOP OF FENCE
RL	ROOF LIGHT	TOW	TOP OF WALL
RSB	ROLLER SHUTTER	TP	TELEPHONE POLE
RWP	RAIN WATER PIPE	UTL	UNABLE TO LIFT
SPO	SPOT HEIGHT	VP	VENT PIPE
SVP	SOIL VENT PIPE	WM	WATER METER
V	VENT	WT	WATER TAP

Symbols (where applicable):

Direction of sloping ceiling

PLUG SOCKET = NO. OF SOCKETS

LIGHT SWITCH = NO. OF SWITCHES

2.45 — FLOOR TO STRUCTURAL CEILING HT

2.65 — FLOOR TO SUSPENDED CEILING HT

10.00 — FLOOR LEVEL RELATIVE TO DATUM

Notes:

The Survey has been computed to Ordnance survey grid.

All Levels are in meters and relate to Ordnance survey datum.

All direction arrows indicate UP unless otherwise stated.

Drainage pipe sizes (where shown) have been gauged from the surface (for safety reasons) and should be regarded as approximate only.

Visible features in the vicinity of any boundaries, as shown on this survey, may not represent the extent of legally conveyed ownership.

Whilst every effort has been made to determine wall materials, no guarantee is given. Materials should be regarded as assumed unless verified by a qualified third party.

Tree spread and height are approximate. Species should be regarded as assumed unless verified by a qualified third party.

Rev	Date	By	Description

HB Surveys Ltd
Land & Measured Building Surveyors
Spring House, 60 Poplar Way, Midhurst, West Sussex GU29 9TA
t. 01730 814884 info@hbsurveys.com

Client: ECE ARCHITECTURE

Project: OXFORD ROAD READING RG30 1AQ

Drawing Title: EXISTING TOPOGRAPHICAL SURVEY

Date:	Scale:	Surveyor:	Drawn:	Checked:
MAY 2020	1:200@A1	KR	KR	HB

Job No:	Drawing No:	Sheet No:	Rev:
20051	20051-02-T-E	1 of 2	

GeoSmart Information

Appendix B

Rainfall runoff calculations

Greenfield Site Run-Off Calculations usng the IoH124 method

Greenfield peak run-off rate (QBAR):

Parameters	Input	Units	Comments
Area	50	ha	mimimum 50ha
SAAR	647	mm	FEH CD ROM (NERC, 2009)
SPR	0.47	N/A	Soil run-off coefficient
Region	6	N/A	Region on Hydrological area map

QBAR

$$Q_{BAR(rural)} = 1.08AREA^{0.89}SAAR^{1.17}SPR^{2.17}$$

Where:

$Q_{BAR(rural)}$	is the mean annual flood (a return period of 2.3 years) in l/s
AREA	is the area of the catchment in km² (minimum of 0.5km²)
SAAR	is the standard average rainfall for the period 1941 to 1970 in mm
SPR	is the soil run-off coefficient

$Q_{BAR(rural)}$ can be factored by the UK Flood Studies Report regional growth curves to produce peak flood flows for any return period.

$Q_{BAR(rural)}$	=	220.15	l/s for 50ha site
Divided by 50 to scale down	=	4.40	l/s/ha
Actual Area of the entire Site	=	0.13	ha

Return Periods (Growth curves obtained from DEFRA report)

Return Period		Growth Factor	l/s/ha	Peak site run-off rate (l/s)
1	**$Q_{BAR(rural)}$ x**	**0.85**	**3.74**	**0.473**
2	$Q_{BAR(rural)}$ x	0.88	3.87	0.49
5	$Q_{BAR(rural)}$ x	1.28	5.64	0.71
10	$Q_{BAR(rural)}$ x	1.62	7.13	0.90
25	$Q_{BAR(rural)}$ x	2.14	9.42	1.19
30	**$Q_{BAR(rural)}$ x**	**2.24**	**9.86**	**1.247**
50	$Q_{BAR(rural)}$ x	2.62	11.54	1.46
100	**$Q_{BAR(rural)}$ x**	**3.19**	**14.05**	**1.78**
200	$Q_{BAR(rural)}$ x	3.86	17.00	2.15

Greenfield total run-off volume:

= actual area of the entire site x SPR x 6 hour rainfall depth

Return Period	6 hour rainfall (mm) from FEH CD-ROM	Area (ha)	SPR	Total run-off (m^3)
2.3 (QBAR)	27.45	0.13	0.47	16.3
1	23.76	0.13	0.47	14.1
10	39.09	0.13	0.47	23.2
30	48.95	0.13	0.47	29.1
100	61.09	0.13	0.47	36.3

Developed site run-off calculation sheet

1 in 1 year

Proposed impermeable area	0.124	ha
CC Factor	40%	
Total volume for surfaces during 6 hour event	29.39	m³
Total volume for 6 hour event inc CC	41.15	m³
Total volume for 6 hour event exc CC	29.39	m³

Duration	Rainfall 1 yr event	Run-off rate 1 yr event	Run-off rate 1 yr +cc event
hours	mm	m³	m³
0.25	7.44	9.20	12.88
0.5	9.54	11.80	16.52
0.75	10.80	13.36	18.70
1	11.74	14.52	20.33
2	16.12	19.94	27.92
3	18.94	23.43	32.80
4	20.98	25.95	36.33
5	22.51	27.84	38.98
6	23.76	29.39	41.15
8	25.78	31.89	44.65
10	27.39	33.88	47.43
12	28.72	35.53	49.74
16	30.86	38.17	53.44
20	32.64	40.38	56.53
24	34.21	42.32	59.24
28	35.59	44.02	61.63
32	36.85	45.58	63.82
36	38.01	47.02	65.83
40	39.11	48.38	67.73
44	40.15	49.67	69.53
48	41.14	50.89	71.25

1 in 30 year

Proposed impermeable area	0.124	ha
CC Factor	40%	
Total volume for surfaces during 6 hour event	60.55	m³
Total volume for 6 hour event inc CC	84.77	m³
Total volume for 6 hour event exc CC	60.55	m³

Duration	Rainfall 30 yr event	Run-off volume 30 yr event	Run-off volume 30 yr +cc event	Outflow at 2 l/s	inflow from rain	Diff (storage required)
hours	mm	m³	m³			
0.25	19.71	24.38	34.13	1.80	24.38	22.58
0.5	25.61	31.68	44.35	3.60	31.68	28.08
0.75	29.29	36.23	50.72	5.40	36.23	30.83
1	31.93	39.50	55.30	7.20	39.50	32.30
2	37.93	46.92	65.69	14.40	46.92	32.52
3	41.99	51.94	72.72	21.60	51.94	30.34
4	44.95	55.60	77.84	28.80	55.60	26.80
5	47.16	58.34	81.67	36.00	58.34	22.34
6	48.95	60.55	84.77	43.20	60.55	17.35
8	51.67	63.92	89.48	57.60	63.92	6.32
10	53.78	66.53	93.14	72.00	66.53	-5.47
12	55.51	68.67	96.13	86.40	68.67	-17.73
16	58.35	72.18	101.05	115.20	72.18	-43.02
20	60.69	75.07	105.10	144.00	75.07	-68.93
24	62.71	77.57	108.60	172.80	77.57	-95.23
28	64.39	79.65	111.51	201.60	79.65	-121.95
32	65.89	81.51	114.11	230.40	81.51	-148.89
36	67.27	83.21	116.50	259.20	83.21	-175.99
40	68.56	84.81	118.73	288.00	84.81	-203.19
44	69.78	86.32	120.85	316.80	86.32	-230.48
48	70.94	87.75	122.85	345.60	87.75	-257.85

1 in 100 year

Proposed impermeable area	0.124	ha
CC Factor	40%	
Total volume for surfaces during 6 hour event	75.57	m³
Total volume for 6 hour event inc CC	105.80	m³
Total volume for 6 hour event exc CC	75.57	m³

Duration	Rainfall 100 yr event	Run-off volume 100 yr event	Run-off volume 100 yr +cc event	Outflow at 2 l/s	inflow from rain	100yr Scenario Diff (storage required)	CC Scenario Diff (storage required)
hours	mm	m³	m³				
0.25	25.16	31.12	43.57	1.80	43.57	29.32	41.77
0.5	33.08	40.92	57.29	3.60	57.29	37.32	53.69
0.75	37.90	46.88	65.64	5.40	65.64	41.48	60.24
1	41.40	51.21	71.70	7.20	71.70	44.01	64.50
2	48.16	59.57	83.40	14.40	83.40	45.17	69.00
3	52.86	65.39	91.54	21.60	91.54	43.79	69.94
4	56.35	69.70	97.59	28.80	97.59	40.90	68.79
5	58.97	72.95	102.12	36.00	102.12	36.95	66.12
6	61.09	75.57	105.80	43.20	105.80	32.37	62.60
8	64.35	79.60	111.44	57.60	111.44	22.00	53.84
10	66.85	82.69	115.77	72.00	115.77	10.69	43.77
12	68.89	85.22	119.30	86.40	119.30	-1.18	32.90
16	72.14	89.24	124.93	115.20	124.93	-25.96	9.73
20	74.74	92.45	129.43	144.00	129.43	-51.55	-14.57
24	76.94	95.17	133.24	172.80	133.24	-77.63	-39.56
28	78.68	97.33	136.26	201.60	136.26	-104.27	-65.34
32	80.21	99.22	138.91	230.40	138.91	-131.18	-91.49
36	81.61	100.95	141.33	259.20	141.33	-158.25	-117.87
40	82.91	102.56	143.58	288.00	143.58	-185.44	-144.42
44	84.13	104.07	145.70	316.80	145.70	-212.73	-171.10
48	85.30	105.52	147.72	345.60	147.72	-240.08	-197.88

SuDS attenuation calculations

Green / Brown Roof	
Area based on client plans (m2)	296.708
Green roof example depths	
ABG Green Roof Mix depth (m)	0.2
Geocomposite layer depth (m)	0.005
SVP(1-VFC) values (Table 3.1)	
ABG Green Roof Mix (m3)	0.15
Geocomposite layer (m3)	0.5
Volume for ABG Greef Roof Mix	
Green roof area*ABG depth (m3)	59.3416
Storage for ABG Greef Roof Mix	
Volume*SVP(1-VFC)(m3)	8.90124
Volume for Geocomposite layer	
Green roof area*Geocomposite layer (m3)	1.48354
Storage for Geocomposite layer	
Volume*SVP(1-VFC)(m3)	0.74177
Total storage	9.64301

GeoSmart Information

Appendix C

Regulated Drainage and Water Search

Regulated Drainage & Water Search

Search Details

Prepared for: GeoSmart
Matter: 73227
Client address: Suite 9-11 Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU

Property:
352, Oxford Road, Reading, RG30 1AQ

Water Company:
Thames Water Utilities Ltd
Thames Water Plc, PO Box 286, Swindon, SN38 2RA

Date Returned:	Property type:
22/09/2020	Residential

This search was compiled by the Data Supplier above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier, available on request. InfoTrack and the Data Supplier above are registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.Visit www.propertycodes.org.uk for more information.

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T: 0207 186 8090 **E:** helpdesk@infotrack.co.uk

Summary for Conveyancers

This summary identifies matters revealed which you may wish to highlight to your client or investigate further. It is intended as a snapshot of the information contained in the search, should in no way be considered legal advice, and should be taken in context with the full search information and with your client's planned use and enjoyment of the property.

Maps

1.1	Where relevant, please include a copy of an extract from the public sewer map	Map Provided
1.2	Where relevant, please include a copy of an extract from the map of waterworks	Map Provided

Drainage

2.1	Does foul water from the property drain to the public sewer?	Yes
2.2	Does surface water from the property drain to the public sewer?	Yes
2.3	Is a surface water drainage charge payable?	Refer to Vendor
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	Yes
2.4.1	Does the public sewer map indicate any public sewage pumping station within the boundaries of the property?	No
2.5	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	Yes
2.5.1	Does the public sewer map indicate any public pumping station within 50 metres (164.04 feet) of any buildings within the property?	Insured
2.6	Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
2.7	Has any Sewerage Undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	No
2.8	Is any building which is, or forms part of the property, at risk of internal flooding due to overloaded public sewers?	Insured
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works	Insured

Water

3.1	Is the property connected to mains water supply?	Yes
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	No
3.3	Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
3.4	Is this property at risk of receiving low water pressure or flow?	Insured
3.5	What is the classification of the water supply for the property?	See report
3.6	Please include details of the location of any water meter serving the property	See report

Charging

4.1.1	Who is responsible for providing the sewerage services for the property?	Thames Water
4.1.2	Who is responsible for providing the water services for the property?	Thames Water
4.2	Who bills the property for sewerage services?	Thames Water
4.3	Who bills the property for water services?	Thames Water
4.4	What is the current basis for charging for sewerage and/or water services at the property?	See report
4.5	Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?	Insured

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Question 1.1

Where relevant, please include a copy of an extract from the public sewer map

A copy of an extract from the public sewer map is included in which the location of the property is identified

Guidance Notes:

Pipes that are shown on the public sewer map as sewers, disposal mains or lateral drains are defined as those for which a Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991. A Sewerage Undertaker is not generally responsible for rivers, water courses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only. Sewers or lateral drains 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 that these details are checked with the developer, if any. Please note that following the private sewer transfer on 1 October 2011 there may be additional public assets other than those shown on the public sewer map.

Question 1.2

Where relevant, please include a copy of an extract from the map of waterworks

A copy of an extract from the map of waterworks is included in which the location of the property is identified

Guidance Notes:

Pipes that are shown on the map of waterworks as water mains, resource mains or discharge pipes are defined as those for which a Water Undertaker holds statutory responsibility under the Water Industry Act 1991. Water Undertakers are not responsible for private water mains or private service pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. The extract of the map of waterworks shows 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.

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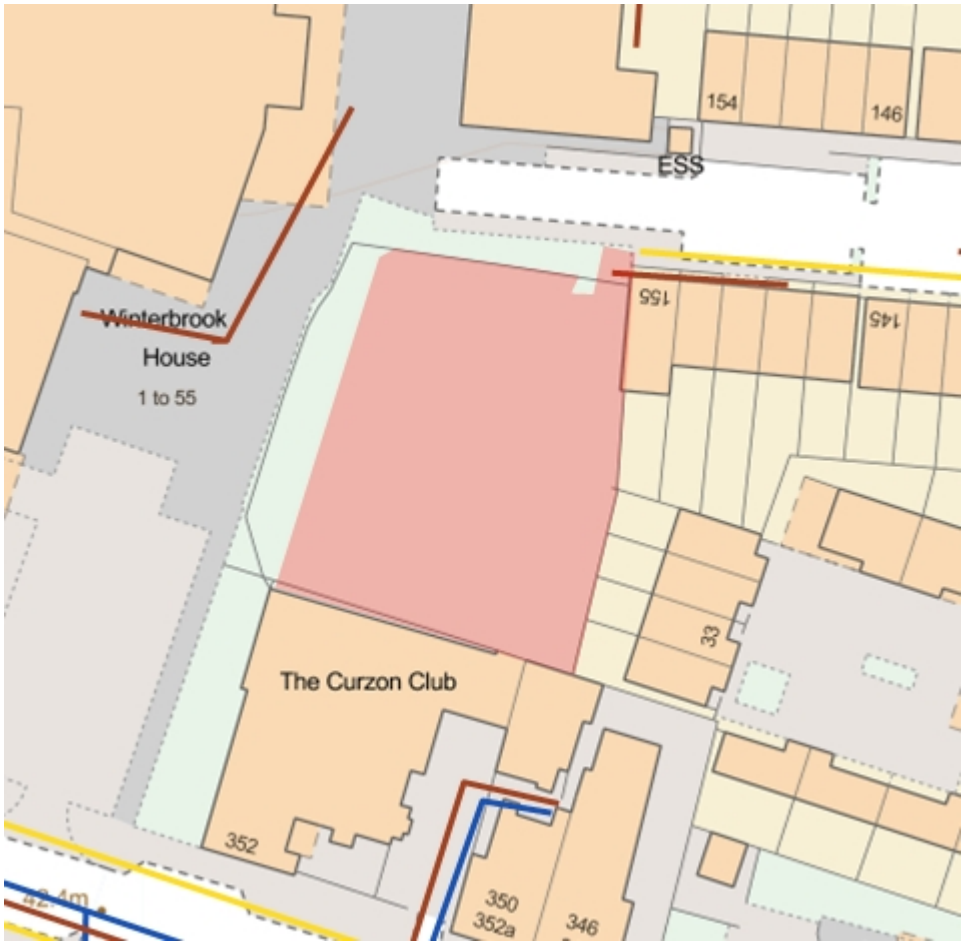
Public Sewer & Water Map



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- Public Combined Sewer
- Public Foul Sewer
- Public Surface Water Sewer
- Abandoned Public Sewer
- Water Pipes
- Sewer Publicly Maintained under Section 24 Public Health Act 1936
- Section 104 Surface Water Sewer
- Section 104 Foul Sewer
- Decommissioned Water
- Public Sewage Pumping Station

This map is provided by InfoTrack Ltd and must be used in conjunction with the search results attached. Please note, the boundary may have been adjusted from the plan provided so that it reflects the National Polygon dataset provided by the Land Registry. This dataset covers all registered titles (freehold and leasehold) in England and Wales and shows the indicative shape and position of each boundary. The information shown on the map is based on data obtained from various sources but the position of any water company apparatus must should be regarded as approximate. Service pipes, private sewers and drains are generally not shown. This map should not be used for detailed design of any proposed works and users of this map are strongly advised to commission their own survey of the area before carrying out any works to establish the actual position of all apparatus.

Question 2.1

Does foul water from the property drain to the public sewer?

Records indicate that foul water from the property does drain to a public sewer.

Guidance Notes:

The above answer is inferred from the proximity of a public sewer as indicated on the enclosed map. If the inference is wrong, the attached Information Accuracy Indemnity covers an adverse entry.
For confirmation, please refer to billing information, form TA6 or the Property Details Questionnaire which confirms connection to mains drainage. Sewerage Undertakers are not responsible for private drains and private sewers that connect the property to the public sewerage system, and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users if the property is served by a private sewer which also serves other properties if not connected to the public sewerage system. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. An extract from the public sewer map is enclosed. This will show known public sewers and lateral drains in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or private sewers connecting the property to the public sewerage system. If foul water does not drain to the public sewerage system the property may have private facilities in the form of a septic tank, cesspit or other type of treatment plant.

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Question 2.2

Does surface water from the property drain to the public sewer?

Records indicate that surface water from the property does drain to a public sewer.

Guidance Notes:

The above answer is inferred from the proximity of a public sewer as indicated on the enclosed map. If the inference is wrong, the attached Information Accuracy Indemnity covers an adverse entry.
For confirmation, please refer to billing information, form TA6 or the Property Details Questionnaire which confirms connection to mains drainage. Sewerage Undertakers are not responsible for private drains and private sewers that connect the property to the public sewerage system, and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal. In some cases, Sewerage Undertaker records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Water Company. An extract from the public sewer map is enclosed. This will show known public sewers and lateral drains in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or private sewers connecting the property to the public sewerage system. If surface water does not drain to a public sewer the property may have private facilities in the form of a soakaway or private connection to a watercourse. Please note, the property may drain to a Sustainable Urban Drainage System (SuDs), please refer to the Local Authority Search for further information.

Question 2.3

Is a surface water drainage charge payable?

Please refer to vendor or pre-contract documents and/or your own survey of the property

Guidance Notes:

Where surface water charges are payable but upon inspection the property owner believes that surface water does not drain to the public sewerage system, an application can be made to the Water Company to end surface water charges.

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Question 2.4

Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

The public sewer map indicates that there are public sewers, disposal mains or lateral drains within the boundaries of the property. Please note, it has not always been a requirement for such public sewers, disposal mains or lateral drains to be recorded on the public sewer map. It is therefore possible for unidentified sewers, disposal mains or lateral drains to exist within the boundaries of the property. However on 1 October 2011 private sewers were transferred into public ownership. There may therefore be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may prevent or restrict development of the property.

Guidance Notes:

The approximate boundary of the property has been determined by reference to the plan provided. The presence of a public sewer, disposal main or lateral drain running within the boundary of the property may restrict further development. The Sewerage Undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Company or its contractors needing to enter the property to carry out work. 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 considered to be not an 'as constructed' record. It is recommended these details are checked with the developer.

Question 2.4.1

Does the public sewer map indicate any public sewage pumping station within the boundaries of the property?

The public sewer map included indicates that there is no public sewage pumping station within the boundaries of the property.

Guidance Notes:

The presence of a public sewage pumping station running within the boundary of the property may restrict further development. The company has a statutory right of access to carry out work on its assets subject to notice. Please note that private pumping stations built prior to 1 July 2011 which serve more than one property and pump to the existing public sewer are eligible for transfer into public ownership as of 1 October 2016. Pumping stations installed after 1 July 2011 remain the responsibility of the homeowner unless they are the subject of an adoption agreement. Please note that the Water Company may not have been made aware of all the pumping stations which meet the adoption obligation criteria and therefore there may be pumping stations not recorded on the public sewer map.

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Question 2.5

Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

The public sewer map indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property. On 1 October 2011 private sewers were transferred into public ownership, there may therefore be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are within 30.48 metres (100 feet) of a building within the property.

Guidance Notes:

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. The presence of a public sewer within 30.48 metres (100 feet) of any buildings within the property can result in the Local Authority requiring a property to be connected to the public sewer. The measure is estimated using the map provided and the water company records, between the building(s) within the boundary of the property and the nearest public sewer.

Question 2.5.1

Does the public sewer map indicate any public pumping station within 50 metres (164.04 feet) of any buildings within the property?

Not answered - This information is not available, if an answer had been available which was adverse at the date of this report the Information Accuracy Indemnity attached would apply.

Guidance Notes:

The presence of a public sewage pumping station running within the boundary of the property may restrict further development. The company has a statutory right of access to carry out work on its assets subject to notice. Please note that private pumping stations built prior to 1 July 2011 which serve more than one property and pump to the existing public sewer are eligible for transfer into public ownership as of 1 October 2016. Pumping stations installed after 1 July 2011 will remain the responsibility of the homeowner unless they are the subject of an adoption agreement. Please note that the Water Company may not have been made aware of all the pumping stations which meet the adoption obligation criteria and therefore there may be pumping stations not recorded on the public sewer map.

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Question 2.6

Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

Records indicate that sewers serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

Guidance Notes:

On 1 October 2011 all foul Section 104 sewers laid before 1 July 2011 were transferred into public ownership, excluding those that discharge to a privately owned sewage treatment or collection facility. All surface Section 104 sewers that do not discharge to a public watercourse were also transferred. Water Companies' mapping records are currently being reviewed and updated and may not yet reflect this change, therefore there may be additional public sewers, disposal mains or lateral drains which are not yet recorded on the public sewer map or public sewers that still show as Section 104 sewers.

Question 2.7

Has any Sewerage Undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However please note the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. The attached Information Accuracy Indemnity covers adverse entries at the date of this report where data is not available.

Guidance Notes:

Buildings or extensions erected over a public sewer, disposal main or lateral drain in contravention of building controls or which conflict with the provisions of the Water Industry Act 1991 may have to be removed or altered. On 1 October 2011 the majority of private sewers, disposal mains and lateral drains, connected to the public network as of 1 July 2011, transferred to public ownership. Therefore there may be formerly private sewers and lateral drains that have been built over, however the sewerage undertaker may not have approved or been consulted about any plans to erect a building or extension on the property or in the vicinity of these. Please also refer to vendor or pre-contract documents and/or your own survey of the property.

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